

Appendix C Technical Memorandum – Summary Historical Resources Report

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To: Bill Roth, Associate Planner, City of Fremont

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Subject: **Ursa Residential Development Project – Summary Historical Resources Report**

Introduction

AECOM Technical Services, Inc. (AECOM) has been retained by the City of Fremont to complete an Initial Study and Focused EIR for the Ursa Residential Development Project (project). The project, located at 48495 Ursa Drive, is a Precise Planned Development that will construct 17 new residences and relocate one existing on-site residence on a property that has been previously determined a historical resource for purposes of the California Environmental Quality Act (CEQA). Impacts to historical resources will be examined in the Focused EIR that addresses the relocation of the historical residence and the construction of the new residences. This memorandum provides additional historic context and more detailed evaluation of the property to support the findings of the Focused EIR.

Proposed Project

As part of the proposed Ursa Residential project, the applicant proposes rezoning a 2.67-acre site from R-1-6 to a Planned District; the relocation of the existing historic-period residence and ancillary tankhouse; demolition of other existing structures (barn, garage, and various sheds) on-site; and construction of 17 new single family houses. The applicant proposes to move the existing residence and tankhouse from their present location to proposed Lot 1, adjacent to Ursa Drive. An addition would also be constructed along the south side of the relocated historic residence. The Canary Island palm tree currently located near the front door of the residence would also be relocated to proposed Lot 1.

Historic Context

The following section contains additional historic context to support the findings of the cultural resources section of Focused EIR. AECOM conducted additional research in April 2017 including review of records available at the Alameda County Assessor, historic maps, historic and modern aerial photographs and imagery for the subject property to determine built dates and alterations for the extant buildings and structures.

Early History of Washington Township

The project site sits amidst a region long characterized by agricultural and ranching activities. Following its establishment by Spanish missionaries in 1797, Mission San Jose became one of the most successful agricultural communities in California's mission system. Mission priests established orchards, olive groves, and vineyards in the vast swaths of rich soil west of the mission. In the wake of Mexican independence, secularization of the mission lands in the 1820s and 1830s gave rise to large-scale ranching in the area.

The area that became Alameda County was originally divided into 15 ranchos – ranging in size from 6,000 to 48,000 acres – that were predominantly used to graze vast herds of cattle for the hide and tallow trade. 48495 Ursa Drive was originally located within the 9,564-acre Rancho Agua Caliente, which Antonio Sunol obtained from the Mexican government in 1836 and then conveyed to Fulgencio Higuera in 1839. The following decade, the land was subdivided into smaller parcels largely ranging in size from 100 to 1,000 acres and sold to early American settlers (Corbett, 1999: 3; Basin Research Associates, 1998:1).

In 1853, Alameda County was formed from portions of Santa Clara and Contra Costa counties and divided into six townships, including the 68,000-acre Washington Township at the southwest corner of the county. Capitalizing on the established vineyards and olive, fig, and pear orchards at Mission San Jose, new landowners in Washington Township took cuttings and rootstock from the former mission property to replant on their ranches. Initially the cuttings and rootstock were planted in short rows and then in small-scale orchards. Farmers also obtained clippings from successful local nurseries, including those established by the Shinn family and E.L. Beard in 1852 and the California Nursery Company, which relocated to Niles from San Jose in 1884 (History of Alameda County, 1883:309; Sandoval, 1985:3; Shinn, 1991: 5-9, 20-21; Carruthers, 2000:50).

Prior to the arrival of the railroad in 1869, several landings along Washington Township's waterfront allowed sloops and small steamers to efficiently transport produce and goods to San Francisco. These included Mowry's Landing, located three miles west from Centerville; Warm Springs Landing, approximately 2.5 miles northwest of the subject property; and Dixon's Landing near the southern county border. Small communities sprung up near these landings. Just east of Warm Springs Landing, Abram Harris acquired a large parcel of land in 1858 and established a general merchandise store on San Jose Road (later Warm Springs Boulevard). Several families relocated near the store and formed the community known as Harrisburg. When the Southern Pacific Railroad arrived in 1869, it named the nearby station Warm Springs, and in 1882, the community changed its name to avoid confusion. It remained a small community through the early twentieth century with around 600 residents by the mid-1910s (Shinn, 1991:41-42; Sandoval, 1985:97-98; The Country Club of Washington Township, 1950:129-130; Baker, 1914:447).

Orchard Development

By the early 1880s, the western portion of Alameda County along the San Francisco Bay was lined with small-scale farms and orchards ranging in size from 5 to 20 acres, while the eastern half of the county remained developed with large fields to harvest grain or graze cattle. The small-scale orchards were unique since they could be operated profitably by single families. Apricots, walnuts, and prunes were the most commonly crops planted by Portuguese farmers in the Warm Springs area (Santos, 1998). The apricot tree was the most popular crop to plant in Alameda County due to the fruit's commanding price, with many purchased from the local Shinn Family Nursery. These trees thrived in the local climate, as the fruit requires a mild, coastal temperatures with no spring frost and long, dry warm summers to ripen. The fragile fruit was handpicked since it damages easily if allowed to fall to the ground, then sorted, and either dried, canned, or shipped fresh. Washington Township became the center of the apricot industry in Alameda County, with Niles as the leading producer of dried apricots by the end of the nineteenth century. This corresponded with a statewide increase of dried apricot production from 900,000 pounds annually in 1885 to 22 million pounds by 1900.

By the mid-1910s, over seven million apricot trees had been planted throughout California, largely on small, family-owned orchards. Alameda County and Santa Clara Valley to the south would dominate the apricot industry statewide through the mid-twentieth century (Pacific Rural Press, 1881 Mar 19; History of Alameda County, 1883: 37; Chapman, 2013:36, 96, 123; Lukes, 1994:382; Holmes and Singleton, 2011:8; Mills, 1901:639-672).

Each apricot tree was typically picked three to four times as the fruit ripens at different times. Since they contain so much pulp (compared to prunes), apricots were halved and pitted before drying. (Experienced "cot cutters" could pit and cut an apricot in one motion.) The apricots were then exposed to sulphur gas at the start of the drying process to maintain their vibrant color, as they would otherwise turn black when dried. After being cut and pitted, they were placed on large three- by six-foot wood trays and stacked in sulphur sheds. After the processing, they were placed outdoors in the sun from three to ten days depending on the weather, followed by "sweat boxes" or bins for several days to even out the moisture content of the dried fruit. Larger operations built short rail tracks to move the trays between sheds and drying fields. Other times the fruit was sold fresh, wholesale to local canners or processors (Chapman, 2013:639-672).

During the early 1930s, laborers from Oklahoma, Arkansas, and Texas fleeing the Great Depression were drawn to the farm and fieldwork in California. Crop harvesting and processing was labor intensive, creating a need for laborers, and California provided more opportunities than the areas of the country affected by the dust storms that impacted agriculture. During World War II, labor shortages increased the demand for efficient agricultural equipment. Since apricot orchards required more labor due to the

delicateness of the fruit, it was difficult to develop mechanized equipment for harvesting. As a result, apricot acreage decreased, and walnut production in Alameda County began to increase.

Into the 1930s, walnuts were hulled and initially processed by hand (the outer green husks are removed leaving the shelled nut) and then transported for drying and cracking. However, improvements in mechanical walnut huller patents and machinery in the 1930s and 1940s, led to a lower reliance on intensive labor. A Palo Alto machine shop owner, for example, designed the “Wizard Walnut Huller” and a San Joaquin County farmer built the “Hull-it Walnut Huller.” A walnut huller machine on the north side of the shed at 48495 Ursa Drive appears to be similar to these machine designs; however, evidence could not be located that associated the object with the farm during the early twentieth century.

In 1940, 5,200 acres of apricots and 744 acres of walnuts were grown in Alameda County. In the subsequent decades, apricot acreage dwindled and walnuts increased (apricot production reduced to 2,180 acres in 1960 and walnuts increased to 4,475 acres). As of 2015, there are only 321 acres of fruit and nut bearing orchards in the entire county (Alameda County Agricultural Commissioner, 1940; Alameda County Agricultural Commissioner, 1960:4; Alameda County Department of Agriculture/Weights and Measures, 2015:5).

Portuguese in Alameda County

The following context on Portuguese settlement in Alameda County has been excerpted from a report on another nearby orchard property in Fremont (Corbett 2015):

Portuguese immigrants came to California in the Gold Rush and afterwards. They played a particularly important role in establishing the dairy industry in Marin County in the 1880s and 1890s. Some came to the Bay Area as whalers and stayed as fisherman. Portuguese in California cities, especially in the East Bay formed religious, fraternal, and community organizations beginning in the 1860s. Still, the Portuguese were a relatively small part of the population until the first decade of the 20th century when much larger numbers arrived, many via the Azores. Whole districts of Alameda County were largely populated by Portuguese in this period. By 1910, most of the rural parts of Washington Township were over 50% Portuguese. In the 1920 census, the population was even more heavily Portuguese. In 1939, the Portuguese population of California was over 100,000, many of them recent arrivals.

Among Portuguese in general and particularly among those from the Azores, the extended periods of economic crises in the last quarter of the 19th century and the first quarter of the 20th century caused many to immigrate. A revolution in Brazil, a fall of the exchange rate of Portuguese currency, a fluctuation in the price of gold, etc. caused financial crises which betrayed structural weaknesses in Portugal's national economy and its place in the international economy. The government faced bankruptcy and, unable to remedy the country's problems, the monarchist regime was discredited. The republican opposition cultivated discontent and political turmoil. The king and heir apparent were assassinated and in 1910 a revolution established a republic.

This era of crises was worsened in the Azores by the long-term decline in orange production and exportation during the 1870s. It was further worsened by the termination of American whaling in the waters off the Azores. The local bourgeoisie and large landowners experimented with other crops, like tea, pineapples, and tobacco. Dairy farming, in which industry immigrants from the Azores would thrive in California, was expanded at this time. The peasant majority, however, did not enjoy the same opportunities because experiments require capital.

During the last quarter of the 19th century, immigration from the Azores (unlike that from continental Portugal) turned from Brazil to North America. Relations between the Azores and North America began by the early 19th century with the U.S. China traders sailing around the Horn and with whaling. American whalers and traders signed on sailors in the Azores and brought them back to New England. The people back home would follow them to establish the sizeable Azorean population on the east coast. In the same way, ships from Boston and New York in 1849, carrying passengers bound for the California gold fields, signed on sailors in the Azores on their way to the Horn and carried them around to San Francisco. The same process continued on later ships on other business between the American east and west coasts. Sailors returned home or sent back letters telling of what they had seen and of the opportunities that existed. Networks of immigration were established.

The staggering statistics of Portuguese immigration reflect a desperation that was suffered by vast segments of the population. From 1900 to 1911, 21.1% of the population left the Azores and in the decade from 1911 to 1920 22% more left. Of these about 60% were illiterate. The economic and social problems at home were associated with overpopulation.

The U.S. Census of 1900 counted 29,766 people born in Portugal living in the United States, 12,068 of them living in California. The U.S. Census of 1910 counted 57,623 people born in Portugal living in the United States, 22,539 of them in California. The 1910 census further counted 41,680 individuals born to two Portuguese-born parents, 29,192 of them living in California. According to these 1910 figures 67.1% of the Portuguese living in the United States at that time had settled in the Atlantic states and 38.6% in the Pacific states.

The Portuguese ambassador to the United States, the Viscount de Alte, calculated in 1911-12 that only 6% of these returned to Portugal after working for some time in the U.S. He also lamented in his report home that the Portuguese emigrants to the United States “suffered a rapid denationalization.” He wrote, “By the second generation, if not already in the first, it is impossible to separate the Portuguese emigrant from the tremendous power of assimilation of the American environment. He ineluctably integrates himself into the young and vigorous community in which he has established himself.”

In 1892 the *Oakland Enquirer* published a sketch of a community of 4,000 Portuguese in Alameda County. It listed a Portuguese parish in Oakland and another in Centerville, a benevolent society with six branches in the county, and a new Portuguese language journal. The same short article also sketched the Yankee perception of that community. “The Portuguese are an industrious and frugal people and strongly attached to the soil. When a Portuguese couple get hold of a little farm they always struggle along somehow and fulfill the scriptural injunction to “increase and multiply.” In some of the school districts of the interior of the county almost the entire enrollment are children of Portuguese parents. The Portuguese are generally engaged in agricultural pursuits or the growing of vegetables or fruits. Some of them have amassed large fortunes and are extensive land owners. They are not slow to avail themselves of the privileges of American citizenship and form an important element in politics.” (ARG, 2017 citing *Oakland Enquirer*, 16 July 1892).

Just as the Portuguese immigrant tended to integrate himself into the legal and political systems of his new country by means of the Portuguese community, so did he integrate himself into American economic and financial systems. The Azorean immigrant would usually arrive with a valuable experience of raising many types of food crops in the fields and gardens of his homeland but without experience of the California climate, pests or market for produce. He also would arrive without capital to invest in land so would serve an unofficial apprenticeship as a farm laborer. He would save his wages, might work as a tenant farmer and, typically, when he had about two-thirds the purchase price, would purchase a small holding. All along, he would tend to turn to his compatriots for their experience, warnings and recommendations.

In *Azorians in California* Eduardo Mayone Diaz referred to an American book called *Opportunity Knocks Twice* by Forest Crissey published in 1910. In it Crissey gave special attention to the Portuguese contribution to agriculture in California. He wrote that the Portuguese possessed the best arable land in Alameda County and praised certain agricultural techniques they had introduced. He noted as well the maximum utilization of their resources: pot-herbs were planted in the very edge of the road; beans and gooseberries planted under the trees of an orchard; and planting farm beans among fruit trees, allowed for the fattening of pigs at a minimal additional cost. Mayone Diaz observed that one can often recognize a Portuguese house by the favas, cabbages, and onions planted in the front yard.

Rural Architecture

Most farms in the San Francisco Bay Area from the late nineteenth and early twentieth century had a main residence and barn, along with ancillary structures such as a tankhouse, bunkhouses, sheds, and specialized structures based on the type of farm. The buildings were arranged hierarchically with the residence sited at right angles to the road and the remaining buildings located to the rear, similar to 48495 Ursa Drive. The buildings were often set back on larger open parcels with ornamental tree allees and windbreaks lining driveways and the parcel boundaries.

The large parcel that comprised Valpey's land was originally subdivided into seven long, linear parcels ranging in size from 20 to 65 acres, straddling Warm Springs Boulevard. As the 24.80-acre parcel would

eventually be subdivided into two parcels, the Silvas purchased the rear one (present-day 48495 Ursa Drive); which required a 1,100-foot-long driveway to reach the property (Corbett 1999:3-4).

The barn was among the most important structures on these small agricultural properties. One of the most common forms of barns were those such as the one at the subject property – a three-aisle structure housing stalls for animals and space to store hay and grain. They typically had a tall center gable forming the center aisle and side wings with shed roofs a lower height. Elevating a tankhouse improves the gravity flow of the water. Typically, they had attached windmills to drive the water pumps (Corbett 1999:3-4).

Aside from the residence, rural architecture buildings that were historically and presently on the subject property include the tankhouse, barn, processing shed, and mixing shed. At one time the property also had a corral, chicken sheds, and cow shed, all no longer extant (Alameda County Assessor 2017).

Spanish Revival Architecture

The Spanish Revival architectural style was prevalent in the United States from 1915 to 1940, particularly in states such as California, Arizona, and Texas. The style spread in part due to the 1915 Panama-California Exposition in San Diego, California, which “emphasized the richness of Spanish Colonial precedents seen in the major buildings of the other countries” (McAlester 2013:521-523). Over the next several decades, many residences, such as the one at 48495 Ursa Drive, were constructed in this style throughout California before falling out of favor prior to World War II. The hallmark characteristics of this architectural style include stucco cladding, a low-pitched or flat roof with red clay tile covering, and prominent arches at porch entries, doors, and windows. More elaborate Spanish Revival style buildings feature towers, balconies, window grilles, spiral columns and pilasters, intricately carved doors, and decorative tiling (McAlester 2013:521-534). The example at 48495 Ursa Drive is atypical in that one-story, flat roof Spanish Revival styles are typically asymmetrical, while this example has a symmetrical primary façade (west side).

Postwar Growth in Washington Township

As the United States emerged from World War II, the San Francisco Bay Area still included large swaths of agricultural land, primarily in the form of orchards and truck farms, with small towns and cities encircling the bay. The character of the area began to change as exponential postwar growth resulted in the construction of new suburban subdivisions, shopping complexes, industrial plants, and new roads and freeways on former agricultural land. By the 1960s, commercial orchards were relocating from the San Francisco Bay Area due to development pressure and increasing land values that exceeded the amount of the annual crop production. The majority of the state’s apricot orchards moved to the San Joaquin Valley, driven by substantial post-war migration, low interest rates, the G.I. Bill, abundant land, and increasing mobility from new freeway construction. In the wake of such growth, the communities of Centerville, Niles, Irvington, Mission San Jose, and Warm Springs incorporated as the City of Fremont in 1956 (Rainey and Miller 2006:32-33; Chapman 2013:110).

AECOM reviewed historic and modern aerials and maps to assess how the character of Warm Springs shifted from a primarily agricultural setting to residential subdivisions, altering the vicinity and immediate setting of the subject property. The original setting and layout of the subject property was rectangular in plan with the building group at the northwest corner surrounded by orchards and fields within a 12.45-acre parcel. With the subsequent subdivision of the property, the setting and layout of the property has been altered with the building group now in the northern half of the reduced parcel. By 1956, a residential subdivision had been constructed along the northern boundary of the parcel. Between 1974 and 1979, more residential subdivisions were built to the south and west of the parcel, and between 1979 and 1982 the eastern half of the orchard property was developed with rows of curvilinear streets surrounding the subject property (Ramboll 2017:Appendix C). Today, the immediate setting around the subject property is single-family post-war residential suburban housing.

48495 Ursa Drive

The project site at 48495 Ursa Drive mirrors the land subdivision patterns in Alameda County with large ranchos divided into increasingly smaller parcels for use as small-scale, family-run orchards. By the 1870s, Colonel Calvin Valpey had emigrated from Nova Scotia, Canada and settled in Warm Springs. He developed Warm Springs Landing and owned 400 acres of former Rancho Agua Caliente land, which

encompassed the subject property. He constructed a house at the north end of his property (no longer extant) and developed the remainder as a small farm that produced hay, eggs, and apples. It is unclear from the historic record if the farm overlapped the subject property at this time. His wife inherited the property following his death in 1880, and she subdivided it among their six children. Horatio B. Valpey received a 24.80-acre parcel that included the subject property. By the turn-of-the-century, his sister Mary Alice Craycroft and her husband John Wesley Craycroft had acquired the 24.80-acre parcel (Sandoval, 1985:95-97; Corbett, 1999:8).

In 1905, the Craycrofts sold the property to Henry Curtner, another pioneer rancher, who split it into two parcels. Guilherme and Maria Faria purchased the front 12.35-acre parcel fronting Warm Springs Boulevard, and his brother-in-law Antone F. Silva (1869–1954) and Louisa de Gloria Silva (1884–1958, sister of Maria Faria) purchased the rear 12.45-acre parcel, which includes the rectangular plot of land with an easement for a road leading west to the main road (Antone Silva was also known as Antonio Silva, and Louisa Silva as Louise Silva). This 12.45-acre parcel contained the subject property. Both the Farias and Silvas were immigrants from the Azores Islands, Portugal. In 1888, Antone Silva immigrated to the United States, followed by Louisa in 1901. They married in 1902, and they had five children: Antone, Rose, Emily, Mary, and Joseph Silva (Basin Research Associates, 2002; Corbett, 1999).

Both the Silva and the Faria orchards were sold off over time. In 1937, the Farias sold their property to Jesse Lewis Silva (no relation), who held the property until 1954. In 1976, the parcel was divided into a 10-acre residential subdivision, leaving a 2-acre property with the rural property complex and reduced orchard. It would later be demolished and replaced with residences after 1999.

In 1905, the Silva family established an orchard on the 12.45-acre subject property. The property originally had a Queen Anne style residence that was replaced by the current Spanish Revival residence in 1928. A building at the northeast corner of the property that was previously identified by ARG as a drying shed (processing shed) suggests that the family may have sold dried apricots rather than fresh fruit for sale through local cooperatives (ARG, 2017). The property also has a cluster of walnut trees at the southeast corner, along with a walnut huller machine at the rear shed, indicating that the family also produced dried walnuts at some point (Basin Research Associates, 2002; ARG, 2017:11; U.S. Federal Census, 1930; U.S. Find A Grave Index, 1600s-Current).

In 1954, Antone Silva died and left the subject property to his wife, who passed away in 1958. Their son Joseph T. Silva (1910–2000) and his wife Isabelle P. Silva (1914–1999) inherited the property. In 1979, they subdivided the property, retaining just 2.67 acres with the residence, ranch buildings, and a portion of the orchard. Today, the third generation—Robert V. Silva and his sister Patricia Mae Silva—own the small parcel. This property appears to be one of the last agricultural parcels with a remnant orchard along Warm Springs Boulevard, as residential subdivisions have replaced the orchards that were once located along its length (U.S. Federal Census, 1930; U.S. Find A Grave Index, 1600s- Current; Basin Research Associates, 2002).

Today, the property site contains a cluster of buildings and structures, including a single-family residence, tankhouse, barn, garage, processing shed, open air shed, and mixing shed, concentrated at the northeast part of the flat, graded parcel. Vegetation includes a variety of trees, shrubs, and flowers planted for ornamental purposes within the building cluster, including a prominent Canary Island palm tree in front of the residence, and a remnant apricot and walnut orchard on the southern half of the property planted in a grid pattern.

Built Environment Field Survey

AECOM completed a built environment field survey of 48495 Ursa Drive in April 2017 to identify any changes in the condition of the subject property, update the integrity assessment, and reassess the contributing resources, based on information included in the 2002 and 2017 evaluations. Photographs taken during the field survey, as well as figures and plates are included at the end of this memorandum and are referred to throughout the narrative.

The subject property at 48495 Ursa Drive (Assessor Parcel Number 519-1080-47) is located on a 2.67-acre parcel that was previously part of a larger 12.45-acre property. It is currently accessed by a 1,100-foot long, unpaved single-lane driveway leading east from Warm Springs Boulevard (Photograph 1 and Figure 1). Ursa Drive runs approximately north-south along the eastern property line, and a concrete-lined flood control channel owned by Alameda County extends adjacent to the northern subject property

boundary. Modern subdivisions comprised largely of detached, two-story single family residences are located on all sides of the subject property.

The subject property contains a cluster of buildings and structures, including a single-family residence, tankhouse, barn, garage, processing shed, open air shed, and mixing shed, concentrated at the northeast part of the flat, graded parcel (Figure 1). The residence faces west toward Warm Springs Boulevard (Photograph 2). The driveway extends east, along the north side of the residence to a rear work yard (Photograph 3). The barn, garage, mixing shed, and open air shed are oriented toward the work yard. The processing shed stands east of the barn in the far northeast corner of the parcel (Photograph 4). Vegetation includes a variety of trees, shrubs, and flowers planted for ornamental purposes within the building cluster, including a prominent Canary Island palm tree in front of the residence, and a remnant apricot and walnut orchard on the southern half of the property planted in a grid pattern.

The one-story Spanish Revival style, residence built in 1928, sits on a concrete foundation and has a small 18' x 18' basement at the east end of the building accessed via the interior. The building is 1,684 square feet. The wood-framed building has a square plan, stucco cladding, and flat roof with a clay tile-clad hipped parapet with short towers capped by clay tile-clad hipped roofs that define each corner of the building. The symmetrical west façade has a central inset porch with a segmental arched opening and a clay tile-clad shed roof (Photograph 5). Fenestration is largely comprised of original wood frame windows with one replaced and resized aluminum sliding window at the rear of the residence (Photograph 6).

The wood-framed, two-story tankhouse stands approximately 20 feet east of the residence. It has a square plan, a concrete foundation, a tapered tower, and a flat roof with a wide overhang. It is clad in wide horizontal wood boards incised to give the appearance of narrow V-groove boards. Entrances to the structure are located at the first story of the south side and the second story of the east side (Photographs 7 and 8). The latter entrance is accessed by an exterior wood staircase with a metal pipe handrail that begins on the south elevation and wraps around the building. Wood sash, one-over-one windows are located on the first story of the west and the second story of the south sides. The tankhouse was built circa 1905 but no longer retains the original wood tank and windmill on the roof of the structure, as illustrated in a historic photograph of the building (Plate 1; ARG, 2017 citing Holmes and Schaffarczyk, 2013). A metal water tank is located at the northwest corner of the tankhouse.

The circa 1905 barn is a large, wood frame structure located approximately 60 feet east of the tankhouse and oriented east-west toward the work yard (Photograph 9). The barn is clad with wide vertical wood boards, with remnant battens on the south façade. It has a central gable peak flanked by two shed roofs at a lower height, all with eave overhangs. Corrugated metal sheets cover the roof. A hay loft with hinged doors and a wood beam that once supported a pulley is located at each gable end. Three entrances with large wood sliding doors line the west façade. A concrete pad is located along the length of the east side of the barn that faces Ursa Drive (Photograph 10).

The processing shed is located at the northeast corner of the property, approximately 40 feet east of the barn (Photograph 4). The processing shed was built sometime between 1939 and 1948, and later added onto by 1976 at the east end. It is a one-story, wood frame building with a rectangular plan, concrete foundation, and vertical wood board cladding. The gable roof has a wide eave overhang with exposed rafter tails and corrugated metal sheeting. The wide shed roof overhand wraps around the west and south sides. There is remnant walnut processing equipment under the eaves of the building. A wide overhanging flat roof, supported by thick square wood posts, is located along the east side; the north side is vertical wood boards with three cut-in awning window openings.

The one-car garage is located just east of the tankhouse facing the work yard and is covered with thick vegetation (Photograph 11). The garage was built circa 1928 when the residence was built. It has a rectangular plan, wood shingle cladding, and a gable roof with a wide eave overhang, exposed rafter tails, and corrugated metal sheeting. The east side has a set of hinged double doors constructed of vertical wood boards that may be replacements.

The 1930s mixing shed, approximately 20 feet south of the tankhouse and garage, faces the work yard (Photograph 13). It is a small, wood frame structure with vertical board and batten cladding and a shed roof covered in corrugated metal sheets. The structure is accessed by a hinged wood door on the north side (Photograph 12).

The 1970s open air shed, approximately 30 feet south of the barn, faces north toward the work yard. It is constructed with a simple metal pipe and wood truss structure enclosed on three sides by salvaged pieces of corrugated metal sheets and wood.

The south half of the 2.67-acre subject property contains a remnant orchard comprised of 34 apricot, 24 walnut, and six other miscellaneous fruit and nut trees planted in a grid pattern (Photographs 14 and 15). The orchard that historically spanned much of the 12.45-acre property has been reduced to approximately one acre. The walnut trees on the property were overall in fair condition, compared to the apricots which were in poor condition. The fair condition of the trees and the extant walnut processing equipment on the property suggests the walnut varieties were planted later in the developmental period of the property after the initial larger apricot orchard was established.

During the first half of 2016, various buildings and structures on the property were removed from the building cluster. The removed buildings included a small shed off the south side of the residence, a series of sheds west of the mixing shed, smaller sheds around the west, north and east sides of the open air shed, various sheds and structures along the northeast side of the barn at the former corral location, a large shed gable-roof building east of the open air shed, and at least two small sheds along the north property line (Google Earth, 2017). The county assessor record for the parcel indicates there was a cow shed, chicken shed, chicken pen, and corral, none of which are extant (Alameda County Assessor, 2017). Various pieces of agricultural equipment and vehicles are scattered throughout the property.

Evaluation and Period of Significance

NRHP/CRHR Significance Evaluation

Criterion A/1: 48495 Ursa Drive is eligible for listing in the NRHP and CRHR under Criteria A and 1 as a significant example of a small-scale, family-run orchard established in the early twentieth century by Portuguese immigrants in Washington Township. Small orchards ranging in size from 5 to 20 acres dominated the western portion of Alameda County from the late nineteenth to the mid twentieth century. Apricot and walnut trees, such as those at the Silva family orchard, were the most popular tree planted, as they thrived in the mild climate and commanded a high price at market. Orchards were particularly concentrated in Washington Township, including the Warm Springs community, and contributed greatly to the county's economy. A single family, such as the Silvas and the Farias on the adjacent property, like other Portuguese families, successfully ran small orchards, allowing them to achieve financial independence. As one of the last remaining intact agricultural properties along Warm Springs Boulevard, albeit with a reduced acreage and fewer trees and buildings/structures, the subject property is a significant and rare example of a Portuguese-owned orchard, which dominated the local economy and landscape until postwar development resulted in the transformation of orchards into residential subdivisions and commercial developments. As such, the subject property meets the threshold for listing in the NRHP and CRHR under this criterion. The period of significance is 1905 to 1958, when the subject property was developed and operated by the first generation of the Silva family.

Criterion B/2: While the Silva family operated a successful orchard for over five decades, the family members are not known to have made a broader contribution to the fruit industry, such as devising new harvesting or processing techniques or equipment. In addition, while they were early settlers in the area, they did not make major contributions to the area's growth and development. As such, the property does not meet the threshold for listing in the NRHP or CRHR under this criterion.

Criterion C/3: The subject property is eligible for listing in the NRHP and CRHR under Criteria C and 3 as a rare example of an intact vernacular rural property that retains the key features of a small-scale family-operated orchard, which was once a common property type that is now rare.

To facilitate the full evaluation of 48495 Ursa Drive under federal and State criteria, the subject property was also assessed using *National Register Bulletin 30: Guidelines for Evaluating and Documenting Rural Historic Landscapes*. A rural historic landscape includes "a geographic area that historically has been used by people, or shaped or modified by human activity, occupancy, or intervention, and that possesses a significant concentration, linkage, or continuity of areas of land use, vegetation, buildings and structures, roads and waterways, and natural features." The evidence of human use or activity is examined through eleven landscape characteristics: land uses and activities; patterns of spatial organization; response to the natural environment; cultural traditions; circulation networks; boundary demarcations; vegetation related to land use; buildings, structures, and objects; clusters; archeological

sites; and small-scale elements. Utilization of the rural historic landscape guidance provides an organized framework for evaluating key aspects of a rural property, assessing its historic integrity, and understanding the various property types and functions (NPS 1999:1-3). While there are no state or local guidelines for evaluating a historic landscape, the National Park Service (NPS), California Office of Historic Preservation, and other agencies have advocated this approach for rural properties.

The property at 48495 Ursa Drive possesses exceptional features of a rural historic landscape when analyzed through the eleven landscape characteristics of a historic landscape:

- Land uses and activities: Evidence of land use and activities are expressed through the building cluster, remnant orchards, and circulation patterns. These features are evidence of its historic use as a small-scale family-operated orchard.
- Patterns of spatial organization: The spatial organization patterns are clearly defined by the residence, work areas, and orchard spaces creating a visual hierarchy and datum that matched other similar rural properties from the period.
- Response to the natural environment: Utilized flat topography and climate for orchard production.
- Cultural traditions: Layout of the residence, work areas, and orchard are similar to other Portuguese owned and operated small-scale orchard properties in the area (no longer extant).
- Circulation networks: The small-scale nature of the subject property is reflected by a modest circulation network consisting of a long driveway and work yard.
- Boundary demarcations: The surrounding suburban development clearly demarcates the property's boundaries.
- Vegetation related to land use: The orchard remnants reflect vegetation related to its historic land use.
- Buildings, structures, and objects: Buildings and structures represent their function, split between domestic purposes and orchard-related activities.
- Clusters: The work buildings are primarily centered around the work yard, which connects to the long driveway that parallels the northern property boundary
- Archeological sites: Not applicable.
- Small-scale elements: Remnant orchard processing equipment scattered throughout property.

When taken as a whole, the collection of buildings, landscape, and site features reflect the development and use of the subject property as a small-scale, family run orchard common to the area during the period of significance (1905 to 1958), when it was operated by the first generation Silva family. The contributing resources of the rural historic landscape include the residence, tankhouse, barn, garage, processing shed, mixing shed, driveway leading to the work yard, remnant apricot and walnut orchard (as representative of land use and activities), and the large Canary Island palm tree planted along the primary side of the residence. This layout matches many of the other Portuguese owned and operated small-scale orchards with residential/ building cores that were once common in the area.

The large Canary Island palm tree along the west side of the residence is a contributing feature of the historic landscape. According to guidance from NPS and the California Office of Historic Preservation, character-defining vegetation is not only limited to agricultural use, such as the apricot and walnut trees on the property, but also ornamental. The mature palm tree appears to have been planted when the Spanish Revival house was built on the property in the early 1930s during the property's period of significance. The location of the Canary Island palm tree along the primary side of the house makes it a predominant and highly visible feature of the residence and a key focal point as the property is accessed via the long driveway from Warm Springs Boulevard. The mature palm tree has a direct relationship to long-established patterns of land use associated with the building core. While there are small-scale elements on the property, including moveable equipment and machinery associated with the agricultural use of the property, they are not contributing resources or character-defining features of the rural historic landscape. The boundary of the rural historic landscape is the current legal parcel boundary.

As a rural landscape, none of the individual buildings and structures is individually eligible. Rather, it is the collection of the individual contributing components that qualify 48495 Ursa Drive for eligibility as a

historical resource. The residence has several characteristics of the Spanish Revival style, which was a popular architecture trend built throughout California and the southwest from the mid-1910s to the 1940s; however, it lacks distinctive characteristics and is similar to numerous other examples within the county. Similarly, the barn, garage, drying shed, and processing shed are common, vernacular designs, that when evaluated on an individual basis lack distinctive designs or unique functions or associations to be considered individually eligible. The barn is an unexceptional and late example of a common building type found nationwide on farms during the early twentieth century. This barn incorporates design principles and materials that were in widespread use at the time of its construction. The garage, drying shed, and processing shed are common, utilitarian designs and do not possess the distinctive characteristics of a type of architecture as required for significance under these criteria. In addition, the tankhouse has been altered with the addition of an exterior staircase, and the removal of the wood tank on the roof, both occurring at unknown dates. Overall, as a whole, the subject property represents a significant and distinguishable entity whose components lack individual distinction, and as a result is eligible for listing in the NRHP and CRHR under Criteria C and 3 as a rare example of an intact vernacular rural property that retains the key features of a small-scale family-operated orchard.

Criterion D/4: The subject property is ineligible for listing in the NRHP and CRHR under Criteria D and 4 since it lacks the potential to yield or likelihood to yield information important to prehistory or history of the local area, California, or the nation. Fruit trees, living or dead, have the potential to yield valuable information about the period in which the trees were planted or sown. Their tree form can provide information about species, the use of the site, the knowledge and skill of the users, and their life ways. The simplicity of the orchard in a statewide context and the historic research regarding the property's residence and orchard appears to be sufficient to identify any valuable information in this regard, and therefore, the property is not eligible for listing in the NRHP and CRHR under Criteria D and 4. Since there was nothing unique, innovative, or valuable associated with the orchard's history, there is no known likelihood for important information that is associated with the property.

Contributing/Non-Contributing Properties and Character-Defining Features

Contributing and non-contributing resources of the subject property have been proposed as part of the previous studies completed for the subject property; however, neither the previous 2002 or 2017 evaluations were explicit in identifying them. In addition, only the 2017 report by ARG identified character-defining features of the subject property's contributing resources. As discussed below, AECOM has further defined the contributing and non-contributing resources, as well as the character-defining features, based on additional analysis, historic context development, research, and site visits.

The contributing resources of the historical resource are the residence, tankhouse, barn, garage, processing shed, and mixing shed that comprise the building group with the residence as the primary building and secondary support buildings and structures behind the residence. In addition, the driveway from Warm Springs Boulevard, work yard, apricot and walnut orchard remnants, and the Canary Island palm tree planted at the west side (primary elevation) of the residence are also contributing resources. Non-contributing features of the subject property include the open air shed, the remnant brick drain and concrete foundation, and moveable pieces of equipment and vehicles.

The character-defining features for the contributing resources of the subject property, which convey its historical significance as a small-scale orchard, are identified below:

Residence (Photographs 2, 3, 5, 6, 8 and 14)

- One-story, square plan, Spanish Revival design
- Stucco cladding
- Symmetrical primary elevation
- Flat roof with clay tile-clad parapets and minimal overhang
- Inset entry porch with arched opening with tile shed roof above
- Buttresses at each building corner and flanking the porch with clay tile-clad pyramidal caps
- Wood sash windows
- Tripartite windows with patterned muntins in the upper sash flanking the entry porch

Tankhouse (Photographs 3, 7 and 8)

- Two-story height, square plan with tapered sides
- Vernacular design
- Wood frame construction with horizontal wood board siding
- Flat roof with wide eave overhang
- Wood sash, one-over-one windows
- Wood paneled doors

Barn (Photographs 9 and 10)

- Tall one-story height, rectangular plan, vernacular design
- Wood frame construction with vertical wood board cladding with remnant battens
- Central gable roof section flanked by lower height shed-roofs
- Corrugated metal sheet roof with slight eave overhang
- Vehicle entrances with wood sliding doors
- Hayloft doors in each gable end

Garage (Photographs 8 and 11)

- One-story height, square plan, vernacular design
- Wood frame construction with wood shingle cladding
- Front-gable roof with slight eave overhang
- Corrugated metal sheet roof
- Hinged doors constructed of wide vertical boards on the east side
- Six-light wood sash window in the western gable end

Processing Shed (Photograph 4)

- One-story height, rectangular plan, vernacular design
- Wood frame construction
- Primary gable roof section with shed and hipped roof awning additions
- Corrugated metal roof
- Hinged wood doors on the east and west sides
- Sliding wood door on the south side
- Three hinged rectangular cutout window openings on the north side

Mixing Shed (Photograph 12)

- One-story height, square plan, vernacular design
- Wood frame construction clad with vertical wood board cladding with remnant battens
- Steeply pitched shed roof with slight eave overhang
- Corrugated metal sheet roof
- Flush, hinged door on the north side

- Fenestration including a wood sash, one-over-one window on the west side and a window opening on the south side

Circulation Pattern (Photographs 1 and 2)

- Long, unpaved driveway leading east from Warm Springs Boulevard terminating at work yard behind residence

Remnant Orchards (Photographs 14 and 15)

- Apricots and walnuts planted in grid pattern south of the building group

Canary Island Palm Tree (Photographs 2 and 5)

- Located on primary (west) side of the residence

The previous 2017 ARG report identified numerous character-defining features for site features, landscape features, the residence, barn, tankhouse, processing shed, mixing shed, and garage. The ARG report included numerous elements of the buildings and landscape that were not essential character-defining features, such as knob-and-tube wiring on buildings. This analysis has included the character-defining features identified as the most representative elements of each contributing resource and that reflects its significance as a whole, as part of a rural historic landscape.

City of Fremont Significance Evaluation

City of Fremont Criterion 2(A): The property is associated with the small-scale, family-run orchards established in the early twentieth century by Portuguese immigrants in Washington Township (now the city of Fremont). These small orchards once dominated the landscape of Alameda County from the late nineteenth to the mid-twentieth century. Apricot trees, such as those at the Silva family orchard, were the most popular tree planted, as were walnuts, as they thrived in the mild climate and commanded a high price at market. Orchards were particularly concentrated in Washington Township, including the Warm Springs community, and contributed greatly to the county's economy. As one of the last remaining intact agricultural properties along Warm Springs Boulevard, albeit with a reduced acreage and fewer trees and buildings/structures, the subject property is a significant and rare example of a Portuguese-owned orchard, which dominated the local economy until postwar development resulted in the development of orchards into residential subdivisions and commercial developments. As such, the property is significant under this criterion.

City of Fremont Criterion 2(B): While the Silva family operated a successful orchard for over five decades in the Warm Springs area, in what is now Fremont, the family members are not known to have made a broader contribution to the fruit industry, such as devising new harvesting or processing techniques or equipment. Nor were they known to be influential in the area's development and growth. As such, the property is not associated with the lives of persons important to local, California, or national history and does not meet this significance criterion.

City of Fremont Criterion 2(C): While the individual buildings and structures are not examples of distinctive characteristics of styles, types, periods, methods of construction, or valuable examples of the use of indigenous materials or craftsmanship, when taken as a whole, the collection of buildings and structures dating from 1905 to the 1930s reflect the development and use of the property as a small-scale, family run orchard in Fremont. The layout of the property with the driveway leading to the primary elevation of the residence, with tankhouse at the rear, and barn, garage, mixing shed, and processing shed centered around a work yard, reflect a typical layout of the many Portuguese owned and operated orchards that were once common in the area, but have since been replaced by postwar housing and commercial development in the greater Fremont area. As such, the property as a whole is significant under this criterion.

City of Fremont Criterion 2(D): The property is not eligible under this criterion, since it lacks the potential to yield or likelihood to yield information important to prehistory or history of the local area, California, or the nation. Fruit trees, living or dead, have the potential to yield valuable information about the period in which the trees were planted or sown. Their tree form can provide information about species, the use of the site, the knowledge and skill of the users, and their life ways. The simplicity of the

orchard in a statewide context and the historic research regarding the property's residence and orchard appears to be sufficient to identify any valuable information in this regard, and therefore, the property is not eligible under this criterion.

City of Fremont Criterion 2(E): The subject property is a unique location and a singular physical characteristic that represents an established and familiar visual feature or landmark in the former Warm Springs area. The former rural residential orchard property is surrounded by post-World War II residential subdivisions, resulting in a unique location, and is one of the last surviving orchards along Warm Springs Boulevard that was historically populated with similar agricultural resources.

In conclusion, the subject property is eligible for listing in the Fremont Register of Historic Resources under Criteria 2(A), (C), and (E). The period of significance and contributing resources of the historical resource are the same as those in the NRHP and CRHR evaluation above.

Integrity

In addition to meeting one of the above federal, state, and local criteria, a property must also retain sufficient historic integrity in order to be considered a significant historical resource. Integrity is evaluated through seven aspects: location, design, setting, materials, workmanship, feeling, and association. The following is an integrity analysis of 48495 Ursa Drive.

Location: The subject property has not been moved and retains integrity of location.

Design: The original 1905 parcel boundaries measured 12.45-acres and the building group was located at the northwest corner surrounded by orchards and fields. With the subsequent selling off of the property after the period of significance, the layout of the property has been altered with the building group now located along the northeastern part of a reduced 2.67-acre parcel. The contributing buildings on the property have been minimally altered over the past century. The residence retains its symmetrical façade, front porch with an arched opening, prominent hipped corner towers, and roof parapet lined with clay tile. The barn retains its original roof configuration and large sliding doors corresponding to the three-aisle interior arrangement. The processing shed, mixing shed, and garage likewise retain their original plans, roof forms, entrances, and window openings. While the tank, windmill, and railing have been removed from the tankhouse, this structure maintains its characteristic design features, including the battered sides, flat roof that supported the tank, and windows and doors at each story. Lastly the property is still accessed by a long, unpaved road from Warm Springs Boulevard as an element of the original circulation pattern of the property. Thus, the property retains sufficient integrity of design to convey its historic significance.

Setting: The setting outside the subject property has changed greatly since it was developed as an orchard and rural residential property from 1905 to 1958. The subject property was once surrounded by other small-scale agricultural properties in each direction. Over the past several decades, however, the adjacent orchards have been redeveloped such that it is now enclosed by modern subdivisions of detached, single-family homes. Since 1956, residential subdivision had been constructed along the north, south, east, and west sides of the subject property. Today, the immediate setting of the parcel no longer retains the rural agricultural setting that existed during its period of significance (1905 to 1958). In addition, the creek along the north parcel boundary has since been concrete lined as a flood control channel owned by Alameda County. Taken in total, the property does not retain integrity of setting as a rural residential orchard property established and operated in the first half of the twentieth century. Within the legal boundary of the subject parcel, the setting of the property has been largely retained to its period of significance retaining the building core, circulation patterns, and vegetation that are contributors of the historical resource.

Materials: The property retains integrity of materials since contributing resources, like the residence, barn, tankhouse, mixing shed, processing shed, and garage have their original cladding and the majority of the original doors and windows. Major alterations of original materials include select windows at the residence replaced with metal sliding windows, and the front porch has been partially infilled with plywood boards. The roofs of the barn and processing shed have likely been replaced, albeit in kind with corrugated metal sheets. The tankhouse retains the majority of its original construction materials despite the removal of features on the roof (wood tank and windmill) and the replacement of the exterior staircase. The long, narrow driveway and the rear work yard remain unpaved.

Workmanship: The buildings at the subject property retain evidence of their original construction through the retention of the majority of the original building material.

Feeling: Because the setting, design, materials, and workmanship are intact, they collectively create a sense of time and place within the boundaries of the subject property. Despite the loss of the majority of the surrounding orchard, the subject property still retains the spatial relationship and function of the contributing buildings, the same access from Warm Springs Boulevard as when the orchard was established in 1905, and a sufficient portion of the grid of apricot trees such that it conveys its significance as a small-scale, family run orchard from the early twentieth century in Warm Springs.

Association: The retention of contributing resources and character-defining features reflect the significance of the historical resource as a small-scale, family run orchard from the early twentieth century in Warm Springs, thus retains its association as a small-scale, family run orchard from the early twentieth century in Warm Springs.

Conclusion

In summary, the property retains sufficient historic integrity to qualify for listing in the NRHP, CRHR, and Fremont Register of Historic Resources and is a historical resource for the purposes of CEQA.

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Photographs, Plates, and Figures



Photograph 1: Driveway looking west towards Warm Springs Boulevard parallel to channelized creek, camera facing west, April 11, 2017 (AECOM).



Photograph 2: West side of residence facing Warm Springs Boulevard, camera facing east, April 11, 2017 (AECOM). Note Canary Island palm tree and driveway leading to work yard at rear of residence.



Photograph 3: Driveway terminus at work yard behind residence. Residence at far right, tankhouse at center, garage at center under vegetation, mixing shed at far left, camera facing southeast, April 11, 2017 (AECOM).



Photograph 4: Processing shed in northeast corner of parcel, view of southeast side, camera facing northwest, April 11, 2017 (AECOM).



Photograph 5: Southwest corner of residence with Canary Island palm tree, camera facing northeast, April 11, 2017 (AECOM).



Photograph 6: Rear view of residence with replaced a resized window, entry to interior basement via back door, camera facing southwest, April 11, 2017 (AECOM).



Photograph 7: South side of tankhouse with first-story entry door, camera facing north, April 11, 2017 (AECOM).



Photograph 8: Northeast corner of tank house with second story entry, garage at left and residence at right, camera facing southwest, April 11, 2017 (AECOM).



Photograph 9: Northwest corner of barn facing work yard and 60 feet east of tankhouse, camera facing southeast, April 11, 2017 (AECOM).



Photograph 10: Southeast corner of barn facing Ursa Drive with concrete pad, camera facing southwest, April 11, 2017 (AECOM).



Photograph 11: East side of garage facing work yard, camera facing northwest, April 11, 2017 (AECOM).



Photograph 12: Mixing shed, camera facing southwest, April 11, 2017 (AECOM).



Photograph 13: Open air shed located south of barn facing work yard, camera facing southeast, April 11, 2017 (AECOM).



Photograph 14: View of remnant orchard from southwest corner of parcel looking towards residence, moveable equipment and machinery extant on the property, camera facing northeast, April 11, 2017 (AECOM).



Photograph 15: View of remnant orchard from southwest corner of parcel looking towards east toward Ursa Drive, mixing shed, barn, and open air shed at left, camera facing east, April 11, 2017 (AECOM).



Plate 1: Undated early twentieth century photograph of the subject property at 48495 Ursa Drive, Fremont, California. Queen Anne house replaced with current 1928 Spanish revival residence. Extant tankhouse (with windmill and tank since removed) and barn at left (Holmes and Wipfli Schaffarczyk, 2013:35).

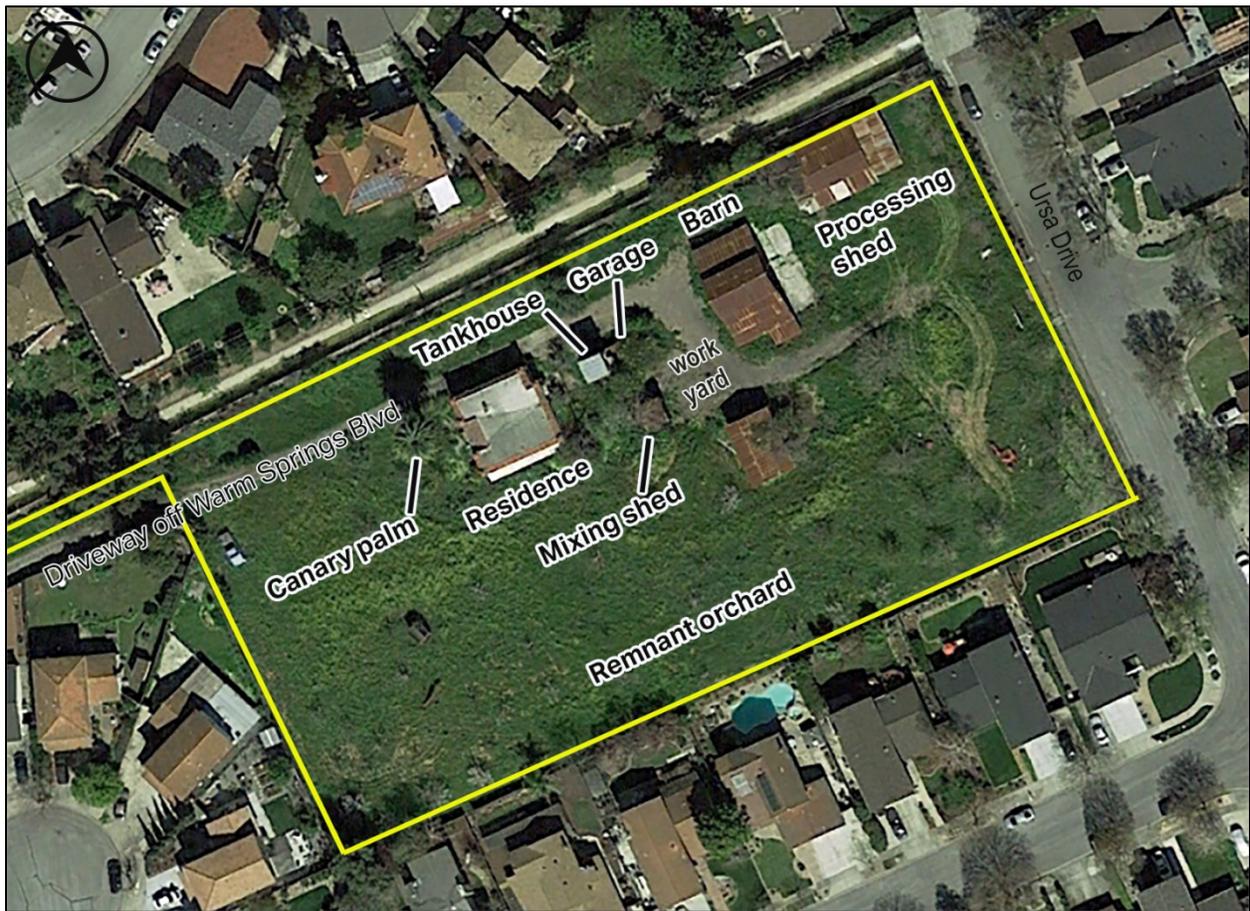


Figure 1: Site plan of 48495 Ursa Drive with contributing resources labeled, yellow line indicates legal parcel boundary and boundary of rural historic landscape (Base: 2017 Google Earth).

