

HISTORIC RESOURCES ASSESSMENT, CULTURAL RECORDS
SEARCH, NATIVE AMERICAN HERITAGE COMMISSION RESPONSE

ATTACHMENT 3

to the
439 Eccles Avenue Project Environmental Checklist

July 28, 2023

439 ECCLES AVE., SOUTH SAN FRANCISCO
Historic Resource Evaluation

This report provides an historical evaluation of the property and building located at the above address. The purpose of this evaluation effort is to determine if the subject property and its building do or do not qualify as historic resources under the California Register of Historical Resources criteria as per the California Environmental Quality Act.

This evaluation effort is based on site visits to record the subject building and setting; the collection and review of applicable records, including historic maps, newspapers (@CDNC.org) and telephone directories (@LOC.gov); building permit research at the City of South San Francisco; along with supplemental historical and architectural research. This evaluation is also based on previous historical evaluations of several industrial resources in the immediate vicinity, especially including the evaluation of a directly related property and building at 440 Eccles Blvd. (Preservation Architecture, *Historic Resource Evaluation: 440 Eccles Blvd., South San Francisco*; November 21, 2022), from which directly applicable background and context portions of the current evaluation have been replicated.

The property at 439 Eccles Ave. (APN 015-071-260) contains a tilt-up concrete warehouse building with an attached office structure at front (southeast). Aside from a landscaped strip across the front of the site and yard at the front of the office structure, asphalt auto and truck parking and driveways adjoin both sides of the warehouse and office building (figs.1-3). To the rear (northwest), the warehouse building abuts a former railroad and current recreational access easement, from which its solid, blank rear wall is setback.

Evaluation Summary

The extant building at 439 Eccles Ave., South San Francisco, is principally a common light industrial/warehouse structure of tilt-up concrete wall construction. The ubiquity of such light industrial structures is in evidence throughout the immediate vicinity, where there are other, highly similar mid-20th century buildings of the same type and construction, while such resource types are found throughout the region's industrial zones.

In sum, there was and is minimal architectural and no artistic enhancement in the subject building, as its design was utilitarian and expedient. Based on empirical as well as historical evidence, the subject building is without historical design or construction distinction. Additionally, there are no associated events of any potential historical importance because no individual developments, discoveries, innovations or inventions of importance are identifiably associated with this distribution warehouse facility, nor is there any direct association between this mid-20th century development and any person or persons of potential historical importance. Consequently, as further detailed herein and per the California Register evaluation criteria, the property and building at 439 Eccles Ave. do not have any potential for a finding of historical significance.

Summary History

The still future South San Francisco was first mapped in 1881 when the subject land was then in lot 3 of the Land of Charles Lux (fig.4). In addition to his land acquisition talent, Lux was a butcher in the

livestock and meat packing industry serving nearby San Francisco from his lands.¹

While the subject and adjoining parcels were undeveloped and while there is not a subsequently recorded map specific to this block, the 1950 Sanborn maps are otherwise salient because they show the surrounding context (fig.5).²

The 1950 Sanborns also depicted the heavy industry that then largely occupied the lands of South San Francisco east of the highway and railway, just prior to the initial development of the subject parcel and its block. The most dominant, Bethlehem Steel, filled the site between E. Grand and Butler avenues (the latter, today's Oyster Point Ave.) on both sides of the railroad tracks and Industrial Avenue. Another as yet dominant industry was the meat packing facilities and stock yards of Swift & Co., Lux's successor, whose facilities and yards then stood on both sides of E. Grand at Allerton Ave. (along with an associated property with a group of South San Francisco Land & Improvement Co. dwellings). In 1950, other surviving heavy industries were metal welders, refiners, foundries and recyclers (Thermit; Wildberg Bros.; U.S. Pipe), paint and coating manufacturers (W.P. Fuller; Du Pont De Nemours), along with another meat packing facility (Armour).

Those heavy industrial uses were extant in the 1920 Map of South San Francisco, when Swift & Co. of Chicago was, in their SSF location, the Western Meat Company. The heavy industries that survived into the 1950s were generally illustrated in a 1920 map of SSF (fig.6).

The original 439 Eccles Ave. building was permitted for development in mid-1964 on previously undeveloped land that had been deeded in August of 1963 by one of the large landholders of surrounding South San Francisco (SSF) industrial property, Bethlehem Steel, to a Boston Massachusetts based real estate management company, Cabot Cabot & Eccles (*SF Examiner*, August 30, 1963, p.17). In September 1963, Cabot Cabot & Eccles (CC&F) first announced plans to develop a new industrial park on their newly acquired 500-acre SSF property, which they also then announced would be called the San Francisco Bay Industrial Park (*SF Examiner*, September 30, 1963, p.21). By early 1964, CC&F were advertising their newly created industrial park as the Cabot Cabot & Eccles Industrial Park (*SF Examiner*, April 5, 1964, p.RE-10). When 439 Eccles was originally constructed, a number of other companies had already built or begun to build within the CC&F Industrial Park.

Located on the northwest side of Eccles Ave., the subject parcel was originally mapped as lots 8-12 of the June 1958 SSF Industrial Park Unit No.3 (fig.7) and, subsequently, lot 6 of the October 1964 CC&F Industrial Park Unit No. 3B tract (fig.8). Unit 3-B formed a diagonal swath of properties along Eccles Ave. from Eccles Blvd. to the south and Oyster Point Blvd. north. Upon subject lot 6, new construction of an approximately 32,000 square foot warehouse and 7,800 square foot office building was completed in August 1964, the owner identified as the Graybar Electric Co. and the contractor Cahill Bros., both of San Francisco. No original plans of the project have been located and no engineer or architect has been identified.

Graybar Electric Co. was an appliance sales company. They were listed in San Mateo County directories at 439 Eccles Ave. only in 1965 and 1966, when the Hotpoint Appliance Division of

¹ See, for example, "History of South San Francisco" @ https://www.californiahistorian.com/south_san_francisco (accessed March 2022).

² Digital Sanborn Maps, South San Francisco, Apr.1925-Sept.1950, sheets 1, 17-19, 21-27 @ https://digitalsanbornmaps-proquest-com.ezproxy.sfppl.org/browse_maps/5/863/3677/3928/61253?accountid=35117

General Electric was also listed at 439 Eccles, where Hotpoint was listed until 1974. Beginning in 1974, permit records identified Novo International Air Freight at the subject address, though it appears that Hotpoint/General Electric may have retained ownership in the Novo period of occupancy, which ended in 1983. From 1983 until c2000, the presumed owner and occupant was Allan & Henry, Inc. and the Allan Automatic Sprinkler Company. Recent permit records do not list owners yet identify a number of subsequent occupants, including Tangle, Inc. (2005), an unidentified cable company (2009), Frank M. Booth (2013-2014), Spider Ranch Productions (2014) and Zume Inc. (2021). In this recent period, a second tenant space at the address 439-B Eccles was created.

Per permit records, the only substantive exterior alterations were at the south side loading docks, including the addition of the existing open loading dock and loading door in 1969, when the owner was listed as yet listed as Graybar Electric/Hot Point.

Setting

The subject site is urban industrial. Freeway 101 and Caltrain pass to the west. The San Francisco International Airport is also located nearby, to the south, so the vicinity is deeply marked by modes of transportation. Today, on the east side of the freeway and railway, where heavy industry that capitalized on transportation connections once predominated, facilities largely servicing light industrial and technological science industrial uses are now located (though there are a mix of other uses, including retail and hotel).

Summary Descriptions (figs.9-14)

The existing building at 439 Eccles Ave. is, predominately and primarily, a light industrial warehouse with a secondary office structure. Its front faces north to Eccles Ave. Other industrial uses and properties adjoin each side and rear, where a former railroad right-of-way and future recreational trail forms the northwestern boundary. Some of the adjoining development is contemporaneous with the subject property, others visibly undergoing changeover to the next generation of uses.

The warehouse building is tilt-up concrete construction and which, as is typical, consists of tall concrete wall panels within a grid of vertically expressed structural concrete piers creating a basic rhythm of bays and, at the interior, high volume industrial space. The painted concrete warehouse building is approximately 180 feet wide by 178 feet deep and a height of some 25 feet. The southwest side has a partly covered loading dock along its depth, the northeast side is open, both sides have truck loading openings with metal doors and along with some egress doors. The uncovered dock extension and associated loading door at the northwest corner were added in 1969.

Appended to the front of the warehouse is the single-story office building, 130 feet wide by 60 feet deep and some 15 feet tall, its 3 exposed exterior walls of panelized construction. Vertical, aluminum framed window units with wood battens, solid aprons and transoms fill most of the front; the central most bay is an entry door with top and side lites, windows at each side and a broad solid transom; the concatenation of window units interrupted at the front's northeastern end by a solid wall with aggregated cement finish; a flat roof eave with metal fascia overhanging and spanning the front. Both sides consist of narrow window units, again with solid transoms and aprons, interrupted by intervening aggregated cement panels. Given the slightly downsloping site from east to west, the southeast side has a raised concrete base whereas the opposite side stands on grade. Both warehouse and office structures have low-slope roofs so their rooflines are strictly flat.

Associated Persons

The earliest property owner of the 19th century ranch and wet lands of which the future 439 Eccles Ave. were miniscule spots, and whose lands became the bulk of future South San Francisco, was Charles Lux (1823-1887).

A subsequent property owner of the peninsular industrial lands of South San Francisco was Bethlehem Steel, whose holdings included the then undeveloped subject and surrounding plots.

In the course of this evaluation, no individuals have arisen with directly associations to the extant 439 Eccles property and building. The original master developers, CC&F, were a corporation remote to the region. Likewise, the subject building owners, the Graybar Electric Co. and Hot Point/General Electric, were semi-remote companies without specifically identifiable individuals associated with this distribution facility. As an example, Graybar Electric was founded in the latter 19th century in the Midwest and thereafter expanded their operations throughout the U.S., where in the 20th century they operated hundreds of facilities nationwide, of which the SSF location is but one.³

Architects, Engineers & Builder

No engineer or architect of the subject 1964 building has been identified. The builder of the original building was San Francisco's Cahill Bros.

Historic Contexts

The development context of the subject and adjoining blocks is situated in the post-World War II, American suburbanization and transportation period, which context also embodied the large-scale suburban and urbanization of agricultural lands. This development context was far-ranging in the post-war period throughout the region, including the towns and cities of the San Francisco Peninsula, each of which then experienced extensive new development, including industrial and residential adaptation of agricultural properties and extensive infill of wetlands.

Given the period of development, the subject resource also relates to and is thus situated in the context of mid-20th century, commercial and industrial design and construction. Based on directly applicable historic contexts, for example, San Jose's modern context statement and the City of San Francisco's, architecturally, the most applicable style is the Midcentury Modern.⁴ As documented in San Francisco's context, characteristics of the style include:

- *Cantilevered roofs and overhangs*
- *The use of bright or contrasting colors*
- *Projecting eaves*
- *Canted windows*
- *Projecting boxes that frame the upper stories*
- *Stucco siding*
- *Spandrel glass*
- *Large expanses of windows*
- *Flat or shed roof forms*

³ re: Graybar Electric history: "Strange Romance of Business Began With \$400 Mortgage on Homestead," *Madera Tribune*, 2 February 1926.

⁴ Mary Brown, San Francisco City and County Planning Department. *San Francisco Modern Architecture and Landscape Design 1935-1970: Historic Context Statement*, September 30, 2010.

- *Vertical corrugated siding*
- *Stacked roman brick cladding*
- *And, occasionally, vertical wood siding.*
- *New technology and materials, such as plastic laminates, spandrel glass, and anodized metal sheaths.*

While these characteristics are most applicable to architecturally designed resources, the overall characterization is also applicable toward gauging the character of built resources from the mid-20th century period.

Evaluation

The subject parcel and building have not previously been evaluated for historic resource eligibility. The City of South San Francisco has a range of sites that the City has identified as historic and are mapped and listed on the South San Francisco *Historic Sites and Historic Marker Program*.⁵ While some of those sites are located in the industrial lands east of the freeway, the subject property is not listed thereon, there are no sites within the subject block, nor (per an over-the-counter review with SSF Planning in March 2022) is there any evidence of more current or ongoing historical evaluations or designations. Additionally, no historical records for the subject property are available at the State's *California Historic Resource Information System*, as neither the subject property nor any nearby properties are listed on the State's current *Built Environment Resource Database (BERD)*.⁶

In order to address the requirements of the California Environmental Quality Act (CEQA) specific to historic resources, the current effort has been requested and is intended to provide such historic resource evaluation.

To be eligible for listing on the California Register, a resource must be historically significant at the local, state or national level, under one or more of the following four criteria, each of which is iterated and followed with a summary evaluation statement specific to the 2 subject resources.

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

The events associated with the 439 Eccles property were the mid-20th century conversion of former heavy industrial properties of eastern SSF to light industrial uses. The CC&F Industrial Park was developed on land of Bethlehem Steel, a very large SSF landholder in the 20th century. The CC&F Industrial Park first broke ground in 1964. While their advertisements evoked the invention of industrial park typology, industrial parks had been developed elsewhere, including locally. So, the pattern of development of industrial parks was well established by the time CC&F's was begun in SSF (for example, the Stanford Industrial Park was founded in 1951). In fact, Boston, where CC&F were based, was by the 1960s home to numerous planned industrial districts containing numerous industrial facilities.⁷

In their 1960s development context, there is no potential historical significance associated with this warehousing use or building, which generally fit a far-ranging post-war commercial

⁵ *Historic Marker Program* @<https://www.ssf.net/home/showpublisheddocument/1802/636344246018530000>.

⁶ *BERD* @https://ohp.parks.ca.gov/?page_id=30338 (accessed August 2023).

⁷ John M. Findlay, *Magic Lands: Western Cityscapes and American Culture After 1940*, University of California Press, Berkeley, 1992; from chap.3, "Stanford Industrial Park," p40.

development pattern. No individual developments, companies, discoveries, innovations, inventions or products of importance are identifiably associated with this property.

As there is no evidence, individually or collectively, of any historic events directly associated with the subject property, the property and building at 439 Eccles Ave. do not meet *CR criterion 1*.

2. *It is associated with the lives of persons important to local, California, or national history.*

In the course of this evaluation, no individuals have arisen as directly associated persons.

The earliest property owner of the then ranch and wetlands, of which the future, subject site was a miniscule piece, and whose lands became the bulk of South San Francisco, was Charles Lux. While an evidently important person in 19th century local and state history, Lux has no direct or applicable association to the mid-20th century development on his former lands.

The subsequent property owner of large portions of the peninsular industrial lands of South San Francisco was Bethlehem Steel. Again, whatever historical importance Bethlehem Steel may have, there is no direct association to the existing, 1960s development on the subject or surrounding parcels.

The original master developers, CC&F, were a corporation remote to the region. While they had local representation, those were company persons who do not have identifiable associations specific to the subject development. Likewise, the subject building owners, the Graybar Electric Co. and Hot Point/General Electric, were semi-remote companies without specifically identifiable persons associated with this individual development.

Consequently, as no persons of historic importance have direct association to 439 Eccles Ave., the subject resource does not meet *CR criterion 2*.

3. *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.*

The building type of 439 Eccles is principally and standardly a mid-size distribution warehouse with a front office component. The bulk of the building is tilt-up concrete construction, which method was standardly used at the time of its construction and remains in standard use for warehouse buildings. The relatively small office structure is of the Modern architectural style. It is low and linear with vertically expressed aluminum framed window and door assemblies intermixed with aggregated concrete wall panels and a cantilevered eave across the front.

The subject building and its parts are of standard construction materials and methods. Such building construction is based on expedience rather than invention. The office structure alone is the only architectural component yet is a relatively smaller piece of the overall building while it does not express design distinction relative to its Modern architectural period.

Further, no original engineers or architects have been identified.

Lastly, while the subject building indirectly relates to surrounding, mid-20th century light-industrial development, there is no evidence of any planning or design interrelationships as all of these utilitarian buildings were developed individually and expediently.

As the subject building does not embody any design or construction distinction in terms of type, period, region or methods; as it is not a work of any identified architect, engineer, designer or an important work of its builder; nor does it possess any artistic values; the extant building at 439 Eccles Ave. is not eligible for the CR under *CR Criterion 3*.

4. *It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the Nation.*

The subject property and building have not yielded and do not appear to have the potential to yield any important historic information beyond the present historical record (prehistory is outside the scope of this historical effort). Thus, relative to the subject of this evaluation – potential historic resources – the subject resource has not yielded and has no identifiable potential to yield important historical information, so does not meet *CR Criterion 4*.

Conclusion

In conclusion, the extant property and building at 439 Eccles Ave. do not meet any applicable criteria so are not eligible for the California Register.

While additional historical research is always possible – complete deed research, for example – further details would not alter the unequivocal conclusion of this evaluation effort, which is that the subject property and building have no potential historical or cultural importance.

It is also clear that the removal and replacement of such a building has no potential to affect any presently identified resources of historical interest in the vicinity – of which there are none within visual range of the subject property. Nor does there appear to be any nearby potential historic resources or, specifically, a group of resources that could comprise an historic district.

Signed:



Mark Hulbert
Preservation Architect

attached: figs.1-14 (pp.8-14); MH professional qualifications (3pp.)



Fig.1 – 439 Eccles Ave. (circled) - Location aerial (Google Earth 2022, north is up)



Fig.2 – 439 Eccles Ave. (highlighted) - Location aerial (Google Earth 2022, north at upper right)



Fig.3 – 439 Eccles Ave. (current site highlighted) - from Assessor's parcel map

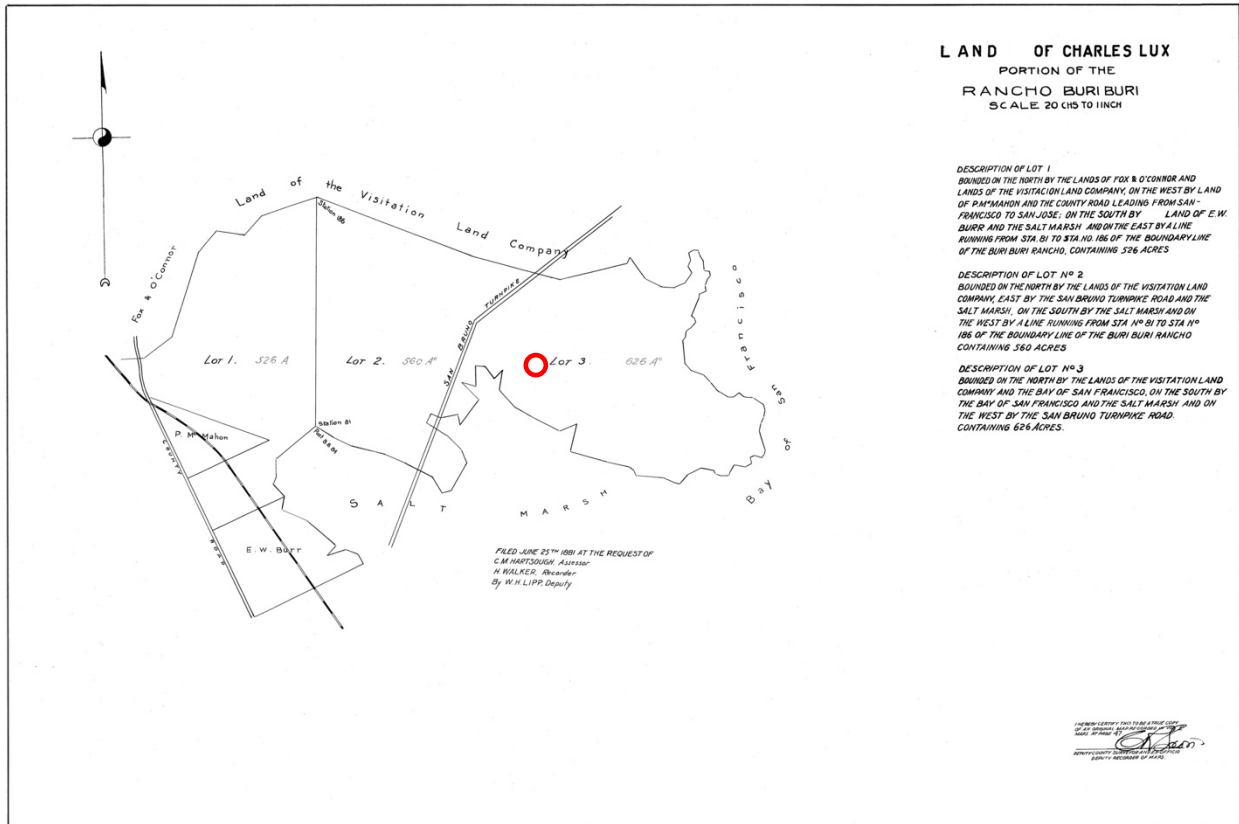


Fig.4 – 439 Eccles Ave. (circled, approx.) - 1881 map (from San Mateo County Assessor)

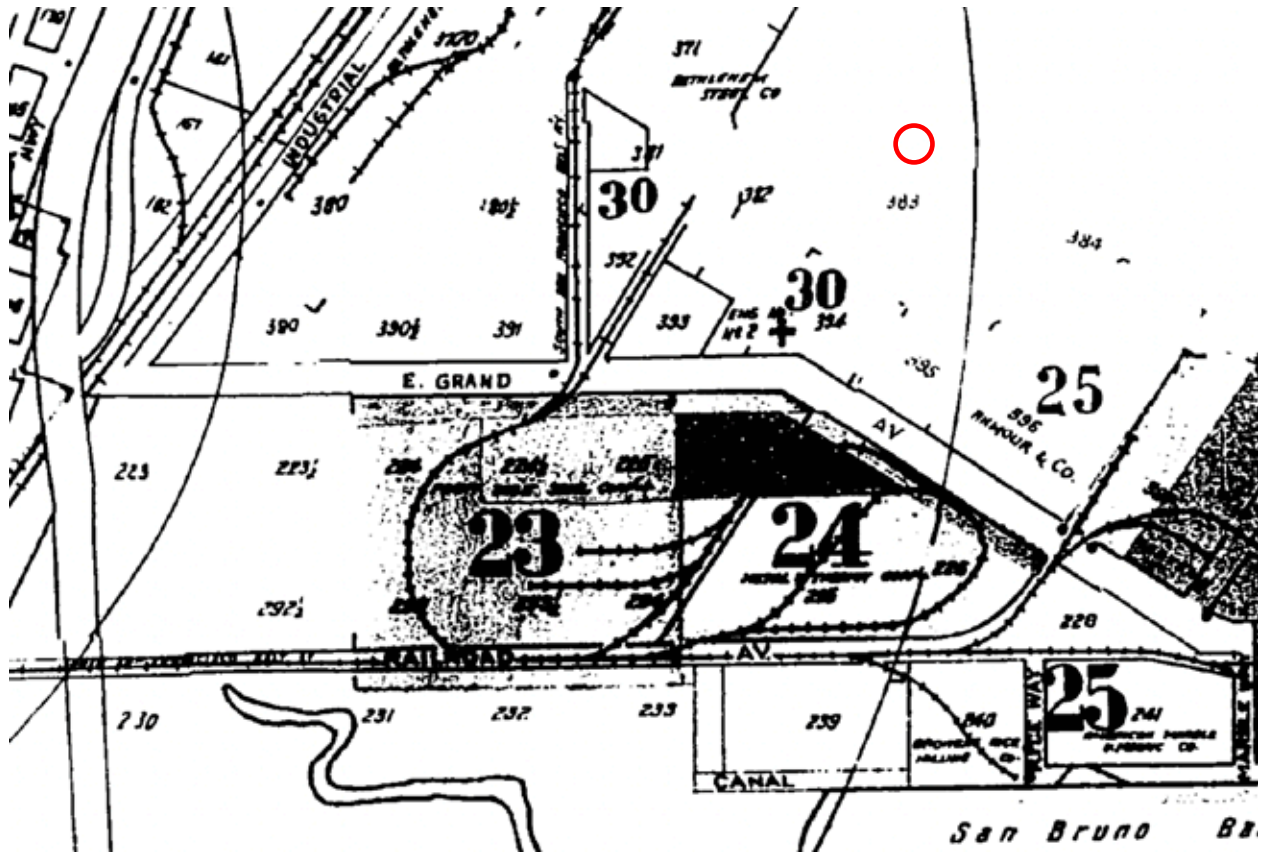


Fig.5 – 439 Eccles Ave. (future, circle, approx.) – from 1950 Sanborn map

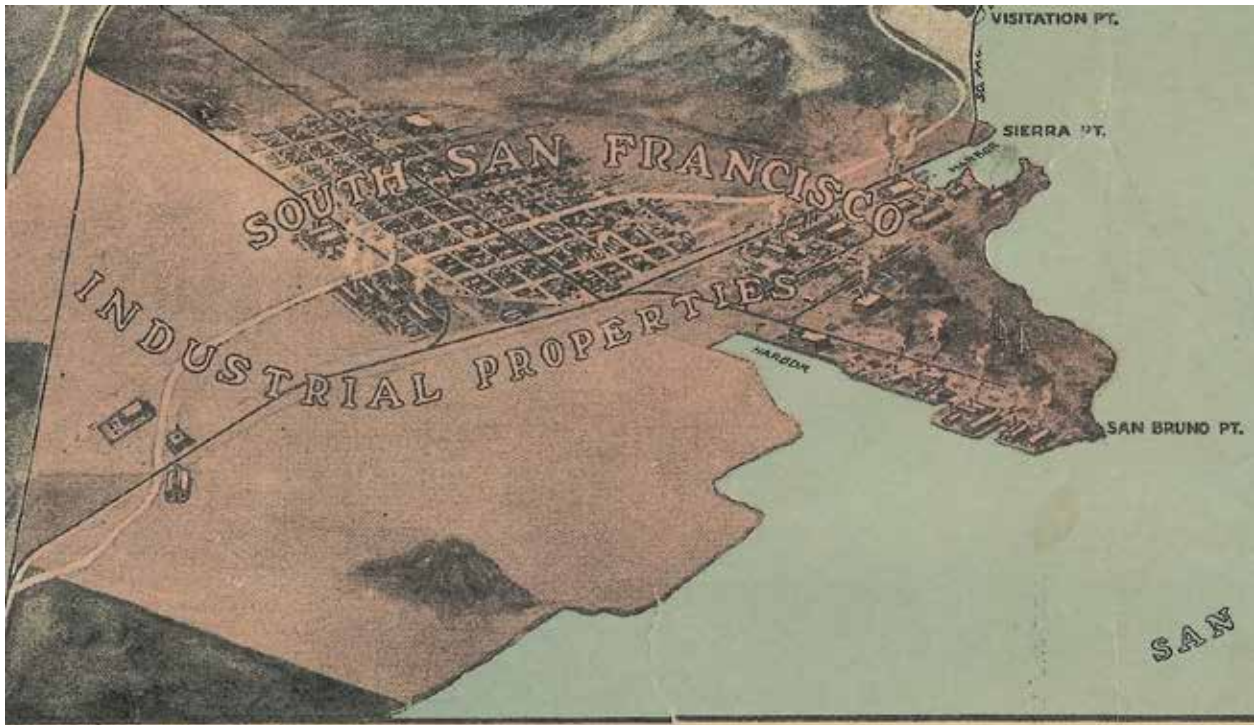


Fig.6 – 439 Eccles Ave. (future) - from 1920 Map of South San Francisco (from digicoll.lib.berkeley.edu)

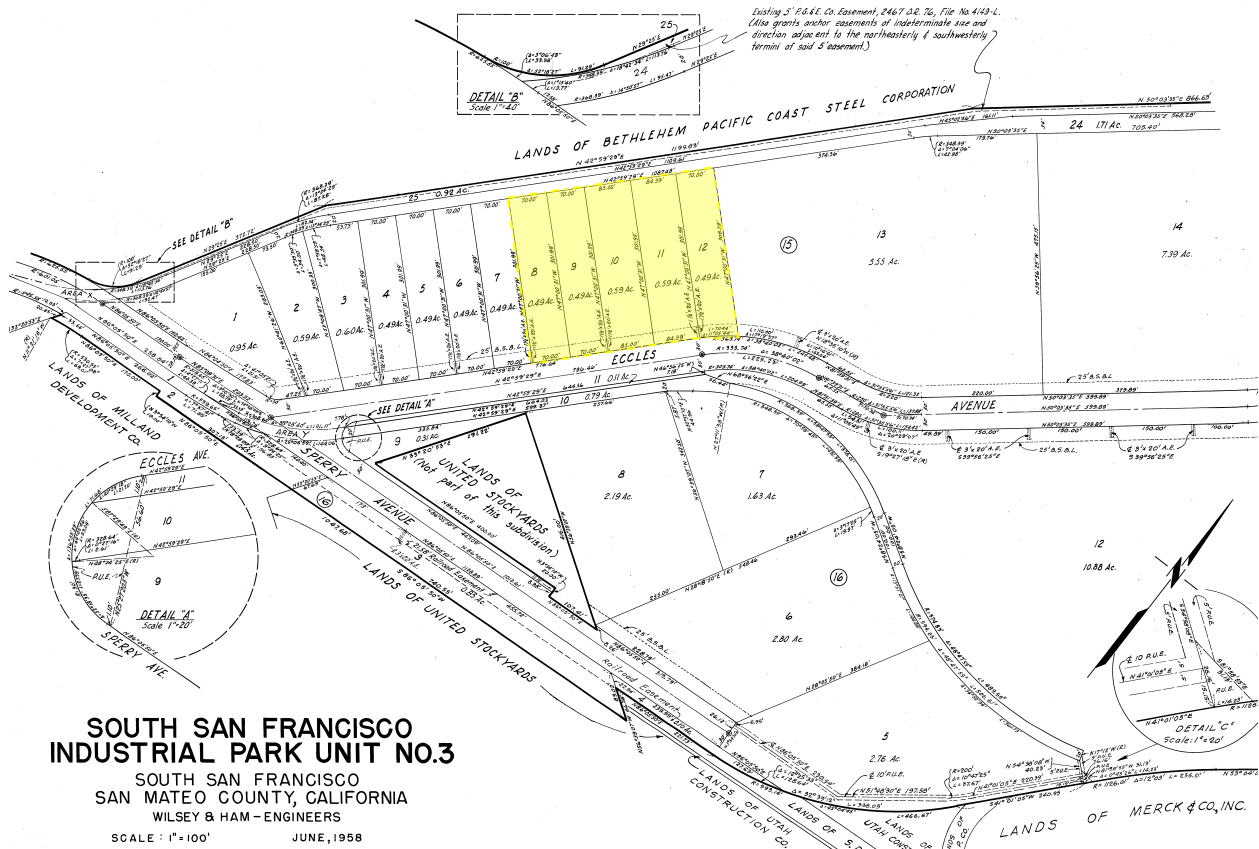


Fig.7 - 439 Eccles Ave. (highlighted) - from 1958 tract map

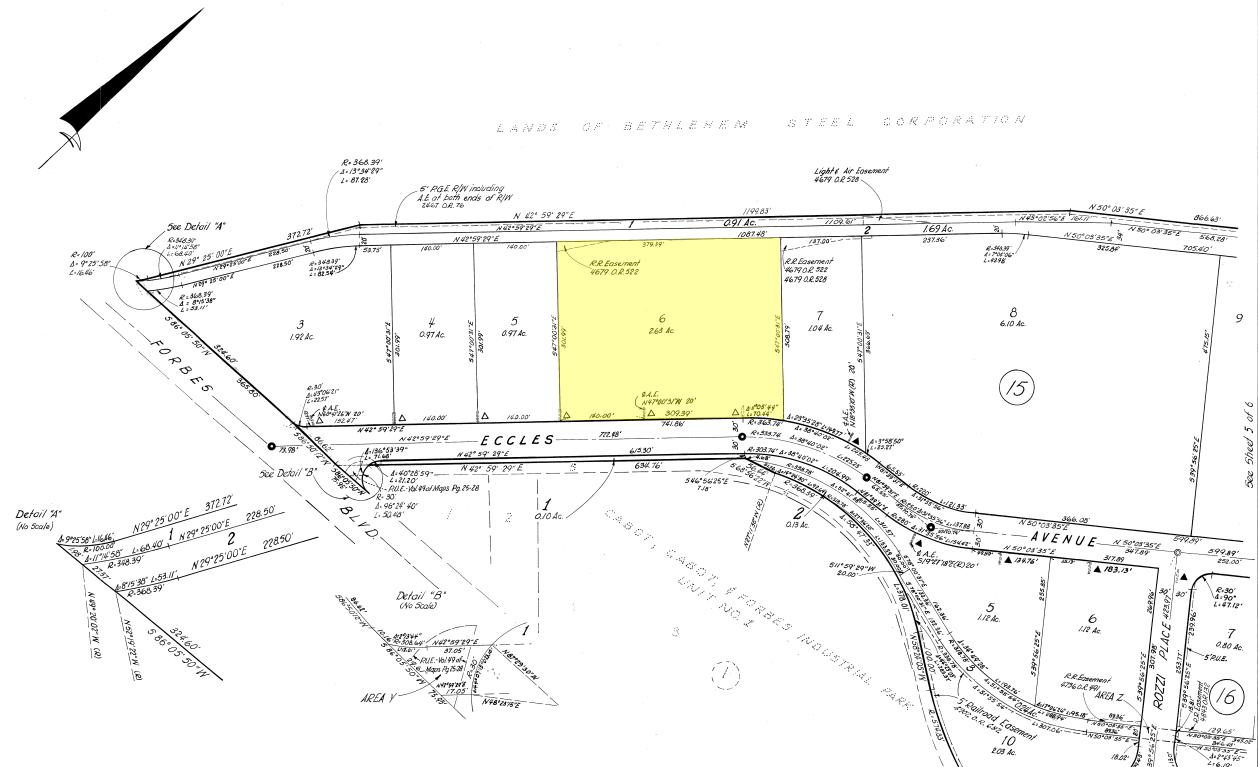




Fig.9 – 439 Eccles Ave. - Front (southeast) looking north (figs.9-14, MH 2023)



Fig.10 – 439 Eccles Ave. - Front entry way



Fig.11 – 439 Eccles Ave. - Front looking west



Fig.12 – 439 Eccles Ave. – Southwest side



Fig.13 – 439 Eccles Ave. – Northeast side of office building



Fig.14 – 439 Eccles Ave. – Warehouse front, right side, looking northwest from driveway

NATIVE AMERICAN HERITAGE COMMISSION

August 12, 2023

Rebecca Auld
Lamphier-Gregory

Via Email to: rauld@lamphier-gregory.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, 439 Eccles Avenue Project, San Mateo County

To Whom It May Concern:

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:



ACTING CHAIRPERSON
Reginald Pagaling
Chumash

SECRETARY
Sara Dutschke
Miwok

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

COMMISSIONER
Wayne Nelson
Luiseño

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Vacant

COMMISSIONER
Vacant

COMMISSIONER
Vacant

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

- 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 negative.

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: Cody.Campagne@nahc.ca.gov.

Sincerely,



Cody Campagne
Cultural Resources Analyst

Attachment



August 8, 2023

NWIC File No.: 23-0143

Jenna Sunderlin
Lamphier-Gregory, Inc.
4100 Redwood Road, Ste. 20A - #601
Oakland, CA 94619

Re: Record search results for the proposed 439 Eccles Avenue, South San Francisco Project

Dear Jenna Sunderlin:

Per your request received by our office on August 2nd, 2023, a rapid response records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for San Mateo County. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

The 2.63-acre project site (APN 015-071-260) is located in the City of South San Francisco, California at 439 Eccles Avenue, on the north side of Eccles Avenue. The site is located in the City's developed East of 101 Area and is surrounded by commercial and industrial uses and associated parking and circulation. Existing development at the site is a 66,100 square foot, single-story tilt-up warehouse constructed in 1960 and associated surface parking, which covers the majority of the site except for some landscaping along the street frontage.

The project proposes to demolish the existing improvements and construct a new 7-story building and associated parking garage, intended for use as research and development, office, or technology use. The project would involve a full basement level below the building, with excavation extending to depths of approximately 25 feet below ground surface in an approximately 0.85-acre footprint.

Review of the information at our office indicates that there has been no cultural resource study that covers the 439 Eccles Avenue project area. This 439 Eccles Avenue project area contains no recorded archaeological resources. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed 439 Eccles Avenue project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed 439 Eccles Avenue project area.

At the time of Euroamerican contact, the Native Americans that lived in the area were speakers of the Ramaytush language, which is part of the Costanoan/Ohlone language family (Levy 1978:485). Using Milliken's study of various mission records, the proposed 439 Eccles Avenue project area is located within the lands of the Urebure tribe, whose territory was located from the

San Bruno Creek area just south of San Bruno Mountain on the San Francisco Peninsula, including in the area of the Mexican land grant of Buriburi, patented in the year 1826, and lands from the present City of Millbrae to the present City of South San Francisco (Milliken 1995: 258-259)

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of San Mateo County have been found in areas marginal to San Francisco Bay, inland near the base of hills, and near freshwater courses. The 439 Eccles Avenue project area is located in San Mateo County in the City of South San Francisco in the area of Point San Bruno on the second hill in from the shore, approximately 0.3 miles from the San Francisco historic and current bayshore margins. Aerial maps indicate the project area is completely covered in asphalt and building(s) with a few large trees lining the southeastern boundary of the parcel. Given the similarity of these environmental factors and the archaeological sensitivity of the area, there is a moderate potential for unrecorded Native American resources to be within the proposed 439 Eccles Avenue project area.

Review of historical literature and maps indicated the possibility of historic-period activity within the 439 Eccles Avenue project area. Early San Mateo County maps indicated the project area was located within the lands of South San Francisco Land & Improvements Co. (Bromfield 1894). As there are no buildings indicated on this early map, it is unclear if the area was developed at that time. With this information in mind, there is a moderate potential for unrecorded historic-period archaeological resources to be within the proposed 439 Eccles Avenue project area.

The 1956 photo revised 1980 San Francisco South USGS 15-minute topographic quadrangle depicts one large building within the 439 Eccles Avenue project area. If present, this unrecorded building meets the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

RECOMMENDATIONS:

1) There is a moderate potential for Native American archaeological resources and a moderate potential for historic-period archaeological resources to be within the project area. Given the potential for archaeological resources in the proposed 439 Eccles Avenue project area, our usual recommendation would include archival research and a field examination. The proposed project area, however, has been highly developed and is presently covered with asphalt, buildings, or fill that obscures the visibility of original surface soils, which negates the feasibility of an adequate surface inspection.

Therefore, prior to demolition or other ground disturbance, we recommend a qualified archaeologist conduct further archival and field study to identify archaeological resources, including a good faith effort to identify archaeological deposits that may show no indications on the surface. Field study may include, but is not limited to, hand auger sampling, shovel test units, or geoarchaeological analyses as well as other common methods used to identify the presence of buried archaeological resources. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) We recommend the lead agency contact the local Native American tribe(s) regarding traditional, cultural, and religious heritage values. For a complete listing of tribes in the vicinity of the project, please contact the Native American Heritage Commission at 916/373-3710.

3) As per information provided by the requestor, the proposed 439 Eccles Avenue project area contains one unrecorded single-story tilt-up warehouse constructed in 1960. Prior to commencement of project activities, it is recommended that this resource be assessed by a professional familiar with the architecture and history of San Mateo County. Please refer to the list of consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

4) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

5) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. **Project personnel should not collect cultural resources**. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

6) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: https://ohp.parks.ca.gov/?page_id=28351

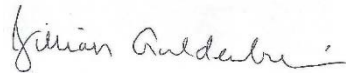
Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal

agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

A handwritten signature in cursive script that reads "Jillian Guldenbrein". The signature is written in black ink on a white background.

Jillian Guldenbrein
Researcher

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

Bromfield, Davenport

1894 Official Map of San Mateo County, California

General Land Office

1854, 1866, 1868 Survey Plat for Township 3 South/Range 5 West.

Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair

1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Levy, Richard

1978 Costanoan. In *California*, edited by Robert F. Heizer, pp. 485-495. Handbook of North American Indians, vol. 8, William C. Sturtevant, general editor. Smithsonian Institution, Washington, D.C.

Nelson, N.C.

1909 *Shellmounds of the San Francisco Bay Region*. University of California Publications in American Archaeology and Ethnology 7(4):309-356. Berkeley. (Reprint by Kraus Reprint Corporation, New York, 1964)

Nichols, Donald R., and Nancy A. Wright

1971 Preliminary Map of Historic Margins of Marshland, San Francisco Bay, California. U.S. Geological Survey Open File Map. U.S. Department of the Interior, Geological Survey in cooperation with the U.S. Department of Housing and Urban Development, Washington, D.C.

State of California Department of Parks and Recreation

1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Department of Parks and Recreation and Office of Historic Preservation

1988 *Five Views: An Ethnic Sites Survey for California*. State of California Department of Parks and Recreation and Office of Historic Preservation, Sacramento.

State of California Office of Historic Preservation **

2022 *Built Environment Resources Directory*. Listing by City (through September 23, 2022) State of California Office of Historic Preservation, Sacramento.

**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have