

RODRIGUES FARMHOUSE PROPERTY  
41948 MISSION BOULEVARD  
PROPOSED PROJECT IMPACT ANALYSIS  
FREMONT, CA  
[17267]  
PREPARED FOR:  
CITY OF FREMONT



**PAGE & TURNBULL**

imagining change in historic environments through design, research, and technology

MARCH 23, 2018

**FINAL**



## TABLE OF CONTENTS

<b>I. INTRODUCTION.....</b>	<b>1</b>
SUMMARY OF DETERMINATION .....	1
METHODOLOGY .....	1
<b>II. SIGNIFICANCE AND CHARACTER-DEFINING FEATURES.....</b>	<b>2</b>
SIGNIFICANCE .....	2
CHARACTER-DEFINING FEATURES.....	3
<b>III. PROPOSED PROJECT ANALYSIS.....</b>	<b>6</b>
PROPOSED PROJECT DESCRIPTION .....	6
CALIFORNIA ENVIRONMENTAL QUALITY ACT .....	8
STATUS OF EXISTING PROPERTY AS A HISTORICAL RESOURCE .....	9
SECRETARY OF THE INTERIOR'S STANDARDS .....	10
STANDARDS FOR REHABILITATION ANALYSIS.....	11
ANALYSIS OF PROJECT-SPECIFIC IMPACTS UNDER CEQA .....	14
SUGGESTED MITIGATION MEASURES.....	15
<b>IV. CONCLUSION.....</b>	<b>18</b>
<b>V. REFERENCES CITED .....</b>	<b>19</b>
<b>APPENDIX A.....</b>	<b>20</b>
<b>APPENDIX B.....</b>	<b>21</b>

## I. INTRODUCTION

This Project Analysis has been prepared at the request of the City of Fremont Planning Department for proposed alterations to 41948 Mission Boulevard in Fremont, California. Constructed in 1896, the one-story, single-family residence at 41948 Mission Boulevard is also known as the Rodrigues Farmhouse. The site also includes ancillary structures such as a tankhouse and pump-house-over-well. Architectural Historian Michael Corbett evaluated the property in 2015 and found the property 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. Therefore, 41948 Mission Boulevard is considered a historic resource under the California Environmental Quality Act (CEQA).

Robson Homes proposes to rehabilitate the farmhouse and construct a rear addition, move and rehabilitate the tankhouse, and remove the pumphouse-over-well.<sup>1</sup> A new detached garage will be constructed to the north. 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 8,389-square-foot parcel within the larger development, which is known as the Hobbs Residential Project. The City of Fremont requires that all proposed work to eligible historic properties be evaluated for potential substantial adverse impacts as defined by CEQA, which may threaten the continued significance of the resource.

## SUMMARY OF DETERMINATION

The proposed project was evaluated using the *Secretary of the Interior's Standards for Rehabilitation* (the Standards). It was determined that the proposed project does not to comply with all of the Standards. As designed, the proposed project would affect the eligibility of the property for listing in the California Register, and therefore, would have an impact under CEQA. Implementation of mitigation measures outlined in this report would lessen impacts of the proposed project on the Rodrigues Farmhouse property at 41948 Mission Boulevard to such a degree that the resource would still be able to convey the historic significance that justifies its eligibility for listing in the California Register. Thus, the overall impact on the Rodrigues Farmhouse property would be less than significant with mitigation.

## METHODOLOGY

This report includes a summary of the property's current historic status, its significance, a list of character-defining features that enable the property to convey its historic significance, and photographs taken of the property during a site visit 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. Based on the finding of historic significance, the proposed project was evaluated using the Standards. Unless otherwise noted, all photographs were taken by Page & Turnbull on December 15, 2017.

---

<sup>1</sup> A shed and storage building on the site, which had been documented as a character-defining feature of the historic property in Michael Corbett's DPR forms (2015), was demolished in 2017. Non-historic structures on the site were also demolished, including corrals and wood rail fences.

## II. SIGNIFICANCE AND CHARACTER-DEFINING FEATURES

The Rodrigues Farmhouse at 41948 Mission Boulevard sits on a 5.06-acre parcel that is located on the northeast side of Mission Boulevard, between Mission Cielo Avenue to the north and Fazenda Street to the south (**Figure 1**). The one-story residence features a rectilinear plan and was originally constructed in 1896. The historic property also includes a tankhouse and a pumphouse-over-well that are clustered in a “house yard.” A shed-and-storage building at the rear of the yard has been demolished.

The farmhouse is situated at an approximately 45 degree angle from the cardinal directions, but for clarity in this report the facades will be described as the following: the southwest (primary) facade will be referred to as the west façade, the southeast façade will be referred to as the south façade, the northeast (rear) façade will be referred to as the east façade, and the northwest façade will be referred to as the north façade.



Figure 1. Rodrigues Farmhouse property, 41948 Mission Boulevard, showing north and west facades.

### SIGNIFICANCE

Through prior historic resource evaluation in 2002, the Rodrigues Farmhouse property at 41948 Mission Boulevard was found eligible for listing in the National Register and the 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

<sup>2</sup> 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

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 2015 DPR forms are included in **Appendix A**.

### CHARACTER-DEFINING FEATURES

For a property to be eligible for national, state, or local designation under one of the significance criteria, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. To be eligible, a property must clearly contain enough of those characteristics, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

Character-defining features were identified in the 2015 DPR forms by Michael Corbett and 2017 Secretary’s Standards Compliance Assessment by Architectural Resources Group, and have not been reevaluated for the purposes of this analysis. Interior character-defining features are not considered under the purview of CEQA for residential reuse structures.

According to the 2015 DPR forms, the period of significance for 41948 Mission Boulevard was determined to be 1896-1952. The evaluation includes a list of the character-defining features for the building. Generally, significance for architecture is supported by the retention of features that relate to design, materials, and workmanship, and significance for association with events or persons is supported by the retention of features that relate to location, setting, feeling, and association.

Based on Michael Corbett’s DPR forms and excerpted from ARG’s Assessment, the character-defining features of 41948 Mission Boulevard include:

#### 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 [now demolished]

#### Farmhouse

---

2015, page 22 via Woodruff and Minor, Basin Research Associates, DPR 523 Forms for Rodrigues Farmhouse, 2002.

<sup>3</sup> Ibid.

<sup>4</sup> Ibid.

- 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

#### Driveway

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



Figure 2. South façade.



Figure 3. Rear (east) façade, showing enclosed back porch.



Figure 4. Front porch on the north façade.



Figure 5. Pumphouse-over-well at the rear of the farmhouse.



Figure 6. South façade of tankhouse, which is covered with ivy.

### III. PROPOSED PROJECT ANALYSIS

This section analyzes the project-specific impacts of the proposed project at 41948 Mission Boulevard on the environment, as required by the California Environmental Quality Act (CEQA). The following sections describe the proposed project, assess its compliance with the *Secretary of the Interior's Standards for Rehabilitation*, and identify potential impacts.

#### PROPOSED PROJECT DESCRIPTION

This proposed project description was provided by Robson Homes on February 14, 2018, and accompanies a set of Conceptual Design drawings submitted to the City of Fremont's Planning Department and dated February 12, 2018. Page & Turnbull has added to the description for clarity.

##### Overall Description of Project

The project entails rehabilitating the existing Rodrigues Farmhouse in its current location, making a rear addition of approximately 1,551 square feet, and relocating the existing tankhouse to the rear of the additions in its current relationship to the farmhouse. A simple detached two-car garage is proposed next to the new addition. Through subtle but discrete differences such as roof pitch, siding width and trim details, the addition has been designed to complement but remain distinct from the farmhouse. The narrow rectilinear character of the historic farmhouse will continue to read prominently. The tankhouse will be renovated to serve as a work shed. Two mature oak trees are being preserved along the driveway. The other outbuildings on the property are being demolished. Due to its degraded condition, the farmhouse will need to be restored where possible. If not possible, like materials and details will be used to preserve the historic integrity. The home also lacks modern construction best practices, such as waterproofing and structural design integrity which jeopardizes its long-term integrity. The restoration of the farmhouse will include implementation of modern construction practices where possible while preserving the historic integrity.

The farmhouse 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 farmhouse will sit on an 8,389 square-foot lot and will be adjacent to two common open-space parcels totaling another 6,657 square feet, which will set the farmhouse apart from the new production homes. In addition, the farmhouse retains its separate circulation element (i.e. asphalt driveway) from Mission Boulevard, and the new street Vinha Way further sets the farmhouse apart from the new community. The closest new production home to the side of the farmhouse is over 100 feet away, and the separation of the rear addition to the next closest new home behind it is 45 feet. This site design, coupled with the removal of the manmade slope bank at the front of the lot, allows the farmhouse to attain its deserved prominence on Mission Boulevard.

##### Scope of Farmhouse Rehabilitation

###### Foundation/Floor Framing

The existing farmhouse currently sits on a partial low concrete wall and piers without concrete footings. There is also no evidence of anchor bolts or hardware connections to the retaining wall or concrete piers. The floor is not level. The farmhouse will be raised in place and a new concrete foundation will be designed and constructed to support the farmhouse. Lateral resisting systems (shear wall) will be added along with the proper shear transfer connection to the new concrete foundation. Floor sheathing will be removed and replaced. The floor will be made level.

### Roof/Eaves

The existing roof is in poor condition and will need to be completely removed and replaced. The historic roof layer, beneath the added layers of bitumen roll roofing, consists of wood shingles, however the farmhouse is located in a Wildland Urban Interface (WUI) area and wood shingle roofs are not allowed. The wood shingles will be replaced with a new colored architectural composition shingle roof. The eaves appear to be in poor condition, so they will be repaired or replaced as required. New material will match the existing.

### Gutters/Fascia Board

The fascia board will be repaired when possible or replaced if conditions warrant. The historic fascia appears to be damaged in several locations. If the fascia board needs replacement, new materials will match the existing. Repair work will be a combination of stripping, sanding, priming, and repainting depending on the condition of the fascia board. Gutters are historic (material is redwood) and in poor condition. Gutters and downspouts will be replaced with metal that will match the historic profile.

### Siding

The siding on the farmhouse ranges from good to poor condition. The siding below the water table is in poor condition and requires replacement. The replacement boards will match the size and shape of the historic boards. The boards above the water table are generally good and will be reused when possible. Repair work will be a combination of stripping, sanding, priming, and repainting depending on the condition of the siding.

All siding will be removed from the farmhouse as part of the rehabilitation. As constructed, the walls are not waterproof. A waterproof layer will be added to the exterior walls prior to reapplying the historic siding. In addition, shear walls will also be added per structural engineering and design.

### Trim

Window trim, door trim, and other trim will be repaired when possible or replaced if conditions warrant. In the case of replacement, new material will match existing. Repair work will be a combination of stripping old paint, sanding, priming, and repainting depending on the condition of the trim work.

### Windows

Original windows throughout the farmhouse have been replaced or modified and are in poor condition. New wood sash windows will be installed in existing openings except where openings are modified per the plan. The new windows will match the existing window profile and muntin and casing pattern.

### Porch

The front and rear porches are in poor condition. The front porch will be rebuilt to match the existing. The door will be replaced with a new 3-foot wide door. The scrollwork (jigsaw) brackets will be removed, reconditioned, and reused based on conditions. The railing and posts will be removed, dimensioned, and replicated. New stair treads and stringers will be installed. The rear porch will be demolished due to the new rear addition.

### Addition

The rear portion 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. The new addition will be one story in height with a daylight basement. It will not extend above the existing roofline and will extend nine feet beyond the existing width of the house. The width of the new horizontal wood siding will be narrower (7 1/8 inch

compared to the approximately 9-inch width of the wood siding on the historic portion of the house) 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, single-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.<sup>5</sup>

### Tankhouse

The tankhouse will be rehabilitated as an office studio and relocated approximately 20 feet to the south. It will remain to the rear of the farmhouse and maintain its current orientation. Materials will be retained and restored as much as possible, or replaced in kind if the level of deterioration requires it.

### Well and Pumphouse-over-Well

The well will be filled in with concrete. Per direction from Planning Department staff, the brick lining the inside of the well will be demolished from the top five feet so that the concrete pour adheres to the soil on the sides. The pumphouse-over-well will be demolished.

### Driveway and New Garage

The new detached, two-car garage will be located six 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 east façade will have a paneled roll-up wood garage door, and 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 that of the new addition to the farmhouse. A new driveway connected to the existing Mission Cielo Court will provide vehicular access to the new garage.

The original portion of the driveway between Mission Boulevard and the garage will be paved with asphalt. A new set of wood gates (approximately four 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.<sup>6</sup>

## CALIFORNIA ENVIRONMENTAL QUALITY ACT

The California Environment Quality Act (CEQA) is state legislation (Pub. Res. Code §21000 et seq.), which provides for the development and maintenance of a high-quality environment for the present day and future through the identification of significant environmental effects.<sup>7</sup> For public agencies, the main goals of CEQA are to:

1. Identify the significant environmental effects of projects; and either
2. Avoid those significant environmental effects, where feasible; or
3. Mitigate those significant environmental effects, where feasible.

---

<sup>5</sup> ARG, “Rodrigues Property, 41948 Mission Boulevard Secretary’s Standards Compliance Assessment,” July 2017: 9.

<sup>6</sup> Ibid.

<sup>7</sup> State of California, California Environment Quality Act, accessed 19 November 2013, [http://ceres.ca.gov/topic/env\\_law/ceqa/summary.html](http://ceres.ca.gov/topic/env_law/ceqa/summary.html).

CEQA applies to “projects” proposed to be undertaken or requiring approval from state or local government agencies. “Projects” are defined as “...activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps.”<sup>8</sup> Historical and cultural resources are considered to be part of the environment. In general, the lead agency must complete the environmental review process as required by CEQA. The basic steps are:

1. Determine if the activity is a “project;”
2. Determine if the project is exempt from CEQA;
3. Perform an Initial Study to identify the environmental impacts of the Project and determine whether the identified impacts are “significant.” Based on the finding of significant impacts, the lead agency may prepare one of the following documents:
  - a) Negative Declaration for findings of no “significant” impacts;
  - b) Mitigated Negative Declaration for findings of “significant” impacts that may revise the Project to avoid or mitigate those “significant” impacts;
  - c) Environmental Impact Report (EIR) for findings of “significant” impacts.

### STATUS OF EXISTING PROPERTY AS A HISTORICAL RESOURCE

In completing an analysis of a project under CEQA, it must first be determined if the project site possesses a historical resource. A site may qualify as a historical resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a). The four categories are:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency’s determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be “historically significant” if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).
4. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Pub. Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.

---

<sup>8</sup> Ibid.

In general, a resource that meets any of the four criteria listed in CEQA Guidelines Section 15064.5(a) is considered to be a historical resource unless “the preponderance of evidence demonstrates” that the resource is not historically or culturally significant.”<sup>9</sup>

Based on analysis and evaluation contained in the 2015 DPR 523A and B forms and ARG’s 2017 Assessment, 41948 Mission Boulevard meets the criteria for eligibility for listing in the California Register of Historical Resources, and should therefore be considered a historical resource under CEQA. In the case of the proposed project at 41948 Mission Boulevard, the City of Fremont acts as the lead agency.

## SECRETARY OF THE INTERIOR’S STANDARDS

*The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* provide standards and guidance for reviewing proposed work on historic properties.<sup>10</sup> The Standards for the Treatment of Historic Properties are used by federal agencies in evaluating work on historic properties. They have also been adopted by local government bodies across the country for reviewing proposed rehabilitation work on historic properties under local preservation ordinances. The Standards for the Treatment of Historic Properties are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. Under CEQA, projects that comply with the Standards for the Treatment of Historic Properties benefit from a regulatory presumption that they would have a less-than-significant adverse impact on a historic resource.<sup>11</sup> Projects that do not comply may or may not cause a substantial adverse change in the significance of a historic resource.

The Secretary of the Interior offers four sets of standards to guide the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. 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 or 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 recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.”<sup>12</sup>

---

<sup>9</sup> Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.

<sup>10</sup> Anne E. Grimmer, *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (U.S. Department of the Interior National Park Service Technical Preservation Services, Washington, D.C.: 2017), accessed July 20, 2017, <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>.

<sup>11</sup> CEQA Guidelines subsection 15064.5(b)(3).

<sup>12</sup> National Park Service, “Introduction to Standards and Guidelines,” accessed June 22, 2017, [https://www.nps.gov/tps/standards/four-treatments/standguide/overview/using\\_standguide.htm](https://www.nps.gov/tps/standards/four-treatments/standguide/overview/using_standguide.htm).

Typically, one set of standards is chosen for a project based on the project scope. In this case, the proposed project scope is seeking to alter and add to a historic property to continue its existing residential use. Therefore, the *Standards for Rehabilitation* will be applied.

## STANDARDS FOR REHABILITATION ANALYSIS

The following analysis applies each of the applicable *Standards for Rehabilitation* to the proposed project at 41948 Mission Boulevard. This analysis is based upon the proposed designs by Salvatore Caruso Design Corporation (February 12, 2018), as submitted to Page & Turnbull by the City of Fremont (**Appendix A**).

**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.*

*Discussion:* The proposed project does not alter the use of the historic residential property at 41948 Mission Boulevard, as it will continue to be used as a single-family residence.

Therefore, as planned, the proposed project adheres to Rehabilitation Standard 1.

**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.*

*Discussion:* As proposed, the project would involve the retention and restoration of some character-defining features, but it will also involve the removal of other historic materials and features on all façades of the farmhouse as well as the structures in the house yard. Characteristic spaces and spatial relationships that will be maintained on the site include the orientation of the farmhouse at right angles to Mission Boulevard and the driveway and the setback of the farmhouse approximately 60 feet from Mission Boulevard with an unobstructed view from the road. Characteristic materials and features of the farmhouse that will be retained include: two of three sections of the farmhouse; wood frame construction; one-story height with partial concrete basement (foundation to be replaced); front two parts of gable roof massing with transverse gable in center wing; the majority of the wood channel-rustic siding on the front two wings; three wood-sash windows at the front two wings with their historic location and dimensions (replaced in kind); boxed eaves and eave returns; front porch with wood supports, plain wood railing, and jigsaw brackets. Characteristic materials and features of the tankhouse that will be retained include: wood frame construction, one-story height, square plan, concrete foundation (to be replaced when moved to a new location), channel-rustic siding, flat roof, entrance with wood door on east façade, and wood sash double-hung windows on north and south façades.

The project will also remove historic materials, features, spaces, and spatial relationships that characterize the property. These include the spatial relationship of the farmhouse, tankhouse, pumphouse-over-well, and driveway: the tankhouse will be moved, the pumphouse-over-well will be demolished and the well filled in, and the driveway will be altered with the inclusion of a new detached garage. While relocating the tankhouse will prevent its destruction, its new location will create a non-historic relationship with the farmhouse's new addition.<sup>13</sup> With regard to the farmhouse, the rear portion of the three-part building will be demolished and replaced with a larger addition. The wood bevel siding on that portion will be lost, as will the rear enclosed screen porch and six-light windows at the rear wing. In addition, though the windows throughout the farmhouse have

---

<sup>13</sup> California Office of Historic Preservation, "California Register and National Register: A Comparison," Technical Assistance Series #6, 3, accessed February 28, 2018, <http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>.

previously been replaced or modified within the period of significance, the locations of their openings are important; two in-kind replacements on the north facade will be inserted at approximately the same location but slightly higher in the wall, while one window on the primary (west) facade within the porch will be replaced with a shorter window, and two on the south facade will be replaced with paired doors and a new window in between. The latter, especially, will be visible from the public right-of-way while traveling north on Mission Boulevard.

Because the full historic character of a property will not be retained and preserved and the removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will not be avoided, the proposed project will not adhere to Rehabilitation Standard 2.

**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.*

*Discussion:* The proposed project intends to replace the rear portion of the existing farmhouse with a new addition that is compatible yet differentiated in its design, placement, and materiality through subtle but discrete differences such as roof pitch, siding width, and trim details. The new detached garage will also appear compatible yet new and not from the period of significance. No changes will create a false sense of historical development, add conjectural features, or elements from other properties.

Therefore, the proposed project adheres to Rehabilitation Standard 3.

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

*Discussion:* The farmhouse and associated structures at 41948 Mission Boulevard developed over a period of time and are encapsulated in the period of significance, which spans from 1896 to 1952; thus, all changes made during that time period, including the rear portion of the farmhouse with rear porch added after 1900, tankhouse built in 1912, and pumphouse-over-well built in 1940 all contribute to the significance and character of the property. As described in Standard 2, the rear portion of the farmhouse and pumphouse-over-well, which have acquired significance in their own right, will not be retained and preserved. No changes dated post-1952 have acquired significance in their own right.

Therefore, the proposed project does not adhere to Rehabilitation Standard 4.

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

*Discussion:* As discussed under Standard 2, the proposed project will retain character-defining features of the farmhouse, particularly at the front as viewed from the street, as well as the tankhouse. However, the project will remove a number of materials, features, and finishes that are considered character-defining, especially at the rear of the farmhouse (addition, wood bevel siding, enclosed screen porch materials, and six-light windows) to accommodate a new addition, as well as the demolition of the pumphouse-over-well. In addition, the project involves the replacement in-kind of some materials, which means that portions of the wood channel-rustic siding on the front two wings, all existing windows, some portions of the boxed eaves and eave returns, the existing materials of the front porch (wood supports, plain wood railing, and jigsaw brackets), and some materials on the tankhouse will be removed.

Because a number of distinctive materials, features, finishes, construction techniques or examples of craftsmanship that characterize the property will not be preserved, the proposed project will not adhere to Rehabilitation Standard 5.

**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.*

*Discussion:* Page & Turnbull provided a Conditions Assessment and Treatment Recommendations (January 2018) to the project applicant, which outlines which materials can be repaired or replaced and the appropriate treatment measures. According to the project description, the foundation will be replaced, as will floor sheathing and roofing. Eaves will be repaired or replaced in locations where the severity of deterioration requires it to match existing. Fascia board will be repaired whenever possible or replaced in kind. Redwood gutters will be replaced with a new material that matches the historic profile. The siding below the water table will be replaced in kind. All siding will be removed from the farmhouse so that a waterproof layer can be added to the exterior walls, and then the siding will be reapplied. New windows will be installed in existing openings except where openings are modified per the plan. The new windows will be wood and will match the existing window profile and muntin and casing pattern. Window and door trim will be repaired whenever possible or replaced if deterioration requires it, and new material will match the existing. Lastly, the front porch will be rebuilt; the jigsaw brackets will be reconditioned and reused, the railings and post dimensioned and replicated, and new stairs installed.

The project does aim to repair the retained historic features whenever possible or replace them in kind to match the old in design, color, texture, and where possible, material. Using the Conditions Assessment and Treatment Recommendations in the Suggested Mitigation Measures (see following section), as well as the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, the proposed project will adhere to Rehabilitation Standard 6.

**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.*

*Discussion:* Repair work to the fascia boards, siding, and wood trim may involve a combination of striping, sanding, priming, and repainting depending on the condition of the materials. If it is necessary to propose chemical or physical treatments, these methods should not involve the use of harmful treatments that would damage the historic elements.

Provided that all treatments are undertaken using the gentlest means possible, the proposed project will adhere to Rehabilitation Standard 7.

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

*Discussion:* Minor excavation may be required under the farmhouse and the addition in order to construct new foundations. If any archaeological material is encountered during this project, construction should be halted and the City of Fremont's standard procedures for treatment of archeological materials should be adhered to.

If standard procedures are followed in the case of an encounter with archaeological material, the proposed project will adhere to Rehabilitation Standard 8.

**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.*

*Discussion:* The new rear addition and detached garage will be subtly differentiated, yet compatible in materiality, design vocabulary, and scale with the historic portion of the farmhouse. The one-story addition will have a cross-gable roof parallel to the central wing. The width of the new horizontal wood siding will be slightly narrower (7 1/8 inch compared to the approximately 9-inch width of the wood siding on the historic portion of the house) and the pitch of the new gable roof will be slightly shallower than the existing features. 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. The new detached, two-car garage will also be clad in horizontal wood siding that will be slightly narrower than the existing farmhouse. The east façade will have a paneled roll-up wood garage door, and 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 new garage's windows will match those of the new addition to the farmhouse.

As discussed in Standards 2 and 5, however, the proposed project will alter and remove character-defining materials and features, particularly the rear portion of the farmhouse and the pumphouse-over-well. The spatial relationships between the farmhouse and the tankhouse in the "house yard" will also be altered.

Because the rehabilitation of the farmhouse and new construction will alter or remove historic materials, features, and spatial relationships that characterize the property, the proposed project will not adhere to Rehabilitation Standard 9.

**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.*

*Discussion:* The proposed project involves demolition of the rear portion of the farmhouse to be replaced by a new addition, removal of the pumphouse-over-well, filling in the well, moving the tankhouse, constructing a new detached garage, and constructing new homes on the adjacent property. In the hypothetical event that the rear addition was removed in the future and the tankhouse was moved back to its historic location, it appears that the essential form and integrity of the farmhouse and "house yard" would remain impaired, as the rear portion of the farmhouse from its period of significance would remain demolished, as would the pumphouse-over-well. On the other hand, the hypothetical removal of the adjacent new garage and other houses in the development would return the property's environment more-or-less to its historic open state. However, the integrity of design, materials, workmanship, feeling, and association would all still be compromised.

Therefore, as designed, the proposed project would not fully adhere to Rehabilitation Standard 10.

## ANALYSIS OF PROJECT-SPECIFIC IMPACTS UNDER CEQA

As the above analysis demonstrates, the proposed project as currently designed meets six of the ten Standards and is therefore not in overall compliance with the *Secretary of the Interior's Standards for Rehabilitation*. According to Section 15126.4(b)(1) of the Public Resources Code (CEQA), if a project complies with the Standards, the project's impact "will generally be considered mitigated below a level of significance and thus is not significant." As the proposed project at 41948 Mission Boulevard

does not comply with all ten Standards, the project may cause an impact under CEQA. Thus, additional analysis follows in this section.

The proposed project is not compliant with all of the Standards because a number of character-defining features will be altered or removed, though others will be restored or replaced in kind. In particular, the project proposes changes to the farmhouse that include alterations to window and door openings at the front portion; the demolition of the rear portion of the farmhouse, which dates to the period of significance (1896-1952); and relocation of the tankhouse and removal of the pumphouse-over-well, which are character-defining features of the “house yard.” The loss of these features affects the historic integrity of the property, as well as its ability to communicate its historic significance and remain eligible for listing in the California Register.

Implementation of the mitigation measures outlined below would lessen impacts of the proposed project on the Rodrigues Farmhouse property at 41948 Mission Boulevard to such a degree that the resource would still be able to convey the historic significance that justifies its eligibility for listing in the California Register. Thus, the overall impact on the Rodrigues Farmhouse property would be less than significant with mitigation.

### SUGGESTED MITIGATION MEASURES

Historic resource mitigations are typically developed on a case-by-case basis, providing the opportunity to tailor them to the characteristics and the significance of the resource and the impacts to it. In some instances, these mitigation measures are judged to reduce the level of adverse effects to a less-than-significant level, though they often do not alter the loss to community character and collective history. Section 15126.4(b)(2) of the Public Resources Code is clear in this regard: “In some circumstances, documentation of an historical resource, by way of historic narrative, photographs or architectural drawings, as mitigation for the effects of demolition of the resource will not mitigate the effects to a point where clearly no significant effect on the environment would occur.”

Page & Turnbull recommends the following mitigation measures to be required in order for the project to meet a level of impact that is less than significant with mitigation:

#### Project Design Improvements

In order to qualify for a less-than-significant impact with mitigation, and to support the project’s improved compliance with the *Secretary of the Interior’s Standards for Rehabilitation*, the following project improvement measures are recommended:

- Follow Conditions Assessment & Treatment Recommendations (Page & Turnbull, January 2018) for repair versus replacement of materials:
  - New foundation shall not raise the overall height of house, but shall remain near to grade and partially overlaid with a wood siding skirt;
  - Wood window sashes and frames shall be replaced in kind to match the historic windows. Deficient design, like that of the dramatically sloping sills which allow for easy water and air infiltration, shall be corrected. Insulated glazing may be used in lieu of the original single pane glass, but the profile and overall thickness of the window shall be as close to the original as possible. Muntin and casing profiles shall match the originals;
  - Retain and repair the jigsaw brackets and boxed eaves unless deterioration is such that reconstruction is needed. Reconstructed elements must match the original;
  - The front porch materials shall 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 shall be reframed and roof material replaced to match the rest of the farmhouse. Ceiling boards shall be salvaged and reused. Flooring planks may be replaced as required.

- On the center portion of the north façade of the farmhouse, the head height of the two windows shall not be raised. Rather, raise the lower sill and insert shorter windows into the openings. This will maintain the common head height of all window openings on the historic portions of the farmhouse.
- At least one historic window at the center portion of the south façade of the farmhouse shall be retained while replacing the other with a French door (in either location currently included in drawings). Do not insert a new window between the two openings;
- The pumphouse-over-well shall be salvaged and restored. Place it on the site on top of a reconstructed lip of the well (without the well opening beneath). Locate it so that it has a relatively similar spatial relationship to the rear of farmhouse (extended addition) and moved tankhouse as currently exists;
- A city representative and/or preservation professional shall serve as a construction monitor through construction to ensure that historic materials are preserved to the extent possible.

### HABS Documentation

The project sponsor shall undertake HABS (Historic American Building Survey) documentation of the subject property, buildings and structures, objects, and materials. The documentation shall be undertaken by a qualified professional who meets the standards for history, architectural history, or architecture (as appropriate), as set forth by the *Secretary of the Interior's Professional Qualification Standards* (36 CFR, Part 61). The documentation shall consist of the following:

- *Measured Drawings:* A set of measured drawings that depict the existing size, scale, and dimension of the subject property shall be produced. The Planning Department will accept an as-built set of architectural drawings (site and floor plans, sections, elevations, and other drawings as needed to depict the existing conditions of the property). If using as-built drawings, notes shall be added to the drawings to indicate measurements and materials, according to the latest HABS Drawings Guidelines by the National Park Service. The measured drawings shall be printed on mylar. The measured drawings shall be produced by a qualified professional who meets the standards for architecture set forth by the *Secretary of the Interior's Professional Qualification Standards* (36 Code of Federal Regulations, Part 61),.
- *HABS-Style Photography:* Digital photographs shall be taken of the subject property, including the site and the interior and exterior of buildings and structures. Large-format negatives are not required. The photographs must adequately document the character-defining features and setting of the historic resource. The scope of the digital photographs shall be reviewed by Planning Department staff for concurrence, and all digital photography shall be conducted according to the latest National Park Service Standards. The photography shall be undertaken by a qualified professional with demonstrated experience in HABS photography. The photographs shall be provided as digital files in TIFF format on DVDs and as color hard copy prints (on 8"x10" paper) with labels on the back and placed in archival sleeves, the latter conducted according to HABS standards.
- *HABS Historical Report:* A written historical narrative and report, per HABS Historical Report Guidelines and based on Michael Corbett's 2015 DPR Forms, shall be produced. The report shall include historical information, including the physical history and historic context of the property; and an architectural description of the site setting, exterior, and interior of the buildings and structures. The report shall be prepared by a qualified professional who meets the standards for history or architectural history set forth by the *Secretary of the Interior's Professional Qualification Standards* (36 Code of Federal Regulations, Part 61). The professional

shall prepare the documentation and submit it for review and approval by the Planning Department.

As part of the above tasks, the well and its location should be documented with photos and a site plan that shows the distance from the house, with notes regarding size of bricks, the dimensions of the above-ground lip, circumference, and depth.

Archival copies of the drawings, photographs, and report shall be presented to repositories such as the Washington Township Museum of Local History, the Fremont Public Library, and/or the Northwest Information Center of the Historical Resources Information System at Sonoma State University. Repositories such as these are invested in archiving the history of Fremont. This mitigation would create a collection of preservation materials that would be available to the public and inform future research. Implementation of this mitigation measure would assist in reducing the project-specific impacts.

### **Interpretive Signage**

The project sponsor shall facilitate the development of a permanent interpretative program and/or display that would commemorate the Rodrigues Farmhouse property. The program/display would be installed at a publicly accessible location, either at the project site or in another appropriate location (such as the leasing office for the overall housing development). The interpretive program/display shall illustrate the contextual history and the architecture of the buildings and structures on the property. It shall include, but not be limited to, historic and contemporary photographs, narrative text, historic memorabilia, salvaged materials, and/or maps. It should also be available in a format that can be posted on the Fremont Public Library's website.

## IV. CONCLUSION

The Rodrigues Farmhouse property at 41948 Mission Boulevard in Fremont was constructed in 1896 as a one-story, single-family residence with farm outbuildings. Architectural historian Michael Corbett evaluated the property in 2015 and found the property 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. Therefore, 41948 Mission Boulevard is considered a historic resource under the California Environmental Quality Act (CEQA).

Robson Homes proposes to rehabilitate the farmhouse and construct a rear addition, move and rehabilitate the tankhouse, and remove the pumphouse-over-well. A new detached garage will be constructed to the north. The rear portion of the property and the two parcels to the south will be developed with 56 single-family homes and associated landscaping and roads, known as the Hobbs Residential Project. The City of Fremont requires that all proposed work to eligible historic resources be evaluated for potential substantial adverse impacts as defined by CEQA, which may threaten the continued significance of the resource.

The proposed project was evaluated using the *Secretary of the Interior's Standards for Rehabilitation* (the Standards). It was determined that the proposed project does not comply with all of the Standards. As designed, the proposed project would affect the eligibility of the property for listing in the California Register, and therefore, would have an impact under CEQA. Implementation of mitigation measures outlined in this report would lessen impacts of the proposed project on the Rodrigues Farmhouse property to such a degree that the resource would still be able to convey the historic significance that justifies its eligibility for listing in the California Register. Thus, the overall impact on the Rodrigues Farmhouse property would be less than significant with mitigation.

## V. REFERENCES CITED

ARG. “Rodrigues Property, 41948 Mission Boulevard Secretary’s Standards Compliance Assessment.” July 2017.

California Office of Historic Preservation. “California Register and National Register: A Comparison.” Technical Assistance Series #6. Accessed February 28, 2018  
<http://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf>.

CEQA Guidelines subsection 15064.5(b)(3).

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

Grimmer, Anne E. *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. U.S. Department of the Interior National Park Service Technical Preservation Services, Washington, D.C.: 2017. Accessed July 20, 2017.  
<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>.

National Park Service. “Introduction to Standards and Guidelines.” Accessed June 22, 2017.  
[https://www.nps.gov/tps/standards/four-treatments/standguide/overview/using\\_standguide.htm](https://www.nps.gov/tps/standards/four-treatments/standguide/overview/using_standguide.htm).

Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.

State of California. California Environmental Quality Act. Accessed July 5, 2016.  
<http://www.leginfo.ca.gov/cgi-bin/displaycode?section=prc&group=20001-21000&file=21000-21006>.

## **APPENDIX A**

DPR Forms for 41948 Mission Boulevard. Recorded by Michael Corbett, 2015.

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.)

**P5a. Photo or Drawing** (Photo required for buildings, structures, and objects.)



**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 24

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.

### 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# \_\_\_\_\_

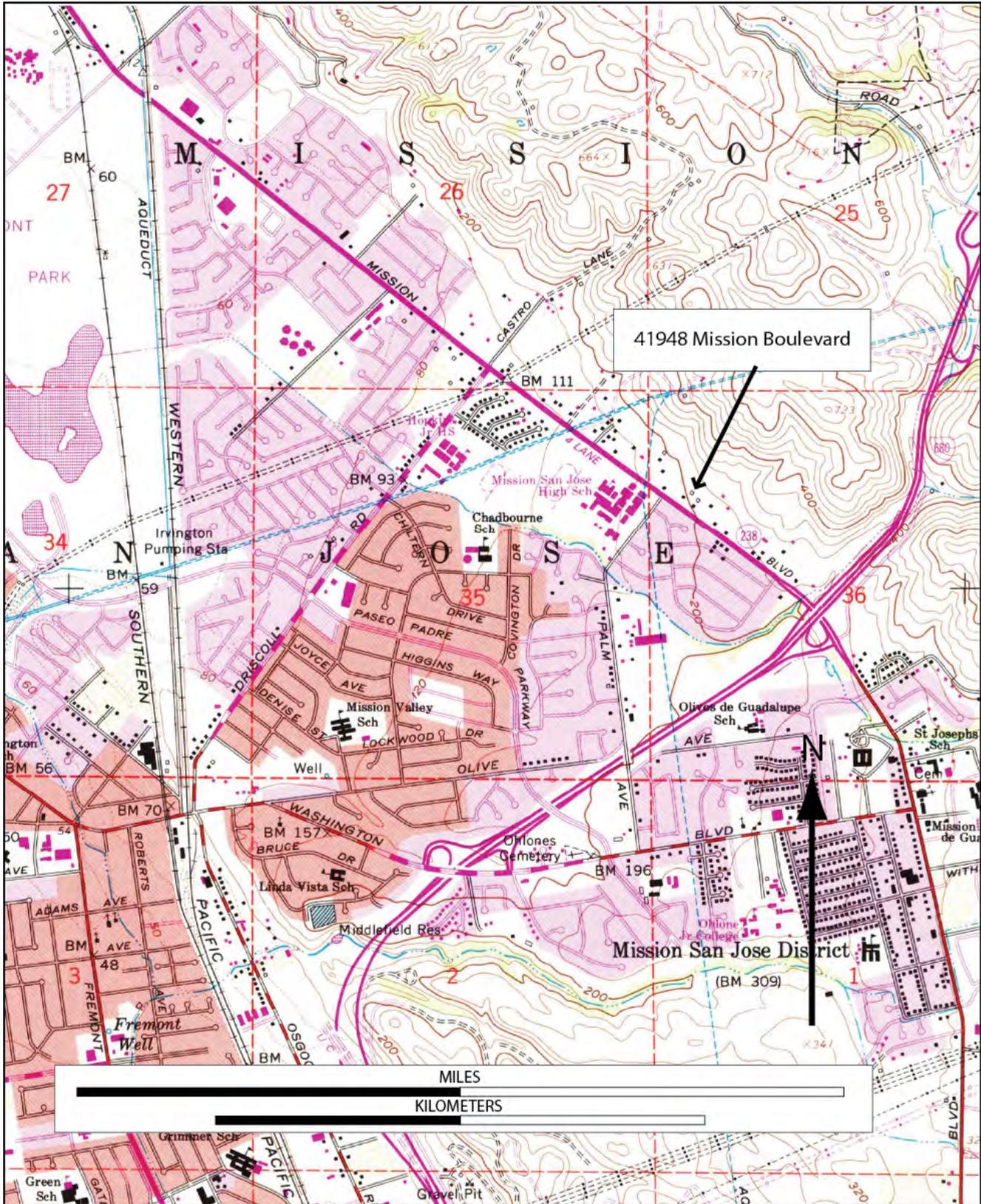
Page 4 of 24

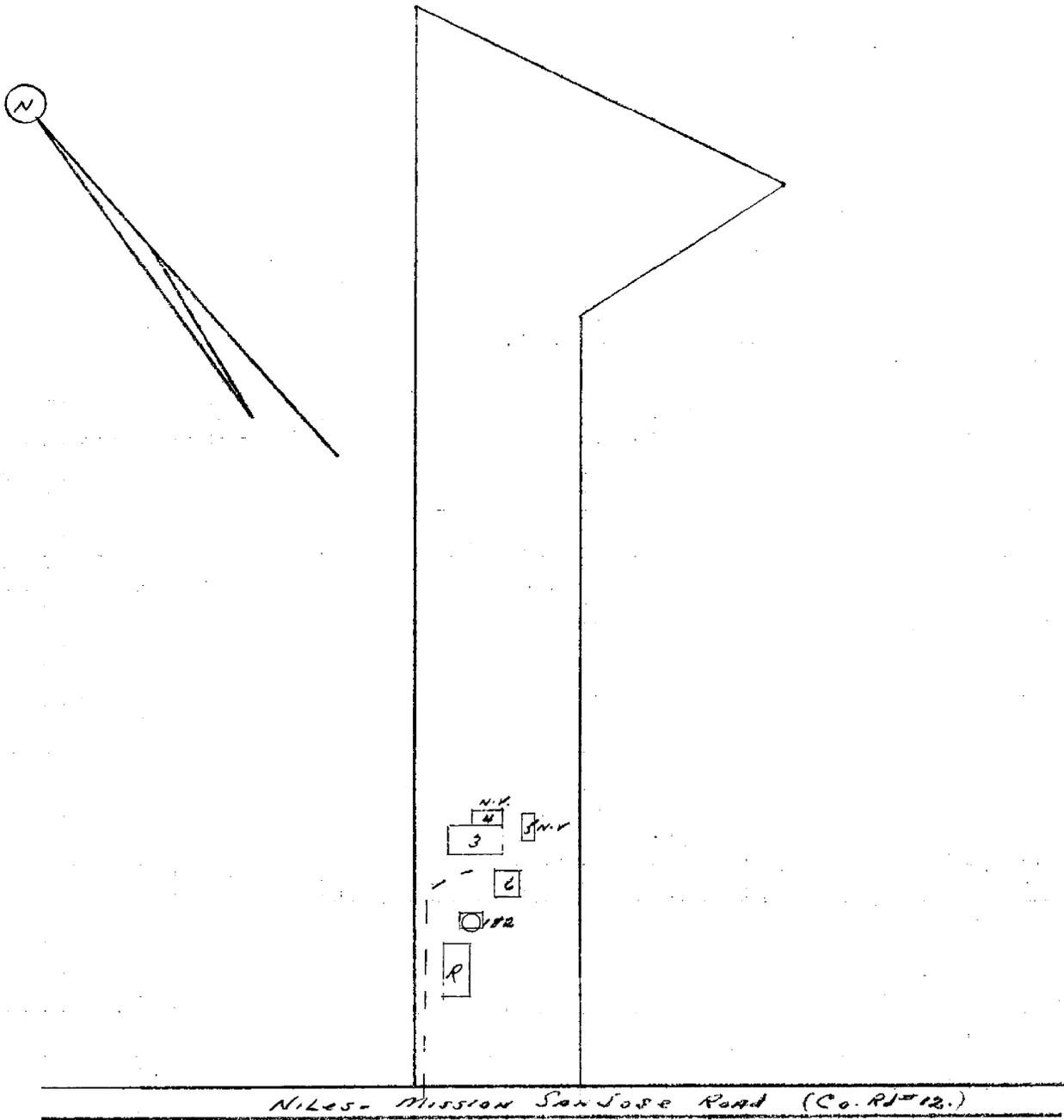
\*Resource Name or # (Assigned by recorder) 41948 Mission Boulevard

\*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).





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.



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

Resource Identifier: 41948 Mission Boulevard

Recorded by Michael R. Corbett

\*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 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 date 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.

Page 24 of 24

Resource Identifier: 41948 Mission Boulevard

Recorded by Michael R. Corbett

\*Date 11 June 2015

Continuation  Update

### References

Alameda County Assessor. 1954-1979. Residential Building Record for 41948 Mission Boulevard.

Alameda County Assessor. 2013. Assessor's Map 513, page 450.

Corbett, Michael R. 2014. Roderick House. DPR 523 form prepared for City of Fremont.

Corbett, Michael R. and Stephen Hardy. 2000. Faria-Silva Farm. Historic Resource Record. Prepared for City of Fremont.

historicaerials.com. 1946-2005. web.

Minor, Woodruff and Stephen Hardy. 2002. Rodrigues Farmhouse. DPR 523 form prepared for City of Fremont.

newspaperarchive.com. 2015. Search for Manuel Rodrigues in *Oakland Tribune* and *Hayward Daily Review*.

United States. Bureau of the Census. *Twelfth Census*. Population Schedule. Washington Township, Alameda County. 1900.

## **APPENDIX B**

Conceptual Design Submission Drawing set for Rodrigues House at 41948 Mission Boulevard (Salvatore Caruso Design Corporation, February 12, 2018).



# RODRIGUES HOUSE REHABILITATION

41948 Mission Blvd  
Fremont, CA 94539

## CONCEPTUAL DESIGN SUBMISSION

### PROJECT TEAM

#### OWNER

ROBSON HOMES  
2185 THE ALAMEDA, SUITE 150  
SAN JOSE, CA 95126

#### ARCHITECT

SALVATORE CARUSO DESIGN CORPORATION  
980 EL CAMINO REAL, SUITE 200  
SANTA CLARA, CA 95050  
PHONE: (408) 998-4087  
FAX: (408) 998-4088

### INDEX OF DRAWINGS

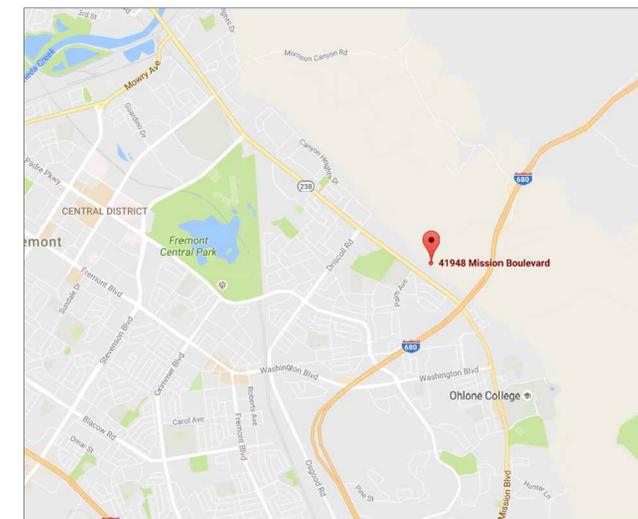
#### ARCHITECTURAL

- 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

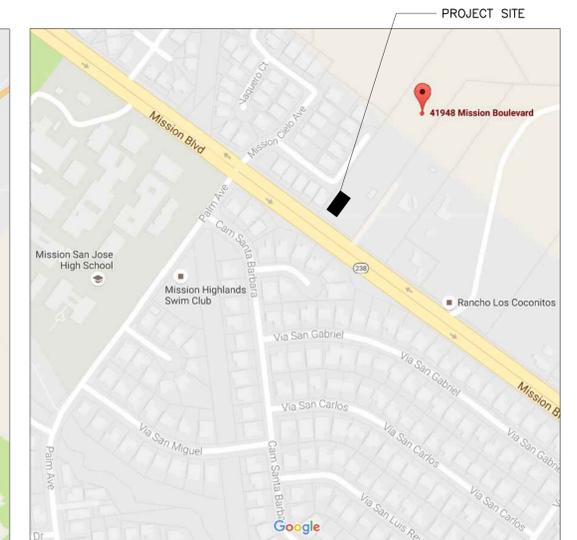
#### LANDSCAPE

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

### PROJECT LOCATION



### VICINITY MAP



FEBRUARY 12, 2018

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

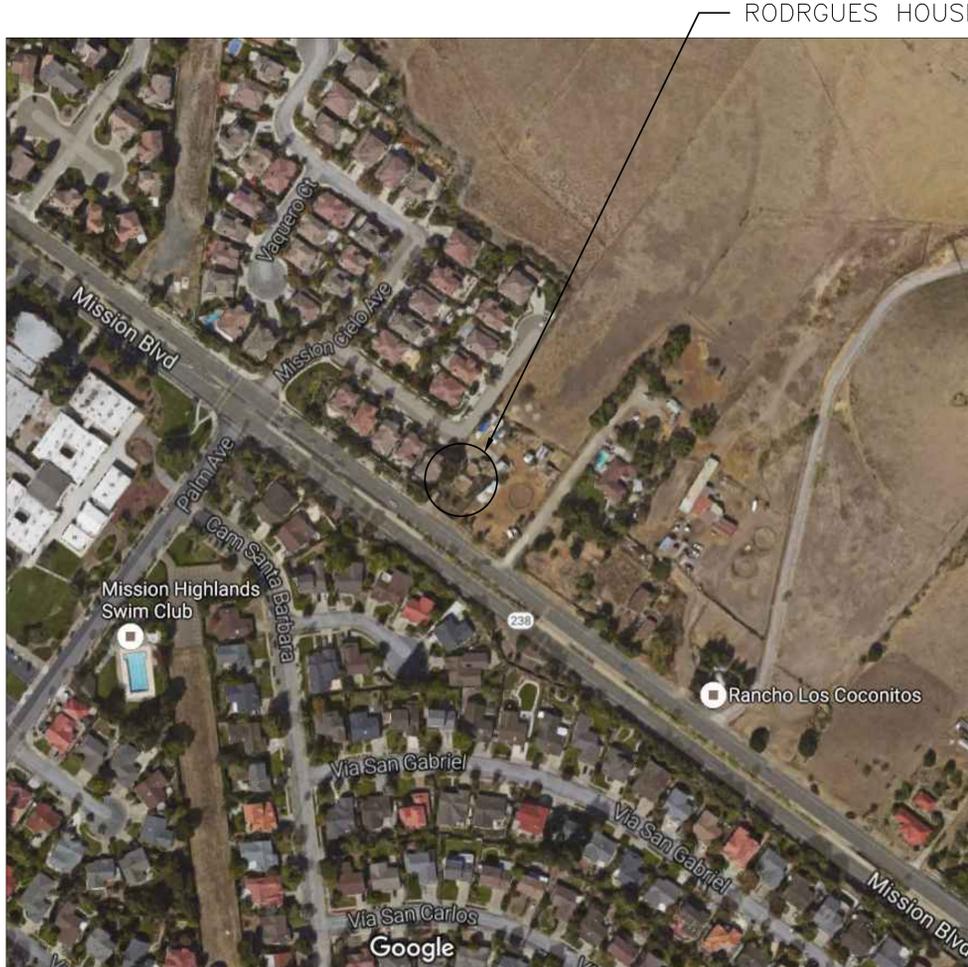
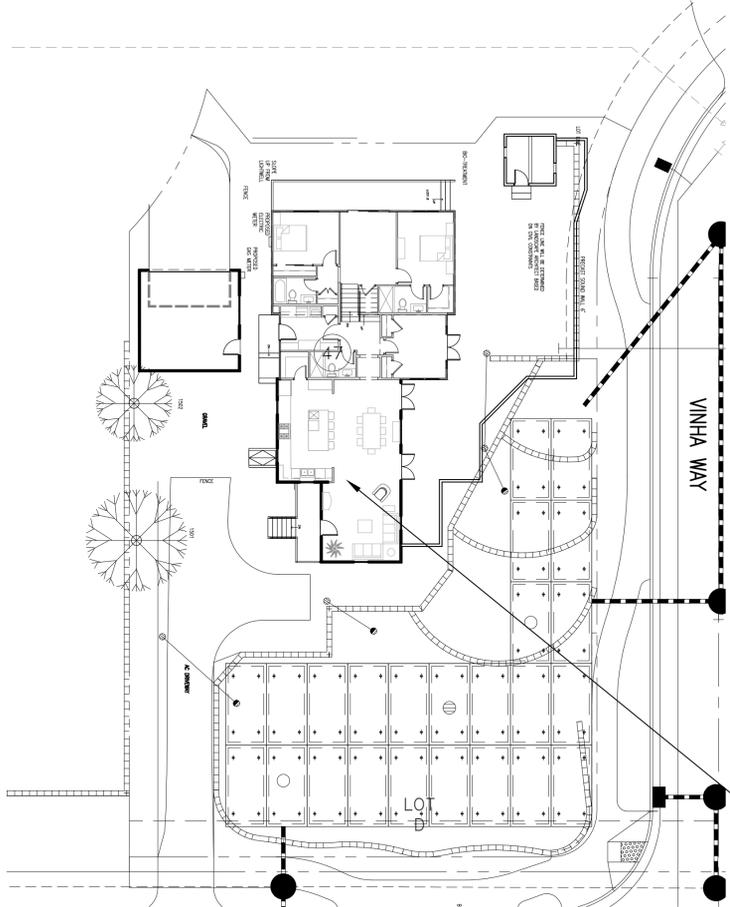
The project entails rehabilitating the existing Rodrigues farm house in its current location, making a rear addition of approximately 1,551 square feet, and relocating the existing tankhouse to the rear of the additions in its current relationship to the house. A simple detached two-car garage is proposed next to the new addition. Through subtle but discrete differences such as roof pitch, siding width and trim details, 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 a work shed, 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. Due to the extremely degraded condition of the home, the house will need to be restored where possible. If not possible, like materials and details will be used to preserve the historic integrity. The home also lacks modern construction best practices, such as waterproofing and structural design integrity which jeopardizes its long term integrity. The restoration of the house will include implementation of modern construction practices where possible while preserving the historic integrity.

The Rodrigues house is being rehabilitated in conjunction with the Hobbs Residential Project 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 8,389 square foot lot, and will be adjacent to two common open space parcels totaling a total another 6,657 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 manmade slope bank at the front of lot, allows the Rodrigues house to attain its deserved prominence on Mission Boulevard.



## REHABILITATION

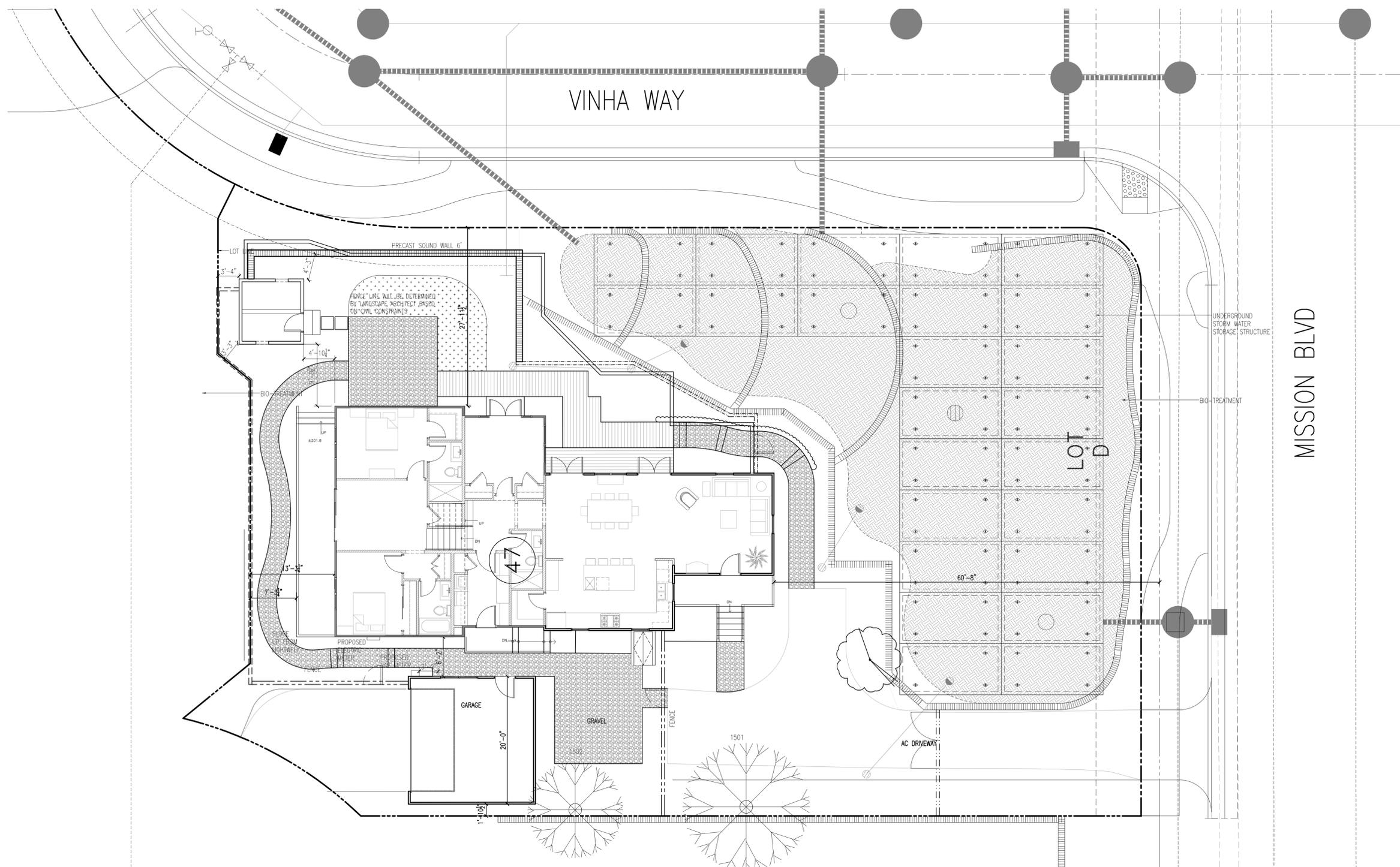
THE RODRIGUES HOUSE WILL BE RESTORED AND PRESERVED ON A 0.19-ACRE PARCEL WITH MODERN AMENITIES.



RODRIGUES HOUSE

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



1 PROPOSED SITE PLAN

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

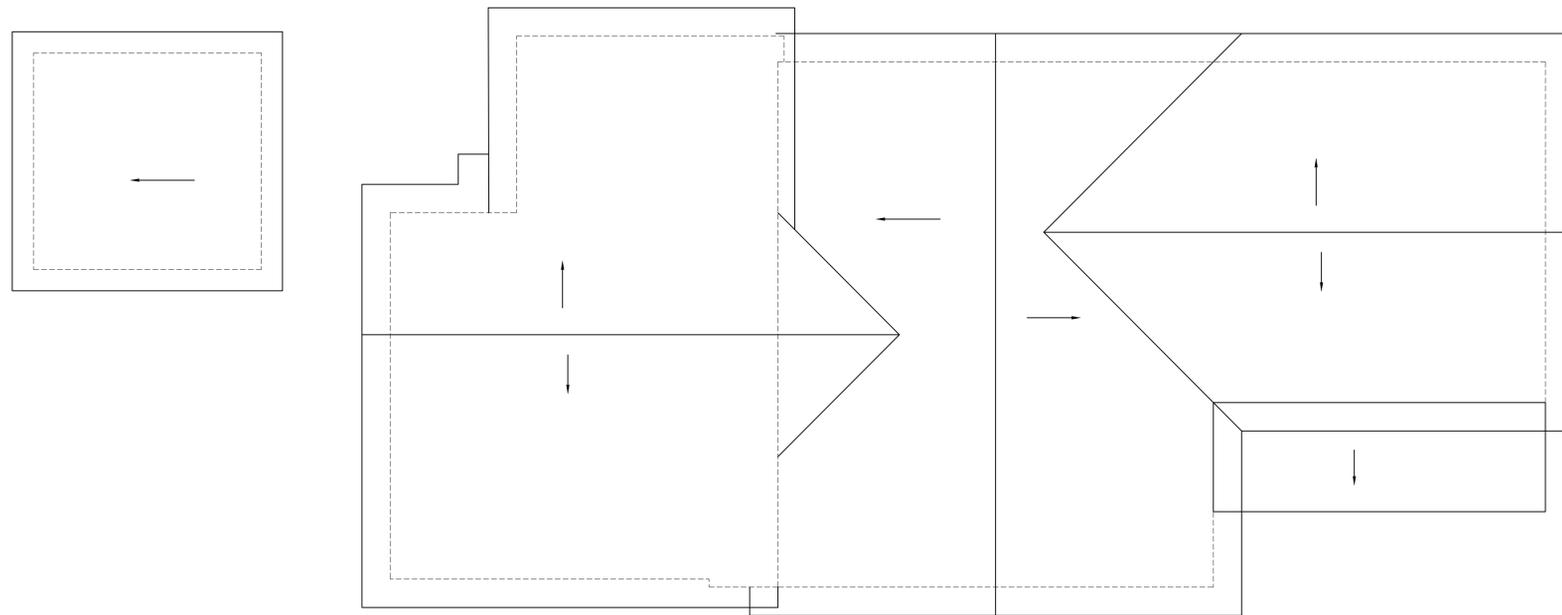


NOTE: SEE LANDSCAPE PLAN FOR PROPOSED LOT LAYOUT

**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





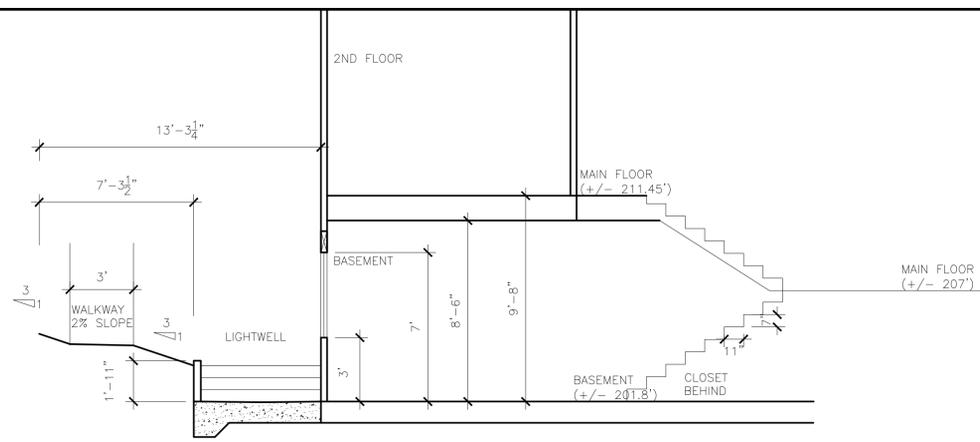
① EXISTING ROOF PLAN

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



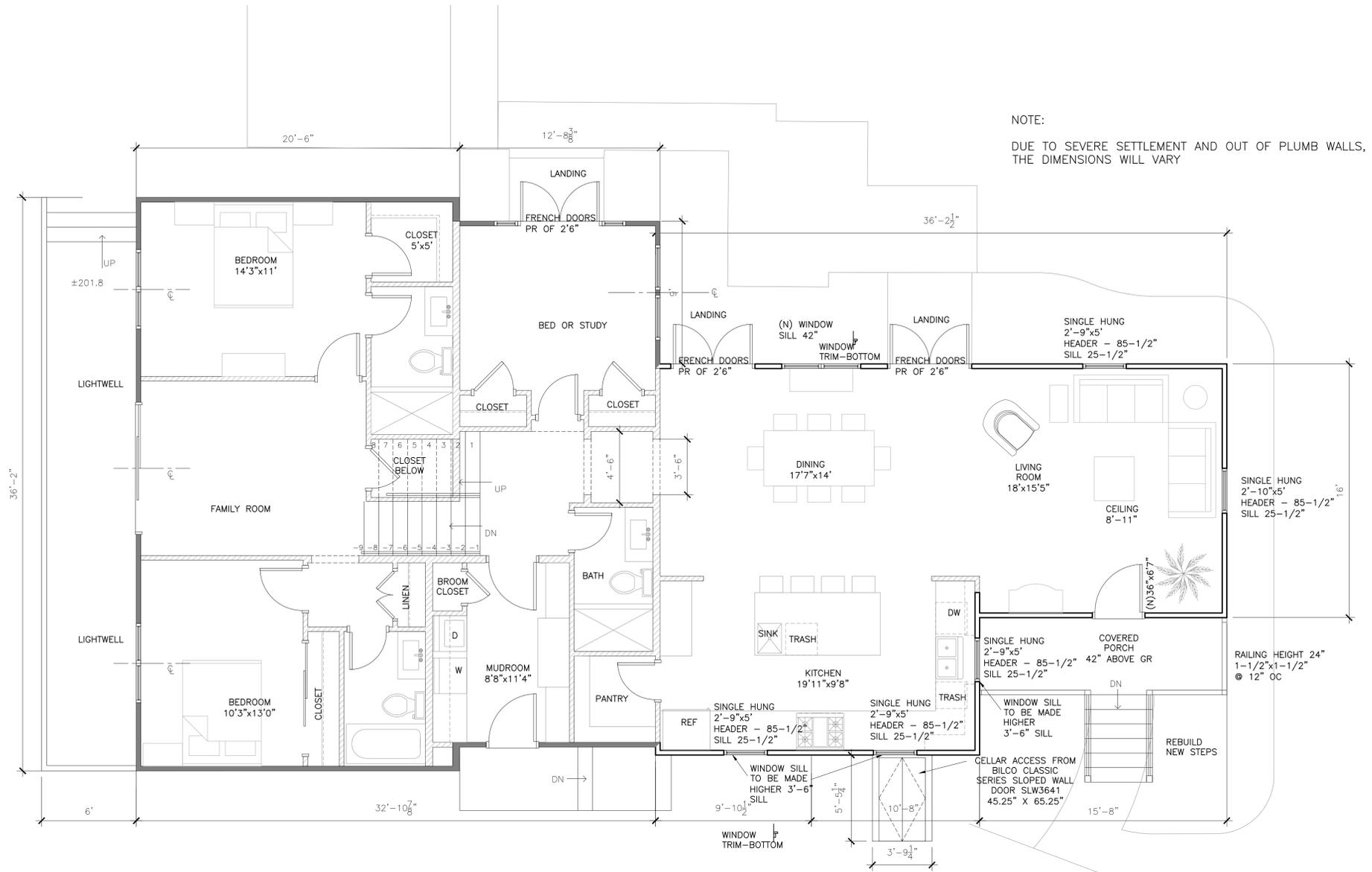
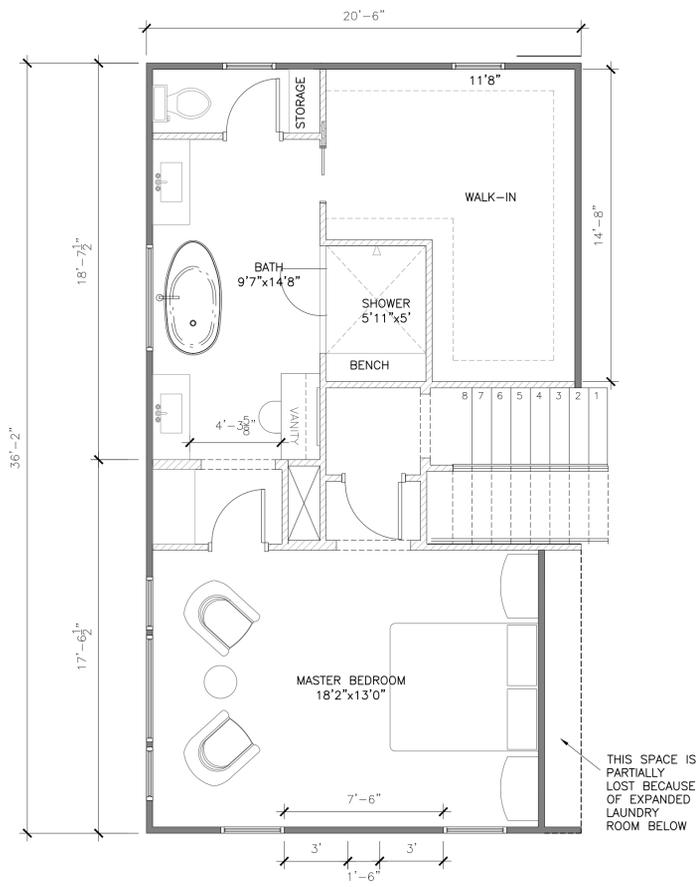
**Rodrigues House**  
 41948 Mission Blvd  
 Fremont, CA 94539

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



2 STAIR SECTION

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

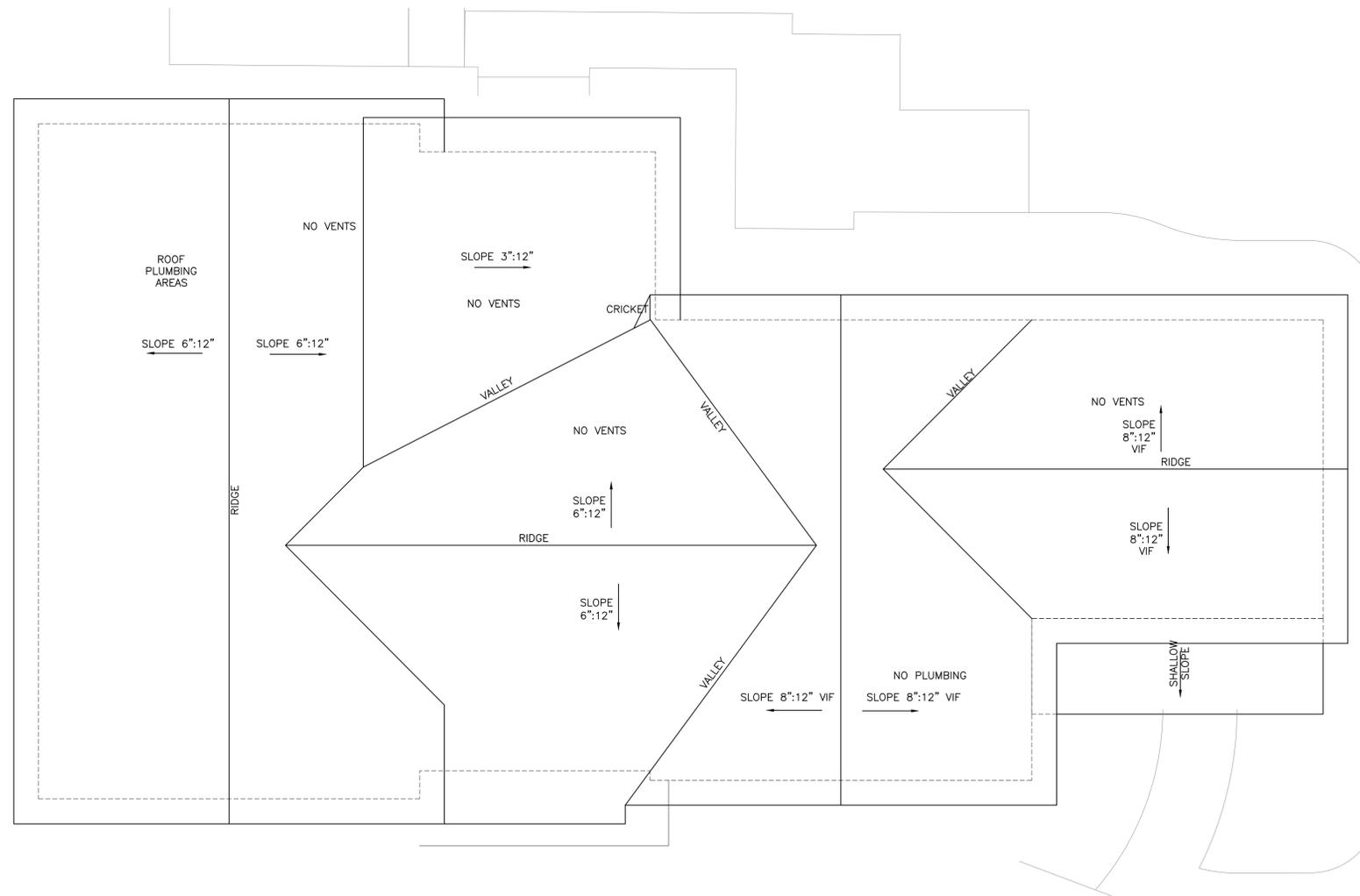


1 PROPOSED FLOOR PLAN

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

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



1

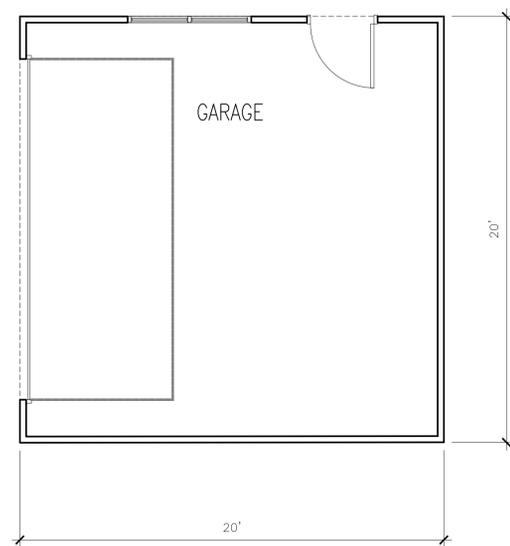
PROPOSED ROOF PLAN

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

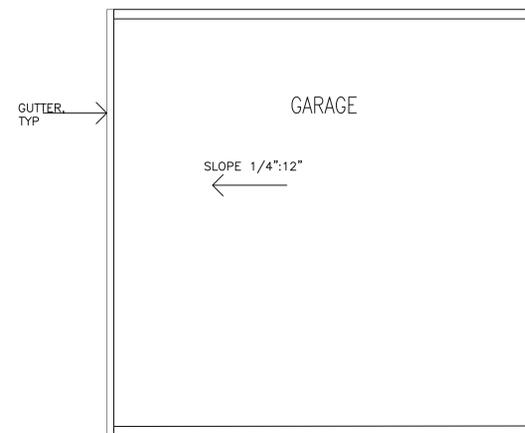


**Rodrigues House**  
 41948 Mission Blvd  
 Fremont, CA 94539

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



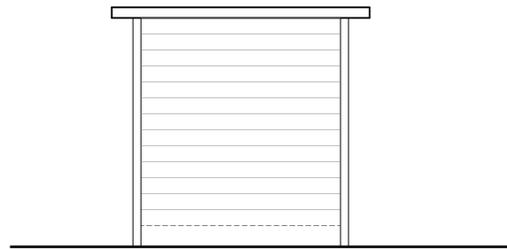
1 PROPOSED GARAGE PLAN SCALE: 1/4"=1'-0" 



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

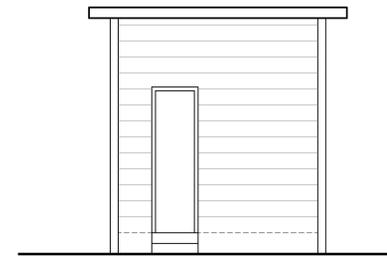
**Rodrigues House**  
 41948 Mission Blvd  
 Fremont, CA 94539

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



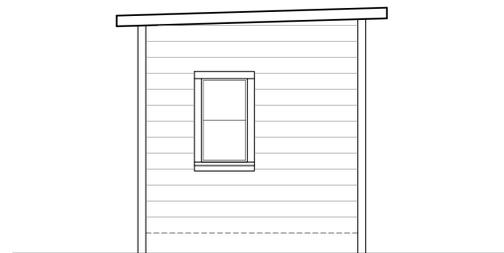
① EXISTING REAR ELEVATION  
WATER TANK

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



③ EXISTING FRONT ELEVATION

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



② EXISTING SIDE ELEVATION

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

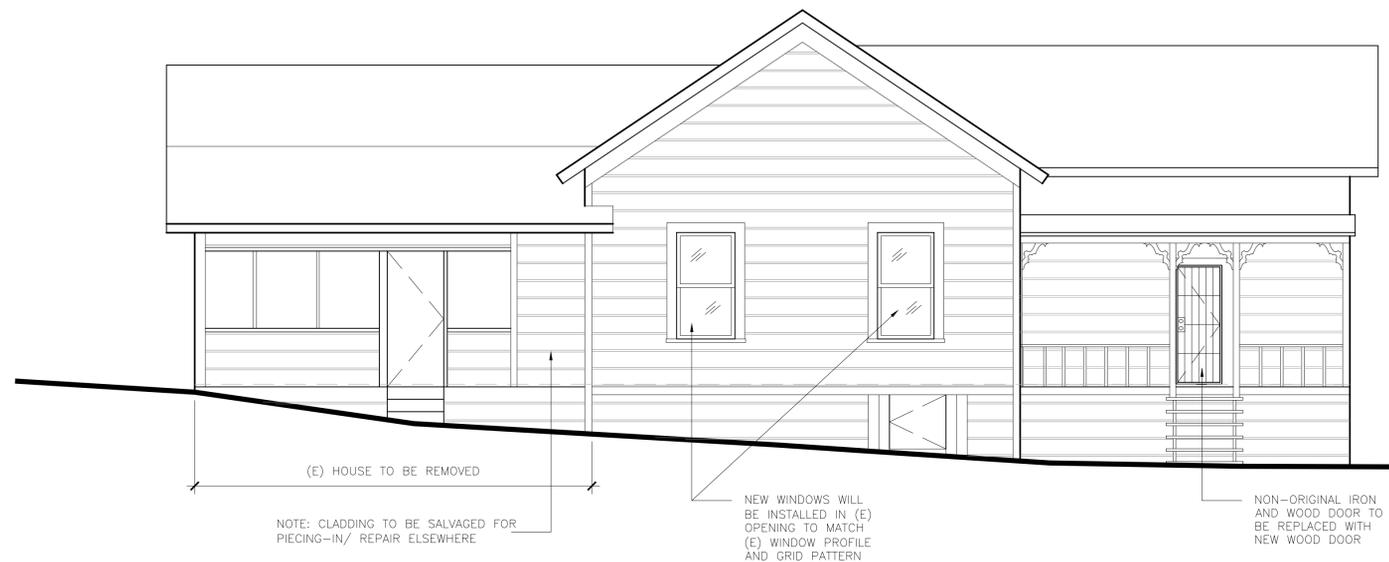
NOTE:

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

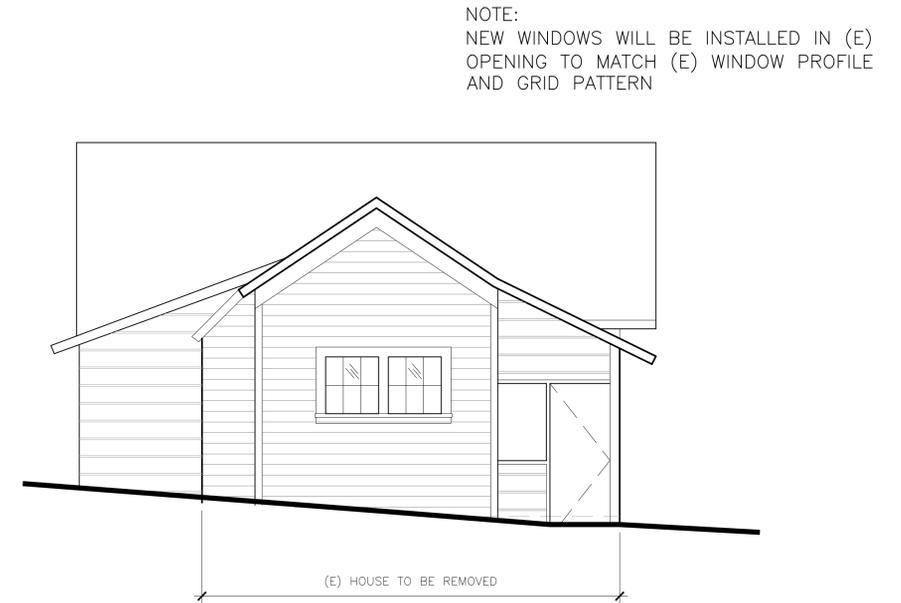
WOOD SASH WINDOWS AND WOOD DOORS TO BE RESTORED.

Rodrigues House  
41948 Mission Blvd  
Fremont, CA 94539

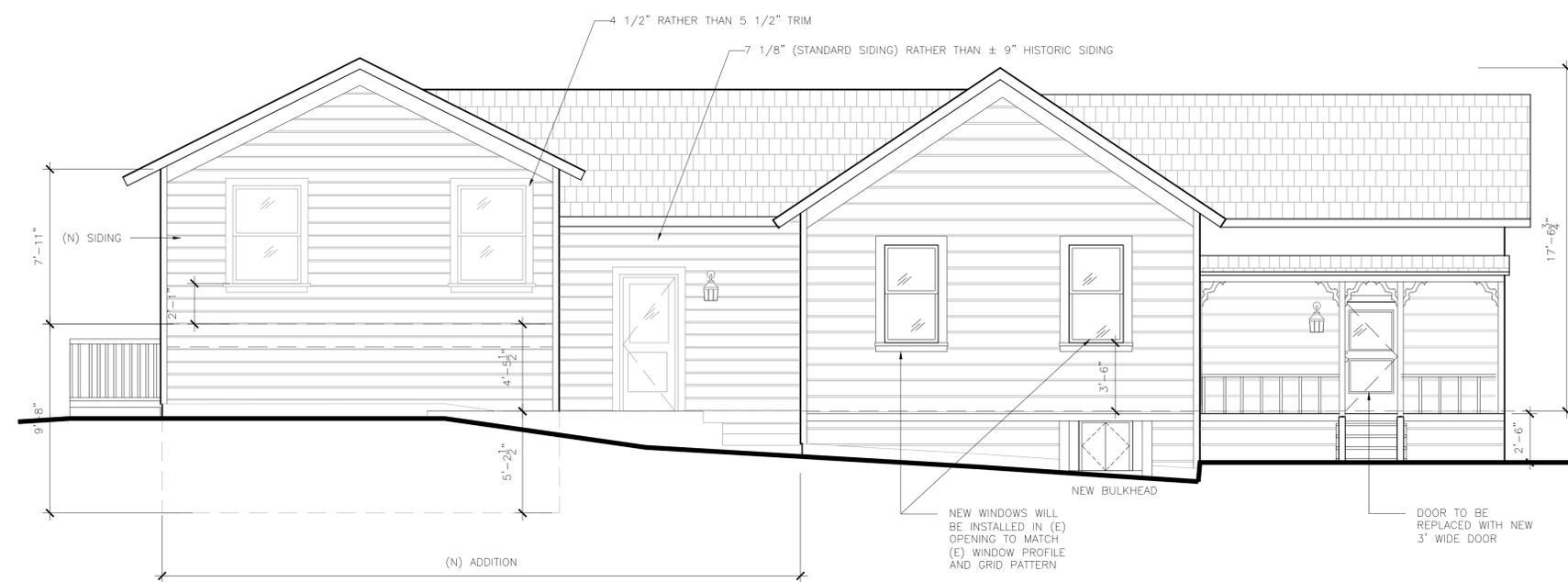
SALVATORE CARUSO  
DESIGN CORPORATION  
980 EL CAMINO REAL, SUITE 200, SANTA CLARA, CA 95050  
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088



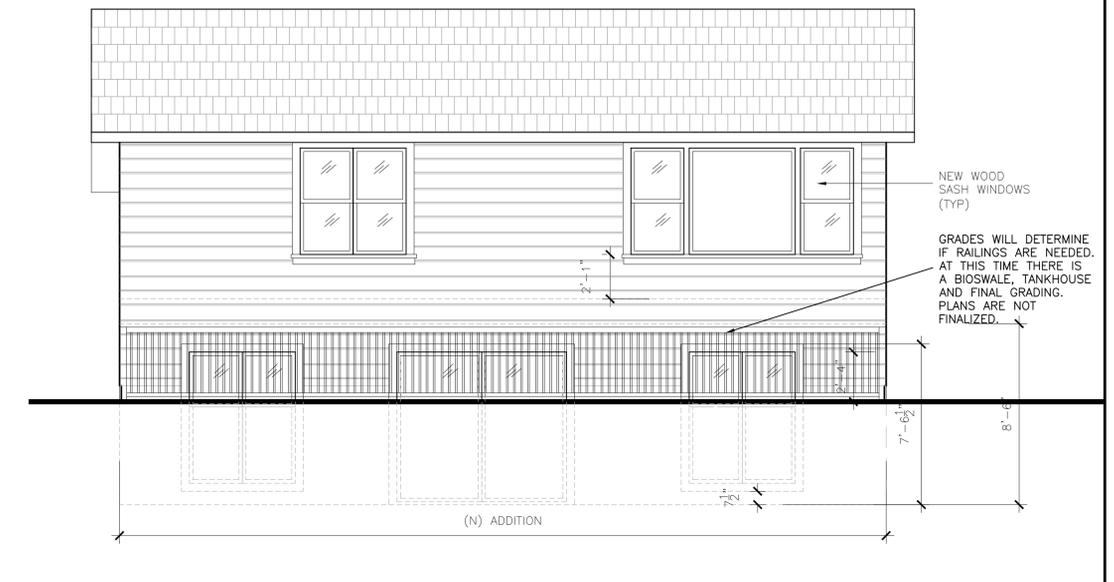
① EXISTING NORTH ELEVATION SCALE : 1/4"=1'-0"



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



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

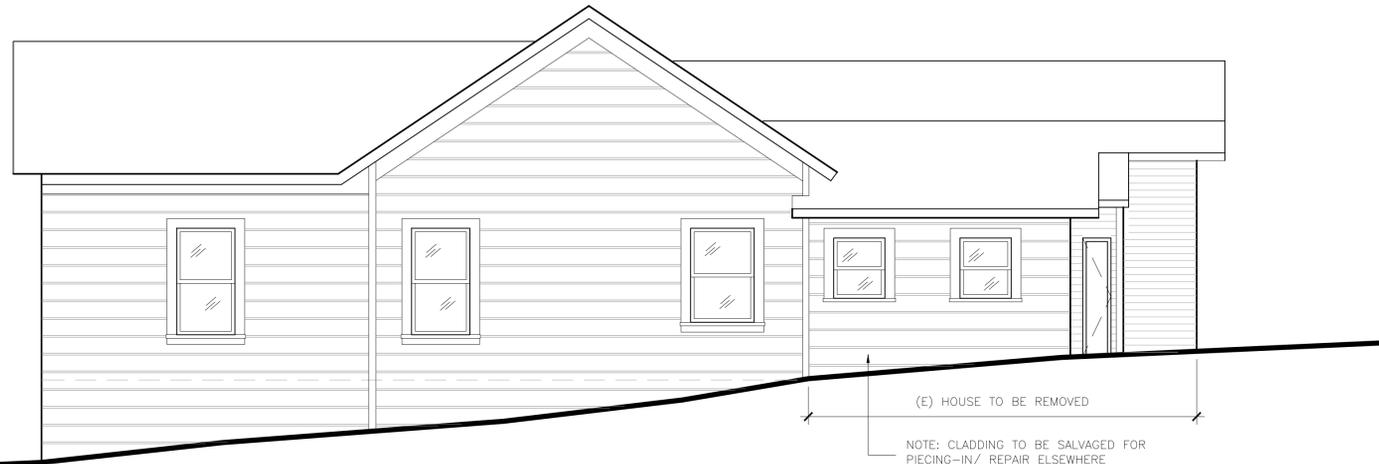


④ PROPOSED EAST ELEVATION SCALE : 1/4"=1'-0"

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

NOTE:  
NEW WINDOWS WILL BE INSTALLED IN (E)  
OPENING TO MATCH (E) WINDOW PROFILE  
AND GRID PATTERN



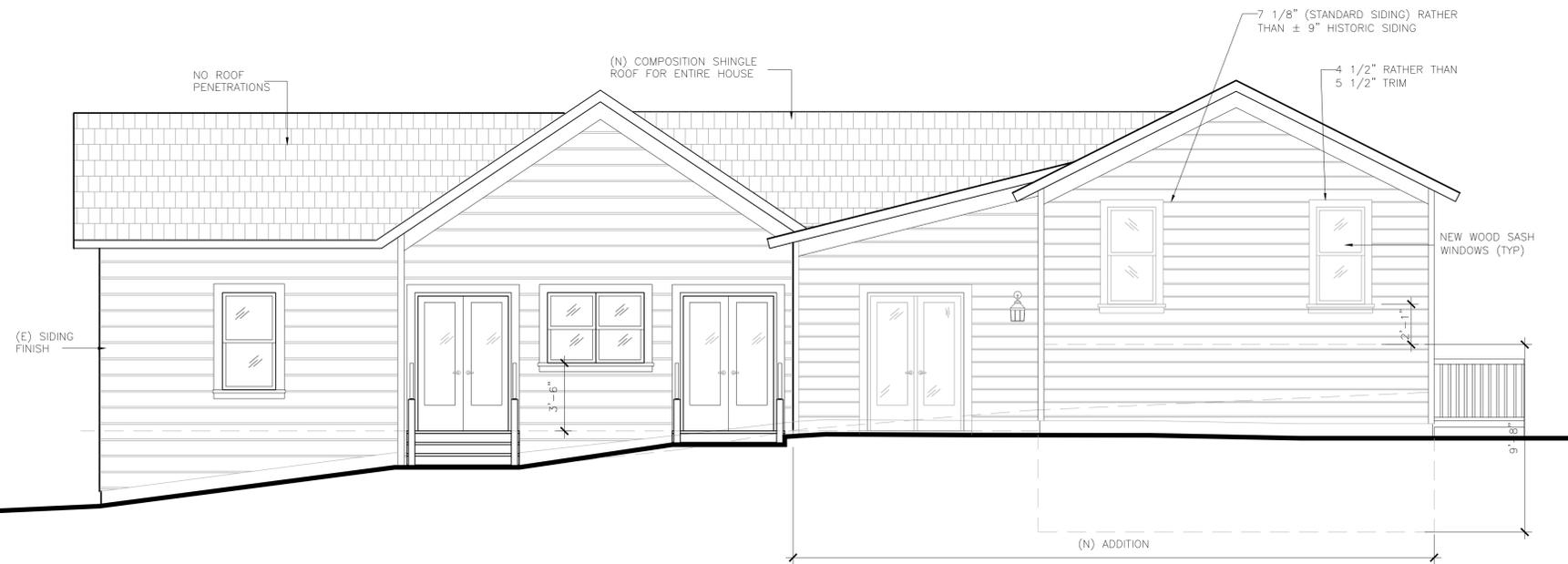
① EXISTING SOUTH ELEVATION

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



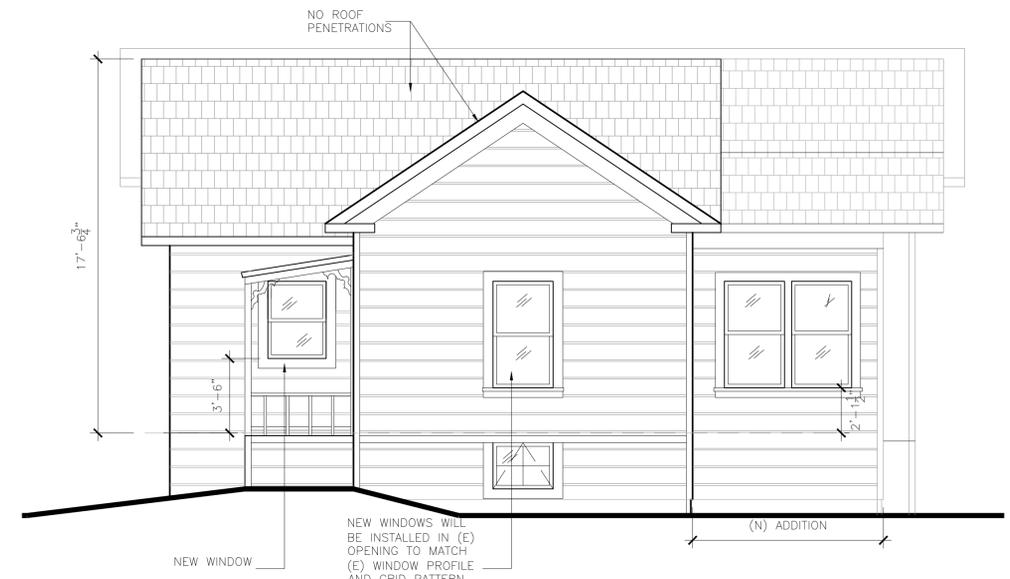
③ EXISTING WEST ELEVATION

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



② PROPOSED SOUTH ELEVATION

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

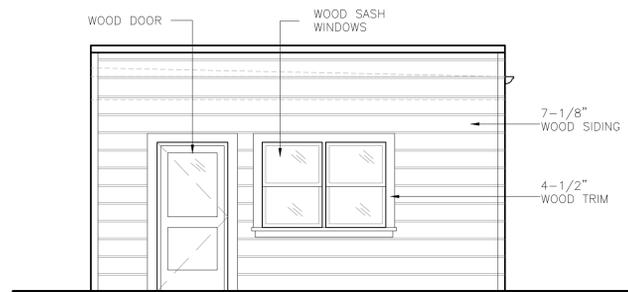


④ PROPOSED WEST ELEVATION

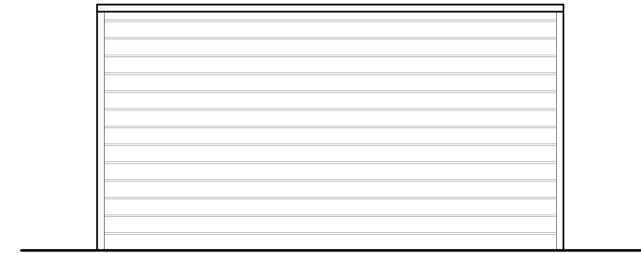
SCALE : 1/4"=1'-0"

Rodrigues House  
41948 Mission Blvd  
Fremont, CA 94539

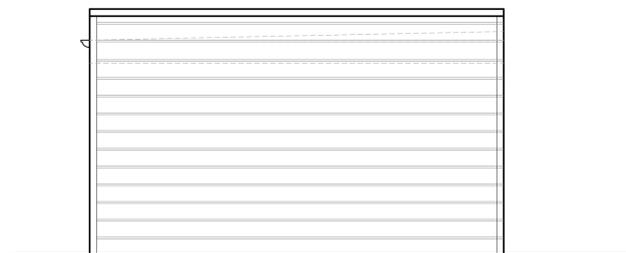
SALVATORE CARUSO  
DESIGN CORPORATION  
980 EL CAMINO REAL, SUITE 200, SANTA CLARA, CA 95050  
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088



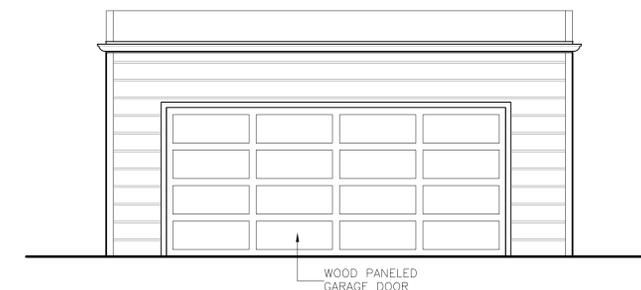
① PROPOSED SOUTH ELEVATION SCALE : 1/4"=1'-0"



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



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



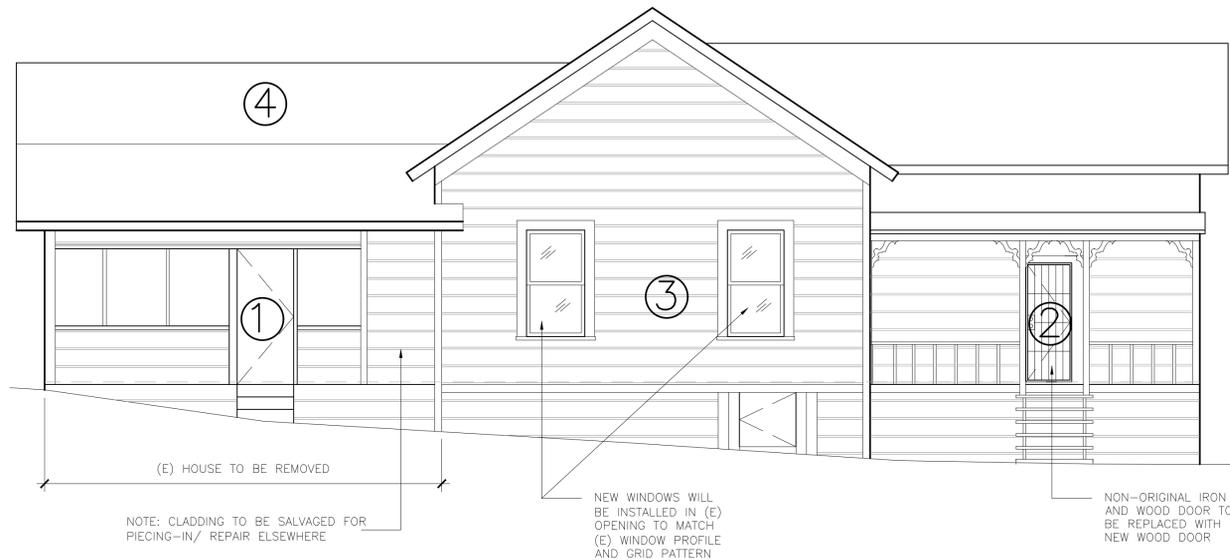
④ PROPOSED EAST ELEVATION SCALE : 1/4"=1'-0"

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



1. ADDITION TO BE REMOVED

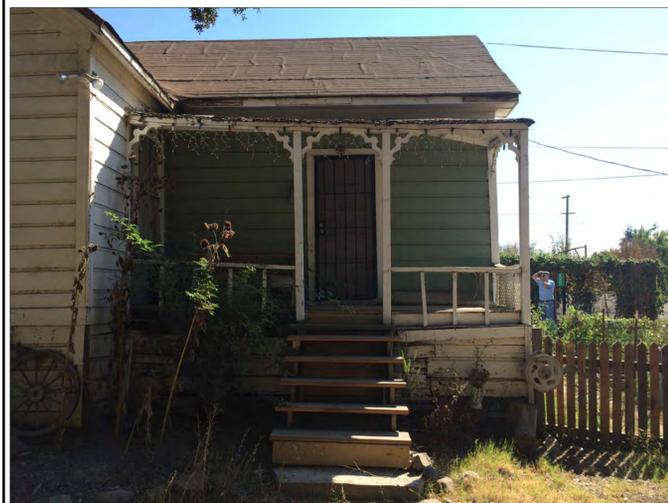


① EXISTING NORTH ELEVATION — MAIN HOUSE

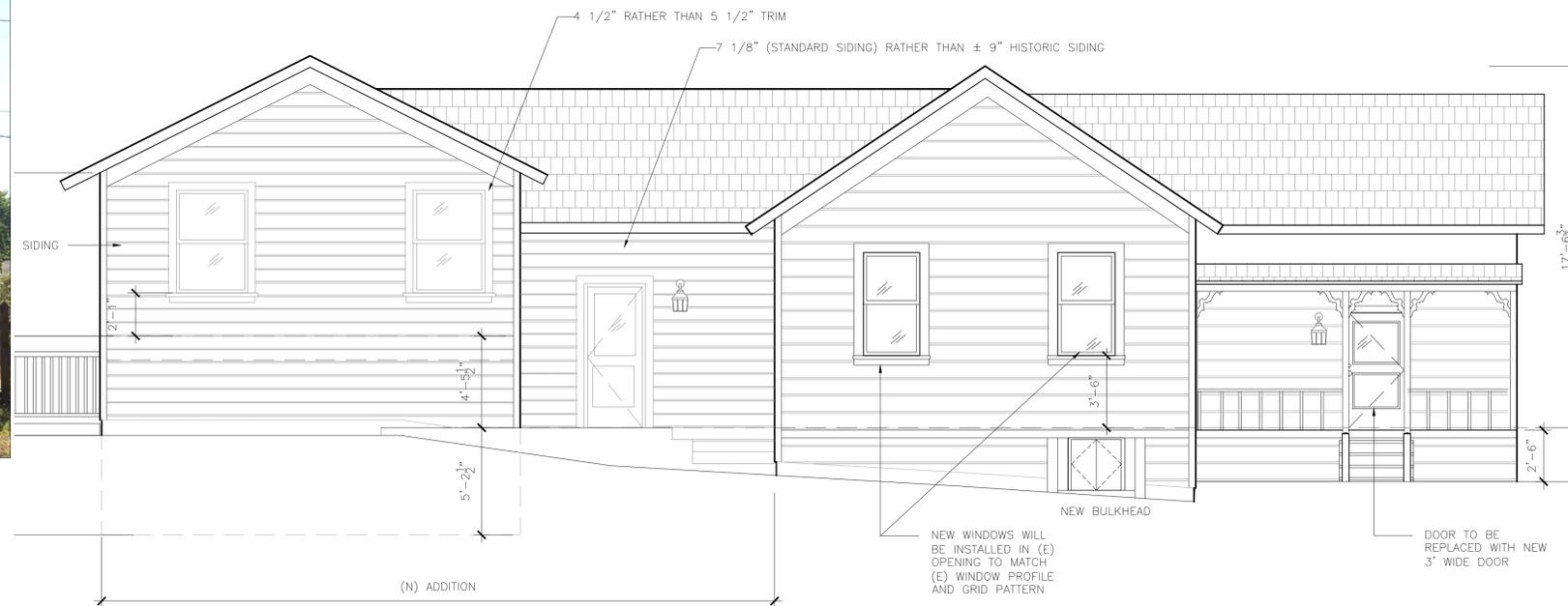
SCALE: 1/4"=1'-0"



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"



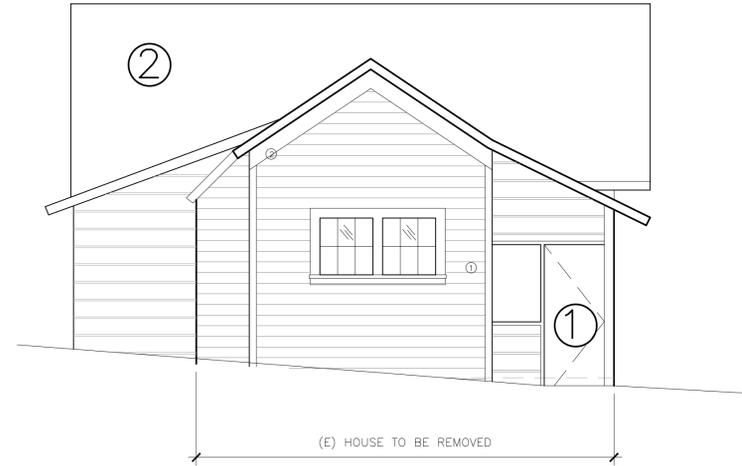
4. NON-HISTORIC ROOFING TO BE REPLACED

**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



1. ADDITION TO BE REMOVED

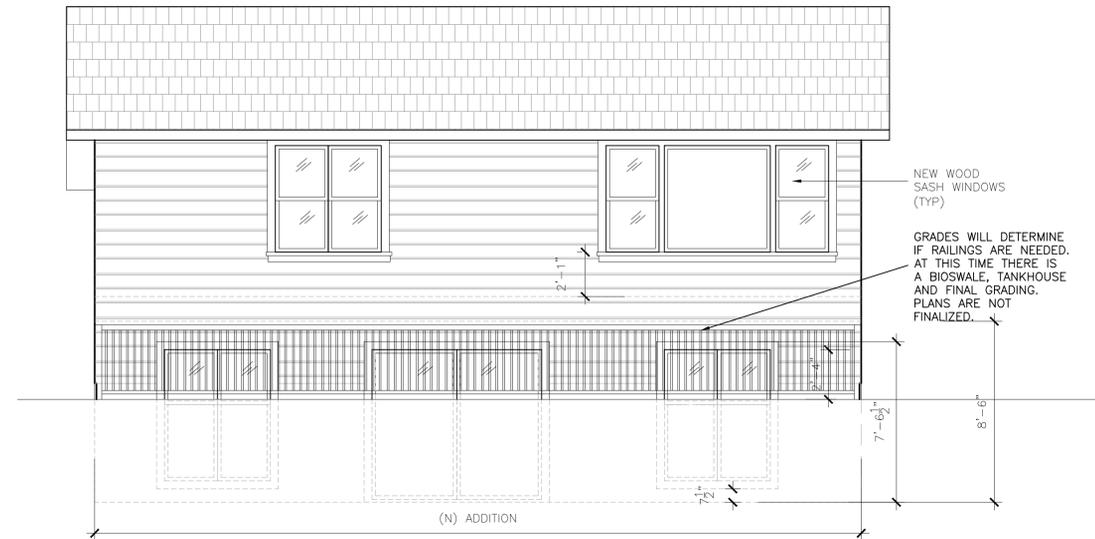


① EXISTING EAST ELEVATION – MAIN HOUSE

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



2. NON-HISTORIC ROOFING TO BE REPLACED



② PROPOSED EAST ELEVATION – MAIN HOUSE

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

**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



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"



2. NON-HISTORIC ROOFING TO BE REPLACED



② PROPOSED SOUTH ELEVATION – MAIN HOUSE

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



3. NON-HISTORIC ELECTRICAL EQUIPMENT TO BE REMOVED



4. NON ORIGINAL WINDOW TO BE REMOVED

**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



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. NEW WINDOWS WILL BE INSTALLED IN (E) OPENING TO MATCH (E) WINDOW PROFILE AND GRID PATTERN

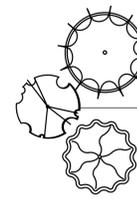
# Rodrigues House

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



CONCEPT IMAGE - BIOTREATMENT PLANTING



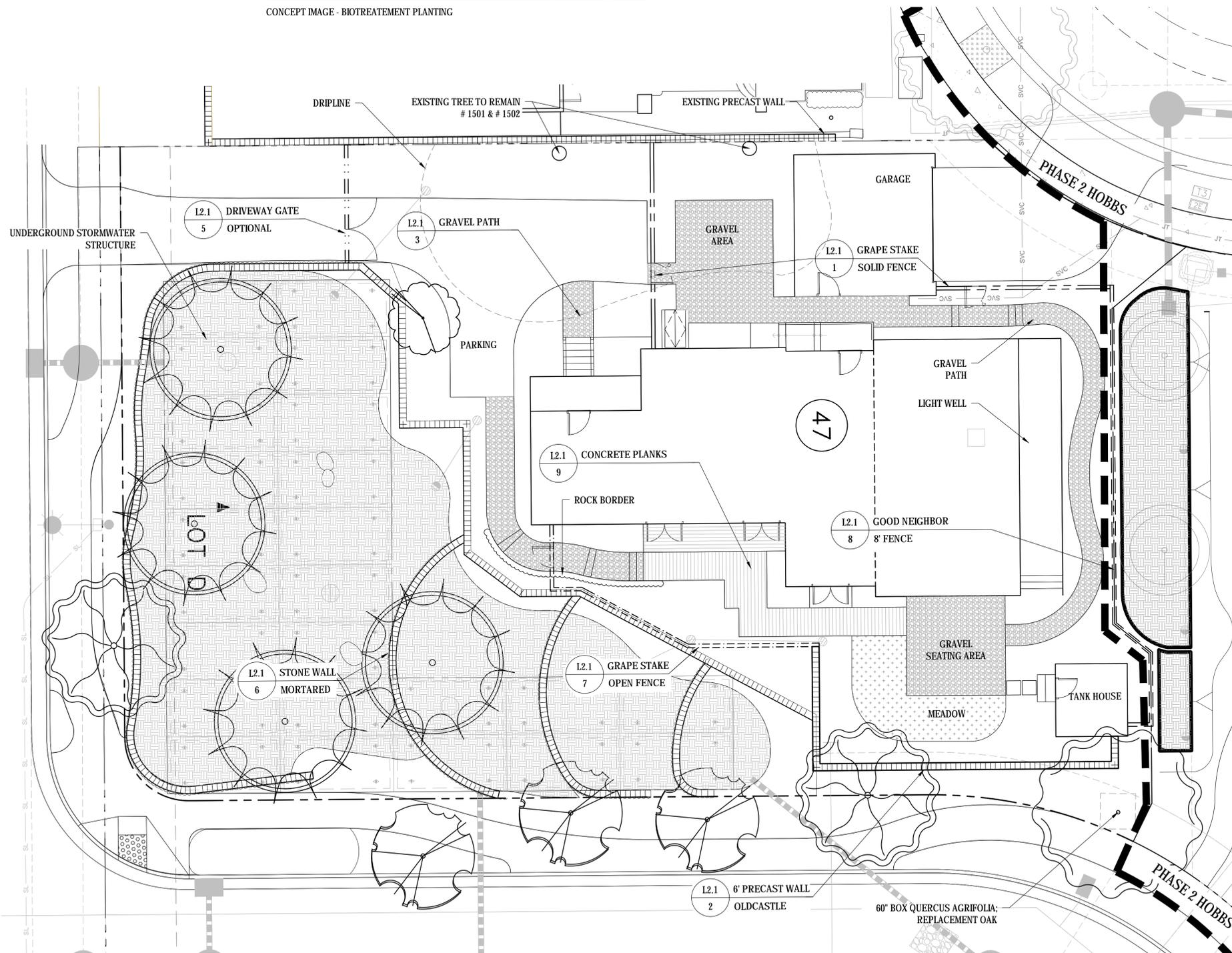
PHASE 3 STREET/BIOTREATMENT TREES				
NAME	COUNT	SIZE	WUCOLS	NOTES
ACER NEGUNDO	4	15G	M	
LAGERSTROEMIA MUSKOGEE	3	24"	L	STANDARD
QUERCUS LOBATA	2	24"	M	



RODRIGUES TREES				
NAME	COUNT	SIZE	WUCOLS	NOTES
ARBUTUS UNEDO - MULTI	1	24"	L	

HARDSCAPE LEGEND		
	BOULDER	SIERRA GRANITE BOULDERS, GOLD IN COLOR.
	STONE WALL	MIX OF MONTANA GOLD & WILLOW CREEK STONES WITH SIERRA GRANITE BOULDERS
	STEPPING STONE	20"x20"x3" THICK TUMBLED CAMERON LIGHT STONE, AVAILABLE AT PENINSULA BUILDING MATERIALS BRAD BULLOCK (408) 690-0348
	WALL	PRECAST MASONRY WALL, SEE L2.1 DETAIL #2
	SOLID FENCE	8' GOOD NEIGHBOR FENCE, SEE L2.1 DETAIL #8
	SOLID FENCE	GRAPE STAKE FENCE AT RODRIGUES HOUSE, SEE L2.1 DETAIL #5
	OPEN FENCE	GRAPE STAKE OPEN FENCE AT RODRIGUES HOUSE, SEE L2.1 DETAIL #7
	GATE	PEDESTRIAN
	BIOTREATMENT	

NOTE: SEE CIVIL PLANS FOR RETAINING WALL LOCATIONS



CONCEPT IMAGE - VISION

IMPROVEMENT PLANS  
TRACT 8330  
HOBBS PROPERTY  
CITY OF FREMONT, ALAMEDA  
COUNTY, CA

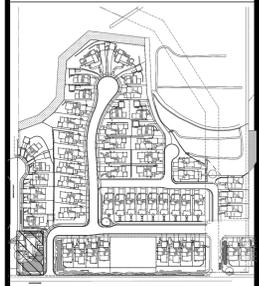
RODRIGUES  
LAYOUT PLAN

DESIGN

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

FOCUS

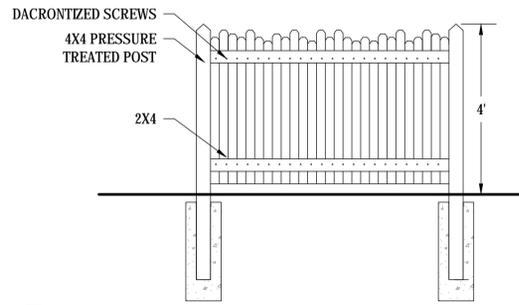
KEY MAP



REVISED: 2/14/2018  
DESIGN BY: RJD  
DRAWN BY: CJ/KH  
SCALE: 1/8"=1'-0"

L1.1

BY	CK	CITY

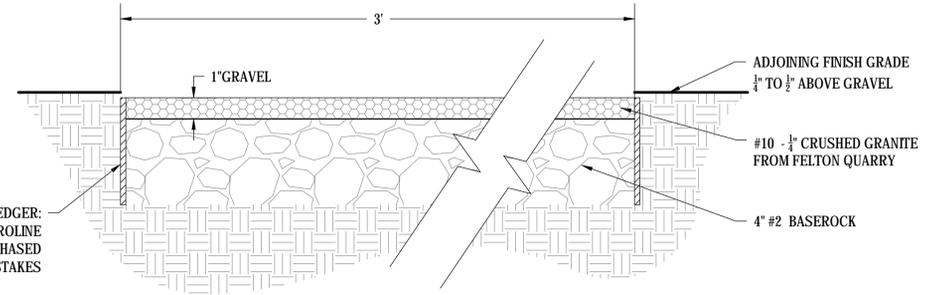


1 GRAPE STAKE SOLID FENCE  
SCALE: 1/2"=1'-0"



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

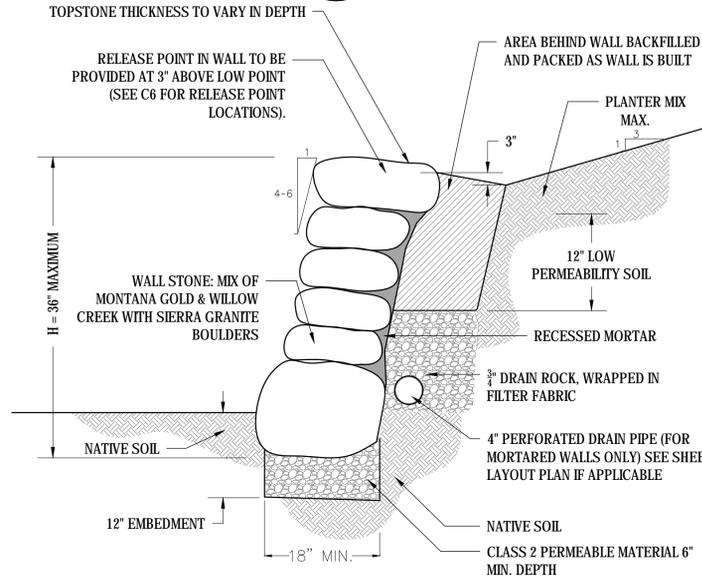
2 6' PRECAST WALL OLDCASTLE  
SCALE: NTS



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



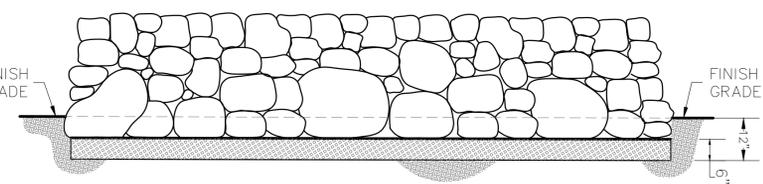
5 DRIVEWAY GATE OPTION 1 & 2  
SCALE: NTS



NOTES ON STONE WALLS

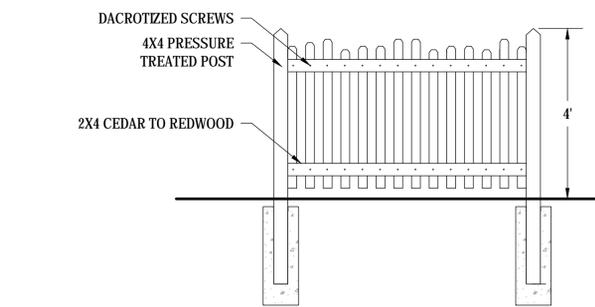
- WALL ROCK TO BE AN AVERAGE SIZE OF 12" UP TO WHEEL BARROW SIZE OR LARGER AT BASE. PREDOMINANCE OF ROCK AT BASE TO BE A MINIMUM OF 12" IN SIZE.
- BASE ROCKS TO BEAR ON COMPACTED CLASS 2 PERMEABLE MATERIAL.
- ROCK TO BEAR ON MINIMUM OF TWO ADJACENT ROCKS.
- ROCKS TO BEAR ON AT LEAST THREE CONTACT POINTS (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.

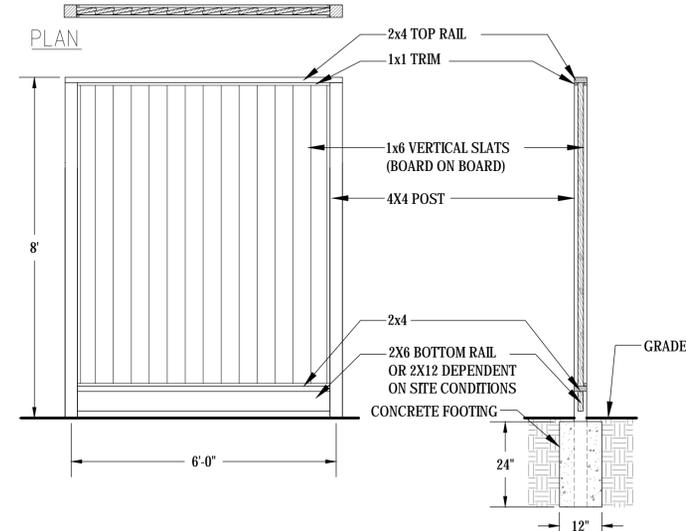


4 STEPPING STONE STONE ON SAND  
SCALE: 1-1/2"=1'-0"

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



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



8 GOOD NEIGHBOR FENCE  
SCALE: 1/2"=1'-0"



9 CONCRETE PLANKS  
SCALE: NTS

IMPROVEMENT PLANS  
TRACT 8330  
HOBBS PROPERTY  
CITY OF FREMONT, ALAMEDA COUNTY, CA

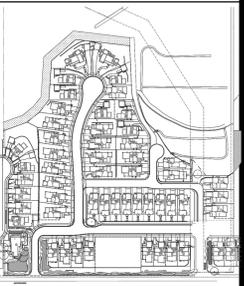
LANDSCAPE DETAILS

DESIGN

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

FOCUS

KEY MAP



REVISED: 2/14/2018  
DESIGN BY: RJD  
DRAWN BY: CJ/KH/MW  
SCALE: PER DETAIL

L2.1

DATE	BY	CHK	QTY	SHEET REVISIONS



ARCHITECTURE  
PLANNING & RESEARCH  
PRESERVATION TECHNOLOGY

[www.page-turnbull.com](http://www.page-turnbull.com)

417 S. Hill Street, Suite 211  
Los Angeles, California 90013  
213.221.1200 / 213.221.1209 fax

2401 C Street, Suite B  
Sacramento, California 95816  
916.930.9903 / 916.930.9904 fax

417 Montgomery Street, 8<sup>th</sup> Floor  
San Francisco, CA 94104  
415.362.5154 / 415.362.5560 fax

