

## CONDITIONS ASSESSMENT & TREATMENT RECOMMENDATIONS

RODRIGUES FARMHOUSE PROPERTY  
41948 MISSION BOULEVARD, FREMONT  
APN 513-450-4-2  
CITY OF FREMONT PROJECT #: PLN2018-0013  
[17267]

PREPARED FOR:  
CITY OF FREMONT

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## INTRODUCTION

### PURPOSE

This conditions assessment report and treatment recommendations for the Rodrigues Farmhouse property at 41948 Mission Boulevard in Fremont, CA, has been prepared at the request of the City of Fremont Planning department.<sup>1</sup>

The Rodrigues Property at 41948 Mission Boulevard consists of a one-story wood-framed farmhouse, a tankhouse, a pumphouse-over-well, and a shed-and-storage building. Through prior historic resource evaluation in 2002, the property was found eligible for listing in the National Register of Historic Places and the California Register of Historical Resources (California Register) “under criteria 1/A for ‘significant association with local Portuguese settlement patterns and [for association with] agricultural history as an example of an early farm,’ and under criteria 3/C as ‘a distinguished example of a Queen Anne farm house.’”<sup>2</sup> The property was reevaluated in 2015, and found eligible for listing in the California Register for significance under Criterion 1 “as an early surviving example of the presence of Portuguese and Azorean immigrants in Washington Township” and “as a surviving small farm, representing an aspect of the history of agriculture in Washington Township” that is a “rare surviving example.”<sup>3</sup> The property was also found significant under Criterion 3

as representative of a type of farmstead, including the farmhouse, tankhouse and pumphouse-over-well, and shed & storage building, and driveway. The farmhouse, tankhouse and pumphouse-over-well constitute the historic “house yard.” The shed & storage building is all that remains of the historic “work yard,” having lost the barn, cookhouse, and a shed. The driveway is the historic circulation feature that connects the two yards.<sup>4</sup>

The property’s period of significance is 1896-1952. As an eligible historic resource, 41948 Mission Boulevard is a qualified historic resource for the purposes of project review under the California Environmental Quality Act (CEQA).

The subject property is currently owned by Robson Homes, which is rehabilitating the house as part of a larger 56-home subdivision of the farmhouse’s 5.06-acre parcel.

### METHODOLOGY

Page & Turnbull conducted a site visit to the Rodrigues Farmhouse on December 15, 2017. Review of the prior Secretary’s Standards Compliance Assessment written by Architectural Resources Group (ARG) in July 2017, review of the planned rehabilitation project, and review of Michael R. Corbett’s DPR Forms from May-June 2015 preceded the site visit.<sup>5</sup> An additional structural evaluation by Gouvis Engineering was provided by Robson Homes after the site visit.<sup>6</sup>

Survey field notes were taken digitally as were images of the site, and drawings were marked for locations of specific condition issues. Digitally transcribed versions of the condition drawings accompany this report in the Appendix.

The site visit focused on assessing the conditions of all character-defining features of the remaining structures at the

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1 City of Fremont Project Number: PLN2018-0013 , property APN: 513-450-4-2).

2 Michael R. Corbett, “State of California — The Resources Agency, Department of Parks and Recreation, Building, Structure, and Object Record: 41948 Mission Boulevard, Rodrigues Farmhouse,” prepared May-June 2015, page 22.

3 Ibid.

4 Ibid.

5 All reports were provided to Page & Turnbull by the City of Fremont are included in the Appendix.

6 Reports provided by Robson Homes are available in the Appendix.

Rodrigues Farmhouse property. Character-defining features were identified in the 2015 DPR Forms and 2017 ARG report, and have not been reevaluated for the purposes of this assessment. Likewise, though the proposed rehabilitation project indicates a considerable amount of removal and replacement of character-defining features, this assessment includes evaluation of the entirety of the remaining contributing structures on the property. Further, this evaluation is limited to the exterior of the structure. Interior character-defining features are not considered under the purview of CEQA for residential reuse structures.

The contributing structures that were evaluated are:

- the farmhouse
- the tankhouse; and,
- the pump-over-well house.

It should be noted that adjacent construction on the Rodrigues Farmhouse property has resulted in the demolition of the shed-and-storage building, which was considered a contributing feature of the property.<sup>7</sup> It therefore could not be evaluated as part of this investigation.

A structural engineer was not retained to participate in the evaluation, however, a prior evaluation of the house was forwarded to Page & Turnbull by Robson Homes after the site visit.<sup>8</sup>

## ORGANIZATION

The condition notes which follow describe the existing conditions of the remaining character-defining features for the existing site and buildings as they exist in December 2017. The treatment recommendations given are intended to support repairs of those features and materials given their current state, and which do not give consideration to any intended project designs or alterations. The Rehabilitation Design Recommendations section offers a discussion about the design opportunities available to the farmhouse property with respect to designing a Standards-compliant rehabilitation.

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<sup>7</sup> This construction project and the removal of the contributing building were executed with Planning Approvals per the recommendation in the previous Standards evaluation of the project by ARG in their Secretary's Standards Compliance Assessment, July 2017.

<sup>8</sup> The proposed project drawings and the structural engineer's report are provided in the Appendix.



*Image 1 - Farmhouse on the Rodrigues Farmhouse Property, taken from the northeast.*



*Image 2 - Tankhouse on the Rodrigues Farmhouse Property*



*Image 3 - Pumphouse on the Rodrigues Farmhouse Property, taken from the northeast.*

*All images have been taken by Page & Turnbull in December 2017, unless noted otherwise.*

## EXISTING CONDITIONS

### CONDITIONS DEFINITIONS

The building elements' conditions are described on a Good / Fair / Poor rating system, defined as:

#### Good (G)

The building element / feature is intact, structurally sound, and performing its intended purpose. The component needs no repair or rehabilitation, but only routine or preventative maintenance.

#### Fair (F)

The building element / feature is in fair condition if either of the following conditions is present:

- a. There are early signs of wear, failure, or deterioration though the component and its features are generally structurally sound and performing their intended purpose; or
- b. There is failure of a feature or component.

#### Poor (P)

The building element / feature is in poor condition if any of the following conditions is present:

- a. The features are no longer performing their intended purpose; or
- b. Features are missing; or
- c. Deterioration or damage affects more than 25% of the component; or
- d. The component or features show signs of imminent failure or breakdown.

#### Unknown (U)

The assembly or feature was not accessible for assessment or not enough information is available to make an evaluation.

## SITE

The site character-defining features are:<sup>1</sup>

- Spatial relationship of the farmhouse, tankhouse, pumphouse-over-well, and driveway
- Orientation of the buildings at right angles to Mission Boulevard and the driveway
- Setback of the farmhouse approximately 60 feet from Mission Boulevard with an unobstructed view from the road
- Visual connection of the shed-and-storage building to the house yard area [now demolished]

Owing to the adjacent construction of a landscaped bioswale and nearby homes, the site characteristics of the Rodrigues Farmhouse are in poor condition, per the definition above. In addition to the demolition of the shed-and-storage building, all remnants of the house yard have been removed to allow for digging and a construction drive.

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<sup>1</sup> All character-defining features for the site and buildings were listed in Michael R. Corbett's DPR Forms (May-June 2015) and ARG's Secretary's Standards Compliance Assessment (July 2017) and repeated here as indicated in the contracted scope.



Image 4 - View along the south side of the farmhouse, to the west.



Image 5 - View along the north side of the farmhouse, to the west.



Image 6 - View along the east side of the farmhouse, to the south.

## EXTERIOR

The exterior character-defining features of the remaining structures of the property are:

### Farmhouse

- Wood frame construction in three sections showing the phased development
- One-story height with partial concrete basement
- Three part, gabled roof massing with a transverse gable roof in the central wing indicating an additive construction over time
- Wood channel-rustic siding on the front two wings
- Wood bevel siding on the rear wing
- Wood sash, double-hung windows in the front two wings and wood sash, six-light windows in the rear wing
- Boxed eaves and eave returns
- Front porch with wood supports, plain wood railing, and jigsaw brackets
- Rear enclosed screen porch

### Tankhouse

- Wood frame construction
- One-story height
- Square plan
- Concrete foundation
- Channel-rustic siding
- Flat roof
- Entrance with a wood door on the east façade
- Wood sash, double-hung windows on the north and south façades

### Pumphouse-over-well

- Circular brick-lined, 65-foot-deep well
- Wood boards covering the well
- Small rectangular wood pumphouse located on top of the well

## FARMHOUSE

The farmhouse materials are generally in fair to poor condition. All listed character-defining features remain with the exception of many replaced windows (many of which, however, mimic the design of the remaining historic window). It should be noted that the ground-disturbing, adjacent construction creates a considerable vibration at the farmhouse. Additionally, though interior evaluation is out of scope, it should be noted that mouse droppings are common throughout the house.

Conditions are generally indicated on provided existing building elevations in the Appendix.

Foundation/Walls

Walls and the floor of the farmhouse are not straight or plumb. The building rests on a partial concrete foundation (in fair condition with evidence of efflorescence), concrete footings (Good), and areas of stacked and shored boards resting on grade below support posts (Good/Fair). The woodwork under the house is in fair condition, with some joists cracked or split. Exposed historic wiring passing through joists presents a fire concern (though the house appeared to be disconnected from electrical power). Debris including trash, cabling, scrap wood, sticks, and dried grass is present throughout the crawlspace area. The paired cellar doors that allow access down into the concrete-supported area of the crawlspace have been heavily damaged. On the south side of the building, the crawlspace access opening is uncovered.



Image 7 - (left) Partial concrete foundation.

Image 8 - (left, below) Debris and posts direct on grade.

Image 9 - (right, below) Wiring and a split floor joist at floor joists.



## Siding

The condition of the exterior siding of the farmhouse ranges from good to poor condition. Generally, all woodwork below the water table is in poor condition and requires replacement. Above this point, however, boards are typically in good, reusable condition except in a few locations.

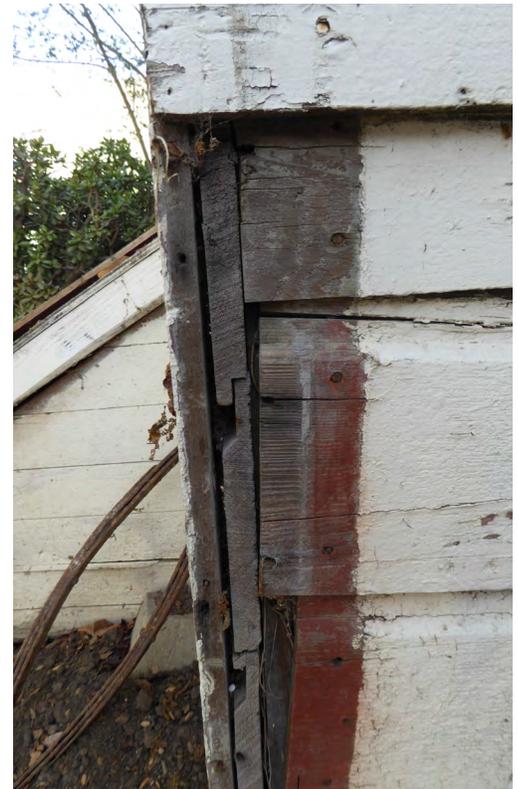
Paint layers are few and delaminating cleanly from siding in some areas of the building, typically the south and west facades. Boards exhibit minor UV damage with depth deterioration ranging from only 1/32" to up to 1/4" at the boards closest to grade. On the north elevation the apron siding under the open porch has heavy biological growth. Siding has been partially replaced in some locations (under south windows, likely due to water intrusion at the window). Siding is loose or unsecure in a few locations, with the loss of fascia boards at some corners. One board length of siding has been removed at the east façade exposing the vertical board sheathing and evidence of termites within this building layer. The extent of infestation was not otherwise assessed. A furnace pipe, wiring, security systems, a satellite dish, and electrical boxes have been secured to the exterior siding in various locations.



Image 10 - (left) Typically the siding is reusable above the floor level.

Image 11 - (left, below) Termite damage at sheathing under the siding; note that adjacent siding is in good condition.

Image 12 - (right, below) Missing casing at the trim exposed the siding construction in this section of the building.



### Windows

Windows throughout the farmhouse have been replaced within their original openings for the most part. One original window remains on the south façade, but even this window has been modified and is in poor condition. At this window, the sash weights are intact and the window carries its original hardware. A 2x4 has been added to the heavily sloped sill, the glazing has been replaced, and the bottom rail of the lower sash is loose and separated from the side rails. From the exterior, paint delamination is evident as is UV degradation of the wood in all parts of the window.

Another original window remains on the west elevation at the level of the crawlspace and is in poor condition. This window remains operable, but has heavy paint delamination and UV degradation. Joints at all of the window components are separating.

*Image 13 - (below) Crawlspace window*

*Image 14 - (right) Original window on the main floor level*



### Porches

The open porch and screen porch are each in poor condition.

The open porch at the northwest corner of the building slopes toward its outside corner. Its roof likewise slopes toward the corner. Siding of the porch apron is heavily deteriorated with open holes and breakage common. Plank flooring is partially covered over by plywood and is rotting in some areas. Support posts are in fair condition as is the tongue-and-groove ceiling. Nails penetrate the ceiling from the roof and it bows in some areas. The roof over the porch itself is in very poor condition, with breakage and loss around all edges. Scrollwork brackets are in fair condition with paint delamination and minor UV damage. The stair treads have been removed.



The screen porch is sloping toward the northeast corner. The plank flooring is in fair condition. Tongue-and-groove ceiling boards are in fair condition and are separating in some areas. The door casing into the interior of the farmhouse has been modified and a new aluminum door cut in to the exterior street wall.



Image 15 - (prior page, top left) The open porch.

Image 16 - (prior page, top right) The brackets are in fair condition.

Image 17 - (prior page, bottom left) The heavily deteriorated porch roof.

Image 18 - (prior page, bottom right) The siding under the porch is in poor condition.

Image 19 - (top right) The screen porch.

Image 20 - (bottom left) The porch ceiling.

Image 21 - (bottom right) The porch floor.



## Roof

The roof of the farmhouse is in poor condition. Underneath the added layers of bitumen roll roofing, wood shingles are visible on all areas of the farmhouse. Previous water intrusion is evident in the interior, though the current performance of the roof is unknown. Gutters and fascia boards on many façades are in poor condition with certain inoperability. The soffit is damaged or missing adjacent to the damaged gutters, notably at the southeast corner of the farmhouse. Here, there is also evidence of sistering in the roof rafters and deterioration is visible of the roof decking under the extant shingles.



*Image 22 - Wood shingles are visible under the many layers of added roofing.*



*Image 23 - Water damage has caused the soffit and fascia board to rot.*

## TANKHOUSE

The tankhouse is in fair to poor condition. All listed character-defining features remain.

The framing of the tankhouse suffers from considerable termite damage, splitting, and evidence of water leakage from the roof. The concrete foundation and floor both carry large cracks and partial exfoliation. Debris is also present within this space.

The siding is in an unknown condition. Ivy is growing around most of the structure, obstructing access. What is visible, however, is in fair and poor condition, with ivy tendrils attached. Some breakage is apparent. Paint delamination is occurring, with some UV damage where the wood is exposed.

The windows of the tankhouse are in poor condition. Joints in the sashes are separating. Paint is considerably delaminated. Glazing putty has cracked and been lost, meaning the glazing is not secure within the sash causing a hazard.

*Image 24 - (this page, left) Termite damage in the studs.*

*Image 25 - (this page, right) Water and termite damage in the ceiling joists.*

*Image 26 - (next page, top left) Interior framing and inside of siding. No sheathing was used.*

*Image 27 - (next page, top right) South facing window.*

*Image 28 - (next page, bottom left) Rot at the roof eave.*

*Image 29 - (next page, bottom right) Concrete spalling and split siding at the base of the tankhouse.*





## PUMPHOUSE-OVER-WELL

The pumphouse-over-well is in fair condition. Its character-defining features remain.

Paint delamination and UV damage to the substrate wood are the primary concerns though the wood is all reusable. The boards over the well gap and are not anchored to the brick well below presenting a safety hazard. The roof of the pumphouse is in poor condition with loss of some shingles. The anchoring nails are corroded and loose over some remaining shingles.



Image 30 - (top left) The boards which cover the well gap and have paint loss.



Image 31 - (middle left) The roof of the pumphouse.



Image 32 - (bottom left) The brick well below the pumphouse.

Image 33 - (bottom right) Paint delamination on the pumphouse.



## TREATMENT RECOMMENDATIONS

This section of recommendations<sup>1</sup> are intended to support a rehabilitation of the existing building (without additional modification or redesign) in accordance with the Secretary of the Interior's Standard for Rehabilitation.<sup>2</sup> Condition Drawings found in the Appendix support the recommendations listed below.

Though interior recommendations are not included as part of this report, certain interior features should be salvaged for either reuse or donation prior to interior rehabilitation, including all solid wood interior doors.

Vibration caused by the adjacent ground-disturbing construction should be mitigated as much as possible. Typically, historic resources are monitored closely throughout construction projects, using vibration or crack monitors to constantly evaluate the impact of adjacent work on materials. While the buildings on the Rodrigues property are wood construction (therefore more forgiving of vibration) and themselves in disrepair, they could more rapidly deteriorate or settle as a result of the shaking.

### FARMHOUSE

- Character-defining features should be retained.
- Install a new structural<sup>3</sup> foundation under the farmhouse in accordance with the 2016 California Historic Building Code.
  - The foundation should not raise the overall height of the farmhouse, but should correct the sag of the building.
  - The foundation should remain near to grade, as is possible, be partially overlaid with a wood siding skirt, or painted to match the siding above to retain the visual of a farmhouse-style construction. Windows and openings should remain in their original locations with the existing.
- Provide proper grading and drainage to direct site water away from existing or new foundations.
- Replace heavily damaged or rotted siding where indicated in condition drawings. Replacement should match the removed siding in wood species, size, and channel or overlap profile. Other siding may be removed for structural frame or sheathing repairs, but should be salvaged and reinstalled in its same place on the building.
  - The sheathing under siding and the structural frame should be fully examined for termite damage and/or rot.
  - The walls may be corrected to be true, straight, and plumb, with sheathing and siding adjusted accordingly on the frame.
  - A reasonable rule for *vertical* surface degradation is if the exposed depth is:<sup>4</sup>
    - Less than 1/16", wood is sound and the surface can be painted.
    - Between 1/16" and 1/8", wood is sound and voids can be filled with wood filler and painted.
    - Greater than 1/8" replace the wood piece.
  - For surfaces that need to shed water, like a window sill, fill any voids up to 1/8" and paint. For depths

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1 These treatment recommendations are not intended to substitute for historic preservation specifications which should form part of the contract documents for a rehabilitation project of the Rodrigues farmhouse property. They are given to support sound decisions as to the rehabilitation potential of the historic and character-defining building materials.

2 See Appendix for a brief discussion of the Secretary of the Interior's Standards and a list of the Standards for Rehabilitation.

3 All structural recommendations are made based on Page & Turnbull's experience with like structures and should be confirmed and designed by a licensed structural engineer.

4 These measurements are subject to the paint system selected to recoat the exterior. Some manufacturers require a flat and smooth surface, in which case, wood fillers may be used for the depths smaller than 1/16" as well.

greater than 1/8" replace the piece. You want a smooth surface to facilitate water shed.

- Unsecured boards that are sound should be resecured in a manner consistent with the rest of the wall. Raw steel nails or other anchors should not be used to prevent corrosion-bleeding onto surrounding material.
- Window sashes and frames should be replaced in kind to match the remaining historic windows. Deficient design, like that of the dramatically sloping sills which allow for easy water and air infiltration, should be corrected. Insulated glazing may be used in lieu of the original single pane glass, but the profile and overall thickness of the window should ideally be a close to the original as possible. Muntin and casing profiles should match the original.
- The roof should be stripped of all existing roofing and replaced with wood shingles to match those at the lowest, historic layer.
  - Any structurally deficient members of the roof should be sistered or replaced in kind with wood that matches in species, size and profile.
  - Deteriorated fascia boards and soffits should be replaced in kind to match remaining material in locations indicated in Condition Drawings.
- Gutters and downspouts should be cleared and reinstalled or replaced in kind where damaged. New solutions may be inserted where required by the new foundation work.
- The open porch materials should be replaced in kind as Condition Drawings indicate is required. Biological growth can be cleaned from any remaining members using an appropriate cleaner. The roof above the porch should be reframed and roof material replaced to match the rest of the farmhouse. Ceiling boards should be salvaged and reused. Flooring planks may be replaced as required.
- The screen porch materials should be replaced in kind as Condition Drawings indicate. The porch should be made square with the foundation installation. Siding should be salvaged and reused. Screen material may be replaced where holes exist, with seams installed behind casing elements. Casing of the farmhouse door can be modified to match the historic profile. Flooring and ceiling boards may be replaced as required where damaged or missing.
- Interior interventions should remain in scale with the historic use of the building as a vernacular farmhouse.

## TANKHOUSE

- Character-defining features should be retained.
- Debris inside and surrounding the tankhouse should be removed.
- Adjacent location and orientation should be maintained.
- The tankhouse's concrete foundation should be patched and/or reinforced as directed by a structural engineer. Areas of exfoliation should be patched to a finish that matches the adjacent material.
- The damaged structural frame of the tankhouse should be repaired or replaced as directed by a structural engineer. The wood threshold should be replaced.
- The ivy should be removed from the siding, and all root tendrils removed from the boards using the most gentle means possible.
- The remaining original windows can be reused with considerable work or may be replaced in kind to match the original. Existing windows should be made operable, glazing putty replaced, joints re-secured, watershed of the sill ensured, and frames and sash filled as needed and painted.
- The roof, though not evaluated due to inaccessibility, will need to be addressed. With wood shingles on the pumphouse and the farmhouse, it is reasonable to use wood shingles at the tankhouse, too.

## PUMPHOUSE-OVER-WELL

- The pumphouse location over the well should be maintained, as should the other character-defining features.
- Boards over the well should be secured or a barrier added to prevent dangerous access. Boards should be painted to match the historic paint color.
- The pumphouse construction appears sound, but should be verified by a structural engineer. The pumphouse should be anchored to the boards over the well to prevent it being moved or inappropriately reoriented.
- The roof of the pumphouse should be re-secured, with missing shingles replaced. The roof itself does not require full replacement (though loose anchoring nails should be) as the structure does not require watertight performance. If the shingles cannot be well secured to existing sheathing, it may be replaced in kind.

## COLLECTIVE RECOMMENDATIONS

- Each of the three buildings should be repainted in accordance with their respective historic paint colors. Paint analysis at multiple, appropriate locations should be conducted for the farmhouse, the tankhouse, and the pumphouse.
- Sightlines and site organization between the buildings should remain as is as much as is feasible.

## REHABILITATION DESIGN RECOMMENDATIONS

A future project for the Rodrigues Farmhouse property is in the design phase and preliminary drawings have been provided to Page & Turnbull. The City of Fremont has requested design recommendations that the project may be required to follow in order for the project to meet the *The Secretary of the Interior's Standards for Rehabilitating Historic Buildings* (Standards) or have a less-than-significant CEQA impact on the historic resource. The material condition of character-defining features helps to direct the design options. While heavily modifying or removing a character-defining feature is allowed under the Standards in some capacity, the sum of modifications should not overwhelm the remaining resource or detract from the remaining significant features. This section gives only preliminary recommendations for compliance with the Standards, and is not intended to represent a formal review or Standards evaluation. Such an analysis will be provided in a future report for the project, once the design and drawings have been finalized.

The Standards are the benchmark by which Federal agencies and many local government bodies evaluate rehabilitative work on historic properties. The Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources.

The Secretary of the Interior offers the following four sets of Standards to guide the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. According to the Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings, the four distinct treatments are defined as follows:

**Preservation:** The *Standards for Preservation* “require retention of the greatest amount of historic fabric, along with the building’s historic form, features, and detailing as they have evolved over time.”

**Rehabilitation:** The *Standards for Rehabilitation* “acknowledge the need to alter or add to a historic building to meet continuing new uses while retaining the building’s historic character.”

**Restoration:** The *Standards for Restoration* “allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods.”

**Reconstruction:** The *Standards for Reconstruction* “establish a limited framework for re-creating a vanished or non-surviving building with new materials, primarily for interpretive purposes.”

Typically, one set of standards is chosen for a project based on the project scope. A future project includes alterations and/or additions to the Rodrigues Farmhouse property to meet the continuing use of the historic building while retaining its historic character. Therefore, the *Standards for Rehabilitation* are most appropriately applied to the proposed project. They are as follows:

**Rehabilitation Standard 1:** A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

**Rehabilitation Standard 2:** The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

**Rehabilitation Standard 3:** Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

**Rehabilitation Standard 4:** Changes to a property that have acquired significance in their own right will be

retained and preserved.

**Rehabilitation Standard 5:** Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

**Rehabilitation Standard 6:** Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

**Rehabilitation Standard 7:** Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

**Rehabilitation Standard 8:** Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.

**Rehabilitation Standard 9:** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.

**Rehabilitation Standard 10:** New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment *would be unimpaired*.

A future project would likely comply with Standard 1 of the *Secretary of the Interior's Standards for Rehabilitation* if the building continues to be used as a residence. Additionally, alterations should be made in a way that requires minimal change to the property, including its materials, features, spaces, and spatial relationships. A future project would likely comply with Standards 2 and 5 if the form, massing, and character-defining features of the contributing structures and site are retained and preserved. Character-defining features of the property should be minimally, if not at all altered. A future project would likely comply with Standards 3 and 4 if the extant historic features are retained and are not augmented using false historicism; it is important to avoid the incorporation of conjectural architectural features by using historic photos as documentary evidence of the original appearance of the building. A future project would likely comply with Standard 6 if a strategy of repair over replacement was employed to preserve deteriorated historic features, and it would likely comply with Standard 7 if an architectural conservator advised on the appropriateness of chemical or physical treatments. If excavation work is to occur and any archaeological material was encountered during this project, construction should be halted and proper mitigation undertaken in order to comply with Standard 8.

A future project could potentially include new additions, exterior alterations, and/or related new construction and still comply with Standard 9 as long as new work is differentiated from and compatible with those features. However, in order for a future project to comply with Standard 10, all new work must be constructed such that it could be removed in the future without impairing the integrity of the property and its environment.

All of the Standards would need to be revisited as a future project is developed.

## GENERAL RECOMMENDATIONS

Several architectural historians and designers at Page & Turnbull were consulted regarding a future project at the Rodrigues Farmhouse property. In order to comply more fully with the Standards, the following general recommendations have been developed:

### SITE

- As the spatial organization of the various buildings within the house yard is a character-defining feature, the structures should not be demolished or rearranged to change their relationship to one another. A “house yard” should remain legible within the finished landscape.

### FARMHOUSE

- Any addition made to the Farmhouse should defer to the historic resource in scale and location; any addition should be subservient to the Farmhouse. The new construction should differ from the original in such a way as is legible, but ought to be compatibly designed. There should be a demarcation, such as a hyphen, between old and new such that the addition is clearly separate and distinct.
- The floor level height of the historic farmhouse should not be raised with the insertion of a new foundation.
- Other modifications to the original farmhouse exterior should be highly limited. Window and doors should not be moved or the shape of their openings altered. Both porches should remain if possible.
- Building materials require only limited complete replacement. As such, material reuse is not only possible, but should be primary. Salvage and reinstallation ought to be undertaken where sublayers of the building need to be accessed for repair. See Treatment Recommendations above for direct observations for replacement and repair based on existing conditions.

### TANKHOUSE

- The tankhouse can be reused with limited design modification. Interiors may be finished or dividers introduced as function requires. There should be no modifications to the existing sizes and locations of the windows and door, including their orientation to the farmhouse.

### PUMPHOUSE-OVER-WELL

- The pumphouse-over-well should remain as a character-defining structure on the site and as clear indication of the history of the property as a rural homestead.

### COLLECTIVE RECOMMENDATIONS

- As the shed-and-storage building, which was one of four contributing structures on the property, has been demolished, and the historic resource's setting is being compromised by the surrounding high-density residential development, a future project should minimally alter and/or add to the Rodrigues Farmhouse property.
- The design of a future project would benefit from consideration of the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, which offer guidance for designing with historic preservation in mind: <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>. Preservation Brief 14, *New Exterior Additions to Historic Buildings: Preservation Concerns* should also be consulted: <https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>.

These recommendations are considered to be sensitive to the property's existing character-defining features and attempt to maintain the majority of those extant features, including the remaining outbuildings. These recommendations for the current point of development of the project, if put into effect and deemed to satisfy the Standards, may qualify for less stringent environmental review, as projects that comply with the Standards benefit from a regulatory presumption that they would have a less-than-significant adverse impact on a historic resource.

## **APPENDIX**

Conditions by Elevation

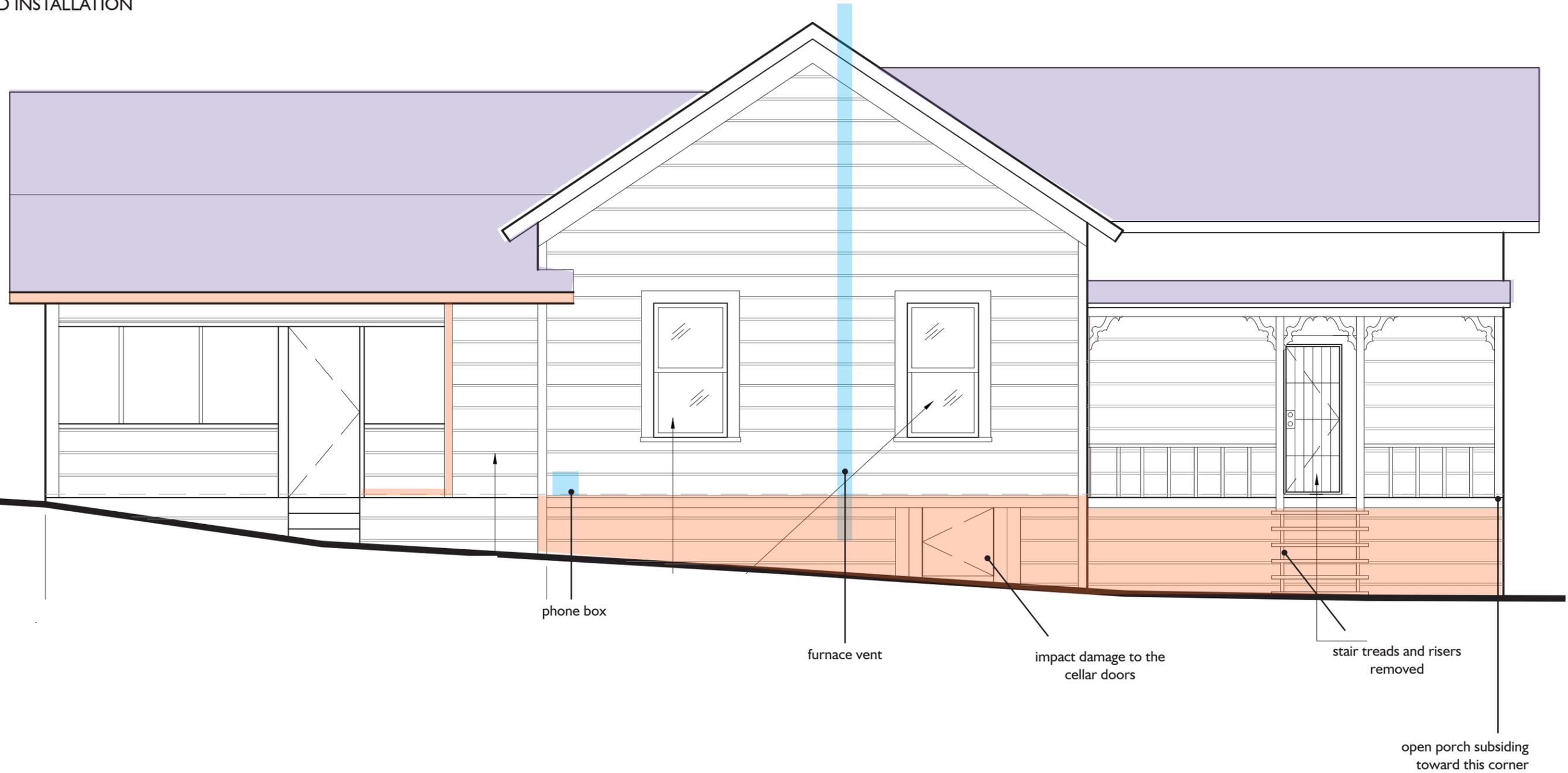
DPR Forms, Michael R. Corbett, prepared June 2015

Secretary of Standards Compliance Assessment, Architectural Resources Group, revised July 2017

Site Visit Report, Gouvis Engineering, August 2017

### CONDITIONS BY ELEVATION

- SIDING REQUIRING REPLACEMENT
- ROOFING REQUIRING REPLACEMENT
- ADDED INSTALLATION



1

## EXISTING NORTH ELEVATION

SCALE : 1/4"=1'-0"

- SIDING REQUIRING REPLACEMENT
- ROOFING REQUIRING REPLACEMENT
- ADDED INSTALLATION



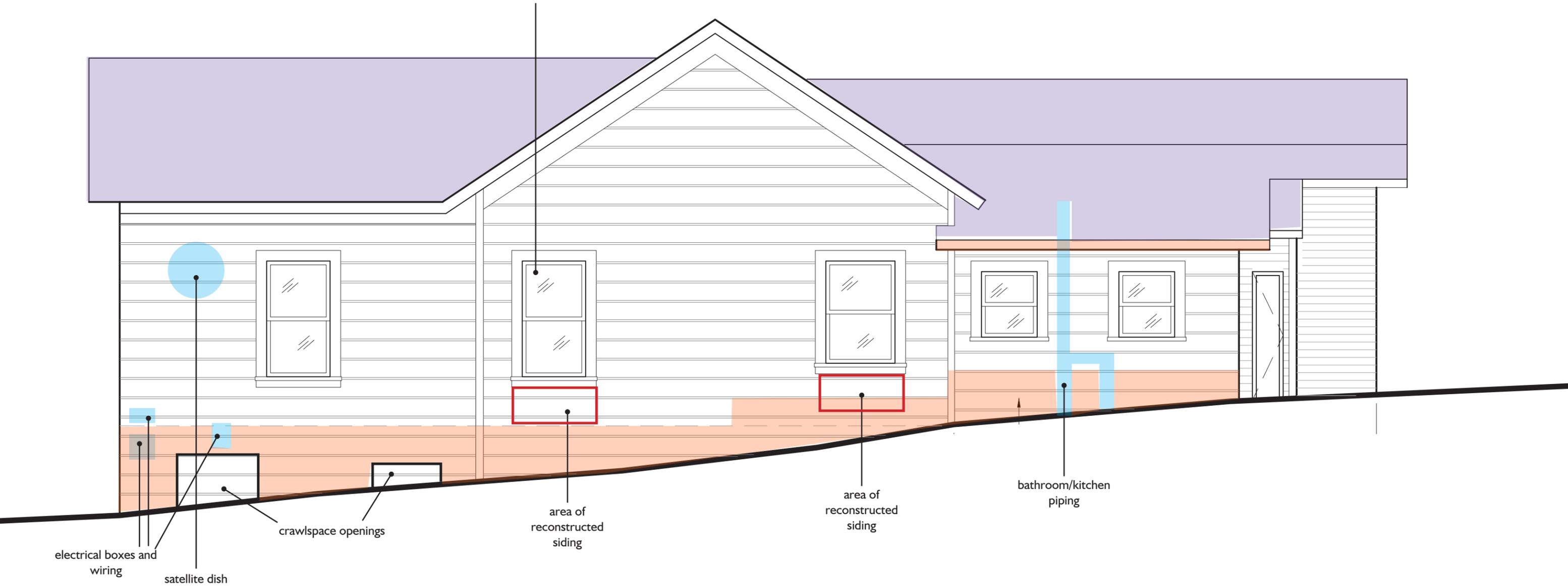
3 EXISTING WEST ELEVATION

SCALE : 1/4"=1'-0"

- SIDING REQUIRING REPLACEMENT
- ROOFING REQUIRING REPLACEMENT
- ADDED INSTALLATION

- replace all window sills and casing on this elevation

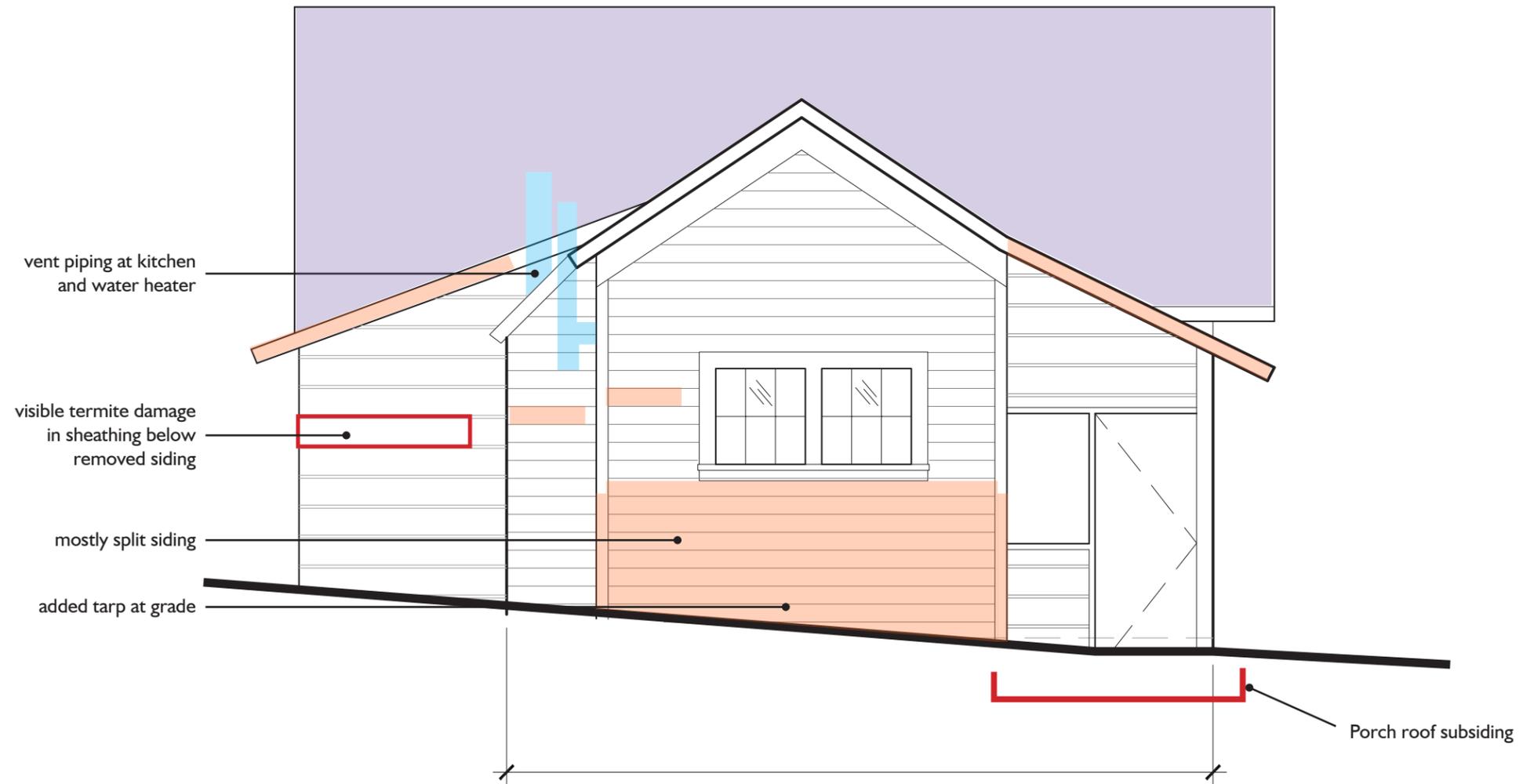
ORIGINAL WINDOW:  
loose bottom rail, joint  
separation, replaced glazing,  
added 2x4 to sill



1 EXISTING SOUTH ELEVATION

SCALE : 1/4"=1'-0"

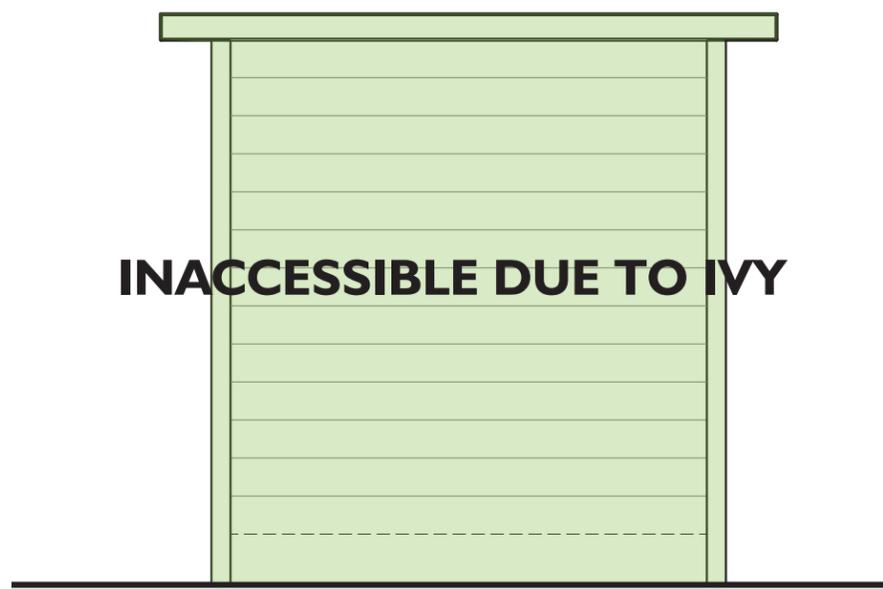
- SIDING REQUIRING REPLACEMENT
- ROOFING REQUIRING REPLACEMENT
- ADDED INSTALLATION



3 EXISTING EAST ELEVATION

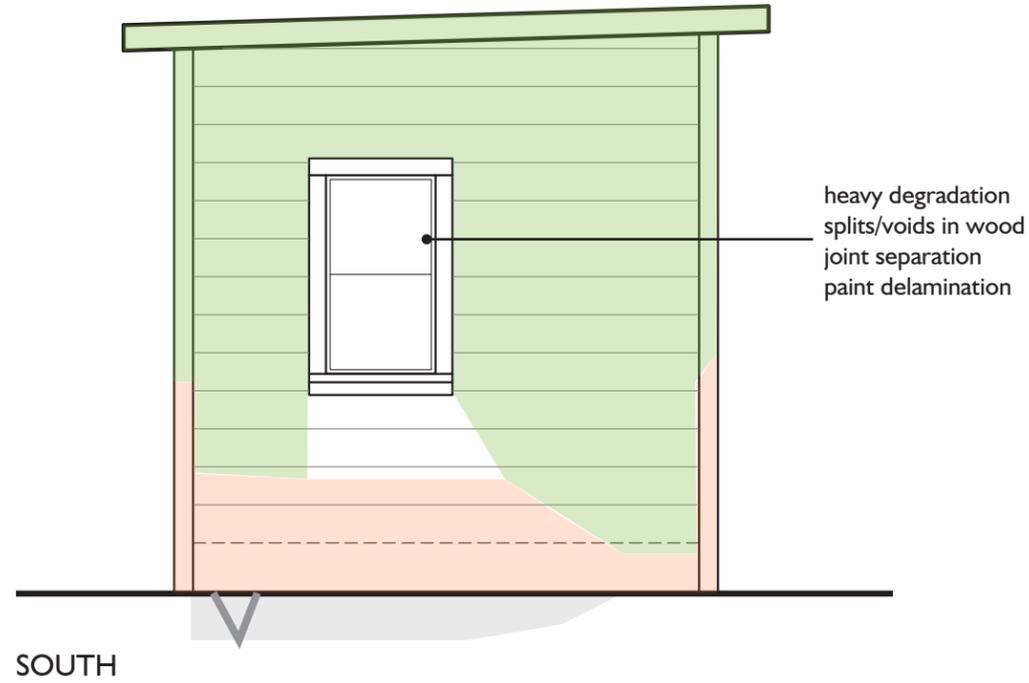
SCALE : 1/4"=1'-0"

- CONCRETE SPALLING/EXFOLIATION
- SIDING REQUIRING REPLACEMENT
- INACCESSIBLE DUE TO IVY
- MAJOR CONCRETE CRACK

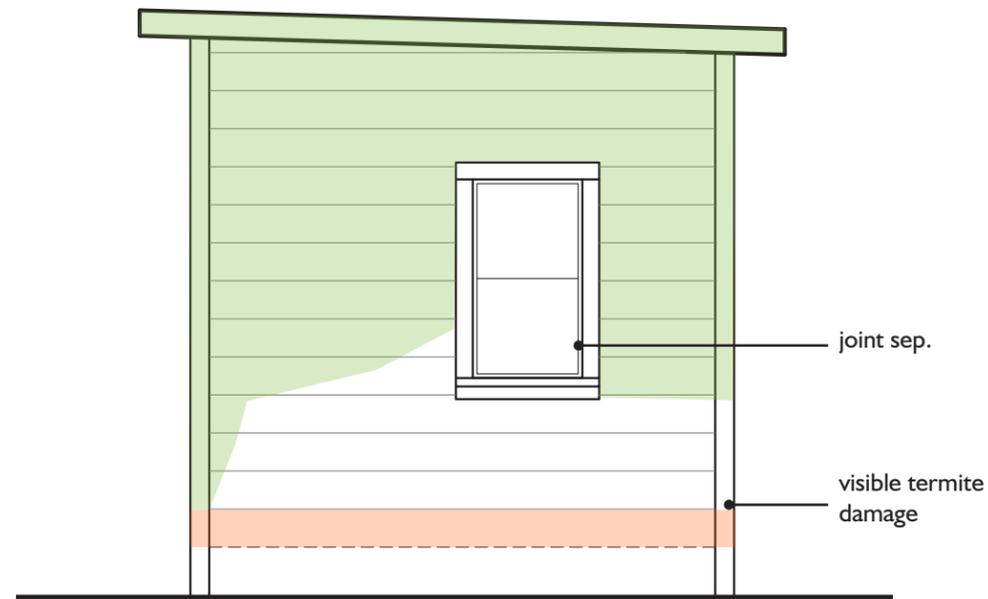


**INACCESSIBLE DUE TO IVY**

① EXISTING REAR ELEVATION  
WATER TANK

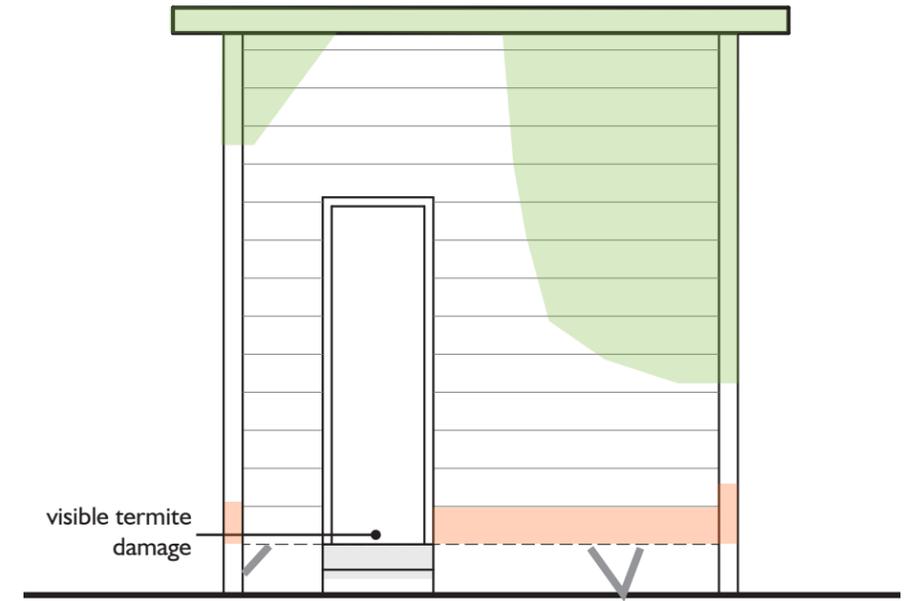


SOUTH



NORTH

② EXISTING SIDE ELEVATION



visible termite damage

③ EXISTING FRONT ELEVATION

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

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

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 24 \*Resource Name or #: (Assigned by recorder) 41948 Mission Boulevard

P1. Other Identifier: Rodrigues Farmhouse  
P2. Location:  Not for Publication  Unrestricted  
\*a. County Alameda and (P2c,P2e, and P2b or P2d. Attach Location Map as necessary.)  
\*b. USGS 7.5' Quad Niles Date 1980 T 4S; R 1W; 1/4 of 1/4 of Sec    ; Mount Diablo B.M.  
c. Address 41948 Mission Boulevard City Fremont Zip 94539  
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, etc., as appropriate)  
APN: 513-450-4-2

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

**Overview**

This is a 5.06-acre property located on the east side of Mission Boulevard between Driscoll Road and I-680, less than one mile northwest of Mission San Jose. Except for an enlarged east end, this is situated on a long narrow rectangular property 179.18 feet across and 1,122.05 feet deep at its extreme point. The west end of the property along Mission Boulevard, where all the buildings are located, slopes gently down to the west. The east end of the property, now all grassland, slopes more steeply upward into a range of hills north of Mission Pass and Mission Peak. A 1946 aerial photograph shows that all buildings at that time were in the southwest corner of the property within 300 feet of Mission Boulevard.

see continuation sheet

\*P3b Resource Attributes: (List attributes and codes) HP2 (Single Family Property); HP4 (Ancillary Building); HP33 (Farm/Ranch)  
\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)



**P5b. Description of Photo:**  
(View, date, accession #) \_\_\_\_\_  
View northeast, 15 May 2015  
#11.42.49  
**\*P6. Date Constructed/Age and Source:**  Historic  
 Prehistoric  Both  
1896 (County Assessor)  
**\*P7. Owner and Address:**  
Clyde Hobbs, c/o Monty Hobbs  
42092 Mission Blvd.  
Fremont, CA 94539  
**\*P8. Recorded by:** (Name, affiliation, and address)  
Michael R. Corbett  
Architectural Historian  
2161 Shattuck Ave #203  
Berkeley, California 94704  
**\*P9. Date Recorded:** \_\_\_\_\_  
15 May 2015  
**\*P10. Survey Type:** (Describe)  
Intensive

**P11. Report Citation\*:** (Cite

survey report and other sources, or enter "none".) None

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

**Description (continued)**

Aerial photographs from 1946 to 1960 show the Rodrigues farm surrounded on all sides by agricultural properties with similar features — houses, tankhouses, sheds and barns. Varying amounts of the agricultural land appear to have been in orchards, hay or row crops, and pasture. As shown on a 1966 aerial, by that time the agricultural land across Mission Boulevard was completely built up with a housing subdivision. Between 1993 and 2000, the property next door on the north was redeveloped as a housing subdivision.

Aerial photographs and the Residential Building Record from the county assessor's office, show that there were seven buildings or structures on the property in the 1950s: the farmhouse (labeled "R" on the Site Map), the tankhouse (Bldg. No. 1), the adjacent well and pumphouse (Bldg. No. 2), a barn (Bldg. No. 3), a lean-to shed (Bldg. No. 4), a cookhouse (Bldg. No. 5), and a shed & storage structure (Bldg. No. 6). By 1969, Bldg. No. 4 and Bldg. No. 5 were gone. Bldg. No. 3 (barn) was demolished between 1993 and 2000.

Other features include a driveway from Mission Boulevard along the north property line shown on a 1946 aerial photo. In addition, an old barbed wire fence on redwood posts was removed between 1954 and 1961. Also two wood rail fences built in 1971 appear to have been replaced. Several corrals and stables built after 1993 are scattered around the area east of the house.

Thus, the features of the historic property still in existence today are the driveway, farmhouse, tankhouse, pumphouse-over-well, and shed & storage structure. Because of the loss of the barn, this property is not addressed here as a cultural landscape, but as a farmhouse whose setting includes the driveway, tankhouse, pumphouse-over-well, and shed & storage structure.

The buildings of the Rodrigues farm are in the traditional orientation of late 19<sup>th</sup> and early 20<sup>th</sup> century farm buildings to county roads. The buildings are at right angles to the road and to each other with the farmhouse closest to the road, structures associated with domestic use behind and near the house in what might be called a "house yard," and structures associated with the work of the farm located behind the house yard around a "work yard."

In this case, the house, tankhouse, and pumphouse-over-well are features of the house yard. The shed and storage structure, although near the tankhouse, was built as part of the work yard.

**Farmhouse**

The house itself is a one-story wood structure with a partial basement. It is in three principal gable-roofed parts which, with porches and small additions, is in a generally rectangular overall plan.

The three parts can be described as the living area (west end, facing Mission Boulevard), the bedroom wing (center, with transverse gable roof), and kitchen-dining-bath (east end). Each part is covered by a gable roof with the roof of the central part at right angles to those at either end. The three parts were apparently built at different times. Without additional investigation that would include crawling under the house and into the attic of each part of the house, it is not certain in what order the parts were built.

At the front, the living area is a single, one-room space. In the center, the bedroom wing has a central corridor with two bedrooms on either side. The central corridor connects the living area at the front with the kitchen-dining-bath area at the rear. The kitchen-dining-bath wing is a one-room space under its gable roof with a small addition on the southeast for a kitchen and bathroom. The angle between the central wing and each of the end wings along the northwest side facing the driveway has a porch. There is a concrete basement under a portion of the front wing.

According to the Residential Building Record, the house is of standard wood frame construction with a wood foundation, 2x6 joists on 24-inch centers, and 2x4-inch studs on 24-inch centers. The front and center wings are clad in channel rustic siding (8½ inches exposed). The siding in each of the wings is the same but doesn't line up where the wings meet, indicating that they were built at different times. There are both square and round nails (probably from remodeling) in each of those wings, indicating a date of construction of around 1900 or earlier. The rear wing is clad in beveled siding (4-3/8 inches exposed), attached with round nails, indicating a date of construction after about 1900.

Inside, the house is uniformly finished in tongue-and-groove paneling, indicating that the entire house was remodeled as one after the three wings were assembled. At that time a mechanical heating system was installed.

### Description (continued)

The windows in the wings are of mixed types and do not clearly represent a chronology of construction. Original windows in the two front wings were double hung, probably with two lights in each sash. The rear wing has four-light casement windows. There are aluminum windows in the kitchen and bathroom addition.

While not confirmed, it seems reasonable that the front wing was built first in 1896, the central wing by 1900 to accommodate the growing size of the family, and the rear wing after 1900. Because there was originally a cookhouse on the property (demolished between 1954 and 1961), there may not have been a kitchen in the house at first. Similarly, although no outhouse has been identified (the "outhouse" referred to on the previously form appears to have been the tankhouse), there must have originally been one. From appearances, the kitchen and bathroom addition in the angle between the central and rear wings was built in the 1930s-1940s. The final addition was the small exterior cabinet for the hot water heater by 1954.

The architectural character of the house might be described as vernacular. It is an assemblage of common forms with minimal ornamentation or stylistic character. The L-plan of the two front wings is typical of a common rural house type in late 19<sup>th</sup> century California. Ornamental features are jigsaw brackets on the front porch, boxed eaves under all three wings, and eave returns on the gable end of the front wing facing Mission Boulevard. Such brackets might be associated with 19<sup>th</sup> century Victorian architecture, but in this case may be later embellishments. The boxed eaves and eave returns are often associated with mid-19<sup>th</sup> century Greek Revival architecture but nothing else about the house fits that style.

### Tankhouse

The tankhouse is a one-story wood structure (4x6 posts) on a concrete foundation, clad in channel rustic siding (9 inches exposed). Its flat roof originally supported a 2,000 gallon redwood water tank. The structure occupies a square footprint, ten feet on a side.

### Pumphouse-over-Well

Adjacent to the tankhouse on the north side is a round brick-lined well, 65-feet deep. A small wood pumphouse on top of the well replaced the previous system in 1940.

### Shed & Storage Structure

The shed & storage structure is a square wood structure measuring 18x18 feet. It is a box frame structure with vertical boards and a shed roof on 3x6-inch rafters that slopes down from front to back. The building is entered on its northwest side through two wide double doors.

Inside, there is a wood floor across the front that steps up to a higher floor over most of the space. A large central beam perpendicular to the entries, runs through the middle of the space at the level of the rear eaves. The purpose of this building is unknown.

### Driveway

A dirt driveway runs along the north edge of the property from Mission Boulevard past the house to what was historically the work yard. With the barn and other outbuildings gone, it leads to the stables and corrals of the current horse operation.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial# \_\_\_\_\_

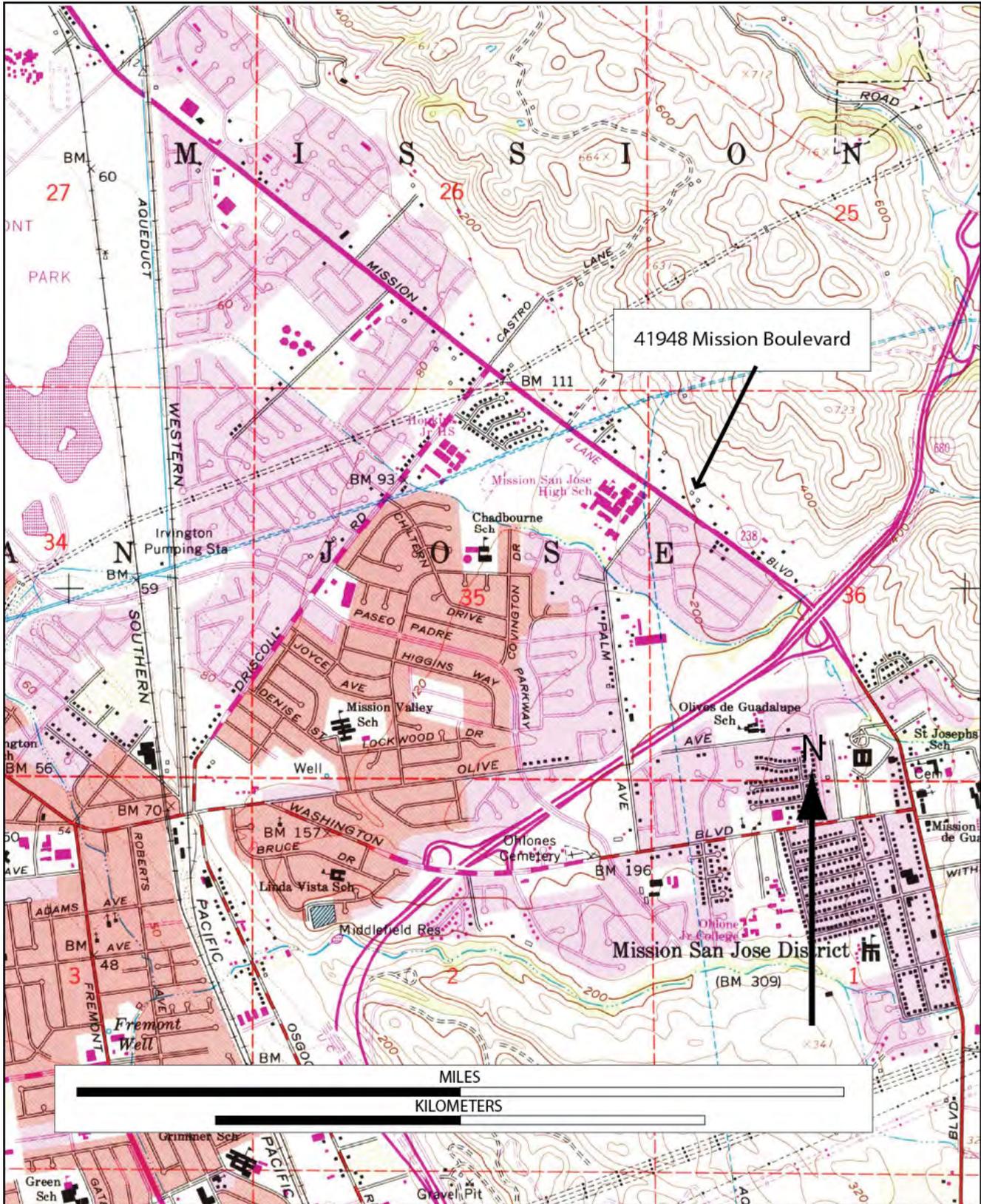
Page 4 of 24

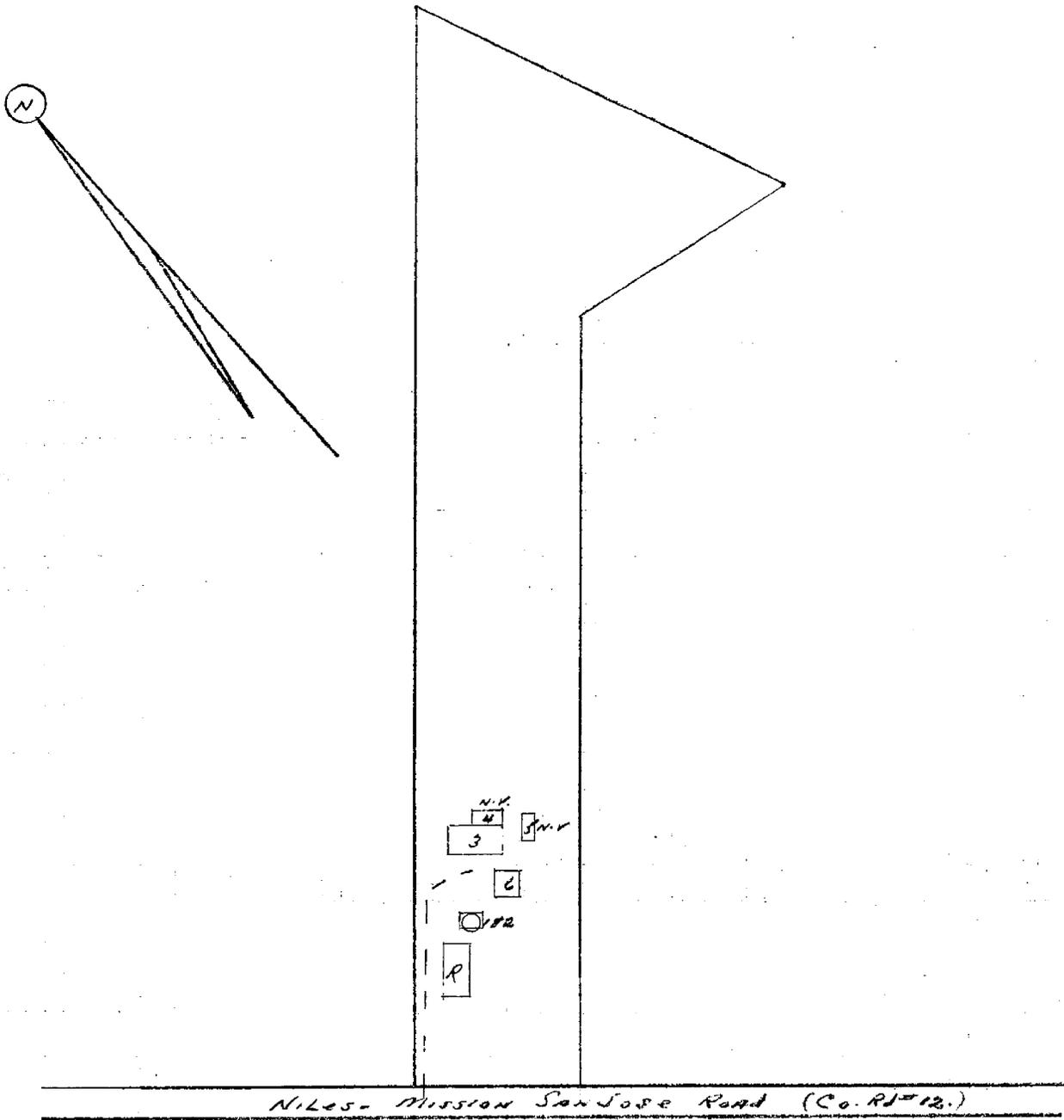
\*Resource Name or # (Assigned by recorder) 41948 Mission Boulevard

\*Map Name: USGS Niles, Calif. Quadrangle

\*Scale: 1:24,000

\*Date of Map: 1980





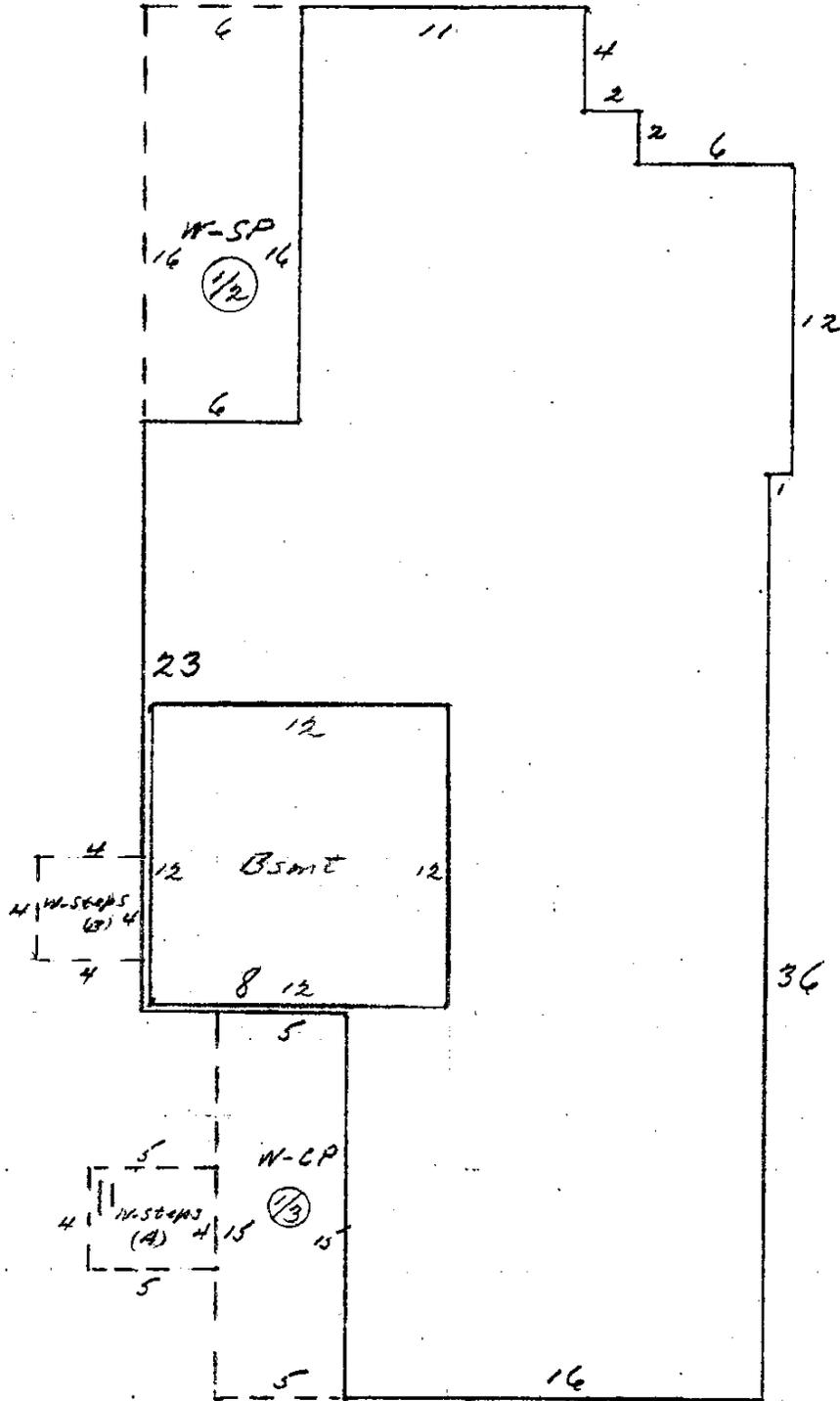
Plan of parcel with buildings and structures (key on p. 2).

Page 6 of 24

\*Resource Name or # (Assigned by recorder) 41948 Mission Boulevard

\*Map Name: Residential Building Record

\*Date: 1954



Footprint of farmhouse.



1) Farmhouse, shed & storage building, stables; view northeast, 15 May 2015, #12.05.10.



2) Tankhouse covered in vines, farmhouse, driveway; view southwest, 15 May 2015, #11.53.48.



3) Farmhouse, view south, 15 May 2015, #11.43.52.



4) Farmhouse, view west, 15 May 2015, #11.45.10.



5) Farmhouse main porch detail, view east, 15 May 2015, #11.43.18.



6) Farmhouse central wing detail, view east, 15 May 2015, #11.43.29.

Page 10 of 24  
Recorded by Michael R. Corbett

Resource Identifier: 41948 Mission Boulevard  
\*Date 11 June 2015     Continuation     Update



7) Farmhouse rear wing and porch detail, view south, 15 May 2015, #11.44.07.



8) Farmhouse detail showing siding, windows, and eaves; view north, 15 May 2015, #12.03.29.



9) Shed & storage building, tank house, farmhouse; view southeast, 15 May 2015, #11.47.01.



10) Tankhouse, view east, 15 May 2015, #11.47.18.



11) Pumphouse-over-well with tankhouse behind, view southeast, 15 May 2015, #12.23.29.



12) Shed & storage building, view northeast, 15 May 2015, #11.49.14.

Page 13 of 24  
Recorded by Michael R. Corbett

Resource Identifier: 41948 Mission Boulevard  
\*Date 11 June 2015     Continuation     Update



13) Shed & storage building, view south, 15 May 2015, #11.48.09.



14) Corral and stables, view southwest, 15 May 2015, #11.51.25.

Page 14 of 24  
Recorded by Michael R. Corbett

Resource Identifier: 41948 Mission Boulevard  
\*Date 11 June 2015     Continuation     Update



15) Horse operation structures on site of demolished barn, view northeast, 15 May 2015, #11.53.15.



### History (continued)

partitioned into parcels. Each successful claimant received one or more parcels, as shown on Dyer's *Plat of the Lands of the Ex-Mission San Jose* (1864).

In 1867, the U.S. government granted Elias L. Beard clear title to a 238-acre parcel designated as Survey 28 of the Lands of Ex-Mission San Jose. The tract extended along both sides of present-day Mission Boulevard between present-day Driscoll Road and I-680. Adjoining Beard's parcel on the northeast was Survey 29, a 148-acre tract owned by Michael Gannon, who also received clear title in 1867. A third tract, covering approximately 20 acres, was wedged between Beard's and Gannon's parcels. By 1882, portions of these three parcels were owned by Florence and Edward Palmer, residents of Oakland. In that year, the Palmers surveyed and subdivided a number of small lots fronting on the county road (Mission Boulevard). On June 4, 1883, the Palmers sold the subject property, consisting of 5.10 acres, to Joseph and Flora Rose, for \$500 in gold coin.

Assessor's map books and ledger books indicate that the property was owned by Manuel M. Rodrigues in the years 1893-1929. The 1894 city directory for Mission San Jose and surrounding countryside has no listing for Manuel M. Rodrigues; the 1907 directory lists him as a farmer. In the U.S. census for 1900, there is a listing for a Manuel Rodrigues in the vicinity of the subject property. He is describe as a 31-year-old farmer of Portuguese heritage who came to the United States in 1890 from the Azores. His wife Mary, 21, was born in California to Portuguese immigrant parents who were also from the Azores. Manuel and Mary were married in 1895, and had their first child in 1896; by 1900 they had four children. The 1893 assessor's ledger book lists Rodrigues as the owner and gives an assessment for unspecified improvements on the parcel.

The house, which appears to date from the 1880s or 1890s, could have been built by either the Roses or the Rodrigues. It seems more likely that the original owner was Manuel M. Rodrigues who may have built the house soon after arriving in the United States, or may have replaced an earlier house with the existing house around the time of his marriage (Metroscan gives the date of construction as 1896). Later owners of the property included the Rogers family, who sold the property in 1976 to Arthur and Jean Hod. In 1978, the property was acquired by Clyde and Edwina Hobbs, the current owners.

### Contexts

#### PORTUGUESE IN WASHINGTON TOWNSHIP

This historic context is based on a section of a previous report on the Faria-Silva Farm in Warm Springs written by Stephen J. Hardy. (Corbett and Hardy 2000: 9-12)

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, suffered in the last quarter of the 19<sup>th</sup> century and the first quarter of the 20<sup>th</sup> 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 land owners 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.

### History (continued)

During the last quarter of the 19<sup>th</sup> 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 19<sup>th</sup> 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 (Emygdio da Silva 1917: 197). 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." (*Oakland Enquirer*, 16 July 1892). The same article claimed that leaders known as Portuguese Kings operated as "political bosses on a small scale," traded with politicians and delivered the vote of their precincts.

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 *Azorianos na 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.

**History (continued)**

**AGRICULTURE IN ALAMEDA COUNTY**

***The General Pattern***

The history of agriculture in Alameda County and those portions of most Bay Area counties located on the alluvial flatlands around the Bay itself has followed a common progression of development. In the 1850s, small farms were established to grow food for the mines and cities. In addition, many farmers began growing grains, mostly wheat and barley, at a large scale.

In the 1860s to the 1880s when California was a major grain producer for the world market, wheat, barley, and other grains were the most common crops in the Bay Area. To grow these grains, animals were needed for harvesting and hay was needed for the animals. Thus, the first major phase of Bay Area agriculture was devoted to hay, grain, and livestock. Most of these operations were on parcels of 100 acres or more, and the largest were one thousand to several thousand acres. From the 1850s until the turn of the century or later the property at 41948 Mission Boulevard was part of a large hay, grain, and livestock operation. These grains depleted the soil, productivity declined, and the center of world grain production moved elsewhere.

The next phase of Bay Area agriculture, overlapping with the first, lasted from about 1860 to 1930. This phase is characterized by orchards and fruits which took hold everywhere that irrigation was possible. In Washington Township, areas near the railroads were the first to be subdivided for fruit growing. This phase was associated with improvements in food processing and distribution technology, and including refrigerated rail cars and the establishment of canneries and food processing industries in the area. In the 19th century, the relatively large farms for grains and fruits were subdivided into much smaller lots for fruit and vegetables, generally from five to ten acres, when irrigation was possible. According to a W.P.A. sponsored study, "The whole region from Hayward south and east to the county line, with Niles as a center, is the region devoted to apricot growing . . . The apricots of the Niles region are famous for their size, color and flavor, and good apricot land is worth from \$800 to \$1,000 per acre. In 1900, cherries and apricots were considered the king and the queen of Alameda County fruit but other fruit that did well were the pear, plum, peach and prune . . . In 1937 there were still about 5 ,000 acres in apricots of high quality in the Hayward and Niles area."

In Alameda County, a third phase of agriculture, beginning in 1930, was associated with poultry, flowers and nurseries. Poultry in particular was taken up by small landholders. This phase ended as suburban development increased. A major step in increasing suburban development and bringing about the end of agriculture in this area was completion of the Nimitz freeway in 1957. Proximity to city jobs brought about a rise in property taxes, making farming less profitable. At the same time, there was increasing competition from larger scale farming in the Central Valley.

The Federal government began in 1914 to furnish a farm adviser headquartered in Niles. It was his job to study soil conditions, proper times to plant various crops, irrigation, cultivation, and pest control, and to disseminate his findings. The county government paid a lot of attention to agriculture at that time and had its own officer concerned with the education and welfare of the farmer in its Agriculture Commissioner.

It was typical of small farmers to work outside the farm for wages, especially during the harvest season when there was a tremendous local need for labor. Children worked and small farms grew their own food as well as commercial crops,

Through all periods, marginal land and land in the hills was grazed for both dairy and beef. While most such operations were larger, some were under twenty acres. This property was located on the boundary between farming or orchard land and grazing land.

**History (continued)**

**FARM ARCHITECTURE AND BUILDING AROUND SAN FRANCISCO BAY**

**Site Plans**

The major buildings on most Bay Area farms in the 19th and 20th centuries were a main house and a main barn. In addition to these, additional barns, tankhouses, small dwellings and bunkhouses, and a variety of sheds and specialized buildings were built according to particular needs and circumstances. These complexes of buildings were arranged hierarchically, with the main house at the front facing the road at right angles, and other buildings behind it. Today there are fewer than 30 properties that represent the history of farms in Fremont. Among these, several have been documented at some level: Ardenwood, Taylor-Slayton-Mackintosh, the Shinn House, and the Harvey house — all outstanding representatives of wealthy farm operations - and the Nichols and Santos farms, built by ordinary small farmers. In addition, in the Fremont Historic Building Survey of 1999-2000, 24 farm properties were identified. All of these included a house and barn and four of them also included a tankhouse. These properties represent the ordinary small farms that were once prevalent in the area.

**Construction and Technology**

How were the buildings of a small farm like the Rodrigues farm built in this period? Such farms were widespread around San Francisco Bay and in much of northern California. The basic components of these farms — house, tankhouse, and barn — were standardized over many regions and for many groups. For farmers to operate competitively at that time, various technologies were essential. *The Pacific Rural Press*, the principal statewide agricultural periodical of the time, included advertisements directed at farmers in every issue. Among the most common products advertised in July 1905, when development of this property began, were telephones, water tanks, wire fences of various designs, pumps, gasoline engines, windmills, barn door hangers, wagons, plows, hoisting apparatus for barn loft and portable buildings.

Farmers at this time were not the self-sufficient pioneers of legend, who created everything from their own land. Rather, they were consumers who bought various products from a diversity of sources. They bought manufactured products from widely circulated periodicals like *Pacific Rural Press*. Other needs were better satisfied locally. While efforts to identify designers and builders of buildings like those at the Rodrigues farm have not been successful, many such buildings followed standard plans and were built by professional builders. No articles or advertisements for builders of houses or farm buildings were found in the July 1905 issues of several Alameda County newspapers. Future research might be conducted in publications of the local grange and of Portuguese organizations, like the Portuguese Union or the Irmandade do Divino Espirito Santa (I.D.E.S.). In order to develop a property like the Rodrigues farm the farmer needed practical help which might be available from many sources. At the same time, he was most likely to trust a source known to him — a local source or one associated with his social, ethnic, religious, or fraternal group.

**Houses**

Many bay area houses of the 1850s and 1860s may have been of brace-frame construction. Most surviving 19th-century farmhouses were of balloon-frame construction. Until the late 1880s, the most common floor plan for farmhouses, among those that have been documented, was a central hall plan, with two rooms on each side of the hall, repeated upstairs in two-story houses. In appearance most farmhouses were simple and not elaborately ornamented. Many 19<sup>th</sup>-century farms had large and substantial houses, although only in the houses of the wealthiest would it be very useful to describe the design in term of its style. Most would better be described in terms of floor plan, such as the central hall, often called a Georgian Plan or a Double-Pile house. As the large parcels of the first generation of American farms were subdivided, they were sold to a poorer class of people, many of them new immigrants. The houses built for small farms by these people were typically small pattern-book houses built by local carpenters. Depending on when they were built, their floor plans were more or less formal — older houses tended to have a central hall with small rooms on either side, and houses built after about 1900 dispensed with hallways and combined living and dining spaces — like bungalows. The appearance or style of these houses was usually simple and conservative, while city houses of the same time were often more elaborately embellished.

### History (continued)

Generally built by professional builders, these houses followed standardized means of construction using a limited range of materials. The earliest examples were built on foundations of brick piers, and the cheapest examples were built on mud sills. Virtually every house was a wood frame structure of 2 by 4 inch studs. These were clad on the outside in horizontal boards of several styles: rustic, V-groove, 2-lap or 3-lap, or in shingles. Although most carpenter's handbooks recommended a sheathing of the studs on the exterior by boards (preferably laid diagonally), before the siding was applied, in many if not most cases, no sheathing was used. Sheathing cost more money, and involved more labor, so it was often not used — except for shingled buildings which required sheathing as a nailing surface.

By the 1900s virtually everyone had indoor plumbing. Research is necessary to know when electricity was available. In the majority of cases, heat was provided only by a wood or coal burning kitchen stove and possibly also by a fireplace.

Most small farmhouses were not designed by architects but were adapted from pattern books or were based on familiar local examples and built by individual carpenters or contractors, some of them associated with large lumber yards. Many houses, especially built by the poorest people, were built in stages, often beginning with a single room. Houses were enlarged as the need arose, with more children and extended families.

### ***Barns and Sheds***

Nineteenth-century barns were among the most important buildings in California. A significant portion of the state's economy was due to activities centered on these barns. Despite superficial similarities among many barns, important differences in their planning and construction were related to the particular use of the barn determined by the type of agriculture on the farm — and perhaps in some cases by the ethnic affiliation of the barn builders. Among the earliest common types of barn were those built for hay, grain, and livestock operations. These were three-aisled structures with stalls for animals and an upper-level hay loft for animal feed.

The earliest California barn were of brace-frame construction, with columns and beams braced by diagonal members, and connected by means of mortis and tenon joints. This type of construction was used longer in barn than in houses. Variations of this type of construction included nailed connections for some or all parts of the structure. The more modern barns relied on standard dimensioned lumber as in houses. Whether they were built on a brace frame or a frame of lighter, dimensioned lumber nailed together, many of the common three-aisled barns were built on a similar principle. Each consisted of a rectangular cage around the central aisle, with a gable roof. The side aisles could be built on lower rectangular cages, or they could be simply lean-tos, leaning against the central structure.

The cage frames supported plank floors for lofts. Commonly, a loft in the central aisle was for loose hay that was brought in by means of forks and pulleys through a loft door. Hay could be kept dry until it was lowered to animals in stalls below.

Barns were often built by professional barn builders. Early California barns were built according to traditional practices brought from other places. Later barns were built according to standard plans, often from pattern books. In the transition from traditional practices to pattern books there was also a shift from heavy construction that was intended to last to light construction that was designed to be as cheap as possible. In this case, economy was a virtue, realized in a minimum of materials and simple, standard construction. In the 20th century, most Alameda County barns were of the latter type.

As farming technology and practices have changed, barns have been modified typically with the removal of lofts and stalls and the enlargement of doors to accommodate machinery and vehicles.

Sheds were smaller more specialized farm structures that supplemented barns as places to store equipment, vehicles, seeds, and all kinds of materials.

## History (continued)

### Tankhouses

Tankhouses were built to provide water for domestic purposes and for animals and crops. Good underground water was plentiful in southern Alameda and adjacent parts of Santa Clara county, much of it available from artesian wells. Tankhouses raised a water tank off the ground, thereby providing gravity for plumbing. They could be of different heights, depending on the water pressure that was needed. They were of heavy timber, brace-frame construction in order to carry the very heavy loads of the water tanks. Unlike barns which came to be built as lightly and economically as possible, tankhouses were always heavy, sturdy structures. Many tankhouses were built in this area, with a ground floor space, sometimes a finished second floor space, and a platform for the water tank above. Most water tanks have been taken down.

Tankhouses were first developed for private houses and farms in California about 1865, following the example of the many elevated water tanks first built about that time by the railroads. They were common from the 1870s to 1940s. They appear to have been built for a wide range of economic classes. By the late 1870s when illustrated county histories were published for many counties, including Alameda (Thompson & West), tankhouses were common in association with both suburban houses and farm houses. The structures that supported the tanks were not necessarily enclosed, but enclosing them with siding served two purposes — it looked more unfinished and it provided useable space. Tankhouses were primarily intended to supply water for houses and the yards around them, and because of this they were usually located near the farm house. They were not generally intended to provide water for barn or fields — irrigation was more effective when the water came from streams.

Tankhouses were promoted in illustrations accompanying windmill advertisements, such as those for the Pacific Manufacturing Company of San Francisco. According to the authority on California tankhouses, Leon Pitman, tankhouses were usually built by professional builders. In July 1905, a few years before the Rodrigues tankhouse was built, there were advertisements in every issue of *Pacific Rural Press* for "Our Excelsior Adjustable Round-Hoop Tank" manufactured by the Excelsior Redwood Company of San Francisco. According to these ads, the tank "Costs no more, is easier to set up and is far superior to the old style flat hoop tanks for any purpose. They need no water channels or perishable devices for keeping the staves wet. They are always tight. The hoops are of steel and tighten with a monkey wrench. They have an upset thread end 6 inches long. Each hoop has from 2 to 6 lugs or shoes, according to size of tank ..."

In addition, there were numerous ads for windmills and pumps, the other two manufactured components of a tankhouse. Gasoline engines were also advertised — these might have provided back up power for the pumps, or power for areas without enough wind.

Pitman identified six general types of tankhouses by their exterior shape. The various shaped tankhouses were distributed differently in different regions of California. Along the Pacific coast and around San Francisco Bay, the most common tankhouse types were those he called "open platform taper towers". These consisted of enclosed tapered towers that supported a flat platform on which was placed the water tank. Inward tapering towers provided greater strength than vertically walled towers — although this strength was probably rarely necessary for domestic tankhouses. The wall materials usually matched those of the nearby house. Windmills were usually placed on one side of the tankhouse, although they were sometimes at the center, and occasionally off to the side. Today there are few tankhouses remaining in Fremont.

In the Fremont Historic Building survey of 1999-2000, only four tankhouses were identified still standing in Fremont. All of these were of the "open platform taper tower" type. The Rodrigues tankhouse was hidden from view and not identified in the survey. It has straight walls and is different from the four identified.

## Evaluation

The property at 41948 Mission Boulevard was evaluated in 2002 on a DPR 523 form prepared by Woodruff Minor and Stephen Hardy. Minor and Hardy found the property eligible for the California Register of Historic Resources (CRHR) and the National Register of Historic Places (NRHP) under criteria 1/A for "significant association with local Portuguese settlement patterns and [for association with] agricultural history as an example of an early farm," and under criteria 3/C as "a distinguished example of a Queen Anne farm house."

The property had previously been identified in the Fremont Survey of 1998-2000 with a rating code of Q1R(1895)QA. This visual code means it is a one-story residential property built about 1895 in the Queen Anne style, and that it "has integrity and visual interest but requires research to assess individual significance."

A current development proposal to build approximately 45 houses on this and adjacent parcels triggered review of the historic resource status of this property. Because the previous evaluation is thirteen years old, the Planning Division considered it to be out-of-date. The Office of Historic Preservation (OHP) typically considers an evaluation out-of-date after five years for CEQA and other purposes. A new evaluation would address any additions, alterations, or demolitions since the last evaluation and would address any features that were too young for consideration in the past, but have now reached the age threshold of 50 years.

This evaluation came to similar findings as the previous evaluation — that the property is eligible for the CRHR under criteria 1 and 3 — but for somewhat different reasons. These findings are discussed in detail below.

In this re-evaluation, consideration was given to addressing the property as a cultural landscape. However, because of the loss of one of the principal buildings, a large barn, ca. 2000, it was clear that there was a substantial loss of integrity and the property as a whole would not be eligible in those terms. At the same time, this re-evaluation borrowed concepts from cultural landscape analysis, notably the consideration of spatial organization, circulation features, and "clustering" to address all the features of the property.

### **Criterion 1**

The Rodrigues property at 41948 Mission Boulevard possesses significance as an early surviving example of the presence of Portuguese and Azorean immigrants in Washington Township. The Portuguese and Azoreans were one of the largest and most significant population groups in the area from the late 19<sup>th</sup> to mid 20<sup>th</sup> centuries. The property represents the struggles and culture of these people in several ways: the small size of the lot for agriculture, the construction of the house in stages by a poor family as the births of several children required more space, and the unusual arrangement of interior space.

The property also appears to possess significance as a surviving small farm, representing an aspect of the history of agriculture in Washington Township. Agriculture was long the overwhelmingly dominant use of land in the area. By 2000, the Fremont Survey showed fewer than thirty properties that represented this history of agriculture in the city. Thus, this is a rare surviving example.

### **Criterion 2**

Manuel and Mary Rodrigues appear to have been representative members of the community and as such do not possess significance under criterion 2. Because this is based on sparse information, additional online research was conducted for this evaluation in sources that were not available in 2002 at the time of the previous evaluation. This research did not find anything new. Therefore the property is not significant under criterion 2.

### **Criterion 3**

The Rodrigues property appears significant as representative of a type of farmstead, including the farmhouse, tankhouse and pumphouse-over-well, and shed & storage building, and driveway. The farmhouse, tankhouse and pumphouse-over-well constitute the historic "house yard." The shed & storage building is all that remains of the historic "work yard," having lost the barn, cookhouse, and a shed. The driveway is the historic circulation feature that connects the two yards.

### Evaluation (cont.)

#### *Period of Significance*

The period of significant for the property is 1896-1952. The beginning of the period of significance is 1896 — the year the house was built. The basis for choosing the end of the Period of Significance is not as clear cut. After decades of increases, Portuguese immigration dropped substantially in the 1920s, indicating a possible end data of 1930. Agriculture remained the dominant economic activity and land use until after World War II. The additions to the house of a kitchen and bathroom by 1954 represent an end of the earlier way of life. The date of 1952 used on the previous evaluation form fits what is known.

#### *Integrity*

A property that possesses significance is eligible for the CRHR if it also possesses integrity, considered in relation to the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

The property possesses integrity of location — it has not been moved. Occupying its original location, it retains integrity of association. It has lost integrity of setting with the development of housing subdivisions on the north and across Mission Boulevard.

In the loss of the cookhouse, a shed, and especially the barn. Considering the property as a whole — as an entire farm — it has lost integrity of design, materials, workmanship, and feeling.

Because of these losses of integrity, the property as a whole is not eligible for the CRHR under criterion 1 or criterion 3.

Focusing on the house, or more broadly the “house yard,” consisting of the farmhouse, the tankhouse, and the pumphouse-over-well, the property possesses a substantial degree of integrity and is eligible for the CRHR under criterion 1 in relation to the Portuguese-Azorean context and criterion 3 as an element of a farmstead.

The house is remarkably little altered since the period of significance. Even the interior tongue-and-groove paneling is intact. The aluminum windows in the kitchen and bath addition at the rear were added, the front porch steps and possibly more of the porch have been rebuilt, and the front facing window on the west end has been replaced.

The tankhouse lost its tank, as has almost every other surviving tankhouse in the Bay Area.

#### **Character Defining Features**

The eligible property consists of the farmhouse, tankhouse, and pumphouse-over-well with the shed & storage building a contributing feature of its setting.

Character defining features of the farmhouse are its exterior envelope and siding, including channel rustic and beveled siding, its three sections, its roof forms (but not roof materials), its windows (double-hung 2/2 sash in the front two wings and 6-light casements in the rear), its paneled eaves and eave returns, and its two porches.

Character defining features of the tankhouse are its timber structure, channel-rustic siding, wood double-hung windows, and flat top.

Character defining features of the pumphouse-over-well are the circular brick wall, wood boards covering the well, and small rectangular wood pumphouse.

Character defining features of the shed & storage building are its exterior wood walls and roof and its double doors on the front.

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Resource Identifier: 41948 Mission Boulevard

Recorded by Michael R. Corbett

\*Date 11 June 2015

Continuation  Update

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# Rodrigues Property, 41948 Mission Boulevard Secretary's Standards Compliance Assessment

*Prepared for*

Robson Homes

*Prepared by*

Architectural Resource Group, Inc.

San Francisco, CA

Revised, July 2017



Architectural  
Resources Group

## **Secretary's Standards Compliance Assessment**

Rodrigues Property, 41948 Mission Boulevard, Fremont, California

### **Architectural Resources Group**

Revised, July 2017

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#### Appendices

Appendix A: Existing Conditions Photographs

Appendix B: Department of Parks and Recreation (DPR) 523 Forms

Appendix C: Rodrigues Farmhouse Rehabilitation Plan

Appendix D: Landscape Plan

Appendix E: Hobbs Residential Project Plan

## 1. Introduction

In response to a request from Robson Homes, Architectural Resources Group (ARG) has conducted an assessment of the proposed project at 41948 Mission Boulevard (APN 513-450-4-2) in Fremont, California. The 5.06-acre parcel contains the Rodrigues farmhouse property, which has previously been found eligible for listing in the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register) as a significant example of a late nineteenth to mid-twentieth century farmstead developed by Portuguese-Azorean immigrants in Washington Township. The contributing features of the property include the farmhouse, tankhouse, and pumphouse-over-well clustered together around the "house yard," along with the unpaved driveway leading from Mission Boulevard past the house yard to the rear "work yard." A shed and storage building, which was constructed as part of the work yard, is noted for contributing to the setting of the house yard due to its close proximity to the farmhouse.

Robson Homes proposes to rehabilitate the farmhouse, tankhouse, and driveway and demolish the pumphouse-over-well, shed and storage building, and other non-contributing ancillary structures. As part of the rehabilitation, the rear third of the farmhouse will be rebuilt and enlarged, the tankhouse will be rehabilitated and relocated, and the driveway will be paved. A new, detached two-car garage will be constructed just north of the new addition on the farmhouse. The rear portion of the property and the two parcels to the south (42012 and 42092 Mission Boulevard; APN 513-450-5-10 and 513-450-5-12) will be developed with 56 single-family homes and associated landscaping and roads. The Rodrigues Farmhouse will become an 8,402-square-foot parcel within the larger development, which is known as the Hobbs Residential Project. As the subject property is considered to be a historical resource for purposes of the California Environmental Quality Act (CEQA), this assessment evaluates the proposed project's compliance with *The Secretary of the Interior's Standards for Rehabilitation*. To evaluate the proposed project, ARG:

- Conducted a site visit to examine and photograph the subject property on July 20, 2016.
- Reviewed historical documentation and prior evaluations of the Rodrigues farmhouse property, including two sets of Department of Parks and Recreation (DPR) 523 forms prepared by Basin Research Associates in 2002 and Michael Corbett in 2015.<sup>1</sup> (These are included in Appendix B.) ARG did not conduct additional archival research as part of this assessment.
- Reviewed the rehabilitation and landscape plans for the Rodrigues farmhouse property, as well as the proposed plans for the Hobbs subdivision (included below as Appendices C, D and E, respectively).<sup>2</sup>

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<sup>1</sup> Woodruff Minor and Stephen Hardy, Department of Parks and Recreation (DPR) 523 Forms for Rodrigues Farmhouse, 41948 Mission Boulevard, Fremont, Alameda County, California, prepared by Basin Research Associates, 2002; Michael R. Corbett, Department of Parks and Recreation (DPR) 523 Forms for Rodrigues Farmhouse, 41948 Mission Boulevard, Fremont, Alameda County, California, 2015.

<sup>2</sup> Salvatore Caruso Design Corporation, Rodrigues House Rehabilitation Conceptual Design Submission, 41948 Mission Boulevard, Fremont, California, 94539, dated July 12, 2017; Design Focus, Rodrigues Layout Plan and Landscape Details, Hobbs, Fremont, California, dated July 19, 2017; Ruggeri-Jensen-Azar, Preliminary and Precise Site Plan and Vesting Tentative Map for Tract 8330, 41948, 42012, and 42092 Mission Boulevard, City of Fremont, Alameda County, California, prepared for Robson Homes, dated August 26, 2016.

## **2. Property Description**

The following descriptive information is based on Michael Corbett's intensive survey of the subject property in May 2015. The physical description has been excerpted from the DPR 523 forms and edited for the purposes of this report. During a reconnaissance survey on July 20, 2016, ARG confirmed that the existing conditions of the contributing features have not changed since the property was documented the previous year. Photographs of the property are presented in Appendix A, and the DPR 523 forms are included in Appendix B.

### **Site**

This 5.06-acre property is located on the east side of Mission Boulevard between Driscoll Road and I-680, less than one mile northwest of Mission San Jose. The west end of the property, where the buildings are located, slopes gently down to the west toward Mission Boulevard. The east end of the property, now grassland, slopes more steeply upward into a range of hills north of Mission Pass and Mission Peak. In the traditional orientation of late nineteenth and early twentieth century farm buildings, the Rodrigues Farmhouse buildings are situated at right angles to the road and to each other with the farmhouse closest to the road. Structures associated with domestic use behind and near the house are oriented around a house yard, while structures associated with farm work were situated around a work yard to the rear. In this case, the farmhouse, tankhouse, and pumphouse-over-well are features of the house yard. The shed and storage building, although near the residential core, is the only extant structure associated with the rear work yard. The large barn, cookhouse, and lean-to shed at the work yard were demolished by 2000. A horse operation consisting of corrals, stables, and other ancillary structures was constructed on the property after 1993.

### **Farmhouse**

The farmhouse is a one-story, wood frame building with a partial concrete basement under the west wing. Its three principal gable-roofed sections, along with the porches and small additions, generally form a rectangular plan. The three parts can be described as the front living area (west end, facing Mission Boulevard, built in 1896), the bedroom wing (center, with a transverse gable roof, added before 1900), and kitchen-dining-bath addition (east end, possibly added ca. 1930s-1940s). The sections were built at different times and are each covered by a gable roof with a wide eave overhang; the roof of the central part is located at right angles to those at either end. A small porch flanks each side of the central wing on the north façade.

The front and center wings are clad in channel rustic wood siding. The siding in each of the wings is the same but does not line up where the wings meet, indicating that they were built at different times. The rear wing is clad in beveled wood siding. Original windows in the two front wings were double hung, wood sash, likely with two lights in each sash. The south façade of the central wing has an additional wood sash, double hung window with decorative muntins in the upper sash. The rear wing has six-light, wood sash windows and aluminum windows.

The architectural character of the house is vernacular as it is an assemblage of common forms with minimal ornamentation or stylistic character. The L-plan of the two front wings is typical of a common rural house in late nineteenth century California. Exterior ornamentation includes jigsaw brackets on the front porch, boxed eaves under all three wings, and eave returns on the gable end of the front wing facing Mission Boulevard. Such brackets might be associated with nineteenth century Victorian architecture but in this case, may be later embellishments. The boxed eaves and eave returns are often

associated with mid nineteenth century Greek Revival architecture but the house possesses no other features associated with this style.

### **Tankhouse**

Constructed in 1912, the tankhouse is a one-story, wood frame structure located approximately 6 feet east of the farmhouse. It has straight walls clad in channel rustic wood siding and a concrete foundation. Its flat roof originally supported a 2,000-gallon redwood water tank, which has been removed. The structure occupies an approximate 10-foot-square footprint.

### **Pumphouse-over-well**

Adjacent to the west façade of the tankhouse is a round, brick-lined, 65-foot-deep well, which was constructed in 1912. A small wood pumphouse on top of the well replaced the previous system in 1940.

### **Shed and Storage Building**

Constructed in 1912, the shed and storage building is located approximately 30 feet east of the farmhouse and 15 feet south of the tankhouse. The wood frame structure has an 18-foot-square footprint, vertical board cladding, and a shed roof that slopes down from front to back. The building is entered through two wide double doors on the north façade. The purpose of this building is unknown, beyond its current use for storage.

### **Driveway**

An unpaved driveway runs along the north edge of the property from Mission Boulevard past the farmhouse to what was historically the work yard. With the barn and other outbuildings gone, it now leads to the non-contributing stables and corrals of the current horse operation.

## **3. Historical Background**

The following summary history of the property is excerpted from the DPR 523 forms completed by Michael Corbett in May 2015 and edited for the purposes of this report.

The property at 41948 Mission Boulevard includes portions of three separate parcels that once formed part of the grazing lands of Mission San Jose. Clear titles to the three parcels were established by the federal government in the 1860s. In 1867, the federal government granted Elias L. Beard clear title to a 238-acre parcel designated as Survey 28 of the Lands of Ex-Mission San Jose. The tract extended along both sides of present-day Mission Boulevard between present-day Driscoll Road and I-680. Adjoining Beard's parcel on the northeast was Survey 29, a 148-acre tract owned by Michael Gannon, who also received clear title in 1867. A third tract, covering approximately 20 acres, was wedged between Beard's and Gannon's parcels. By 1882, portions of these three parcels were owned by Florence and Edward Palmer, residents of Oakland. In that year, the Palmers surveyed and subdivided a number of small lots fronting Mission Boulevard. On June 4, 1883, the Palmers sold the subject property, consisting of 5.10 acres, to Joseph and Flora Rose, for \$500 in gold coin.

Assessor's map books and ledger books indicate that the property was owned by Manuel M. Rodrigues from 1893 to 1929. The 1894 city directory for Mission San Jose and surrounding countryside has no listing for Manuel M. Rodrigues; the 1907 directory lists him as a farmer. The 1900 U.S. Federal Census describes a Manuel Rodrigues living in the vicinity of the subject property as a 31-year-old farmer who came to the United States in 1890 from the Azores. His 21-year-old wife Mary Rodrigues was born in California to Portuguese-Azorean immigrants. Manuel and Mary Rodrigues were married in 1895, and

had their first child in 1896; by 1900 they had four children. The 1893 assessor's ledger book lists Rodrigues as the owner and gives an assessment for unspecified improvements on the parcel.

The house could have been built by either the Roses or the Rodrigues. It seems more likely that the original owner was Manuel M. Rodrigues, who may have built the house soon after arriving in the United States, or may have replaced an earlier house with the existing house around the time of his marriage in 1895. (MetroScan gives the date of construction as 1896 and is listed as the construction date in the DPR 523 forms.<sup>3</sup>) The Rogers family acquired the property 1929 and later sold it in 1976 to Arthur and Jean Hod. In 1978, the property was purchased by Clyde and Edwina Hobbs, the current owners. It is currently known as the Rodrigues farmhouse after its 36-year ownership by that family.

#### **4. Historical Significance**

The following evaluation of the Rodrigues farmhouse property for listing in the National and California Registers, including the integrity assessment, period of significance, and character-defining features, was excerpted from the DPR 523 forms prepared by Michael Corbett and revised for the purposes of this report. In particular, ARG expanded the list of character-defining features of the property.

##### **National and California Register Evaluation**

The subject property at 41948 Mission Boulevard was assigned the rating code "Q1R(1895)QA" in a historic resources survey of Fremont completed from 1998 to 2000. This code indicates it has a one-story residence built about 1895 in the Queen Anne style and that it has "visual interest" and integrity but required additional research to assess its significance.<sup>4</sup> In 2002, Basin Research Associates recorded the subject property on DPR 523 forms and found it eligible for listing in the National and California Registers under Criterion A/1 (Events) for its "significant association with local Portuguese settlement patterns and [for association with] agricultural history as an example of an early farm," and under Criterion C/3 (Architecture) as "a distinguished example of a Queen Anne farm house."<sup>5</sup> In 2015, Michael Corbett prepared a revised set of DPR 523 forms to update the property description, historic context, and National and California Register evaluation. M. Corbett concurred with the previous evaluation that the property is eligible under Criterion A/1 and C/3 and that a portion of the larger property retains a sufficient level of integrity for listing in the National and California Registers.<sup>6</sup> His findings are summarized below.

##### ***Significance under Criterion A/1 (Events)***

The property possesses significance as an early surviving example of the presence of Portuguese-Azorean immigrants in Washington Township. The Portuguese and Azoreans were among the largest and most significant population groups in the area from the late nineteenth to mid twentieth centuries. The property reflects the struggles and culture of these people in several ways, including the small size of the agricultural lot and the construction of the house in stages by a family of limited means as the births of several children required more space. The property also appears to possess significance as a surviving small farm, representing an aspect of the history of agriculture in Washington Township. Agriculture was long the overwhelmingly dominant use of land in the area. By 2000, the Fremont historic resources survey recorded fewer than thirty properties that represented the city's agricultural history. Thus, this is a rare surviving example.

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<sup>3</sup> CoreLogic, "MetroScan Online," accessed September 15, 2016, <http://www.corelogic.com/products/metroscan-online.aspx>.

<sup>4</sup> Corbett, DPR 523 Forms for Rodrigues Farmhouse, 2015.

<sup>5</sup> Woodruff and Minor, DPR 523 Forms for Rodrigues Farmhouse, 2002.

<sup>6</sup> Corbett, DPR 523 Forms for Rodrigues Farmhouse, 2015.

### ***Significance under Criterion C/3 (Architecture)***

The Rodrigues property appears significant as representative of a type of farmstead consisting of the farmhouse, tankhouse and pumphouse-over-well, and driveway. The farmhouse, tankhouse and pumphouse-over-well constitute the historic house yard. The shed and storage building is all that remains of the historic work yard, having lost the barn, cookhouse, and a shed. The driveway is the historic circulation feature that connects the two yards.

### **Period of Significance**

The period of significance for the Rodrigues Farmhouse property spans from 1896 to 1952. It begins the year the residence was thought to be constructed. The basis for choosing the end date is not as clear cut. Although the Rodrigues family sold the property in 1929, agriculture remained the dominant economic activity and land use on the property until after World War II. The period of significance was delineated as concluding in 1952 in the DPR 523 forms prepared by Basin Research Associates in 2002 and was confirmed by Michael Corbett in 2015; this date corresponds with the overall decline of agriculture and rise of suburban development in Fremont in the early 1950s.

### **Integrity**

Due to the loss of the cookhouse, a shed, and especially the barn, the rear work yard has lost integrity of design, materials, workmanship, and feeling and consequently the property as a whole does not retain sufficient integrity for listing in the National and California Registers. However, the portion of the property in the vicinity of the house retains a sufficient cluster of buildings to constitute an intact house yard from a late nineteenth/mid twentieth century farmstead.

The house yard, consisting of the farmhouse, tankhouse, and pumphouse-over-well, possesses a substantial degree of integrity. The house is remarkably little altered since the period of significance. It retains its additive three-winged construction, gabled roof forms, rustic channel and bevel cladding, and the majority of its wood sash windows. Alterations include the addition of aluminum windows in the rear wing, the reconstruction of the front porch steps and possibly more of the front porch, and replacement of the front facing window on the south façade. Although the tankhouse lost its tank, as has almost every other surviving tankhouse in the San Francisco Bay Area, the structure retains its overall massing, square plan, wood sash windows, entrance, and rustic channel cladding. The driveway remains unpaved and in its original alignment. Therefore, the buildings, structures, and driveway associated with the house yard retain integrity of design, materials, and workmanship. In addition, though the rear work yard is no longer intact, the shed and storage building associated with that yard still contributes to the larger setting of the house yard.

The property possesses integrity of location as it has not been moved. Its overall integrity of setting has been diminished through the development of housing subdivisions on the north and across Mission Boulevard. Overall it retains its integrity of feeling and association as the house yard of a late nineteenth to early twentieth century rural farmstead in Fremont. Thus, the front cluster of buildings, including the residence, tankhouse, pumphouse-over-well, shed and storage building, and driveway are regarded as the portion of the property eligible for listing in the National and California Registers under Criteria A/1 and C/3.

### **Character-defining Features**

The contributing features of the property consists of the house yard area, which includes the farmhouse, tankhouse, pumphouse-over-well, and driveway. In addition, the shed and storage building contribute to the setting of the house yard. The following is a list of the character-defining features of the property:

#### ***Site***

- Spatial relationship of the farmhouse, tankhouse, pumphouse-over-well, and driveway
- Orientation of the buildings at right angles to Mission Boulevard and the driveway
- Setback of the farmhouse approximately 60 feet from Mission Boulevard with an unobstructed view from the road
- Visual connection of the shed and storage building to the house yard area

#### ***Farmhouse***

- Wood frame construction
- One-story height with partial concrete basement
- Three part, gabled roof massing with a transverse gable roof in the central wing indicating an additive construction over time
- Wood channel rustic siding on the front two wings
- Wood bevel siding on the rear wing
- Wood sash, double hung windows in the front two wings and wood sash, six light windows in the rear wing
- Boxed eaves and eave returns
- Front porch with wood supports, plain wood railing, and jigsawn brackets
- Rear enclosed screen porch

#### ***Tankhouse***

- Wood frame construction
- One-story height
- Square plan
- Concrete foundation
- Channel rustic siding
- Flat roof
- Entrance with a wood door on the east façade
- Wood sash, double hung windows on the north and south façades

#### ***Pumphouse-over-well***

- Brick-lined, 65-foot-deep well
- Wood boards covering the well
- Small rectangular wood pumphouse located on top of the well

#### ***Driveway***

- Alignment leading west from Mission Boulevard
- Approximate 150-foot length and 18-foot width
- Dirt construction

### ***Shed and Storage Building***

- Wood frame construction
- One-story height
- Square plan
- Shed roof
- Vertical board cladding
- Two large entrances with double doors

## **5. Secretary of the Interior's Standards for Rehabilitation**

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register. The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the Standards for Rehabilitation (Standards) have been widely used over the years—particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for federal tax purposes. In addition, the Standards have guided federal agencies in carrying out their historic preservation responsibilities for properties in federal ownership or control and state and local officials in reviewing both federal and nonfederal rehabilitation proposals. They have also been adopted by historic preservation and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and a building's site, environment, and associated landscape features, as well as attached, adjacent, or related new construction.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain treatments – if improperly applied – may cause or accelerate physical deterioration of the historic building. This can include using improper repointing or exterior masonry cleaning techniques or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

The ten Standards for Rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemicals or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## **6. Description of Proposed Project**

The following project description is based on rehabilitation and landscape plans for the Rodrigues Farmhouse, the development plan for the larger Hobbs Residential Project, along with other supporting information provided by Robson Homes. The proposed rehabilitation plans are presented below in Appendix C, landscape plans are in Appendix D, and the plan for the larger Hobbs Residential Project is provided in Appendix E.

The proposed project entails the rehabilitation of the farmhouse, tankhouse, and driveway. The pump-house-over-well, shed and storage building, horse corrals, and other ancillary structures will be demolished. The farmhouse, tankhouse, and driveway, along with a new detached two-car garage, will

be incorporated as one 8,402-square-foot parcel within the larger Hobbs subdivision, consisting of 56 new detached single-family residences and associated roads and landscaping constructed across the subject property parcel and two adjacent parcels to the south.

As part of the rehabilitation of the Rodrigues farmhouse property, the farmhouse will remain in its current location. The front two wings of the house will be retained. Due to deterioration of the original construction material, the wood siding, windows, doors, and detailing, such as the porch supports and jigsaw brackets, of these wings will be replaced in kind as needed. The remaining construction material will be retained. The extent to which existing building fabric will be replaced has not been determined to date. Proposed changes to the farmhouse include:

- A new composition shingle roof will be added across the entire building.
- At the front porch, a new, wider (3'0") door will replace the main entrance and the wood sash, one-over-one window on the west wall will be replaced with a new wood sash, one-over-one window that has the same header height but a higher sill height.
- On the south façade, the two existing windows on the central wing will be removed and replaced with two sets of wood, glazed French doors and a pair of wood sash windows.
- On the central portion of the north elevation, two wood sash, one-over-one wood windows will be shifted up a few inches on this elevation.
- The rear one-third of the farmhouse will be removed and rebuilt with a new 1,282-square-foot addition. The new addition will extend approximately 14 feet beyond the existing east façade and will have a cross-gable roof parallel to the central wing. The new addition will be one story in height with a daylight basement and will not extend above the existing roofline; thus visibility of the addition from Mission Boulevard will be limited to the 9-foot extension beyond the existing width of the house. The width of the new horizontal wood siding will be slightly narrower and the pitch of the new gable roof will be slightly shallower than the existing features. Entrances will include a paneled and glazed door accessed by a small concrete stoop on the north façade and a set of wood, multi-light French doors on the south façade. Windows will consist of wood sash, one-over-one, paired and tripartite and will be set in wood trim slightly narrower than that of the existing windows. A lightwell enclosed by a plain wood fence will access the daylight basement on the east façade.

The tankhouse will be rehabilitated as an office studio and relocated approximately 20 feet to the south. As such, it will remain to the rear of the farmhouse and maintain its current orientation. Similar to the farmhouse, an as-of-yet undetermined amount of the original construction material will be replaced in kind as needed.

The new detached, two-car garage will be located 6 feet north of the new addition to the residence; it will be situated at right angles to the farmhouse and Mission Boulevard. It will be a one-story structure with a square plan, 20 feet long on each side. The building will be clad in horizontal wood siding that will be slightly narrower than the existing building. The east façade will have a paneled roll-up wood garage door accessing a new driveway connecting with the existing Mission Cielo Court; a thin cornice will span the upper portion of the façade above the garage door. A wood paneled door and a pair of wood sash

windows set in a plain trim will be located on the south façade; the west and north façades will be unadorned. The wood siding and windows will match the new addition to the farmhouse.

Two common open spaces, functioning as bio-retention and totaling 4,632 square feet, will occupy the front and rear portions of the Rodrigues Farmhouse parcel. The western bioswale will be planted above an underground stormwater structure and be separated from the residence by a low, open wire fence. A curvilinear pathway comprised of stepping stones will circulate through the bioswale.

Fifty-six new detached, single-family residences will be constructed in the larger development; the farmhouse will be located 45 feet from the closest new build home to the east (Lot 56) and 100 feet from the closest new build home to the south (Lot 1). The new development will be accessed from Mission Boulevard by two new access roads leading to Vinha Way, which will extend parallel to Mission Boulevard; a series of cul-de-sacs will branch east into the development from Vinha Way. The two-story homes will feature a contemporary version of the Mediterranean Revival style with stucco cladding, tile-clad hipped or gable roofs, and integrated two-car garages. The overall form, massing, and architectural style will be similar across the homes, with variations in paint color (earth tones ranging from cream and beige) and detailing (e.g., shed roof front porches, wood balconies at the upper story windows) defining each residence. The proposed residence at Lot 56 will be of either the Monterey or Santa Barbara style. The Monterey variant for Lot 56 is rendered in Figure 1, while both variants are shown in Figure 2. (Note that the Santa Barbara variant for Lot 56 is a smaller version than that shown for Lot 54 in Figure 1.) The front façade of the house at Lot 1 is depicted in Figure 3.

The original portion of the driveway between Mission Boulevard and the garage will be paved with asphalt, and two mature oak trees along it will be retained. A new set of wood gates (approximately 4 feet tall) will be installed on the driveway approximately halfway between Mission Boulevard and the new garage. A set of raised planters will flank the driveway between the gate and the garage. Other landscaping at the Rodrigues Farmhouse will include a new gravel pathway leading south from the driveway, across the west façade and wrapping around the building where it will connect with a concrete plank and gravel pathway and a graveled area with a wood arbor. The gravel pathway will continue around the building to connect with the rear tankhouse and garage. The rear portion of the property will also be enclosed by a grape stake fence ranging in height from 4 to 6 feet.



Figure 1. Color rendering of the residences that will be located immediately east of the Rodrigues farmhouse (Angeleno Associates, August 24, 2016).

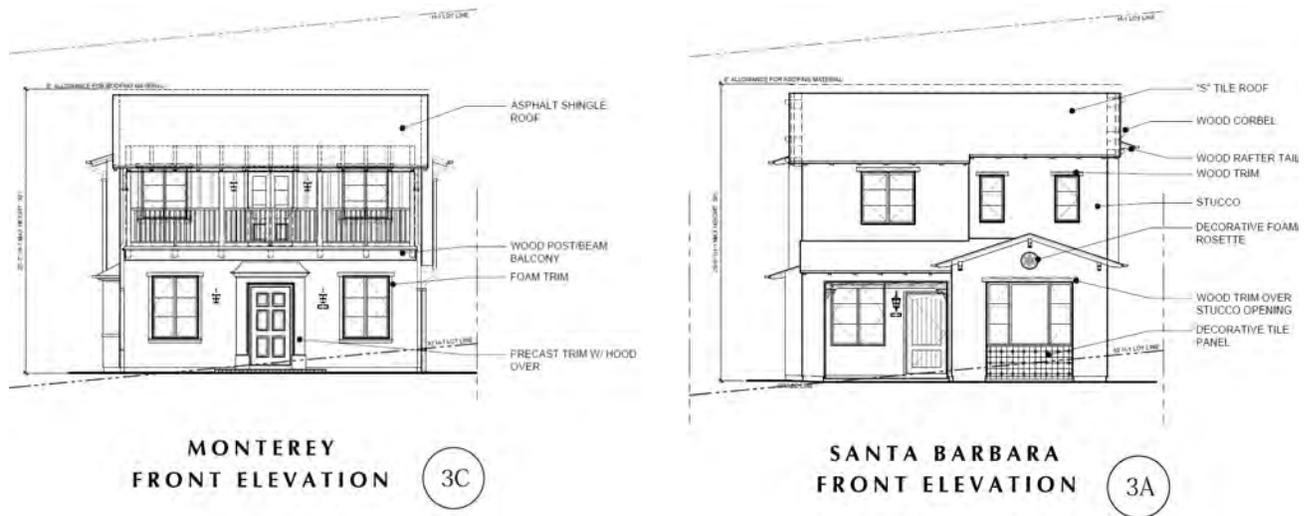


Figure 2. Monterey and Santa Barbara variants of the residence at Lot 56 (Angeleno Associates, August 24, 2016).



Figure 3. Elevation of the proposed residence at Lot 1 (Angeleno Associates, August 24, 2016).

## 7. Assessment of Compliance with the Standards

This memorandum concludes with ARG's assessment of the proposed project's conformance with *The Secretary of the Interior's Standards for Rehabilitation*.

***Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.***

***Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.***

Response: The farmhouse will continue to be used as a single-family residence and retain the overall plan, massing, and roof configuration on the front two wings. The rear wing will be removed and replaced with a larger addition that is compatible with the scale of the existing building (see the discussion under Standard 9). Although the new addition will result in the loss of historic building fabric, the residence will retain its additive construction chronology and continue to appear as if it were constructed in three phases.

The tankhouse will be relocated approximately 14 feet to the north. As a result, the proposed relocation needs to be evaluated with respect to California Register guidelines regarding relocated buildings. According to California Office of Historic Preservation's Technical Assistance Series #6 ("California Register and National Register: A Comparison"), a relocated building does not automatically lose its CRHR eligibility:

The SHRC encourages the retention of historical resources on site and discourages the non-historic grouping of historic buildings into parks or districts. However, it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction. Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource. A historical resource should retain its historic features and compatibility in orientation, setting, and general environment.<sup>7</sup>

The tankhouse will be relocated behind and subordinate to the residence and therefore maintain the spatial relationship of the two buildings. It will continue to be oriented at right angles to the residence, the driveway, and Mission Boulevard, resulting in a compatible new location. Likewise, it will be given a compatible use as an office studio, as the enclosed spaces underneath the tanks were historically used for storage or living quarters. The tankhouse relocation will result in the demolition of the pumphouse-over-well; however, this contributing feature is small scale and of secondary importance to the farmhouse and tankhouse.

The new detached garage will be located at the rear of the house on the historic driveway. Therefore, it will not obscure existing buildings or result in the alteration of historic building fabric on the adjacent contributing buildings. The driveway leading east from Mission Boulevard will be paved and truncated

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<sup>7</sup> California Office of Historic Preservation, "California Register and National Register: A Comparison," Technical Assistance Series #6, 3, accessed September 7, 2016, <http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>.

slightly at the rear through the construction of the new garage. However, it will retain its original alignment, width, and function.

In addition, as discussed above in Section 4, the property's larger setting has changed significantly since initial construction began in the late nineteenth century, and thus the Rodrigues farmhouse already possesses reduced integrity of setting due to the demolition of the majority of the buildings oriented around the work yard, the addition of the horse corrals and stables at the rear of the property, and the construction of nearby residential subdivisions. The demolition of the shed and storage building and the pumphouse-over-well will impact the immediate setting of the historic resource but the majority of the contributing features will remain and continue to convey the property's significance.

The proposed project is in conformance with these Standards.

***Standard 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties will not be undertaken.***

Response: Conjectural features or other elements that would create a false sense of historical development are not proposed under this project. No new exterior ornamentation, for example, is proposed for the front two wings of the farmhouse or to the tankhouse. In addition, the proposed garage will clearly be a new building.

The proposed project is in conformance with this Standard.

***Standard 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.***

Response: See the discussion above under Standards 1 and 2. Although the rear wing of the farmhouse will be replaced with a larger addition, the majority of the residence's plan, massing, and roofing configuration will be retained and the rear addition will be compatible and subordinate to the building. Although the pumphouse-over-well and shed and storage building will be demolished, they are secondary, ancillary structures and the majority of the primary contributing features, including the farmhouse, tankhouse, and driveway, will remain and retain their spatial relationship.

The proposed project is in conformance with this Standard.

***Standard 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.***

Response: The proposed project retains the farmhouse in its current location while setting it off from adjacent new homes through maintenance of the historic driveway as a separate entrance. In addition, the tankhouse will be relocated and retained.

See below under Standard 6 for a discussion regarding the amount of original building fabric that will be repaired or replaced in kind on the farmhouse and tankhouse. Although the total amount of replacement in kind has not yet been determined, based on site reconnaissance it is presumed that the majority of the existing wood siding, windows, and other detailing, such as the cornice returns, will be

preserved as evidence of the building's historic features, finishes, construction techniques, and craftsmanship.

Pending further information regarding the treatment of the farmhouse and tankhouse, the proposed project is in conformance with this Standard.

***Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.***

Response: Due to its poor condition, the front porch will be reconstructed. Although this will result in the loss of original building fabric, the porch will be replaced in kind and replicate its existing construction material, form, and detailing, including the jigsaw brackets.

Beyond the porch reconstruction, this assessment assumes that deteriorated historic features will be repaired rather than replaced wherever possible, and any replacement of features will match the old in design, color, texture, and materials. The plans identify that deteriorated siding will need to be repaired or replaced in three specific locations:

- The central bay on the north elevation
- The lower portion of the wall on the westernmost portion of the south elevation
- The lower portion of the wall on the west elevation

As noted on the plans, cladding material from the rear wing will be salvaged for piecing-in to repair deteriorated materials on the front two wings. However, since the exact extent of repair of the original cladding and windows has not been clearly determined on the conceptual rehabilitation plans, the City of Fremont will need to confirm that the final construction plans:

1. Describe the investigative work conducted to identify the extent of needed wood replacement.
2. Include elevations showing the extent of necessary replacement.
3. Describe the replacement materials used and the process by which the wood will be replaced.
4. Describe any necessary window repair beyond window frame repair (e.g., glazing, surrounds).

Pending the City's review and approval of this further information regarding the rehabilitation of the farmhouse and tankhouse, the proposed project is in conformance with this Standard.

***Standard 7. Chemicals or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.***

Response: No chemical or physical treatments of the main building are proposed at this time. If any chemical or physical treatments of the farmhouse or tankhouse are later incorporated into the project, those treatments should be assessed for conformance with this Standard.

Pending further information regarding any chemical or physical treatments of the farmhouse and tankhouse, the proposed project is in conformance with this Standard.

***Standard 8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.***

Response: Assessment of archaeological resources is beyond the scope of this analysis.

***Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.***

Response: See discussion above under Standards 1 and 2. The proposed addition to the farmhouse and the new detached garage have been sited so as not to adversely affect the house and tankhouse's character-defining features. In addition, the addition and garage have been designed in a manner that is both differentiated from, and compatible with, the existing house and tankhouse. In both instances, the wood cladding and window trim will be slightly narrower and the gable roof pitch slightly shallower than the farmhouse. This achieves a compatible design that does not explicitly replicate original building fabric.

The windows on the south façade of the farmhouse's center wing will be replaced with two new entrances and a new paired window. However, the new entrances and window will be located on a secondary façade not visible from the public right-of-way and the entrances will include the existing openings in the wall, thereby minimizing the loss of original building fabric. The majority of the windows on the front two wings will remain.

At the front porch, a new, wider (3'0") door will replace the main entrance and the wood sash, one-over-one window on the west wall will be replaced with a new wood sash, one-over-one window that has the same header height but a higher sill height. On the central portion of the north elevation, two wood sash, one-over-one wood windows will be shifted up a few inches on this elevation. While these modifications entail some loss of original material, they do not fundamentally alter the character of the specific locations in question.

The Rodrigues farmhouse property will sit apart from new construction to the east and south through the use of the bio-retention areas and its location at the northwest corner of the larger development. In particular, the location and configuration of the bio-retention areas will not adversely affect the character of the historic property. The smaller bio-retention area will be located east of the farmhouse, in place of the existing shed and storage building, which will be demolished. This location is on the opposite side of the farmhouse from Mission Boulevard and will not be visible from the public right-of-way. The larger bio-retention area, located south and west of the farmhouse, will replace an existing fenced garden area and will consist of a series of terraces that step down from the retention area's southeast corner. This portion of the site, consequently, will continue to serve as open landscape area, in keeping with its historic function.

The new construction will consist of contemporary single-family homes designed with Mediterranean Revival elements that will be differentiated from the historic resource. Although the new homes will feature a different style and slightly larger scale than the historic farmhouse, they will match existing adjacent suburban development, which has already impacted the setting of the historic resource. In addition, the house on Lot 56, which will be closest to the historic home, will be of smaller scale than

other nearby new homes. By being set physically apart from the new development within a new parcel and by being oriented toward Mission Boulevard away from the interior cul-de-sacs, the Rodrigues farmhouse property will continue to read as a cohesive collection of late nineteenth to mid twentieth century farmstead buildings separate from the new subdivision.

The proposed project is in conformance with this Standard.

***Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.***

Response: Removal of the rear wing of the farmhouse and demolition of the shed and storage building and pumphouse-over-well would not be reversible but, as discussed above, their loss would not endanger the property's historic significance. The tankhouse will retain its integrity following its relocation, and the construction of the new detached garage can be removed in the future without impacting the nearby contributing features of the property.

## **8. Conclusion**

In ARG's professional opinion, pending the City of Fremont's review and approval of the detailed construction drawings described above under Standard 6, the proposed project, including both the proposed treatment of the farmhouse parcel and the proposed design of adjacent new construction, appears to be in conformance with the *Secretary of the Interior's Standards for Rehabilitation* and would not have a substantial adverse impact on the historic significance of the Rodrigues farmhouse property at 41948 Mission Boulevard.

**Secretary's Standards Compliance Assessment**  
Rodrigues Property, 41948 Mission Boulevard, Fremont, California

**Appendix A: Existing Conditions Photographs**



Architectural  
Resources Group



Main driveway leading from Mission Boulevard into the property, view northeast; the farmhouse is on the right (ARG, July 2016)



Main driveway leading from the property toward Mission Boulevard, view southwest; the farmhouse is on the left (ARG, July 2016)



West and south façades of the farmhouse, view northeast (ARG, July 2016)



Detail of the front porch on the west façade of the farmhouse, view east (ARG, July 2016)



North and west façades of the farmhouse, view southeast (ARG, July 2016)



East façade of the farmhouse, view west (ARG, July 2016)



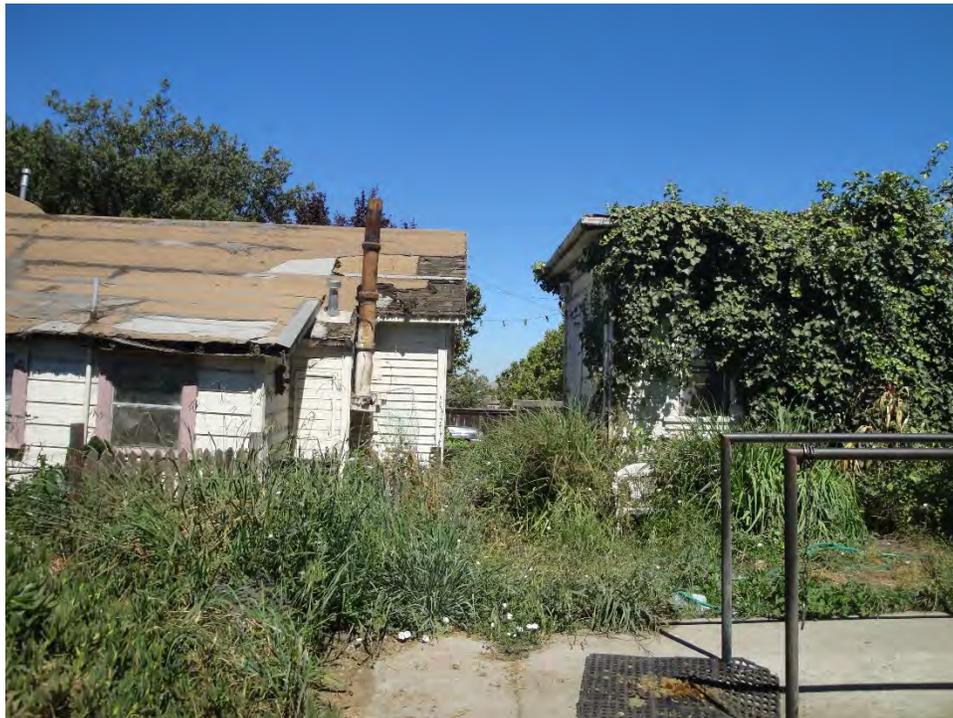
View of the “house yard” with the tankhouse covered in ivy (left, see arrow) and farmhouse (right), view south; the driveway leading to Mission Boulevard is on the far right (ARG, July 2016)



View of the “house yard” with the shed and storage building, tankhouse, pumphouse-over-well (see arrow), and farmhouse (left to right), view east (ARG, July 2016)



Pumphouse-over-well, view east (ARG, July 2016)



East façades of the farmhouse (left) and tankhouse (right) showing the spatial relationship of the two structures, view west (ARG, July 2016)



West and north façades of the shed and storage building, view southeast  
(ARG, July 2016)



Non-contributing structure (left) and east façade of the farmhouse (right), view south  
(ARG, July 2016)



Non-contributing horse corral and ancillary structures, view north  
(ARG, July 2016)



Non-contributing horse stalls and ancillary structures, view northeast  
(ARG, July 2016)

**Secretary's Standards Compliance Assessment**  
Rodrigues Property, 41948 Mission Boulevard, Fremont, California

**Appendix B: Department of Parks and Recreation (DPR) 523 Forms**



Architectural  
Resources Group

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

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

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4 Resource Name or #: (assigned by recorder) 41948 Mission Boulevard

P1. Other Identifier: Rodrigues Farmhouse City of Fremont Map No. 584-C-380 Ref. No. 50  
P2. Location:  Not for Publication  Unrestricted and (P2b and P2c or P2d. Attach a Location Map as necessary)  
a. County Alameda  
b. USGS 7.5' Quad Niles Date 1980 T 4S R 1W; - ¼ of - ¼ of Sec. \_\_\_\_\_; Mount Diablo B.M. \_\_\_\_\_  
c. Address 41948 Mission Boulevard City Fremont Zip 94539  
d. UTM: Zone 10; \_\_\_ mE / \_\_\_ mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc.) \_\_\_\_\_

APN 513-0450-004-02  
Planning Area Mission San Jose

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

The 5.06-acre property at 41948 Mission Boulevard contains a farmhouse, outhouse, shed, stable, and pastureland. A barn on the site was recently demolished. The rectangular parcel, which widens at the rear, is oriented northeast-to-southwest, backing onto the Fremont hills and fronting on Mission Boulevard. The buildings are clustered toward the front of the property, with fruit trees and shade trees clustered around the house. The remainder of the site, which becomes steeply sloped at the rear, contains a horse pasture with plywood stable. A postwar farm complex on a 3.12-acre parcel borders the property on the southeast, and a recent subdivision adjoins on the northwest. Barbed wire fences encompass the property at the sides and rear; the frontage is not fenced.

The house is a one-story, wood-frame structure with a staggered T plan and gable roofs. Walls are clad in channel-rustic wood siding detailed with corner boards and a narrow frieze course. The building was originally an L-plan house with a front wing projecting toward the road and a side wing to the northwest. An early rear addition, slightly off-axis with the front wing, produced the staggered T plan. There is a small, shed-roofed extension on the southeast side of the rear wing, and a porch is recessed into its northwest side. The hip-roofed front porch, with plain posts and jigsawn brackets, is set into the southwest angle of the front and side wings. The entry, set into the front wing, retains a 5-panel wood door. The roof, clad in composition material, has boxed eaves, and the front gable is detailed with eave returns. The double-hung, wood-sash windows include 1-over-1, 2-over-2, and 1-over-2 types. There is one window on the front, one window on the porch, two windows on the northwest side, and several windows on the southeast side. The house's interior was not inspected. (see continuation sheet)

P3b. Resource Attributes: HP2--Single Family Property, HP33--Farm/ranch

P4. Resources present:  Building  Structure  Object  Site  District  Element of District  Other



P5b. Description of Photo: Front view from SW

P6. Date Constructed/Age and Sources:  Historic  Prehistoric  Both  
ca. 1895

P7. Owner and Address  
Mission Company  
41948 Mission Boulevard  
Fremont, CA 94539

P8. Recorded by:  
(Name, affiliation, and address)  
Woodruff Minor and Stephen Hardy  
Basin Research Associates, Inc.  
1933 Davis St., Suite 210  
San Leandro, CA 94577

P9. Date Recorded June 2002  
P10. Survey Type: (Describe)  
Intensive

P11. Report Citation (Cite survey report and other sources, or enter "none"):  
City of Fremont, Historic Resources Inventory, Phase II by Basin Research Associates (Data on file - City of Fremont Development and Environmental Services Department).

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

State of California – The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**BUILDING, STRUCTURE AND OBJECT RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Page 2 of 4

Resource Name or #: (assigned by recorder) 41948 Mission Boulevard

B1. Historic Name: Rodrigues Farmhouse

B2. Common Name: None

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

B5. Architectural Style: Queen Anne/Vernacular

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

The building was built in ca. 1895. The surviving older buildings on the property appear to be largely intact. The stair railing and porch balustrade of the house's front porch have been replaced with 2x4's. The outhouse door appears to be new. The shed appears intact.

B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

B8. Related Features: \_\_\_\_\_

B9a. Architect: Unknown B9b. Builder: Unknown

B10. Significance: Theme Residential and Farm Architecture Area Mission San Jose District, Fremont

Period of Significance ca. 1895–1952 Property Type House and farm Applicable Criteria C/3

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

The property at 41948 Mission Boulevard includes portions of three separate parcels that once formed part of the grazing lands of Mission San Jose. Clear titles to the three parcels were established by the federal government in the 1860s, and resubdivisions in the 1880s created the current parcel comprising the subject property, which was first developed in the 1890s.

Beginning in the 1830s, the California missions were closed and their lands disposed of as private ranchos. The final grant of former Mission San Jose property occurred in 1846, when Governor Pio Pico conveyed 30,000 acres to Andreas Pico and Juan Baptista Alvarado. Known as "Ex-Mission San Jose Lands," the grant took in the Mission San Jose, Irvington, and Centerville Districts of present-day Fremont. Following California statehood in 1850, the legality of the 1846 grant to Pico and Alvarado was disputed. Landowners who came to the area during and after the Gold Rush did not receive clear title to their property until the case was finally settled in the 1860s. Under the authority of an 1865 Act of Congress ("An Act for the relief of the occupants of the Lands of the Ex-Mission of San Jose in the State of California"), the land was surveyed and partitioned into parcels. Each successful claimant received one or more parcels, as shown on Dyer's *Plat of the Lands of the Ex-Mission San Jose* (1864).

In 1867, the U.S. government granted Elias L. Beard clear title to a 238-acre parcel designated as Survey 28 of the Lands of Ex-Mission San Jose. The tract extended along both sides of present-day Mission Boulevard between present-day Driscoll Road and I-680. Adjoining Beard's parcel on the northeast was Survey 29, a 148-acre tract owned by Michael Gannon, who also received clear title in 1867. A third tract, covering approximately 20 acres, was wedged between Beard's and Gannon's parcels. By 1882, portions of these three parcels were owned by Florence and Edward Palmer, residents of Oakland. In that year, the Palmers surveyed and subdivided a number of small lots fronting on the county road (Mission Boulevard). On June 4, 1883, the Palmers sold the subject property, comprising 5.10 acres, to Joseph and Flora Rose, for \$500 in gold coin. (see continuation sheet)

B11. Additional Resource Attributes: (List attributes and codes)

B12. References:

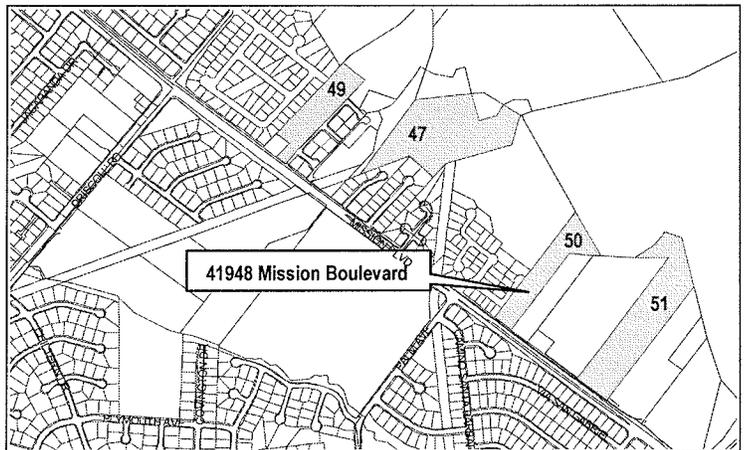
(see continuation sheet)

B13. Remarks:

B14. Evaluator Ward Hill, Woodruff Minor and Michael Corbett, Architectural Historians

Date of Evaluation: Dec. 2001

(This space reserved for official comments)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 4

Resource Name or #: (assigned by recorder) 41948 Mission Boulevard

Recorded by Woodruff Minor

Date: June 2002

Continuation  Update

**P3a. continued**

A dirt driveway runs past the northwest side of the house to an outhouse and shed at the rear. The wood-frame outhouse has a rectangular plan, flat roof, channel-rustic siding, and 1-over-1 double-hung windows. The wood-frame shed has a rectangular plan, vertical plank siding, and shed roof clad in composition material. The stable is set apart from the other buildings, farther back on the property. This building is of recent construction, with plywood walls and fiberglass roof panels.

The surviving older buildings on the property appear to be largely intact. The stair railing and porch balustrade of the house's front porch have been replaced with 2x4's. The outhouse door appears to be new. The shed appears intact.

**B10. Continued**

Assessor's map books and ledger books indicate that the property was owned by Manuel M. Rodrigues in the years 1893–1929. The 1894 city directory for Mission San Jose and surrounding countryside has no listing for Manuel M. Rodrigues; the 1907 directory lists him as a farmer. In the U.S. census for 1900, there is a listing for a Manuel Rodrigues in the vicinity of the subject property. He is described as a 31-year-old farmer of Portuguese heritage who came to the United States in 1890 from the Azores. His wife, Mary, 21, was born in California to Portuguese immigrant parents who were also from the Azores. Manuel and Mary were married in 1895, and had their first child in 1896; by 1900 they had four children. The 1893 assessor's ledger book lists Rodrigues as the owner and gives an assessment for unspecified improvements on the parcel.

The house, which appears to date from the 1880s or 1890s, could have been built by either the Roses or the Rodrigueses. It seems more likely that the original owner was Manuel M. Rodrigues, who may have built the house soon after arriving in the United States, or may have replaced an earlier house with the existing house around the time of his marriage. (Metroscan gives the date of construction as 1896). Later owners of the property included the Rogers family, who sold the property in 1976 to Arthur and Jean Hod. In 1978, the property was acquired by Clyde and Edwina Hobbs, the current owners.

*Evaluation*

41948 Mission Boulevard appears to retain a good level of historic integrity from the period of its construction in ca. 1895. The property has significant associations with local Portuguese settlement patterns and agricultural history as an example of an early farm. It appears to be eligible for the National and California Registers under Criterion A/1. It is also significant as a distinguished example of a Queen Anne farm house. It appears to also be eligible under Criterion C/3. It is not associated with any persons historically significant in the area. Thus it does not appear to be eligible for the National or California Registers under Criterion B/2.

**B12. References**

**1. General Sources**

Country Club of Washington Township Research Committee. *History of Washington Township*. Second Edition. Palo Alto: Stanford University Press, 1950.

Husted, F. M. *Husted's Oakland, Alameda, Berkeley and Alameda County Directory*. San Francisco: F. M. Husted (1894, 1907).

**2. Public Records and Maps**

Alameda County Assessor.

Assessor's Map 513–450.

History File for 41948 Mission Boulevard, Fremont.

Ledger Book for Washington Township (1893).

Map Books for Washington Township (1898, 1900–02, 1917–18, 1929).

Alameda County Recorder. Deeds.

Book 260, page 24 (Palmer to Rose), 4 June 1883.

Book 2421, page 824 (Rogers to Rogers), 13 June 1969.

Dyer, E. H. *Plat of the Land of the Ex-Mission San Jose*. San Francisco: United States Surveyor General's Office, 1864.

Metroscan for 41948 Mission Boulevard.

Thompson & West. *Official and Historical Atlas of Alameda County*. Oakland: Thompson & West, 1878.

United States Bureau of the Census. Population Schedule for Washington Township (1900).

P5a. Photo, continued



Front view from S, showing house and barn (prior to demolition)

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

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

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 25 \*Resource Name or #: (Assigned by recorder) 41948 Mission Boulevard

P1. Other Identifier: Rodrigues Farmhouse  
P2. Location:  Not for Publication  Unrestricted  
\*a. County Alameda and (P2c,P2e, and P2b or P2d. Attach Location Map as necessary.)  
\*b. USGS 7.5' Quad Niles Date 1980 T 4S; R 1W; 1/4 of 1/4 of Sec    ; Mount Diablo B.M.  
c. Address 41948 Mission Boulevard City Fremont Zip 94539  
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, etc., as appropriate)  
APN: 513-450-4-2

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

**Overview**

This is a 5.06-acre property located on the east side of Mission Boulevard between Driscoll Road and I-680, less than one mile northwest of Mission San Jose. Except for an enlarged east end, this is situated on a long narrow rectangular property 179.18 feet across and 1,122.05 feet deep at its extreme point. The west end of the property along Mission Boulevard, where all the buildings are located, slopes gently down to the west. The east end of the property, now all grassland, slopes more steeply upward into a range of hills north of Mission Pass and Mission Peak. A 1946 aerial photograph shows that all buildings at that time were in the southwest corner of the property within 300 feet of Mission Boulevard.

see continuation sheet

\*P3b Resource Attributes: (List attributes and codes) HP2 (Single Family Property); HP4 (Ancillary Building); HP33 (Farm/Ranch)  
\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)



**P5b. Description of Photo:**  
(View, date, accession #) \_\_\_\_\_  
View northeast, 15 May 2015  
#11.42.49  
**\*P6. Date Constructed/Age and Source:**  Historic  
 Prehistoric  Both  
1896 (County Assessor)  
**\*P7. Owner and Address:**  
Clyde Hobbs, c/o Monty Hobbs  
42092 Mission Blvd.  
Fremont, CA 94539  
**\*P8. Recorded by:** (Name, affiliation, and address)  
Michael R. Corbett  
Architectural Historian  
2161 Shattuck Ave #203  
Berkeley, California 94704  
**\*P9. Date Recorded:** \_\_\_\_\_  
15 May 2015  
**\*P10. Survey Type:** (Describe)  
Intensive

**P11. Report Citation\*:** (Cite

survey report and other sources, or enter "none".) None

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

Page 2 of 25

Resource Identifier: 41948 Mission Boulevard

Recorded by Michael R. Corbett

\*Date 11 June 2015

Continuation  Update

### Description (continued)

Aerial photographs from 1946 to 1960 show the Rodrigues farm surrounded on all sides by agricultural properties with similar features — houses, tankhouses, sheds and barns. Varying amounts of the agricultural land appear to have been in orchards, hay or row crops, and pasture. As shown on a 1966 aerial, by that time the agricultural land across Mission Boulevard was completely built up with a housing subdivision. Between 1993 and 2000, the property next door on the north was redeveloped as a housing subdivision.

Aerial photographs and the Residential Building Record from the county assessor's office, show that there were seven buildings or structures on the property in the 1950s: the farmhouse (labeled "R" on the Site Map), the tankhouse (Bldg. No. 1), the adjacent well and pumphouse (Bldg. No. 2), a barn (Bldg. No. 3), a lean-to shed (Bldg. No. 4), a cookhouse (Bldg. No. 5), and a shed & storage structure (Bldg. No. 6). By 1969, Bldg. No. 4 and Bldg. No. 5 were gone. Bldg. No. 3 (barn) was demolished between 1993 and 2000.

Other features include a driveway from Mission Boulevard along the north property line shown on a 1946 aerial photo. In addition, an old barbed wire fence on redwood posts was removed between 1954 and 1961. Also two wood rail fences built in 1971 appear to have been replaced. Several corrals and stables built after 1993 are scattered around the area east of the house.

Thus, the features of the historic property still in existence today are the driveway, farmhouse, tankhouse, pumphouse-over-well, and shed & storage structure. Because of the loss of the barn, this property is not addressed here as a cultural landscape, but as a farmhouse whose setting includes the driveway, tankhouse, pumphouse-over-well, and shed & storage structure.

The buildings of the Rodrigues farm are in the traditional orientation of late 19<sup>th</sup> and early 20<sup>th</sup> century farm buildings to county roads. The buildings are at right angles to the road and to each other with the farmhouse closest to the road, structures associated with domestic use behind and near the house in what might be called a "house yard," and structures associated with the work of the farm located behind the house yard around a "work yard."

In this case, the house, tankhouse, and pumphouse-over-well are features of the house yard. The shed and storage structure, although near the tankhouse, was built as part of the work yard.

### Farmhouse

The house itself is a one-story wood structure with a partial basement. It is in three principal gable-roofed parts which, with porches and small additions, is in a generally rectangular overall plan.

The three parts can be described as the living area (west end, facing Mission Boulevard), the bedroom wing (center, with transverse gable roof), and kitchen-dining-bath (east end). Each part is covered by a gable roof with the roof of the central part at right angles to those at either end. The three parts were apparently built at different times. Without additional investigation that would include crawling under the house and into the attic of each part of the house, it is not certain in what order the parts were built.

At the front, the living area is a single, one-room space. In the center, the bedroom wing has a central corridor with two bedrooms on either side. The central corridor connects the living area at the front with the kitchen-dining-bath area at the rear. The kitchen-dining-bath wing is a one-room space under its gable roof with a small addition on the southeast for a kitchen and bathroom. The angle between the central wing and each of the end wings along the northwest side facing the driveway has a porch. There is a concrete basement under a portion of the front wing.

According to the Residential Building Record, the house is of standard wood frame construction with a wood foundation, 2x6 joists on 24-inch centers, and 2x4-inch studs on 24-inch centers. The front and center wings are clad in channel rustic siding (8½ inches exposed). The siding in each of the wings is the same but doesn't line up where the wings meet, indicating that they were built at different times. There are both square and round nails (probably from remodeling) in each of those wings, indicating a date of construction of around 1900 or earlier. The rear wing is clad in beveled siding (4-3/8 inches exposed), attached with round nails, indicating a date of construction after about 1900.

Inside, the house is uniformly finished in tongue-and-groove paneling, indicating that the entire house was remodeled as one after the three wings were assembled. At that time a mechanical heating system was installed.

Page 3 of 25  
Recorded by Michael R. Corbett

Resource Identifier: 41948 Mission Boulevard  
\*Date 11 June 2015  Continuation  Update

### Description (continued)

The windows in the wings are of mixed types and do not clearly represent a chronology of construction. Original windows in the two front wings were double hung, probably with two lights in each sash. The rear wing has four-light casement windows. There are aluminum windows in the kitchen and bathroom addition.

While not confirmed, it seems reasonable that the front wing was built first in 1896, the central wing by 1900 to accommodate the growing size of the family, and the rear wing after 1900. Because there was originally a cookhouse on the property (demolished between 1954 and 1961), there may not have been a kitchen in the house at first. Similarly, although no outhouse has been identified (the "outhouse" referred to on the previously form appears to have been the tankhouse), there must have originally been one. From appearances, the kitchen and bathroom addition in the angle between the central and rear wings was built in the 1930s-1940s. The final addition was the small exterior cabinet for the hot water heater by 1954.

The architectural character of the house might be described as vernacular. It is an assemblage of common forms with minimal ornamentation or stylistic character. The L-plan of the two front wings is typical of a common rural house type in late 19<sup>th</sup> century California. Ornamental features are jigsaw brackets on the front porch, boxed eaves under all three wings, and eave returns on the gable end of the front wing facing Mission Boulevard. Such brackets might be associated with 19<sup>th</sup> century Victorian architecture, but in this case may be later embellishments. The boxed eaves and eave returns are often associated with mid-19<sup>th</sup> century Greek Revival architecture but nothing else about the house fits that style.

### Tankhouse

The tankhouse is a one-story wood structure (4x6 posts) on a concrete foundation, clad in channel rustic siding (9 inches exposed). Its flat roof originally supported a 2,000 gallon redwood water tank. The structure occupies a square footprint, ten feet on a side.

### Pumphouse-over-Well

Adjacent to the tankhouse on the north side is a round brick-lined well, 65-feet deep. A small wood pumphouse on top of the well replaced the previous system in 1940.

### Shed & Storage Structure

The shed & storage structure is a square wood structure measuring 18x18 feet. It is a box frame structure with vertical boards and a shed roof on 3x6-inch rafters that slopes down from front to back. The building is entered on its northwest side through two wide double doors.

Inside, there is a wood floor across the front that steps up to a higher floor over most of the space. A large central beam perpendicular to the entries, runs through the middle of the space at the level of the rear eaves. The purpose of this building is unknown.

### Driveway

A dirt driveway runs along the north edge of the property from Mission Boulevard past the house to what was historically the work yard. With the barn and other outbuildings gone, it leads to the stables and corrals of the current horse operation.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial# \_\_\_\_\_

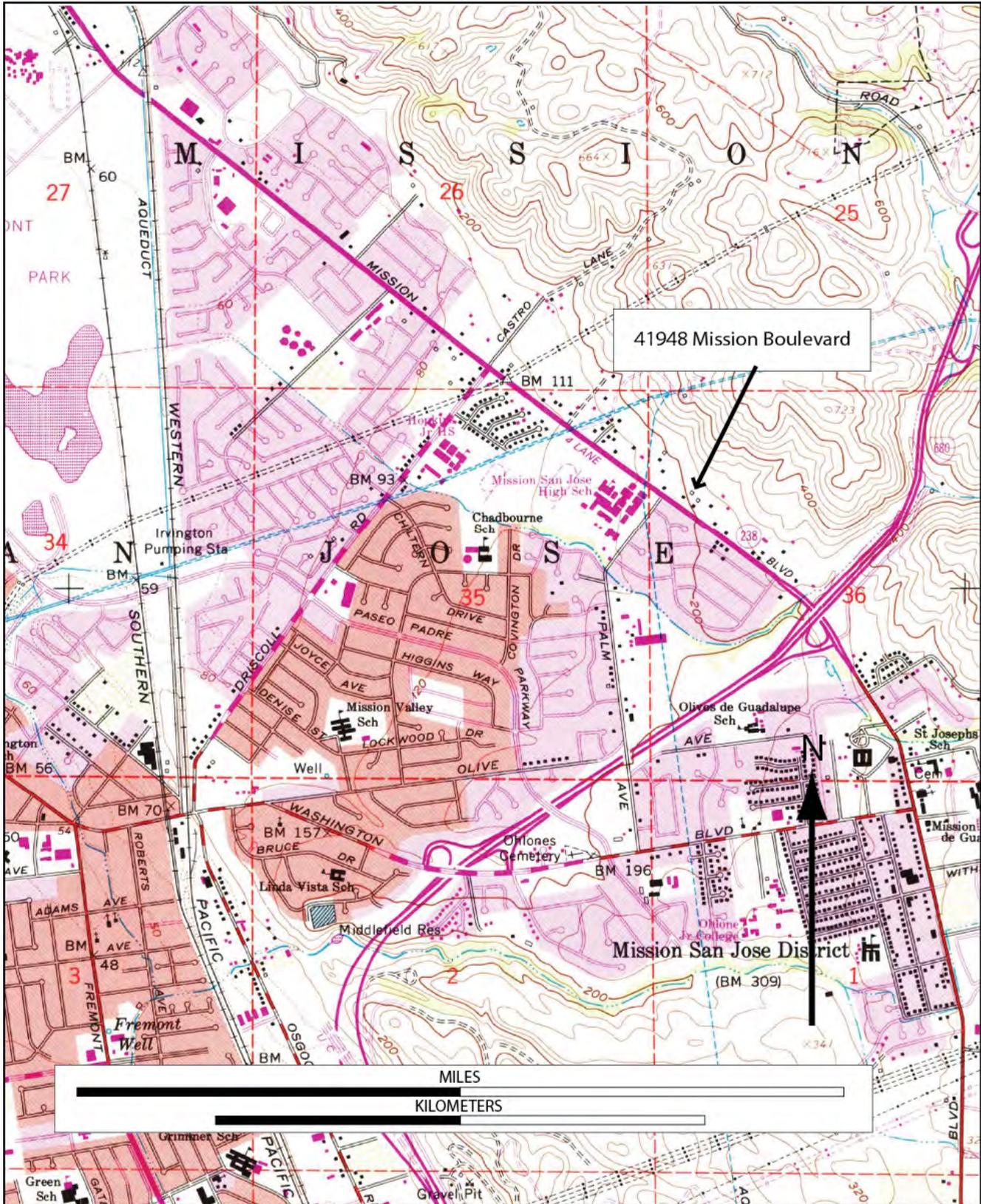
Page 4 of 25

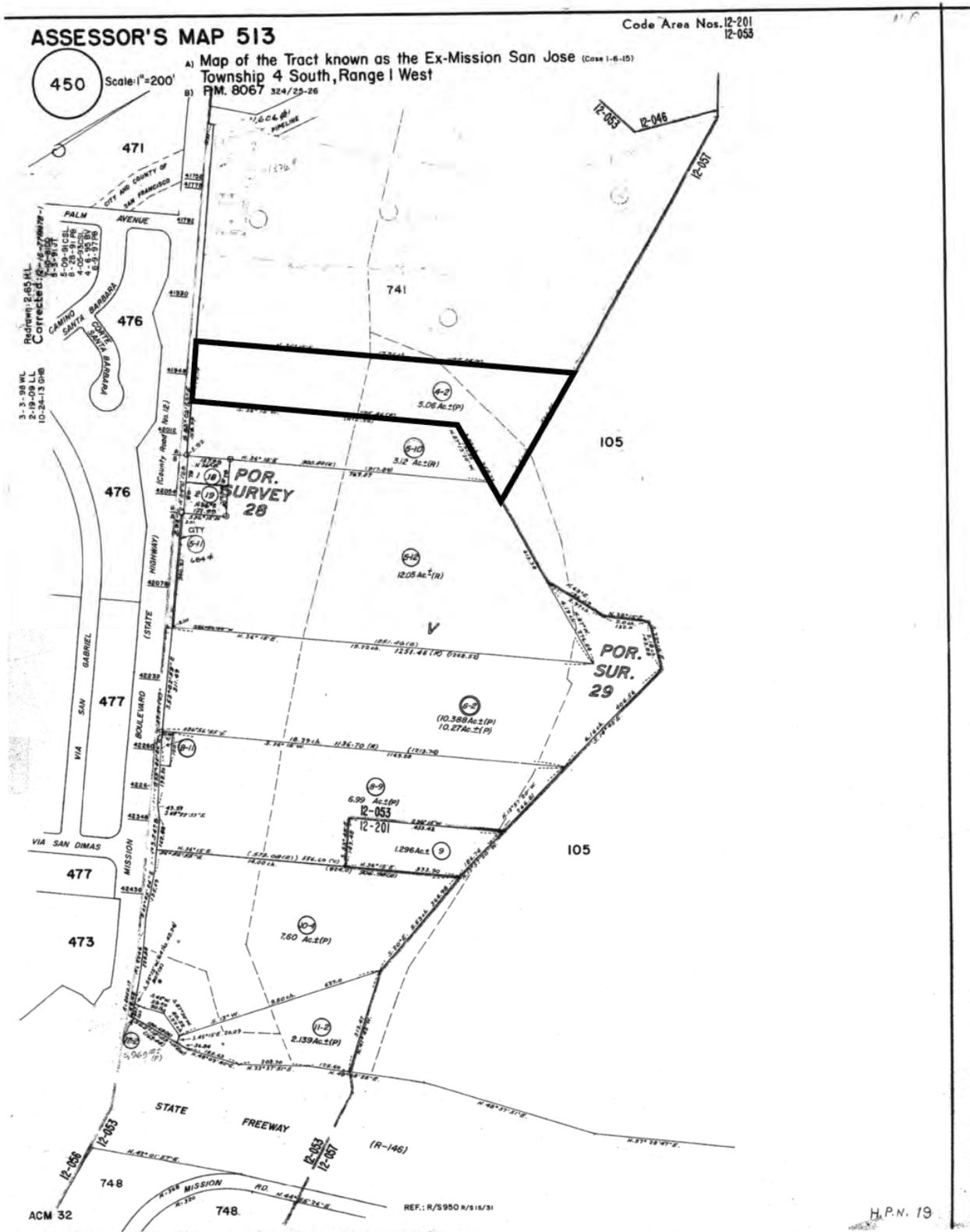
\*Resource Name or # (Assigned by recorder) 41948 Mission Boulevard

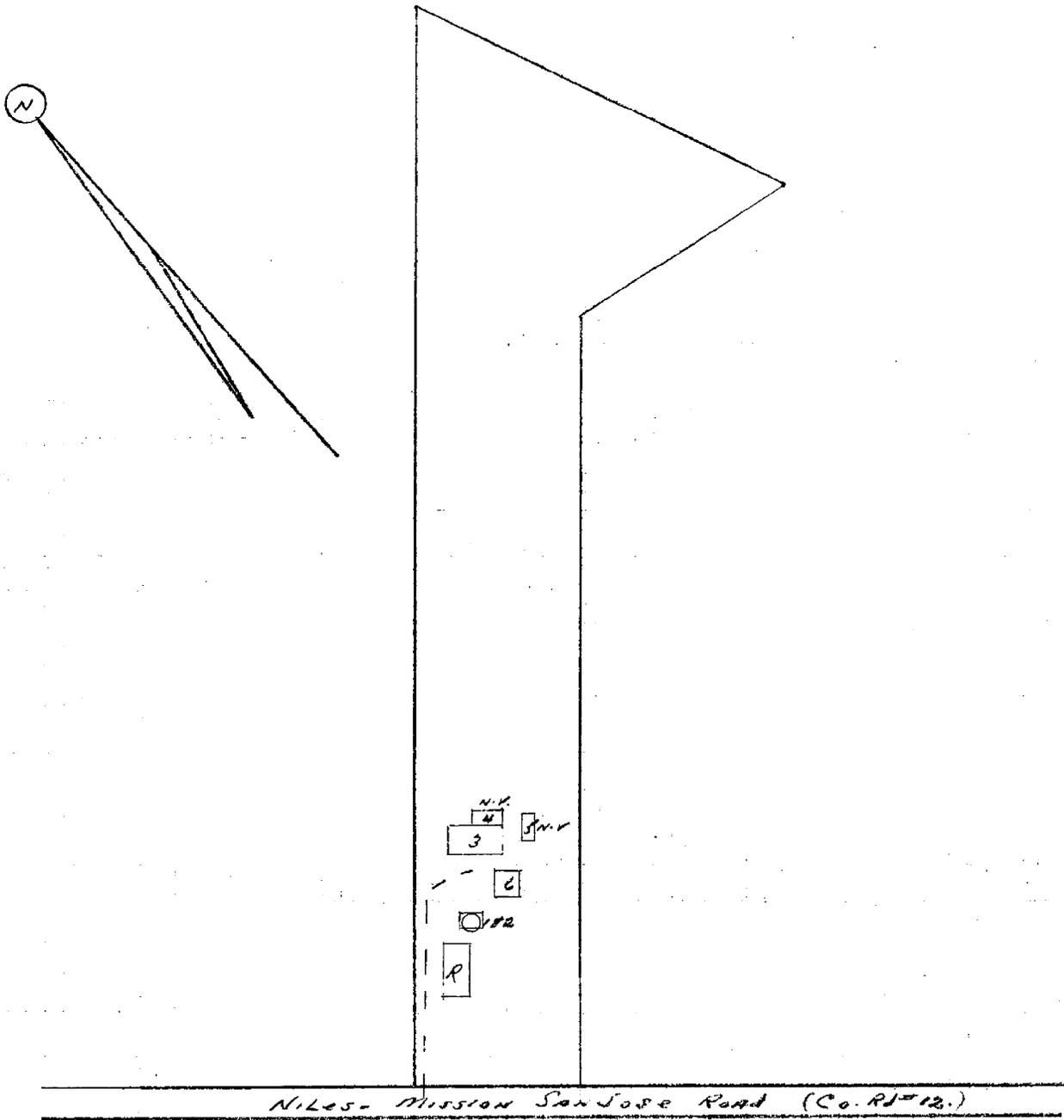
\*Map Name: USGS Niles, Calif. Quadrangle

\*Scale: 1:24,000

\*Date of Map: 1980







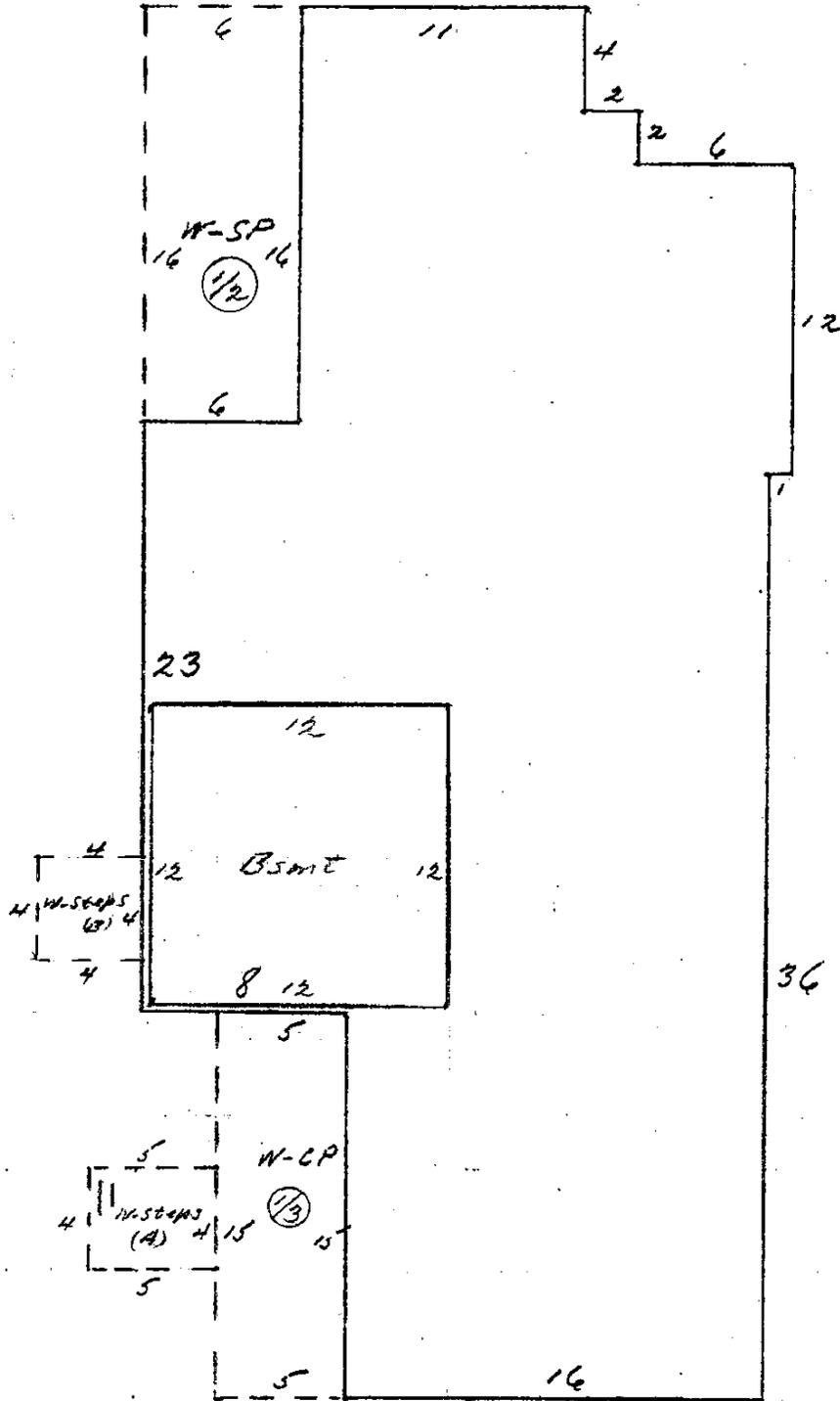
Plan of parcel with buildings and structures (key on p. 2).

Page 7 of 25

\*Resource Name or # (Assigned by recorder) 41948 Mission Boulevard

\*Map Name: Residential Building Record

\*Date: 1954



Footprint of farmhouse.



1) Farmhouse, shed & storage building, stables; view northeast, 15 May 2015, #12.05.10.



2) Tankhouse covered in vines, farmhouse, driveway; view southwest, 15 May 2015, #11.53.48.



3) Farmhouse, view south, 15 May 2015, #11.43.52.



4) Farmhouse, view west, 15 May 2015, #11.45.10.



5) Farmhouse main porch detail, view east, 15 May 2015, #11.43.18.



6) Farmhouse central wing detail, view east, 15 May 2015, #11.43.29.



7) Farmhouse rear wing and porch detail, view south, 15 May 2015, #11.44.07.



8) Farmhouse detail showing siding, windows, and eaves; view north, 15 May 2015, #12.03.29.



9) Shed & storage building, tank house, farmhouse; view southeast, 15 May 2015, #11.47.01.



10) Tankhouse, view east, 15 May 2015, #11.47.18.



11) Pumphouse-over-well with tankhouse behind, view southeast, 15 May 2015, #12.23.29.



12) Shed & storage building, view northeast, 15 May 2015, #11.49.14.

Page 14 of 25

Resource Identifier: 41948 Mission Boulevard

Recorded by Michael R. Corbett

\*Date 11 June 2015

Continuation

Update



13) Shed & storage building, view south, 15 May 2015, #11.48.09.



14) Corral and stables, view southwest, 15 May 2015, #11.51.25.



15) Horse operation structures on site of demolished barn, view northeast, 15 May 2015, #11.53.15.

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 16 of 25

\*NRHP Status Code \_\_\_\_\_

\*Resource Name or # (Assigned by recorder) 41948 Mission Boulevard

B1. Historic Name: Rodrigues Farmhouse

B2. Common Name: none

B3. Original Use: farm house and outbuildings B4. Present Use: residence

\*B5. Architectural Style: Vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
First part of house built in 1896, probably front wing, now living room; addition of bedroom wing and front porch probably by 1900; rear wing and porch after 1900; kitchen and bathroom probably added 1930s-1940s; exterior hot water heater cabinet after 1945. Barn built 1900, demolished ca. 2000. Shed and cookhouse built 1900, demolished unknown date. Tankhouse and well built 1912, tank removed unknown data, after 1940; pumphouse built 1940. Shed built 1912. Corrals and stables all built after 1979.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
House; tankhouse, well, and pumphouse; shed. See attached plan from Residential Building Record.

B9a. Architect: none b. Builder: unknown

**HISTORY: OVERVIEW**

The property at 41948 Mission Boulevard includes portions of three separate parcels that once formed part of the grazing lands of Mission San Jose. Clear titles to the three parcels were established by the federal government in the 1860s, and resubdivisions in the 1880s created the current parcel comprising the subject property which was first developed in the 1890s.

Beginning in the 1830s, the California missions were closed and their lands disposed of as private ranchos. The final grant of former Mission San Jose property occurred in 1846, when Governor Pio Pico conveyed 30,000 acres to Andreas Pico and Juan Baptista Alvarado. Known as "Ex-Mission San Jose Lands," the grant took in the Mission San Jose, Irvington and Centerville Districts of present-day Fremont. Following California statehood in 1850, the legality of the 1846 grant to Pico and Alvarado was disputed. Landowners who came to the area during and after the Gold Rush did not receive clear title to their property until the case was finally settled in the 1860s. Under the authority of an 1865 Act of Congress ("An Act for the relief of the occupants of the Lands of the Ex-Mission of San Jose in the State of California"), the land was surveyed and

see continuation sheet

\*B10. Significance: Theme Settlement, Agriculture, Farm Architecture Area Mission San Jose District, Fremont  
Period of Significance 1896-1952 Property Type residence Applicable Criteria 1, 3

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

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

\*B12. References:  
  
see continuation sheet.

B13. Remarks:

(This space reserved for official comments.)

See Location Map  
(Sketch map with north arrow required)

(see Continuation sheet)

### History (continued)

partitioned into parcels. Each successful claimant received one or more parcels, as shown on Dyer's *Plat of the Lands of the Ex-Mission San Jose* (1864).

In 1867, the U.S. government granted Elias L. Beard clear title to a 238-acre parcel designated as Survey 28 of the Lands of Ex-Mission San Jose. The tract extended along both sides of present-day Mission Boulevard between present-day Driscoll Road and I-680. Adjoining Beard's parcel on the northeast was Survey 29, a 148-acre tract owned by Michael Gannon, who also received clear title in 1867. A third tract, covering approximately 20 acres, was wedged between Beard's and Gannon's parcels. By 1882, portions of these three parcels were owned by Florence and Edward Palmer, residents of Oakland. In that year, the Palmers surveyed and subdivided a number of small lots fronting on the county road (Mission Boulevard). On June 4, 1883, the Palmers sold the subject property, consisting of 5.10 acres, to Joseph and Flora Rose, for \$500 in gold coin.

Assessor's map books and ledger books indicate that the property was owned by Manuel M. Rodrigues in the years 1893-1929. The 1894 city directory for Mission San Jose and surrounding countryside has no listing for Manuel M. Rodrigues; the 1907 directory lists him as a farmer. In the U.S. census for 1900, there is a listing for a Manuel Rodrigues in the vicinity of the subject property. He is described as a 31-year-old farmer of Portuguese heritage who came to the United States in 1890 from the Azores. His wife Mary, 21, was born in California to Portuguese immigrant parents who were also from the Azores. Manuel and Mary were married in 1895, and had their first child in 1896; by 1900 they had four children. The 1893 assessor's ledger book lists Rodrigues as the owner and gives an assessment for unspecified improvements on the parcel.

The house, which appears to date from the 1880s or 1890s, could have been built by either the Roses or the Rodrigues. It seems more likely that the original owner was Manuel M. Rodrigues who may have built the house soon after arriving in the United States, or may have replaced an earlier house with the existing house around the time of his marriage (Metroscan gives the date of construction as 1896). Later owners of the property included the Rogers family, who sold the property in 1976 to Arthur and Jean Hod. In 1978, the property was acquired by Clyde and Edwina Hobbs, the current owners.

### Contexts

#### PORTUGUESE IN WASHINGTON TOWNSHIP

This historic context is based on a section of a previous report on the Faria-Silva Farm in Warm Springs written by Stephen J. Hardy. (Corbett and Hardy 2000: 9-12)

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 19<sup>th</sup> century and the first quarter of the 20<sup>th</sup> 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 land owners 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.

### History (continued)

During the last quarter of the 19<sup>th</sup> 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 19<sup>th</sup> 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 (Emygdio da Silva 1917: 197). 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." (*Oakland Enquirer*, 16 July 1892). The same article claimed that leaders known as Portuguese Kings operated as "political bosses on a small scale," traded with politicians and delivered the vote of their precincts.

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 *Azorianos na 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.

**History (continued)**

**AGRICULTURE IN ALAMEDA COUNTY**

***The General Pattern***

The history of agriculture in Alameda County and those portions of most Bay Area counties located on the alluvial flatlands around the Bay itself has followed a common progression of development. In the 1850s, small farms were established to grow food for the mines and cities. In addition, many farmers began growing grains, mostly wheat and barley, at a large scale.

In the 1860s to the 1880s when California was a major grain producer for the world market, wheat, barley, and other grains were the most common crops in the Bay Area. To grow these grains, animals were needed for harvesting and hay was needed for the animals. Thus, the first major phase of Bay Area agriculture was devoted to hay, grain, and livestock. Most of these operations were on parcels of 100 acres or more, and the largest were one thousand to several thousand acres. From the 1850s until the turn of the century or later the property at 41948 Mission Boulevard was part of a large hay, grain, and livestock operation. These grains depleted the soil, productivity declined, and the center of world grain production moved elsewhere.

The next phase of Bay Area agriculture, overlapping with the first, lasted from about 1860 to 1930. This phase is characterized by orchards and fruits which took hold everywhere that irrigation was possible. In Washington Township, areas near the railroads were the first to be subdivided for fruit growing. This phase was associated with improvements in food processing and distribution technology, and including refrigerated rail cars and the establishment of canneries and food processing industries in the area. In the 19th century, the relatively large farms for grains and fruits were subdivided into much smaller lots for fruit and vegetables, generally from five to ten acres, when irrigation was possible. According to a W.P.A. sponsored study, "The whole region from Hayward south and east to the county line, with Niles as a center, is the region devoted to apricot growing . . . The apricots of the Niles region are famous for their size, color and flavor, and good apricot land is worth from \$800 to \$1,000 per acre. In 1900, cherries and apricots were considered the king and the queen of Alameda County fruit but other fruit that did well were the pear, plum, peach and prune . . . In 1937 there were still about 5 ,000 acres in apricots of high quality in the Hayward and Niles area."

In Alameda County, a third phase of agriculture, beginning in 1930, was associated with poultry, flowers and nurseries. Poultry in particular was taken up by small landholders. This phase ended as suburban development increased. A major step in increasing suburban development and bringing about the end of agriculture in this area was completion of the Nimitz freeway in 1957. Proximity to city jobs brought about a rise in property taxes, making farming less profitable. At the same time, there was increasing competition from larger scale farming in the Central Valley.

The Federal government began in 1914 to furnish a farm adviser headquartered in Niles. It was his job to study soil conditions, proper times to plant various crops, irrigation, cultivation, and pest control, and to disseminate his findings. The county government paid a lot of attention to agriculture at that time and had its own officer concerned with the education and welfare of the farmer in its Agriculture Commissioner.

It was typical of small farmers to work outside the farm for wages, especially during the harvest season when there was a tremendous local need for labor. Children worked and small farms grew their own food as well as commercial crops,

Through all periods, marginal land and land in the hills was grazed for both dairy and beef. While most such operations were larger, some were under twenty acres. This property was located on the boundary between farming or orchard land and grazing land.

**History (continued)**

**FARM ARCHITECTURE AND BUILDING AROUND SAN FRANCISCO BAY**

***Site Plans***

The major buildings on most Bay Area farms in the 19th and 20th centuries were a main house and a main barn. In addition to these, additional barns, tankhouses, small dwellings and bunkhouses, and a variety of sheds and specialized buildings were built according to particular needs and circumstances. These complexes of buildings were arranged hierarchically, with the main house at the front facing the road at right angles, and other buildings behind it. Today there are fewer than 30 properties that represent the history of farms in Fremont. Among these, several have been documented at some level: Ardenwood, Taylor-Slayton-Mackintosh, the Shinn House, and the Harvey house — all outstanding representatives of wealthy farm operations - and the Nichols and Santos farms, built by ordinary small farmers. In addition, in the Fremont Historic Building Survey of 1999-2000, 24 farm properties were identified. All of these included a house and barn and four of them also included a tankhouse. These properties represent the ordinary small farms that were once prevalent in the area.

***Construction and Technology***

How were the buildings of a small farm like the Rodrigues farm built in this period? Such farms were widespread around San Francisco Bay and in much of northern California. The basic components of these farms — house, tankhouse, and barn — were standardized over many regions and for many groups. For farmers to operate competitively at that time, various technologies were essential. *The Pacific Rural Press*, the principal statewide agricultural periodical of the time, included advertisements directed at farmers in every issue. Among the most common products advertised in July 1905, when development of this property began, were telephones, water tanks, wire fences of various designs, pumps, gasoline engines, windmills, barn door hangers, wagons, plows, hoisting apparatus for barn loft and portable buildings.

Farmers at this time were not the self-sufficient pioneers of legend, who created everything from their own land. Rather, they were consumers who bought various products from a diversity of sources. They bought manufactured products from widely circulated periodicals like *Pacific Rural Press*. Other needs were better satisfied locally. While efforts to identify designers and builders of buildings like those at the Rodrigues farm have not been successful, many such buildings followed standard plans and were built by professional builders. No articles or advertisements for builders of houses or farm buildings were found in the July 1905 issues of several Alameda County newspapers. Future research might be conducted in publications of the local grange and of Portuguese organizations, like the Portuguese Union or the Irmandade do Divino Espirito Santa (I.D.E.S.). In order to develop a property like the Rodrigues farm the farmer needed practical help which might be available from many sources. At the same time, he was most likely to trust a source known to him — a local source or one associated with his social, ethnic, religious, or fraternal group.

***Houses***

Many bay area houses of the 1850s and 1860s may have been of brace-frame construction. Most surviving 19th-century farmhouses were of balloon-frame construction. Until the late 1880s, the most common floor plan for farmhouses, among those that have been documented, was a central hall plan, with two rooms on each side of the hall, repeated upstairs in two-story houses. In appearance most farmhouses were simple and not elaborately ornamented. Many 19<sup>th</sup>-century farms had large and substantial houses, although only in the houses of the wealthiest would it be very useful to describe the design in term of its style. Most would better be described in terms of floor plan, such as the central hall, often called a Georgian Plan or a Double-Pile house. As the large parcels of the first generation of American farms were subdivided, they were sold to a poorer class of people, many of them new immigrants. The houses built for small farms by these people were typically small pattern-book houses built by local carpenters. Depending on when they were built, their floor plans were more or less formal — older houses tended to have a central hall with small rooms on either side, and houses built after about 1900 dispensed with hallways and combined living and dining spaces — like bungalows. The appearance or style of these houses was usually simple and conservative, while city houses of the same time were often more elaborately embellished.

### History (continued)

Generally built by professional builders, these houses followed standardized means of construction using a limited range of materials. The earliest examples were built on foundations of brick piers, and the cheapest examples were built on mud sills. Virtually every house was a wood frame structure of 2 by 4 inch studs. These were clad on the outside in horizontal boards of several styles: rustic, V-groove, 2-lap or 3-lap, or in shingles. Although most carpenter's handbooks recommended a sheathing of the studs on the exterior by boards (preferably laid diagonally), before the siding was applied, in many if not most cases, no sheathing was used. Sheathing cost more money, and involved more labor, so it was often not used — except for shingled buildings which required sheathing as a nailing surface.

By the 1900s virtually everyone had indoor plumbing. Research is necessary to know when electricity was available. In the majority of cases, heat was provided only by a wood or coal burning kitchen stove and possibly also by a fireplace.

Most small farmhouses were not designed by architects but were adapted from pattern books or were based on familiar local examples and built by individual carpenters or contractors, some of them associated with large lumber yards. Many houses, especially built by the poorest people, were built in stages, often beginning with a single room. Houses were enlarged as the need arose, with more children and extended families.

### ***Barns and Sheds***

Nineteenth-century barns were among the most important buildings in California. A significant portion of the state's economy was due to activities centered on these barns. Despite superficial similarities among many barns, important differences in their planning and construction were related to the particular use of the barn determined by the type of agriculture on the farm — and perhaps in some cases by the ethnic affiliation of the barn builders. Among the earliest common types of barn were those built for hay, grain, and livestock operations. These were three-aisled structures with stalls for animals and an upper-level hay loft for animal feed.

The earliest California barn were of brace-frame construction, with columns and beams braced by diagonal members, and connected by means of mortis and tenon joints. This type of construction was used longer in barn than in houses. Variations of this type of construction included nailed connections for some or all parts of the structure. The more modern barns relied on standard dimensioned lumber as in houses. Whether they were built on a brace frame or a frame of lighter, dimensioned lumber nailed together, many of the common three-aisled barns were built on a similar principle. Each consisted of a rectangular cage around the central aisle, with a gable roof. The side aisles could be built on lower rectangular cages, or they could be simply lean-tos, leaning against the central structure.

The cage frames supported plank floors for lofts. Commonly, a loft in the central aisle was for loose hay that was brought in by means of forks and pulleys through a loft door. Hay could be kept dry until it was lowered to animals in stalls below.

Barns were often built by professional barn builders. Early California barns were built according to traditional practices brought from other places. Later barns were built according to standard plans, often from pattern books. In the transition from traditional practices to pattern books there was also a shift from heavy construction that was intended to last to light construction that was designed to be as cheap as possible. In this case, economy was a virtue, realized in a minimum of materials and simple, standard construction. In the 20th century, most Alameda County barns were of the latter type.

As farming technology and practices have changed, barns have been modified typically with the removal of lofts and stalls and the enlargement of doors to accommodate machinery and vehicles.

Sheds were smaller more specialized farm structures that supplemented barns as places to store equipment, vehicles, seeds, and all kinds of materials.

## History (continued)

### Tankhouses

Tankhouses were built to provide water for domestic purposes and for animals and crops. Good underground water was plentiful in southern Alameda and adjacent parts of Santa Clara county, much of it available from artesian wells. Tankhouses raised a water tank off the ground, thereby providing gravity for plumbing. They could be of different heights, depending on the water pressure that was needed. They were of heavy timber, brace-frame construction in order to carry the very heavy loads of the water tanks. Unlike barns which came to be built as lightly and economically as possible, tankhouses were always heavy, sturdy structures. Many tankhouses were built in this area, with a ground floor space, sometimes a finished second floor space, and a platform for the water tank above. Most water tanks have been taken down.

Tankhouses were first developed for private houses and farms in California about 1865, following the example of the many elevated water tanks first built about that time by the railroads. They were common from the 1870s to 1940s. They appear to have been built for a wide range of economic classes. By the late 1870s when illustrated county histories were published for many counties, including Alameda (Thompson & West), tankhouses were common in association with both suburban houses and farm houses. The structures that supported the tanks were not necessarily enclosed, but enclosing them with siding served two purposes — it looked more unfinished and it provided useable space. Tankhouses were primarily intended to supply water for houses and the yards around them, and because of this they were usually located near the farm house. They were not generally intended to provide water for barn or fields — irrigation was more effective when the water came from streams.

Tankhouses were promoted in illustrations accompanying windmill advertisements, such as those for the Pacific Manufacturing Company of San Francisco. According to the authority on California tankhouses, Leon Pitman, tankhouses were usually built by professional builders. In July 1905, a few years before the Rodrigues tankhouse was built, there were advertisements in every issue of *Pacific Rural Press* for "Our Excelsior Adjustable Round-Hoop Tank" manufactured by the Excelsior Redwood Company of San Francisco. According to these ads, the tank "Costs no more, is easier to set up and is far superior to the old style flat hoop tanks for any purpose. They need no water channels or perishable devices for keeping the staves wet. They are always tight. The hoops are of steel and tighten with a monkey wrench. They have an upset thread end 6 inches long. Each hoop has from 2 to 6 lugs or shoes, according to size of tank ..."

In addition, there were numerous ads for windmills and pumps, the other two manufactured components of a tankhouse. Gasoline engines were also advertised — these might have provided back up power for the pumps, or power for areas without enough wind.

Pitman identified six general types of tankhouses by their exterior shape. The various shaped tankhouses were distributed differently in different regions of California. Along the Pacific coast and around San Francisco Bay, the most common tankhouse types were those he called "open platform taper towers". These consisted of enclosed tapered towers that supported a flat platform on which was placed the water tank. Inward tapering towers provided greater strength than vertically walled towers — although this strength was probably rarely necessary for domestic tankhouses. The wall materials usually matched those of the nearby house. Windmills were usually placed on one side of the tankhouse, although they were sometimes at the center, and occasionally off to the side. Today there are few tankhouses remaining in Fremont.

In the Fremont Historic Building survey of 1999-2000, only four tankhouses were identified still standing in Fremont. All of these were of the "open platform taper tower" type. The Rodrigues tankhouse was hidden from view and not identified in the survey. It has straight walls and is different from the four identified.

## Evaluation

The property at 41948 Mission Boulevard was evaluated in 2002 on a DPR 523 form prepared by Woodruff Minor and Stephen Hardy. Minor and Hardy found the property eligible for the California Register of Historic Resources (CRHR) and the National Register of Historic Places (NRHP) under criteria 1/A for "significant association with local Portuguese settlement patterns and [for association with] agricultural history as an example of an early farm," and under criteria 3/C as "a distinguished example of a Queen Anne farm house."

The property had previously been identified in the Fremont Survey of 1998-2000 with a rating code of Q1R(1895)QA. This visual code means it is a one-story residential property built about 1895 in the Queen Anne style, and that it "has integrity and visual interest but requires research to assess individual significance."

A current development proposal to build approximately 45 houses on this and adjacent parcels triggered review of the historic resource status of this property. Because the previous evaluation is thirteen years old, the Planning Division considered it to be out-of-date. The Office of Historic Preservation (OHP) typically considers an evaluation out-of-date after five years for CEQA and other purposes. A new evaluation would address any additions, alterations, or demolitions since the last evaluation and would address any features that were too young for consideration in the past, but have now reached the age threshold of 50 years.

This evaluation came to similar findings as the previous evaluation — that the property is eligible for the CRHR under criteria 1 and 3 — but for somewhat different reasons. These findings are discussed in detail below.

In this re-evaluation, consideration was given to addressing the property as a cultural landscape. However, because of the loss of one of the principal buildings, a large barn, ca. 2000, it was clear that there was a substantial loss of integrity and the property as a whole would not be eligible in those terms. At the same time, this re-evaluation borrowed concepts from cultural landscape analysis, notably the consideration of spatial organization, circulation features, and "clustering" to address all the features of the property.

### **Criterion 1**

The Rodrigues property at 41948 Mission Boulevard possesses significance as an early surviving example of the presence of Portuguese and Azorean immigrants in Washington Township. The Portuguese and Azoreans were one of the largest and most significant population groups in the area from the late 19<sup>th</sup> to mid 20<sup>th</sup> centuries. The property represents the struggles and culture of these people in several ways: the small size of the lot for agriculture, the construction of the house in stages by a poor family as the births of several children required more space, and the unusual arrangement of interior space.

The property also appears to possess significance as a surviving small farm, representing an aspect of the history of agriculture in Washington Township. Agriculture was long the overwhelmingly dominant use of land in the area. By 2000, the Fremont Survey showed fewer than thirty properties that represented this history of agriculture in the city. Thus, this is a rare surviving example.

### **Criterion 2**

Manuel and Mary Rodrigues appear to have been representative members of the community and as such do not possess significance under criterion 2. Because this is based on sparse information, additional online research was conducted for this evaluation in sources that were not available in 2002 at the time of the previous evaluation. This research did not find anything new. Therefore the property is not significant under criterion 2.

### **Criterion 3**

The Rodrigues property appears significant as representative of a type of farmstead, including the farmhouse, tankhouse and pumphouse-over-well, and shed & storage building, and driveway. The farmhouse, tankhouse and pumphouse-over-well constitute the historic "house yard." The shed & storage building is all that remains of the historic "work yard," having lost the barn, cookhouse, and a shed. The driveway is the historic circulation feature that connects the two yards.

### Evaluation (cont.)

#### *Period of Significance*

The period of significance for the property is 1896-1952. The beginning of the period of significance is 1896 — the year the house was built. The basis for choosing the end of the Period of Significance is not as clear cut. After decades of increases, Portuguese immigration dropped substantially in the 1920s, indicating a possible end data of 1930. Agriculture remained the dominant economic activity and land use until after World War II. The additions to the house of a kitchen and bathroom by 1954 represent an end of the earlier way of life. The date of 1952 used on the previous evaluation form fits what is known.

#### *Integrity*

A property that possesses significance is eligible for the CRHR if it also possesses integrity, considered in relation to the seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.

The property possesses integrity of location — it has not been moved. Occupying its original location, it retains integrity of association. It has lost integrity of setting with the development of housing subdivisions on the north and across Mission Boulevard.

In the loss of the cookhouse, a shed, and especially the barn. Considering the property as a whole — as an entire farm — it has lost integrity of design, materials, workmanship, and feeling.

Because of these losses of integrity, the property as a whole is not eligible for the CRHR under criterion 1 or criterion 3.

Focusing on the house, or more broadly the “house yard,” consisting of the farmhouse, the tankhouse, and the pumphouse-over-well, the property possesses a substantial degree of integrity and is eligible for the CRHR under criterion 1 in relation to the Portuguese-Azorean context and criterion 3 as an element of a farmstead.

The house is remarkably little altered since the period of significance. Even the interior tongue-and-groove paneling is intact. The aluminum windows in the kitchen and bath addition at the rear were added, the front porch steps and possibly more of the porch have been rebuilt, and the front facing window on the west end has been replaced.

The tankhouse lost its tank, as has almost every other surviving tankhouse in the Bay Area.

#### **Character Defining Features**

The eligible property consists of the farmhouse, tankhouse, and pumphouse-over-well with the shed & storage building a contributing feature of its setting.

Character defining features of the farmhouse are its exterior envelope and siding, including channel rustic and beveled siding, its three sections, its roof forms (but not roof materials), its windows (double-hung 2/2 sash in the front two wings and 6-light casements in the rear), its paneled eaves and eave returns, and its two porches.

Character defining features of the tankhouse are its timber structure, channel-rustic siding, wood double-hung windows, and flat top.

Character defining features of the pumphouse-over-well are the circular brick wall, wood boards covering the well, and small rectangular wood pumphouse.

Character defining features of the shed & storage building are its exterior wood walls and roof and its double doors on the front.

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Resource Identifier: 41948 Mission Boulevard

Recorded by Michael R. Corbett

\*Date 11 June 2015

Continuation  Update

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**Secretary's Standards Compliance Assessment**  
Rodrigues Property, 41948 Mission Boulevard, Fremont, California

**Appendix C: Rodrigues Farmhouse Rehabilitation Plan**



Architectural  
Resources Group



# RODRIGUES HOUSE REHABILITATION

41948 Mission Blvd  
Fremont, CA 94539

## CONCEPTUAL DESIGN SUBMISSION

### PROJECT TEAM

#### OWNER

ROBSON HOMES  
2185 THE ALAMEDA, SUITE 150  
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#### ARCHITECT

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### INDEX OF DRAWINGS

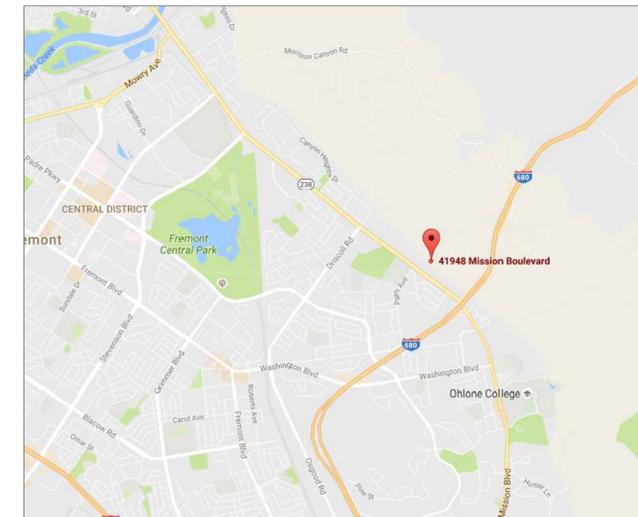
#### ARCHITECTURAL

- 1 COVER SHEET
- 2 PROJECT DESCRIPTION
- 3 SITE PLAN
- 4 EXISTING FIRST FLOOR PLAN – MAIN HOUSE
- 5 EXISTING ROOF PLAN – MAIN HOUSE
- 6 PROPOSED FIRST FLOOR PLAN – MAIN HOUSE
- 7 PROPOSED ROOF PLAN – MAIN HOUSE
- 8 PROPOSED GARAGE PLAN AND ROOF PLAN
- 9 EXISTING WATER TACK ELEVATIONS
- 10 EXISTING AND PROPOSED ELEVATIONS – MAIN HOUSE
- 11 EXISTING AND PROPOSED ELEVATIONS – MAIN HOUSE
- 12 PROPOSED GARAGE ELEVATIONS
- 13 EXTERIOR PHOTOGRAPHY SURVEY – NORTH
- 14 EXTERIOR PHOTOGRAPHY SURVEY – EAST
- 15 EXTERIOR PHOTOGRAPHY SURVEY – SOUTH
- 16 EXTERIOR PHOTOGRAPHY SURVEY – WEST

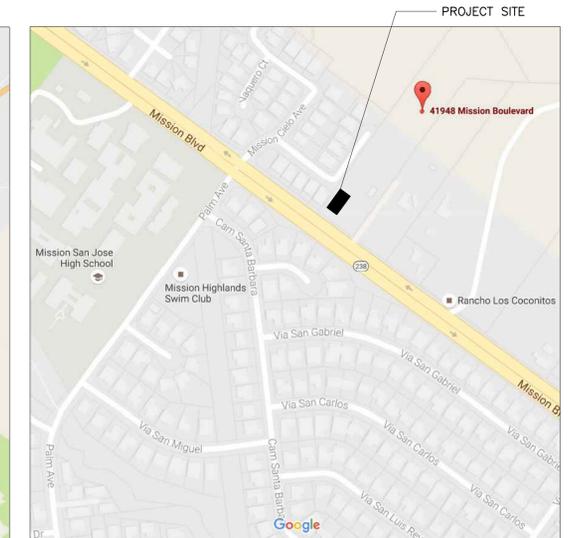
#### LANDSCAPE

- L1.1 LANDSCAPE PLAN
- L2.1 LANDSCAPE DETAILS

### PROJECT LOCATION



### VICINITY MAP



JULY 12, 2017

## Rodrigues House

41948 Mission Blvd  
Fremont, CA 94539

## SALVATORE CARUSO DESIGN CORPORATION

980 EL CAMINO REAL, SUITE 200, SANTA CLARA, CA 95050  
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

# RODRIGUES HOUSE

41948 Mission Blvd

## DESCRIPTION OF PROPOSED PROJECT

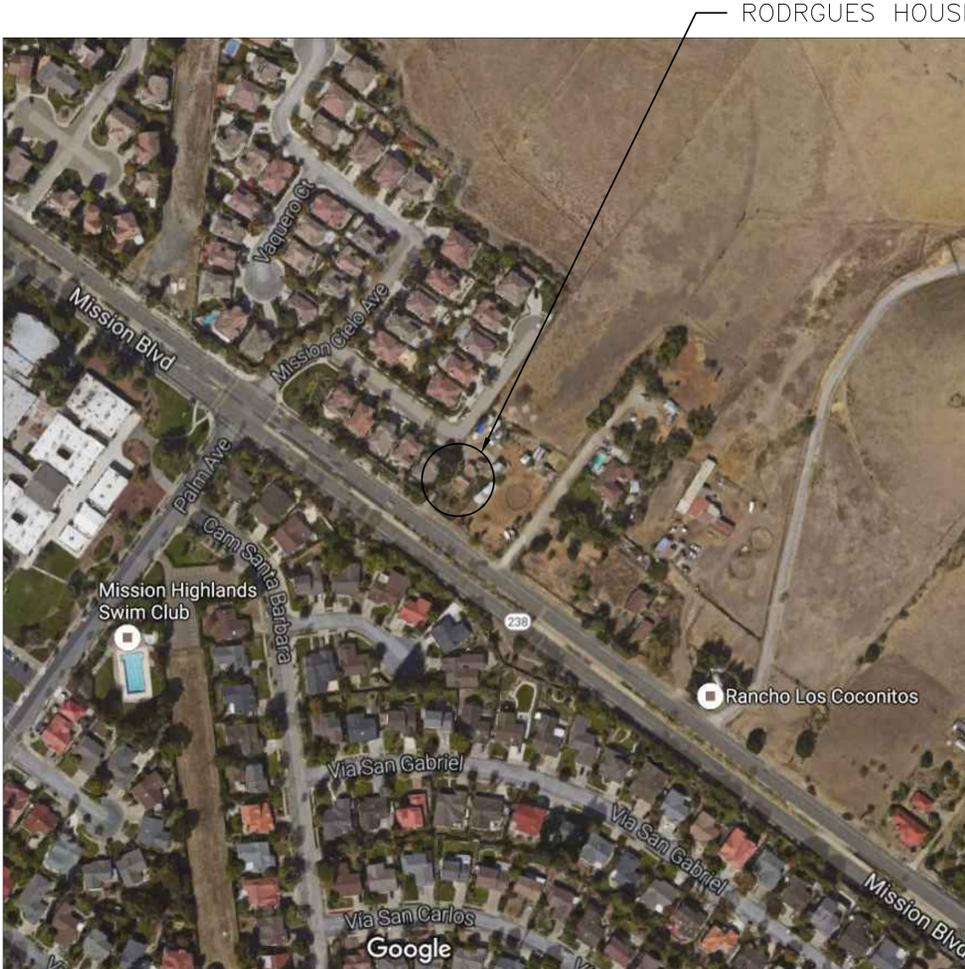
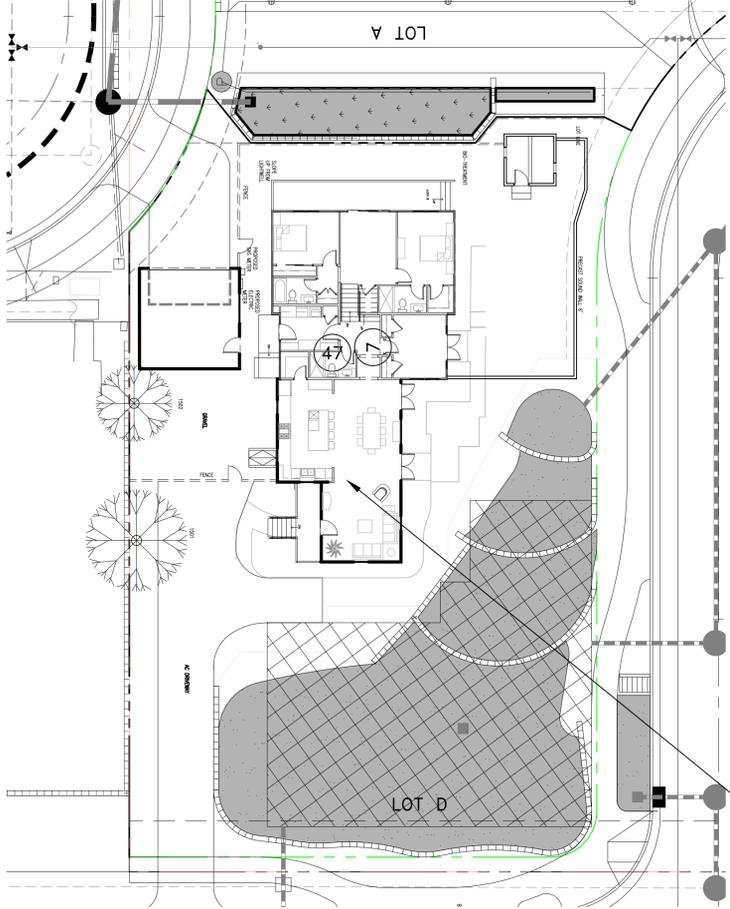
The project entails rehabilitating the existing Rodrigues farm house in its current location, making a rear addition of approximately 1,282 square feet, and relocating the existing tankhouse to the rear of the addition in its current relationship to the house. A simple detached two-car garage is proposed next to the new addition. Through subtle differences such as roof pitch and siding width, the addition has been designed to complement but remain distinct from the original house. The narrow rectilinear character of the original house will continue to read prominently, and the few ornamental features of the common farm house such as the jigsaw brackets and boxed eaves will be reconstructed to match the original. The tankhouse will be renovated to serve as an office studio, and will continue to impart its character-setting quaintness as a small farm outbuilding. Two mature oak trees are being preserved along the driveway. The other outbuildings on the property are being demolished. Preserve existing materials. Replace only dry rotted wood with like material and finish. A new composition shingle roof is proposed over the entire structure.

The Rodrigues house is being rehabilitated in conjunction with the Hobbs Residential Project which will consist of 56 new homes on approximately 11-acres. The project features its hillside setting with Spanish-themed architecture in keeping with the other hillside developments in the Mission San Jose area. The Rodrigues house will sit on a 8,181 square foot lot, and will be adjacent to two common open space parcels totaling a total another 7,088 square feet which will set the house apart from the new production homes. In addition, the Rodrigues house retains its separate circulation element (i.e. driveway) from Mission Boulevard, and the new street Vinha Way further sets the house apart from the new community. The closest new production home to the side of the Rodrigues house is over 100' away, and the separation of the rear addition to the next closest new home behind it is 45'. This site design, coupled with a rural-feeling landscape treatment and the removal of the slope bank created when Mission Blvd was widened at the front of lot. The removal of this slope bank allows the Rodrigues house to attain its deserved prominence on Mission Boulevard.



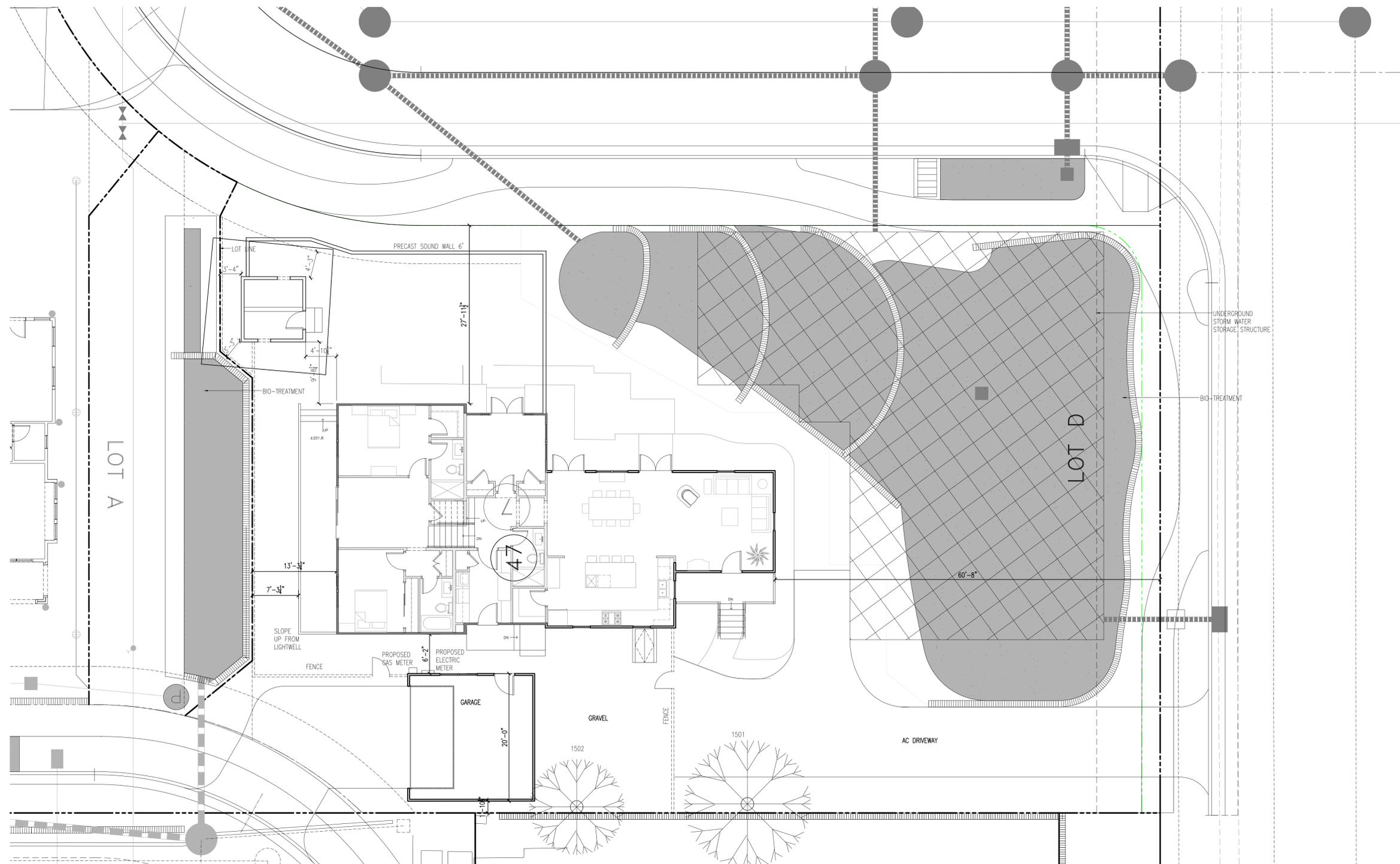
## REHABILITATION

THE RODRIGUES HOUSE WILL BE RESTORED AND PRESERVED ON A 0.19-ACRE PARCEL WITH MODERN AMENITIES.



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1 PROPOSED SITE PLAN

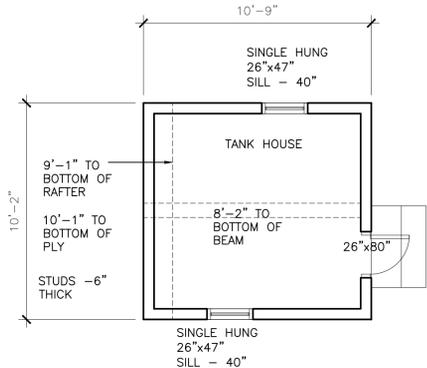
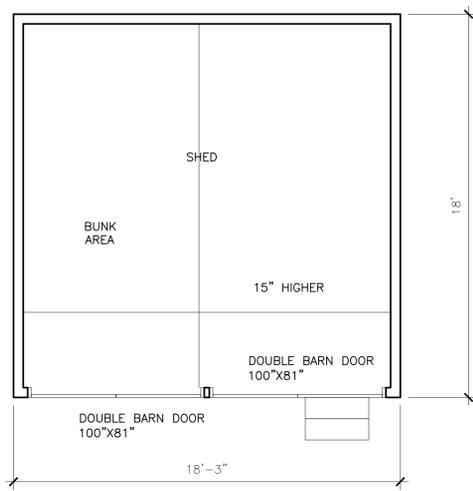
SCALE : 1/8"=1'-0"



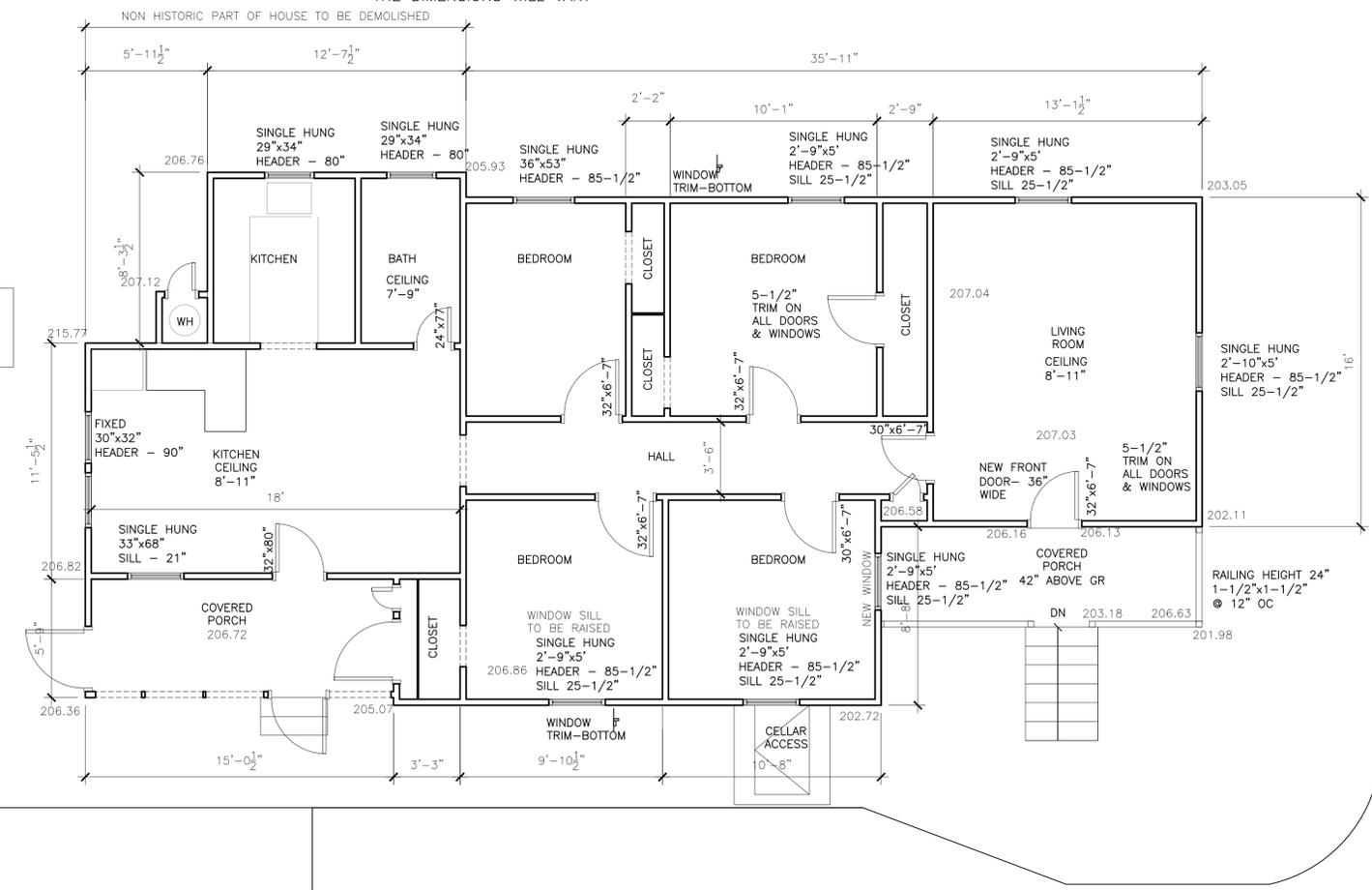
NOTE: SEE LANDSCAPE PLAN FOR PROPOSED LOT LAYOUT

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NOTE:  
DUE TO SEVERE SETTLEMENT AND OUT OF PLUMB WALLS,  
THE DIMENSIONS WILL VARY



1 EXISTING FLOOR PLAN

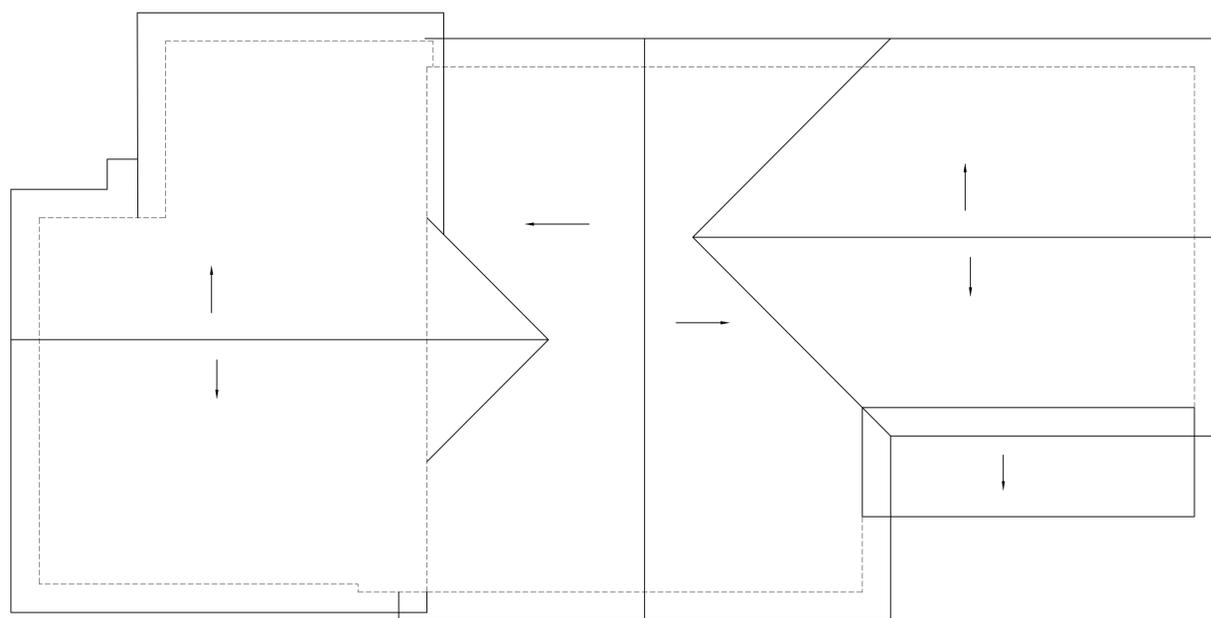
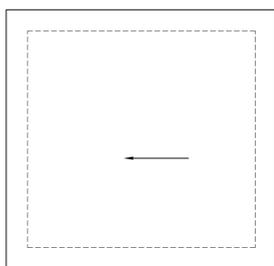
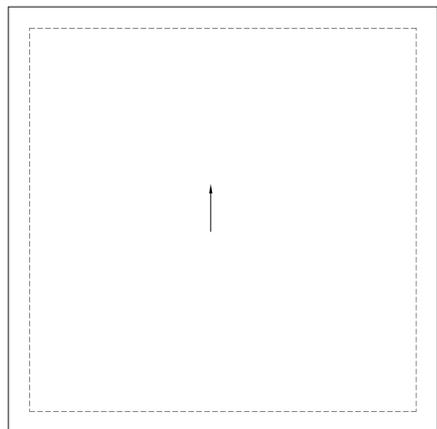
SCALE: 1/4"=1'-0"



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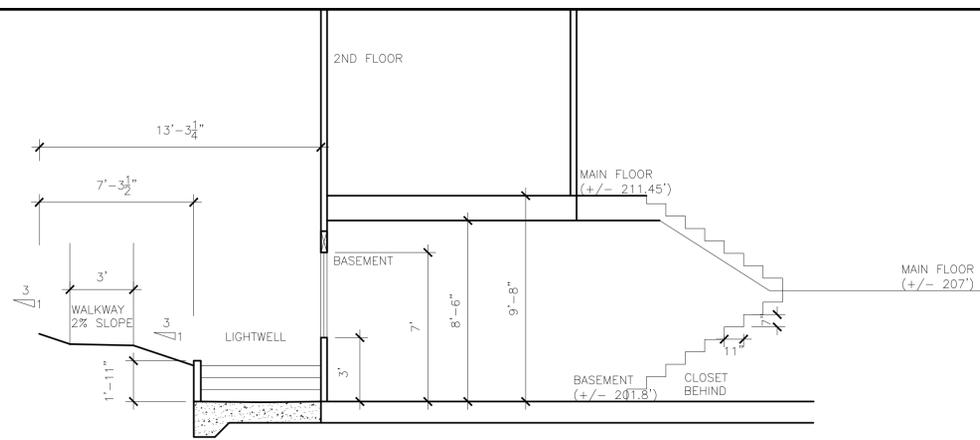
① EXISTING ROOF PLAN

SCALE: 1/4"=1'-0"



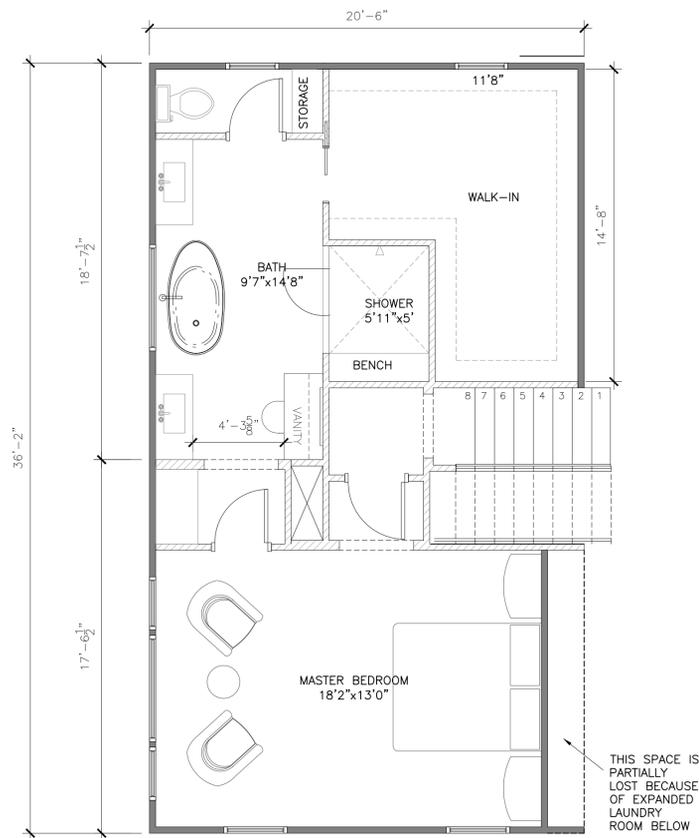
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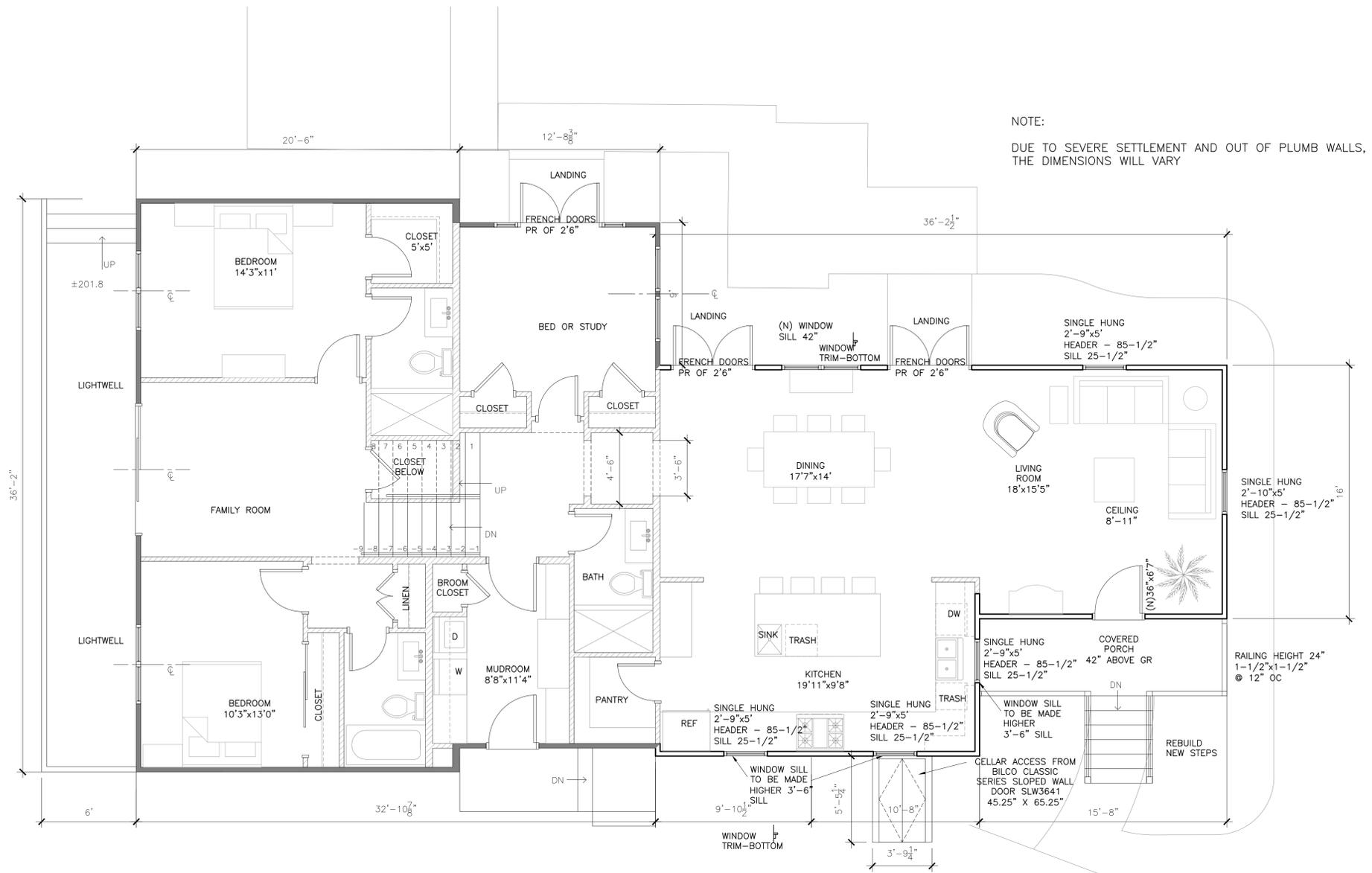


2 STAIR SECTION

SCALE: 1/4"=1'-0"



THIS SPACE IS PARTIALLY LOST BECAUSE OF EXPANDED LAUNDRY ROOM BELOW



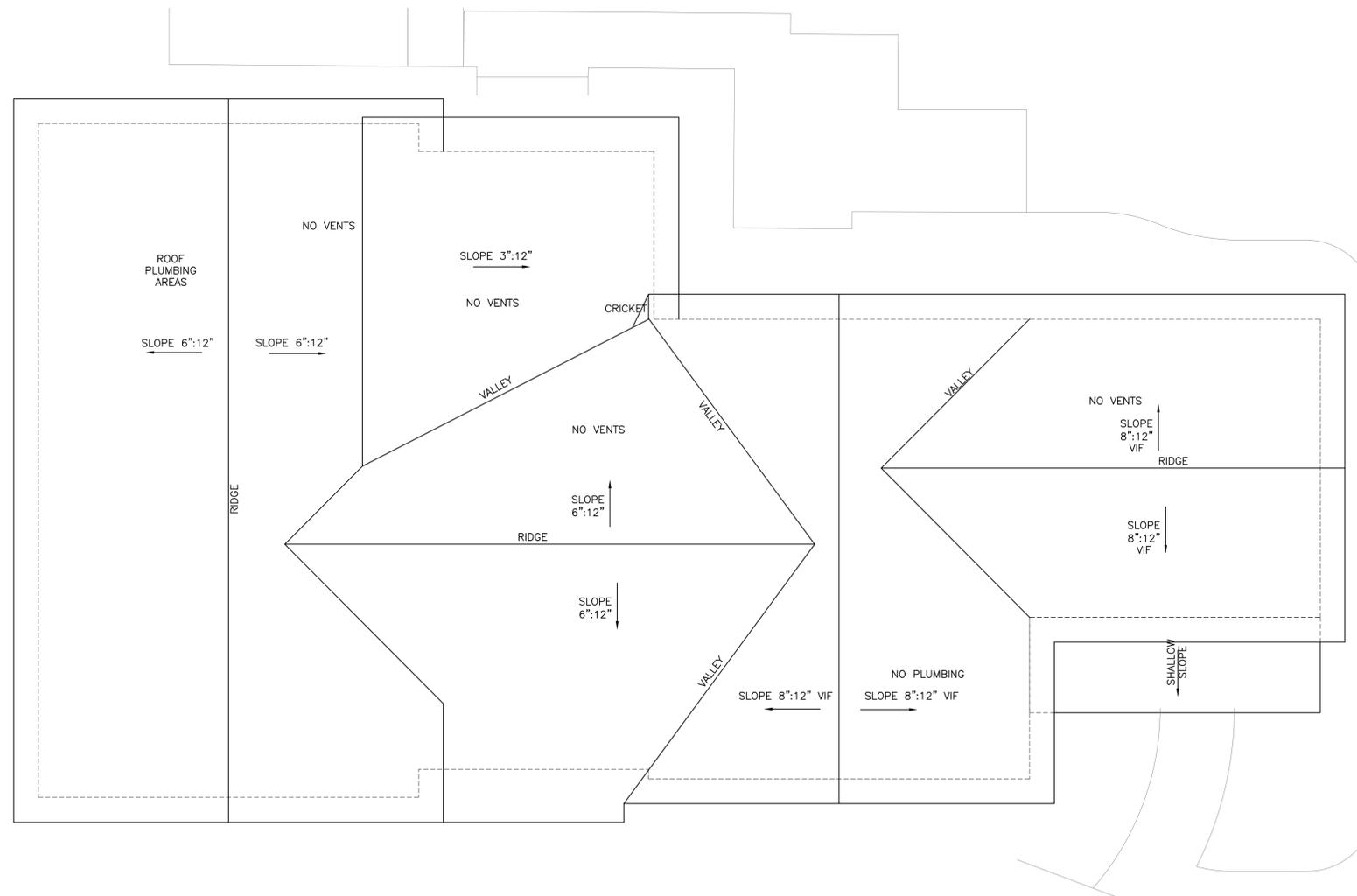
NOTE:  
DUE TO SEVERE SETTLEMENT AND OUT OF PLUMB WALLS, THE DIMENSIONS WILL VARY

1 PROPOSED FLOOR PLAN

SCALE: 1/4"=1'-0"

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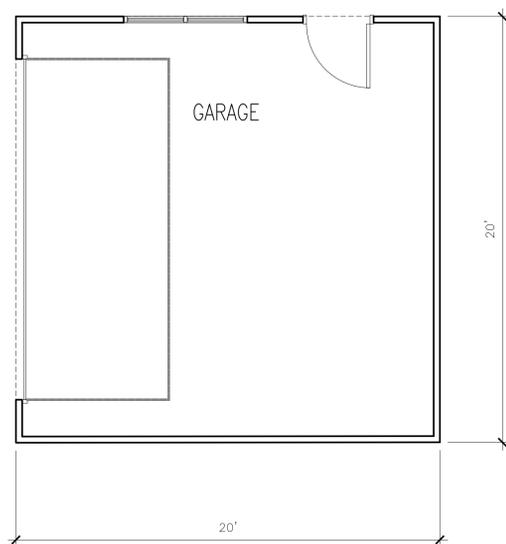


① PROPOSED ROOF PLAN SCALE: 1/4"=1'-0"

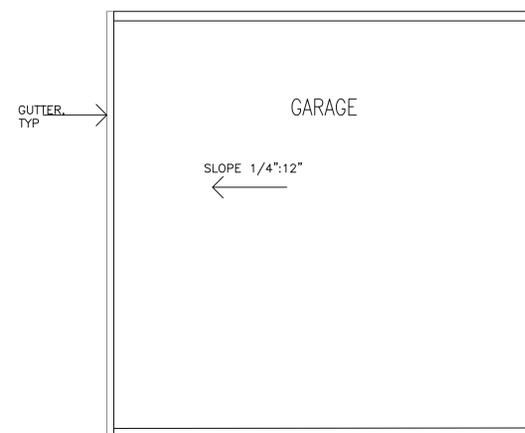


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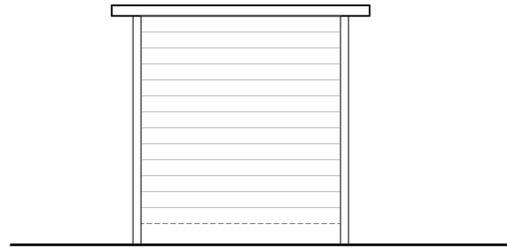
1 PROPOSED GARAGE PLAN SCALE: 1/4"=1'-0"



1 PROPOSED GARAGE ROOF PLAN SCALE: 1/4"=1'-0"

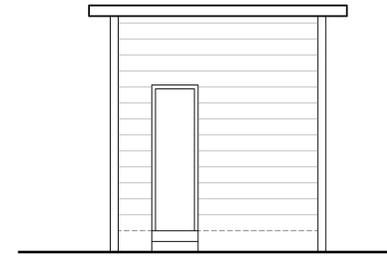
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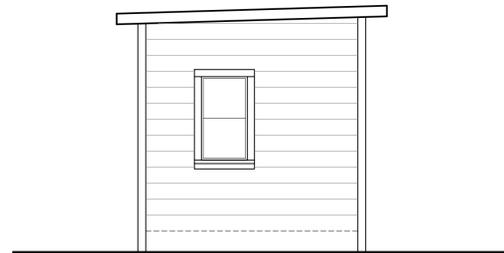
① EXISTING REAR ELEVATION  
WATER TANK

SCALE : 1/4"=1'-0"



③ EXISTING FRONT ELEVATION

SCALE : 1/4"=1'-0"



② EXISTING SIDE ELEVATION

SCALE : 1/4"=1'-0"

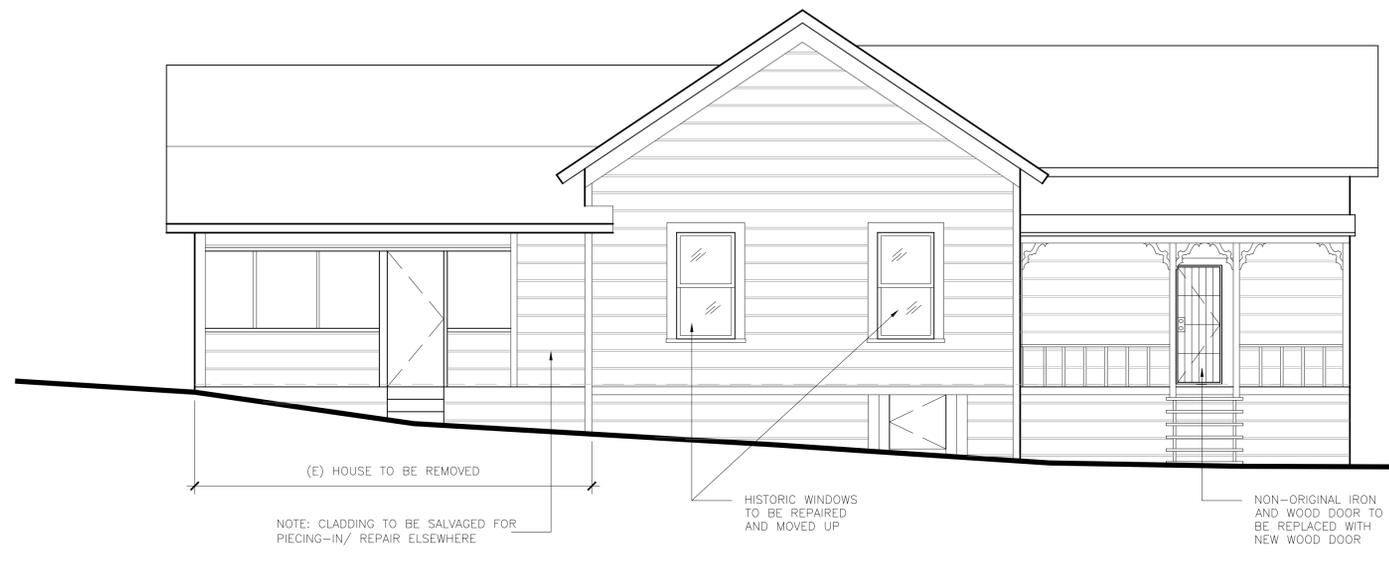
NOTE:

NO CHANGES ARE PROPOSED TO THE ELEVATIONS. PRESERVE EXISTING MATERIALS. REPLACE ONLY DRY ROTTED WOOD WITH LIKE MATERIAL AND FINISH.

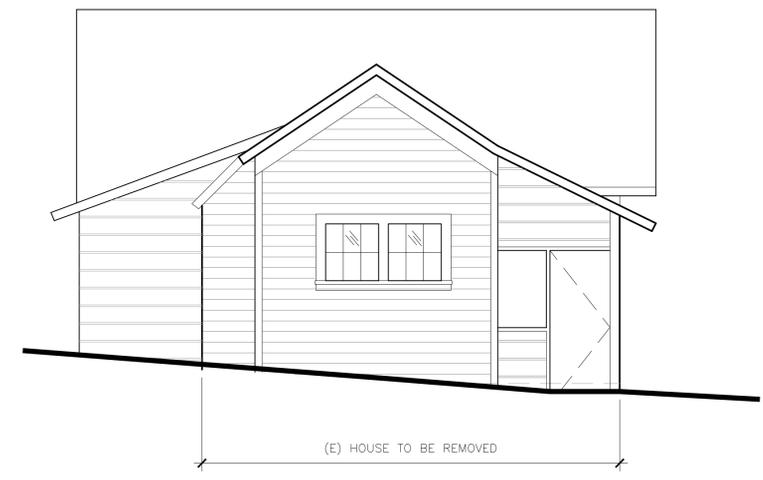
WOOD SASH WINDOWS AND WOOD DOORS TO BE RESTORED.

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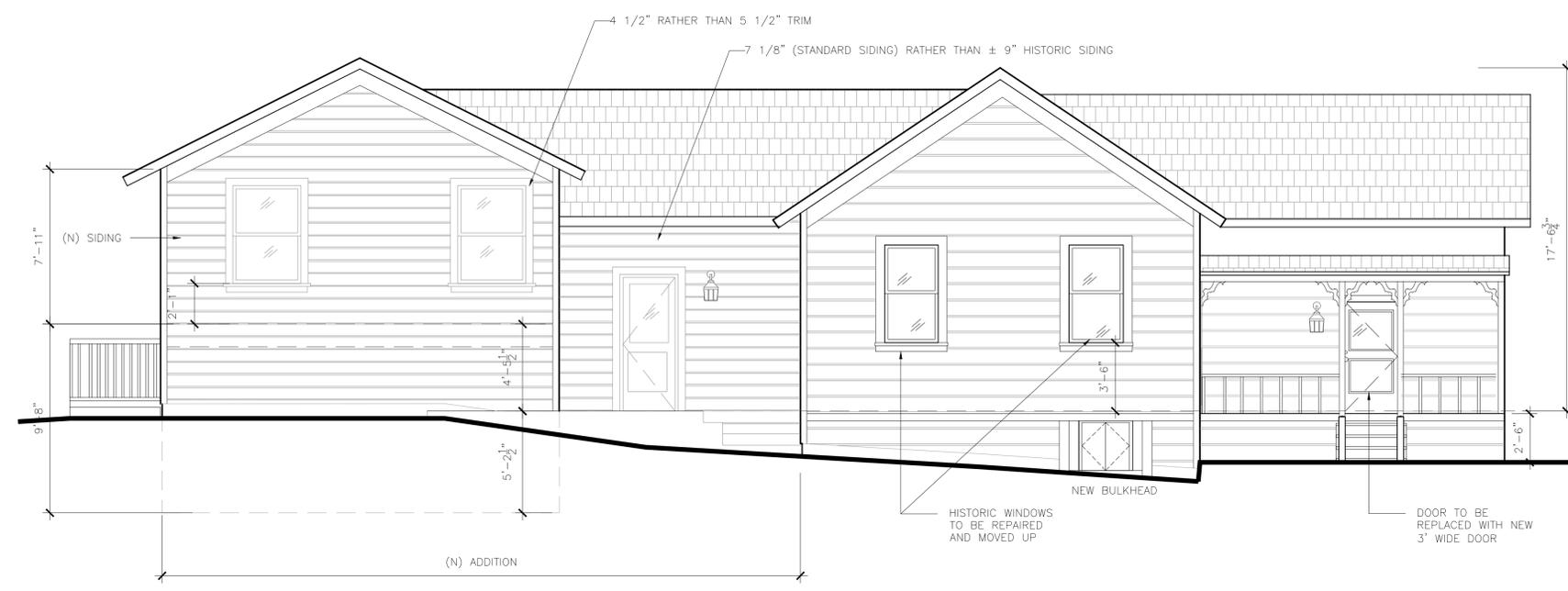
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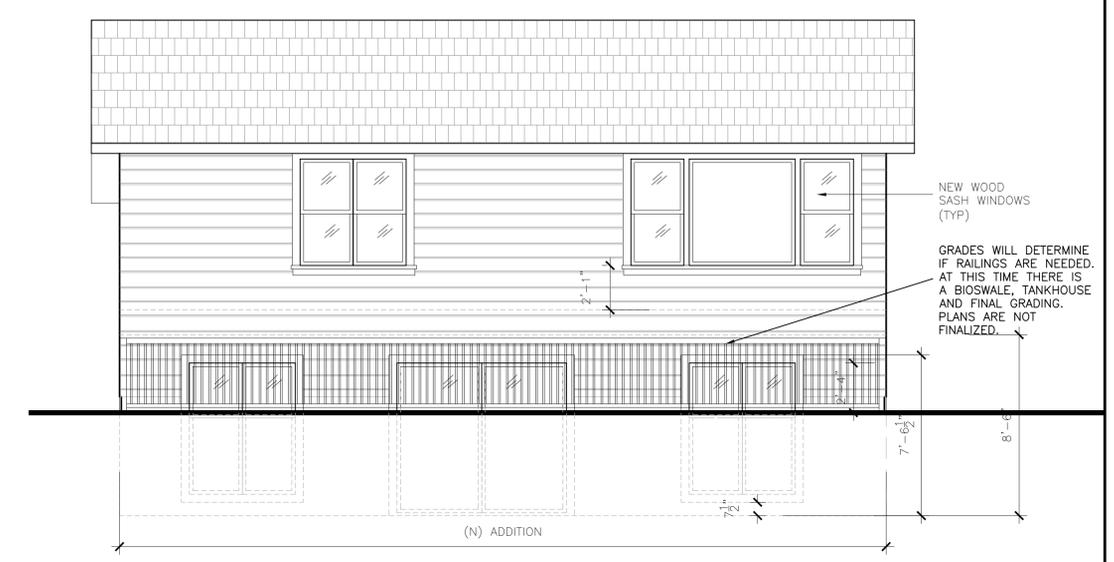
① EXISTING NORTH ELEVATION SCALE : 1/4"=1'-0"



③ EXISTING EAST ELEVATION SCALE : 1/4"=1'-0"



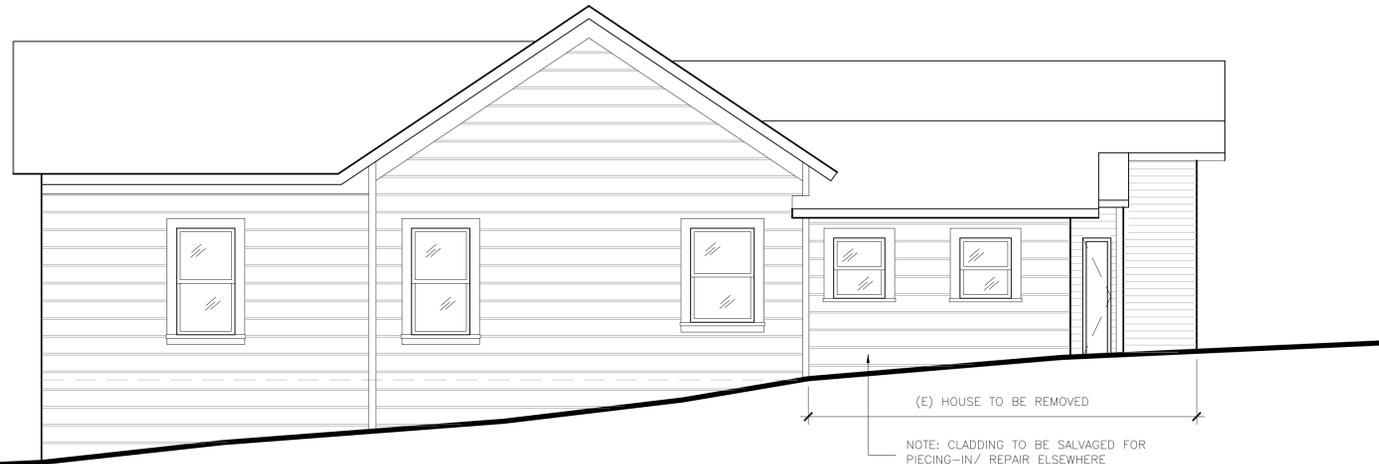
② PROPOSED NORTH ELEVATION SCALE : 1/4"=1'-0"



④ PROPOSED EAST ELEVATION SCALE : 1/4"=1'-0"

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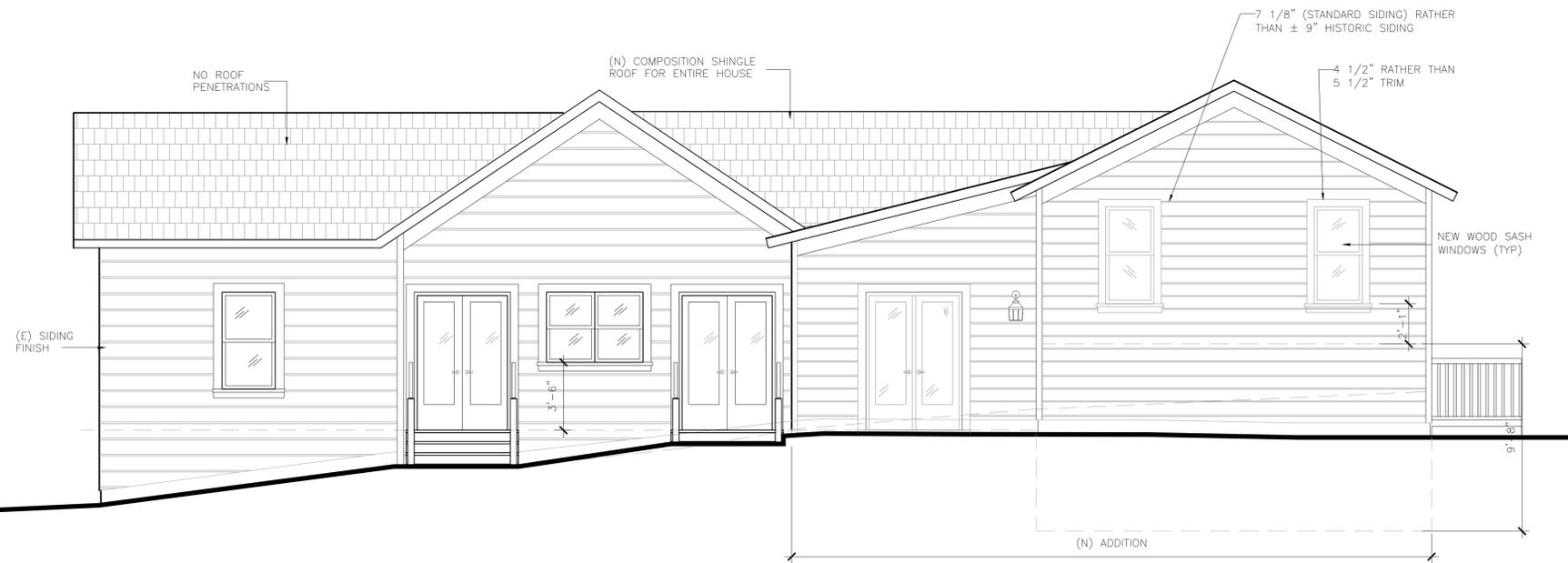
1 EXISTING SOUTH ELEVATION

SCALE : 1/4"=1'-0"



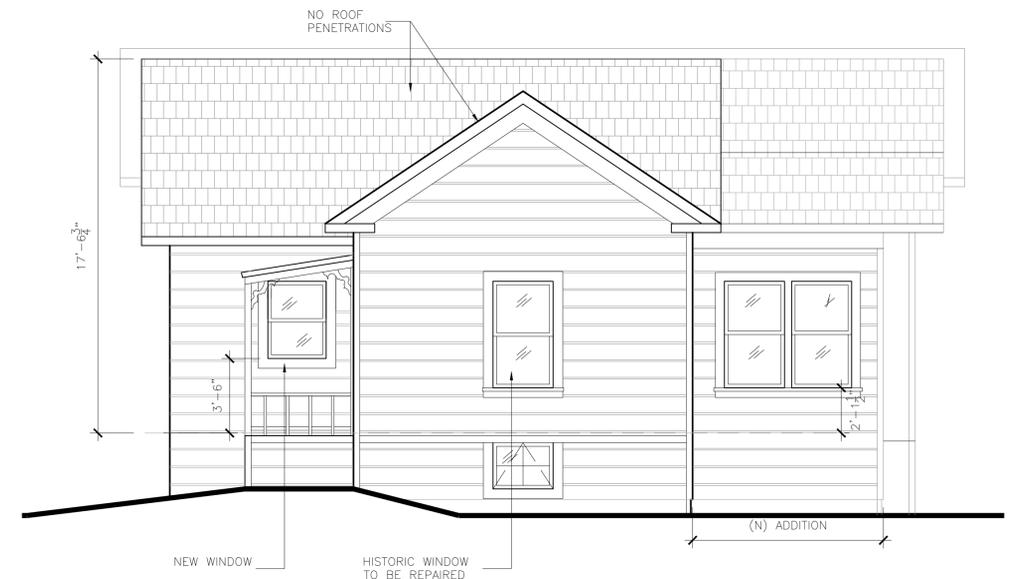
3 EXISTING WEST ELEVATION

SCALE : 1/4"=1'-0"



2 PROPOSED SOUTH ELEVATION

SCALE : 1/4"=1'-0"

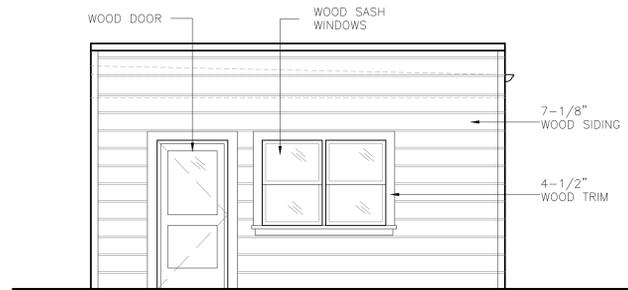


4 PROPOSED WEST ELEVATION

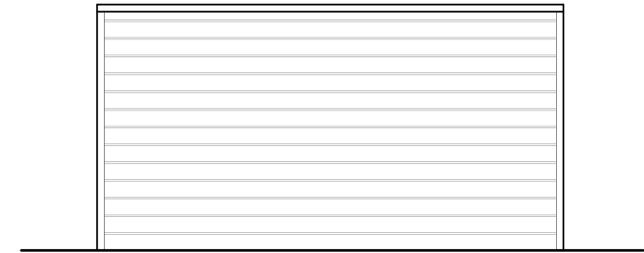
SCALE : 1/4"=1'-0"

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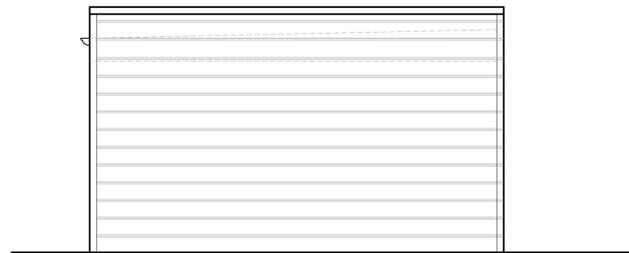
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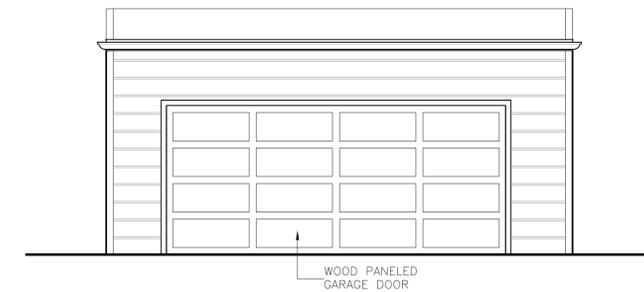
① PROPOSED SOUTH ELEVATION SCALE : 1/4"=1'-0"



③ PROPOSED WEST ELEVATION SCALE : 1/4"=1'-0"



② PROPOSED NORTH ELEVATION SCALE : 1/4"=1'-0"



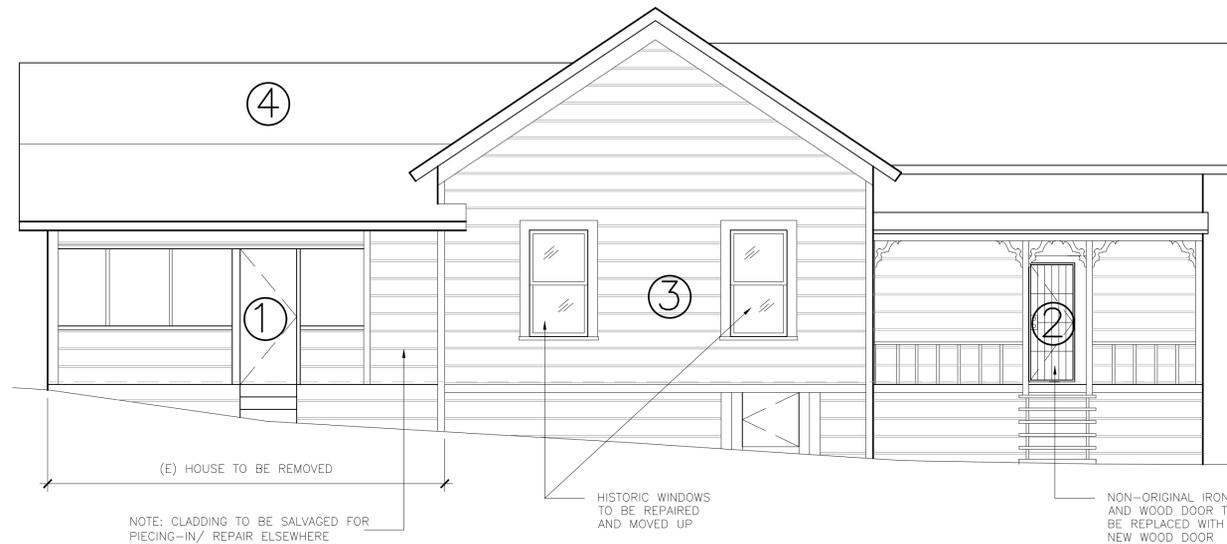
④ PROPOSED EAST ELEVATION SCALE : 1/4"=1'-0"

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1. ADDITION TO BE REMOVED

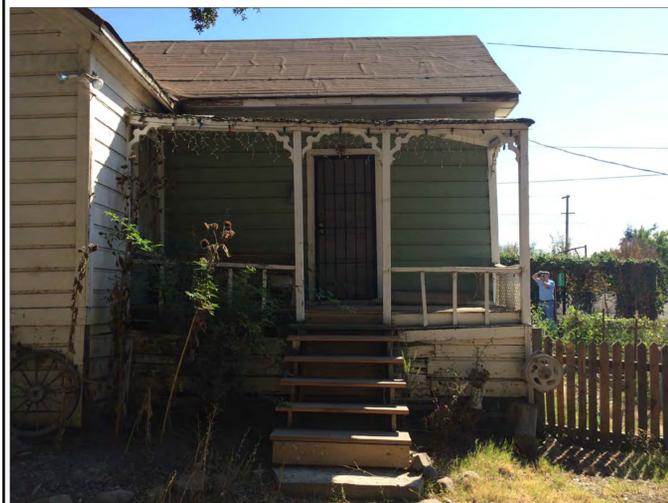


① EXISTING NORTH ELEVATION — MAIN HOUSE

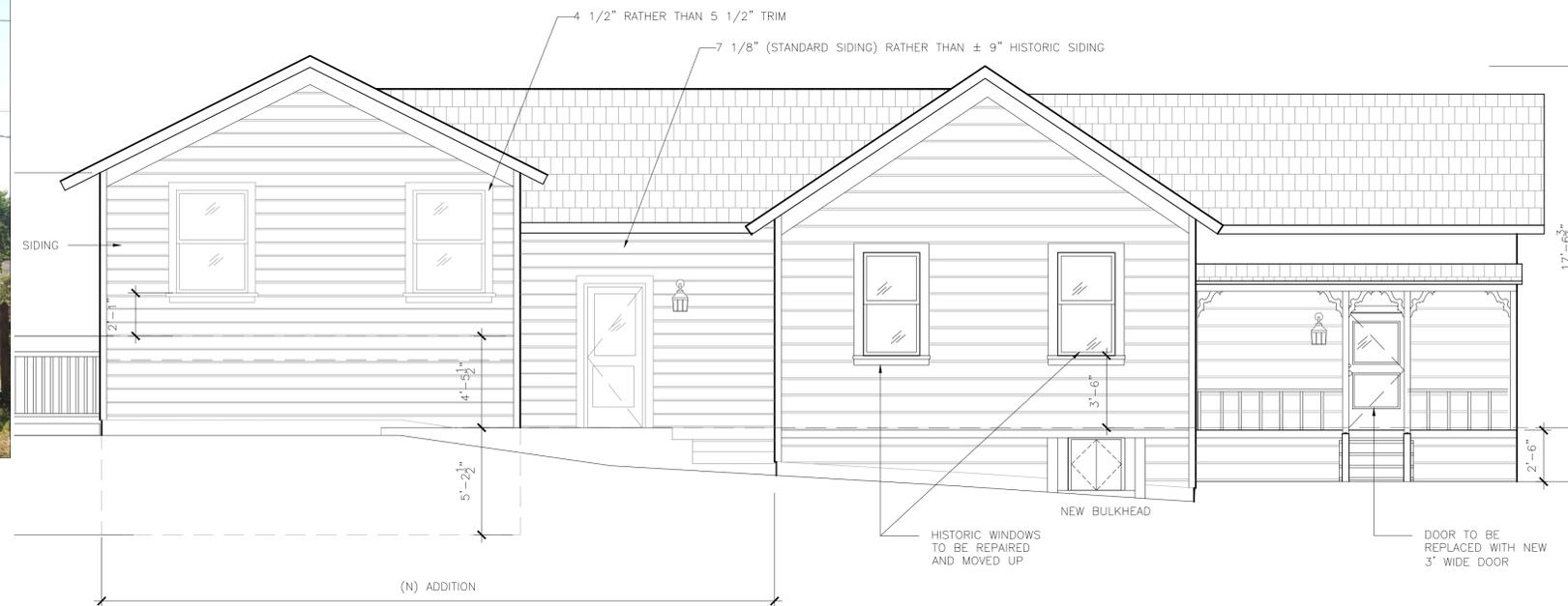
SCALE: 1/4"=1'-0"



3. DETERIORATING SIDING TO BE REPLACED AS NEEDED. PRESERVE EXISTING MATERIALS. REPLACE ONLY DRY ROTTED WOOD WITH LIKE MATERIAL AND FINISH



2. FRONT PORCH AND STEPS TO BE REPAIRED AND REPLACED AS NEEDED. STEPS ARE NON-HISTORIC NEW FRONT 3' WIDE DOOR IN (E) LOCATION



② PROPOSED NORTH ELEVATION — MAIN HOUSE

SCALE: 1/4"=1'-0"



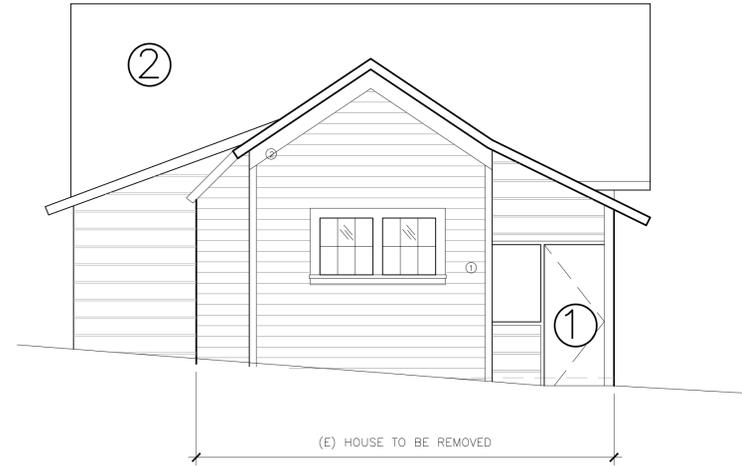
4. NON-HISTORIC ROOFING TO BE REPLACED

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1. ADDITION TO BE REMOVED

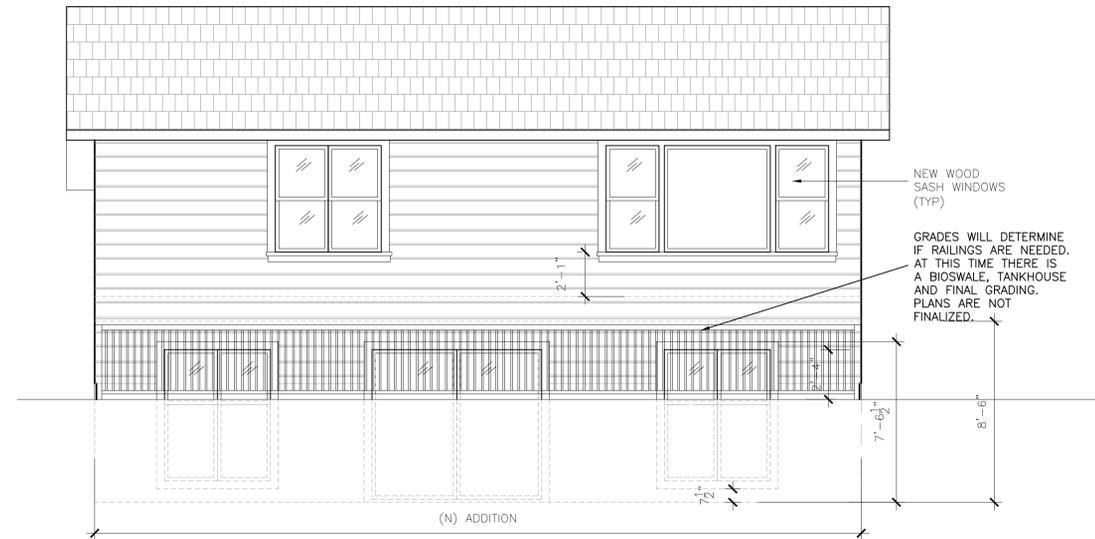


① EXISTING EAST ELEVATION – MAIN HOUSE

SCALE: 1/4"=1'-0"



2. NON-HISTORIC ROOFING TO BE REPLACED



② PROPOSED EAST ELEVATION – MAIN HOUSE

SCALE: 1/4"=1'-0"

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1. DETERIORATING SIDING TO BE REPAIRED AND REPLACED ONLY WHERE DRY ROT IS PRESENT



① EXISTING SOUTH ELEVATION – MAIN HOUSE

SCALE: 1/4"=1'-0"



3. NON-HISTORIC ELECTRICAL EQUIPMENT TO BE REMOVED



2. NON-HISTORIC ROOFING TO BE REPLACED



② PROPOSED SOUTH ELEVATION – MAIN HOUSE

SCALE: 1/4"=1'-0"



4. NON ORIGINAL WINDOW TO BE REMOVED

# Rodrigues House

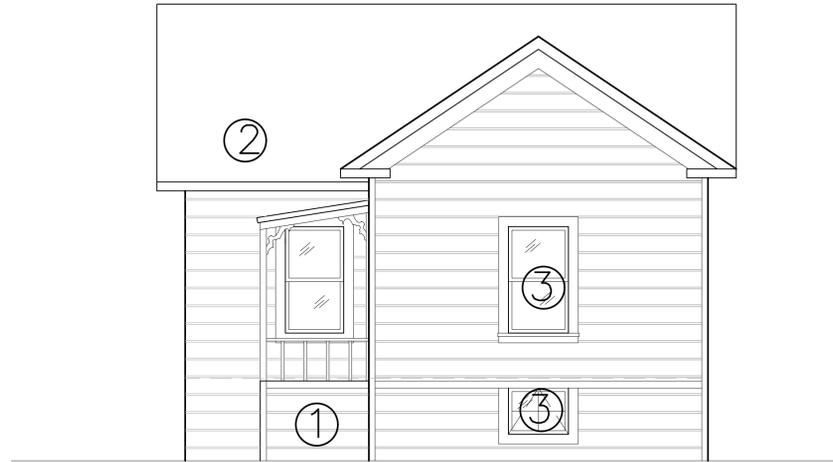
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1. DETERIORATING SIDING TO BE REPAIRED AND REPLACED AS NEEDED

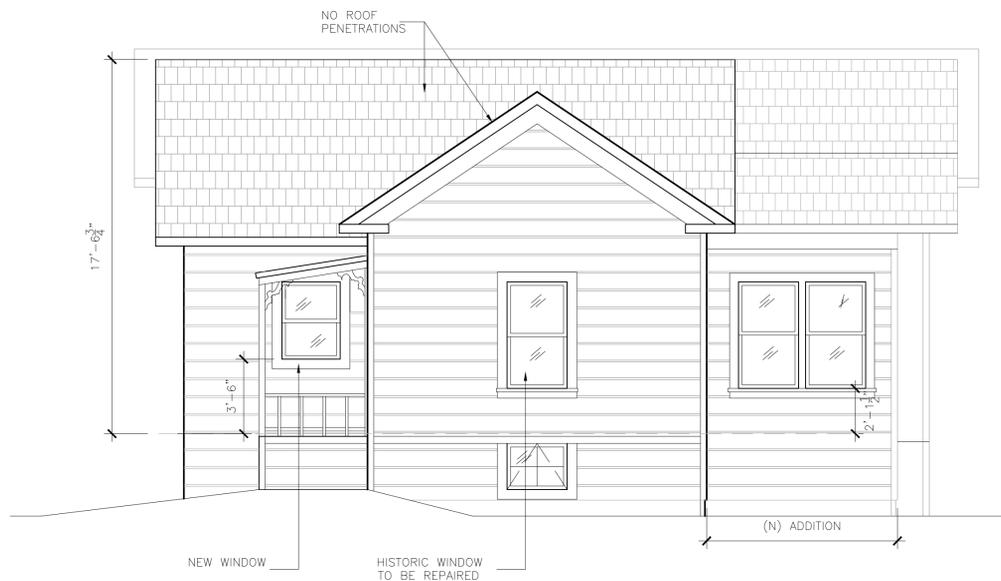


① EXISTING WEST ELEVATION – MAIN HOUSE

SCALE: 1/4"=1'-0"



2. NON-HISTORIC ROOFING TO BE REPLACED



② PROPOSED WEST ELEVATION – MAIN HOUSE

SCALE: 1/4"=1'-0"



3. HISTORIC WINDOWS TO BE REPAIRED AS NECESSARY

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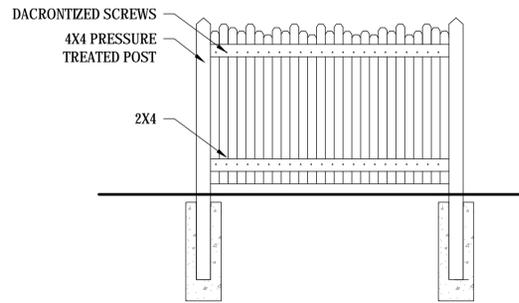
**Secretary's Standards Compliance Assessment**  
Rodrigues Property, 41948 Mission Boulevard, Fremont, California

**Appendix D: Landscape Plan**



Architectural  
Resources Group



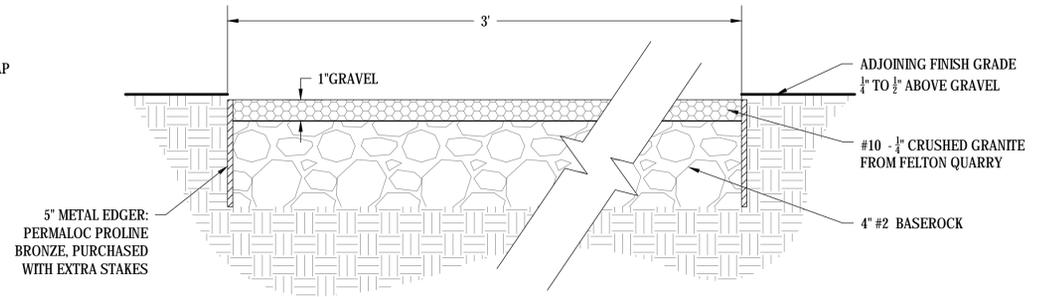


1 GRAPE STAKE SOLID FENCE  
SCALE: 1/2"=1'-0"



SIERRA CLASSIC SHIPLAP SOUNDWALL WITHOUT COLUMN CAPTOLS  
MODEL: CL-SHIP

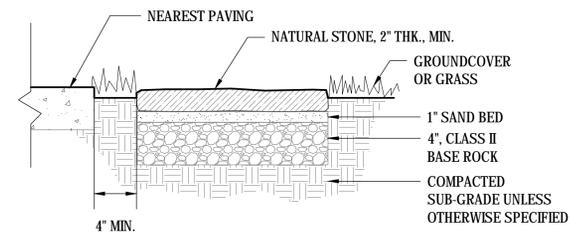
2 6' PRECAST WALL OLDCASTLE  
SCALE: NTS



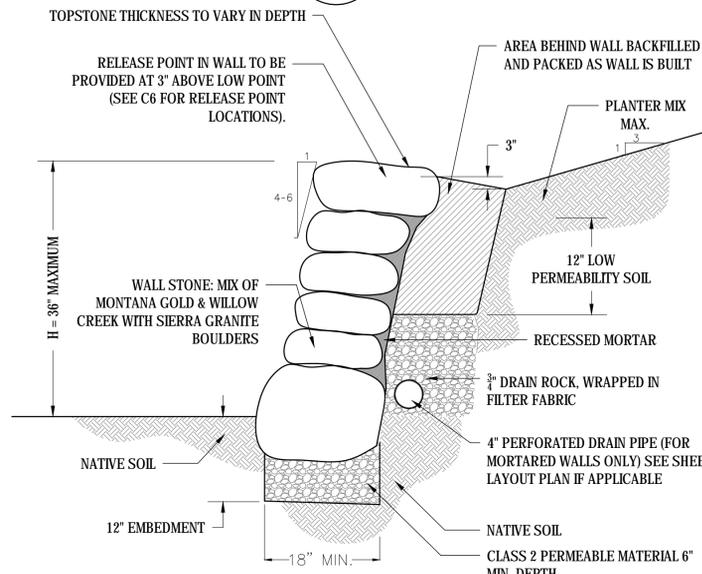
3 GRAVEL PATH  
SCALE: 3"=1'-0"



5 DRIVEWAY GATE OPTION 1 & 2  
SCALE: NTS



4 STEPPING STONE STONE ON SAND  
SCALE: 1-1/2"=1'-0"

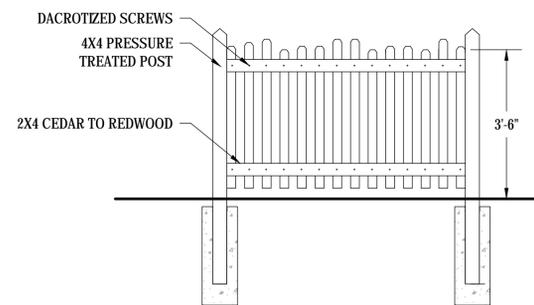
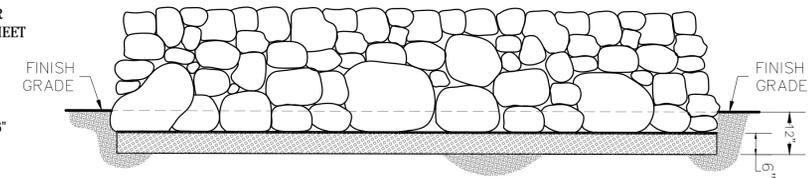


6 STONE WALL (FOR REQUIRED TERRACING OF BIOTREATMENT AREA) MORTARED  
SCALE: 1"=1'-0" SCALE: 1/2"=1'-0"

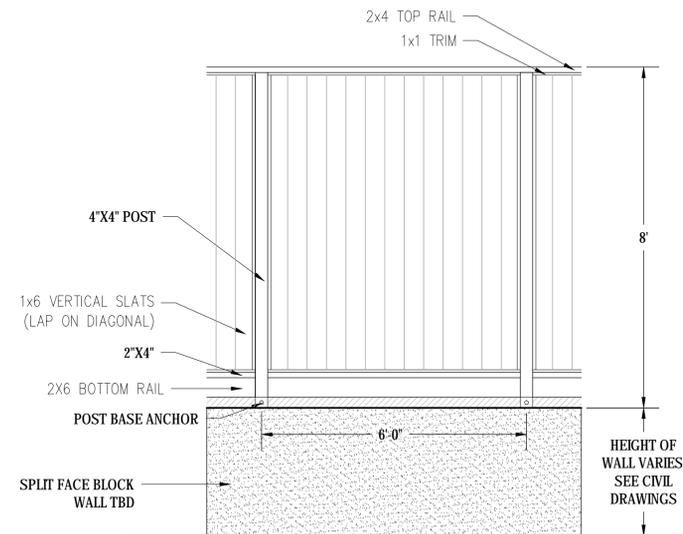
NOTES ON STONE WALLS

- WALL ROCK TO BE AN AVERAGE SIZE OF 12" UP TO WHEEL BARROW SIZE OR LARGER AT BASE. PREDOMNANCE OF ROCK AT BASE TO BE A MINIMUM OF 12" IN SIZE.
- BASE ROCKS TO BEAR ON COMPACTED CLASS 2 PERMEABLE MATERIAL.
- ROCK TO BEAR ON MINIMUM OF TWO ADJACENT ROCKS.
- ROCKS TO BEAR ON AT LEAST THREE CONTACT POINTS (TWO FRONT AND ONE REAR).
- CAP ROCK MIN. 12" IN ONE DIMENSION.
- CONSTRUCT DURING DRY SEASON.
- CONTRACTOR RESPONSIBLE FOR TEMPORARY EXCAVATION STABILITY.
- NO ROCKS SHALL COME LOOSE IN KICK TEST.
- MAXIMUM 36" WALL (30" WITHOUT MORTAR) WITH A MAXIMUM BACKSLOPE INCLINE OF 3:1. HIGHER WALLS OR STEEPER BACKSLOPE WILL REQUIRE LARGER STONES OR GEOSYNTHETICALLY REINFORCED BACKFILL TO BE DESIGNED BY GEOTECHNICAL ENGINEER.
- RELEASE POINT IN WALL TO BE PROVIDED AT 3" ABOVE LOW POINT.

THIS IS NOT AN ENGINEERED PLAN. THE UNIQUENESS OF MATERIALS AND NATURE OF A STRUCTURE OF THIS TYPE RENDER IT UNQUANTIFIABLE. THE INSTALLER MUST INTERPRET THE DETAILS AND SPECIFICATION AS MINIMUM REQUIREMENTS IN THE CONSTRUCTION OF EACH WALL FOR THE SITE SPECIFIC SITUATION.



7 GRAPE STAKE OPEN FENCE  
SCALE: 1/2"=1'-0"



8 GOOD NEIGHBOR FENCE ON TOP OF WALL  
SCALE: 1/2"=1'-0"

HOBBS  
FREMONT, CA

LANDSCAPE  
DETAILS

DESIGN

PO BOX 485  
BEN LOMOND, CA 95005  
(831) 336-3100

FOCUS

DESIGN FOCUS  
LANDSCAPE ARCHITECTURE  
& CONSTRUCTION



REVISED: 7/19/2017  
DESIGN BY: RJD  
DRAWN BY: CJ/BL  
SCALE: PER DETAIL

L2.1

**Appendix E: Hobbs Residential Project Plan**

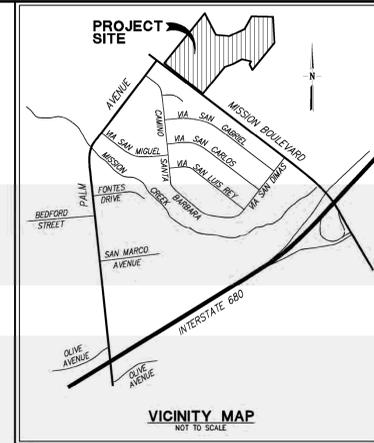


# PLANNED DISTRICT PRELIMINARY AND PRECISE TRACT 8330

## 41948, 42012, AND 42092 MISSION BOULEVARD

CITY OF FREMONT, ALAMEDA COUNTY, CALIFORNIA

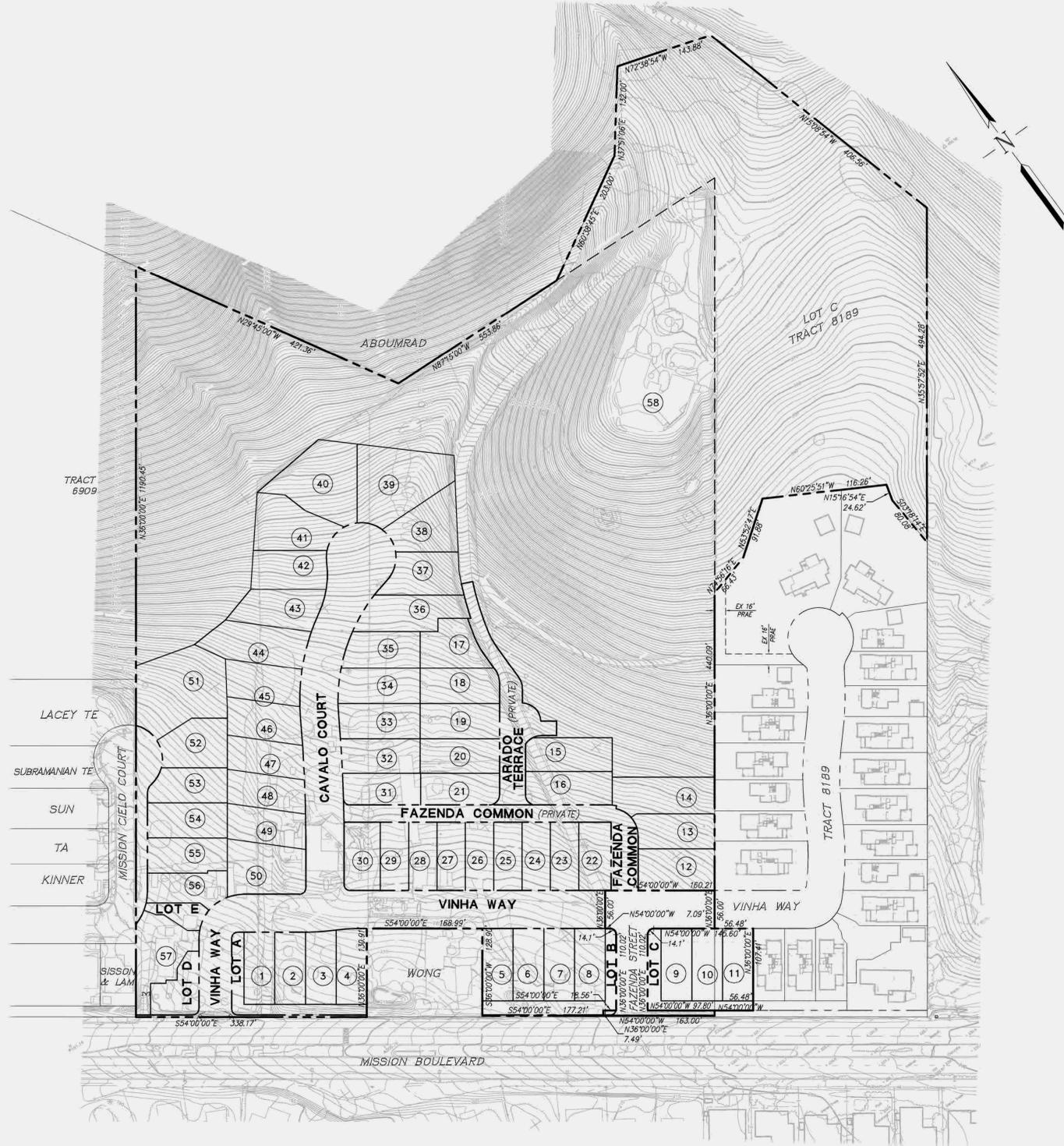
FOR: ROBSON HOMES



PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	CENTER LINE	---
---	EASEMENT LINE	---
---	STORM DRAIN	EX 12" SD
---	SANITARY SEWER	EX 8" SS
---	WATER	---
---	CURB & GUTTER	---
---	SIDEWALK	---
---	RETAINING WALL	---
---	STORM WATER INLET	---
---	FIELD INLET	---
---	DIRECTION OF FLOW	---
---	MANHOLE	---
---	FIRE HYDRANT	---
---	BLOW OFF	---
---	WATER VALVE	---
---	STREET LIGHT	---
---	FENCE	---
---	CONTOUR ELEVATIONS	---
---	SPOT ELEVATION	---

ABBREVIATIONS	DESCRIPTION
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BW	BOTTOM OF WALL
CL	CENTER LINE
ELEV	ELEVATION
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOW LINE
GE	GARAGE ELEVATION
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
LE	LANDSCAPE EASEMENT
LS	LANDSCAPE
MAE	MAINTENANCE ACCESS EASEMENT
P	PAD ELEVATION
PAE	PRIVATE ACCESS EASEMENT
PL	PROPERTY LINE
PPAE	PRIVATE PEDESTRIAN ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
RET	RETAINING
RW	RIGHT OF WAY
SWE	SIDEWALK EASEMENT
SWK	SIDEWALK
SDE	STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
TC	TOP OF CURB
TYP	TYPICAL
TW	TOP OF WALL
WLE	WATER LINE EASEMENT

GENERAL NOTES	DESCRIPTION
1. OWNER:	EDWINA HOBBS THROUGH MONTY HOBBS, ATTORNEY-IN-FACT 42092 MISSION BOULEVARD FREMONT, CA 94539
2. DEVELOPER:	ROBSON HOMES 2185 THE ALAMEDA, SUITE 180 SAN JOSE, CA 95126 (408) 345-1767 CONTACT: JAKE LAVIN
3. CIVIL ENGINEER:	RUGGERI-JENSEN-AZAR 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588 (925) 227-9100 CONTACT: ROGER FONG
4. ARCHITECT:	ANGELENO ASSOCIATES 147 E CITY PL DR SANTA ANA, CA (714) 285-1888 CONTACT: CHRISTINE LY
5. LANDSCAPE ARCHITECT:	DESIGN FOCUS P.O. BOX 485 BEN LOMOND, CA 95005 (831) 336-3100 CONTACT: REBECCA DYCE



LOCATION MAP  
SCALE: 1"=80'

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August 2, 2017

Michael Tregoning  
Robson Homes  
2185 The Alameda, Suite 150  
San Jose, CA 95126-

Re: Rodrigues Residence  
Site Visit Report  
GECG Job No. 64613-200

Dear Mr. Tregoning,

At your request, we conducted a site visit to Rodrigues House (one story single family house) located at 41948 Mission Blvd., Fremont, CA 94539 (Picture #1) with Mr. Tregoning on 07/27/17 to observe the existing structural condition and below are what we found:

1. Roof Framing : In genera, the roof framing seems to be in a good condition structurally. We did not notice any water intrusion into the attic area at the time of observation. Existing roof sheathing material is 1x6 spaced sheathing. Existing roof framing system is consisted of 2"x3.5" roof rafters with 2"x3.5" collar ties and 1"x5" diagonal braces @ 26" o.c. +/- (Picture #2) and they are structurally adequate for the assumed design roof loads. Ceiling joists are 2"x3.5" with spacing varied from 26" o.c. to 52" o.c. and which we recommend to add more ceiling joists to limit the spacing to be at 26" o.c. max. through out.

2. Raised Floor Framing: In genera, the raised floor framing seems to be in a fair condition structurally. The raised floor framing system is consisted of 2"x5.5" floor joists spaced at 26" o.c. +/- supported by 3.5"x4" floor beams supported by 4x4 posts. Most of the 4x4 posts are bearing on 2x sill plates which are directly sitting directly on dirt without any concrete foundation (Picture #3). We recommend that the properly designed concrete foundation to be added to support the raised floor framing system.

The surface of raised floor system observed from inside the house seems to be uneven, sloped and crooked throughout the entire house. It is our recommendation to remove the existing floor finish material, floor sheathing and replace them with new ones with even and level surface. There may be some structural fix needed in the raised floor framing system to make the floor surface level again.

3. Front porch: In general the front porch seems to be in very bad condition from both safety and structural stand points (Pictures #4 and #5).

We recommend to demolish the front porch area and to re-build it with the same raised floor

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Newport Beach, CA  
92660

www.gouvisgroup.com Palm Springs, CA Pleasanton, CA Ho Chi Minh City, Vietnam



August 2, 2017

Re: Rodrigues Residence  
Site Visit Report  
GECG Job No. 64613-200

framing and roof systems to match the original on new properly designed concrete foundation.

4. Anchor Bolts and Footings: During the time of the site visit, we could not find any anchor bolts nor any concrete footings. There are concrete low retaining walls around the small basement area where we went down to do the observation. There are some bearing posts sitting on these low retaining walls without any hardware connection (Picture #7). There are also some concrete piers supporting the bearing posts but without any hardware connection and proper installation (Picture #8).

We recommend that the properly designed concrete foundation to be added to support the entire house. Lateral resisting system (shear walls) also to be added along with the proper shear transfer connection to transfer lateral forces from the roof diaphragms to shear walls to floor diaphragms and to new concrete foundation.

If you have any questions please do not hesitate to contact this office.

Sincerely,  
GOUVIS ENGINEERING CONSULTING GROUP, INC.



D.K. Eosakul, S.E.  
Director, Commercial Division

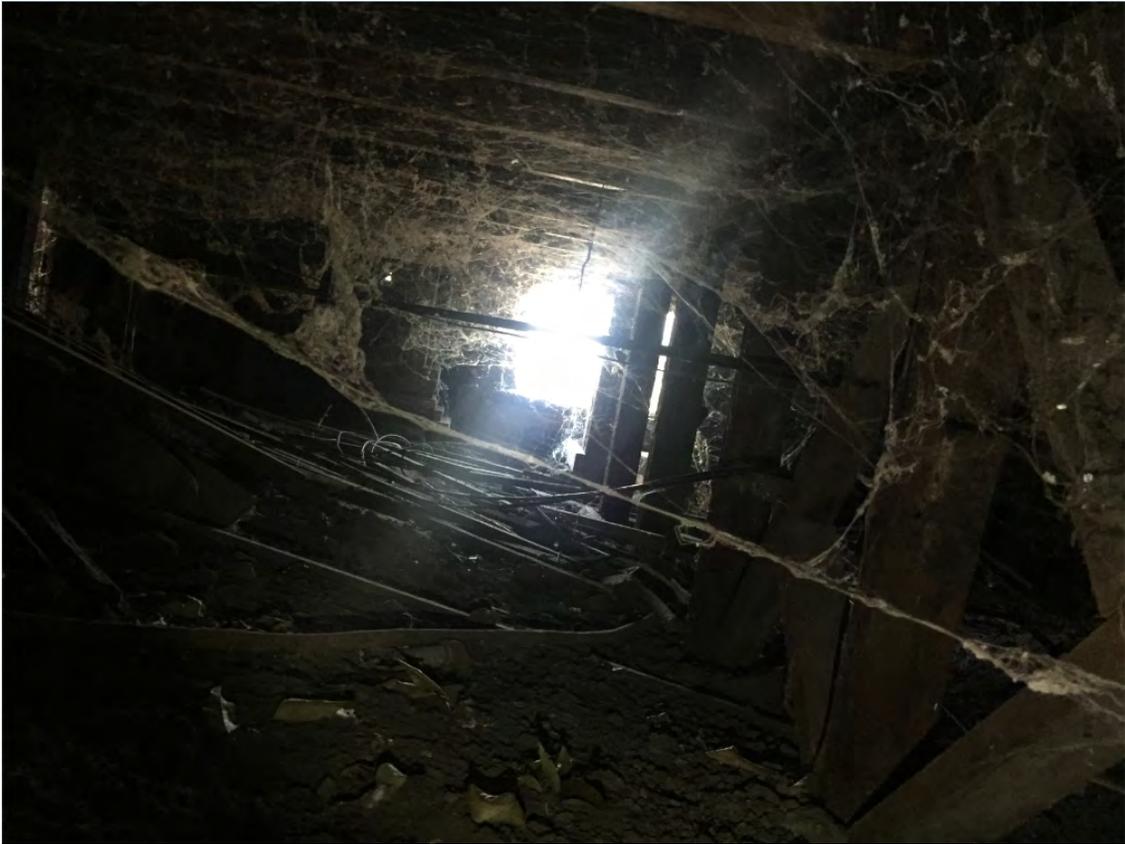




Picture #1



Picture #2



Picture #3



Picture #4



Picture #5



Picture #6



Picture #7



Picture #8

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