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# **Appendix B**

## Built Environment Inventory and Evaluation Report

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Built Environment Inventory and Evaluation Report

# 1005 O'Brien Drive and 1320 Willow Road Research and Development Project

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**NOVEMBER 2022**

*Prepared for:*

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# Acronyms and Abbreviations

Acronym/Abbreviation	Definition
APN	Assessor's Parcel Number
CEQA	California Environmental Quality Act
CRHR	California Register of Historical Resources
DPR	California Department of Parks and Recreation
EIR	environmental impact report
NHPA	National Historic Preservation Act
NRHP	National Register of Historic Places
OHP	Office of Historic Preservation
PRC	California Public Resources Code
SR	State Route

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# Executive Summary

Dudek was retained by the City of Menlo Park to prepare a Built Environment Inventory and Evaluation Report for the proposed 1005 O'Brien Drive and 1320 Willow Road Research and Development Project (proposed project). The proposed project includes the construction of new research and development (R&D) buildings and a parking structure, replacing the three existing R&D buildings on the site. The proposed project is located in the Bayfront Area of the City of Menlo Park (Figure 1: Project Location). The City of Menlo Park is located at the southern edge of San Mateo County, which is generally bound by San Francisco Bay to the north and east; the cities of East Palo Alto and Palo Alto and Stanford University to the southeast; and Atherton, unincorporated North Fair Oaks, and Redwood City to the northwest. The built environment study area is located north of U.S. Highway 101 (US 101), south of Bayfront Expressway (State Route [SR] 84), east of Willow Road (SR 114), and west of University Avenue (SR 109). The Bayfront Area has historically been developed for industrial, warehousing, and office uses. The proposed project is located on a 4.22-acre project site developed with the light-industrial properties of 985 O'Brien Drive (Assessor's Parcel Number [APN] 055-421-050), 1005 O'Brien Drive (APN 055-421-060), and 1320 Willow Road (APN 055-421-060), which are in the Bayfront Area of Menlo Park, San Mateo County, California (Figure 2). The situs of 1005 O'Brien Drive (APN 055-421-060) is legally cited as 1001 O'Brien Drive and the sole business operating at the site has a physical address of "1015" O'Brien Drive. 1005 O'Brien Drive (APN 055-421-060) is the address used throughout this report.

Efforts to identify built environment cultural resources included an in-person field survey by a qualified architectural historian; building development and archival research; creation of an appropriate historic context; and development of a built environment study area to assess potential impacts to historic era buildings and structures (See Figure 3: Built Environment Study Area). Three buildings over the age of 45 (historic era) were identified in the built environment study area and required formal evaluation under the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR). This report was prepared in conformance with California Environmental Quality Act (CEQA) Guidelines Section 15064.5 for historical resources.

As a result of Dudek's archival research, field survey, and property significance evaluations, the properties located within the study area are ineligible for listing in the NRHP and CRHR. Therefore, none of the properties located in the study area contain properties considered historical resources under CEQA. The project finding for built environment cultural resources under CEQA is No Impact.



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# 1 Introduction

This chapter provides a description of the proposed project, including information about the location, setting, and proposed project activities. This chapter also presents the regulatory setting for the project, a description of delineation of the built environment study area, and project personnel.

## 1.1 Project Location and Description

As shown in Figures 1 and 2 the proposed project is located on a 4.22-acre project site that includes 985 O'Brien Drive (APN 055-421-050), 1005 O'Brien Drive (APN 055-421-060), and 1320 Willow Road (APN 055-421-160). The three parcels are developed within Kavanaugh Industrial Park, which is located in the Bayfront Area of the City of Menlo Park, San Mateo County, California (Figure 2). The City of Menlo Park is generally bound by San Francisco Bay to the north and east; the cities of East Palo Alto and Palo Alto and Stanford University to the southeast; and Atherton, unincorporated North Fair Oaks, and Redwood City to the northwest. The site is located north of US 101, south of Bayfront Expressway (SR 84), east of Willow Road, and west of University Avenue (SR 109). Dudek was retained by the City of Menlo Park to prepare an environmental impact report (EIR) for the proposed 1005 O'Brien Drive and 1320 Willow Road Research and Development Project (proposed project). The proposed project includes the demolition of the three existing R&D buildings on the site and construction of new research and development (R&D) buildings as well as a new parking structure.

## 1.2 Regulatory Setting

### 1.2.1 Federal

#### National Register of Historic Places

Although there is no federal nexus for this project, the subject property was evaluated in consideration of National Register of Historic Places (NRHP) designation criteria. The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service, under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks, as well as historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing, it must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or

- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or maybe likely to yield, information important in prehistory or history.

Integrity is defined in NRHP guidance, “How to Apply the National Register Criteria,” as “the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity” (NPS 1995: np). NRHP guidance further asserts that properties be completed at least 50 years ago to be considered for eligibility. Properties completed fewer than 50 years before evaluation must be proven to be “exceptionally important.”

## 1.2.2 State

### California Register of Historical Resources

In California, the term “historical resource” includes but is not limited to “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code Section 5020.1[j]). In 1992, the California legislature established the California Register of Historical Resources (CRHR) “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code Section 5024.1[a]). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. 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.
4. Has yielded, or maybe likely to yield, information important in prehistory or history.

In order 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 50 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]).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

## California Environmental Quality Act

As described further below, the following CEQA statutes and CEQA Guidelines are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- California Public Resources Code Section 21083.2(g) defines “unique archaeological resource.”
- California Public Resources Code Section 21084.1 and CEQA Guidelines Section 15064.5(a) define “historical resources.” In addition, CEQA Guidelines Section 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource.” It also defines the circumstances when a project would materially impair the significance of an historical resource.
- California Public Resources Code Section 21074(a) defines “tribal cultural resources.”
- California Public Resources Code Section 5097.98 and CEQA Guidelines Section 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- California Public Resources Code Sections 21083.2(b)-(c) and CEQA Guidelines Section 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures; preservation-in-place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5[b]). If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1[q]), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5[a]). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5[a]).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5[b][1]; California Public Resources Code Section 5020.1[q]). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g)

of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (California Public Resources Code Section 21083.2[a], [b], and [c]).

California Public Resources Code Section 21083.2(g) defines a unique archaeological resource 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.
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (California Public Resources Code section 21083.2[a]; CEQA Guidelines Section 15064.5[c][4]). However, if a non-unique archaeological resource qualifies as a tribal cultural resource (California Public Resources Code Section 21074[c], 21083.2[h]), further consideration of significant impacts is required. CEQA Guidelines Section 15064.5 assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in California Public Resources Code Section 5097.98.

## 1.2.3 Local: City of Menlo Park Municipal Code

### City of Menlo Park Municipal Code

#### (Chapter 16.54 H) Historic Site District

This study was completed in consideration of all sections of the Menlo Park Municipal Code (Chapter 16.54 H) Historic Site District. This chapter outlines the requirements for protecting, enhancing, and preserving the use of structures, sites and areas that are reminders of people, events or eras, or which provide significant examples of architectural styles and the physical surroundings in which past generations lived. Under Section 16.54.030, the City Council can designate a structure, feature, or natural landscape elements, identified as having a special character or historical, architectural, or aesthetic interest, as a landmark. The designating ordinance shall include a description and photos of the characteristics of the landmark which justify its designation and shall include the

location and boundaries of the landmark site and a description of the features to be preserved. (Ord. 576 § 1 (part), 1975). (Chapter 16.54 H) Historic Site District of the City of Menlo Park criteria are as follows:

1. Does the property have any known association 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.
2. Does the property have any known association with the lives of persons important to local, California, or national history.
3. Does the property retain distinctive characteristics of a type, period, region, or construction method, or represent the work of a master or possess high artistic values.
4. Has the property yielded or does it have the potential to yield information important to the prehistory or history of the local area, California or the nation.

#### **16.54.040 Procedure for designation of landmarks.**

The purpose of this section is to specify the procedure of landmark designation:

1. Initiation of designation proceedings shall be by resolution of the City Council or by written application of the owners of the property or their authorized agent, or by civic groups, public agencies or interested citizens. Application for designation shall be filed with the department of community development upon forms prescribed by the director of the department and shall be accompanied by a fee set by the City Council.
2. Upon receipt of an application, the secretary of the planning commission shall set a date for a public hearing on such application. Notice of such hearing shall be given as set forth in Chapter 16.84. If the planning commission approves the designation, it shall transmit the application to the City Council with the recommendation of the commission.
3. Upon receipt of the proposal for designation and the recommendation of the planning commission, the city clerk shall set a date for a public hearing thereon, following which the ordinance may be adopted.
4. Amendments or rescission of the designating ordinance may be initiated pursuant to a procedure similar to adoption of the designation ordinance.
5. In the event that the planning commission disapproves or modifies the application for designation, the applicant may appeal the decision to the City Council. The method, provisions for notice, report of facts and reasons, and council action shall be the same as those provided in Chapter 16.86. (Ord. 576 § 1 (part), 1975).

#### **Buildings (Chapter 16.68)**

This chapter of the City's Municipal Code outlines the requirements for attaining a building permit for the construction, alteration or remodeling of any building other than a single-family dwelling, duplex and accessory building, or for any structure on land designated as a historic landmark site. Under Section 16.68.020, request for building permits to do work on a historic landmark site shall be granted by the planning commission if the proposed work is consistent with the historic landmark site district and if the proposed work will preserve, enhance or restore, and not damage the exterior and interior architectural features of the landmark.

## 1.3 Built Environment Study Area

The built environment study area (study area) for this project is illustrated in Figure 3. To establish an appropriate project study area under CEQA, all potential project-related impacts that could result in a substantial adverse change in the significance of a known or unknown historical resource should be considered. Project construction and implementation activities are considered a substantial adverse change if they would cause physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. Current professional practice commonly groups activities that could cause a substantial adverse change to historical resources into direct and indirect impact considerations. Direct impact considerations are commonly linked to physical project construction activities including but not limited to demolition, construction-related ground-borne vibration, and property takes. Impact considerations commonly considered indirect are largely related to project implementation or impacts on properties adjacent to a project site once the project is built. For example, alterations to the setting of a historical resource, noise considerations, or visual effects could be indirect impacts.

As such, the study area is the geographic area or areas within or adjacent to a proposed project boundary that directly or indirectly may experience changes in the character or use of historical resources, as defined by CEQA, resulting from the construction and/or implementation of the project. The determination of the study area is influenced by a project's planned activities or setting, the scale and nature of the project, and the different kinds of impacts (direct or indirect) that may result from the project.

Delineation of the built environment study area considered the proposed project activities in conjunction with historic era buildings (built on or before 1977, 45 years or age or older) and structures that may sustain impacts as a result of project construction or implementation. The properties located within the project boundary are 985 O'Brien Drive (APN 155-421-050) constructed in 1955; 1005 O'Brien Drive (APN 155-421-060) constructed in 1956; and 1320 Willow Road (APN 155-421-160) constructed in 1963. These properties are more than 45 years old and are proposed for demolition; therefore, they are included in the built environment study area (Figure 3). The commercial and industrial setting of the surrounding area will remain intact following project implementation. Additionally, adjacent buildings will not be physically destroyed, damaged or modified in any way as a result of project construction. As such, the built environment study area is limited to the proposed project boundary and includes the three properties shown on Figure 3 and listed below in Table 1. For clarity, these properties have been assigned independent Map Identification Numbers (IDs): Map ID 1: 985 O'Brien Drive, Map ID 2: 1005 O'Brien Drive, and Map ID 3: 1320 Willow Road.

**Table 1. Built Environment Properties in the Study Area**

Map ID	Property Type	Address	APN	Year Built
1	1-3 story commercial structure	985 O'Brien Drive	055-421-050	1955
2	1-3 story commercial structure	1005 O'Brien Drive	155-421-060	1956
3	1-3 story commercial structure	1320 Willow Road	155-421-160	1963

## 1.4 Project Personnel

This report, associated fieldwork, and property significance evaluation were prepared by Dudek Architectural Historian Erin Jones, MA, and Senior Architectural Historian, Kathryn Haley, MA reviewed the report. Resumes for key personnel are provided in Appendix A, Preparers' Qualifications.



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## 2 Research and Field Methods

The following section describes Dudek’s efforts to identify built environment historical resources in the study area. A formal California Historical Resource Information System records search was not conducted for this project. However, Dudek background research and field methods are outlined below.

### 2.1 Development and Archival Research

Archival repositories, historical records, and related additional reports accessed by Dudek are summarized below.

#### Built Environment Resource Directory

The Built Environment Resource Directory files provide information, organized by county, regarding non-archaeological resources in the Office of Historic Preservation (OHP) inventory. The OHP inventory contains information only for built environment resources that have been processed through OHP. This includes resources reviewed for eligibility for the NRHP and the California Historical Landmarks programs through federal and state environmental compliance laws, and resources nominated under federal and state registration programs. The Built Environment Resource Directory replaces the former Historic Properties Directory that previously provided evaluation status information for resources processed through the OHP. Dudek accessed the OHP Built Environment Resource Directory for San Mateo County on August 1, 2022, to see if any properties within the Built Environment Study Area have been previously recorded or evaluated for historic significance. None of the properties appears to have been previously recorded or evaluated.

#### California State Library

Dudek staff reviewed the California State Library’s online catalog on August 1, 2022, to find available materials relating to the development of the industrial development of Menlo Park and the project area as well as historical maps and newspapers. Pertinent material was used in the preparation of Section 3: Historic Context of this report.

#### County of San Mateo Planning and Building

Dudek staff accessed the County of San Mateo’s historical e-permits, for applications filed before 1991, available online via the County of San Mateo Planning and Building department on August 9, 2022. There are no records on file with the County’s Planning and Building division.

#### City of Menlo Park Building Division

Dudek staff accessed the City of Menlo Park’s historical e-permits available online via City of Menlo Park Accela Citizen Access on August 9, 2022. There were no available permits for 1005 O’Brien Drive (APN 055-421-060) and 985 O’Brien Drive (APN 055-421-050) available via the Accela system. Available permits for APN 055-421-160 include:

- 2020: Minor Use Permit for exterior signage (Permit no. BLD2020-00348)
- 2022: Minor Use Permit for interior alterations (Permit no. BPA2022-00703)
- 2022: Minor Use Permit for interior alterations (Permit no. BLD2022-00761)

In addition to digital permits, Dudek contacted the City of Menlo Park Building Division requesting any available permits dating from 1950 to 2022 on August 9, 2022. The City of Menlo Park Building Division responded to Dudek's Request for permits on September 2, 2022.

Permits received for 985 O'Brien Drive (APN 055-421-050) include (City of Menlo Park Building Division):

- 1975: Roofing Repair Permit (Permit no A-16443)
- 1986: Roofing Repair Permit (Permit no. A-25114)
- 1990: Electrical Permit (Permit no. B-19154)
- 1990: Change of Use Permit (Permit no. A-25654)
- 1995: Common Structural Upgrade (Permit no. A-030446)
- 2008: Backflow Prevention Unit Instillation (Permit no. 08-1338)
- 2017: Voluntary Structural upgrades (Permit no. 17-237).

Permits received for 1001 O'Brien Drive (APN 055-421-060) include (City of Menlo Park Building Division):

- 1973: Common Structural Upgrade (Permit no. A-13542)
- 1991: Ceiling Lighting (Permit no. A-26222)
- 1995: Common Structural Upgrade (Permit no. A-30445)
- 2003: Repair 350 Square Feet of Slab Floor (Permit no. BLD2003-00419)
- 2004: Common Structural Upgrade (Permit no. BLD2004-01135)
- 2004: No Use Permit (Permit no. BLD2004-01372)
- 2013: Total Replacement of Main Elevation (south) that included new concrete cladding, a new opening in an existing concrete wall, and a new glass front and entrance (Permit no. BLD2013-01395).

Permits received for 1320 Willow Road (APN 055-421-160) include (City of Menlo Park Building Division):

- 1963: Gas turned on (Permit no. A-8676)
- 1967: Addition of Gas Line (Permit no. A-10417)
- 1972: Building Modifications and Upgrades (Permit no. A-12795)
- 1973: Loading Ramp (Permit no. A-13386)
- 1979: Electric Upgrades and Vault Ceiling (Permit no. A-16556)
- 1991: Re-roof (Permit no. A 026216)
- 2000: Re-roof (Permit no. A 036584).
- 2000: Interior Alterations (Permit no. A 036976)
- 2000: Addition of New Storage Racks (Permit no. A 037187)
- 2000: Addition of ADA Compliant Bathroom (Permit no. A 027800)
- 2001: Addition of Storage Racks (Permit no. A 037825)
- 2001: New Roll-up Garage Door (Permit no. BLD2002-00889)
- 2002: Addition of Storage Racks (Permit no. A 037248)

- 2008: Expansion to Suite A, B, and C (Permit no. BLD2008-00150)
- 2008: Installation of storage racks with catwalk that accesses upper shelves (Permit no. 08. 1374).
- 2012: New Shelves, Lighting, Reroof, and Door Openings (Permit no. 12-1144)
- 2018: Re-roof (Permit no. BLD2018-01220).
- 2020: Monument Sign with LED Letters (Permit no. BLD2020-00348)

### Historical Newspaper Review

Dudek reviewed historical newspapers from San Mateo County to understand the development of the subject properties and the project area. These documents were used in the preparation of Section 3: Historic Context of this report.

### Historical Sanborn Map Review

Dudek conducted a review of historical Sanborn Map Company fire insurance maps covering San Mateo County and the City of Menlo Park as part of the archival research effort for the proposed project. The subject property did not fall within the mapped area of the county and census-designated places during recordation.

### Historical Aerial Photographs and Topographic Map Review

Dudek conducted a review of historical aerial photographs, dating between 1941 and 2020, as part of the archival research effort for the proposed project. A discussion of legible aerials is included in Table 2. Historic Aerial Photograph Review (NETR 2022a: np; UCSB 2021: np).

**Table 2. Historical Aerial Photograph Review**

Photograph Year	Observations and Findings
1941	The parcels developed with the Subject buildings are subdivided into agricultural fields. The rural area has been recently organized into a grid system with paved streets. To the south of the project area is a single, small residential neighborhood.
1948	The Subject parcels are developed with the Subject buildings are vacant fields bordered by residential neighborhoods to the west and south.
1956	985 O'Brien Drive (Map ID 1) has been developed in its current configuration. The parcel's parking lot has not been developed and the building is situated in the middle of a grass field. It appears that O'Brien Drive, developed directly south of the Subject properties, is currently a dirt road that is oriented east to west. The southern portion of 1005 O'Brien Drive (Map ID 2) has been constructed. Residential development has rapidly expanded to the east, south, and west. An industrial building has been developed north of the Subject properties.
1958	The shared parking lot directly north of 1005 O'Brien Drive and 1320 Willow Road (Map ID 3) is under development. The properties directly east and west have been developed with three subject properties (not extant today). O'Brien Road has been paved but the subject buildings continue to sit in grassy fields and parking lots have not been developed.
1960	An addition has been added to the north elevation of 1005 O'Brien Drive and commercial development has continued directly around the Subject areas.

**Table 2. Historical Aerial Photograph Review**

Photograph Year	Observations and Findings
1968	The grass fields surrounding the Subject parcels have been replaced by paved parking lots. An addition, which is no longer extant, has been developed on the east elevation of 1005 O'Brien Drive.
1980	The subject properties do not appear to have been altered and are in their modern configurations.
2022	No discernible changes to the subject properties or surrounding area.

## 2.2 Field Survey

Dudek Architectural Historian Erin Jones, MA, conducted an in-person field survey of the project area on August 16, 2022. The survey focused on documenting the built environment properties potentially affected by the project. The survey entailed walking the entire project area to document the exterior conditions of all properties proposed for demolition or renovation as part of the project, as well as buildings and structures that are immediately adjacent to proposed project activities. Each property was documented with notes and photographs, specifically noting character-defining features, spatial relationships, observed alterations, and historic landscape features in the study area. Dudek documented the fieldwork using field notes, digital photography, close-scale field maps, and aerial photographs. Survey photographs of the study area were taken with a digital camera. All field notes, photographs, and records related to the current study are on file at Dudek's Sacramento, California, office.

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## 3 Historic Context

This chapter provides an overview of the history of the region where the project is located and specific relevant historical information on the built environment properties located in the study area.

### 3.1 Historical Overview

Post-contact history for the State of California is generally divided into three periods: the Spanish Period (1769–1822), Mexican Period (1822–1848), and American Period (1848–present). Although Spanish, Russian, and British explorers visited parts of California for brief periods between 1529 and 1769, the Spanish Period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican Period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican American War, signals the beginning of the American Period when California became a territory of the United States (Starr 2007: 81; Hoover et al. 2002: 301).

### 3.2 Menlo Park

The proposed project is located in the region now known as Menlo Park. Contemporary Menlo Park is the traditional native land of the Ohlone or Costanoan populations who, before the eighteenth century, lived along the coast from the San Francisco Bay to the lower Salinas Valley. In the late 1700s, Alta California, which was part of Mexico remained a Spanish Colony as it had been for 150 years. However, Spain had never invested in the exploration of the northern portion of its North American territory. In 1769, the Portolá Expedition, led by Gaspar de Portolá of Spain, marched from San Diego to Monterey Bay and established a series of Missionary churches, which forcefully Hispanicized native peoples, along the coast of Alta California. The Portolá Expedition failed to recognize Monterey and continued marching north over San Pedro Mountain and Sweeney Ridge towards the project area and the San Francisco Bay (Treutlein 1968; Corder et al 2021: 19-21).

The area later developed as Menlo Park was located between two missions, Mission San Francisco del Asís, founded in 1776, and Mission Santa Clara de Asís, founded in 1777. In 1795, the Spanish government granted the “Rancho de las Pulgas,” which includes contemporary Menlo Park, to Captain Don Dario Arguello, the ninth governor of Alta California. Rancho de las Pulgas encompassed 35,240 acres stretching from San Mateo Creek to the north, San Francisquito Creek to the south, bay marshland to the east, and Cañada Road to the west. The property was passed to Don Dario’s son, Don Luis Arguello, and in 1830 to Don Luis’s widow, Doña Maria Soledad Ortega Arguello. By 1854, Doña Maria began selling off pieces of the rancho, dividing the 35,240 acres into smaller parcels (McGovern et al. 2015; Corder et al 2021: 19-21).

Two Irish immigrants, Dennis J. Oliver and Daniel C. McGlynn, purchased 1,700 acres (some sources say it was 640 acres) bordering County Road, now El Camino Real, and built two houses with a common entrance. In August 1854, the men erected an arched wooden gate with the name of their estate, “Menlo Park” in tribute to the village where they were born, Menlough, County Galway, Ireland. In 1863, the San Francisco & San Jose (SF & SJ) Railroad began their expansion south and constructed a train depot where the tracks ended. The station’s closet landmark was the gates to the Oliver and McGlynn ranch and therefore the depot was named Menlo Park. Three years later the depot was completed, and the town of Menlo Park developed around it as a popular retreat from San Francisco with

summer homes for businessmen and their families. Train service from Menlo Park to San Francisco was only one hour and 20 minutes and cost \$2.50 round trip, enabling the wealthy to commute between a residence in Menlo Park and work in San Francisco (Corder et al 2021: 19-21).

Despite the easy access to San Francisco, Menlo Park was slow to develop with a population of less than 200 in 1870. In 1874, the City of Menlo Park was incorporated only to have its incorporation renewal denied two years later and local government control passed back to the County. In 1891, Stanford University opened nearby, which brought an influx of students to the area. Large estates were constructed east of the SF & SJ railroad tracks and in the northern section of Menlo Park. Development was further advanced with the outbreak of World War I in April 1917. The U.S. Army acquired more than 7,200 acres of land west of El Camino Real in Menlo Park and Palo Alto for a training camp, named Camp Fremont after Major General John C. Fremont. The Army's presence in the area brought many infrastructure improvements including paved roads, streetlights, sewers, gas service, water service, and railroad spurs. In addition to civic improvements, the presence of the military paycheck brought new merchants to El Camino Real and Menlo Park continued to grow. Despite the closing of Camp Fremont in December 1918, the war brought enough service center activity to reincorporate Menlo Park as a City in 1927 (Corder et al 2021: 19-21).

During World War II, Menlo Park continued to be the site of military activity with the construction of the Dibble General Hospital, a 2,700-bed facility, at the intersection of Middlefield and Ravenswood avenues. Stanford Research Institute and the U.S. Geological Survey occupied many of the buildings of the former hospital and, in 1948, the City acquired 29 acres of the former hospital grounds to build a civic center including the main library and city hall. The City of Menlo Park experienced consistent urban development during the World War era and, by the late 1940s, small suburban neighborhoods emanated from the city center. After the war, the population of Menlo Park grew in correlation with successful institutions including Stanford Research Institute, the U.S. Geological Survey, and Sunset Magazine. The industries' presence had a large influence on the City's development and drew a high number of technology innovators to the area leading to the development of Silicon Valley, located in multiple cities in the Santa Clara Valley. By the 1950s, the urban center of Menlo Park expanded outwards, and as part of widespread commercial and industrial development, residential areas were now within proximity to industry (NETR 2022a). Private industrial parks, including the Kavanaugh Industrial Park, were rapidly established in the Menlo Park Area. Menlo Park's population and industry steadily increased into the twenty-first century and, by 2019, 34,69 residents were predominantly employed in light-industrial, white-collar, and technological (Corder et al 2021: 19-21).

### 3.3 Kavanaugh Industrial Park and the Built Environment Study Area

The project area, currently developed as the 100-acre Kavanaugh Industrial Park, is bound by Willow Road to the west, the Hetch Hetchy right of way to the north, and State Route 109 to the east (Figure 1). The property, originally 1320 acres, was purchased by Charles Kavanaugh in 1874 for \$50.16. The property remained an undeveloped field fronting Willow Drive, in Menlo Park, California until the mid-twentieth century. Over the next 80 years, small planned residential communities developed nearby Kavanaugh's property. During a city-wide wave of industrial development in 1950, Kavanaugh's heirs, Clarence and Thomas, announced plans to develop their great-great-grandfather's vacant, rural property with a light-industrial complex (Peninsula Times Tribune 1959a: 11).

By the mid-1950s two of the properties in the study area, 985 O'Brien Drive and 1005 O'Brien Drive were constructed. Kavanaugh Industrial Park continued to expand and, in 1958, connected O'Brien Drive (east road) to Kavanaugh Drive (west). Connecting the roads created a direct route between Willow Road and State Route 109

and eased industrial and residential traffic (Redwood City Tribune 1959a: 5; Redwood City Tribune 1959b: 26; Peninsula Times Tribune 1958: 20). In 1959, the Kavanaugh Industrial Park was appraised at an estimated value of between \$150,000 and \$175,000 (Peninsula Times Tribune 1959b: 10; Peninsula Times 1959c: 25; Peninsula Times Tribune 1959d: 15; Redwood City Tribune 1959c: 4).

Urban development continued around Kavanaugh Industrial Park during the early 1960s. Willow Road (SR 114) was approved in 1963 to relieve industrial and residential traffic in the area (Redwood City Tribune 1963: 18). That same year 1320 Willow Road was constructed. By 1964, the Kavanaugh Industrial Park was developed with 20 light-industrial buildings, covering approximately one-third of the industrial park's 100 acres (The Times 1964: 9; Redwood City Tribune 1964: 19). Development stalled in the park between 1964 and 1982 but resumed in the mid- to late 1980s. O'Brien Drive experienced a second wave of development from 1982-1991, at which point, the entire length of the street was lined with light-industrial buildings (NETR 2022a).

The three subject properties were constructed as individual components of the larger Kavanaugh Industrial Park, the properties are developed with light-industrial, utilitarian buildings historically used as light-industrial office and warehousing space. Specific histories and property ownership for these properties are limited despite thorough archival, historic newspaper searches, and research into local directories spanning 1950 to 1969. The permits associated with the project area provided by the City of Menlo Park Building Division indicate that the buildings were constructed as office buildings with warehouse space and that alterations have occurred to accommodate the buildings' occupants.

### 3.3.1 Map ID 1: 985 O'Brien Drive (APN 055-421-050)

The building legally cited at 985 O'Brien Drive (Map ID 1) was developed in 1955. The property's original owners could not be determined through building and archival research. In December 1967, the Opportunities Industrialization Center West (OICW) opened its second skills training center location in the Kavanaugh Industrial Park at the Subject property. The original property of the OICW, a 20,000 square-foot building, is located to the east of the property at 1100 O'Brien Drive (Times 1973: 9). With the new building, OICW was able to expand to 32,000 square feet and enrollment grew from 350 to 500 students. Students were predominantly among the unemployed or underemployed population living in East Palo Alto, Menlo Park, Redwood City, and San Mateo, San Jose, and Milpitas areas. Students were trained in a variety of industrial skills including drafting, welding, and auto mechanics and provided employment opportunities in local industrial businesses (Times 1967: 41). In 1975, the Redwood City based Vela Corporation, founded by Al Giannotti, obtained the property. Giannotti had owned the property next door, 1005 O'Brien Drive (Map ID 2) since 1973 (City of Menlo Park Building Division 1975: A-16443; Almanac 2000: np; The Times 1958: 5). In 1990, Intuit rented the subject building from Giannotti (City of Menlo Park Building Division 1990a: A-25654). In 2008, Eternal Life Church rented the building but, by 2017, the property had been purchased by a private portfolio and the church relocated (City of Menlo Park Building Division 2008a: 08-1338; City of Menlo Park Building Division 2017: 17-237). The Subject building is currently vacant.

### 3.3.2 Map ID 2: 1005 O'Brien Drive (APN 055-421-060)

The building erected at 1005 O'Brien Drive (Map ID 2) was developed in developed in 1956 (NETR 2022a; Parcel Quest 2022). The property's original owners could not be determined through building and archival research. The Vela Corporation purchased the property by 1973 as part of its corporate expansion from Redwood City and occupied the building until 2004 (City of Menlo Park Building Division 2004b: BLD2004-01372). Balco Properties,



another commercial real estate firm, purchased the property by 2013 and replaced the building's main (south) elevation (City of Menlo Park Building Division 2013: BLD2013-01395). In 2021, the property had been transferred to Cyngn, a developer of innovative autonomous driving software (Cyngn 2022:np). Cyngn continues to occupy the Subject building.

### 3.3.3 Map ID 3: 1320 Willow Road (APN 055-421-160)

1320 Willow Road (Map ID 3) was developed by the Kavanaugh Corporation in 1963 as a warehouse/office space (City of Menlo Park Building Division 1963: A-8676). Kavanaugh owned the property until 1972 then sold the property to Lane Publishing. Sunset Magazine purchased the site by 1979 and operated from the building into the late 1990s. In 2000, Dr. Don Fox, the owner of Wine Bank, a fine wine commercial storage facility and tasting room, applied to the City for permission to operate from the location (City of Menlo Park Building Division 2000b: A 036976). The Planning Commission approved the use permit and Wine Bank opened at 1320 Willow Road Unit A. The permit was extended in 2003 and, in 2018, the City of Menlo Park Planning Committee allowed Wine Bank to expand exterior signage (City of Menlo Park 2018: 18-084-PC). It appears that O'Brien Drive Portfolio LLC purchased this property in 2015 (Commercial Café 2022: np). The 2018 public hearing regarding improved signage notes that "Garda World," an armored truck transport business, has been a long-time tenant Unit B but, as of 2022, it appears Wine Bank is the property's sole tenant.

## 3.4 Study Area Architectural Styles: Mid-Century Modern and Utilitarian Office and Warehouse Buildings

### 3.4.1 Mid-Century Modern (1940-1975)

Mid-Century Modern style (1940-1975) is reflective of International and Bauhaus styles popular in Europe in the early twentieth century. Early Modernists, including Rudolph Schindler, Richard Neutra, and Frank Lloyd Wright brought many elements of these design aesthetics and material experimentation to Southern California in the 1920s. The development of the Mid-Century Modern style in the United States was largely fostered by World War II. Prominent European practitioners of the International and Bauhaus styles, namely architects Ludwig Mies Van der Rohe and Walter Gropius, fled to the United States during World War II. The United States became a manufacturing and industrial leader. Materials and aesthetics evolved to reflect modern innovations that dominated design and construction following the war.

Mid-Century Modern design was embraced intellectually as a departure from the past, but it was economically appealing for its ability to be mass-produced with standardized, affordable, and replicable designs that could accommodate many programmatic needs and site requirements. There was a need for a style that could meet the demand for mass construction of many property types – from residences to schools to offices – and convey the modern sensibility of an era that valued a departure from the past; middle-class growth; economic efficiency; and new material technology. Practitioners of the style were focused on the most cutting-edge materials and techniques.

The Mid-Century Modern style was widely adopted in the building boom that followed World War II. The building materials that characterized the style, like concrete, wood, steel, and glass were easily appropriated for massive scale production. Mid-Century Modern is characterized by more solid wall surfaces as opposed to large planes of glass and steel that characterize the International Style (and its successors, including Corporate Modern). Stacked

bond brick walls are a common feature of commercial and institutional (primarily educational) buildings in the Mid-Century Modern style. While Mid-Century Modern architecture uses industrial materials and geometric forms, the style often references local vernacular traditions, particularly in the use of wood and the relationship between indoor and outdoor spaces. In residential buildings, post-and-beam construction with exposed wood structural systems is a common design element. Residential and low-scale commercial buildings exhibit flat roofs, deep overhangs, open floor plans, extensive use of glass, indoor/outdoor flow, and concrete slab foundations. The designs rarely incorporate applied ornamentation or references to historical styles. As a result, many industrial buildings in the style are often “decorated boxes,” plain buildings with applied ornament to suit the era and appear more modern without reflecting the activity inside the building. Commercial buildings of this style incorporated new elements such as sleek Modern signage, aluminum awnings, and canopies, deeply recessed and or angled vestibules, floor-to-ceiling window walls, integrated planters, and projecting vertical elements.

Characteristics of the Mid-Century Modern style for commercial properties include:

- One- to two stories in height
- Low, boxy, horizontal proportions
- Simple geometric forms with a lack of exterior decoration
- Commonly asymmetrical
- Flat roofed without coping at roofline; flat roofs hidden behind parapets or cantilevered canopies
- Expressed post-and-beam construction in wood or steel
- Exterior wall materials include stucco, brick, or concrete
- Mass-produced materials
- Simple windows (metal or wood) flush-mounted and clerestory
- Industrially plain doors
- Floor to ceiling window walls
- Extensive use of sheltered exterior corridors, with flat or slightly sloped roofs supported by posts, piers, or pipe columns
- Modern signage
- Deeply recessed and or angled vestibules
- Integrated planters
- Projecting vertical elements

### 3.4.2 Utilitarian Office and Warehouse Buildings (1940-1975)

This type of building features a showroom or office building that is easily accessed by the public from the street and is attached to a warehouse or production facility. The building was usually constructed with a tenant in mind but would easily be used by any company in the same industry.

Character defining features include:

- Single-story
- Publicly accessible front office or showroom

- Minimal ornamentation, but elements that do exist are Modern
- Production/warehouse connected to front office/showroom
- Roll-up doors at secondary elevations
- Parking lots
- Landscape features only along street frontage
- Prominent signage at façade or freestanding

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## 4 Results of Identification and Evaluation Efforts

This chapter provides a physical description and an evaluation of each of the subject properties located in the study area under the NRHP and CRHR designation criteria. To assess the historical significance and integrity of each property located within the study area, the subject properties were recorded and evaluated in consideration of NRHP and CRHR integrity requirements. A physical description of each property and its development history are also provided below. For the purposes of clarity, the three subject properties discussed below were each assigned a Map ID number associated with the Built Environment Study Area map (Figure 3), and each building and structure observed on each Map ID property was assigned a corresponding alphabetical label. For a more detailed analysis of these properties see the State of California Department of Parks and Recreation Series 523 (DPR) forms provided in Appendix B.

### 4.1 Map ID. 1: 985 O'Brien Drive (1955)

#### 4.1.1 Property Description

The property located at 985 O'Brien Drive (APN 055-421-050) (Map ID 1), constructed 1955, contains a utilitarian light-industrial building characterized by economical design elements and constructed with mass-produced materials. The building is one-story in height; has low, boxy, horizontal proportions; simple geometric forms with minimal exterior ornamentation; a rectangular footprint; and a bow truss roof clad in composite-material sheets with no overhanging eaves. The subject property is of concrete construction and has minimal fenestration and entrances. The full-length glass door in a metal frame located on the main (south) elevation is surrounded by fixed windows, also in metal frames. Three fixed windows in metal frames are equally spaced on the main (south) elevation. Other entrances are comprised of metal pedestrian doors and two, oversized garage entrances with raisable metal doors (Exhibit 1). Attached to the west elevation, constructed in 1980, a single oversized garage door with a raisable metal door is located on the rear (north) of the building (Exhibit 2).

**Exhibit 1.** Overview of 985 O'Brien Drive showing main elevation (south) and east elevation. View looking northwest (IMG\_0842).



**Exhibit 2.** Rear (north) and east elevations of the subject building. View looking southwest (IMG\_0857).



## 4.1.2 Identified Building Alterations

985 O'Brien Drive (Map ID 1) (APN 055-421-060) was first constructed 1955 as an office and warehouse space within the larger Kavanaugh Industrial Park. Alterations to the property were identified during the course of archival and building research as well as during the pedestrian survey. Identified alterations include:

- 1975: Roofing Repair Permit (Permit no A-16443)
- 1986: Roofing Repair Permit (Permit no. A-25114)
- 1990: Electrical Permit (Permit no. B-19154)
- 1990: Change of Use Permit (Permit no. A-25654)
- 1995: Common Structural Upgrade (Permit no. A-030446)
- 2008: Backflow Prevention Unit Instillation (Permit no. 08-1338)
- 2017: Voluntary Structural upgrades (Permit no. 17-237).

## 4.1.3 NRHP/CRHR Evaluations

Dudek recommends that the property located at 985 O'Brien Drive (Map ID 1), constructed 1955, not be found eligible for listing in the NRHP and CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

**NRHP Criterion A: associated with events that have made a significant contribution to the broad patterns of our history.**

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

The construction of subject property in 1955 was a direct result of the development and expansion of the Kavanaugh Industrial Park. In the mid-twentieth century, the City of Menlo Park attracted commercial, technological, and industrial businesses, leading to the establishment of numerous industrial parks. Other than this association, archival research did not find any associations with events that have made a significant contribution to the broad patterns of local or regional history. The subject building is one of many representations of incremental commercial industrial growth in Menlo Park, across the State of California, and nationwide during the mid-twentieth century. As such, the subject property is not associated with any local, state, or national historical events and is recommended not eligible under NRHP/CRHR Criterion A/1.

**CRHR Criterion 2: is associated with the lives of persons important in our past.**

**CRHR Criterion 2:** is associated with the lives of persons important in our past.

To be found eligible under NRHP Criterion B or CRHR Criterion 2, the subject property would need to be directly associated with a person considered historically significant at the local, state, or national level, and it would need to be the place (or part of the place) where that person performed the work for which they are known. An example of such a property that could be found significant under these criteria is a famous artist's studio where they conducted the work for which they are known or the headquarters building associated with a famous inventor or industrialist.

In 1874, Charles Kavanaugh purchased a 132-acre property that remained an undeveloped field until a city-wide wave of industrial development. In 1950, Kavanaugh's heirs, Clarence and Thomas, announced plans to develop the vacant property with a light-industrial complex (Peninsula Times Tribune 1959a: 11). The Kavanaughs steadily developed the industrial park in multiple stages between 1950 and 1970. The developers and original owners of Map ID 1 could not be determined through building and archival research. In December 1967, the Opportunities Industrialization Center West (OICW) opened its second skills training center location in the Kavanaugh Industrial Park. Al Giannotti purchased the building in 1975 during corporate expansion. Two years prior, Giannotti had purchased the building and continued to operate from the property. After Giannotti sold the property, owners included Eternal Life Church and private corporate portfolios. Based on the ownership history it appears that the building has been utilized for a variety of common industrial business since its creation in the 1950s. None of the prior or current property owners are known to be historic figures in the region, State, or nation. Furthermore, this building is not known to be directly associated as a place where a person who is known historically conducted their important work. Because research did not indicate that any historically significant person or group of people conducted or produced work for which they are known at the subject property is recommended not eligible under NRHP/CRHR Criterion B/2.

**NRHP Criterion C: embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

CRHR Criterion 3: 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.

Architecturally, the subject building does not appear to be important for its design or construction value. Research did not reveal the architect or builder of this property but due to the utilitarian style of the building, it is unlikely that they would be associated with the work of a master architect.

The building is composed of ubiquitous and prefabricated industrial buildings that are considered utilitarian and do not represent a particular style of architecture. These are common building types that can be found at various light-industrial sites throughout the state and nation. The buildings do not embody distinctive characteristics of a type, period, or method of construction and do not possess high artistic value. Consequently, the subject property is recommended not eligible under NRHP Criterion C or CRHR Criterion 3.

**NRHP Criterion D: have yielded, or may be likely to yield, information important in history or prehistory.**

CRHR Criterion 4: has yielded, or may be likely to yield, information important in prehistory or history.

This report was limited to historical resources that are part of the built environment. Criterion D generally applies to archaeological resources but may apply to a built environment resource in instances where a resource may contain important information about such topics as construction techniques or human activity. This is unlikely to be true for the light-industrial buildings located at the subject property. This is unlikely to be true for the property and, therefore, the property is recommended not eligible under Criterion D or CRHR Criterion 4.

## 4.1.4 City of Menlo Park Statement of Significance

For the reasons described above, 985 Menlo Park is recommended not eligible under any of the City of Menlo Park municipal code (H) Historic Site District of the City of Menlo Park Designation Criteria due to a lack of associations with events that have made a significant contribution to the broad patterns of local, California, or United States history; lack of association with the lives of important persons; lack of distinctive characteristics of a type, period, region, or construction method, lack of association with a master, and lacking high artistic values; and cannot be identified as having the potential to yield information important to the prehistory or history of the local area, California or the nation.

## 4.1.5 Integrity Discussion

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (2002) states that the integrity of a property is based upon the historical significance and character defining features of that property, and that “only after significance is fully established can you proceed to the issue of integrity.” Upon conclusion that the subject property does not meet any of the required criteria for significance, the subject property’s current state of integrity is inconsequential. As such, no assessment of integrity is provided in this evaluation (NPS 2002).

## 4.2 Map ID. 2: 1005 O’Brien Drive (1956)

### 4.2.1 Property Description

The building constructed at 1005 O’Brien Drive (Map ID 2), constructed 1956, is a utilitarian light-industrial building characterized by economical design elements constructed with mass-produced materials. The building is one-story in height; has low, boxy, horizontal proportions; simple geometric forms with minimal exterior ornamentation; a rectangular footprint; and a bow truss roof clad in flat roof with no overhanging eaves. The building of concrete construction and has minimal fenestration and entrances. The full-length glass door in a metal frame located on the main (south) elevation is surrounded by fixed windows, also in metal frames. Three fixed windows in metal frames are equally spaced on the main (south) elevation. Other entrances are comprised of metal pedestrian doors and two, oversized garage entrances with raisable metal doors (Exhibit 3). Attached to the rear (north) of the building are two corrugated metal shade structures with flat roofs and supported by metal poles (Exhibit 4).



**Exhibit 3.** 1005 O'Brien Drive, main elevation (south) and west elevation. View looking northeast (IMG\_0843).



**Exhibit 4.** Shelters attached to the rear (north) elevation of the building, view looking southeast (IMG\_0855).



## 4.2.2 Identified Building Alterations

The building, originally constructed in 1956, is an office and warehouse space within the larger Kavanaugh Industrial Park. Alterations to the building were identified during the course of archival and building research as well as during the pedestrian survey. Identified alterations include:

- 1973: Common Structural Upgrade (Permit no. A-13542)
- 1991: Ceiling Lighting (Permit no. A-26222)
- 1995: Common Structural Upgrade (Permit no. A-30445)
- 2003: Repair 350 Square Feet of Slab Floor (Permit no. BLD2003-00419)
- 2004: Common Structural Upgrade (Permit no. BLD2004-01135)
- 2004: No Use Permit (Permit no. BLD2004-01372)
- 2013: Total Replacement of Main Elevation (south) that included new concrete cladding, a new opening in an existing concrete wall, and a new glass front and entrance (Permit no. BLD2013-01395).

## 4.2.3 NRHP/CRHR Evaluations

Dudek recommends that 1005 O'Brien Drive, constructed 1956, not be found eligible for listing in the NRHP and CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

**NRHP Criterion A: associated with events that have made a significant contribution to the broad patterns of our history.**

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

The subject property's development resulted from the development and expansion of the Kavanaugh Industrial Park. In the mid-twentieth century, the City of Menlo Park attracted commercial, technological, and industrial businesses, leading to the establishment of numerous industrial parks. Other than this association, archival research did not find any associations with events that have made a significant contribution to the broad patterns of local or regional history. The subject building is one of many representations of incremental commercial industrial growth in Menlo Park, across that State of California, and nationwide during the mid-twentieth century. As such, the subject property is not associated with any local, state, or national historical events have made significant contributions to the history and does not appear eligible under NRHP/CRHR Criterion A/1.

**NRHP Criterion B: associated with the lives of significant persons in our past.**

**CRHR Criterion 2: is associated with the lives of persons important in our past.**

To be found eligible under NRHP Criterion B or CRHR Criterion 2, the subject property would need to be directly associated with a person considered historically significant at the local, state, or national level, and it would need to be the place (or part of the place) where that person performed the work for which they are known. An example of such a property that could be found significant under these criteria is a famous artist's studio where they conducted the work for which they are known or the headquarters building associated with a famous inventor or industrialist.

In 1874, Charles Kavanaugh purchased 132 acres that remained an undeveloped field fronting Willow Drive until a city-wide wave of industrial development. In 1950, Kavanaugh's heirs, Clarence and Thomas, announced plans to develop their still vacant property with a light-industrial complex (Peninsula Times Tribune 1959a: 11). The Kavanaughs steadily developed the industrial park between 1950 and 1970. The developers and original owners of the property could not be determined through building and archival research. Al Giannotti purchased the building in 1973 and, in 1975, expanded operations to the Subject building. Giannotti owned Map ID 2 until 2004. "Cyngn," a developer of innovative autonomous driving software, began to occupy the building in 2021 and continues to occupy the space. Because research did not indicate that any historically significant person or group of people conducted or produce work for which they are known at the subject property does not appear eligible under NRHP/CRHR Criterion B/2.

**NRHP Criterion C: embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

CRHR Criterion 3: 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.

Architecturally, the subject building does not appear to be important for its design or construction value. Research did not reveal the architect or builder of this property but due to the utilitarian style of the building, it is unlikely that it would be associated with the work of a master architect. The building is composed of a ubiquitous and prefabricated industrial building that is considered utilitarian and does not represent a particular style of architecture. This is a common building type that can be found at various light-industrial sites throughout the state and nation. The building does not embody distinctive characteristics of a type, period, or method of construction and do not possess high artistic value. Consequently, the subject property does not appear eligible NRHP Criterion C or CRHR Criterion 3.

**NRHP Criterion D: have yielded, or may be likely to yield, information important in history or prehistory.**

CRHR Criterion 4: has yielded, or may be likely to yield, information important in prehistory or history.

This report was limited to historical resources that are part of the built environment. Criterion D generally applies to archaeological resources but may apply to a built environment resource in instances where a resource may contain important information about such topics as construction techniques or human activity. This is unlikely to be true for the property and, therefore, the property is not likely to be significant under NRHP Criterion D or CRHR Criterion 4.

## 4.2.4 City of Menlo Park Statement of Significance

For all of the reasons described above 1005 O'Brien Drive is recommended not eligible under any of the H (Historic) Site District of the City of Menlo Park Designation Criteria, due to a lack of associations 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; lack of association with the lives of persons important to local, California, or national history; lack of distinctive characteristics of a type, period, region, or construction method, lack of association with a master or possess high artistic values; and cannot be identified as having the potential to yield information important to the prehistory or history of the local area, California or the nation.

## 4.2.5 Integrity Discussion

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (NPS 1995: np) states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that “only after significance is fully established can you proceed to the issue of integrity.”

To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. As 1005 O'Brien Drive was not found significant under any NRHP or CRHR, the property does not have a period of significance and the integrity of the buildings does not require examination.

## 4.3 Map ID. 3: 1320 Willow Road (1963)

### 4.3.1 Property Description

The property located at 1320 Willow Road (Map ID 3), constructed 1963, is a utilitarian light-industrial building of the Mid-Century Modern architectural design. Mid-Century Modern design is characterized by economical design elements, all of which embodied by the subject building which was constructed with mass-produced materials. The building is one-story in height; has low, boxy, horizontal proportions; simple geometric forms with minimal exterior ornamentation; is asymmetrical; has a flat roof hidden by shallow parapets; concrete, cantilever canopies sheltering entrances, minimal, simple fenestration; industrially plain doors; and vertical elements (Exhibit 5).

The building has a largely rectangular footprint with an extension that juts from the northeast of the building and a flat roof. Ornamental features on the building include evenly spaced vertical cutouts in the painted cement cladding; projecting, square, vertical components that divide the building into bays; and short parapets that hide the building's flat roof. The building is accessed via two glass doors surrounded by fixed windows of various sizes in metal frames located near the southwest corner of the building, the metal pedestrian-doors in the center of the south (main) elevation, or the four oversized garage doors with raisable metal doors. Other than the fixed windows with metal frames surrounding the two main entrances the building lacks fenestration. Directly south of the building, a concrete truck ramp slopes downward and is protected by metal railings (Exhibit 5). The west and north (rear) elevations lack fenestration and doors. The east elevation has a single oversized door with a raisable metal door (Exhibit 6).

**Exhibit 5.** 1320 Willow Road, main elevation (south) and west elevation. View looking northeast (IMG\_0858).



**Exhibit 6.** Main (south) and east elevation. View looking northwest (IMG\_0860).



## 4.3.2 Identified Building Alterations

1320 Willow Road was originally constructed in 1963, is an office and warehouse space within the larger Kavanaugh Industrial Park. Alterations to the building were identified during the course of archival and building research as well as during the pedestrian survey. Other than permitted alterations, a 2018 City of Menlo Park Planning Commission public community development hearing approved interior alterations to the subject building 3 that included the development of a wine storage facility and tasing area (City of Menlo Park 2018: 18- 084-PC). Identified alterations include:

- 1963: Gas turned on (Permit no. A-8676)
- 1967: Addition of Gas Line (Permit no. A-10417)
- 1972: Building Modifications and Upgrades (Permit no. A-12795)
- 1973: Loading Ramp (Permit no. A-13386)
- 1979: Electric Upgrades and Vault Ceiling (Permit no. A-16556)
- 1991: Re-roof (Permit no. A 026216)
- 2000: Re-roof (Permit no. A 036584).
- 2000: Interior Alterations (Permit no. A 036976)
- 2000: Addition of New Storage Racks (Permit no. A 037187)
- 2000: Addition of ADA Compliant Bathroom (Permit no. A 027800)
- 2001: Addition of Storage Racks (Permit no. A 037825)
- 2001: New Role-up Garage Door (Permit no. BLD2002-00889)
- 2002: Addition of Storage Racks (Permit no. A 037248)
- 2008: Expansion to use Suite A, B, and C (Permit no. BLD2008-00150)
- 2008: Installation of storage racks with catwalk that accesses upper shelves (Permit no. 08. 1374).
- 2012: New Shelves, Lighting, Reroof, and Door Openings (Permit no. 12-1144)
- 2018: Re-roof (Permit no. BLD2018-01220).
- 2020: Monument Sign with LED Letters (Permit no. BLD2020-00348)
- 2022: Minor Use Permit for interior alterations/2 new openings on existing interior wall (Permit no. BPA2022-00703)
- 2022: Minor Use Permit for interior alterations (Permit no. BLD2022-00761)

## 4.3.3 NRHP/CRHR Evaluations

Dudek recommends that this property is not found eligible for listing in the NRHP and CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

**NRHP Criterion A: associated with events that have made a significant contribution to the broad patterns of our history.**

CRHR Criterion 1: is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

The construction of the subject building resulted from the development and expansion of the Kavanaugh Industrial Park. In the mid-twentieth century, the City of Menlo Park attracted commercial, technological, and industrial businesses, leading to the establishment of numerous industrial parks. Other than this association, archival research did not find any associations with events that have made a significant contribution to the broad patterns of local or regional history. The subject building is one of many representations of incremental commercial industrial growth in Menlo Park, across the State of California, and nationwide during the mid-twentieth Century. As such, the subject property is not associated with any local, state, or national historical events have made significant contributions to the history is recommended not eligible under NRHP/CRHR Criterion A/1.

**NRHP Criterion B: associated with the lives of significant persons in our past.**

CRHR Criterion 2: is associated with the lives of persons important in our past.

To be found eligible under NRHP Criterion B or CRHR Criterion 2, the subject property would need to be directly associated with a person considered historically significant at the local, state, or national level, and it would need to be the place (or part of the place) where that person performed the work for which they are known. An example of such a property that could be found significant under these criteria is a famous artist's studio where they conducted the work for which they are known or the headquarters building associated with a famous inventor or industrialist.

In 1874, Charles Kavanaugh purchased 132 acres that remained an undeveloped field fronting Willow Drive until a city-wide wave of industrial development. In 1950, Kavanaugh's heirs, Clarence and Thomas, announced plans to develop their still vacant property with a light-industrial complex (Peninsula Times Tribune 1959a: 11). The Kavanaughs steadily developed the industrial park between 1950 and 1970. The developers and original owners of Map ID 3 could not be determined through building and archival research.

The Kavanaugh Corporation owned the property from its development in 1963 until 1972, when the property was sold to a series of publishing companies including Sunset Magazine. In 2000 Dr. Don Fox, the property's current owner, purchased the property and converted it into a commercial alcohol storage and tasting facility. Because research did not indicate that any historically significant person or group of people conducted or produce work for which they are known at the subject property, which is recommended not appear eligible under NRHP/CRHR Criterion B/2.

**NRHP Criterion C: embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

**CRHR Criterion 3: 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.**

Architecturally, the subject building does not appear to be important for its design or construction value. Due to the light-industrial use and utilitarian history of the Subject Property, it is unlikely that it would be associated with the work of a master architect.

The subject building is composed of a ubiquitous, utilitarian and prefabricated industrial building that does not represent a particular style of architecture that reflects the Mid Century Modern architectural style (MCM). MCM-designed light-industrial buildings are extremely common structures that can be found at countless light-industrial sites throughout the state. Furthermore, the building is not known to be the work of an important architect, builder, engineer, or designer, and is not known to have been built using an innovative construction technique. Archival research failed to indicate any designers or architects of the Subject building and, due to the ubiquitous style, it is unlikely to be the work of a master and does not possess high artistic value. Consequently, the subject property is recommended not eligible under NRHP Criterion C or CRHR Criterion 3.

**NRHP Criterion D: have yielded, or maybe likely to yield, information important in history or prehistory.**

**CRHR Criterion 4: has yielded, or maybe likely to yield, information important in prehistory or history.**

This report was limited to historical resources that are part of the built environment. Criterion D generally applies to archaeological resources but may apply to a built environment resource in instances where a resource may contain important information about such topics as construction techniques or human activity. This is unlikely to be true for the property and, therefore, the property is not likely to be significant under NRHP Criterion D or CRHR Criterion 4.

#### 4.3.4 City of Menlo Park Statement of Significance

For all of the reasons described above the property sited at 1320 Willow Road is recommended not eligible under any of the H (Historic) Site District of the City of Menlo Park Designation Criteria, due to a lack of associations 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; lack of association with the lives of persons important to local, California, or national history; lack of distinctive characteristics of a type, period, region, or construction method, lack of association with a master and lack of high artistic values; and cannot be identified as having the potential to yield information important to the prehistory or history of the local area, California or the nation.



### 4.3.5 Integrity Discussion

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (NPS 1995: np) states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that “only after significance is fully established can you proceed to the issue of integrity.” To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. As the subject property was not found significant under any NRHP or CRHR, the property does not have a period of significance and the integrity of the buildings does not require examination.

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# 5 Recommendations and Findings

A summary of findings is presented below in Table 2. As a result of Dudek’s archival research, field survey, and property significance evaluations, the properties located within the study area are ineligible for listing in the NRHP and the CRHR. Therefore, none of the properties located in the study area contain historical resources under CEQA. The project finding for built environment cultural resources under CEQA the project finding is No Impact.

**Table 3. Summary of Built Environment Findings**

Figure 3 Map ID	Property Type	Address	APN	Year Built	NRHP/CRHR Eligibility	CEQA Finding
1	1-3 story commercial structure	985 O'Brien Drive	055-421-050	1955	Not Eligible	No Impact
2	1-3 story commercial structure	1005 O'Brien Drive	155-421-060	1956	Not Eligible	No Impact
3	1-3 story commercial structure	1320 Willow Road	155-421-160	1963	Not Eligible	No Impact

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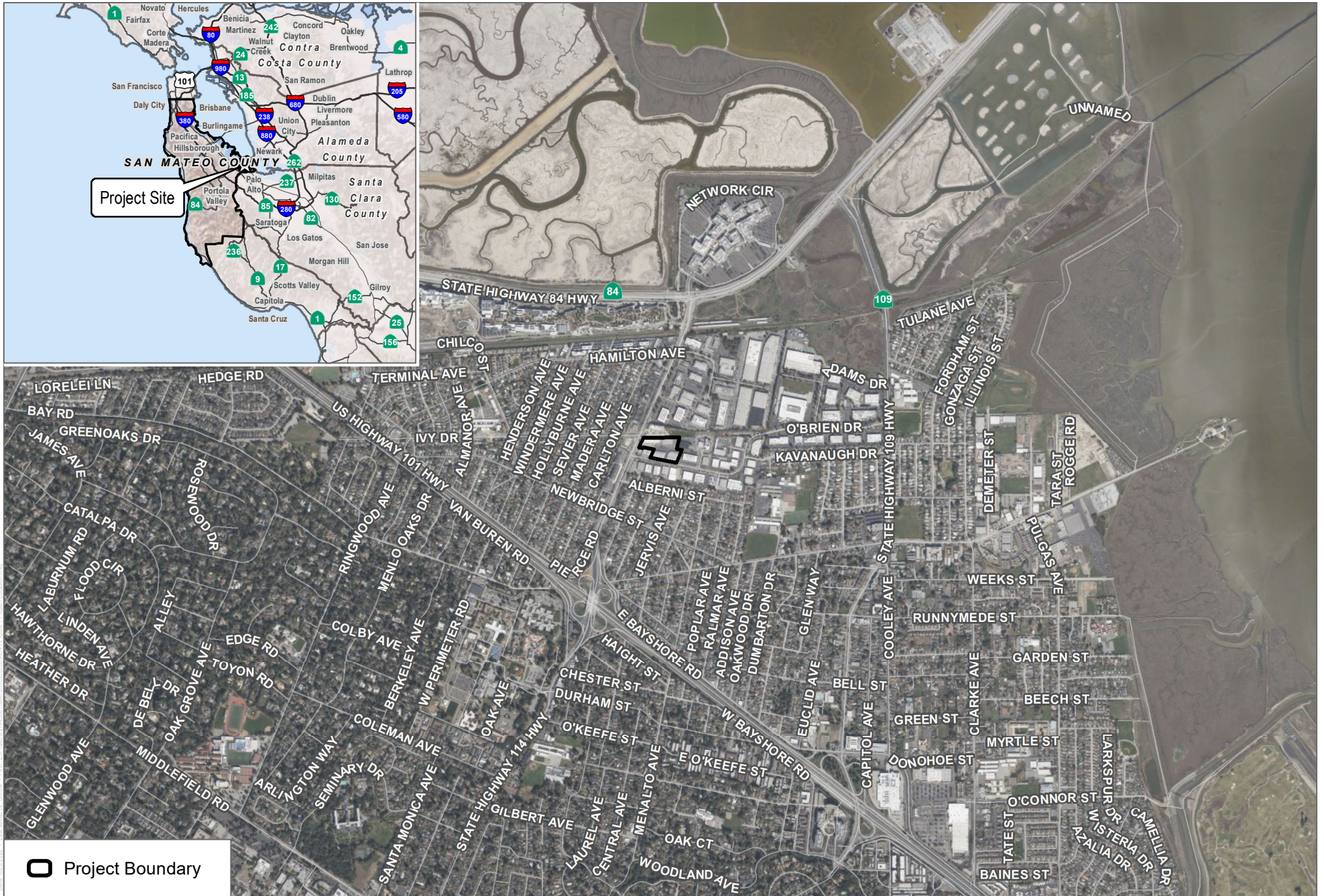
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SOURCE: Bing Imagery 2021

**FIGURE 3-1**  
Project Location

1005 O'Brien Drive and 1320 Willow Road Life Science Project



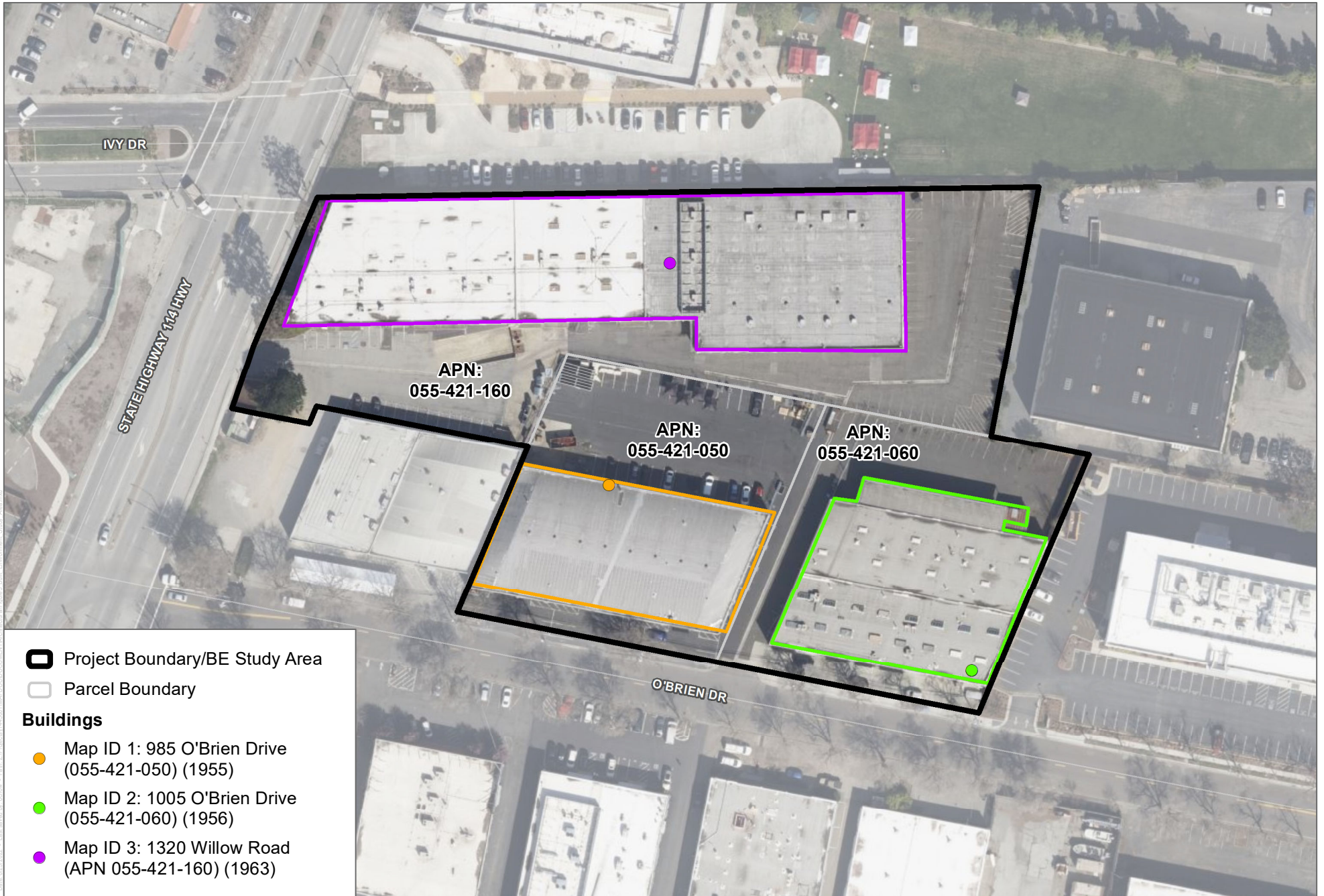


SOURCE: Bing Imagery 2021, City of Menlo Park 2020



**FIGURE 3-2**  
Project Site

1005 O'Brien Drive and 1320 Willow Road Life Science Project



SOURCE: Bing Imagery 2021, City of Menlo Park 2020

**FIGURE 3**

**Built Environment Study Area Map**

1005 O'Brien Drive and 1320 Willow Road Research and Development Project

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# **Appendix A**

## Preparers' Qualifications

# Erin Jones, MA

## ARCHITECTURAL HISTORIAN

Erin Jones (*AIR-in JO-nēs; she/her*) is a highly committed, well-qualified cultural resource manager with over 2 years of experience specializing in Washington, Oregon, and California history. Ms. Jones is an expert researcher that is adept at context writing and the evaluation of historic properties. She has experience authoring California Environmental Quality Act (CEQA) compliance documents, National Historic Preservation Act (NHPA) Section 106 compliance reports, Historic Resource Evaluation Reports (HRER), Cultural Resources Inventory and Evaluation Report (CRIER), Historical Resource Inventories (HRI), Cultural Resource Technical Reports (CRTR), Historical Resources Inventory and Evaluation Report (HRIER) and, Historic American Building Survey (HABS) level documentation. Ms. Jones meets the Secretary of the Interior's Professional Qualification Standards for architectural history.



### Education

California State University,  
Sacramento  
Master of Arts Public  
History with Distinguished  
Honors, Spring 2021.

University of Oregon  
Bachelor of Arts in History  
and Political Science, Fall  
2017

## Dudek Project Experience

### 650 North King Road, Santa Clara County, California.

Served as the architectural historian and author of the Standalone Department of Parks and Recreation (DPR) 523 form for the 650 North King Road Project. Ms. Jones conducted archival, map, aerial, property, and building development research; conducted an evaluation of property for the NRHP, CRHR, CHL, and local eligibility criteria and integrity requirements; an assessment of impacts on historical resources in compliance with CEQA (2021).

### Historical Resources Inventory and Evaluation Report for the 1535-1575 Industrial Avenue Warehouse Project, San Jose, California.

Ms. Jones was the architectural historian and author of the HRIER for the 1535-1575 Industrial Avenue Warehouse Project. The project proposed the demolition of four existing buildings on the project site and the construction of a single-story 71,550 square-foot concrete tilt-up building with a loading dock and adjacent parking lot. Ms. Jones conducted the CHRS records search that covered the project area and a 0.50-mile buffer; an intensive pedestrian survey of the project area; building development, archival, and development research; recordation and evaluation of the buildings over 45 years of age for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local historic resource (local) eligibility criteria and integrity requirements in compliance with the CEQA; and the completion of the preparation of the report and the accompanying DPR 523 forms (2021).

### 1586 Industrial Avenue Warehouse Project, San Jose, California.

Ms. Jones was the architectural historian and author of the 1586 Industrial Avenue Warehouse Project. The project proposed the demolition of two existing buildings on the project site and the construction of a single-story square-foot concrete tilt-up building with a loading dock and adjacent parking lot. The 2022 Kings Row project is associated with the 2021 1535-1575 Industrial Avenue Warehouse Project, which is adjacent to this area. Ms. Jones conducted the CHRS records search that covered the project area and a 0.50-mile buffer; an intensive

pedestrian survey of the project area; building development, archival, and development research; recordation and evaluation of the buildings over 45 years of age for the NRHP, CRHR, and local historic resource (local) eligibility criteria and integrity requirements in compliance with CEQA; and the completion of the preparation of the report and the accompanying DPR 523 forms (2022).

**Built Environment Inventory and Evaluation Report for Golden State Natural Resources Gould Site, Lassen County, California.**

Ms. Jones was the architectural historian and co-author of the BEIER for the Golden State Natural Resources Gould Site Project. Dudek was retained by the Golden State Finance Authority (Client) to complete a BEIER for a proposed project that would redevelop a site in Nubieber, Lassen County, to facilitate the transport of forest material (such as trees or underbrush that have no lumber value). The project parcels comprised approximately 65 acres, a light-industrial site associated with regional logging, and an abandoned 1930s Great Northern and Western Pacific Railroad station. Ms. Jones conducted the CHRS records search; the pedestrian surface reconnaissance survey of the built environment Area of Potential Effects (APE); extensive archival and building development research; the development of an appropriate historic context for the Project area; recordation and evaluation of the buildings over 45 years of age for the NRHP, CRHR, and local historic resource eligibility criteria and integrity requirements in compliance with the CEQA; and report and accompanying DPR 523 form set preparation (2022).

**1400 Thompson Avenue Project, Santa Cruz County, California.**

Ms. Jones was the architectural historian, main researcher, and co-author of the HRER for the 1400 Thompson Avenue Project which proposed to demolish the existing buildings and subdivide the site into four new parcels slated for individual development. Dudek was retained by a private homeowner to produce a report in support of the proposed project by conducting a CHRS records search that covered the project location and a 0.25-mile buffer; archival and building development research; evaluation of property for the NRHP, California Register of Historic Resources (CRHR), CHL, and local eligibility criteria and integrity requirements; and an assessment of impacts to historical resources in compliance with CEQA (2021).

**Built Environment Assessment of Buildings to be Demolished – World Logistics Center Project, City of Moreno Valley, Riverside County, California.**

Ms. Jones was the architectural historian for the World Logistics Center (WLC) Specific Plan Project that was approved by the City of Moreno Valley in 2020. The overall project site is located on 2,610 acres in the Rancho Belago area at the eastern end of Moreno Valley, south of SR-60 east of Redlands Boulevard, west of Gilman Springs Road and north of the San Jacinto Wildlife Area. As part of the approved project, a number of existing rural residential buildings (i.e., residences barns, and utilitarian or ancillary agricultural structures) are proposed to be demolished prior to mass grading. Two parcels contain buildings that were formally evaluated under National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and other criteria to determine if the proposed demolition will impact resources considered significant. Ms. Jones evaluated the buildings to determine if they were historical resources and if the demolition of these buildings could result in a significant impact under applicable federal, state, and local regulations and policies. None of the buildings on these properties were found to be significant under any applicable criteria (2022).

# Kathryn Haley, MA

## HISTORIC BUILT ENVIRONMENT LEAD

Kathryn Haley (*KATH-rin HAY-lee; she/her*) is a historic built environment resource specialist/architectural historian with 19 years' professional experience in historic/cultural resource management. Ms. Haley has worked on a wide variety of projects involving historic research, field inventory, and site assessment conducted for compliance with Section 106 of the National Historic Preservation Act (NHPA), National Environmental Policy Act (NEPA), and California Environmental Quality Act (CEQA). Ms. Haley specializes in evaluating properties for listing in the California Register of Historical Resources (CRHR); the National Register of Historic Places (NRHP). She has evaluated a wide variety of built environment resources throughout California, including water management structures (levees, canals, dams, and ditches), buildings (residential, industrial, and commercial), and linear resources (railroad alignments, roads, and bridges). She specializes in managing large-scale surveys of built environment resources, including historic district evaluations. She has prepared numerous Historic Resources Evaluation Reports (HRERs) and Historic Property Survey Reports (HPSRs) for the California Department of Transportation (Caltrans). Ms. Haley also worked on the San Jose to Merced section and Central Valley Wye section of the California High-Speed Rail Project, where she led the built environment survey, conducted property-specific research, prepared the Draft Historic Architectural Survey Report (HASR) and co-authored the environmental section for cultural resources.

She meets the Secretary of the Interior's Professional Qualification Standards for historian and architectural historian. Ms. Haley has also assisted in preparation of Historic Properties Inspection Reports (condition assessments) under the direction of the Naval Facilities Engineering Command (NAVFAC) in accordance with Section 106 and Section 110 of the NHPA. Moreover, Ms. Haley has served as project manager, coordinator, historian, and researcher for a wide variety of projects. She is also experienced in the preparation of Historic American Building Survey (HABS), Historic American Engineering Record (HAER), and Historic American Landscape Survey (HALS) documents, as well as the preparation for National Register nominations.

## Dudek Project Experience

### **Bidwell and El Rancho Verde Parks Master Plan, Cities of Hayward and Union City, Alameda County, California.**

Dudek was retained to prepare a cultural resources technical report for the Bidwell and El Rancho Verde Parks Master Plan project located in Alameda County. Co-authored the cultural resources technical report and provided QA/QC. Preparation of the technical report entailed archival building development research in local repositories and the composition of an appropriate historic context focused on the history of Hayward and the development of Post-war residential communities in the Bay Area, exterior survey fieldwork of the resources, and historical significance evaluations for the resources in consideration of NRHP, CRHP, and local designation requirements. (2020)

**Mitigation Implementation for 3093 Broadway (HABS and Interpretative Signage), The Martin Group, City of Oakland, Alameda County, California.** Dudek was retained by The Martin Group to prepare documentation



### **Education**

*California State University, Sacramento MA, Public History, 2004*

*California State University, Sacramento BA, History, 2001*

### **Professional Affiliations**

*California Council for the Promotion of History (former Treasurer)*

*California Preservation Foundation*

required under CEQA for the 3093 Broadway Project, which resulted in a significant impact of a CEQA historical resource. Preparation of local-level HABS documentation of the Connell Motor Company Building in Oakland, California and interpretative signage were included as mitigation requirements outlined in the EIR for this project. In coordination with the City of Oakland, Dudek assisted The Martin Group in implementation of the required mitigation. Dudek prepared the HABS documentation and created the interpretive signage for the building that documented the history of the Connell Motor Company building following its demolition in 2016 and integration of the showroom façade into the new complex located at the site completed in 2019. Tasks involved in completing this work included intensive research related to the Connell Motor Company building, writing the HABS report, and the compilation of all known existing physical evidence related to the building. Additionally, the information compiled as part of the HABS documentation was used to produce the text and graphics for the interpretative signage in the form of an informational plaque documenting the historic significance of the Connell Building that is now featured at the new complex. Provided senior-level technical support and QA/QC. (2020)

**1624 Mission Street, SOIS Compliance Analysis, City and County of Santa Cruz, California.** Dudek was retained to review the proposed project to rehabilitate the locally listed historic resource located at 1624 Mission Street in the City of Santa Cruz, California. The City of Santa Cruz required that a qualified architectural historian assess the proposed project, which involved the replacement of the wooden storefront window wall and full-light metal door, the concrete entry slab, wall and stairs, and the addition of a new front railing for conformance with SOIS for the Treatment of Historic Properties, specifically, the Standards for Rehabilitation. Project work entailed consultation to design a suitable replacement storefront after structural failure caused by a storm. Dudek also drafted the memorandum providing an analysis of how the project conforms to SOIS. Provided senior level technical support and QA/QC. (2019)

**North 16th Street Streetscape Project, Sacramento, California.** Lead investigator for built environment resources. Ms. Haley coordinated directly with Caltrans Cultural Resources Professionally Qualified Staff (PQS) at Caltrans District 3 on the Area of Potential Effects (APE) map, and appropriate documentation for historic properties in the APE. Historic properties located in the APE included, two City of Sacramento historic districts, the UPRR Bridge Number 24-24 over North 16th Street/N 16th Underpass a bridge associated with the First Transcontinental Railroad. All historic properties were approved for an assumption of NRHP eligibility through Section 106 Coordination with the Branch Chief for the Caltrans Cultural Studies Office (CSO). As a result of this coordination with Caltrans, Ms. Haley prepared Caltrans HPSR form and Finding of No Adverse Effect without Standard Conditions document. (2020)

**Eaton Road, City of Chico, Chico, California.** The proposed project would replace an off-set intersection with a five-legged roundabout at Eaton Road and State Route 99 in Chico, CA. Ms. Haley served as lead investigator for built environment resources. She coordinated directly with Caltrans Cultural Resources PQS at Caltrans District 3 on the APE map, and appropriate documentation for built environment properties in the APE. Dudek prepared cultural resources technical reports consistent with the Standard Environmental Reference including a HPSR and ASR. (2019)

**Replacement of I Street Bridge Overhead Structure CEQA/NEPA Review, City of Sacramento Department of Transportation/Mark Thomas & Company, Sacramento, California.** Served as lead investigator for built environment resources. Prepared Caltrans HRER and Finding of Effect (FOE) documents for Section 106 compliance. Conducted fieldwork and archival and property specific research, contacted historical societies, and prepared DPR 523 forms. Prepared reports identifying and evaluating historic properties in accordance with Caltrans guidelines. (2016–2018)



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# **Appendix B**

## DPR Forms

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 9 \*Resource Name or #: (Assigned by recorder) 985 O'Brien Drive

P1. Other Identifier: Map ID 1

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Mateo County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Menlo Park Date 2021 T 5S; R 3W of Sec 24,25; Mount Diablo B.M.

c. Address 985 O'Brien Drive City City of Menlo Park Zip 94025

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 574992.23 mE / 4147936.12 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Assessor's Parcel Number (APN): 055-421-050

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property located at 985 O'Brien Drive (APN 055-421-050), constructed 1955, contains a utilitarian light-industrial building characterized by economical design elements and constructed with mass-produced materials. \*See continuation sheet.

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial structure

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



\*P5b. Description of Photo:

Overview of 985 O'Brien including main (south) and east elevations, looking northwest (IMG 0842).

\*P6. Date Constructed / Source:

Historic  Prehistoric  Both

1955 (Parcel Quest 2022)

\*P7. Owner and Address:

Tarlton Properties

1530 O'Brien Drive, Ste. C

Menlo Park, California, 94025

\*P8. Recorded by: (Name, affiliation, and address)

Erin Jones, MA, Dudek

1102 R Street

Sacramento, Ca 95811

\*P9. Date Recorded: 08/16/2022

\*P10. Survey Type: (Describe) Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Jones, 2022. "Environmental Impact Report for 1005 O'Brien Drive and 1320 Willow Road Research and Development Project." Prepared by Dudek for the City of Menlo Park, August 2022.

\*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): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 985 O'Brien Drive \*NRHP Status Code 6Z

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\*B1. Historic Name: 985 O'Brien Drive

\*B2. Common Name: 985 O'Brien Drive

\*B3. Original Use: Office/Warehouse \*B4. Present Use: Vacant Office/Warehouse

\*B5. Architectural Style: None.

\*B6. Construction History: (Construction date, alterations, and date of alterations)

\*B7. Moved?  No  Yes  Unknown Date: N/A Original Location: N/A

\*B8. Related Features:

B9a. Architect: Unknown. b. Builder: Unknown.

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

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

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

985 O'Brien Drive does not appear eligible for listing in the NRHP and CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria. \* See Continuation Sheet

B11. Additional Resource Attributes: (List attributes and codes) none.

\*B12. References:

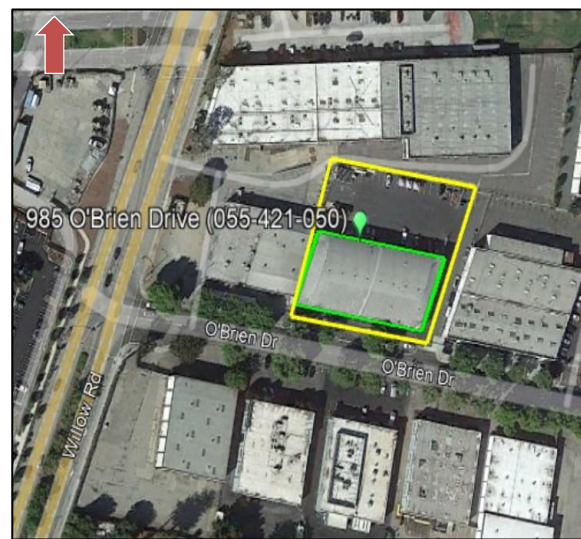
\* See Continuation Sheet

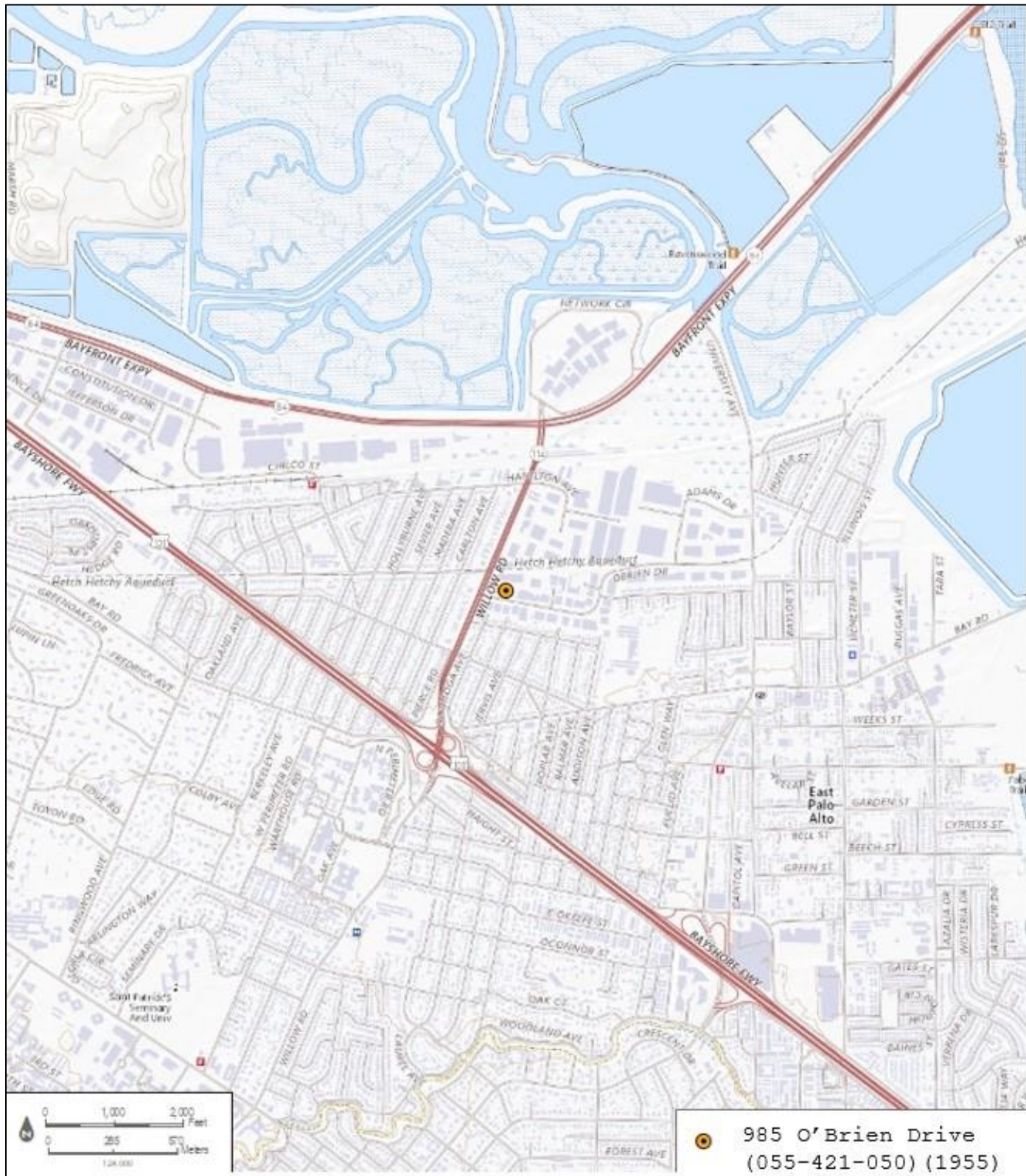
B13. Remarks:

\*B14. Evaluator: Erin Jones, Dudek

\*Date of Evaluation: September 1, 2022,

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 985 O'Brien Drive

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### \*P3a. Description (Continued):

The building is one-story in height; has low, boxy, horizontal proportions; simple geometric forms with minimal exterior ornamentation; a rectangular footprint; and a bow truss roof clad in composite-material sheets with no overhanging eaves. The subject property is of concrete construction and has minimal fenestration and entrances. The full-length glass door in a metal frame located on the main (south) elevation is surrounded by fixed windows, also in metal frames. Three fixed windows in metal frames are equally spaced on the main (south) elevation. Other entrances are comprised of metal pedestrian doors and two, oversized garage entrances with raisable metal doors. Attached to the west elevation, constructed in 1980, a single oversized garage door with a raisable metal door is located on the rear (north) of the building (Photograph 2).

**Photograph 2.** Rear (north) an east elevations 985 O'Brien Drive. View looking southwest (IMG\_0857).



### Historic Context Related to Study Area

The project area, currently developed as the 100-acre Kavanaugh Industrial Park, is bound by Willow Road to the west, the Hetch Hetchy right of way to the north, and State Route 109 to the east. The property, originally 1320 acres, was purchased by Charles Kavanaugh in 1874 for \$50.16. The property remained an undeveloped field fronting Willow Drive, in Menlo Park, California until the mid-twentieth century. Over the next 80 years, small planned residential communities developed nearby Kavanaugh's property. During a city-wide wave of industrial development in 1950, Kavanaugh's heirs, Clarence and Thomas, announced plans to develop their great-great-grandfather's vacant, rural property with a light-industrial complex (Peninsula Times Tribune 1959a: 11).

By the mid-1950s two of the properties in the 985 O'Brien Drive [APN 055-421-050] had been developed. Kavanaugh Industrial Park continued to expand and, in 1958, connected O'Brien Drive (east road) to Kavanaugh Drive (west). Connecting the roads created a direct route between Willow

## CONTINUATION SHEET

Property Name: 985 O'Brien Drive

Page 5 of 9

Road and State Route 109 and eased industrial and residential traffic (Redwood City Tribune 1959a: 5; Redwood City Tribune 1959b: 26). In 1959, the Kavanaugh Industrial Park was appraised at an estimated value of between \$150,000 and \$175,000 (Peninsula Times Tribune 1959b: 10; Peninsula Times 1959c: 25; Peninsula Times Tribune 1959d: 15).

Urban development continued around Kavanaugh Industrial Park during the early 1960s. Willow Road (SR 114) was approved in 1963 to relieve industrial and residential traffic in the area (Redwood City Tribune 1963: 18). That same year 1320 Willow Road (APN 055-421-160) was constructed. By 1964, the Kavanaugh Industrial Park was developed with 20 light-industrial buildings, coving approximately one-third of the industrial park's 100 acres (The Times 1964: 9; Redwood City Tribune 1964: 19). Development stalled in the park between 1964 and 1982 but resumed in the mid- to late 1980s. O'Brien Drive experienced a second wave of development from 1982-1991, at which point, the entire length of the street was lined with light-industrial buildings (NETR 2022).

The subject property was constructed as individual components of the larger Kavanaugh Industrial Park, the properties are developed with light-industrial, utilitarian buildings historically used as light-industrial office and warehousing space. Specific histories and property ownership for these properties are limited despite thorough archival, historic newspaper searches, and research into local directories spanning 1950 to 1969. The permits associated with the property was provided by the City of Menlo Park Building Division indicate that the buildings were constructed as office buildings with warehouse space and that alterations have occurred to accommodate the buildings' occupants.

The building legally cited at 985 O'Brien Drive was developed in 1955. The property's original owners could not be determined through building and archival research. In December 1967, the Opportunities Industrialization Center West (OICW) opened its second skills training center location in the Kavanaugh Industrial Park at the Subject property. The original property of the OICW, a 20,000 square-foot building, is located to the east of the property at 1100 O'Brien Drive (Times 1973: 9). With the new building, OICW was able to expand to 32,000 square feet and enrollment grew from 350 to 500 students. Students were predominantly among the unemployed or underemployed population living in East Palo Alto, Menlo Park, Redwood City, and San Mateo, San Jose, and Milpitas areas. Students were trained in a variety of industrial skills including drafting, welding, and auto mechanics and provided employment opportunities in local industrial businesses (Times 1967: 41). In 1975, the Redwood City based Vela Corporation, founded by Al Giannotti, obtained the property. Giannotti had owned the property next door, 1005 O'Brien Drive, since 1973 (City of Menlo Park Building Division 1975: A-16443; Almanac 2000: np; The Times 1958: 5). In 1990, Intuit rented the subject building from Giannotti (City of Menlo Park Building Division 1990a: A-25654). In 2008, Eternal Life Church rented the building but, by 2017, the property had been purchased by a private portfolio and the church relocated (City of Menlo Park Building Division 2008a: 08-1338; City of Menlo Park Building Division 2017: 17-237). The Subject building is currently vacant.

### Identified Alterations

- 1975: Roofing Repair Permit (Permit no A-16443)
- 1986: Roofing Repair Permit (Permit no. A-25114)
- 1990: Electrical Permit (Permit no. B-19154)
- 1990: Change of Use Permit (Permit no. A-25654)
- 1995: Common Structural Upgrade (Permit no. A-030446)
- 2008: Backflow Prevention Unit Instillation (Permit no. 08-1338)
- 2017: Voluntary Structural upgrades (Permit no. 17-237).

### \*B10. Significance (Continued):

does not appear eligible for listing in the NRHP and CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

### NRHP/CRHR Evaluations

## CONTINUATION SHEET

Property Name: 985 O'Brien Drive

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985 O'Brien Drive is recommended not eligible under any of the City of Menlo Park municipal code (H) Historic Site District of the City of Menlo Park Designation Criteria due to a lack of associations with events that have made a significant contribution to the broad patterns of local, California, or United States history; lack of association with the lives of important persons; lack of distinctive characteristics of a type, period, region, or construction method, lack of association with a master, and lacking high artistic values; and cannot be identified as having the potential to yield information important to the prehistory or history of the local area, California or the nation.

**NRHP Criterion A: associated with events that have made a significant contribution to the broad patterns of our history**

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

Kavanaugh Industrial Park. In the mid-twentieth century, the City of Menlo Park attracted commercial, technological, and industrial businesses, leading to the establishment of numerous industrial parks. Other than this association, archival research did not find any associations with events that have made a significant contribution to the broad patterns of local or regional history. The subject building is one of many representations of incremental commercial industrial growth in Menlo Park, across the State of California, and nationwide during the mid-twentieth century. As such, the subject property is not associated with any local, state, or national historical events and is recommended not eligible under NRHP/CRHR Criterion A/1.

**NRHP Criterion B: associated with the lives of significant persons in our past.**

***CRHR Criterion 2: is associated with the lives of persons important in our past.***

To be found eligible under NRHP Criterion B or CRHR Criterion 2, the subject property would need to be directly associated with a person considered historically significant at the local, state, or national level, and it would need to be the place (or part of the place) where that person performed the work for which they are known. An example of such a property that could be found significant under these criteria is a famous artist's studio where they conducted the work for which they are known or the headquarters building associated with a famous inventor or industrialist.

In 1874, Charles Kavanaugh purchased a 132-acre property that remained an undeveloped field until a city-wide wave of industrial development. In 1950, Kavanaugh's heirs, Clarence and Thomas, announced plans to develop the vacant property with a light-industrial complex (Peninsula Times Tribune 1959a: 11). The Kavanaghs steadily developed the industrial park in multiple stages between 1950 and 1970. The developers and original owners of Subject property could not be determined through building and archival research. In December 1967, the Opportunities Industrialization Center West (OICW) opened its second skills training center location in the Kavanaugh Industrial Park. Al Giannotti purchased the building in 1975 during corporate expansion. Two years prior, Giannotti had purchased the property and continued to operate from the site. After Giannotti sold the property, owners included Eternal Life Church and private corporate portfolios. Based on the ownership history it appears that the building has been utilized for a variety of common industrial business since its creation in the 1950s. None of the prior or current property owners are known to be historic figures in the region, State, or nation. Furthermore, this building is not known to be directly associated as a place where a person who is known historically conducted their important work. Because research did not indicate that any historically significant person or group of people conducted or produce work for which they are known at Subject property is recommended not eligible under NRHP/CRHR Criterion B/2.

**NRHP Criterion C: embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or**



## CONTINUATION SHEET

Property Name: 985 O'Brien Drive

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that represent a significant and distinguishable entity whose components may lack individual distinction.

***CRHR Criterion 3: 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.***

Architecturally, the building located at Subject property does not appear to be important for its design or construction value. Research did not reveal the architect or builder of this property but due to the utilitarian style of the building, it is unlikely that they would be associated with the work of a master architect.

Subject property is composed of ubiquitous and prefabricated industrial buildings that are considered utilitarian and do not represent a particular style of architecture. These are common building types that can be found at various light-industrial sites throughout the state and nation. The buildings do not embody distinctive characteristics of a type, period, or method of construction and do not possess high artistic value. Consequently, the subject property is recommended not eligible under NRHP Criterion C or CRHR Criterion 3.

**NRHP Criterion D: have yielded, or may be likely to yield, information important in history or prehistory.**

***CRHR Criterion 4: has yielded, or may be likely to yield, information important in prehistory or history.***

This report was limited to historical resources that are part of the built environment. Criterion D generally applies to archaeological resources but may apply to a built environment resource in instances where a resource may contain important information about such topics as construction techniques or human activity. This is unlikely to be true for the light-industrial buildings located at Subject property. Therefore, the built environment components of the subject property and is not likely eligible under Criterion D.

### **Integrity Discussion**

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (2002) states that the integrity of a property is based upon the historical significance and character defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity." Upon conclusion that the subject property does not meet any of the required criteria for significance, the subject property's current state of integrity is inconsequential. As such, no assessment of integrity is provided in this evaluation (NPS 2002).

## CONTINUATION SHEET

Property Name: 985 O'Brien Drive

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### \*B12. References (Continued) :

- Almanac. 2000. "Obituaries: Al Giannotti." The Almanac News Archive, June 21, 2000. Accessed September 2, 2022. [https://www.almanacnews.com/morgue/2000/2000\\_06\\_21.obit21.html](https://www.almanacnews.com/morgue/2000/2000_06_21.obit21.html).
- City of Menlo Park Building Division. 1975. "985 O'Brien Drive: Permit: A-16443." Available through the City of Menlo Park Building Division.
- City of Menlo Park Building Division. 1986. "985 O'Brien Drive: Permit: A-25114." Available through the City of Menlo Park Building Division.
- City of Menlo Park Building Division. 1990a. "985 O'Brien Drive: Permit: B-19154." Available through the City of Menlo Park Building Division.
- City of Menlo Park Building Division. 1990b. "985 O'Brien Drive: Permit: A-25654." Available through the City of Menlo Park Building Division.
- City of Menlo Park Building Division. 1995. "985 O'Brien Drive: Permit: A-030446." Available through the City of Menlo Park Building Division.
- City of Menlo Park Building Division. 2017. "985 O'Brien Drive: Permit: 17-237." Available through the City of Menlo Park Building Division.
- City of Menlo Park Building Division. 2018a. "985 O'Brien Drive: Permit: 08-1338." Available through the City of Menlo Park Building Division.
- City of Menlo Park Building Division. 2022c. "985 O'Brien Drive: Permit: 17-237." Available through the City of Menlo Park Building Division.
- Jones. 2022. "Environmental Impact Report for 1005 O'Brien Drive and 1320 Willow Road Research and Development Project." Prepared by Dudek for the City of Menlo Park, August 2022.
- NETR. 2022. "Historic Aerials Online." Historic aerial photographs of the intersection of O'Brien Drive and Willow Road, Menlo Creek, CA dating from 1948 to 2020. Accessed August 1, 2022. <https://www.historicaerials.com/viewer>.
- Peninsula Times. 1959c. "Building Permits in Menlo Park Show Large Gain." The Peninsula Times Tribune (Palo Alto, California), June 5, 1959. Page 25. Accessed August 1, 2022. <https://www.newspapers.com/>.
- Peninsula Times. 1959d. "Menlo Drops Underpass from Plan." The Peninsula Times Tribune (Palo Alto, California), October 6, 1959. Page 15. Accessed August 1, 2022. <https://www.newspapers.com/>.
- Redwood City Tribune. 1959a. "EPA Street Connection Wins Support." The Redwood City Tribune (Redwood City, California), September 3, 1959. Page 5. Accessed August 1, 2022. <https://www.newspapers.com/>.
- Redwood City Tribune. 1959b. "MP Planners Approve Industrial Buildings." The Redwood City Tribune (Redwood City, California), March 18, 1959. Page 26. Accessed August 1, 2022. <https://www.newspapers.com/>.
- Redwood City Tribune. 1963. "Route Maps of Willow Freeway Due." The Redwood City Tribune (Redwood City, California), October 31, 1963. Page 18. Accessed August 1, 2022. <https://www.newspapers.com/>.

## CONTINUATION SHEET

Property Name: 985 O'Brien Drive

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Redwood City Tribune. 1964. "A Bayside String of Industrial Parks." The Redwood City Tribune (Redwood City, California), December 30, 1963. Page 19. Accessed August 1, 2022. <https://www.newspapers.com/>.

Times. 1958. "Hiller Tells Plans to Build Plant Addition." The Times (San Mateo, California) June 17, 1958. Accessed September 2, 2022. <https://www.newspapers.com/>.

Times. 1964. "Fill Moratorium Branded Imposition on Local Gov't." The Times (San Mateo, California), February 20, 1964. Page 9. Accessed August 1, 2022. <https://www.newspapers.com/>.

Times. 1967. "New Skills Center Opens in Menlo." The Times (San Mateo, California), December 8, 1967. Page 41. Accessed August 1, 2022. <https://www.newspapers.com/>.

Times. 1973. "OICW Battles for US Funds to Stay Alive." The Times (San Mateo, California), March 3, 1973. Page 9. Accessed August 1, 2022. <https://www.newspapers.com/>.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 8 \*Resource Name or #: (Assigned by recorder) 1005 O'Brien Drive

P1. Other Identifier: 1001 O'Brien Drive; 1015 O'Brien Drive

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Mateo County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Menlo Park Date 2021 T 5S; R 3W of Sec 24, 25; Mount Diablo B.M.

c. Address 1005 O'Brien Drive City City of Menlo Park Zip 94025

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 575066.14 mE / 4147925.95 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Assessor's Parcel Number (APN): 055-421-060

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The building constructed at 1005 O'Brien Drive, constructed 1956, is a utilitarian light industrial building characterized by economical design elements constructed with mass-produced materials. The building is one-story in height; has low, boxy, horizontal proportions; simple geometric forms with minimal exterior ornamentation; a rectangular footprint; and a bow truss roof clad in flat roof with no overhanging eaves. **\*See continuation sheet.**

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial structure

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



\*P5b. Description of Photo:

Overview of 1005 O'Brien including main (south) and west elevations, view looking northwest (IMG 0843).

\*P6. Date Constructed / Source:

Historic  Prehistoric  Both  
1955 (Parcel Quest 2022)

\*P7. Owner and Address:

Tarlton Properties  
1530 O'Brien Drive, Ste. C  
Menlo Park, California, 94025

\*P8. Recorded by: (Name, affiliation, and address) Erin Jones, MA, Dudek

1102 R Street  
Sacramento, Ca 95811

\*P9. Date Recorded: 08/16/2022

\*P10. Survey Type: (Describe) Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Jones. 2022. "Environmental Impact Report for 1005 O'Brien Drive and 1320 Willow Road Research and Development Project." Prepared for Tarlton Properties, August 2022.

\*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): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 1005 O'Brien Drive \*NRHP Status Code 6Z

Page 2 of 8

\*B1. Historic Name: 1005 O'Brien Drive

\*B2. Common Name: 1005 O'Brien Drive

\*B3. Original Use: Office Building \*B4. Present Use: Office Building

\*B5. Architectural Style: None.

\*B6. Construction History: (Construction date, alterations, and date of alterations)

\*B7. Moved?  No  Yes  Unknown Date: N/A Original Location: N/A

\*B8. Related Features:

B9a. Architect: Unknown. b. Builder: Unknown.

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

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

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

1005 O'Brien Drive does not appear eligible for listing in the NRHP and CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria. \* See Continuation Sheet

B11. Additional Resource Attributes: (List attributes and codes) none.

\*B12. References:

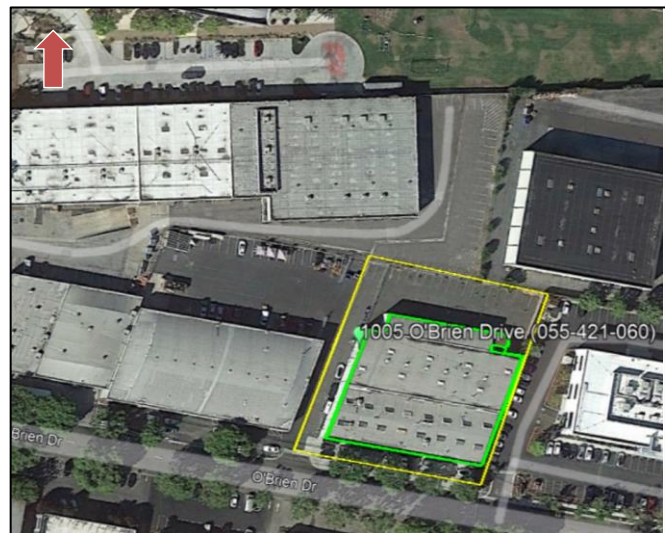
\* See Continuation Sheet

B13. Remarks:

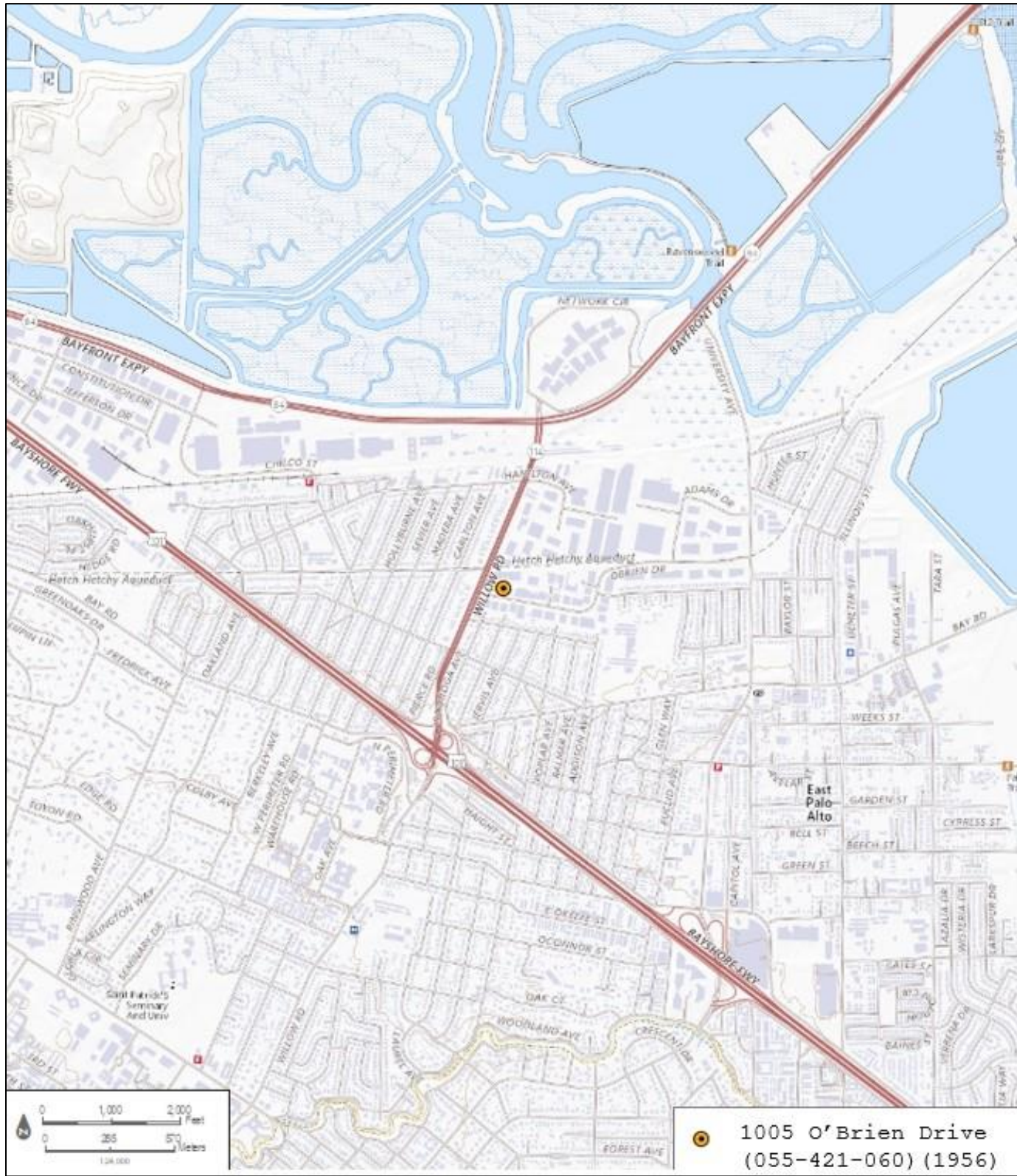
\*B14. Evaluator: Erin Jones, Dudek

\*Date of Evaluation: September 1, 2022

(This space reserved for official comments.)



Page 3 of 8 \*Resource Name or # (Assigned by recorder) 1005 O'Brien Drive  
\*Map Name: Menlo Park, San Mateo County, California \*Scale: 1,24,000 \*Date of map: 2022



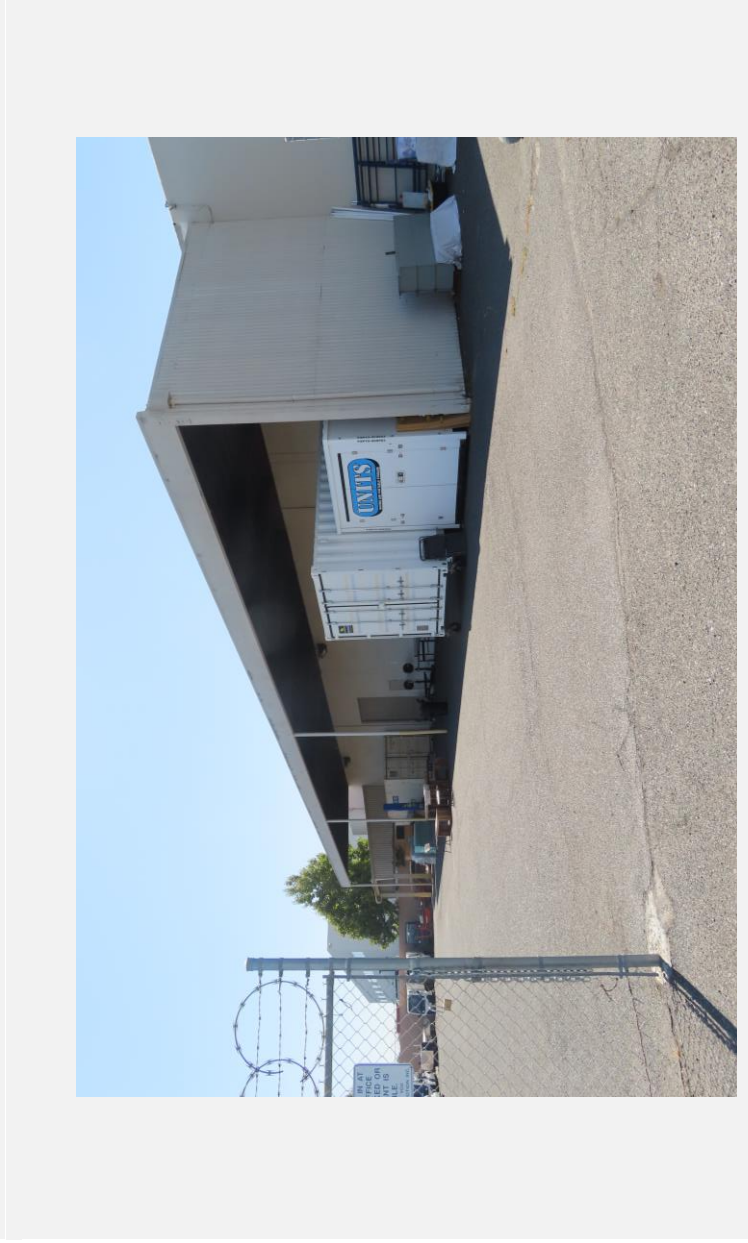
## CONTINUATION SHEET

Property Name: 1005 O'Brien Drive  
Page 4 of 8

### \*P3a. Description (Continued):

The building of concrete construction and has minimal fenestration and entrances. The full-length glass door in a metal frame located on the main (south) elevation is surrounded by fixed windows, also in metal frames. Three fixed windows in metal frames are equally spaced on the main (south) elevation. Other entrances are comprised of metal pedestrian doors and two, oversized garage entrances with raisable metal doors. Attached to the rear (north) of the building are two corrugated metal shade structures with flat roofs and supported by metal poles (Photograph 2).

**Photograph 2.** Rear (north) elevation with attached storage shelters of 1005 O'Brien Drive. View looking southeast (IMG\_0855).



### Historic Context Related to Study Area

The project area, currently developed as the 100-acre Kavanaugh Industrial Park, is bound by Willow Road to the west, the Hetch Hetchy right of way to the north, and State Route 109 to the east (Photograph 1). The property, originally 1320 acres, was purchased by Charles Kavanaugh in 1874 for \$50.16. The property remained an undeveloped field fronting Willow Drive, in Menlo Park, California until the mid-twentieth century. Over the next 80 years, small planned residential communities developed nearby Kavanaugh's property. During a city-wide wave of industrial development in 1950, Kavanaugh's heirs, Clarence and Thomas, announced plans to develop their great-great-grandfather's vacant, rural property with a light-industrial complex (Peninsula Times Tribune 1959a: 11).

By the mid-1950s two of the properties in the study area, 985 O'Brien Drive and 1005 O'Brien Drive were constructed. Kavanaugh Industrial Park continued to expand and, in 1958, connected O'Brien Drive (east road) to Kavanaugh Drive (west). Connecting the roads created a direct route between Willow Road and State Route 109 and eased industrial and residential traffic (Redwood

## CONTINUATION SHEET

Property Name: 1005 O'Brien Drive

Page 5 of 8

City Tribune 1959a: 5; Redwood City Tribune 1959b: 26; Peninsula Times Tribune 1958: 20). In 1959, the Kavanaugh Industrial Park was appraised at an estimated value of between \$150,000 and \$175,000 (Peninsula Times Tribune 1959b: 10; Peninsula Times 1959c: 25; Peninsula Times Tribune 1959d: 15; Redwood City Tribune 1959c: 4).

Urban development continued around Kavanaugh Industrial Park during the early 1960s. Willow Road (SR 114) was approved in 1963 to relieve industrial and residential traffic in the area (Redwood City Tribune 1963: 18). That same year 1320 Willow Road was constructed. By 1964, the Kavanaugh Industrial Park was developed with 20 light-industrial buildings, covering approximately one-third of the industrial park's 100 acres (The Times 1964: 9; Redwood City Tribune 1964: 19). Development stalled in the park between 1964 and 1982 but resumed in the mid- to late 1980s. O'Brien Drive experienced a second wave of development from 1982-1991, at which point, the entire length of the street was lined with light-industrial buildings (NETR 2022).

The three subject properties were constructed as individual components of the larger Kavanaugh Industrial Park, the properties are developed with light-industrial, utilitarian buildings historically used as light-industrial office and warehousing space. Specific histories and property ownership for these properties are limited despite thorough archival, historic newspaper searches, and research into local directories spanning 1950 to 1969. The permits associated with the project area provided by the City of Menlo Park Building Division indicate that the buildings were constructed as office buildings with warehouse space and that alterations have occurred to accommodate the buildings' occupants.

The building erected at 1005 O'Brien Drive was developed in developed in 1956 (NETR 2022; Parcel Quest 2022). The property's original owners could not be determined through building and archival research. The Vela Corporation purchased the property by 1973 as part of its corporate expansion from Redwood City and occupied the building until 2004 (City of Menlo Park Building Division 2004b: BLD2004-01372). Balco Properties, another commercial real estate firm, purchased the property by 2013 and replaced the building's main (south) elevation (City of Menlo Park Building Division 2013: BLD2013-01395). In 2021, the property had been transferred to Cyngn, a developer of innovative autonomous driving software (Cyngn 2022:np). Cyngn continues to occupy the Subject building.

### Identified Alterations

The building, originally constructed in 1956, is an office and warehouse space within the larger Kavanaugh Industrial Park. Alterations to the building were identified during the course of archival and building research as well as during the pedestrian survey. Identified alterations include:

- 1973: Common Structural Upgrade (Permit no. A-13542)
- 1991: Ceiling Lighting (Permit no. A-26222)
- 1995: Common Structural Upgrade (Permit no. A-30445)
- 2003: Repair 350 Square Feet of Slab Floor (Permit no. BLD2003-00419)
- 2004: Common Structural Upgrade (Permit no. BLD2004-01135)
- 2004: No Use Permit (Permit no. BLD2004-01372)
- 2013: Total Replacement of Main Elevation (south) that included new concrete cladding, a new opening in an existing concrete wall, and a new glass front and entrance (Permit no. BLD2013-01395).

### \*B10. Significance (Continued):

1005 O'Brien Drive does not appear eligible for listing in the NRHP and CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

### NRHP/CRHR Evaluations



## CONTINUATION SHEET

Property Name: 1005 O'Brien Drive

Page 6 of 8

**NRHP Criterion A: associated with events that have made a significant contribution to the broad patterns of our history**

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

The subject property's development resulted from the development and expansion of the Kavanaugh Industrial Park. In the mid-twentieth century, the City of Menlo Park attracted commercial, technological, and industrial businesses, leading to the establishment of numerous industrial parks. Other than this association, archival research did not find any associations with events that have made a significant contribution to the broad patterns of local or regional history. The subject building is one of many representations of incremental commercial industrial growth in Menlo Park, across that State of California, and nationwide during the mid-twentieth century. As such, the subject property is not associated with any local, state, or national historical events have made significant contributions to the history and does not appear eligible under NRHP/CRHR Criterion A/1.

**NRHP Criterion B: associated with the lives of significant persons in our past.**

***CRHR Criterion 2: is associated with the lives of persons important in our past.***

To be found eligible under NRHP Criterion B or CRHR Criterion 2, the subject property would need to be directly associated with a person considered historically significant at the local, state, or national level, and it would need to be the place (or part of the place) where that person performed the work for which they are known. An example of such a property that could be found significant under these criteria is a famous artist's studio where they conducted the work for which they are known or the headquarters building associated with a famous inventor or industrialist.

In 1874, Charles Kavanaugh purchased 132 acres that remained an undeveloped field fronting Willow Drive until a city-wide wave of industrial development. In 1950, Kavanaugh's heirs, Clarence and Thomas, announced plans to develop their still vacant property with a light-industrial complex (Peninsula Times Tribune 1959a: 11). The Kavanaughs steadily developed the industrial park between 1950 and 1970. The developers and original owners of the property could not be determined through building and archival research. Al Giannotti purchased the building in 1973 and, in 1975, expanded operations to the Subject building. Giannotti owned Subject building until 2004. "Cyngn," a developer of innovative autonomous driving software, began to occupy the building in 2021 and continues to occupy the space. Because research did not indicate that any historically significant person or group of people conducted or produce work for which they are known at the subject property does not appear eligible under NRHP/CRHR Criterion B/2.

**NRHP Criterion C: embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

***CRHR Criterion 3: 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.***

Architecturally, the subject building does not appear to be important for its design or construction value. Research did not reveal the architect or builder of this property but due to

## CONTINUATION SHEET

Property Name: 1005 O'Brien Drive

Page 7 of 8

the utilitarian style of the building, it is unlikely that it would be associated with the work of a master architect. The building is composed of a ubiquitous and prefabricated industrial building that is considered utilitarian and does not represent a particular style of architecture. This is a common building type that can be found at various light-industrial sites throughout the state and nation. The building does not embody distinctive characteristics of a type, period, or method of construction and do not possess high artistic value. Consequently, the subject property does not appear eligible NRHP Criterion C or CRHR Criterion 3.

**NRHP Criterion D: have yielded, or may be likely to yield, information important in history or prehistory.**

**CRHR Criterion 4: has yielded, or may be likely to yield, information important in prehistory or history.**

This report was limited to historical resources that are part of the built environment. Criterion D generally applies to archaeological resources but may apply to a built environment resource in instances where a resource may contain important information about such topics as construction techniques or human activity. This is unlikely to be true for the property and, therefore, the property is not likely to be significant under NRHP Criterion D or CRHR Criterion 4.

### Integrity Discussion

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (NPS 1995: np) states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity."

To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. As 1005 O'Brien Drive was not found significant under any NRHP or CRHR, the property does not have a period of significance and the integrity of the buildings does not require examination.

### **\*B12. References (Continued):**

City of Menlo Park Building Division. 1973a. "1001 O'Brien Drive: Permit: A-13542." Available through the City of Menlo Park Building Division.

City of Menlo Park Building Division. 1991a. "1001 O'Brien Drive: Permit: A-26222." Available through the City of Menlo Park Building Division.

City of Menlo Park Building Division. 2003. "1001 O'Brien Drive: Permit: BLD2003-00419." Available through the City of Menlo Park Building Division.

City of Menlo Park Building Division. 2004a. "1001 O'Brien Drive: Permit: BLD2004-01135." Available through the City of Menlo Park Building Division.

City of Menlo Park Building Division. 2004b. "1001 O'Brien Drive: Permit: BLD2004-01372." Available through the City of Menlo Park Building Division.

## CONTINUATION SHEET

Property Name: 1005 O'Brien Drive

Page 8 of 8

- City of Menlo Park Building Division. 2008a. "1001 O'Brien Drive: Permit: 08-1338." Available through the City of Menlo Park Building Division.
- City of Menlo Park Building Division. 2013. "1001 O'Brien Drive: Permit: BLD2003-01395." Available through the City of Menlo Park Building Division. Cyngn. 2022. "About Us." Accessed September 2, 2022. <https://www.cyngn.com>.
- Jones. 2022. "Environmental Impact Report for 1005 O'Brien Drive and 1320 Willow Road Research and Development Project." Prepared by Dudek for the City of Menlo Park, August 2022.
- Peninsula Times. 1959c. "Building Permits in Menlo Park Show Large Gain." The Peninsula Times Tribune (Palo Alto, California), June 5, 1959. Page 25. Accessed August 1, 2022. <https://www.newspapers.com/>.
- Peninsula Times. 1959d. "Menlo Drops Underpass from Plan." The Peninsula Times Tribune (Palo Alto, California), October 6, 1959. Page 15. Accessed August 1, 2022. <https://www.newspapers.com/>.
- Redwood City Tribune. 1959a. "EPA Street Connection Wins Support." The Redwood City Tribune (Redwood City, California), September 3, 1959. Page 5. Accessed August 1, 2022. <https://www.newspapers.com/>.
- Redwood City Tribune. 1959b. "MP Planners Approve Industrial Buildings." The Redwood City Tribune (Redwood City, California), March 18, 1959. Page 26. Accessed August 1, 2022. <https://www.newspapers.com/>.
- Redwood City Tribune. 1963. "Route Maps of Willow Freeway Due." The Redwood City Tribune (Redwood City, California), October 31, 1963. Page 18. Accessed August 1, 2022. <https://www.newspapers.com/>.
- Redwood City Tribune. 1964. "A Bayside String of Industrial Parks." The Redwood City Tribune (Redwood City, California), December 30, 1963. Page 19. Accessed August 1, 2022. <https://www.newspapers.com/>.
- Times. 1964. "Fill Moratorium Branded Imposition on Local Gov't." The Times (San Mateo, California), February 20, 1964. Page 9. Accessed August 1, 2022. <https://www.newspapers.com/>.
- NETR. 2022. "Historic Aerials Online." Historic aerial photographs of the intersection of O'Brien Drive and Willow Road, Menlo Creek, CA dating from 1948 to 2020. Accessed August 1, 2022. <https://www.historicaerials.com/viewer>.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6z

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 9 \*Resource Name or #: (Assigned by recorder) 1320 Willow Road (State Route 114)

P1. Other Identifier: Map ID 3

\*P2. Location:  Not for Publication  Unrestricted

\*a. County San Mateo County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Menlo Park Date 2021 T 5S; R 3W of Sec 24,25; Mount Diablo B.M.

c. Address 1230 Willow Road City City of Menlo Park Zip 94025

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 575002.00 mE / 4148003.00 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Assessor's Parcel Number (APN): 055-421-160

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property located at 1320 Willow Road, constructed 1963, is a utilitarian light-industrial building of the Mid-Century Modern architectural design. Mid-Century Modern design is characterized by economical design elements, all of which embodied by the subject building which was constructed with mass-produced materials. **\*See continuation sheet.**

\*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial structure

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



\*P5b. Description of Photo:

Overview of 1320 Willow Road  
including main (south) and  
west elevations, view looking  
northwest (IMG 0843).

\*P6. Date Constructed / Source:

Historic  Prehistoric  Both  
1955 (Parcel Quest 2022)

\*P7. Owner and Address:

Tarlton Properties  
1530 O'Brien Drive, Ste. C  
Menlo Park, California, 94025

\*P8. Recorded by: (Name, affiliation, and address)

Erin Jones, MA, Dudek  
1102 R Street  
Sacramento, Ca 95811

\*P9. Date Recorded: 08/16/2022

\*P10. Survey Type: (Describe) Intensive Pedestrian

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Dudek. 2022. "Environmental Impact Report for 1005 O'Brien Drive and 1320 Willow Road Research and Development Project." Prepared for Tarlton Properties, August 2022.

\*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): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) 1320 Willow Road \*NRHP Status Code 6Z

Page 2 of 9

\*B1. Historic Name: 1320 Willow Road

\*B2. Common Name: 1320 Willow Road

\*B3. Original Use: Office Building \*B4. Present Use: Tasting Room and Wine Storage

\*B5. Architectural Style: None.

\*B6. Construction History: (Construction date, alterations, and date of alterations)

\*B7. Moved?  No  Yes  Unknown Date: N/A Original Location: N/A

\*B8. Related Features:

B9a. Architect: Unknown. b. Builder: Unknown.

\*B10. Significance: Theme N/A Area N/A  
Period of Significance N/A Property Type N/A Applicable Criteria N/A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

1320 Willow Road does not appear eligible for listing in the NRHP and CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria. \* See Continuation Sheet

B11. Additional Resource Attributes: (List attributes and codes) none.

\*B12. References:

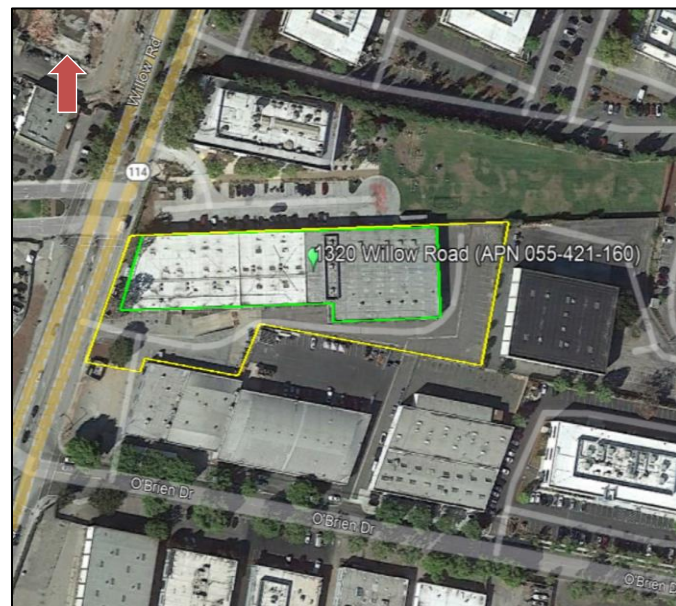
\* See Continuation Sheet

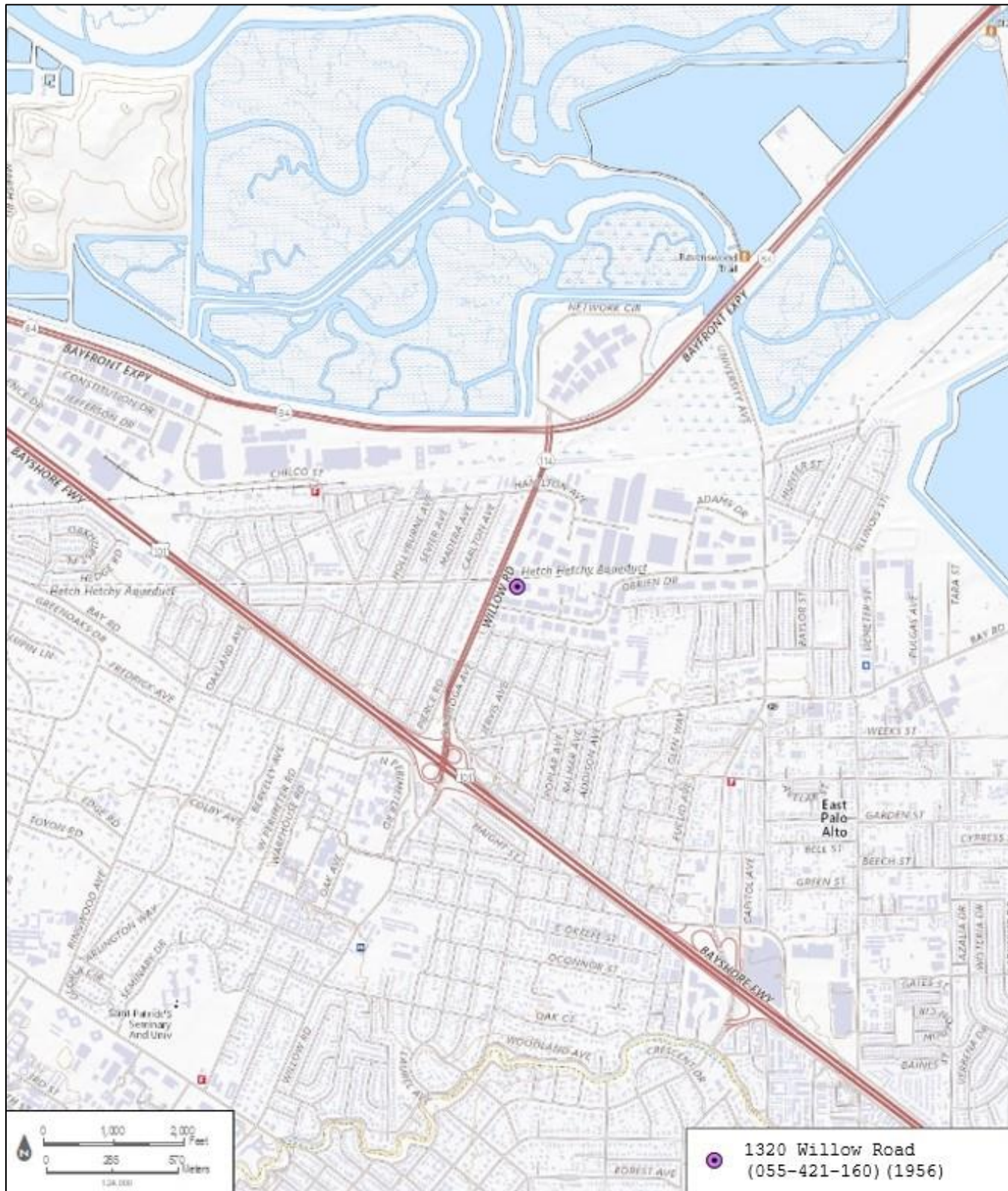
B13. Remarks:

\*B14. Evaluator: Erin Jones, Dudek

\*Date of Evaluation: September 1, 2022

(This space reserved for official comments.)





## CONTINUATION SHEET

Property Name: 1320 Willow Road

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### \*P3a. Description (Continued):

The building is one-story in height; has low, boxy, horizontal proportions; simple geometric forms with minimal exterior ornamentation; is asymmetrical; has a flat roof hidden by shallow parapets; concrete, cantilever canopies sheltering entrances, minimal, simple fenestration; industrially plain doors; and vertical elements. The building has a largely rectangular footprint with an extension that juts from the northeast of the building and a flat roof. Ornamental features on the building include evenly spaced vertical cutouts in the painted cement cladding; projecting, square, vertical components that divide the building into bays; and short parapets that hide the building's flat roof. The building is accessed via two glass doors surrounded by fixed windows of various sizes in metal frames located near the southwest corner of the building, the metal pedestrian-doors in the center of the south (main) elevation, or the four oversized garage doors with raisable metal doors. Other than the fixed windows with metal frames surrounding the two main entrances the building lacks fenestration. Directly south of the building, a concrete truck ramp slopes downward and is protected by metal railings. The west and north (rear) elevations lack fenestration and doors. The east elevation has a single oversized door with a raisable metal door (photograph 2).

Photograph 6. Main (south) and east elevation. View looking northwest (IMG\_0860).



### Historic Context Related to Study Area

#### Identified Alterations

The building was originally constructed in 1963, is an office and warehouse space within the larger Kavanaugh Industrial Park. Alterations to the building were identified during the course of archival and building research as well as during the pedestrian survey. Other than permitted alterations, a 2018 City of Menlo Park Planning Commission public community development hearing

## CONTINUATION SHEET

Property Name: 1320 Willow Road

Page 5 of 9

approved interior alterations to the subject building 3 that included the development of a wine storage facility and tasing area (City of Menlo Park 2018: 18- 084-PC). Identified alterations include:

- 1963: Gas turned on (Permit no. A-8676)
- 1967: Addition of Gas Line (Permit no. A-10417)
- 1972: Building Modifications and Upgrades (Permit no. A-12795)
- 1973: Loading Ramp (Permit no. A-13386)
- 1979: Electric Upgrades and Vault Ceiling (Permit no. A-16556)
- 1991: Re-roof (Permit no. A 026216)
- 2000: Re-roof (Permit no. A 036584).
- 2000: Interior Alterations (Permit no. A 036976)
- 2000: Addition of New Storage Racks (Permit no. A 037187)
- 2000: Addition of ADA Compliant Bathroom (Permit no. A 027800)
- 2001: Addition of Storage Racks (Permit no. A 037825)
- 2001: New Role-up Garage Door (Permit no. BLD2002-00889)
- 2002: Addition of Storage Racks (Permit no. A 037248)
- 2008: Expansion to use Suite A, B, and C (Permit no. BLD2008-00150)
- 2008: Installation of storage racks with catwalk that accesses upper shelves (Permit no. 08. 1374).
- 2012: New Shelves, Lighting, Reroof, and Door Openings (Permit no. 12-1144)
- 2018: Re-roof (Permit no. BLD2018-01220).
- 2020: Monument Sign with LED Letters (Permit no. BLD2020-00348)
- 2022: Minor Use Permit for interior alterations/2 new openings on existing interior wall (Permit no. BPA2022-00703)
- 2022: Minor Use Permit for interior alterations (Permit no. BLD2022-00761)

**\*B10. Significance (Continued):**

1320 Willow Road does not appear eligible for listing in the NRHP and CRHR based on the following significance evaluation and in consideration of national and state eligibility criteria:

**NRHP/CRHR Evaluations**

**NRHP Criterion A: associated with events that have made a significant contribution to the broad patterns of our history**

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

The construction of the subject building resulted from the development and expansion of the Kavanaugh Industrial Park. In the mid-twentieth century, the City of Menlo Park attracted commercial, technological, and industrial businesses, leading to the establishment of numerous industrial parks. Other than this association, archival research did not find any associations



## CONTINUATION SHEET

Property Name: 1320 Willow Road

Page 6 of 9

with events that have made a significant contribution to the broad patterns of local or regional history. The subject building is one of many representations of incremental commercial industrial growth in Menlo Park, across the State of California, and nationwide during the mid-twentieth Century. As such, the subject property is not associated with any local, state, or national historical events have made significant contributions to the history is recommended not eligible under NRHP/CRHR Criterion A/1.

**NRHP Criterion B: associated with the lives of significant persons in our past.**

***CRHR Criterion 2: is associated with the lives of persons important in our past.***

To be found eligible under NRHP Criterion B or CRHR Criterion 2, the subject property would need to be directly associated with a person considered historically significant at the local, state, or national level, and it would need to be the place (or part of the place) where that person performed the work for which they are known. An example of such a property that could be found significant under these criteria is a famous artist's studio where they conducted the work for which they are known or the headquarters building associated with a famous inventor or industrialist.

In 1874, Charles Kavanaugh purchased 132 acres that remained an undeveloped field fronting Willow Drive until a city-wide wave of industrial development. In 1950, Kavanaugh's heirs, Clarence and Thomas, announced plans to develop their still vacant property with a light-industrial complex (Peninsula Times Tribune 1959a: 11). The Kavanaughs steadily developed the industrial park between 1950 and 1970. The developers and original owners of the subject property could not be determined through building and archival research.

The Kavanaugh Corporation owned the property from its development in 1963 until 1972, when the property was sold to a series of publishing companies including Sunset Magazine. In 2000 Dr. Don Fox, the property's current owner, purchased the property and converted it into a commercial alcohol storage and tasting facility. Because research did not indicate that any historically significant person or group of people conducted or produce work for which they are known at the subject property, which is recommended not appear eligible under NRHP/CRHR Criterion B/2.

**NRHP Criterion C: embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.**

***CRHR Criterion 3: 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.***

Architecturally, the subject building does not appear to be important for its design or construction value. Due to the light-industrial use and utilitarian history of the Subject Property, it is unlikely that it would be associated with the work of a master architect.

The building is composed of a ubiquitous, utilitarian and prefabricated industrial building that does not represent a particular style of architecture that reflects the Mid Century Modern architectural style (MCM). MCM-designed light-industrial buildings are extremely common structures that can be found at countless light-industrial sites throughout the state. Furthermore, the building is not known to be the work of an important architect, builder, engineer, or designer, and is not known to have been built using an innovative construction technique. Archival research failed to indicate any designers or architects of the Subject building and, due to the ubiquitous style, it is unlikely to be the work of a master and does not possess high artistic value. Consequently, the subject property is recommended not eligible under NRHP Criterion C or CRHR Criterion 3.

## CONTINUATION SHEET

Property Name: 1320 Willow Road

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**NRHP Criterion D: have yielded, or may be likely to yield, information important in history or prehistory.**

**CRHR Criterion 4: has yielded, or may be likely to yield, information important in prehistory or history.**

This report was limited to historical resources that are part of the built environment. Criterion D generally applies to archaeological resources but may apply to a built environment resource in instances where a resource may contain important information about such topics as construction techniques or human activity. This is unlikely to be true for the property and, therefore, the property is not likely to be significant under NRHP Criterion D or CRHR Criterion 4.

### Integrity Discussion

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (NPS 1995: np) states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity."

To be eligible for listing in the NRHP, properties must retain their physical integrity from the period in which they gained significance. In the case of architecturally significant properties, the period of significance is normally the date of construction. For historically significant properties, the length of the historic associations usually measures the period of significance. As 1320 Willow Road was not found significant under any NRHP or CRHR, the property does not have a period of significance and the integrity of the buildings does not require examination.

## CONTINUATION SHEET

Property Name: 1320 Willow Road

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### \*B12. References (Continued) :

City of Menlo Park Building Division. 1963. "1320 Willow Road: Permit: A-8676." Available through the City of Menlo Park Building Division.

City of Menlo Park Building Division. 1977. "1320 Willow Road: Permit: A-10417." Available through the City of Menlo Park Building Division.

City of Menlo Park Building Division. 1972. "1320 Willow Road: Permit: A-12795." Available through the City of Menlo Park Building Division.

City of Menlo Park Building Division. 1973b. "1320 Willow Road: Permit: A-13386." Available through the City of Menlo Park Building Division.

City of Menlo Park Building Division. 1979. "1320 Willow Road: Permit: A-16556." Available through the City of Menlo Park Building Division.

City of Menlo Park Building Division. 1991b. "1320 Willow Road: Permit: A-026216." Available through the City of Menlo Park Building Division.

City of Menlo Park Building Division. 2000a. "1320 Willow Road: Permit: A-036584." Available through the City of Menlo Park Building Division.

City of Menlo Park Building Division. 2000b. "1320 Willow Road: Permit: A-036976." Available through the City of Menlo Park Building Division.

City of Menlo Park Building Division. 2000c. "1320 Willow Road: Permit: A-037187." Available through the City of Menlo Park Building Division.

City of Menlo Park Building Division. 2000d. "1320 Willow Road: Permit: A-027800." Available through the City of Menlo Park Building Division.

City of Menlo Park Building Division. 2001. "1320 Willow Road: Permit: A 037825." Available through the City of Menlo Park Building Division.

City of Menlo Park Building Division. 2002a. "1320 Willow Road: Permit: BLD2002-00889." Available through the City of Menlo Park Building Division.

City of Menlo Park Building Division. 2002b. "1320 Willow Road: Permit: A 037248." Available through the City of Menlo Park Building Division.

City of Menlo Park Building Division. 2008b. "1320 Willow Road: Permit: BLD2008-00150." Available through the City of Menlo Park Building Division.

City of Menlo Park Building Division. 2008c. "1320 Willow Road: Permit: 08. 1374." Available through the City of Menlo Park Building Division.

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