APPENDIX CUL
CULTURAL RESOURCES SURVEY REPORT
CULTURAL RESOURCES SURVEY REPORT
2150-2198 Pleasant Hill Road
Pleasant Hill, Contra Costa County

Prepared by
Daniel Shoup, RPA
Archaeological/Historical Consultants
609 Aileen Street, Oakland, CA 94609

USGS Pleasant Hill 7.5’ Quadrangle

July, 2016
# TABLE OF CONTENTS

INTRODUCTION .......................................................................................................................... 1

RESEARCH AND CONSULTATION ........................................................................................... 5
   Previous Studies and Archival Research .............................................................................. 5
   Native American Consultation ............................................................................................ 5
   Historical Society Consultation .......................................................................................... 5

BACKGROUND .......................................................................................................................... 7
   Environment ............................................................................................................................ 7
   Ethnography .......................................................................................................................... 7
   Prehistory ............................................................................................................................... 8
   History ..................................................................................................................................... 9

FIELD METHODS AND FINDINGS .......................................................................................... 13
   Survey Methods .................................................................................................................... 13
   Survey Results: Archaeological Resources ......................................................................... 13
   Survey Results: Built Environment Resources .................................................................... 13

SIGNIFICANCE EVALUATION AND CONCLUSIONS .......................................................... 17
   Framework for Evaluation .................................................................................................... 17
   National Register of Historic Places .................................................................................... 17
   California Register of Historical Resources ....................................................................... 19
   Pleasant Hill Local Register ............................................................................................... 20
   Conclusions .......................................................................................................................... 22

BIBLIOGRAPHY ......................................................................................................................... 23

APPENDIX 1: RECORD SEARCH RESULTS

APPENDIX 2: NATIVE AMERICAN CONSULTATION

APPENDIX 3: DPR 523 FORMS, 2150 PLEASANT HILL ROAD

APPENDIX 4: DPR 523 FORMS, 2198 PLEASANT HILL ROAD
INTRODUCTION

Mount Diablo View Associates, LLC has requested a cultural resources study of the property at 2150-2198 Pleasant Hill Road, in Pleasant Hill, Contra Costa County, CA (APN 149-051-002, -003, -004, -009, and -011). The site is proposed for development as single-family homes, which will entail removal of existing structures, grading, and other activities with the potential to affect cultural resources. The project is located within the City of Pleasant Hill on an unsectioned portion of the Rancho de las Juntas (USGS Pleasant Hill 7.5’ Quadrangle, T1N R2W, MDBM).

Daniel Shoup of Archaeological/Historical Consultants (A/HC) conducted a historic resources survey on January 6, 2016, and an archaeological field survey on May 13, 2016. Dr. Shoup is a Registered Professional Archaeologist, holds a Ph.D. in Archaeology and a Masters of Urban Planning, and has over 10 years of experience in California history and archaeology. He meets the Secretary of the Interior’s Standards for Archaeology and for History.

The whole of the 4.6-acre property was subject to the cultural resources survey. No prehistoric cultural resources were discovered during the survey. Two buildings over 50 years of age are located on the property, but neither appear to possess significance sufficient to make them eligible for the California Register of Historic Resources, the National Register of Historic Places, or to designate them as City of Pleasant Hill cultural resources.
Figure 1: Project Location

Imagery Google
Figure 2: Project Vicinity

Imagery USGS/CalTopo
Figure 3: Project Area
RESEARCH AND CONSULTATION

Previous Studies and Archival Research

In October 2015, a record search was conducted at the Northwest Information Center, California Historical Resources Information System (File # 15-0649), to identify previously recorded archaeological sites or historic resources. The Contra Costa Canal (P-07-002695) is adjacent to, but outside of the project area and was first recorded in 1996 (West and Welch 1996). To other studies have been conducted within 1/8 mile of the project area. Please see Appendix 1 for record search results.

A/HC staff reviewed the National Register of Historic Places, the California Register of Historic Resources, California Historical Landmarks, and the California Inventory of Historical Resources to determine whether any previously recorded cultural resources exist within the project area. In the scope of that review, none were found. Archival research was conducted at the Earth Sciences and Map Library, University of California Berkeley, historic newspaper archives, and at the Online Archive of California. For a full list of sources consulted, see the attached bibliography.

Native American Consultation

On May 11, 2016 the California Native American Heritage Commission (NAHC) in Sacramento was contacted to determine whether it had any information about archaeological sites or traditional cultural properties of concern to Native Americans in its Sacred Lands File for the project area and environs. The NAHC replied on May 20, 2016, stating that no such properties were located in the Sacred Lands File.

Letters to the six individuals and organizations on the NAHC contact list for Contra Costa County were sent on May 11, 2016 via email. Michelle Zimmer of the Amah Mutsun Tribal Band of San Juan Bautista replied on May 11, stating that the Amah Mutsun Tribal Band was not aware of any sites or cultural material in the area. She recommended that if cultural resources were encountered during the course of construction, that an archaeologist and a Native American monitor should be engaged. Antonio Ruiz Jr., Cultural Resources Officer for the Wilton Rancheria, replied on May 16, requesting copies of the project description and cultural resources reports. Dr. Shoup of A/HC transmitted a draft of the present report to Mr. Ruiz on May 17, 2016. No further replies or comments were received by July 5, 2015.

See Appendix 2 for correspondence with NWIC, NAHC, and Native American contacts.

Historical Society Consultation

On July 5, 2016, Daniel Shoup of A/HC met with Denise Koroslev, secretary of the Pleasant Hill Historical Society (PHHS). Ms. Koroslev provided information from PHHS’ archives regarding the Molino family and their business, and offered her personal understanding of the role of the Molino family in Pleasant Hill’s history.

Ms. Koroslev – speaking as an individual rather than as an officer of PHHS – noted that the Molino family was less prominent in Pleasant Hill than other Italian-American families, such as the Manginis, since the Molinos were not much involved in community organizations or local politics but rather focused on their business. While Molino’s ravioli was well-known in the
community as a take-out food, Ms. Koroslev felt the product was not intimately associated with
the property at 2150-2198 Pleasant Hill Road since it was not consumed on the premises. She
also recalled that while the roadside sign for Molino’s Ravioli was a notable feature along
Pleasant Hill Road, the house was obscured from view by landscape trees and did not feature
prominently as a landmark or reference point in the local landscape. In sum, she felt that the
significance of Molino’s Ravioli was more associated with the product and the roadside sign
(now removed) than with the house itself.

Ms. Koroslev also stated, on behalf of PHHS, that the Molino property should be documented
and archival information maintained about the property, and requested that a copy of the final
report be sent to PHHS.
BACKGROUND

Environment

The project area lies at approximately 100’ in elevation in Ygnacio Valley, near the historic course of Walnut and Grayson Creeks. Site soils are dark brown silty clay and silty clay loam. The underlying geology of the immediate project area is Pleistocene and/or Pliocene sediments, with outcroppings of Miocene sedimentary rock ¼ mile to the north and hills of Eocene and Paleocene sedimentary rock ½ mile to the west (Graymer et al. 2006). The vegetation community on the property reflects its historic use as an orchard, including walnut, plum, cherry, olive, quince, lemon, lime, and pepper trees with some valley oak, coast live oak, scrub oak, and ornamental shrubs.

Ethnography

Although there is some uncertainty about exact territorial boundaries of specific tribal groups, the project area was probably in the ethnographic territory of the Chupcan Bay Miwok group (also occasionally called the Yacumusmos in Spanish Mission Records), which spoke a language classified within the Eastern Division of the Miwok language family (Milliken 1995:241). Bay Miwok territory generally extended from Suisun Bay to just south of Mount Diablo and eastward to the Sacramento-San Joaquin delta. The Chupcan Bay Miwok are said to have held “the marshlands and oak groves of the Diablo Valley”, and the main Chupcan village is believed to have been in the present-day Concord area (Milliken et al. 2009:111). The Spanish knew this village as Monte del Diablo, but its exact location is unknown (Milliken 1995:241).

Levy (1978), and Milliken (1995) provide some details about Miwok life, social customs, and material culture, although references to particular groups are scanty. The Bay Miwok were successful intensive food collectors and hunters who utilized a wide range of resources in a very favorable environment. Those populations living adjacent to the great bays of the region relied heavily on shellfish and aquatic animals for food. In the interior, plant foods in plentiful variety were gathered on a seasonal basis with acorns the most important vegetal staple, since they could be stored in great quantity. Deer, elk, and antelope were the major game hunted, while game birds, waterfowl, and fish were also exploited. Trade routes seem to have been well developed: the Diablo locality was a manufacturing center for elongate pebble tools and a major distribution center for obsidian traded in from the Napa Valley (Baker 1994:17).

The first Spanish contact with the Bay Miwok was apparently the Fages-Crespí expedition into the interior in 1772, when the expedition passed near the present location of Walnut Creek and “came to three villages with some little grass houses” (quoted in Cook 1957:132). Cook (1957:142) estimates that the aboriginal population of these three villages was from 100 to 300 people.

Some Chupcan Bay Miwok were first baptized at Mission Dolores in 1779 and 1795 and several in 1804. There was, however, resistance to the missionization process in 1804, resulting in a Spanish military expedition against the main Chupcan village in September of that year. Most Chupcan fled across the Suisun Bay and harbored with the Suisun Patwin people. After a major Spanish military attack on Suisun villages in 1810, the majority of Chupcan came for baptism in
1810 and 1811, with some converts eventually going to Mission Dolores and others to Mission San Jose (Milliken et al. 2009:111-112).

Absorption into the Spanish mission system was a disaster for natives of the region. Disease, dietary deficiency, declining birth rate, and some military conflict resulted in an almost 80% population decline by 1832. This population loss, the mingling of ethnic groups at the missions, and the discouragement of traditional social practices resulted in the almost total disintegration of traditional life ways. After secularization of the missions in the 1830s, some natives went to work on nearby ranchos, perhaps gravitating to homelands, but little information is available about this period. Later American settlement further infringed on the hunting and gathering areas of the remaining Bay Miwok. In 1913 L.L. Loud reported that a Barney Swanson, a rancher who lived two and a half miles from Lafayette (towards Martinez) had Indians on his ranch in 1852 and 1854. In 1850 there were several hundred Indians within five miles of Walnut Creek. Swanson saw them every day gathering acorns (Kroeber et al. 1913). It is unknown, however, whether any of these people were Chupcan or from some other group. Many of the Bay Area people who today identify themselves as of Miwok descent, including Coast and Bay Miwok, are united in a Federally recognized organization, the Federated Indians of Graton Rancheria in Santa Rosa. It is unknown whether any are from the Saclan or Chupcan groups.

The early population loss and cultural demise of the Bay Miwok, including the Chupcan, has left us with deficient information about them and uncertainty as to exact territorial boundaries and times of occupation. Preservation of archaeological sites is important for many reasons. Data gathered from these sites will aid in reconstructing Bay Miwok culture history and in answering questions relating to possible pre-Miwok populations, time depth of human occupation in the area, and culture change.

**Prehistory**

Early archaeological research in the San Francisco Bay area focused on the largest and most visible remnants of prehistoric settlements, the hundreds of shellmounds ringing the Bay (Nelson 1909). Until the implementation of CEQA and NEPA regulations in the 1970s, however, interior Contra Costa County was relatively little-studied archaeologically compared to other parts of the Bay Area (Moratto 1984:227; Milliken et al. 2007:106). In the last 30 years, under the impetus of development and local, state, and national cultural resources requirements, many other archaeological excavations in the central and greater Bay Area have refined and elaborated early theories and discovered much new data about the formation of the region’s prehistoric cultural patterns. The archaeological record is clear that cultural patterns and their development were complicated and diverse, even within small geographical areas, and that much remains to be learned. Available information indicates that there were sparse populations of mobile foragers or hunters and gatherers who populated the East Bay in the Early Holocene (Lower Archaic) between 8000 and 3500 B.C. They utilized a millingstone technology and large projectile points. Between 3500 and 500 B.C. (the Early Period or Middle Archaic) there were new patterns of increased sedentism, increased regional trade, and “regional symbolic integration” represented by the occurrence of shell beads and the development of mortar and pestle technology (Milliken et al. 2007:114-115). It has been postulated that about 1900 B.C. a population of marsh and bayshore adapted people, probably ancestral Costanoan-speakers, settled along the East Bay margin, perhaps moving from eastern Contra Costa County (Moratto 1984:277). While it seems clear that there was population movement into and out of the Bay Area, issues of direction and
identity of populations are not yet fully understood (Milliken et al. 2007:112-113). The Middle Period (Upper Archaic), between 500 B.C. and A.D. 1050, saw the emergence of new decorative and religious objects, with a cultural climax occurring on San Francisco Bay between 200 B.C. and A.D. 430. New bone tools and ornaments, as well as basketry awls, indicating coiled basketry, are hallmarks of the period. A new archaeological pattern, the Augustine, developed about A.D. 300-500 in the bay region, as the bow and arrow and new bead types were introduced and the population grew (Milliken et al. 2007:115-117).

The pattern that existed at the time of Spanish contact in the late 18th century included:

...large populations; a greater number of settlements and more evidence of status differentiation among them; a greater emphasis on gathering vegetal foods, especially acorns; more intensive trade and highly developed exchange system; the spread of secret societies and cults together with their associated architectural features and ceremonial traits; and, in late prehistory, the appearance of clamshell disk beads as a currency for exchange (Moratto 1984:282).

In the inland areas of Contra Costa County it appears that sedentary village life may have begun between 2500 B.C. and A.D. 1 and that an increasingly complex social organization gradually evolved, including an “evolution from an egalitarian society...to a system of social ranking based upon ascribed status” (Moratto 1984:264). At various times influences from both the Napa and the Delta-San Joaquin Valley regions arrived in the Contra Costa area, probably based both on diffusion and population movements (Bennyhoff and Fredericksen 1994).

History

**Rancho Las Juntas and Hookston**

The Pleasant Hill area developed much later than the nearby towns of Concord and Walnut Creek. The city lies in the former Rancho Las Juntas, a 3 square league (13,300 acre) tract stretching from Martinez to northwestern Walnut Creek and including all of present-day Pleasant Hill. The rancho was granted to William Welch in 1844. Welch was an Irishman who jumped ship in California in 1821, became naturalized at San José, and married Maria Antonia Galindo in 1826. When Welch died in 1846, shortly after moving to the rancho, his heirs received patent to the land in 1852 and sold large tracts of it to recent arrivals to the new state of California.

Among these arrivals was William Hook (1805-1882). Born in Salem, VA, Hook arrived in California in 1850 where he ran a dry goods store in San Francisco. By 1859 had purchased land in what later became Pleasant Hill and Martinez, and resided in Pleasant Hill with his family. The Hooks became prosperous farmers and acquired large tracts of land on the eastern side of Pleasant Hill. When the Southern Pacific Railroad completed its line from San Ramon to Alamo in 1891, the flag stop in the Pleasant Hill area was named ‘Hookston’, reflecting the family’s influence (Whitfield 1982:71-72; Nilsen 2007:19).

The later Molino property was owned by members of the Hook family from at least the late 19th century until 1932. In 1894, the later Molino property was at the northwest corner of 260-acre parcel belonging to Vincent Hook, one of William’s sons, who was a farmer and sometime County Supervisor. Boyd Avenue was established on Hook land in April 1900, and unofficially
named Boyd Avenue in 1905 after the first mayor of Concord, Joseph Boyd. Boyd Avenue east of Contra Costa Boulevard was renamed Monument Boulevard in the 1920s (Whitfield 1982:195; Wagner 1894). Between 1908 and 1932 J.C. Hook, Vincent’s son, owned the 10-acre parcel at the corner of Boyd and Pleasant Hill Road. He began renting the land to the Molinos circa 1925, and sold it to them by 1933 (McMahon 1908; Pleasant Hill School District 1932).

The first schoolhouse in the area – called Pleasant Hill School – was constructed in the mid-1860s at the corner of today’s Pleasant Hill Road and Oak Park Boulevard, about ½-mile south of the project area. The Pleasant Hill School District ultimately gave its name to the later town, displacing ‘Hookston’ (Galindo Fink and Galindo 1961; Hoover et al. 1966). Pleasant Hill Road existed in its current alignment near the Molino property by 1897, but was called Locust Way until 1934 (USGS 1897; Nilsen 2007:39).

Italian Settlement in Contra Costa County

When the Molino family first leased land in Pleasant Hill in 1925, they could take advantage of an already-existing community of Italians in the area, most of them also from northwestern Italy. The first Italians to settle in interior Contra Costa County arrived in the 1860s from the province of Genoa and operated commercial vegetable and fruit farms. The Raffetto & Oliva gardens operated in Pacheco in the 1860s, then moved to Martinez after 1872, where Antonio Raffetto operated large market gardens on the southern side of town. Since the railroad had not yet arrived in Martinez, Raffetto’s vegetables were sent by ferry to Benicia, then shipped by rail to markets in San Francisco. After the completion of the Central Pacific railroad in 1878, the Carbone family opened a produce farm at Pacheco and the Ginocchio family one at Concord. Martin Bonzagni, another early Italian immigrant, operated first soda works in the county in the 1870s at Martinez (Martinez Herald 1936). These early immigrants established what was to be the agricultural pattern for many Italian immigrants in the Pleasant Hill area – a focus on fruit and nut trees, vineyards, and vegetable gardens.

The DeMartini and Mangini families were the two most prominent early Italian families in what later became Concord, Walnut Creek, and Pleasant Hill. Andrea DeMartini settled along Marsh Creek in 1870s, and his brother Paul and son Louis purchased property in Hookston. The DeMartinis were the first to plant vineyards in Contra Costa County, and the family held land in Clayton, Brentwood, Martinez, and Pleasant Hill well into the 20th century. A decade after the DeMartinis arrived, brothers Giuseppe, John, and Eugenio Mangini of Genoa purchased property in Hookston from Henry Hook in 1885. They planted vineyards, farmed produce, and produced wheat. Branches of the family still own substantial farmland in the Brentwood area. Mario Mangini, a cousin of the Mangini brothers, arrived in the United States in 1893 and purchased land on Pleasant Hill Road in 1917, allegedly from an Indian at a court auction (Whitfield 1982:93-94; Martinez Herald 1936). His descendants farmed this land on the later Taylor Boulevard, a short distance from the Molino property, until 2001 (Krishnan 2001). Members of this Mangini family took care of the Molino’s property and vineyard during the 1930s and 1940s in return for a share of the crop (Nilsen 2007:42).

The third wave of Italian immigration to Contra Costa County came in the form of fishermen from Sicily, who began settling at New York Landing (Pittsburg), Martinez, and Crockett in the 1890s and came to dominate the fishing industry on San Francisco and Suisun Bays after 1900 (Hohlmayer 2002). Another group of Italian arrivals in the 1890s came from the province of Bologna; this group included the Giberti family of Pleasant Hill. The Delu and Bertana families,
natives of Asti, arrived after 1900 and were neighbors of the Manginis in Pleasant Hill. Like many Italian families, they grew grapes, pears, and walnuts (Nilsen 2007:42-45).

**The Molino Property and Early Suburban Development, 1920s-1950**

When the Molinos arrived in Pleasant Hill in 1925, they thus found an established community of Italian immigrants in the area. Peter and Emilia Molino began leasing a 10-acre parcel at the corner of Boyd Avenue and Pleasant Hill Road in 1925, then purchased it around 1933 (Whitfield 1988b; PHHS 1988). When the Molinos purchased the land, the area was predominantly rural and agricultural, and their home at 2150 Pleasant Hill Road, constructed circa 1933, was the first in the immediate vicinity. The first road in Pleasant Hill was not paved until the next year, 1934 (Whitfield 1982:195).

The Molinos purchased land just a decade before major developments began that marked the beginning of Pleasant Hill’s suburbanization. The Contra Costa Canal, which forms the eastern boundary of the project area, was constructed in the Pleasant Hill area between about 1940 and 1947. It cut through the eastern portion of the Molino property, dividing it into two parts. The first Central Valley Project canal, it supplied water to industries near the delta and bayshore that were threatened by salinity intrusions into Suisun Bay as a result of other elements of the project. The canal began also to supply water to the Contra Costa Water District after its completion, enabling residential development. The Molinos received $3500 in compensation for the portion of their land taken for the canal (Bunse 2004; PHHS 1988).

Though the first subdivision in the area was north of Boyd Road in 1912, the ‘Graceland Acres’ area was marketed as small farms or ‘ranchettes’ that would allow city people a place in the country (Nilsen 2007:34). After World War II, however, true suburban development began, and subdivisions south and east of the project area were complete by 1949, while either side of Pleasant Hill Road surrounding the Molino property had been subdivided for large lot residential development. The 1950s saw rapid growth in Pleasant Hill, which had opened its first post office only in 1948. The 1950 population of 5,700 had almost quadrupled by 1960 to 23,800. The City of Pleasant Hill was incorporated in 1961. The Molinos’ second house at 2198 Pleasant Hill Road was constructed in 1954, in the middle of Pleasant Hill’s first suburban boom.

**The Molino Family**

Peter Molino Sr. (1887-1962) was a native of Torino, Italy who arrived in the United States in 1913 (US Census 1930). His wife Emilia (née Fassio, 1895-1983), was from the Piemonte region as well, and the pair were married before their arrival in the United States in 1914. After processing at Ellis Island, the couple took a train directly to Oakland, where Peter Sr.’s brother Lawrence lived. The Molinos lived on Adeline Street in north Oakland in 1920, and Peter Sr. worked as a laborer before opening the Powell Street Café at Powell and Peladeau Streets in Emeryville in the mid-1920s. Peter Sr. and Margherita managed the café until their retirement in 1952 (US Census 1920; Whitfield 1888a).

After looking for land to farm, the Molinos began renting a 10-acre parcel in Pleasant Hill (including the project area) in 1925 where they planted pears, walnuts, olives, and grapevines. It is likely that they rented it from the A. Hook who is shown as owner on a 1932 subdivision map (Pleasant Hill School District 1932). Their son Peter Jr. was born in Pleasant Hill in 1925 in a rented house that formerly stood on Grayson Road between Pleasant Hill Road and Greenwich Drive, and their older daughter, Ada, attended Pleasant Hill School for a time (PHHS 1988;
Whitfield 1988). Around 1933, the Molinos purchased the property they had been renting and had the house at 2150 Pleasant Hill Road custom-designed for them by a Swedish-American builder. The house, an eclectic bungalow in Mediterranean style, was initially surrounded by a vineyard from which the Molinos produced wine (Burke 1988; Nilsen 2007:42-44).

The Molinos, however, were only part-time residents of Pleasant Hill until 1952. Until that time, they are listed in City Directories on Peladeau Street in Emeryville, next to their Powell Street café, and their children Ada and Peter Jr. attended Emeryville schools and graduated from Emeryville High School. Since the family spent time in Pleasant Hill only on weekends in the 1930s and 1940s, their home and its adjoining vineyard, orchards, and gardens were tended by the Manginis, a neighboring family, who received a portion of the produce. Much of the remainder was used in their café (Nilsen 2007:43).

Peter Delphino Molino (1925-1988), Peter and Emilia’s son, was born in 1925 in Pleasant Hill but raised in Emeryville. He met his wife, Margherita Fenoglio (1924-2014), while they were both students at Emeryville High School. Peter Jr., who graduated in 1943, began his studies at UC Berkeley but left for military service the following year. Peter and Margherita were married before Peter Jr.’s departure, whereupon Margherita went to work with her in-laws at the Powell Street Café. After Peter Jr.’s return, the couple helped to manage the Emeryville restaurant, while also opening a deli and liquor store in San Lorenzo and selling real estate (PHHS 1988; Burke 1988).

Peter Sr. and Emilia Molino retired to 2150 Pleasant Hill Road in 1952, and Emilia opened the ravioli store in the basement of their home shortly thereafter. Peter Sr. died in 1962 and Emilia in 1983 (Oakland Tribune 1962). Peter Jr. and Margherita built the house at 2198 Pleasant Hill Road as their own residence after closing the Powell Street Café in 1954. Peter D. Molino died of a heart attack in 1988 while working in the vineyard on the property. Their children included Peter Molino (1945-2005), a schoolteacher, Jim Molino, who runs an auto wrecking business, and Rita Lanzarin, who worked for some time in the family ravioli business. While the Molino family were longtime residents of Pleasant Hill, they do not seem to have been substantively involved in civic organizations or politics.

Denise Koroslev recalled that the Molino vineyards were still present on the project site when she moved to Pleasant Hill in the early 1980s, but were removed in the early 1990s and replaced by the current nut trees (Koroslev 2016).

Molino’s Ravioli was a fairly informal home business into the 1980s. Margherita Molino worked from a household fridge and stove in the basement of 2150 Pleasant Hill Road, and the business had no phone. Molino’s ravioli upgraded to a commercial kitchen and began selling its products at farmer’s markets by the 1990s (Contra Costa Times 1994). Since the house at 2150 Pleasant Hill Road was largely shielded from view on the road by trees, gates, and landscaping, the large ‘Molino’s Ravioli’ sign along Pleasant Hill road was the most iconic aspect of the business.
FIELD METHODS AND FINDINGS

Survey Methods

Dr. Daniel Shoup of Archaeological/Historical Consultants carried out an historic architecture survey of the project area on January 6, 2016 and a pedestrian archaeological survey on May 13, 2016. Dr. Shoup meets the Secretary of the Interior’s Standards for archaeology and for history.

Survey Results: Archaeological Resources

The archaeological survey was conducted in parallel east-west transects with an average of 10-meter spacing between transects, and covered all open areas of the project area. All open areas were inspected for cultural evidence such as historic structures, artifacts, and features; and indicators of prehistoric archaeological deposits like midden soil, flaked lithics, groundstone, and shell.

Visibility was very good over 75% of the project area. Moderate quantities of recent debris including asphalt, concrete, brick, glass, plastic, and metal were observed mixed with native soils throughout the property, with the highest density in the area behind 2150 Pleasant Hill Road. No archaeological resources were discovered in the course of the survey.

Survey Results: Built Environment Resources

Two houses are located on the property. The current building at 2150 Pleasant Hill Road was constructed circa 1925, while 2198 Pleasant Hill Road was constructed in 1954. For floor plans and photographs, please see the DPR 523 forms, which are attached as Appendix 3 and Appendix 4.

2150 Pleasant Hill Road

Exterior

2150 Pleasant Hill Road is a two-story, Mediterranean-style wood-frame building on a rectangular plan with a stucco exterior, constructed circa 1933. The building measures 68’ x 28’. It features a hipped roof in terracotta tile with projecting eaves, narrow plain fascia boards, and stuccoed box soffits. The lower story functioned as a kitchen and retail space for the Molino family’s ravioli and Italian food business from 1952 to 2014, while the upper story served as a residence. The upper story strongly reflects the design vocabulary of the Craftsman bungalow, though it is a late example of the style; however, bungalows by definition have only one full story. The lower story, which was designed as a functional space, reflects concepts used in northern Italian farmhouses, where the lower level is used for storage and agricultural activities. As such, the home is a stylistic hybrid.

The building is reached from Pleasant Hill Road via a wrought-iron entrance gate on stucco piers. To the south is an asphalt parking lot for the former ravioli business, while an asphalt drive allows cars to exit along the north side of the building.

A triangular tiled patio with furniture is situated in front of the front (western) façade, which is largely obscured by two mature juniper trees. An L-shaped tiled staircase 6’ wide leads from the left-hand side of the façade to a 12’x8’ screened porch on the upper, residential story. Above the
staircase is a large elliptical radius window over a single rectangular light, flanked by two smaller windows in the same style, all in wood sash. Exterior stucco treatment includes decorative indentations. On the upper story of the south façade are three pairs of one-over-one double-hung wood sash windows with smaller single-light windows between them. The lower story features three single one-over-one double-hung wood sash windows. The east façade is entered on the right-hand side by a double door with vinyl slider windows set in each door panel; a one-over-one double-hung wood sash window sits on the left-hand side of the lower story. On the upper story of the east façade are two pairs of one-over-one double-hung wood sash windows and one side-hung one-over-one wood sash window. The north façade is partially obscured by vegetation including bushes and climbing vines. Two doors open into the lower floor. The northern door, which was the entrance to the Molinos’ retail ravioli and Italian food business, is framed by matching one-over-one double-hung wood sash windows and sits under a cloth awning on an aluminum frame. A brick chimney 4’6” wide projects from the building to the north of this door.

Interior – Upper Floor

The main (upper) floor of the building was used as a residence, while the lower floor consists of a retail kitchen, utility room, storage area, and unfinished basement area. The two floors communicate by an internal stair on north side of the building.

The upper floor contains three bedrooms, kitchen, living room, hallway, and laundry room, finished in Craftsman style. 4” baseboards capped by narrow ovolo moldings are found throughout the house, though only the living room has a narrow beaded stringcourse molding 1’ below the ceiling. Original window frames in the living room, kitchen, and bedrooms are double-hung wood sash, in casings with distinctive beveled corners and shallow sills. Bedrooms 1 and 2, the living room, and several closets on the upper floor have hardwood floors that appear original. The entry, kitchen, hallway, and master bedroom are floored in beige ceramic tile, which appears to have replaced original hardwood flooring in the last 20 years. The walls and ceilings in most rooms have been recently replaced with sheetrock and textured with spray-on stucco.

The upper floor is reached by a staircase on the west façade that leads to a small foyer or entryway (6’10”x7’9”) with coat closet. The foyer opens left onto the living room, which measures 14’6” by 28’9” and is divided by an arched portal into a front (western) sitting room and a rear (eastern) dining room. On the north wall of the sitting room is a brick fireplace flanked by built-in cabinets with two electric light sconces placed symmetrically on the wall above. The left-hand cabinet contains a fold-out secretary while the right-hand cabinet is a glass-doored bookshelf. The dining room has a built-in sideboard at the east end of the room, flanked to the right by the door to the kitchen. The kitchen measures 19’ by 10’ and has synthetic stone countertops with wooden built-in cabinets of 1980s vintage. A laundry room opens onto the kitchen.

Both the kitchen and living room open onto a narrow hallway that connects the three bedrooms and the bathroom. A small linen closet also opens onto the hallway. The master bedroom measures 11’2” by 17’10” and has five window frames, four of which are filled with mirrors rather than sash. A bare plumbing fixture extends from the wall, suggesting the recent presence of a sink, and the ceiling has a fan and heating vent of recent vintage. Bedrooms 1 and 2 are both 13’ by 13’ in size and have walk-in closets. The bathroom, which stands between bedrooms 1 and 2, is finished in black and white checked ceramic tile and has a triangular corner tub, shower
stall, sink, and wall-mounted vanity cabinet of recent vintage. The south and east walls of the
bathroom are covered in mirrors above the tile courses.

Interior – Lower Floor
The east side of the lower floor is a semi-finished basement measuring 26’6” square, accessed by
a barn-style door on the east façade. The room has a concrete floor and contemporary sheetrock
walls and ceilings. An internal staircase on the north wall communicates with the laundry room
on the upper floor.

The western part of the lower floor was used for the Molinos’ commercial kitchen and retail
ravioli business. A door on the north façade opens onto a retail area (13’ x 13’), former kitchen
area (13’ x 40’), storage room (13’x13’), bathroom, and closets. The retail area has doorframes
and window frames original to the house, though the tile floors, internal partitions, and some of
the wall surfaces do not appear original. The kitchen area has a tile floor with recent sheetrock
walls and ceilings. Overall the lower floor of the building is in poor condition, with numerous
holes in walls and ceilings and damage to floors, likely caused by the removal of appliances and
equipment from the retail ravioli operation.

Landscape
The property is landscaped in Mediterranean style, with citrus trees, cactus, Italian stone pine,
juniper, and olive trees surrounding the main building. To the rear (east) of the main building, a
gable-roofed shed and a corrugated metal fence partition the rear part of the parcel into a separate
space where a variety of car parts, machinery, and other items are stored. Access to this area was
not available at the time of recording. To the north of the building lies a walnut orchard that
extends as far as 2198 Pleasant Hill Road.

2198 Pleasant Hill Road
Exterior
2198 Pleasant Hill Road is a rectangular-plan two-story wood framed residence with a stucco
exterior, measuring 52’x43’’. It was built in 1954. The terracotta tile roof is hipped and has
projecting eaves with plain fascia boards and stuccoed box soffits. A two-car garage measuring
24’x24’’ is attached to the house on its south side. The house is set back approximately 20’ from
the road behind a chain-link fence; its backyard borders the Contra Costa Canal.

The lower story of the west (front) façade features brick cladding on the lower story with stucco
above. The main entrance to the house is by an L-shaped brick staircase leading to a screened
porch and thence to the living room. The upper story features broad aluminum-frame corner
windows including sliders; small aluminum sliders open onto the upper part of the lower story,
which is semi-subterranean on the west façade. The upper part of the south façade is dominated
by a projecting brick chimney. The two-car garage, which has two discrete bays open to the west,
connects to the lower story and has two aluminum sliders on its south façade. The north façade
slopes downward, reflecting the slope of the surrounding land, and has two aluminum sliders on
each story. The east façade features a lower patio accessed by a door, with aluminum sliders. A
large wooden deck projects from the upper floor, placing the lower patio in shadow. Detailed
inspection of the rear (east) side of the house was not possible at the time of recording.

Interior: Upper (Main) Floor
The upper (main) floor of the house has three bedrooms, two bathrooms, a living room, a
kitchen, a dining room, a family room, and a central hallway. Both walls and ceilings are finished
with rough plaster treatments, while most rooms have hardwood floors. Doors throughout are hollow-core plywood doors, with sliding doors used for closet access. Aluminum fixed and slider windows are used throughout the floor. Narrow, plain baseboard moldings are present in all rooms except the kitchen. The condition of the upper floor is fair to good.

The upper floor of the building is reached by an external staircase on the west façade or by an internal staircase from the lower floor. The entry door opens onto a living room measuring 24’ by 22’. A fireplace framed in rustic stone is centered on the south wall. The living room opens east onto the kitchen, which measures 21’ by 16’. The kitchen has tiled floor and countertops with built-in cabinets on three walls. Adjacent to the kitchen is an 18’ by 14’ family room with vinyl and carpet flooring and a closet. The family room opens east onto the rear deck.

A 3’ wide hallway connects the living room to the three upstairs bedrooms, family room, and bathroom 1. Bedrooms 1 and 2, on the west (front) side of the house, both measure 13’6” by 15’ and have built-in closets with sliding doors. At the north end of the hallway is a small bathroom. Bedroom 3, the master bedroom, measures 13’ by 17’6” and is adjoined by a second bathroom finished in green tile. This bathroom, measuring 9’ by 5’, includes a shower stall, tiled counter with sink, and toilet. A bathtub appears to have been removed, leaving a hole in the wall.

Distinctive features evoking the period of construction include scalloped valances above the living and bedroom windows and the two-toned green tile of the master bathroom. Internal finishing is otherwise nondescript and/or later in date.

**Interior: Lower Floor**

The lower floor is set up as a distinct living space, with two bedrooms, kitchen, dining room, living room, bathroom, and family room. Its condition is fair. It is accessed either from an exterior door on the back (east) side of the building that opens onto the dining room, or by the internal stairway. Walls and ceilings are completed in sheetrock with smooth plaster treatments. Floors are vinyl tile throughout, while windows are aluminum fixed and slider without moldings. The basement appears to have been renovated in the last 30 years; none of the finishings are distinctive or of high quality.

Both the living room and family room measure 22’6” by 20’. Marks on the living room floor suggest that a bar once stood on the east wall. The bedrooms measure 19’ by 14’6” and 16’ by 14’6” with closets accessed by sliding doors. The lower bathroom, which measures 10’ by 7’6”, has a shower stall, toilet, and sink. Both dining room and kitchen are floored in black and white checked vinyl tile and measure 19’ by 18’.

**Landscape**

The front yard of the house is in turf with ornamental trees and shrubs. The rear yard was difficult to see due to the presence of multiple fences, however a swimming pool (currently drained) is visible. To the north of the house in a separate fenced lot is a shed with mobile home, five cars, and scattered clothing and machine parts.
SIGNIFICANCE EVALUATION AND CONCLUSIONS

Framework for Evaluation

Under CEQA, local agencies must consider whether projects will cause a substantial adverse change in the significance of a historical resource, which is considered to be a significant effect on the environment (CEQA §21084.1). A “historical resource” is a resource determined eligible for the National Register of Historic Places (NRHP), the California Register of Historic Resources (CRHR), or local registers by a lead agency (CEQA §15064.5), while a “substantial adverse change” can include physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings” that impairs the significance of an historical resource in such a way as to impair its eligibility for Federal, State, or local registers. In most cases, whenever a project adversely impacts historic resources, a mitigated Negative Declaration or EIR is required under CEQA §15064.

National Register of Historic Places

Criteria

The National Register of Historic Places (NRHP) is the official list of the Nation's historic places worthy of preservation. It is authorized by the National Historic Preservation Act of 1966 and administered by the National Park Service. To be inscribed on the NRHP, a property must be more than 50 years old and meet one of four significance criteria:

A. Association with events that have made a significant contribution to the broad patterns of our history;
B. Association with the lives of persons significant in our past;
C. Embodiment of the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
D. Has yielded, or is likely to yield, information important to prehistory or history.

A property that meets one or more of these significance criteria must also possess sufficient integrity to convey that significance. Seven aspects of integrity are used in National Register evaluations: location, design, setting, materials, workmanship, feeling, and association. Integrity is based on a property’s significance within a specific historic context, and can only be evaluated after its significance has been established.

Properties determined eligible for the NRHP are only inscribed on the register after a formal nomination process, with the consent of the landowner. However, properties determined eligible for NRHP are considered CEQA resources for the purposes of California PRC §5024.1 and CEQA §15064.5 – whether or not they are ever nominated to the Register itself.
NRHP Evaluation – Archaeology

No archaeological sites are known on the property, making it ineligible under NRHP Criterion D (“have yielded or may be likely to yield, information important in history or prehistory”).

NRHP Evaluation – 2150 Pleasant Hill Road

The significance of the house at 2150 Pleasant Hill Road is best understood in the context of suburban development in the United States prior to 1945 and the Craftsman style. Custom-built for the Molino family and not part of a subdivision, the property is not a distinct exemplar of prewar suburban trends, nor associated with other major events in local history. As such, it does not appear to be eligible under NRHP Criterion A (“associated with events that have made a significant contribution to the broad patterns of our history”). Though the Molino family operated a ravioli business from their home from the 1950s to 2014, their business was not well-known outside of the immediate vicinity. The Molinos did not set trends in the restaurant business or otherwise achieve significant fame. The building is therefore unlikely to be eligible under NRHP Criterion B (“associated with the lives of significant persons in our past”). Mediterranean-style Craftsman bungalows of the 1920s are unusual in Pleasant Hill, but there are many parallels throughout the San Francisco Bay Area. While a Craftsman design vocabulary is well-preserved in parts of the house – such as the living room and dining room – it has been compromised elsewhere in the house by extensive remodeling, which makes the integrity of design and materials only fair. The building is not architecturally distinguished or associated with a prominent architect. It therefore does not seem to meet NRHP Criterion C (“embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values”). For these reasons 2150 Pleasant Hill Road appears to be ineligible for the National Register of Historic Places.

NRHP Evaluation – 2198 Pleasant Hill Road

2198 Pleasant Hill Road is best analyzed in the context of suburban development in the United States in the period 1945-1970. Since it was never part of a master-planned subdivision, the property is not connected to the development of postwar tract housing in the United States, nor is it associated with historical events of national importance. As such, it does not appear to be eligible under NRHP Criterion A (“associated with events that have made a significant contribution to the broad patterns of our history”). Though the Molino family owned the property for more than 80 years, their activities do not have significance on a regional or national level. The building is therefore unlikely to be eligible under NRHP Criterion B (“associated with the lives of significant persons in our past”). Ranch homes of the mid-1950s are very common throughout the United States, and the unique touches – such as the tile roof and steps – do not give the building architectural distinction; nor is it associated with a prominent architect. It therefore does not seem to meet NRHP Criterion C (“embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values”). For these reasons 2198 Pleasant Hill Road appears to be ineligible for the National Register of Historic Places.
California Register of Historical Resources

Criteria

The significance criteria for the California Register of Historical Resources (CRHR) are modeled on those of the NRHP, though evaluation should primarily consider the significance of the property in State and local contexts. The CRHR also uses four criteria, namely:

1) 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; or
2) association with the lives of persons important to local, California, or national history; or
3) embodiment of the distinctive characteristics of a type, period, or method of construction, represents the work of a master, or possesses high artistic values; or
4) potential to yield, information important to prehistory or history of the local area, California, or the nation.

Resources determined eligible for the CRHR and are considered CEQA resources for the purposes of California PRC §5024.1 and CEQA §15064.5.

CRHR Evaluation – Archaeology

No archaeological sites are known on the property, making it ineligible under CRHR Criterion 4 (“potential to yield information important to prehistory or history of the local area, California, or the nation”).

CRHR Evaluation – 2150 Pleasant Hill Road

The significance of the house at 2150 Pleasant Hill Road is best understood in the context of suburban development in Pleasant Hill prior to 1945, and the Craftsman style in architecture. Custom-built for the Molino family and not part of a subdivision, the property is not a distinct exemplar of prewar suburban trends, nor associated with other major events in local history. As such, it does not appear to be eligible under CRHR Criterion 1 (“association with events that have made a significant contribution to the broad patterns of local or regional history”). Though the Molino family operated a ravioli business from their home from the 1950s to 2014, they do not seem to have been especially prominent in their community, set trends in the restaurant business, or otherwise achieved significant fame; the building is therefore unlikely to be eligible under CRHR Criterion 2 (“association with the lives of persons important to local, California, or national history”). Mediterranean-style Craftsman bungalows of the 1920s are unusual in Pleasant Hill, but there are many parallels throughout the San Francisco Bay Area. While a Craftsman design vocabulary is well-preserved in parts of the house – such as the living room and dining room – it has been compromised elsewhere in the house by extensive remodeling, which makes the integrity of design and materials only fair. The building is not architecturally distinguished or associated with a prominent architect. It therefore does not seem to meet CRHR Criterion 3 (“embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values”). For these reasons 2150 Pleasant Hill Road appears to be ineligible for the California Register of Historic Resources.
**CRHR Evaluation – 2198 Pleasant Hill Road**

The significance of 2198 Pleasant Hill Road is best understood in the context of suburban development in Pleasant Hill in the period 1945-1970. Custom-built for the Molino family, its details – such as the terracotta tile roof – consciously echo those of the family’s other home some 500’ to the south. Never part of a subdivision, the property is not a distinct exemplar of suburbanization in the area, nor is it associated with other major events in local history. As such, it does not appear to be eligible under CRHR Criterion 1 (“association with events that have made a significant contribution to the broad patterns of local or regional history”). Though the Molino family owned the property for more than 90 years, they resided full-time there only after the mid-1950s. While moderately prominent in the local community, they were not well-known outside of Pleasant Hill. The building is therefore unlikely to be eligible under CRHR Criterion 2 (“association with the lives of persons important to local, California, or national history”). Ranch homes of the mid-1950s are very common in Pleasant Hill and the unique touches – such as the tile roof and steps – do not give the building architectural distinction; nor is it associated with a prominent architect. It therefore does not seem to meet CRHR Criterion 3 (“embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values”). For these reasons 2198 Pleasant Hill Road appears to be ineligible for the California Register of Historic Resources.

**Pleasant Hill Local Register**

Under CEQA, local governments have the authority to establish local registers of historic resources and select the criteria for their inscription. Local register resources are also considered CEQA resources for the purposes of California PRC §5024.1 and CEQA §15064.5. The Pleasant Hill Municipal Code, at §18.45.070, lays out eight criteria for declaring historic districts and designating cultural resources within the City of Pleasant Hill. Below, the Molino property is evaluated against each of the eight criteria.

**Criterion 1:** The area, structures, or site possesses value as a visible reminder of the cultural heritage of the city.

While the Molino home at 2150 Pleasant Hill Road dates from 1933, the building itself is difficult to see from the road. As such, it does not serve as a landmark or highly visible reminder of Pleasant Hill’s history. 2198 Pleasant Hill Road, constructed in 1954, is visible from the road but does not have characteristics that suggest the city’s cultural heritage.

The Molino property was planted in grapevines from the 1920s to the late 1980s, when they were replaced with nut trees. As such, the property’s primary landscape feature does not reflect the property’s period of significance in the history of Pleasant Hill.

**Criterion 2:** The area, structure, or site is identified with a person, group, or event that contributed significantly to the cultural or historical development of the city.

The Molino family, while longtime residents, do not appear to have been closely involved with civic organizations or local politics in Pleasant Hill. When they arrived in Pleasant Hill in the 1920s, they joined an Italian-American community that had been established in the area for 50 years. The Molinos did not achieve the level of prominence of older Italian-American families, such as the DeMartinis or Manginis, whose members included major landowners,
businesspeople, and politicians. While the Molino’s ravioli is well-remembered in Pleasant Hill, Italian food is not closely identified with the development of the city itself. The house at 2150 Pleasant Hill Road was a point of production and retail sale only, while Molino’s ravioli was also sold off-site at stores and farmers’ markets. As such, consumption of the Molino’s main commercial product was only associated with the Molino property in a limited way. The property therefore does not appear to meet Criterion 2.

**Criterion 3:** Structures within the area exemplify a particular architectural style or way of life important to the city.

The Molino house at 2150 Pleasant Hill Road is unusual both for being a two-story bungalow and for its Italian-style detailing (stucco, tile roof, and use of color). The city’s list of structures of potential historic significance includes an adobe, a number of 19th-century farm and ranch buildings, and several 1920s bungalows, but no structures similar in style to the Molino house (City of Pleasant Hill 2013). Likewise, the house at 2198 Pleasant Hill Road is an unexceptional 1950s ranch-style home and is not an important example of the style. As such the dwellings on the property cannot be said to exemplify an architectural style important to the city. While vineyards and orchards were an important part of the way of life typical of Pleasant Hill in the period 1880-1945, the Molino vineyards were removed circa 1990 and replaced with walnut trees. As such, the property does not have original landscape features related to viticulture or arboriculture in the early period of the city’s history. As such, the Molino house does not appear to meet Criterion 3.

**Criterion 4:** Structures within the area are the best remaining examples of an architectural style in a neighborhood.

The Molino residence at 2150 Pleasant Hill Road has features of a Craftsman-style bungalow, but is distinct from that style in that it is two-story and incorporates concepts of an Italian rural home, such as a barn-style storage room and commercial kitchen. As such, it is hard to place it fully within a recognized architectural style. Nor is it a remnant of a formerly common architectural style in its neighborhood. 2198 Pleasant Hill Road is one of many ranch-style houses constructed in the area in the late 1940s and early 1950s, and is not a major example of the type. For these reasons, the Molino property does not appear to meet Criterion 4.

**Criterion 5:** The area or its structures are identified as the work of a person or group whose work has influenced the heritage of the city.

The Molinos were not prominent in Pleasant Hill civic life, though they may have had a limited influence on the city’s culinary heritage. Though part of the Italian-American community, they were not among its earliest or most prominent members (see discussion at Criterion 2 above). The property therefore does not appear to meet Criterion 5.

**Criterion 6:** The area or its structures embody elements of outstanding attention to architectural or landscape design, detail, materials, or craftsmanship.

As discussed above, both houses are typical in many ways of their respective periods and are not outstanding examples of either a Mediterranean-style bungalow (2150 Pleasant Hill Road) or a 1950s ranch-style suburban home (2198 Pleasant Hill Road). The landscape of the property dates to circa 1990, when the 1920s grapevines on the property were replaced by nut trees. The design and detail of the orchard landscape and ornamental plantings around the houses is unexceptional. As such, the property does not appear to meet Criterion 6.
Criterion 7: The area is related to a designated historic or landmark building or district in such a way that its preservation is essential to the integrity of the building or district.

The Molino Property does not adjoin any designated historic districts or landmarks, and as such does not meet Criterion 7.

Criterion 8: Specific evidence exists that unique archaeological resources are present.

Since no specific evidence exists of archaeological sites on the property, the Molino Property does not meet Criterion 8.

Conclusions

Neither 2150 or 2198 Pleasant Hill Road appear to be eligible for the NRHP or CRHR, nor are archaeological resources known on the property. As such, the Molino property does not appear to contain historical resources as defined in CEQA §15064.5. Likewise, neither the buildings at 2150 and 2198 Pleasant Hill Road or their landscape setting meet any of the eight criteria for designating cultural resources in the City of Pleasant Hill.

Unexpected discovery of cultural resources is always possible. If previously unidentified cultural materials are unearthed during construction grading, or other earth-disturbing activities, it is recommended that work be halted in that area until a qualified archaeologist can assess the significance of the find.
BIBLIOGRAPHY

Bennyhoff, James A., and David A. Fredrickson

Bunse, Meta

Burke, Anne

California Office of Historic Preservation
1995 Instructions for Recording Historical Resources. Sacramento.

Contra Costa Times

Cook, S.F.

Frederickson, David A.

Galindo Fink, Leonora and Ruth Galindo

Golla, Victor


Hohlmayer, Earl
Hoover, Mildred Brooke, Hero Eugene Rensch, Ethel Grace Rensch, and William N. Abeloe.  

Hylkema, Mark  

Jones, Terry L., Nathan E. Stevens, Deborah A. Jones, Richard T. Fitzgerald, and Mark G. Hylkema  

Levy, Richard  

Koroslev, Denise  

Kroeber, A.L., Llewellyn Loud, and Robert F. Heizer  

Krishnan, Sonia  

*Koroslev, Denise*  

Martinez Herald  
1936  “Italians figure prominently in agricultural, social, business and educational life of County.” Clipping on file, Contra Costa County Historical Society, Martinez.

McMahon, Thomas A.  
1908  Official Map of Contra Costa County, California. San Francisco: Britton and Rey.

Milliken, Randall T.  

Milliken, Randall, Richard T. Fitzgerald, Mark G. Hylkema, Randy Groza, Tom Origer, David G. Bieling, Alan Leventhal, Randy S. Wiberg, Andrew Gottsfield, Donna Gillete, Viviana Bellifemine, Eric Strother, Robert Cartier, and David A. Fredrickson  

Milliken, Randall, Laurence Shoup, and Beverly Ortiz  

Moratto, Michael J.  
National Park Service
2002  *How to Apply the National Register Criteria for Evaluation* (National Register Bulletin 15).

Nelson, Nels

Nielsen, Adam P.

*Oakland Tribune*
1962  Obituary for Peter Molino, Sr. July 29 1962, p.10.

PHHS (Pleasant Hill Historical Society)

Pleasant Hill School District
1932  Subdivision map arranged by the Trustees of the Pleasant Hill School District. On file, Rodgers Ranch Museum, Pleasant Hill.

Polk-Husted Co.

Shoup, Laurence H. and Randall T. Milliken

United States Census
1920-1940   Records for 1920, 1930, and 1940, accessed online.

United States Geological Survey
1897  Concord 15’ Quadrangle
1915  Concord 15’ Quadrangle
1947  Walnut Creek 7.5’ Quadrangle

Wagner, Theodore
1894  *Map Showing Portions of Alameda and Contra Costa Counties, California.* San Francisco: Britton and Rey.

West, G. James and Patrick Welch

Whitfield, Vallie Jo
Appendix 1

Record Search Results

Northwest Information Center
10/29/2015

Daniel Shoup
Archaeological/Historical Consultants
609 Aileen Street
Oakland, CA  94609

re: 2150 Pleasant Hill Road

The Northwest Information Center received your record search request for the project area referenced above, located on the Walnut Creek USGS 7.5’ quad. The following reflects the results of the records search for the project area and a 1/8th mile radius:

<table>
<thead>
<tr>
<th>Resources within project area:</th>
<th>None. P-07-2695 is adjacent to the parcel.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resources within 1/8th mile radius:</td>
<td>None</td>
</tr>
<tr>
<td>Reports within project area:</td>
<td>None. S-18440 is adjacent to the parcel.</td>
</tr>
<tr>
<td>Reports within 1/8th mile radius:</td>
<td>None</td>
</tr>
<tr>
<td>Other Reports within records search radius:</td>
<td>S-595, 848, 1978, 2458, 9462, 9583, 9795, 15550, 17835, 18217, 20395, 32596, &amp; 33600. These reports are classified as Other Reports; reports with little or no field work or missing maps. The electronic maps do not depict study areas for these reports, however a list of these reports has been provided. In addition, you have not been charged any fees associated with these studies.</td>
</tr>
</tbody>
</table>

Resource Database Printout (list): ☒ enclosed ☑ not requested ☐ nothing listed
Resource Database Printout (details): ☑ enclosed ☐ not requested ☐ nothing listed
Resource Digital Database Records: ☐ enclosed ☑ not requested ☐ nothing listed
Report Database Printout (list): ☒ enclosed ☑ not requested ☐ nothing listed
Report Database Printout (details): ☒ enclosed ☑ not requested ☐ nothing listed
Report Digital Database Records: ☐ enclosed ☑ not requested ☐ nothing listed
Resource Record Copies: ☐ enclosed ☑ not requested ☐ nothing listed
Report Copies: ☒ enclosed ☑ not requested ☐ nothing listed
Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you do not include resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at the phone number listed above.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archaeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

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

Should you require any additional information for the above referenced project, reference the record search number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

*Notes:*
- Let us know if you want copies of the resource record for P-07-2695, or any other documents. The invoice will be kept open until 11/5/15.
Thank you for using the California Historical Resources Information System (CHRIS).

Sincerely,

Lisa C. Hagel
Researcher
Resource Detail: P-07-002695

Identifying information

Primary No.: P-07-002695
Trinomial:
  Name: Contra Costa Canal
Other IDs: Resource Name: Contra Costa Canal
  Other: Map Reference #26
  Other: East Contra Costa Irrigation District Main Canal Complex
  Other: A/HC-161
  Other: SW-57
  Other: Map Ref. No. 5 (2008 Site Record)
  Other: BV-106, BV-106(n), BV-106(s)
OHP PRN BUR 060050A
OHP Property Numb 154520
OHP PRN FHWA050131A
National Register 07-0055
OHP PRN BUR910227A

Cross.refs: Subsumes 07-000492
Subsumes 07-000493
See also 07-002648

Attributes

Resource type: Structure
Age: Historic
Information base: Survey, Analysis, Other
Attribute codes: HP09 (Public utility building) - water pumping; HP20 (Canal/aqueduct) - canal
Disclosure: Unrestricted
Collections: No
Accession no(s):
Facility:

General notes

Recording events

<table>
<thead>
<tr>
<th>Date</th>
<th>Recorder(s)</th>
<th>Affiliation</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>a 9/12/2003</td>
<td>Rand Herbert</td>
<td>JRP Historical Consulting Services</td>
<td>original record for P-07-002695</td>
</tr>
<tr>
<td>b 11/1/2005</td>
<td>Rand Herbert, Kate</td>
<td>JRP Historical Consulting Services</td>
<td>supplement for P-07-002695</td>
</tr>
<tr>
<td></td>
<td>McLoughlin</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1/5/2007</td>
<td>Suzanne Baker</td>
<td>Archaeological/Historical Consultants</td>
<td>supplement for P-07-002695</td>
</tr>
<tr>
<td>f 1/1/1995</td>
<td>JRP Historical Consulting Services</td>
<td>JRP Historical Consulting Services</td>
<td>original record for P-07-000493</td>
</tr>
<tr>
<td>c 8/1/2008</td>
<td>Cassidy DeBaker, Kruger Frank</td>
<td>Garcia &amp; Associates</td>
<td>supplement for P-07-000493</td>
</tr>
<tr>
<td>e 6/16/2010</td>
<td>R. Windmiller</td>
<td>Consulting Archaeologist</td>
<td>only observed a 2,200 ft segment in project area</td>
</tr>
<tr>
<td>d 4/2/2008</td>
<td>Karen McNeill and Matthew Davis</td>
<td>Carey &amp; Co.</td>
<td>supplement for P-07-002695</td>
</tr>
<tr>
<td>1/1/1995</td>
<td>Hatoff, Voss, Waechter, Wee, Bente</td>
<td>Woodward-Clyde Consultants</td>
<td>original record for P-07-000492</td>
</tr>
</tbody>
</table>

Associated reports

<table>
<thead>
<tr>
<th>Report No.</th>
<th>Year</th>
<th>Title</th>
<th>Affiliation</th>
</tr>
</thead>
<tbody>
<tr>
<td>S-017993</td>
<td>1995</td>
<td>Cultural Resources Inventory Report for the Proposed Mojave Northward Expansion Project</td>
<td>Woodward-Clyde Consultants</td>
</tr>
<tr>
<td>S-018440</td>
<td>1996</td>
<td>Class II Archaeological Survey of the Contra Costa Canal, Contra Costa County, California</td>
<td>U.S. Bureau of Reclamation, Mid-Pacific Region</td>
</tr>
<tr>
<td>ID</td>
<td>Year</td>
<td>Description</td>
<td>Author/Agent</td>
</tr>
<tr>
<td>----------</td>
<td>------</td>
<td>-----------------------------------------------------------------------------------------------</td>
<td>------------------------------------------------</td>
</tr>
<tr>
<td>S-030653</td>
<td>2005</td>
<td>Historic Property Survey Report for the Somersville Road Bridge Replacement Project, Caltrans District 4, Antioch, Contra Costa County, California, 04-CC-0-ANT, BHLO-5038 (016), Bridge No. 28C-0201</td>
<td>LSA Associates, Inc.</td>
</tr>
<tr>
<td>S-031372</td>
<td>2004</td>
<td>Historic Resources Evaluation Report, Proposed Interstate 680/State Route 4 Interchange, Contra Costa County, California; 04-CC-004-KP R18.9/R24.3 (PM R10.5/R15.1), EA 04-229100, CU 04275</td>
<td>JRP Historical Consulting Services</td>
</tr>
<tr>
<td>S-031700</td>
<td>2006</td>
<td>Cultural Resources Report: Contra Costa Canal Encasement Project</td>
<td>JRP Historical Consulting; Far Western Anthropological Research Group, Inc.</td>
</tr>
<tr>
<td>S-031872</td>
<td>2005</td>
<td>Finding of Effect for the Replacement of the Somersville Road Bridge Over Contra Costa Canal (28C0201), City of Antioch, Contra Costa County, California, 04-CC-0-ANT, BRLS-5038(016), EA 965100, Caltrans District 4</td>
<td>JRP Historical Consulting</td>
</tr>
<tr>
<td>S-034865</td>
<td>2006</td>
<td>VOIDED S# - additional citation of S-035244</td>
<td>Archaeological/Historical Consultants</td>
</tr>
<tr>
<td>S-037578</td>
<td>2010</td>
<td>Ironhouse Sanitary District, Highway 4 Pipeline Project, Cultural &amp; Paleontological Resources Initial Study, Oakley, Contra Costa County, California</td>
<td>LSA Associates, Inc.</td>
</tr>
<tr>
<td>S-039289</td>
<td>2012</td>
<td>New Tower (&quot;NT&quot;) Submission Packet, FCC Form 620, John Muir Medical Cell Site</td>
<td>Pacific Legacy, Inc.</td>
</tr>
<tr>
<td>S-040646</td>
<td>2013</td>
<td>Historic Property Survey Report for the City of Concord Bridge Preventative Maintenance Project, Concord, Contra Costa County, California, Caltrans District 4, BMP 5135 (039)</td>
<td>LSA Associates, Inc.</td>
</tr>
<tr>
<td>S-043685</td>
<td>2010</td>
<td>Cultural Resources Inventory for the San Joaquin Valley Right-of-Way Maintenance Environmental Assessment Project</td>
<td>Garcia and Associates</td>
</tr>
<tr>
<td>S-043830</td>
<td>2011</td>
<td>Proposed City of Antioch Field Sewer Pipeline Under the Contra Costa Canal</td>
<td>MP-1536 Cultural Resources Branch Division of Environmental Affairs</td>
</tr>
</tbody>
</table>

**Location information**

**County:** Contra Costa  
**USGS quad(s):** Antioch North, Antioch South, Brentwood, Clayton, Honker Bay, Vine Hill, Walnut Creek
Resource Detail: P-07-002695

Address:

PLSS:

UTMs: Zone 10 595880mE 4207170mN NAD27 (1995 Woodward Clyde record)

Management status

### Database record metadata

<table>
<thead>
<tr>
<th>Date</th>
<th>User</th>
<th>Action taken</th>
</tr>
</thead>
<tbody>
<tr>
<td>9/13/2005</td>
<td>leigh</td>
<td></td>
</tr>
<tr>
<td>10/29/201</td>
<td>hagell</td>
<td></td>
</tr>
<tr>
<td>2/3/2011</td>
<td>muchb</td>
<td>updated db based on 6/16/2010 update of segment</td>
</tr>
<tr>
<td>10/26/201</td>
<td>muchb</td>
<td>added P-07-000492 info to record and DB</td>
</tr>
</tbody>
</table>

Record status: Database Complete
| OFFICE OF HISTORIC PRESERVATION ** Directory of Properties in the Historic Property Data File for CONTRA COSTA County. |
|---|---|---|---|---|---|---|---|---|---|---|
| PROPERTY NUMBER | PRIMARY # | STREET ADDRESS | NAMES | CITY NAME | OWN | YR-C | HIST.RES | OHP-PROG | PRO-REFERENCE NUMBER | STAT-DAT | NRS | CRIT |
| 106962 | 07-001962 | 193 VICTORY AVE | | PITTSBURG | | | | | | | |
| 178400 | 440 W 10TH ST | | | PITTSBURG | | | | | | | |
| 178401 | 453 W 10TH ST | | | PITTSBURG | | | | | | | |
| 178402 | 461 W 10TH ST | | | PITTSBURG | | | | | | | |
| 178403 | 477 W 10TH ST | | | PITTSBURG | | | | | | | |
| 178404 | 487 W 10TH ST | | | PITTSBURG | | | | | | | |
| 010603 | 04-001248 | 0 W 6TH ST | CONGREGATIONAL CHURCH | PITTSBURG | P | 1882 | HIST.SURV | 4565-0019-0000 | 01/26/10 | 6Y | |
| 010604 | 04-001248 | 0 W 6TH ST | PITTSBURG FAMILY LIVING CENTER | PITTSBURG | U | 1925 | HIST.SURV | 4565-0020-0000 | 07/18/88 | 6Y | |
| 010605 | 04-001248 | 0 W 6TH ST | ST PETER MARTYR CHURCH | PITTSBURG | P | 1914 | HIST.SURV | 4565-0022-0000 | 02/09/76 | 7N | |
| 153972 | 424 W 9TH ST | | | PITTSBURG | | | | | | | |
| 178394 | 451 W 9TH ST | | | PITTSBURG | | | | | | | |
| 178395 | 457 W 9TH ST | | | PITTSBURG | | | | | | | |
| 178396 | 465 W 9TH ST | | | PITTSBURG | | | | | | | |
| 178397 | 471 W 9TH ST | | | PITTSBURG | | | | | | | |
| 114012 | 07-002661 | 475 W 9TH ST | BLACK DIAMOND GRAMMAR SCHOOL, MARI | PITTSBURG | P | 1929 | HIST.SURV | 4565-0021-0000 | 01/27/98 | 6Y | |
| 114013 | 07-002662 | 476 W 9TH ST | | PITTSBURG | P | 1972 | HIST.SURV | 4565-0022-0000 | 01/27/98 | 6Y | |
| 178398 | 483 W 9TH ST | | | PITTSBURG | P | 1972 | HIST.SURV | 4565-0023-0000 | 01/26/10 | 6Y | |
| 178399 | 489 W 9TH ST | | | PITTSBURG | P | 1952 | HIST.SURV | 4565-0024-0000 | 10/01/72 | 6Y | |
| 134213 | 96 W LEILAND RD | | | (VIC) PITTSBURG | | | | | | | |
| 095504 | 11 POINSETTIA AVE | | | (VIC) PITTSBURG | P | 1935 | PROJ.REV | HUD050210B | 04/11/95 | 6Y | |
| 175909 | 591 BAILEY RD | | | (VIC) PITTSBURG | P | 1932 | PROJ.REV | FHA050529B | 06/15/99 | 6Y | |
| 175911 | 605 BAILEY RD | | | (VIC) PITTSBURG | P | 1940 | PROJ.REV | FHA050529B | 06/15/99 | 6Y | |
| 175912 | 611 BAILEY RD | | | (VIC) PITTSBURG | P | 1929 | PROJ.REV | FHA050529B | 06/15/99 | 6Y | |
| 175913 | 615 BAILEY RD | | | (VIC) PITTSBURG | P | 1941 | PROJ.REV | FHA050529B | 06/15/99 | 6Y | |
| 175910 | 671 BAILEY RD | | | (VIC) PITTSBURG | P | 1939 | PROJ.REV | FHA050529B | 06/15/99 | 6Y | |
| 010059 | 07-00953 | BOYD RD | BRANDON HOUSE | PLEASANT HILL | P | 1952 | HIST.RES | 4523-0001-0000 | 09/23/10 | 6Y | |
| 181469 | 199 BRANDON RD | | | PLEASANT HILL | P | 1952 | HIST.RES | 4523-0001-0000 | 09/23/10 | 6Y | |
| 002680 | 07-001225 | 2300 CONTRA COSTA BLVD | | PLEASANT HILL | P | 1952 | HIST.RES | 4523-0001-0000 | 09/23/10 | 6Y | |
| 010060 | 07-00954 | 301 CORTSEN AVE | DAILY BARN AND COTTAGE | PLEASANT HILL | P | 1858 | HIST.SURV | 4523-0002-0000 | 08/29/97 | 282 | |
| 010073 | 07-00967 | 315 CORTSEN RD | RODGERS BARN, PATRICK RODGERS BARN | PLEASANT HILL | M | 1867 | HIST.SURV | 4523-0015-0000 | 08/29/97 | 282 | |
| 010072 | 07-00966 | 315 CORTSEN RD | RODGERS RANCHHOUSE, PATRICK RODGER | PLEASANT HILL | D | 1867 | HIST.RES | 4523-0006-0000 | 08/29/97 | 282 | |
| 151571 | 315 CORTSEN RD | | ROGERS, PATRICK, CHICKEN COOP | PLEASANT HILL | P | 1943 | HIST.SURV | 4523-0016-0000 | 11/23/98 | 6Y | |
| 147234 | 178 DORIS DR | | | PLEASANT HILL | P | 1950 | HIST.RES | 4523-0012-0000 | 04/31/90 | 6Y | |
| 010061 | 07-00955 | 2937 DOROTHY DR | FRANCISCO RESIDENCE | PLEASANT HILL | P | 1943 | HIST.SURV | 4523-0003-0000 | 04/21/90 | 6Y | |
| 010062 | 07-00956 | GRAYSON RD | BUTNER HOUSE | PLEASANT HILL | P | 1943 | HIST.SURV | 4523-0003-0000 | 04/21/90 | 6Y | |
| 010063 | 07-00957 | 46 HOUSTON RD | HOOK RESIDENCE | PLEASANT HILL | P | 1914 | HIST.SURV | 4523-0005-0000 | 01/26/10 | 6Y | |
| 010065 | 07-00959 | 1435 PLEASANT HILL RD | PLEASANT HILL WINDMILLS | PLEASANT HILL | P | 1879 | HIST.SURV | 4523-0006-0000 | 01/26/10 | 6Y | |
| 010064 | 07-00958 | 2213 PLEASANT HILL RD | BAKER HOUSE | PLEASANT HILL | P | 1930 | HIST.SURV | 4523-0008-0000 | 01/26/10 | 6Y | |
| 010066 | 07-00960 | 2485 PLEASANT HILL RD | ROCHE RANCH | PLEASANT HILL | P | 1950 | HIST.SURV | 4523-0009-0000 | 01/26/10 | 6Y | |
| 010067 | 07-00961 | 1525 ROCHE DR | | | | | | | | | |
Appendix 2
Native American Consultation
Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION
1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
(916) 373-3710
(916) 373-5471 – Fax
nahc@nahc.ca.gov

Information Below is Required for a Sacred Lands File Search

Project: 2150-2198 Pleasant Hill Road, Pleasant Hill

County: Contra Costa

USGS Quadrangle

Name Pleasant Hill 7.5’

Township 1N Range 2W Unsectioned – Rancho de las Juntas MDBM

Company/Firm/Agency:

Archaeological/Historical Consultants

Contact Person:

Daniel Shoup
609 Aileen Street
Oakland, CA 94609
Phone: 510-654-8635
daniel.shoup@ahc-heritage.com

Project Description:

Mount Diablo View Associates, LLC proposes to redevelop 2150-2198 Pleasant Hill Road in Pleasant Hill as single-family homes. The City of Pleasant Hill has requested a cultural resources survey prior to granting a demolition permit.
May 10, 2016

RE: Cultural Resources Survey for 2150-2198 Pleasant Hill Road, Pleasant Hill, Contra Costa County, CA

Dear Chairwoman Zwierlein,

Mount Diablo View Associates, LLC proposes to redevelop 2150-2198 Pleasant Hill Road in Pleasant Hill as single-family homes. The City of Pleasant Hill has requested a cultural resources survey prior to granting a demolition permit.

Please let us know if you are aware of any traditional cultural places, sacred sites, or archaeological sites of concern to you. If we do not hear from you within the next two weeks, we will presume that you are not aware of any such sites in the project area. Feel free to contact me by phone, email, or mail.

A map showing the location of the project area is attached for your reference. Thank you in advance for your assistance.

Yours truly,

Daniel Shoup, PhD, RPA
Associate Principal, Archaeological/Historical Consultants
609 Aileen Street, Oakland, CA 94609
daniel.shoup@ahc-heritage.com
(510) 654-8635
Indian Canyon Mutsun Band of Costanoan
Ann-Marie Sayers, Chairwoman
PO Box 28
Hollister, CA 95024

May 10, 2016

RE: Cultural Resources Survey for 2150-2198 Pleasant Hill Road, Pleasant Hill, Contra Costa County, CA

Dear Ms. Sayers,

Mount Diablo View Associates, LLC proposes to redevelop 2150-2198 Pleasant Hill Road in Pleasant Hill as single-family homes. The City of Pleasant Hill has requested a cultural resources survey prior to granting a demolition permit.

Please let us know if you are aware of any traditional cultural places, sacred sites, or archaeological sites of concern to you. If we do not hear from you within the next two weeks, we will presume that you are not aware of any such sites in the project area. Feel free to contact me by phone, email, or mail.

A map showing the location of the project area is attached for your reference. Thank you in advance for your assistance.

Yours truly,

Daniel Shoup, PhD, RPA
Associate Principal, Archaeological/Historical Consultants
609 Aileen Street, Oakland, CA 94609
daniel.shoup@ahc-heritage.com
(510) 654-8635
The Ohlone Indian Tribe  
Andrew Galvan  
PO Box 3152  
Fremont, CA 94539  

May 10, 2016  

RE: Cultural Resources Survey for 2150-2198 Pleasant Hill Road, Pleasant Hill, Contra Costa County, CA  

Dear Andy,  

Mount Diablo View Associates, LLC proposes to redevelop 2150-2198 Pleasant Hill Road in Pleasant Hill as single-family homes. The City of Pleasant Hill has requested a cultural resources survey prior to granting a demolition permit.  

Please let us know if you are aware of any traditional cultural places, sacred sites, or archaeological sites of concern to you. If we do not hear from you within the next two weeks, we will presume that you are not aware of any such sites in the project area. Feel free to contact me by phone, email, or mail.  

A map showing the location of the project area is attached for your reference. Thank you in advance for your assistance.  

Yours truly,  

Daniel Shoup, PhD, RPA  
Associate Principal, Archaeological/Historical Consultants  
609 Aileen Street, Oakland, CA 94609  
daniel.shoup@ahc-heritage.com  
(510) 654-8635
Muwekma Ohlone Indian Tribe of the SF Bay Area
P.O. Box 360791
Milpitas, CA 95036

May 10, 2016

RE: Cultural Resources Survey for 2150-2198 Pleasant Hill Road, Pleasant Hill, Contra Costa County, CA

Dear Madam or Sir,

Mount Diablo View Associates, LLC proposes to redevelop 2150-2198 Pleasant Hill Road in Pleasant Hill as single-family homes. The City of Pleasant Hill has requested a cultural resources survey prior to granting a demolition permit.

Please let us know if you are aware of any traditional cultural places, sacred sites, or archaeological sites of concern to you. If we do not hear from you within the next two weeks, we will presume that you are not aware of any such sites in the project area. Feel free to contact me by phone, email, or mail.

A map showing the location of the project area is attached for your reference. Thank you in advance for your assistance.

Yours truly,

Daniel Shoup, PhD, RPA
Associate Principal, Archaeological/Historical Consultants
609 Aileen Street, Oakland, CA 94609
daniel.shoup@ahc-heritage.com
(510) 654-8635
May 10, 2016

RE: Cultural Resources Survey for 2150-2198 Pleasant Hill Road, Pleasant Hill, Contra Costa County, CA

Dear Chairman Hitchcock,

Mount Diablo View Associates, LLC proposes to redevelop 2150-2198 Pleasant Hill Road in Pleasant Hill as single-family homes. The City of Pleasant Hill has requested a cultural resources survey prior to granting a demolition permit.

Please let us know if you are aware of any traditional cultural places, sacred sites, or archaeological sites of concern to you. If we do not hear from you within the next two weeks, we will presume that you are not aware of any such sites in the project area. Feel free to contact me by phone, email, or mail.

A map showing the location of the project area is attached for your reference. Thank you in advance for your assistance.

Yours truly,

Daniel Shoup, PhD, RPA
Associate Principal, Archaeological/Historical Consultants
609 Aileen Street, Oakland, CA 94609
daniel.shoup@ahc-heritage.com
(510) 654-8635
May 10, 2016

RE: Cultural Resources Survey for 2150-2198 Pleasant Hill Road, Pleasant Hill, Contra Costa County, CA

To Whom It May Concern:

Archaeological/Historical Consultants would like to request a search of the Sacred Lands file and an updated contact list for a project in Contra Costa County. Please see the enclosed request form and map for more detail.

Thanks in advance for your assistance.

Yours truly,

Daniel Shoup, PhD, RPA
Associate Principal, Archaeological/Historical Consultants
609 Aileen Street, Oakland, CA 94609
daniel.shoup@ahc-heritage.com
tel/fax (510) 654-8635
Appendix 3
DPR 523 Forms: 2150 Pleasant Hill Road
2150 Pleasant Hill Road is a two-story, Mediterranean-style wood frame building on a rectangular plan with a stucco exterior. The building measures 68’ x 28’. The exterior features a hipped roof in terracotta tile with projecting eaves, narrow plain fascia boards, and stuccoed box soffits. The lower story functioned as a commercial kitchen and retail space for the Molino family’s ravioli and Italian food business from the 1950s to 2014, while the upper story served as a residence. The building is reached from Pleasant Hill Road via a wrought-iron entrance gate on stucco piers. To the south is an asphalt parking lot for the former ravioli business, while an asphalt drive allows cars to exit along the north side of the building.

[SEE CONTINUATION SHEET]
B1. Historic Name: 2150 Pleasant Hill Road
B2. Common Name: Molino’s Ravioli Factory
B3. Original Use: Residence, commercial kitchen, retail food
B4. Present Use: Residence
B5. Architectural Style: Mediterranean Bungalow

*B6. Construction History:
Constructed circa 1933 for the Molino family as a weekend residence. Asphalt drives added after the 1960s. Rear double doors replaced in the 1970s or later. According to building permits, in lower story sheetrock was re-hung in 1994 and new plumbing, sinks, and walk-in freezer were installed in 2009 as upgrade to the commercial kitchen.

*B7. Moved? ☑ No  ❌ Yes  Unknown   Date: __________________________  Original Location: __________________________

*B8. Related Features:
Junkyard in the rear of the building separated by a corrugated metal fence.

The Pleasant Hill area developed much later than the nearby towns of Concord and Walnut Creek. The city lies in the former Rancho Las Juntas, a 3 square league (13,300 acre) tract stretching from Martinez to northwestern Walnut Creek and including all of present-day Pleasant Hill. The rancho was granted to William Welch in 1844. Welch was an Irishman who jumped ship in California in 1821, became naturalized at San José, and married Maria Antonia Galindo in 1826. When Welch died in 1846, shortly after moving to the rancho, his heirs received patent to the land in 1852 and sold large tracts of it to recent arrivals to the new state of California.

[SEE CONTINUATION SHEET]

B11. Additional Resource Attributes: HP2 (Single Family Property), HP4 (Ancillary Building)

*B12. References:

[SEE CONTINUATION SHEET]

B13. Remarks:

SEE FORMS DPR 523J FOR SKETCH MAP AND FLOOR PLAN

*BDate of Evaluation: January 6, 2016
A triangular tiled patio with furniture is situated in front of the front (western) façade, which is largely obscured by two mature juniper trees. An L-shaped tiled staircase 6' wide leads from the left hand side to a 12’x8’ screened porch on the upper, residential story. Above the staircase is a large elliptical radius window over a single rectangular light, flanked by two smaller windows in the same style, all in wood sash. Exterior stucco treatment includes recessed panels. On the upper story of the south façade are three pairs of one-over-one double-hung wood sash windows with smaller single-light windows between them. The lower story features three single one-over-one double-hung wood sash windows. The east façade is entered on the right-hand side by a double door with vinyl slider windows set in each door panel; a one-over-one double-hung wood sash window sits on the left-hand side of the lower story. On the upper story of the east façade are two pairs of one-over-one double-hung wood sash windows and one side-hung one-over-one wood sash window. The north façade is partially obscured by vegetation including bushes and climbing vines. Two doors open into the lower floor. The northern door, which was the entrance to the Molinos’ retail ravioli and Italian food business, is framed by matching one-over-one double-hung wood sash windows and sits under a cloth awning on an aluminum frame. A brick chimney 4’6” wide projects from the building to the north of this door.

The main (upper) floor of the building was used as a residence, while the lower floor consists of a retail kitchen, utility room, storage area, and unfinished basement area. The two floors communicate by an internal stair on north side of the building. The upper floor contains three bedrooms, kitchen, living room, hallway, and laundry room, finished in Craftsman style. 4” baseboards capped by narrow ovolo moldings are found throughout the house, though only the living room has a narrow beaded stringcourse molding 1’ below the ceiling. Original window frames in the living room, kitchen, and bedrooms are double-hung wood sash, in casings with distinctive beveled corners and shallow sills. Bedrooms 1 and 2, the living room, and several closets on the upper floor have hardwood floors that appear original. The entry, kitchen, hallway, and master bedroom are floored in beige ceramic tile, which appears to have replaced original hardwood flooring in the last 20 years. The walls and ceilings in most rooms have been recently replaced with sheetrock and textured with spray-on stucco.

The upper floor is reached by a staircase on the west façade that leads to a small foyer or entryway (6’10”x7’9”) with coat closet. The foyer opens left onto the living room, which measures 14’6” by 28’9” and is divided by an arched portal into a front (western) sitting room and a rear (eastern) dining room. On the north wall of the sitting room is a brick fireplace flanked by built-in cabinets with two electric light sconces placed symmetrically on the wall above. The left-hand cabinet contains a fold-out secretary while the right-hand cabinet is a glass-doored bookshelf. The dining room has a built-in sideboard at the east end of the room, flanked to the right by the door to the kitchen. The kitchen measures 19’ by 10’ and has synthetic stone countertops with wooden built-in cabinets of 1980s vintage. A laundry room opens onto the kitchen.
Both the kitchen and living room open onto a narrow hallway that connects the three bedrooms and the bathroom. A small linen closet also opens onto the hallway. The master bedroom measures 11’2” by 17’10” and has five window frames, four of which are filled with mirrors rather than sash. A bare plumbing fixture extends from the wall, suggesting the recent presence of a sink, and the ceiling has a fan and heating vent of recent vintage. Bedrooms 1 and 2 are both 13’ by 13’ in size and have walk-in closets. The bathroom, which stands between bedrooms 1 and 2, is finished in black and white checked ceramic tile and has a triangular corner tub, shower stall, sink, and wall-mounted vanity cabinet of recent vintage. The south and east walls of the bathroom are covered in mirrors above the tile courses.

The east side of the lower floor is a semi-finished basement measuring 26’6” square, accessed by a barn-style door on the east façade. The room has a concrete floor and contemporary sheetrock walls and ceilings. An internal staircase on the north wall communicates with the laundry room on the upper floor.

The western part of the lower floor was used for the Molinos’ commercial kitchen and retail ravioli business. A door on the north façade opens onto a retail area (13’ x 13’), former kitchen area (13’ x 40’), storage room (13’x13’), bathroom, and closets. The retail area has doorframes and window frames original to the house, though the tile floors, internal partitions, and some of the wall surfaces do not appear original. The kitchen area has a tile floor with recent sheetrock walls and ceilings. Overall the lower floor of the building is in poor condition, with numerous holes in walls and ceilings and damage to floors, likely caused by the removal of appliances and equipment from the retail ravioli operation.

The property is landscaped in Mediterranean style, with citrus trees, cactus, Italian stone pine, juniper, and olive trees surrounding the main building. To the rear (east) of the main building, a gable-roofed metal shed 35’x25’ and a corrugated metal fence partition the rear part of the parcel into a separate space where a variety of car parts, machinery, and other items are stored. Access to this area was not available at the time of recording. To the north of the building lies a nut orchard that extends as far as 2198 Pleasant Hill Road.

Among these arrivals was William Hook (1805-1882). Born in Salem, VA, Hook arrived in California in 1850 where he ran a dry goods store in San Francisco. By 1859 he had purchased land in what later became Pleasant Hill and Martinez, and resided in Pleasant Hill with his family. The Hooks became prosperous farmers and acquired large tracts of land on the eastern side of Pleasant Hill. When the Southern Pacific Railroad completed its line from San Ramon to Alamo in 1891, the flag stop in the Pleasant Hill area was named ‘Hookston’, reflecting the family’s influence (Whitfield 1982:71-72; Nilsen 2007:19).

The later Molino property was owned by members of the Hook family from at least the late 19th century until 1932. In 1894, the later Molino property was at the northwest corner of 260-acre parcel belonging to Vincent Hook, one of William’s sons, who was a farmer and sometime County Supervisor. Boyd Avenue was established on Hook land in April 1900, and unofficially named Boyd Avenue in 1905 after the first mayor of Concord, Joseph Boyd. Boyd Avenue east of Contra Costa Boulevard was renamed Monument Boulevard in the 1920s (Whitfield 1982:195; Wagner 1894). Between 1908 and 1932 J.C. Hook, Vincent’s son, owned the 10-acre parcel at the corner of Boyd and Pleasant Hill Road. He began renting the land to the Molinos circa 1925, and sold it to them by 1933 (McMahon 1908; Pleasant Hill School District 1932).
The first schoolhouse in the area – called Pleasant Hill School – was constructed in the mid-1860s at the corner of today’s Pleasant Hill Road and Oak Park Boulevard, about ½-mile south of the project area. The Pleasant Hill School District ultimately gave its name to the later town, displacing ‘Hookston’ (Galindo Pink and Galindo 1961; Hoover et al. 1966). Pleasant Hill Road existed in its current alignment near the Molino property by 1897, but was called Locust Way until 1934 (USGS 1897; Nilsen 2007:39).

When the Molino family first leased land in Pleasant Hill in 1925, they could take advantage of an already-existing community of Italians in the area, most of them also from northwestern Italy. The first Italians to settle in interior Contra Costa County arrived in the 1860s from the province of Genoa and operated commercial vegetable and fruit farms. The Raffetto & Oliva gardens operated in Pacheco in the 1860s, then moved to Martinez after 1872, where Antonio Raffetto operated large market gardens on the southern side of town. Since the railroad had not yet arrived in Martinez, Raffetto’s vegetables were sent by ferry to Benicia, then shipped by rail to markets in San Francisco. After the completion of the Central Pacific railroad in 1878, the Carbones family opened a produce farm at Pacheco and the Ginocchio family one at Concord. Martin Bonzagni, another early Italian immigrant, operated first a soda works in the county in the 1870s at Martinez (Martinez Herald 1936). These early immigrants established what was to be the agricultural pattern for many Italian immigrants in the Pleasant Hill area – a focus on fruit and nut trees, vineyards, and vegetable gardens.

The DeMartini and Mangini families were the two most prominent early Italian families in what later became Concord, Walnut Creek, and Pleasant Hill. Andrea DeMartini settled along Marsh Creek in 1870s, and his brother Paul and son Louis purchased property in Hookston. The DeMartinis were the first to plant vineyards in Contra Costa County, and the family held land in Clayton, Brentwood, Martinez, and Pleasant Hill well into the 20th century. A decade after the DeMartinis arrived, brothers Giuseppe, John, and Eugenio Mangini of Genoa purchased property in Hookston from Henry Hook in 1885. They planted vineyards, farmed produce, and produced wheat. Branches of the family still own substantial farmland in the Brentwood area. Mario Mangini, a cousin of the Mangini brothers, arrived in the United States in 1893 and purchased land on Pleasant Hill Road in 1917, allegedly from an Indian at a court auction (Whitfield 1982:93–94; Martinez Herald 1936). His descendants farmed this land on the later Taylor Boulevard, a short distance from the Molino property, until 2001 (Krishnan 2001). Members of this Mangini family took care of the Molino’s property and vineyard during the 1930s and 1940s in return for a share of the crop (Nilsen 2007:42).

The third wave of Italian immigration to Contra Costa County came in the form of fishermen from Sicily, who began settling at New York Landing (Pittsburg), Martinez, and Crockett in the 1890s and came to dominate the fishing industry on San Francisco and Suisun Bays after 1900 (Hohlmayer 2002). Another group of Italian arrivals in the 1890s came from the province of Bologna; this group included the Giberti family of Pleasant Hill. The Delu and Bertana families, natives of Asti, arrived after 1900 and were neighbors of the Manginis in Pleasant Hill. Like many Italian families, they grew grapes, pears, and walnuts (Nilsen 2007:42-45).
When the Molinos arrived in Pleasant Hill in 1925, they thus found an established community of Italian immigrants in the area. Peter Molino Sr. (1887-1962) was a native of Torino, Italy who arrived in the United States in 1913 (US Census 1930). His wife Emilia (née Fassio, 1895-1983), was from the Piemonte region as well, and the pair were married before their arrival in the United States in 1914. After processing at Ellis Island, the couple took a train directly to Oakland, where Peter Sr.’s brother Lawrence lived. The Molinos lived on Adeline Street in north Oakland in 1920, and Peter Sr. worked as a laborer before opening the Powell Street Café at Powell and Peladeau Streets in Emeryville in the mid-1920s. Peter Sr. and Margherita managed the café until their retirement in 1952 (US Census 1920; Whitfield 1888a).

After looking for land to farm, the Molinos began renting a 10-acre parcel in Pleasant Hill (including the project area) in 1925 where they planted pears, walnuts, olives, and grapevines. It is likely that they rented it from the A. Hook who is shown as owner on a 1932 subdivision map (Pleasant Hill School District 1932). Their son Peter Jr. was born in Pleasant Hill in 1925 in a rented house that formerly stood on Grayson Road between Pleasant Hill Road and Greenwich Drive, and their older daughter, Ada, attended Pleasant Hill School for a time (PHHS 1988; Whitfield 1988). The Molinos purchased the property, including the site of 2198 Pleasant Hill Road, around 1933 (Whitfield 1988b; PHHS 1988). At that time, the area was predominantly rural and agricultural, and their home at 2150 Pleasant Hill Road, constructed circa 1933, was the first in the immediate vicinity. The first road in Pleasant Hill was not paved until the next year, 1934 (Whitfield 1982:195).

The Molinos purchased land just a decade before major developments began that marked the beginning of Pleasant Hill’s suburbanization. The Contra Costa Canal, which forms the eastern boundary of the project area, was constructed in the Pleasant Hill area between about 1940 and 1947. It cut through the eastern portion of the Molino property, dividing it into two parts. The first Central Valley Project canal, it supplied water to industries near the delta and bayshore that were threatened by salinity intrusions into Suisun Bay as a result of other elements of the project. The canal began also to supply water to the Contra Costa Water District after its completion, enabling residential development. The Molinos received $3500 in compensation for the portion of their land taken for the canal (Bunse 2004; PHHS 1988).

Though the first subdivision in the area was north of Boyd Road in 1912, the ‘Graceland Acres’ area was marketed as small farms or ‘ranchettes’ that would allow city people a place in the country (Nilsen 2007:34). After World War II, however, true suburban development began, and subdivisions south and east of the project area were complete by 1949, while either side of Pleasant Hill Road surrounding the Molino property had been subdivided for large lot residential development. The 1950s saw rapid growth in Pleasant Hill, which had opened its first post office only in 1948. The 1950 population of 5,700 had almost quadrupled by 1960 to 23,800. The City of Pleasant Hill was incorporated in 1961. The Molinos’ second house at 2198 Pleasant Hill Road was constructed in 1954, in the middle of Pleasant Hill’s first suburban boom.
The Molinos, however, were only part-time residents of Pleasant Hill until 1952. Until that time, they are listed in City Directories on Peladeau Street in Emeryville, next to their Powell Street café, and their children Ada and Peter Jr. attended Emeryville schools and graduated from Emeryville High School. Since the family spent time in Pleasant Hill only on weekends in the 1930s and 1940s, their home and its adjoining vineyard, orchards, and gardens were tended by the Manginis, a neighboring family, who received a portion of the produce. Much of the remainder was used in their café (Nilsen 2007:43).

Peter Delphino Molino (1925-1988), Peter and Emilia’s son, was born in 1925 in Pleasant Hill but raised in Emeryville. He met his wife, Margherita Fenoglio (1924-2014), who graduated in 1943, began his studies at UC Berkeley but left for military service the following year. Peter and Margherita were married before Peter Jr.’s departure, whereupon Margherita went to work with her in-laws at the Powell Street Café. After Peter Jr.’s return, the couple helped to manage the Emeryville restaurant, while also opening a deli and liquor store in San Lorenzo and selling real estate (PHHS 1988; Burke 1988).

Peter Sr. and Emilia Molino retired to 2150 Pleasant Hill Road in 1952, and Emilia opened the ravioli store in the basement of their home shortly thereafter. Peter Sr. died in 1962 and Emilia in 1983 (Oakland Tribune 1962). Peter Jr. and Margherita built the house at 2198 Pleasant Hill Road as their own residence after closing the Powell Street Café in 1954. Peter D. Molino died of a heart attack in 1988 while working in the vineyard on the property. Their children included Peter Molino (1945-2005), a schoolteacher, Jim Molino, who runs an auto wrecking business, and Rita Lanzarin, who worked for some time in the family ravioli business. While the Molino family were longtime residents of Pleasant Hill, they do not seem to have been substantively involved in civic organizations or politics.

Denise Koroslev recalled that the Molino vineyards were still present on the project site when she moved to Pleasant Hill in the early 1980s, but were removed in the early 1990s and replaced by the current nut trees (Koroslev 2016).

Molino’s Ravioli was a fairly informal home business into the 1980s. Margherita Molino worked from a household fridge and stove in the basement of 2150 Pleasant Hill Road, and the business had no phone. Molino’s ravioli upgraded to a commercial kitchen and began selling its products at farmers markets by the 1990s (Contra Costa Times 1994). Since the house at 2150 Pleasant Hill Road was largely shielded from view on the road by trees, gates, and landscaping, the large ‘Molino’s Ravioli’ sign along Pleasant Hill road was the most iconic aspect of the business.
**Significance Discussion**

The significance of the house at 2150 Pleasant Hill Road is best understood in the context of suburban development in Pleasant Hill prior to 1945, and the Craftsman style in architecture. Custom-built for the Molino family and not part of a subdivision, the property is not a distinct exemplar of prewar suburban trends, nor associated with other major events in local history. As such, it does not appear to be eligible under CRHR Criterion 1 ("association with events that have made a significant contribution to the broad patterns of local or regional history").

Though the Molino family operated a ravioli business from their home from the 1950s to 2014, they do not seem to have been especially prominent in their community, set trends in the restaurant business, or otherwise achieved significant fame; the building is therefore unlikely to be eligible under CRHR Criterion 2 ("association with the lives of persons important to local, California, or national history"). Mediterranean-style Craftsman bungalows of the 1920s are unusual in Pleasant Hill, but there are many parallels throughout the San Francisco Bay Area. While a Craftsman design vocabulary is well-preserved in parts of the house – such as the living room and dining room – it has been compromised elsewhere in the house by extensive remodeling, which makes the integrity of design and materials only fair. The building is not architecturally distinguished or associated with a prominent architect. It therefore does not seem to meet CRHR Criterion 3 ("embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values").

For these reasons 2150 Pleasant Hill Road appears to be ineligible for the California Register of Historic Resources.

**References:**


*B12. References (Continued):


Martinez Herald. 1936. “Italians figure prominently in agricultural, social, business and educational life of County.” Clipping on file, Contra Costa County Historical Society, Martinez.


Polk-Husted City directories (select dates, 1920-1960), accessed online.

United States Census records for 1920, 1930, and 1940, accessed online.

United States Geological Survey 1897 and 1915 Concord 15’ Quadrangles.


West (Front) Façade.

South Façade with parking lot in foreground.
East (Rear) Façade. Note double doors at right.

North Façade with entrance door to former retail ravioli facility.

DPR 523L (9/2013)
Retail entrance (detail).

Entrance to junkyard area behind house, facing southeast.
Upper floor: Entryway and coat closet.

Sitting room and dining room, looking west. Note built-in cabinets adjacent to fireplace.
Kitchen, looking east.

Master bedroom. Note tile floors and replacement of windows with mirrors.
Bedroom 1, looking east. Note closet entrance.

Master bathroom.
Lower floor: Retail area interior.

Lower floor: Storage room.
Lower floor: Basement area.

Lower floor: Utility room.
Stairs to upper floor.

Lower bathroom.

DPR 523L (9/2013)
North façade, circa 1930s-1940s. Note vineyard in foreground (from Nilsen 2007:42). Vineyards were removed in the early 1990s.

Emilia Molino (at left) at rear of 2150 Pleasant Hill Road. Note original double doors on east façade leading to basement area, since replaced (from Nilsen 2007:43).
*Resource Name or # 2150 Pleasant Hill Road

*Map Name: USGS Walnut Creek 7.5’ 1993  *Scale: 1:24000  *Date of map: 1993
Molino Property, 2150-2198 Pleasant Hill Road

DPR 523K (9/2013)  NOTE: Include bar scale and north arrow.
Lower Floor

![Lower floor sketch map]

Upper Floor

![Upper floor sketch map]

Note: Indicated dimensions are approximate.
Appendix 4

DPR 523 Forms: 2198 Pleasant Hill Road
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

OtherListings
Review Code
NRHP Status Code 6Z

*Resource Name or #: (Assigned by recorder) ____________________________
2198 Pleasant Hill Road

P1. Other Identifier: ______________________________________________________________________

P2. Location: Not for Publication X Unrestricted
a. County Contra Costa and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
b. USGS 7.5’ Quad Walnut Creek Date 1980 T1N; R2W; Unsectoned Portion Rancho las Juntas; MD B.M.
c. Address 2198 Pleasant Hill Road City Pleasant Hill Zip 94523
d. UTM: (Give more than one for large and/or linear resources) Zone ______ mE/ ________ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 1490510029

P3a. Description:
2198 Pleasant Hill Road is a rectangular-plan two-story wood framed residence with a stucco exterior, measuring 52’x43’. The terracotta tile roof is hipped and has projecting eaves with plain fascia boards and stuccoed box soffits. A two-car garage measuring 24’x24’ is attached to the house on its south side. The house is set back approximately 20’ from the road behind a chain-link fence; its backyard borders the Contra Costa Canal.

The lower story of the west (front) façade features brick cladding on the lower story with stucco above. The main entrance to the house is by an L-shaped brick staircase leading to a screened porch and thence to the living room.

[SEE CONTINUATION SHEET]

P3b. Resource Attributes: HP2, HP4

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

P5b. Description of Photo: (view, date, accession #)

P6. Date Constructed/Age and Source:
X Historic  Prehistoric  Both
Constructed 1954

P7. Owner and Address:
Pamela R. Regusato

P8. Recorded by: (Name, affiliation, and address)
Daniel Shoup, A/HC
609 Aileen Street
Oakland, CA 94609
www.ahc-heritage.com

P9. Date Recorded: 1/6/2016

P10. Survey Type: Architectural Recording


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

*DPR 523B (9/2013)  *Required information
B1. Historic Name: 2198 Pleasant Hill Road

B2. Common Name: 

B3. Original Use: Residence B4. Present Use: Residence

B5. Architectural Style: Mediterranean Ranch

B6. Construction History:
Home was constructed in 1954 for Peter and Emilia Molino, who also owned 2150 Pleasant Hill Road. City of Pleasant Hill building permits note that an aluminum patio cover measuring 28’x15’ was installed in 1966, an addition to the garage in 1974, and a shed and in-ground pool in 1976.

B7. Moved? No

B8. Related Features:

B9a. Architect: 

B10. Significance: Theme Residential Architecture Area SF Bay Area
Period of Significance 1945-1970 Property Type Residential Applicable Criteria n/a

The Pleasant Hill area developed much later than the nearby towns of Concord and Walnut Creek. The city lies in the former Rancho Las Juntas, a 3 square league (13,300 acre) tract stretching from Martinez to northwestern Walnut Creek and including all of present-day Pleasant Hill. The rancho was granted to William Welch in 1844. Welch was an Irishman who jumped ship in California in 1821, became naturalized at San José, and married Maria Antonia Galindo in 1826. When Welch died in 1846, shortly after moving to the rancho, his heirs received patent to the land in 1852 and sold large tracts of it to recent arrivals to the new state of California.

[SEE CONTINUATION SHEET]

B11. Additional Resource Attributes: HP2 (Single Family Property), HP4 (Ancillary Building)

B12. References:  
[SEE CONTINUATION SHEET AT PAGE 7]

B13. Remarks:  
SEE DPR 523J FOR SKETCH MAP


*Date of Evaluation: January 6, 2016

(Sketch Map with north arrow required.)

(This space reserved for official comments.)
The upper story features broad aluminum-frame corner windows including sliders; small aluminum sliders open onto the upper part of the lower story, which is semi-subterranean on the west façade. The upper part of the south façade is dominated by a projecting brick chimney. The two-car garage, which has two discrete bays open to the west, connects to the lower story and has two aluminum sliders on its south façade. The north façade slopes downward, reflecting the slope of the surrounding land, and has two aluminum sliders on each story. The east façade features a lower patio accessed by a door, with aluminum sliders. A large wooden deck projects from the upper floor, placing the lower patio in shadow. Detailed inspection of the rear (east) side of the house was not possible at the time of recording.

The upper (main) floor of the house has three bedrooms, two bathrooms, a living room, a kitchen, a dining room, a family room, and a central hallway. Both walls and ceilings are finished with rough plaster treatments, while most rooms have hardwood floors. Doors throughout are hollow-core plywood doors, with sliding doors used for closet access. Aluminum fixed and slider windows are used throughout the floor. Narrow, plain baseboard moldings are present in all rooms except the kitchen. The condition of the upper floor is fair to good.

The upper floor of the building is reached by an external staircase on the west façade or by an internal staircase from the lower floor. The entry door opens onto a living room measuring 24’ by 22’. A fireplace framed in rustic stone is centered on the south wall. The living room opens east onto the kitchen, which measures 21’ by 16’. The kitchen has tiled floor and countertops with built-in cabinets on three walls. Adjacent to the kitchen is an 18’ by 14’ family room with vinyl and carpet flooring and a closet. The family room opens east onto the rear deck.

A 3’ wide hallway connects the living room to the three upstairs bedrooms, family room, and bathroom 1. Bedrooms 1 and 2, on the west (front) side of the house, both measure 13’6” by 15’ and have built-in closets with sliding doors. At the north end of the hallway is a small bathroom. Bedroom 3, the master bedroom, measures 13’ by 17’6” and is adjoined by a second bathroom finished in green tile. This bathroom, measuring 9’ by 5’, includes a shower stall, tiled counter with sink, and toilet. A bathtub appears to have been removed, leaving a hole in the wall.

Distinctive features on the upper floor that evoke the period of construction include scalloped valances above the living room and bedroom windows and the two-toned green tile of the master bathroom. Internal finishing is otherwise nondescript and/or later in date.

The lower floor is set up as a distinct living space, with two bedrooms, kitchen, dining room, living room, bathroom, and family room. Its condition is fair. It is accessed either from an exterior door on the back (east) side of the building that opens onto the dining room, or by the internal stairway. Walls and ceilings are completed in sheetrock with smooth plaster treatments. Floors are vinyl tile throughout, while windows are aluminum fixed and slider without moldings. The basement appears to have been renovated in the last 30 years; none of the finishings are distinctive or of high quality.
*P3a. Description (Continued):

Both the living room and family room measure 22’6” by 20’. Marks on the living room floor suggest that a bar once stood on the east wall. The bedrooms measure 19’ by 14’6” and 16’ by 14’6” with closets accessed by sliding doors. The lower bathroom, which measures 10’ by 7’6”, has a shower stall, toilet, and sink. Both dining room and kitchen are floored in black and white checked vinyl tile and measure 19’ by 18’.

The front yard of the house is in turf with ornamental trees and shrubs. The rear yard is fenced and contains a swimming pool, garden with plum trees, and children’s playground equipment. To the north of the house in a separate fenced lot is a shed with mobile home, five cars, and scattered clothing and machine parts.

*B10. Significance (Continued):

Among these arrivals was William Hook (1805-1882). Born in Salem, VA, Hook arrived in California in 1850 where he ran a dry goods store in San Francisco. By 1859, he had purchased land in what later became Pleasant Hill and Martinez, and resided in Pleasant Hill with his family. The Hooks became prosperous farmers and acquired large tracts of land on the eastern side of Pleasant Hill. When the Southern Pacific Railroad completed its line from San Ramon to Alamo in 1891, the flag stop in the Pleasant Hill area was named ‘Hookston’, reflecting the family’s influence (Whitfield 1982:71-72; Nilsen 2007:19).

The later Molino property was owned by members of the Hook family from at least the late 19th century until 1932. In 1894, the later Molino property was at the northwest corner of a 260-acre parcel belonging to Vincent Hook, one of William’s sons, who was a farmer and sometime County Supervisor. Boyd Avenue was established on Hook land in April 1900, and unofficially named Boyd Avenue in 1905 after the first mayor of Concord, Joseph Boyd. Boyd Avenue east of Contra Costa Boulevard was renamed Monument Boulevard in the 1920s (Whitfield 1982:195; Wagner 1894). Between 1908 and 1932 J.C. Hook, Vincent’s son, owned the 10-acre parcel at the corner of Boyd and Pleasant Hill Road. He began renting the land to the Molinos circa 1925, and sold it to them by 1933 (McMahon 1908; Pleasant Hill School District 1932).

The first schoolhouse in the area – called Pleasant Hill School – was constructed in the mid-1860s at the corner of today’s Pleasant Hill Road and Oak Park Boulevard, about ¾-mile south of the project area. The Pleasant Hill School District ultimately gave its name to the later town, displacing ‘Hookston’ (Galindo Fink and Galindo 1961; Hoover et al. 1966). Pleasant Hill Road existed in its current alignment near the Molino property by 1897, but was called Locust Way until 1934 (USGS 1897; Nilsen 2007:39).

When the Molino family first leased land in Pleasant Hill in 1925, they could take advantage of an already-existing community of Italians in the area, most of them also from northwestern Italy. The first Italians to settle in interior Contra Costa County arrived in the 1860s from the province of Genoa and operated commercial vegetable and fruit farms. The Raffetto & Oliva gardens operated in Pacheco in the 1860s, then moved to Martinez after 1872, where Antonio Raffetto operated large market gardens on the southern side of town. Since the railroad had not yet arrived in Martinez, Raffetto’s vegetables were sent by ferry to Benicia, then shipped by rail to markets in San Francisco. After the completion of the Central Pacific railroad in 1878, the Carbone family opened a produce farm at Pacheco and the
Ginocchio family one at Concord. Martin Bonzagni, another early Italian immigrant, operated first soda works in the county in the 1870s at Martinez (Martinez Herald 1936). These early immigrants established what was to be the agricultural pattern for many Italian immigrants in the Pleasant Hill area – a focus on fruit and nut trees, vineyards, and vegetable gardens.

The DeMartini and Mangini families were the two most prominent early Italian families in what later became Concord, Walnut Creek, and Pleasant Hill. Andrea DeMartini settled along Marsh Creek in 1870s, and his brother Paul and son Louis purchased property in Hookston. The DeMartinis were the first to plant vineyards in Contra Costa County, and the family held land in Clayton, Brentwood, Martinez, and Pleasant Hill well into the 20th century. A decade after the DeMartinis arrived, brothers Giuseppe, John, and Eugenio Mangini of Genoa purchased property in Hookston from Henry Hook in 1885. They planted vineyards, farmed produce, and produced wheat. Branches of the family still own substantial farmland in the Brentwood area. Mario Mangini, a cousin of the Mangini brothers, arrived in the United States in 1893 and purchased land on Pleasant Hill Road in 1917, allegedly from an Indian at a court auction (Whitfield 1982:93-94; Martinez Herald 1936). His descendants farmed this land on the later Taylor Boulevard, a short distance from the Molino property, until 2001 (Krishnan 2001). Members of this Mangini family took care of the Molino’s property and vineyard during the 1930s and 1940s in return for a share of the crop (Nilsen 2007:42).

The third wave of Italian immigration to Contra Costa County came in the form of fishermen from Sicily, who began settling at New York Landing (Pittsburg), Martinez, and Crockett in the 1890s and came to dominate the fishing industry on San Francisco and Suisun Bays after 1900 (Hohlmayer 2002). Another group of Italian arrivals in the 1890s came from the province of Bologna; this group included the Giberti family of Pleasant Hill. The Delu and Bertana families, natives of Asti, arrived after 1900 and were neighbors of the Manginis in Pleasant Hill. Like many Italian families, they grew grapes, pears, and walnuts (Nilsen 2007:42-45).

When the Molinos arrived in Pleasant Hill in 1925, they thus found an established community of Italian immigrants in the area. Peter Molino Sr. (1887-1962) was a native of Torino, Italy who arrived in the United States in 1913 (US Census 1930). His wife Emilia (née Fassio, 1895-1983), was from the Piemonte region as well, and the pair were married before their arrival in the United States in 1914. After processing at Ellis Island, the couple took a train directly to Oakland, where Peter Sr.’s brother Lawrence lived. The Molinos lived on Adeline Street in north Oakland in 1920, and Peter Sr. worked as a laborer before opening the Powell Street Café at Powell and Peladeau Streets in Emeryville in the mid-1920s. Peter Sr. and Margherita managed the café until their retirement in 1952 (US Census 1920; Whitfield 1888a).

After looking for land to farm, the Molinos began renting a 10-acre parcel in Pleasant Hill (including the project area) in 1925 where they planted pears, walnuts, olives, and grapevines. It is likely that they rented it from the A. Hook who is shown as owner on a 1932 subdivision map (Pleasant Hill School District 1932). Their son Peter Jr. was born in Pleasant Hill in 1925 in a rented house that formerly stood on Grayson Road between Pleasant Hill Road and Greenwich Drive, and their older daughter, Ada, attended Pleasant Hill School for a time (PHHS 1988; Whitfield 1988). The Molinos purchased the property, including the site of 2198 Pleasant Hill Road, around 1933 (Whitfield 1988b; PHHS 1988).
At that time, the area was predominantly rural and agricultural, and their home at 2150 Pleasant Hill Road, constructed circa 1933, was the first in the immediate vicinity. The first road in Pleasant Hill was not paved until the next year, 1934 (Whitfield 1982:195).

The Molinos purchased land just a decade before major developments began that marked the beginning of Pleasant Hill’s suburbanization. The Contra Costa Canal, which forms the eastern boundary of the project area, was constructed in the Pleasant Hill area between about 1940 and 1947. It cut through the eastern portion of the Molino property, dividing it into two parts. The first Central Valley Project canal, it supplied water to industries near the delta and bayshore that were threatened by salinity intrusions into Suisun Bay as a result of other elements of the project. The canal began also to supply water to the Contra Costa Water District after its completion, enabling residential development. The Molinos received $3500 in compensation for the portion of their land taken for the canal (Bunse 2004; PHHS 1988).

Though the first subdivision in the area was north of Boyd Road in 1912, the ‘Graceland Acres’ area was marketed as small farms or ‘ranchettes’ that would allow city people a place in the country (Nilsen 2007:34). After World War II, however, true suburban development began, and subdivisions south and east of the project area were complete by 1949, while either side of Pleasant Hill Road surrounding the Molino property had been subdivided for large lot residential development. The 1950s saw rapid growth in Pleasant Hill, which had opened its first post office only in 1948. The 1950 population of 5,700 had almost quadrupled by 1960 to 23,800. The City of Pleasant Hill was incorporated in 1961. The Molinos’ second house at 2198 Pleasant Hill Road was constructed in 1954, in the middle of Pleasant Hill’s first suburban boom.

The Molinos, however, were only part-time residents of Pleasant Hill until 1952. Until that time, they are listed in City Directories on Peladeau Street in Emeryville, next to their Powell Street café, and their children Ada and Peter Jr. attended Emeryville schools and graduated from Emeryville High School. Since the family spent time in Pleasant Hill only on weekends in the 1930s and 1940s, their home and its adjoining vineyard, orchards, and gardens were tended by the Manginis, a neighboring family, who received a portion of the produce. Much of the remainder was used in their café (Nilsen 2007:43).

Peter Delphino Molino (1925-1988), Peter and Emilia’s son, was born in 1925 in Pleasant Hill but raised in Emeryville. He met his wife, Margherita Fenoglio (1924-2014), while they were both students at Emeryville High School. Peter Jr., who graduated in 1943, began his studies at UC Berkeley but left for military service the following year. Peter and Margherita were married before Peter Jr.’s departure, whereupon Margherita went to work with her in-laws at the Powell Street Café. After Peter Jr.’s return, the couple helped to manage the Emeryville restaurant, while also opening a deli and liquor store in San Lorenzo and selling real estate (PHHS 1988; Burke 1988).

Peter Sr. and Emilia Molino retired to 2150 Pleasant Hill Road in 1952, and Emilia opened the ravioli store in the basement of their home shortly thereafter. Peter Sr. died in 1962 and Emilia in 1983 (Oakland Tribune 1962). Peter Jr. and Margherita built the house at 2198 Pleasant Hill Road as their own residence after closing the Powell Street Café in 1954. Peter D. Molino died of a heart attack in 1988 while working in the vineyard on the property.
Their children included Peter Molino (1945-2005), a schoolteacher, Jim Molino, who runs an auto wrecking business, and Rita Lanzarin, who worked for some time in the family ravioli business. While the Molino family were longtime residents of Pleasant Hill, they do not seem to have been substantively involved in civic organizations or politics.

Denise Koroslev recalled that the Molino vineyards were still present on the project site when she moved to Pleasant Hill in the early 1980s, but were removed in the early 1990s and replaced by the current nut trees (Koroslev 2016).

Significance Discussion

2198 Pleasant Hill Road is best analyzed in the context of suburban development in the United States in the period 1945-1970. Since it was never part of a master-planned subdivision, the property is not connected to the development of postwar tract housing in the United States, nor is it associated with historical events of national importance. As such, it does not appear to be eligible under NRHP Criterion A (“associated with events that have made a significant contribution to the broad patterns of our history”). Though the Molino family owned the property for more than 80 years, their activities do not have significance on a regional or national level. The building is therefore unlikely to be eligible under NRHP Criterion B (“associated with the lives of significant persons in our past”). Ranch homes of the mid-1950s are very common throughout the United States, and the unique touches – such as the tile roof and steps – do not give the building architectural distinction; nor is it associated with a prominent architect. It therefore does not seem to meet NRHP Criterion C (“embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values”). For these reasons 2198 Pleasant Hill Road appears to be ineligible for the National Register of Historic Places.

*B12. References:


*B12. References (Continued):


Martinez Herald. 1936. “Italians figure prominently in agricultural, social, business and educational life of County.” Clipping on file, Contra Costa County Historical Society, Martinez.


Polk-Husted City directories (select dates, 1920-1960), accessed online.

United States Census records for 1920, 1930, and 1940, accessed online.

United States Geological Survey 1897 and 1915 Concord 15’ Quadrangles.

United States Geological Survey 1947 Walnut Creek 7.5’ Quadrangle.


West (front) and south façades.

Entrance steps on west façade.
North façade.

Rear yard, showing in-ground pool (drained).
Rear (east) façade, showing upper deck.
Upper floor: Entry door into living room.

Upper floor: Living room and fireplace.

DPR 523L (9/2013)
Upper floor: Kitchen

Upper floor: Family room, with closets.
Upper floor: Dining Room

Upper floor: Bedroom 2

DPR 523L (9/2013)
Upper floor: Bathroom

Lower floor: Staircase up.
Lower floor: Family Room.

Lower floor: Kitchen.
Lower floor: Bedroom 2.

Lower floor: Bathroom.
2198 Pleasant Hill Rd
Molino Property, 2150-2198 Pleasant Hill Road

DPR 523K (9/2013)  NOTE: Include bar scale and north arrow.
Note: Indicated dimensions are approximate.