

Tom Origer & Associates

Archaeology / Historical Research

November 16 2016

Industrial Property Trust
4675 MacArthur Court, Suite 625
Newport Beach, California 92660

Re: Oliver Brothers Salt Works Project, Hayward, Alameda County

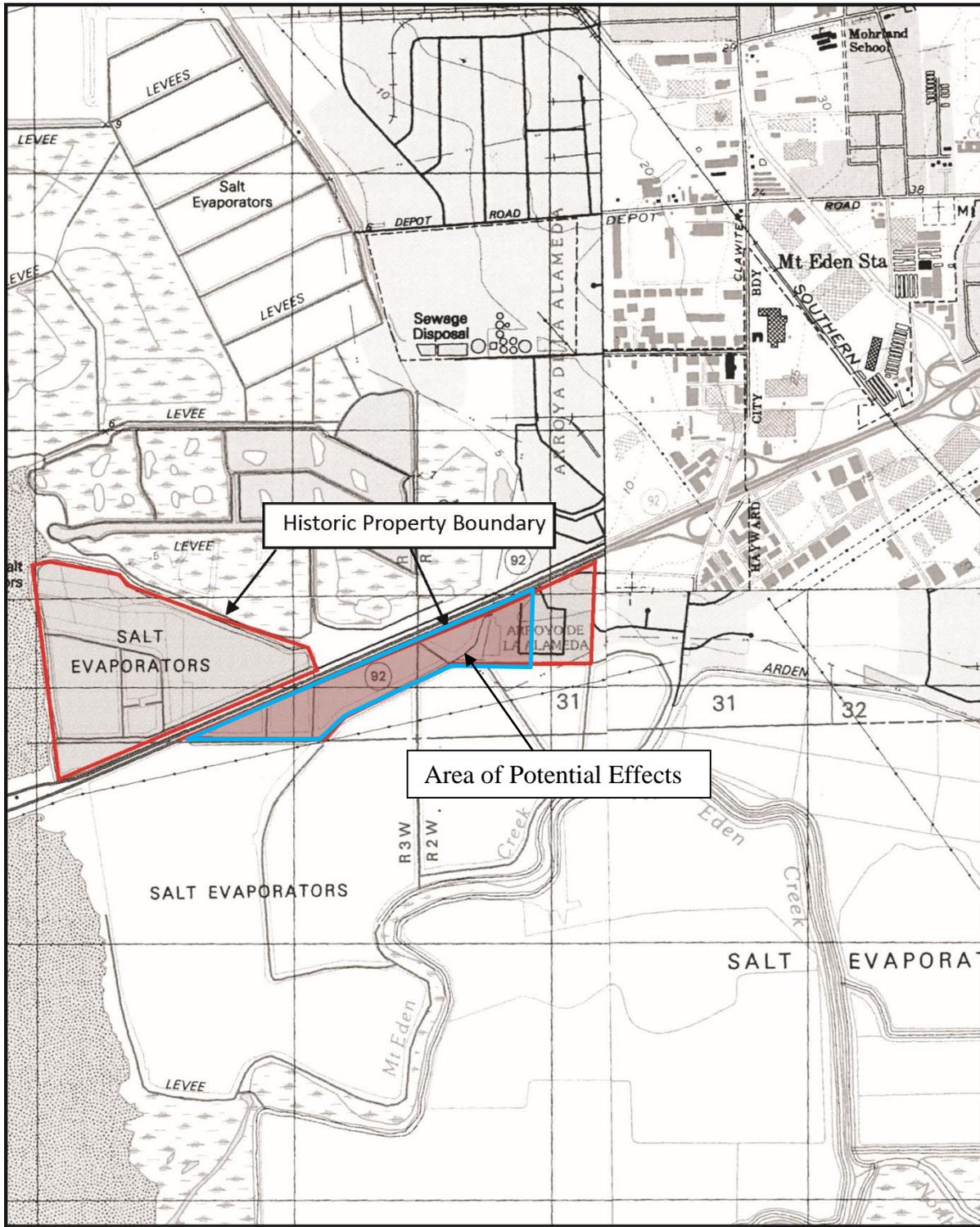
At your request, we completed a study for the Oliver Brothers Salts Works Project in Hayward, Alameda County. Research was completed at the Northwest Information Center of the California Historical Information System (NWIC), and encompassed lands within a half-mile of the project area. In addition, we reviewed documents and maps pertinent to this project that are on file at our offices. This letter serves as a report of findings. The project proponent proposes to demolish the existing buildings on the property and build a new warehouse facility equipped with an office and associated parking areas. In addition, the ponds south of Highway 92 will be breeched and connected to the adjacent Eden Point system to permit limited flow and tidal action within the pond system with the intention of improving wildlife habitat. Loose boards, short walls, and the concrete vault pumping station would all be removed as part of the habitat restoration work.

The area of potential effects for the project comprises approximately 32 acres, and includes most of the portion of the Oliver Brothers Salt Works National Register of Historic Places eligible property south of State Route 92 (Map 1).

The property was included in cultural resources studies completed for the widening of Highway 92 in 1994. No prehistoric archaeological materials were observed during field survey (Krase 1996). The Oliver Brothers Salt Company was found eligible for inclusion in the National Register of Historic Places as a rural landscape on a local level of significance (Dobkin and Anderson 1994). The State Historic Preservation Officer, Cheryl Widell, concurred with this determination (Widell 1995). The Northwest Information Center has no nomination forms or site recording forms from the 1994 study, therefore Tom Origer & Associates created a form for their filing system (attached).

In addition to the Dobkin and Anderson study covering the subject property, several studies have been completed in the vicinity addressing the importance of solar salt production and recording features important to the history of the industry (Ananian 1985; Baxter 2006; Britten and Guedin 1992; Hope et al. 1996; Par Environmental Services 2001; Past Forward 2001; Sawyer and Watts 1978; Speulda-Drews and Valentine 2009; Van Bueren 1996).

Based on the letter of concurrence contributing and non-contributing elements of the landscape were identified (see table). The majority of non-contributing elements have been removed from the property.



Map 1. Historic property boundary (adapted from USGS Redwood Point (1993), San Leandro (1993), Hayward (1993), Newark (1997) quadrangles).

Field visits in the summer of 2015 and autumn 2016 revealed that three buildings are still present on the property, one contributor and two non-contributors. The buildings present comprise the Oliver Brothers warehouse facility, the tower, and a ‘brine shrimp packaging and cold storage’ shed. The warehouse building was a contributing element of the Historic Property identified by Dobkin and Anderson.

Currently the buildings are in very poor condition. The cladding on the south elevation of the warehouse is falling off and has been patched with plywood. The east/west wash plant conveyors are no longer present, and the associated troughs are collapsing. The north/south conveyor is also gone. The levees and ponds are also listed as contributors.

Area	Contributor	Non-Contributor	Present
North of Hwy 92	Levees, ponds, control gate		*
	Intake Canal		*
	Wooden Roller		*
	Archimedes screw		*
		Johnson’s Landing	*
South of Hwy 92	Pickle Pond		Y
	Levees		Y
	Crystallizing Ponds		Y
	Processing plant - warehouse		Y
	Processing plant - wash plant		y
	Processing plant - bucket loader		y
		Tower unit	Y
		Bulk loading dock	Y
		Shop shed	N
		Brine Shrimp facilities	Y
		Railroad	N
		Mechanical harvester	N
		Shop	N
		Caretaker’s residence	N
	Outhouse	N	
	Animal Pens	N	
	Storage Locker	N	

* Outside study area (opposite side of highway)

Features designated with a lower case y are partially present, but severely decayed.

The Oliver Brothers Salt Company facility has been determined eligible for the National Register of Historic Places. Tearing down the remains of the processing facility, and breaching the levees in the ponds would be an adverse effect. Attached are the report by Dobkin and Anderson, and the letter of concurrence from the SHPO for reference. The primary record completed for the previous applicant has also been attached.

Please contact us if you have any questions or need additional information.

Sincerely,



Janine Origer
Senior Associate

Materials Consulted

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