

Mapping the Evolution of Castro Valley

Rancho to Ranch Homes

The first Castro Valley history book in the modern internet era

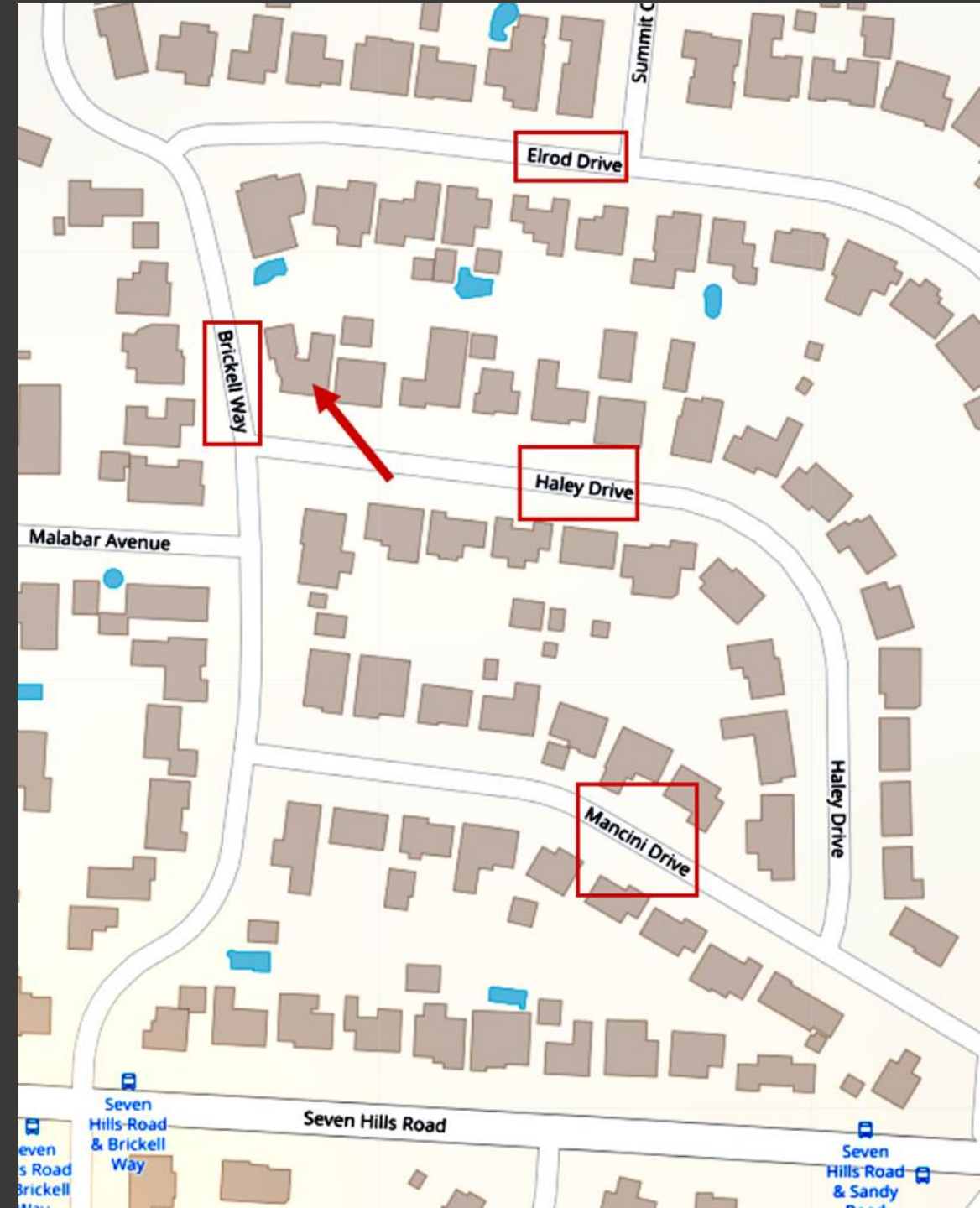
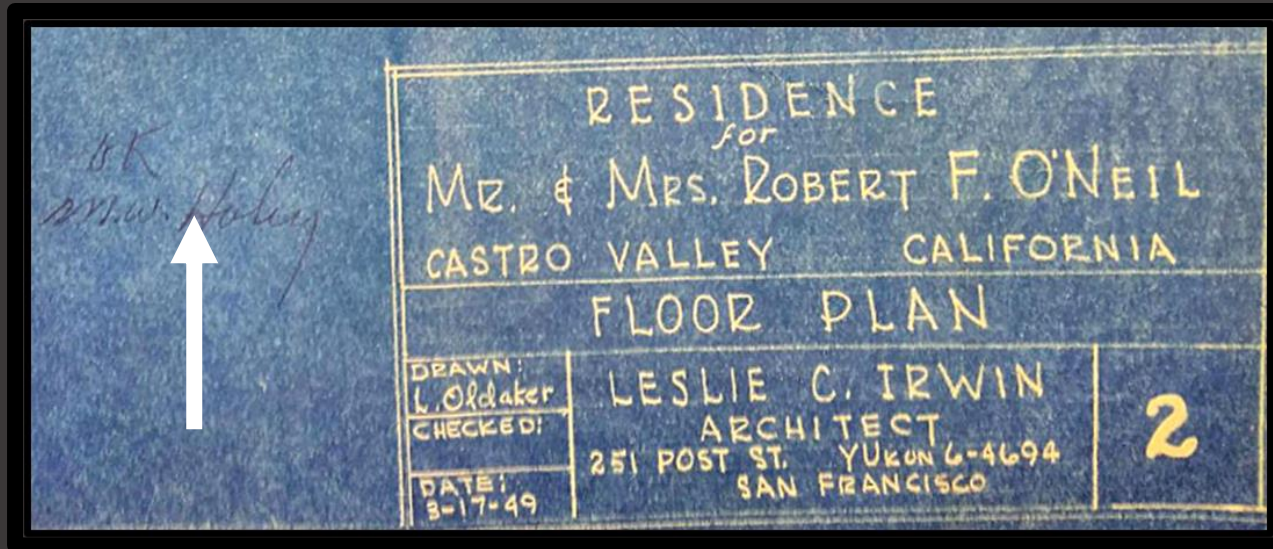
Genesis of the Project in 2018



Identify all prior owners of the land I live on in Castro Valley, back to town namesake Guillermo Castro

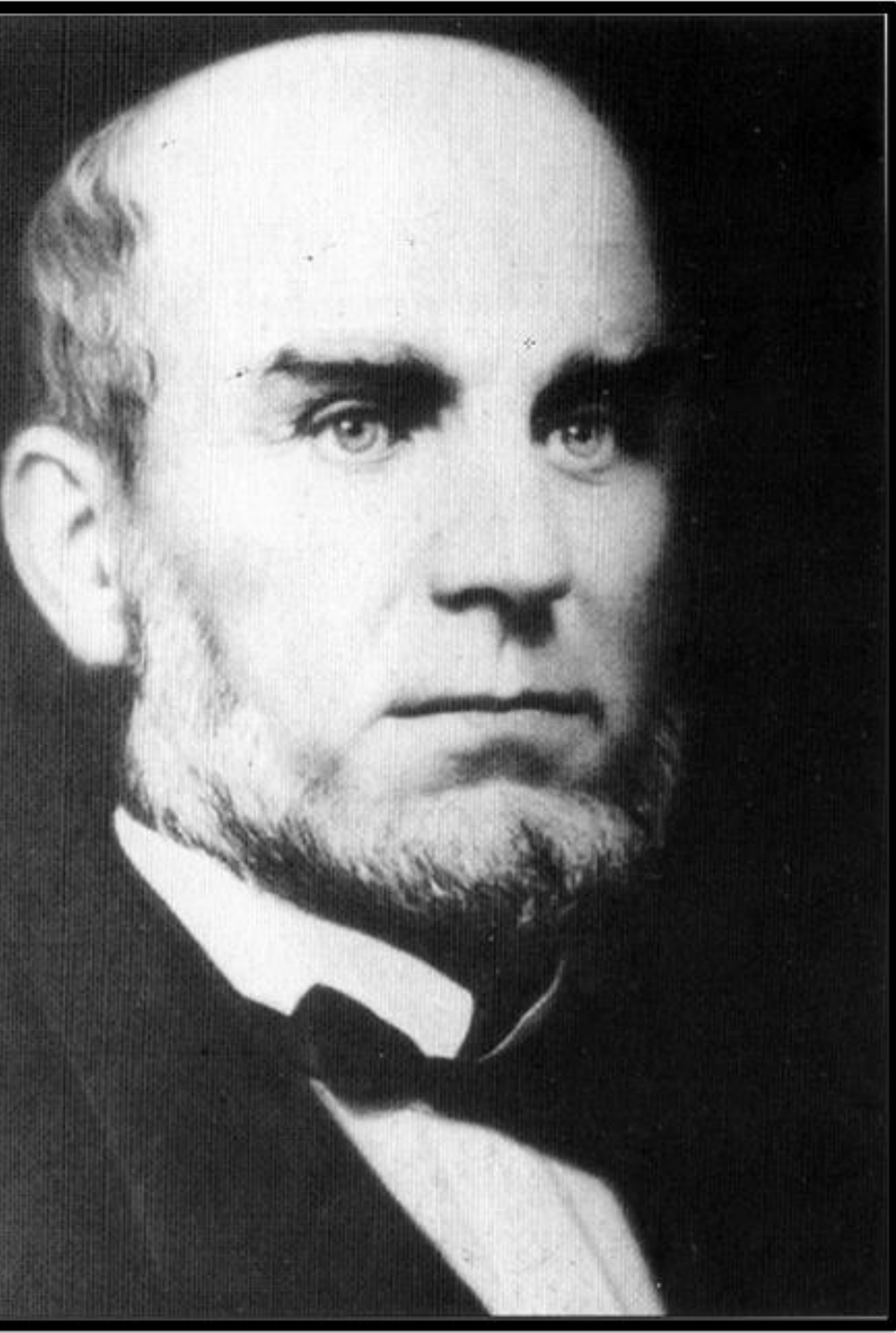
Expanded Scope: Evolution of a Neighborhood

Identify the namesakes for the roads in my 1948 neighborhood: Brickell Way, Haley Drive, Elrod Drive, Mancini Drive and Madison Avenue



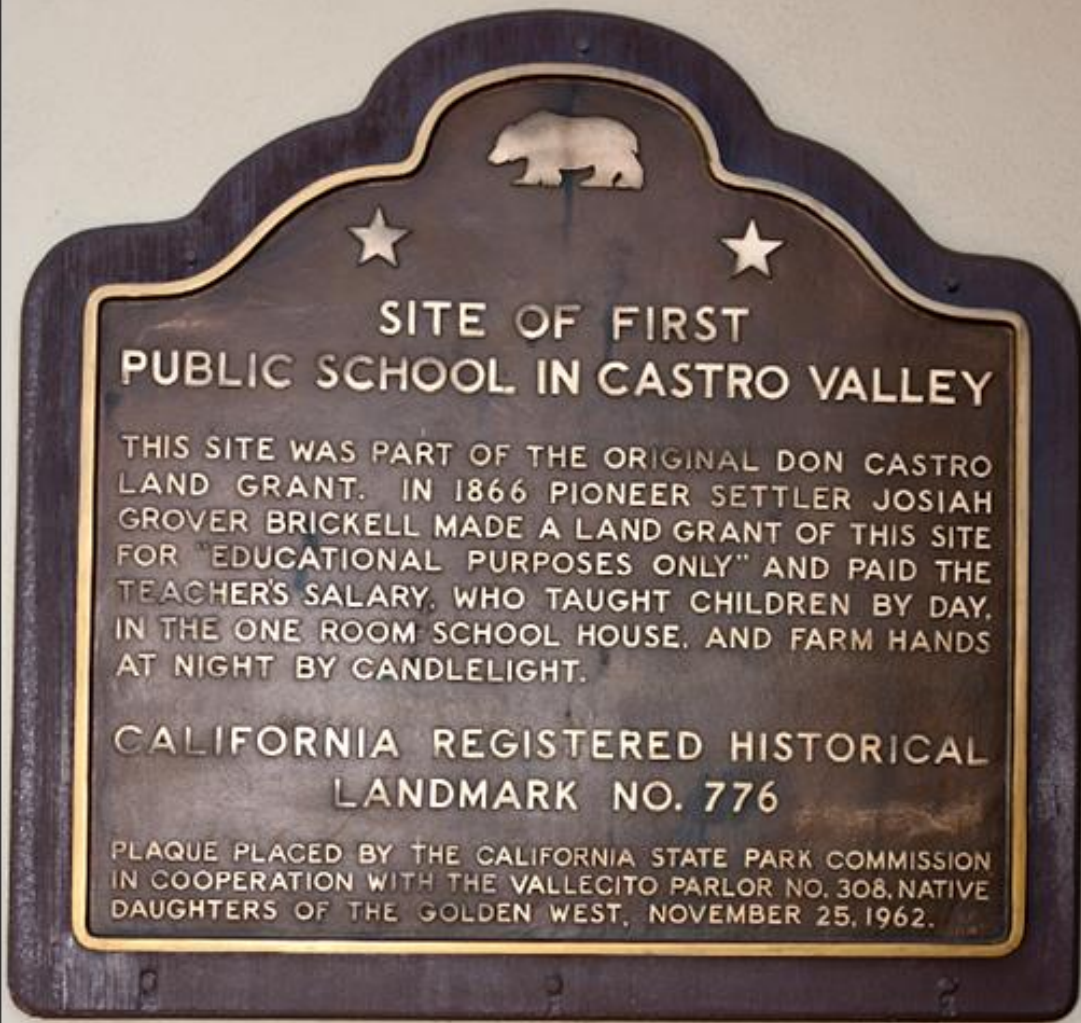
Don Guillermo Castro Granted His Rancho in 1843



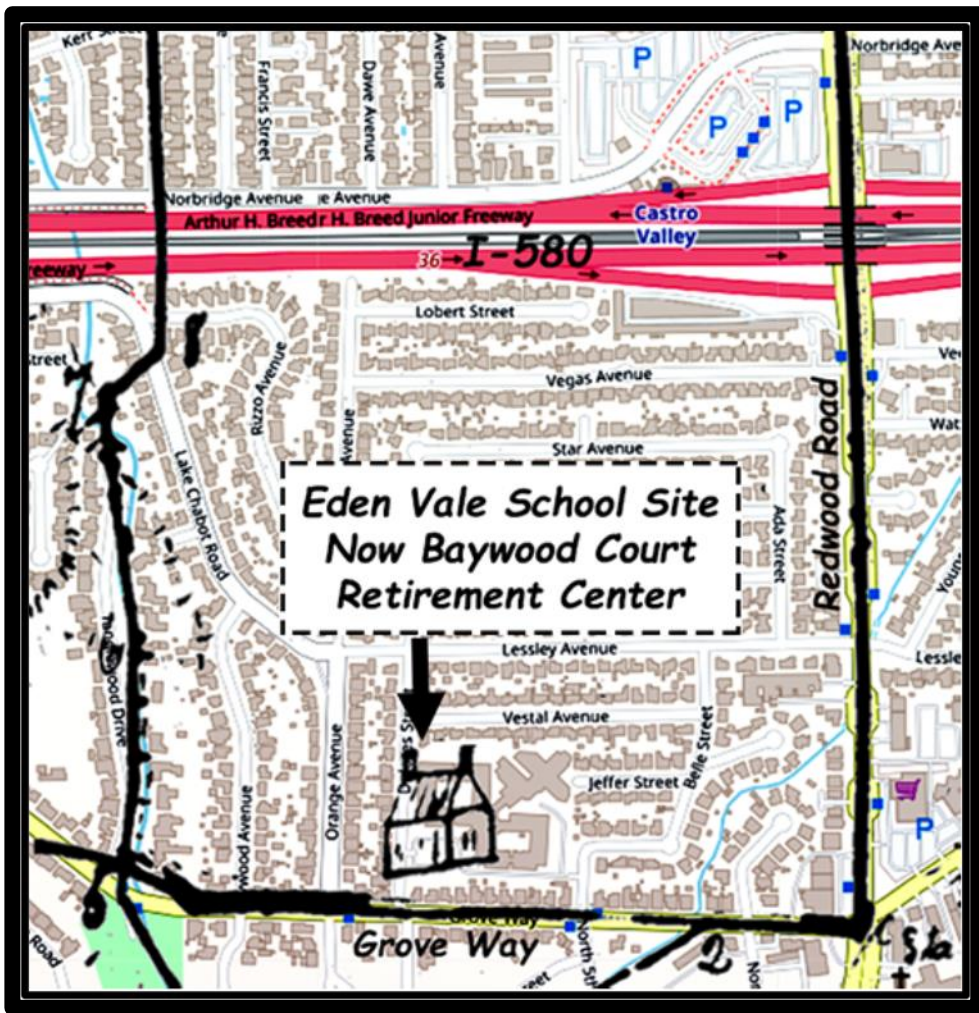


But He Couldn't Keep It

- Lost \$35,000 in gambling on a trip to purchase new cattle in 1852
- Lost \$8,000 in a real estate speculation in San Francisco in 1855
- Had to hire attorneys to represent him before the Land Commission in 1852, the District Court in 1855 and numerous other court actions
- Wife was cut out of the will of her wealthy father, Don Luis Peralta, she and sisters sued to try to break the will but failed
- Castro created town of San Lorenzo (Hayward), but it wasn't selected as the County seat
- Unprecedented droughts and floods in the early 1860's devastated the cattle industry throughout the state
- The county imposed high property taxes in the late 1850's
- Squatters filled his land, cut his wood, made it impossible to sell more land after about 1853
- Castro was forced to take out high interest loans, several with predatory lender Faxon Atherton, namesake of Atherton, California. He foreclosed in 1864



- I soon discovered that Josiah Brickell was the namesake of Brickell way and “donor” of the first school in Castro Valley
- Most of what is stated on this 1962 historical plaque is incorrect. The school came into existence in 1873, it was not the first in town. Brickell never donated the land, that was done by a later owner in 1903.



The *real* first school in Castro Valley was on Zachariah and Permelia Hughes' farm *Eden Vale*, circa 1855. It was stolen under cover of night by Hayward July 4, 1864.

Photo of Hughes family provided by their great, great granddaughter



Abstract from Returns of Census Marshals for the Years 1866,
1867, 1868 and 1869:

Districts.		No. census children between 5 and 15 yrs of age.				No. of white children under 5 yrs of age.				No. of children between 5 and 15 years of age who attended public school during y'r.			
Township	Eden Vale.....	153	211	34	39	119	134	22	26	94	129	36	38
	Eureka.....	61	70	84	82	67	67	61	49	66	56	62	82
	Laurel.....	•	•	191	240	•	•	1131	136	•	•	135	164
	Palmyras.....	•	•	41	109	•	•	124	22	•	•	30	29
	San Lorenzo.....	90	88	78	90	61	66	39	57	52	61	57	56
	Union.....	189	217	209	285	155	106	139	218	127	161	197	224

In Eden township there are six school districts, employing eleven teachers.

The Union District (San Leandro) employs four teachers, and during the last year maintained the schools for a term of 44 weeks.

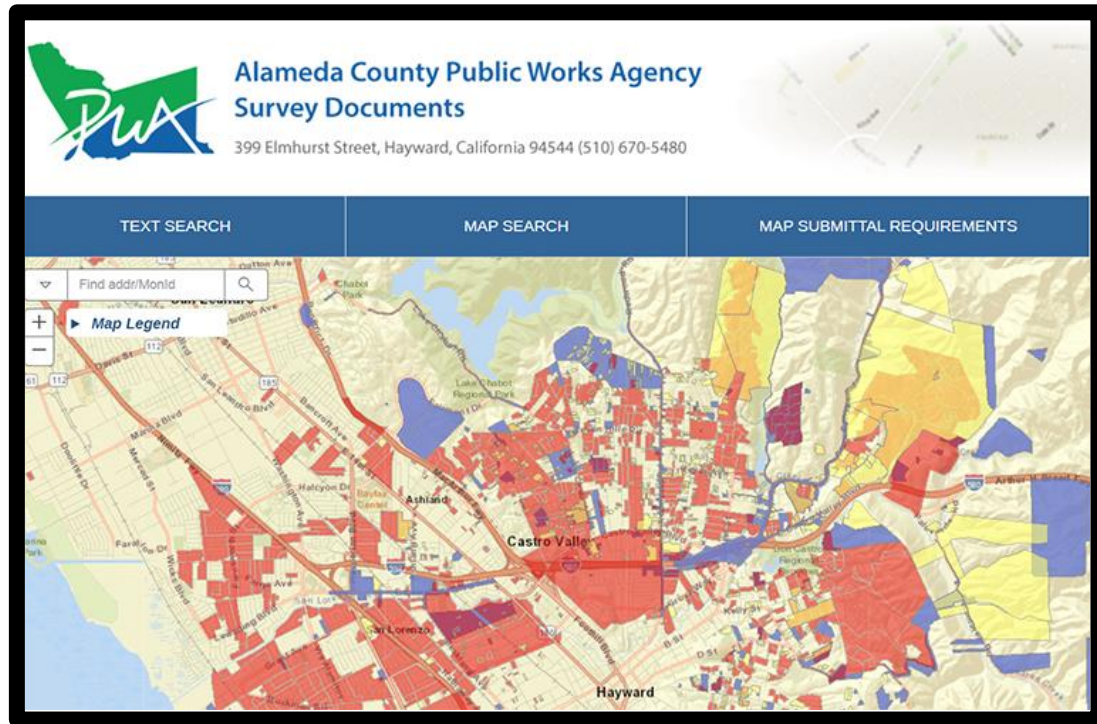
The schools in this township are all prosperous. In 1868 the Laurel (Haywood) and Palmyras Districts were set off from the Eden Vale District, and two new school houses erected, commodious, pleasant and comfortable, including the modern improvements and latest styles of furniture.

Schools were tracked by the State until 1865, after that by the County. This listing for 1866-9 does not include the Castro Valley school, as it did not yet exist.

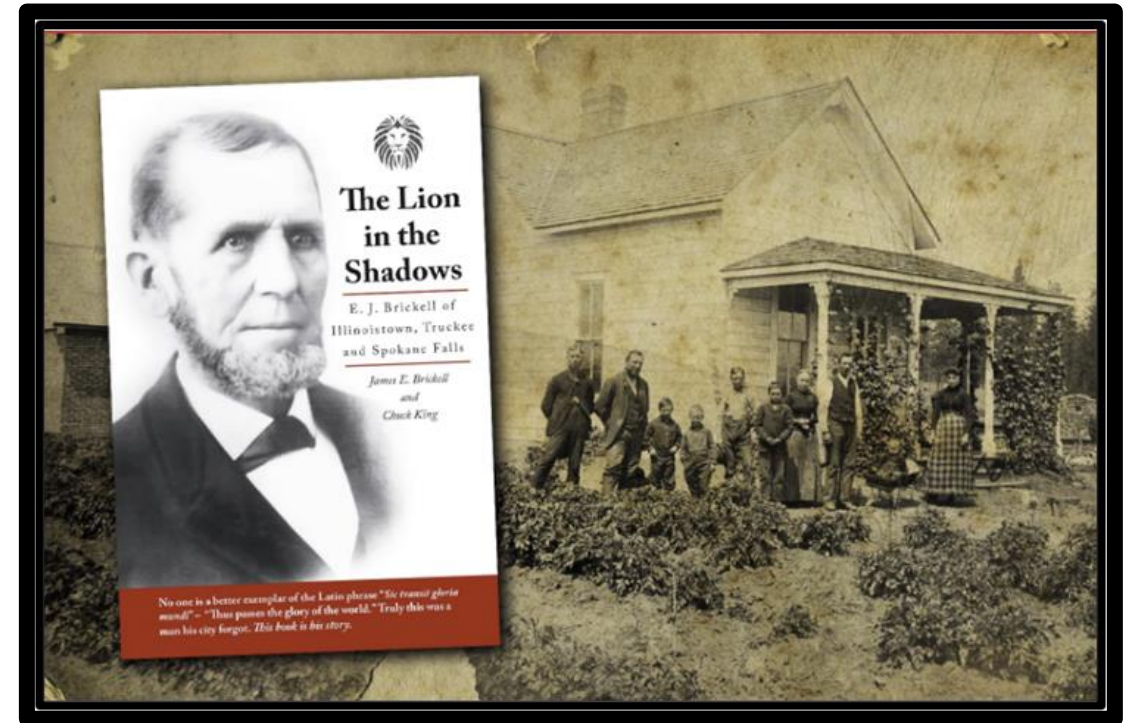
NAMES OF DISTRICTS.	Number of Census Children in District.	Number of Teachers to District.	Amount according to present method of apportioning.	Amount according to proposed method of apportioning.
Alameda.....	405	5	1,215	1,160
Alvarado.....	134	2	402	464
Alviso.....	82	1	246	232
Bay.....	58	1	174	232
Castro Valley.....	51	1	153	232
Centreville.....	106	2	318	464
Cosmopolitan.....	64	1	192	232
Eden Vale.....	52	1	156	232
Eureka.....	116	2	348	464
Fruit Vale.....	109	2	327	464
Inman.....	63	1	189	232
Laurel.....	289	3	567	696
Lincoln.....	29	1	87	232
Livermore.....	168	2	504	464
Lockwood.....	72	1	216	232
May.....	75	1	225	232
*Mission San José.....	87	1	261	232
Mountain House.....	61	1	183	232
Mowry's Landing.....	46	1	138	232
Murray.....	44	1	132	232
Oakland.....	3,006	31	9,018	7,192
Ocean View.....	128	2	384	464
Palmyra.....	40	1	120	232
Peralta.....	149	2	447	464
Pleasanton.....	132	2	396	464
Redwood.....	32	1	96	232

The Castro Valley School District first appears in the records in 1873, by which time the general area has five schools (Castro Valley, Eden Vale, Laurel, Palmyra, Redwood)

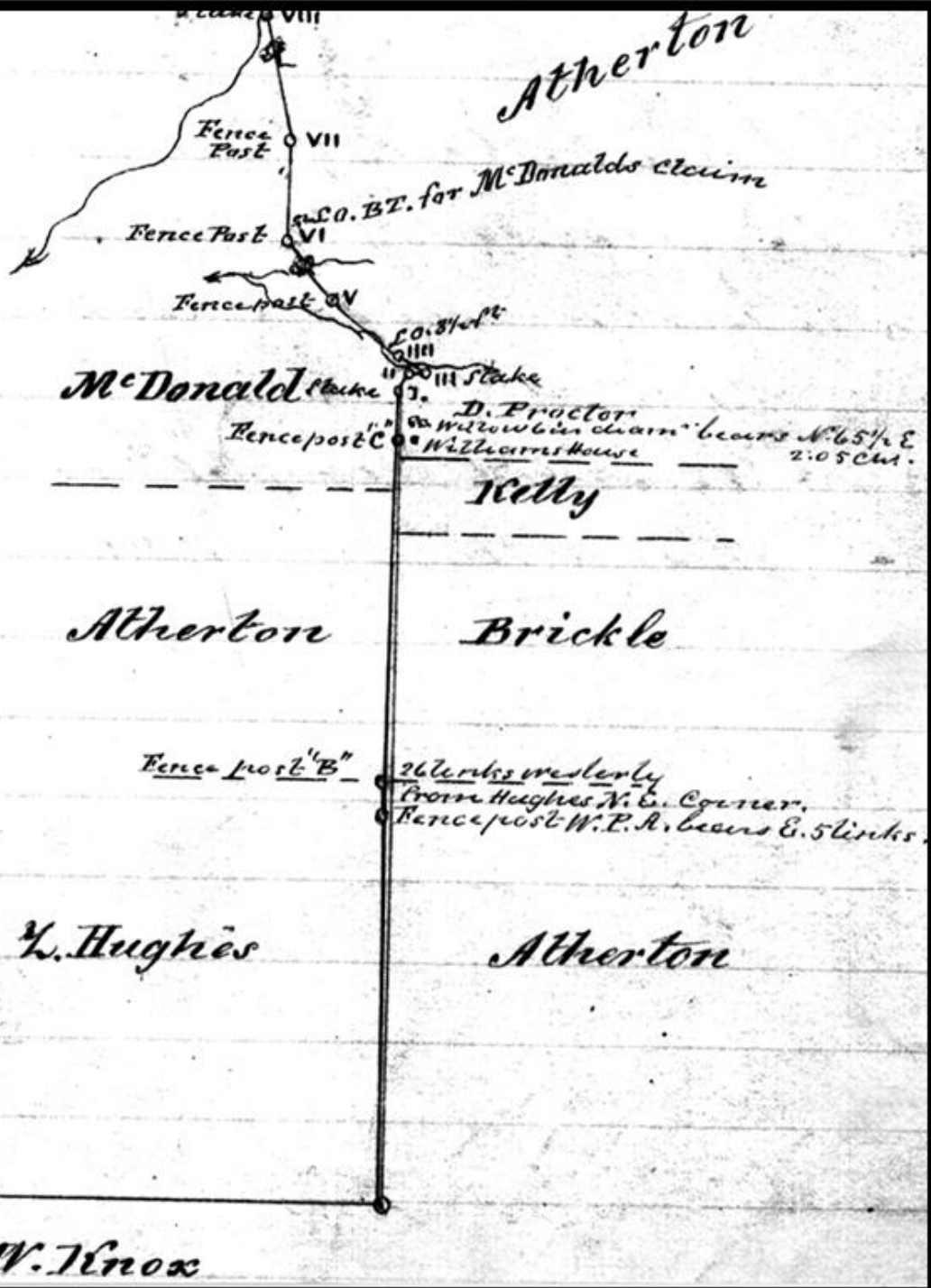
My Timing was Fortuitous



**Alameda County Maps put on-line 2018
A Goldmine of Information!!**



**An entire book was published about E.
J. Brickell, wealthy brother of Castro
Valley's pioneer farmer Josiah Brickell**



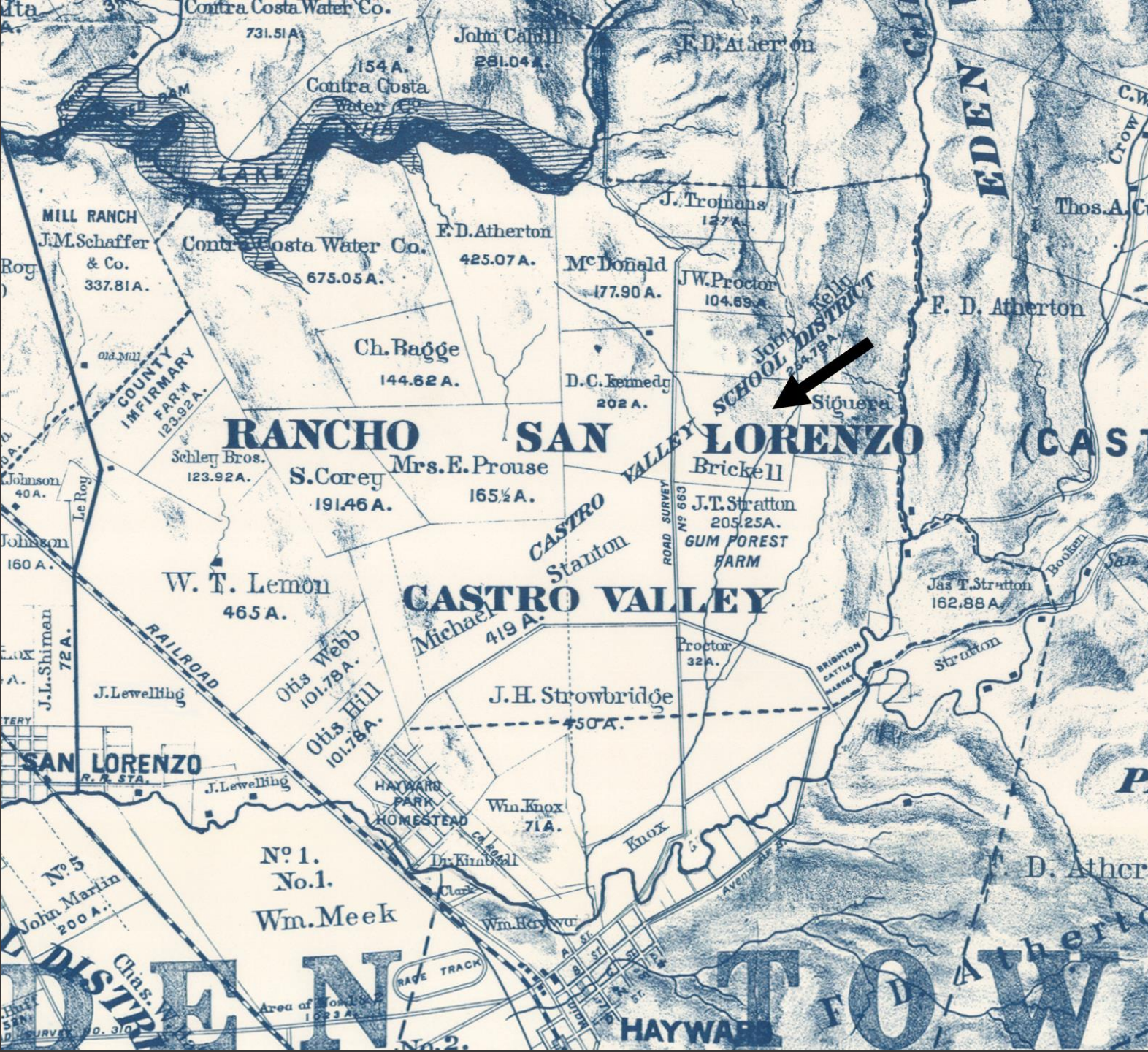
Josiah Grover Brickell

- Came to California from Michigan in 1854, dug for gold for a few months
- Returned to East Bay by 1855, started squatting in Castro Valley, although not at the site he would later buy
- Married in 1857 to Bridget Condran

First survey of Redwood Road 1865. 13 years before publication of first widely-disseminated map of the farm owners in the area.

Josiah Brickell's Contract of Sale Dated 1864, Signed 1865

- The only Castro Valley sales contract in the archives of the California Historical Society
- 173.65 Acres, as surveyed by James Stratton
- \$35 per acre, \$6077.74 (\$96K in 2020)
- Three-year mortgage at 1% interest per month
- Paid off the mortgage in 5 years, receiving the deed November 25th, 1870

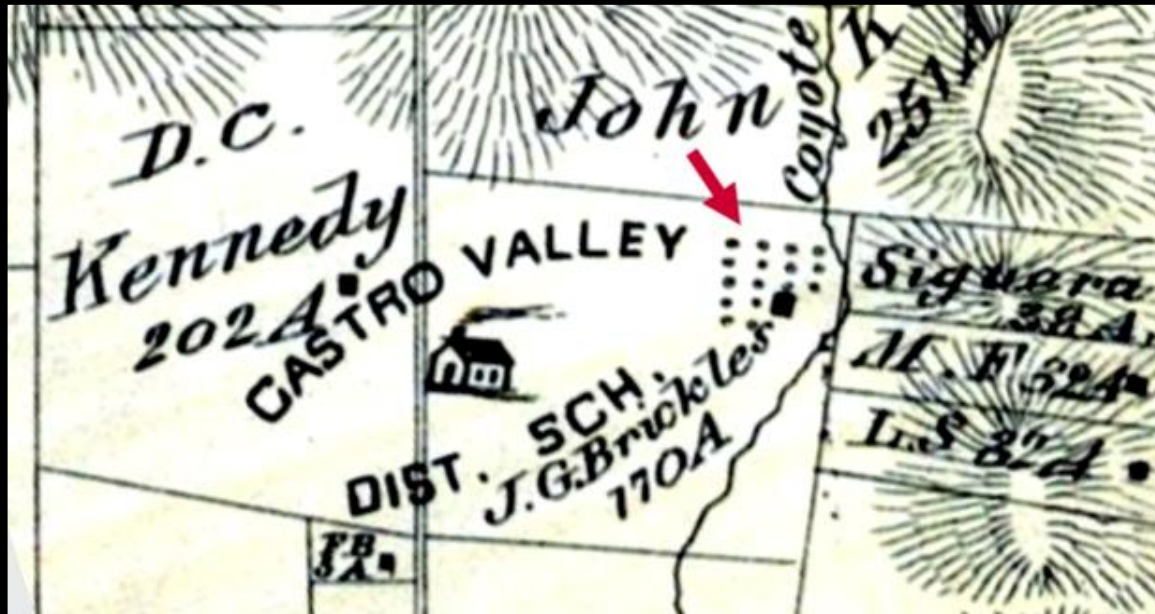


First Property Owner Map of Castro Valley 1874 (Partially corrected)

- Many second-generation farmers are shown (Stanton, Strobridge, Prowse, J. W. Proctor)
- Brickell's farm is surrounded by first generation farmers Kennedy, McDonald, Kelly, Siguera and Stanton

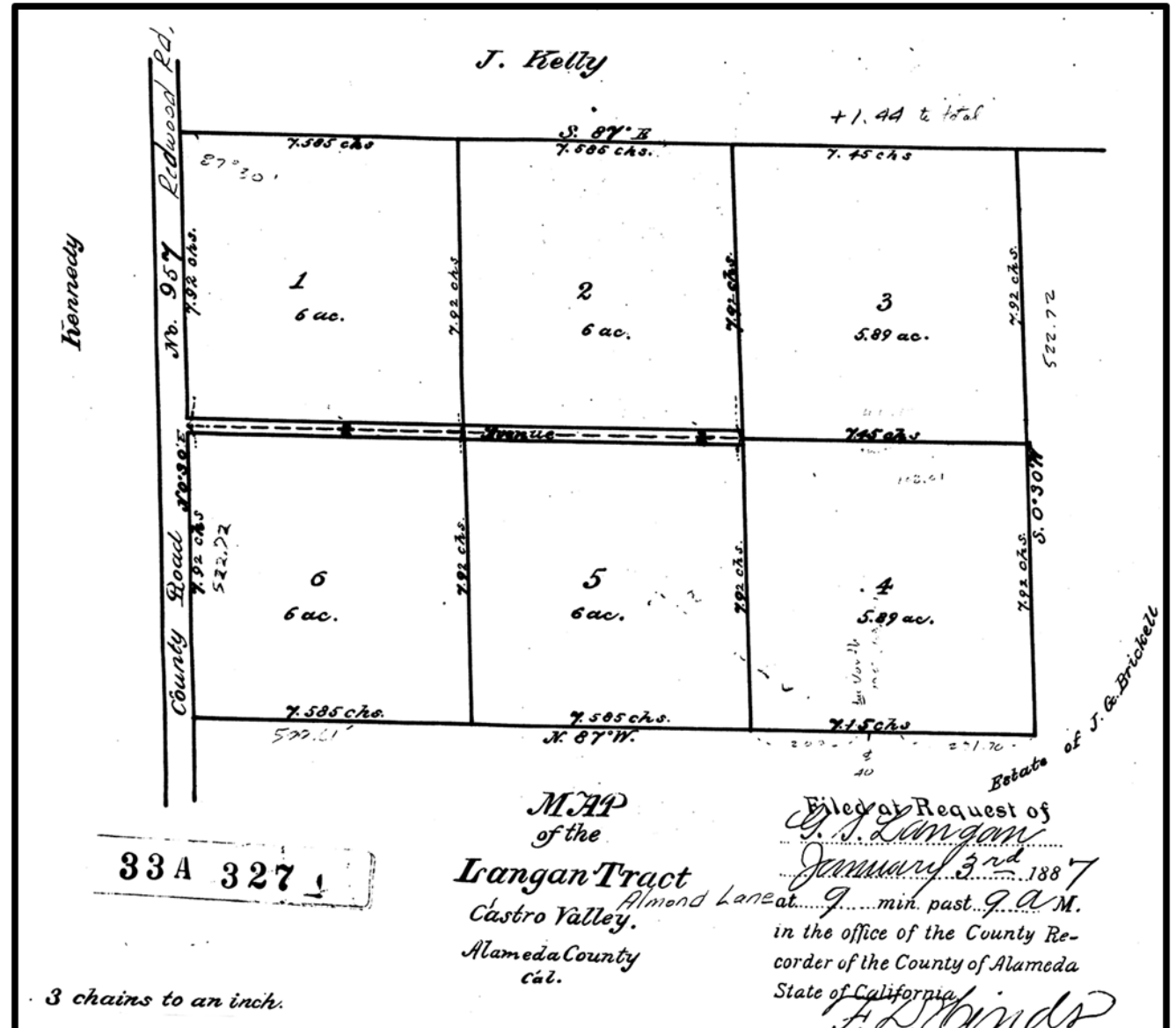
Evolution of Fruit Farming on 1878 Map

- Starting in the 1870's, a few Castro Valley farmers started to emulate their neighbors in San Lorenzo and shift to fruit orchards



The Langan Tract of 1887

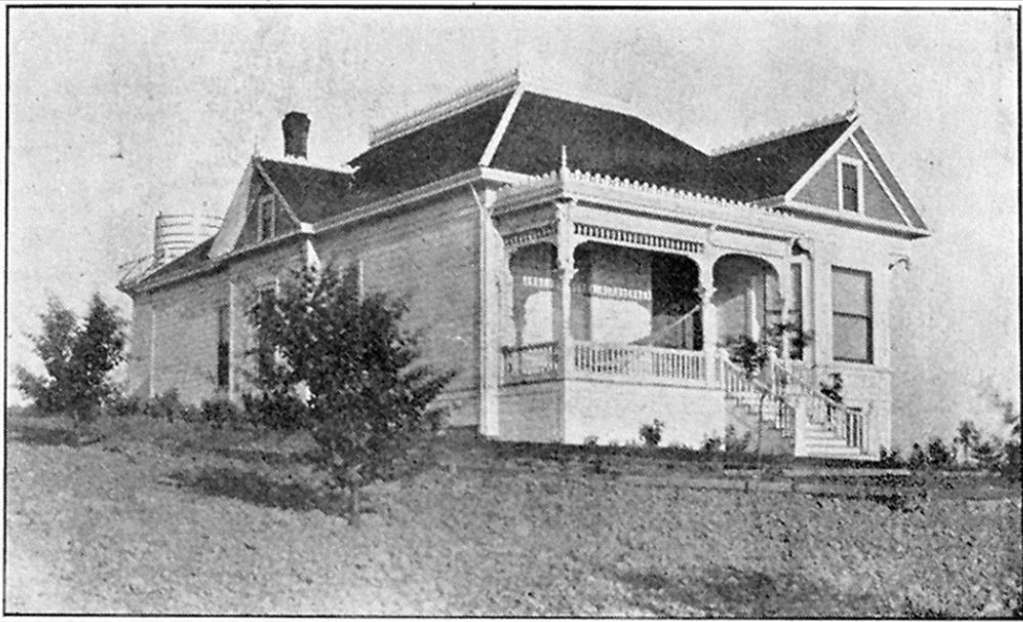
- Middle Daughter Lydia Brickell married Hayward school principal, drug store owner and later attorney Gurdon S. Langan in 1884
- Josiah Brickell died in 1880, his wife Bridget Brickell gave the couple a 36-acre chunk of the farm as a wedding gift
- Bridget died in 1886, Lydia promptly subdivided her gift into 6 lots for sale
- Second post-Atherton subdivision in Castro Valley history.



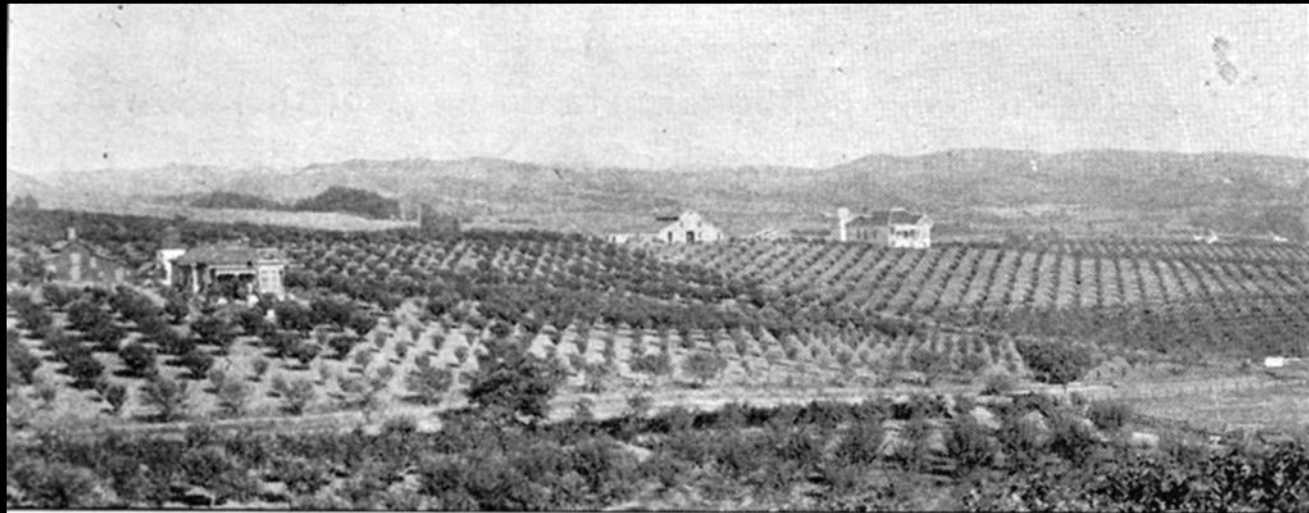


Subdivision of Brickell Farm 1900

Daughters Mary Brickell Kerwin
and Hanna Brickell Hoare split the
remaining Brickell farm



RESIDENCE OF MR. AND MRS. PETER HOARE IN CASTRO VALLEY



ORCHARD OF MR. AND MRS. P. HOARE IN CASTRO VALLEY

Brickell's Daughters Farms

- Left: Home and farm of Peter and Hannah Brickell Hoare
- Above: Home and farm of Michael and Mary Brickell Kerwin

STATE OF CALIFORNIA
DEPARTMENT OF PUBLIC HEALTH

PLACE OF DEATH, DIST. No. 121
County of Alameda
City or Town of Easton Valley
Rural Registration District Edm. # 25 of Hayward
State Index No. 882-875
BUREAU OF VITAL STATISTICS 18 033995
Local Registered No. 441

FULL NAME Lorraine Hoare

PERSONAL AND STATISTICAL PARTICULARS MEDICAL CERTIFICATE OF DEATH

SEX Female COLOR OR RACE White Single Single DATE OF DEATH Oct 31 1918
HUSBAND OF None WIFE OF None that I last saw her alive on Oct 30 1918

DATE OF BIRTH March 17 1896 AGE 22 9 14 that I last saw her alive on Oct 30 1918

OCCUPATION at home Pneumonia and that death occurred on the date stated above at 10 a.m.

BIRTHPLACE California NAME OF FATHER Peter H. Hoare (Duration) 7 years 1 month 7 days

BIRTHPLACE OF FATHER California MAIDEN NAME OF MOTHER Hannah C. Breckin (Duration) 1 year 1 month 1 day

BIRTHPLACE OF MOTHER California LENGTH OF RESIDENCE Life At Place of Death Life

THE ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE (Informant) Electa H. Hoare (Address) Hayward Cal

FILED Nov 2 1918 James Greene ADDRESS Hayward

DATE ISSUED JUN 19

JAMES GREENE MD MS

Each of the Three
Brickell Daughters
Lost a Child to
Disease in 1918-
1919, probably all
to the Spanish Flu



P. H. HOARE
Vice-President C. C. Young for
Governor Club

Peter Hoare ~1925



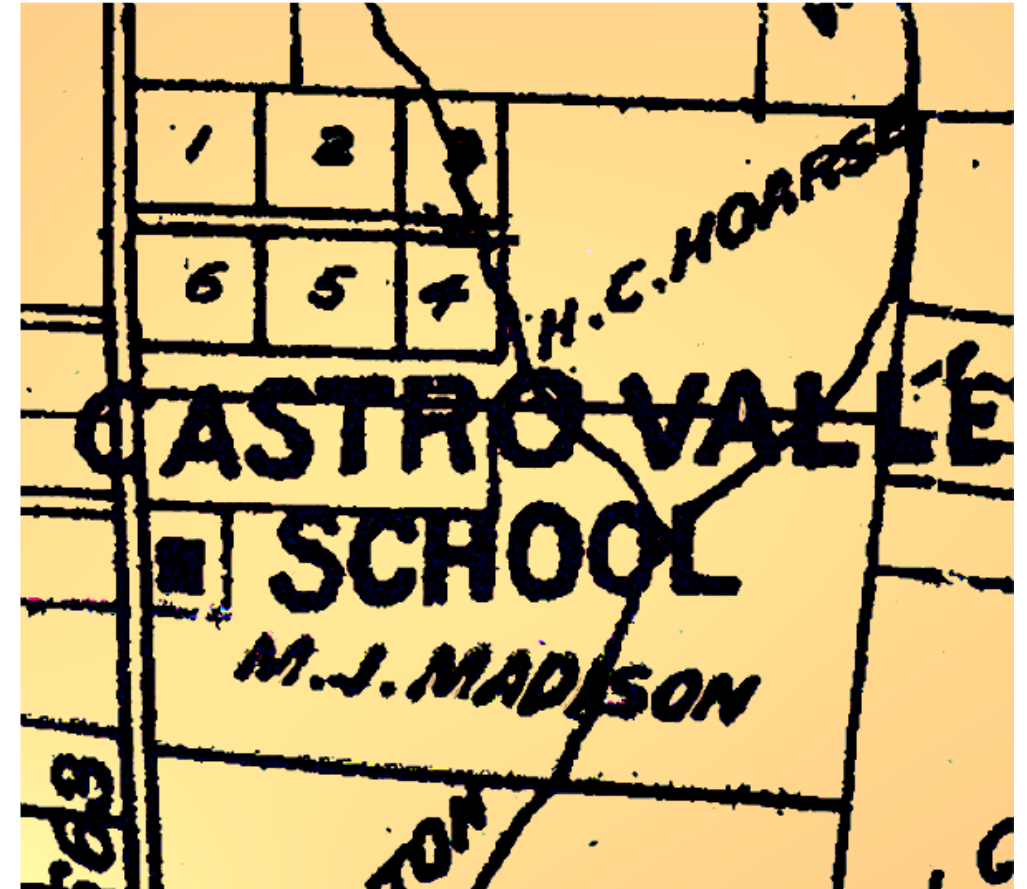
Alma Hoare Eggert



Hannah Hoare ~1925

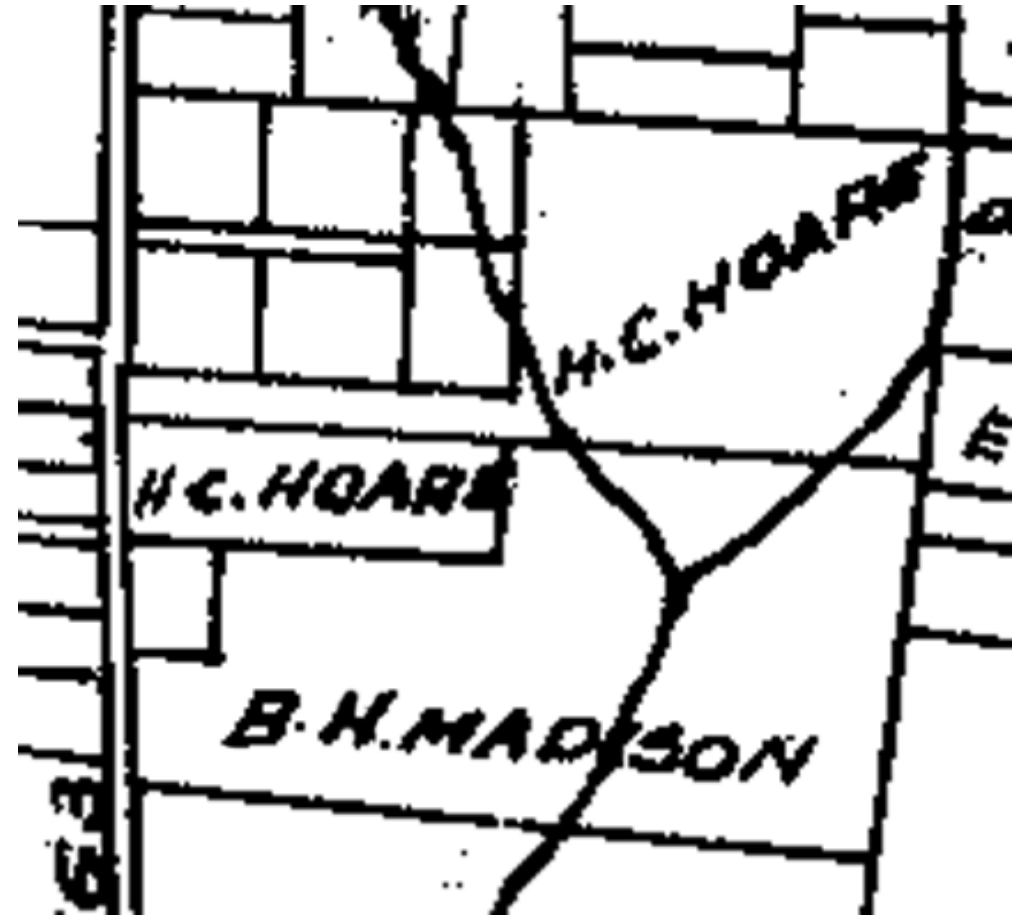
Mary Brickell Kerwin Sold Her Half of the Brickell Farm

- Michael Kerwin's brother was killed by a streetcar in Brooklyn Township (East Oakland) in 1897.
- In 1902 Mary and Michael sold the southern half of the Brickell Farm to Martin James Madison
- Madison was the son of a wealthy shipping magnate, he relocated from San Francisco to a home in on Redwood Road in 1899
- He helped kick-start the chicken ranching era in town



1912 Map of the Brickell Farm

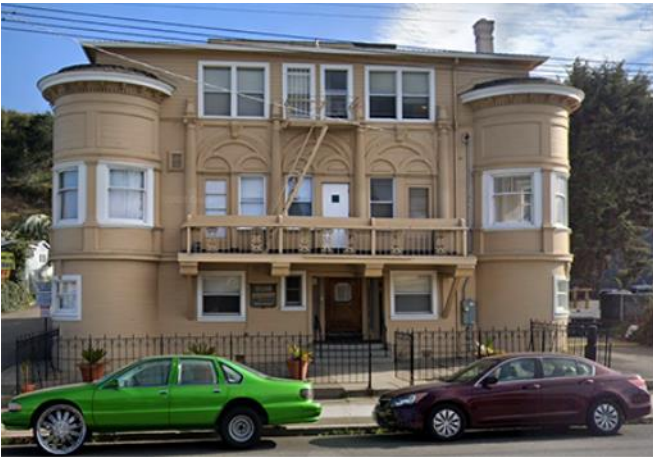
- Property taken by creditors due to loss of lawsuit
- Martin Madison's Father Bened H. Madison bought it back for about \$22,000
- Bened transferred it to his family corporation run by--Martin Madison
- Martin Madison took the opportunity to file for divorce from his wife, Jewel, she countersued
- Bened Madison gunned down in his Hayward mansion in 1911
- Martin's divorce was finalized in 1912, his mother transferred the property back to him in 1913



that certain 74.38 acre tract of land described in the deed by CHRISTINE MADISON to MARTIN J. MADISON, dated April 21, 1913 in book 2151 of deeds at page 330, Alameda County Records.



BEAUTIFUL RESIDENCE OF CAPT. B. H. MADISON



*M. J. MADISON, president of
the reorganized Chamber of Com-
merce of Hayward.*



War Housing Takes Mansion

HAYWARD, Nov. 29.—Govern-
ment leasing of the old Madison
residence at 284 Castro Street, for
conversion into apartments for war
workers, under the Homes Use Pro-
gram of the National Housing
Agency, was announced today.

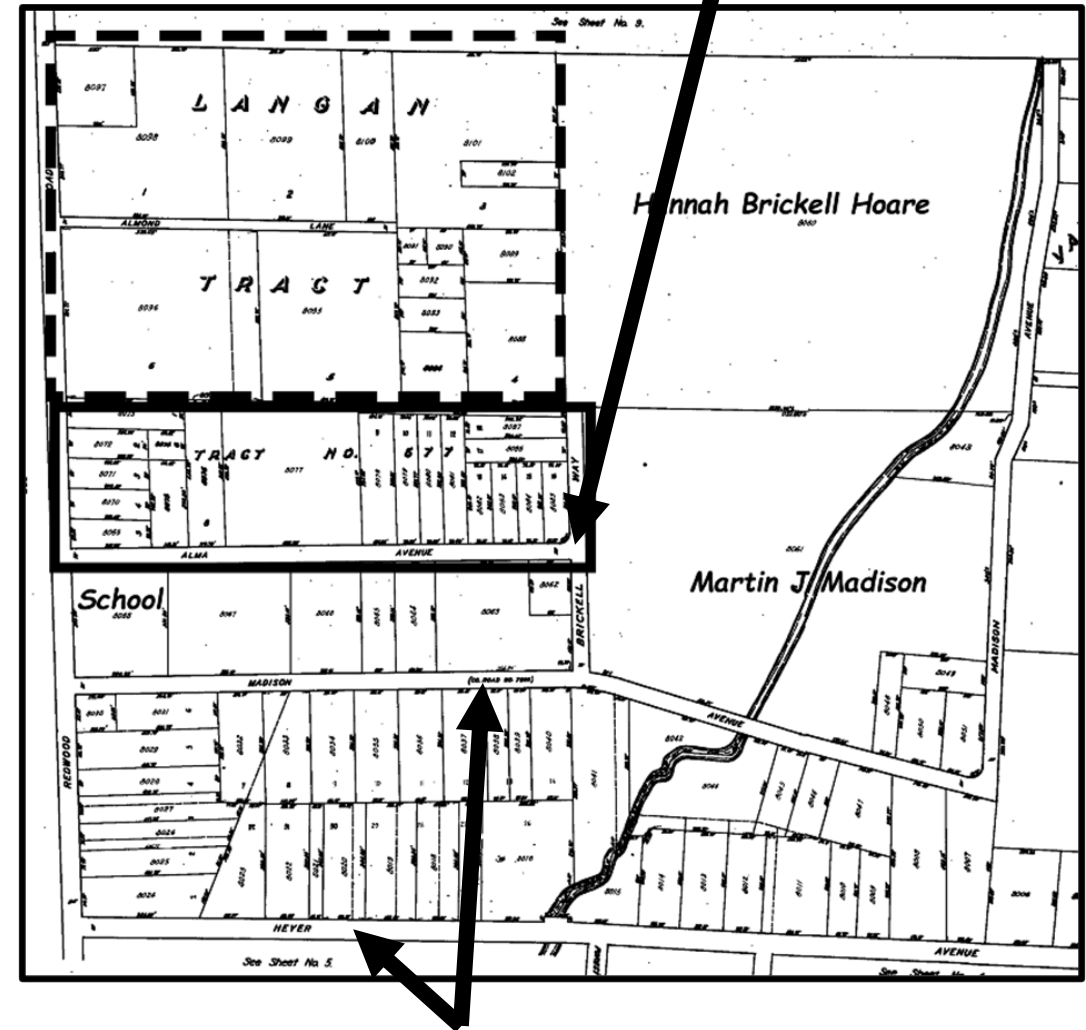
Reports are that remodeling will
cost approximately \$30,000. Eighteen
two-room apartments will be pro-
vided.

Erected in 1903, the home is a
Hayward landmark. It was built
for Mr. and Mrs. B. H. Madison,
the former the owner of a fleet
of sailing vessels. Madison died in
1911, and the death of Mrs. Madison
occurred in 1923. Since that time
the residence has been the home
of Martin J. Madison, his sister,
Miss Hannah B. Madison, and their
niece, Mrs. Catherine G. Brownell.
They will move to a new residence
at 930 Hampton Road.

Subdivision of the Brickell Farm, 1944

- Langan Tract still largely intact, some subdivision (Dashed line)
- Hannah Hoare had subdivided one part of her ancestral farm with Tract 577 in 1940 (Solid rectangle), but retained the larger portion
- Martin Madison had subdivided his land into many lots, retaining one big section

Tract 577 created Alma Avenue and Brickell Way as Public Roads (previously private)



New county roads championed by Madison in the 1930's made it easy to subdivide his property: Madison (now James) Avenue and Heyer Avenue.

DIGGING IN....AGAIN



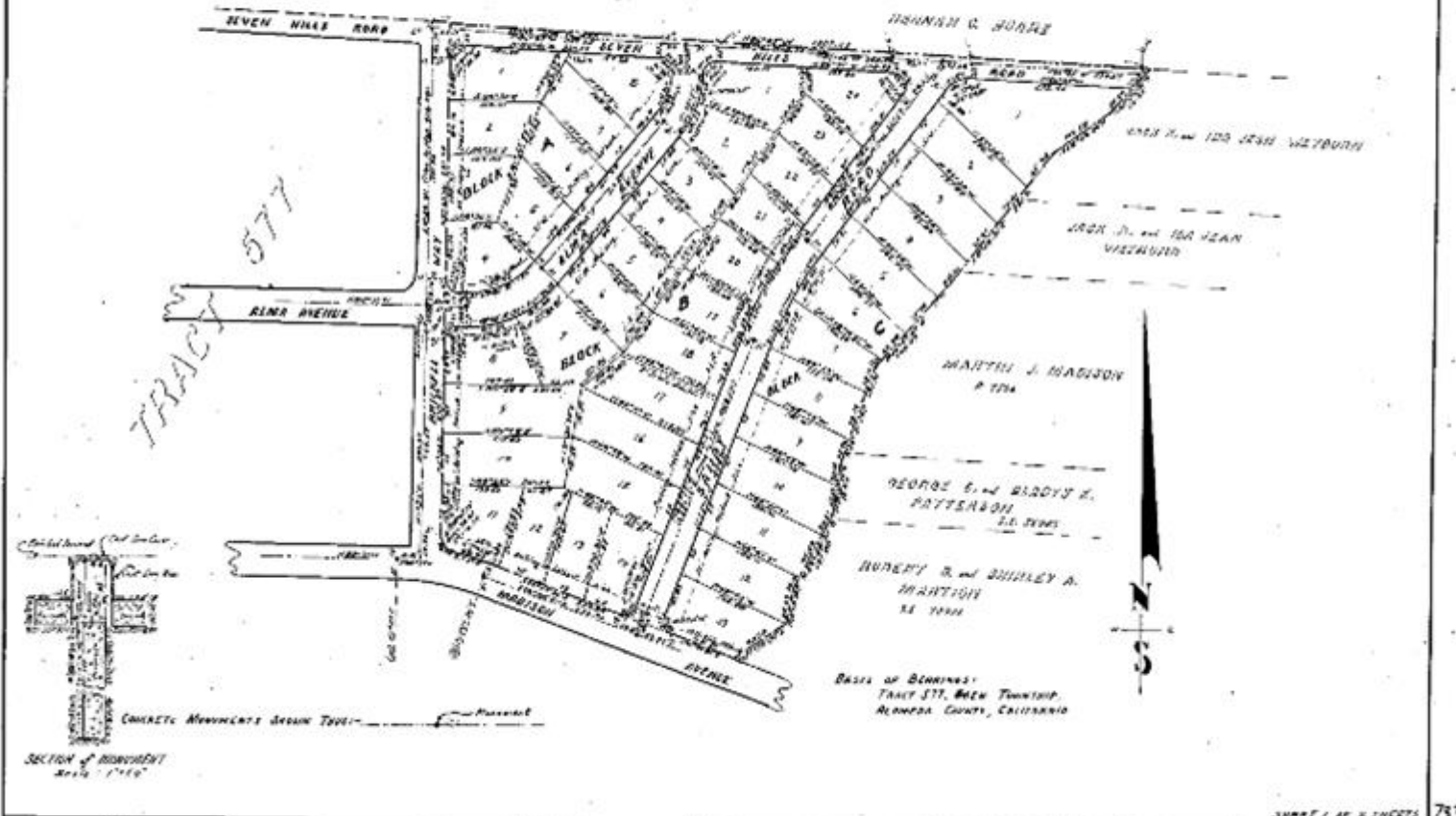
“GI Homes” in Castro Valley:

- In late 1944, large numbers of soldiers were released from active duty and sent home.
- Many had passed through the Bay Area on their way to Pacific battlefields or were stationed at Bay Area military posts.
- When they returned, reunited with their families, and found jobs in the booming Bay Area, they were shocked to discover that they had nowhere to live.
- What was needed were homes for returning GI's--“GI Homes”. Literally three million new homes were needed nationwide as quickly as possible.

TRACT 733

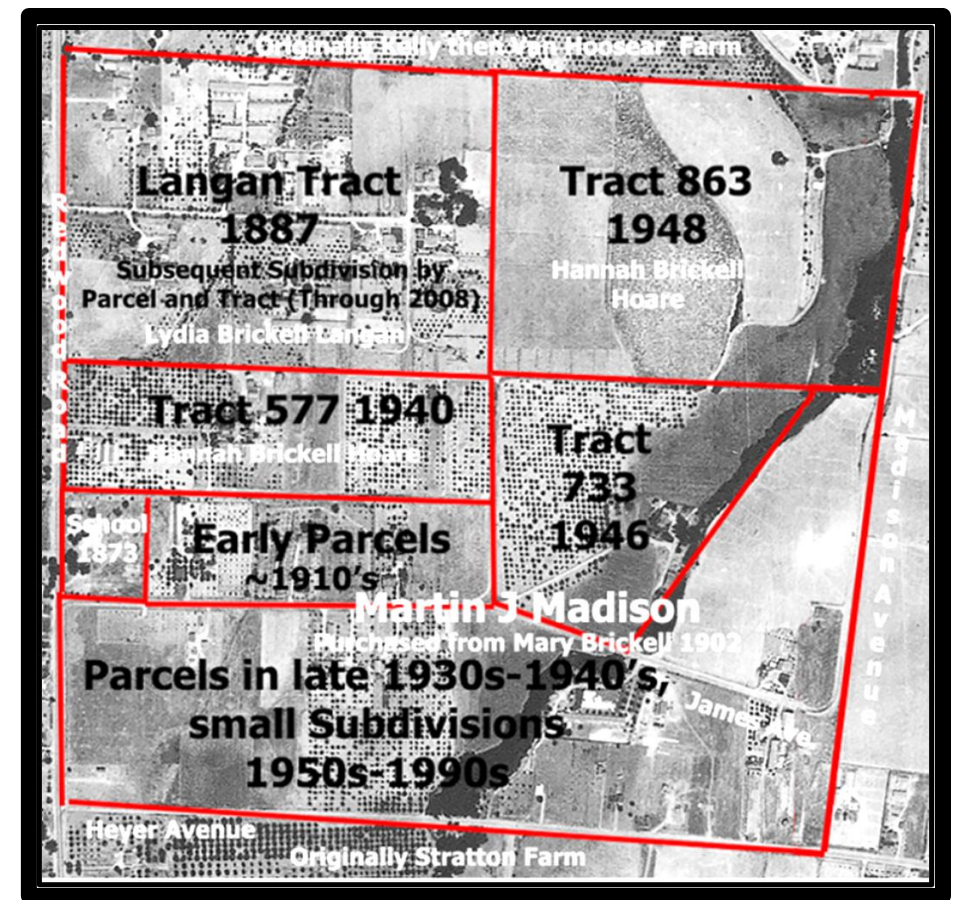
EDEN TOWNSHIP, ALAMEDA COUNTY CALIFORNIA

IN UNINCORPORATED TERRITORY
IN THE COUNTY OF ALAMEDA
DECEMBER, 1945 SALE BY CHAS. P. MARTIN TRACTOR



Rancho Manor Tract 733

- Madison sold most of his remaining land for development of "GI Homes" in 1945.
- The tract was called *Rancho Manor*
- Developed by team of Charles Wooldridge and John Espinosa



Valley View Homesites Subdivision # 863

1948, after the close of the GI Home era

The Full Provenance of Alameda County Subdivision #863, Valley View Homesites

Refer: F.B. 48
Maps 32-1-12, 32-2-22
32-3-18, T-577, T-733

DATA TO ACCOMPANY TENTATIVE MAP OF TRACT

Description of Tract

BEGINNING at the southeastern corner of the 36.44 acre tract awarded to Lydia A. Langan in the decree of Partition rendered in the Superior Court of Alameda County, Case No 3237 in the action entitled, Lydia A. Langan vs. Bridget Brickell et al., dated June 17, 1885, certified copy whereof was recorded September 22, 1931 in book 2695 of Official Records of Alameda County at page 28; running thence along the eastern line of said 36.44 acre tract north 0°30' east 15.84 chains to the northern line of the 137.21 acre tract conveyed by Bridget Brickell to Hannah C. Brickell and Mary E. Brickell, by deed dated November 29, 1886, recorded November 30, 1886 in book 310 of Deeds, at page 378, Alameda County Records; thence along said last named line south 87° east 23.06 chains to the eastern line of said 137.21 acre tract; thence along said eastern line south 7°30' west 15.97 chains to the northern line of the 85.33 acre tract conveyed by Hannah C. Hoare, formerly Hannah C. Brickell to Mary E. Kerwin by deed dated September 17, 1892, recorded September 19, 1892 in book 484 of Deeds, at page 89, Alameda County Records; thence along said last named line north 86°45' west 20.55 chains; thence north 0°30' east to the point of beginning.

Record Owner:

Hannah C. Hoare,
295 Prospect St.,
Hayward, Calif.

Subdivider:

J. R. Elrod, et al.,
6469 Castro Valley Blvd.,
Hayward, Calif.

"TRACT 863 EDEN TOWNSHIP ALAMEDA COUNTY CALIFORNIA", is a subdivision into lots of a portion of the tract of land described in the deed from Hannah C. Hoare to Marlin W. Haley, dated February 19, 1948 and recorded March 1, 1948, under Recorder's Series No. AC-17059, in the Office of the County Recorder of Alameda County.

I, the undersigned, JOHN A. MANCINI, do hereby certify that I am the Registered Civil Engineer responsible for the survey from which the herein embodied final map entitled, "TRACT 863 EDEN TOWNSHIP ALAMEDA COUNTY CALIFORNIA", consisting of five (5) sheets, numbered Sheet No. 1, Sheet No. 2, Sheet No. 3, Sheet No. 4 and Sheet No. 5, respectively, this certificate being upon Sheet No. 1 thereof, has been prepared and that I am responsible for said final map; that the date of said survey is April, 1948 and was made under my direction; that said survey is true and complete as shown; that the monuments are or will be of the character and in the positions indicated on this map and are sufficient to enable the survey to be retraced.

Seal

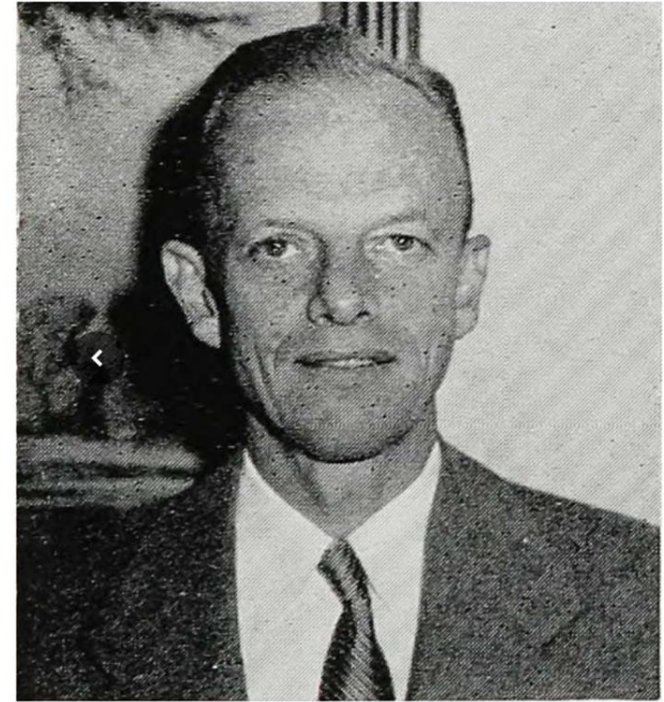
John A. Mancini
Registered Civil Engineer in the State
of California, certificate No. 1592.

Bridget Brickell>Mary & Hannah Brickell>Hanna
Brickell>Developer Marlin Haley

Hannah Brickell Hoare owned this part of the Brickell farm for 64 years!

Marlin Haley, John Elrod and John Mancini

- **Haley (Subdivider).** Haley was an attorney who jumped into suburban home development right after the war, tract 863 was his biggest project. He was descended from 49'ers on both sides of his family, the Haley's of Newark and the Marlin's of San Lorenzo
- **Elrod (Sales and home building):** Elrod had a long and highly variable career in real estate sales and development, moving from San Francisco to Berkeley right after the earthquake of 1906 and forming a home building company with his brother Charles. After two bankruptcies, he ended up living on Redwood Road and selling homes in Castro Valley during the depression.
- **Mancini (Surveying, engineering):** John's parents had migrated from Italy to San Francisco, their home was destroyed in the earthquake. They moved to a chicken ranch on Wilson Street. John was the valedictorian at Hayward Highschool, trained as an engineer at Stanford.



Marlin Wallace Haley, 1955



John Richard Elrod 1923



John Adolph Mancini 1945

14. No person of any race other than of the white Caucasian race shall use or occupy any building or any lot within said tract, except that this covenant shall not prevent occupancy by domestics or servants of a different race domiciled with a white Caucasian owner or tenant.

**A—100% Restricted District
NOT A TRACT**

Select a lot and build to suit you. Also have two 6-room and two 5-room homes available. F.H.A. and full G.I. terms. All utilities and sidewalks included.

**Valley View Homesites
ON SANDY ROAD AT
SEVEN HILLS ROAD**

**Valley View Homesites was 100%
Racially Restricted**

- When Haley bought the land, this was totally legal and enforceable
- Seven weeks later the Supreme Court ruled that such covenants were no longer enforceable
- Nevertheless, Haley filed the restriction six weeks further on
- The FHA would not make loans unless fully restricted up until at least 1950

The Complete Historical Provenance of My House

Owner	From	To	Notes
Mission San Jose	1797	1834	Desecularization of mission lands
Mexican Government	1834	1843	Granted to Castro in 1843
Guillermo Castro	1843	1863	Deeded to oldest son, Juan
Juan Castro	1863	1864	Held deed about 5 months
Faxon D. Atherton	1864	1870	Brickell paid off his mortgage November 25, 1870
Josiah G. Brickell	1870	1880	Died in 1880
Bridget Brickell	1880	1886	Deeded to daughters Mary and Hannah just before death
Mary and Hannah Brickell	1886	1892	Divided farm
Hannah Brickell Hoare	1892	1948	Sold the property for subdivision
Marlin W. Haley	1948	1949	Subdivider-Sold lot to first owners
Robert F. and Mary O'Neil	1949	1957	Moved to Washington DC area
Donald and Mable Becklin	1957	1968	Started company Crate-Rite
Anthony and Dolores Serewicz	1968	1973	
Terry and Suzanne Young	1973	1976	
Howard and Catherine Newman	1976	1992	Founded company Desert Lake Technologies
Rick and Kim Kelly	1992	Ongoing	

Also			
Richard Dowling Sr.	185?	1863	Squatting