



EVANS & DE SHAZO
ARCHAEOLOGY HISTORIC PRESERVATION

**HISTORIC RESOURCE EVALUATION
OF THE 1882 GALLEGOS HOUSE AND
SECRETARY OF THE INTERIOR
STANDARDS REVIEW FOR THE
PROPOSED PROJECT LOCATED AT
830 WITHERLY LANE, FREMONT,
ALAMEDA COUNTY, CALIFORNIA**

SUBMITTED TO:

Peter Wang

SUBMITTED BY:

Brian Matuk, M.S.

Senior Architectural Historian

and

Stacey De Shazo, M.A.

Principal Architectural Historian

stacey@evans-deshazo.com

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Evans & De Shazo, Inc
6876 Sebastopol Avenue,
Sebastopol, CA 95472
707-812-7400

www.evans-deshazo.com



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INTRODUCTION

Evans & De Shazo, Inc (EDS) completed a Historic Resource Evaluation (HRE) of the 1882 Gallegos House at 830 Witherly Lane, Fremont, Alameda County, California within Assessor's Parcel Number (APN) 513-363-15-3 (Project Area). The proposed project consists of the subdivision and development of three existing adjacent parcels (APNs 513-363-15-3, 513-363-17, and 513-363-16) to create eight parcels for the potential construction of six single-family houses, and a private road parcel through the Project Area (Project). Potential future work to the 1882 Gallegos House may include minor work on the 1882 Gallegos House that includes proposed changes to the second story porch balustrade (railing) for safety reasons, and although this work is not being formally proposed at this time, it is included as part of the Project for the purposes of this HRE and Standards Review. The 1882 Gallegos House is currently listed in the Fremont Register of Historic Resources, and a 2001 evaluation¹ determined the house was individually eligible for listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR). As such, the 1882 Gallegos House is currently considered a historical resource under CEQA (CEQA (PRC § 21002(b), 21083.2, and 21084.1); however, due to the age of the previous evaluation, its limited information related to integrity, and to address potential impacts to Historical Resources, the City of Fremont has requested the re-evaluation of the 1882 Gallegos House, and to evaluate the proposed Project for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Standards), and, specifically, the *Secretary of the Interior's Standards for Rehabilitation*. While the potential future work to the 1882 Gallegos House is not part of the subdivision project that is currently proposed, it is nevertheless evaluated for conformance with the Standards to guide the property owner to appropriate changes in the future. In addition, the HRE was completed in accordance with City of Fremont Historic Resources Ordinance (Chapter 18.175).

The HRE is based on specific guidelines and evaluation criteria of the California Register of Historical Resources (CRHR) (14 CCR §15064.5 and PRC§ 21084.1) and the City of Fremont Historic Resources Ordinance (Chapter 18.175). The HRE was completed by EDS Senior Architectural Historian, Brian Matuk, M.S., and EDS Principal Architectural Historian, Stacey De Shazo, M.A., who both exceed the Secretary of Interior's qualification standards in Architectural History and History.

PROJECT LOCATION AND DESCRIPTION

The Project Area is situated along the north side of Witherly Lane and is approximately 0.3 miles east/southeast of Mission San Jose (Figure 1), and located directly north of the Ohlone College campus. The Project Area consists of a 220,291-square-foot lot located at 830 Witherly Lane, Fremont, Alameda County, California within APN 513-363-15-3, and includes the 1882 Gallegos House, a 1978 Detached Carport Structure, and a Contemporary Horse Tack Building.² The proposed Project consists of the development and subdivision of three existing adjacent parcels to create eight parcels for the potential development of six

¹ Woodruff Minor, DPR 523A Primary Record and DPR 523L Continuation Sheet: 830 Witherly Lane, Basin Research Associates, Inc. for City of Fremont, *Historic Resources Inventory, Phase II*, 2001.

² The exact date of construction could not be ascertained from available building permits, but to be ca. 1975.



single-family houses, a private road parcel through the Project Area, as well as the raising of an existing historic balustrade at the second story porch of the 1882 Gallegos House. The two parcels adjacent to that which includes the 1882 Gallegos House, APN 513-363-17 and 513-363-16, are part of the larger development plan; however, the City of Fremont did not require the evaluation of the adjacent built environment resources as part of this HRE and Standards Review.

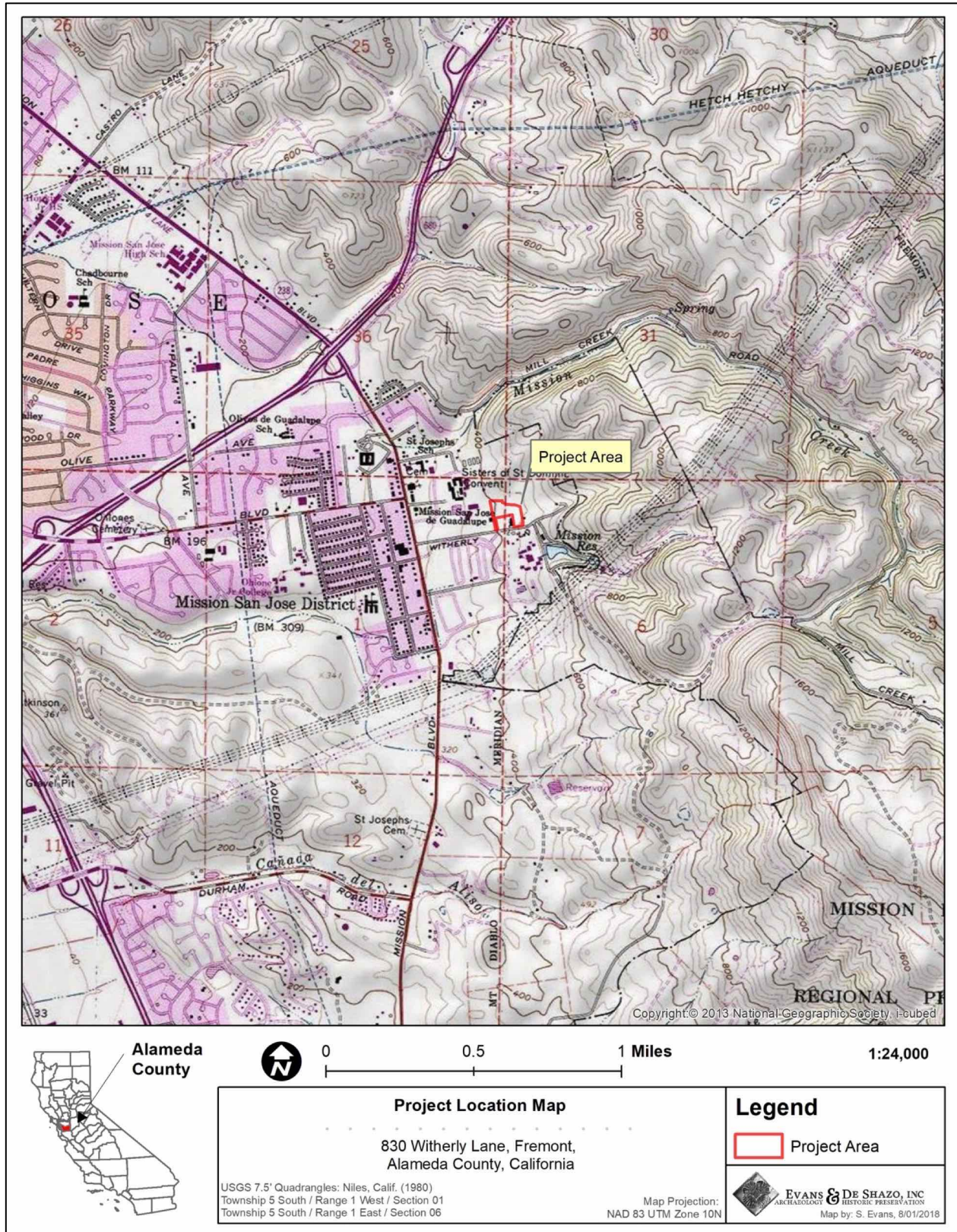


Figure 1. Project Area location map.



Figure 2: Site plan showing all the proposed development and subdivision of the adjacent three parcels to create eight separate parcels for potential construction of six new single-family houses, and a private road parcel.

REGULATORY SETTING

California Environmental Quality Act

CEQA and the Guidelines for Implementing CEQA (State CEQA Guidelines, Section 15064.5) give direction and guidance for evaluation of properties and the preparation of Initial Studies, Categorical Exemptions, Negative Declarations and Environmental Impact Reports. Pursuant to California State law, the City of Fremont is legally responsible and accountable for determining the environmental impact of any land use proposal it approves. Cultural resources are aspects of the environment that require identification and assessment for potential significance under CEQA (14 CCR 15064.5 and PRC 21084.1). There are five classes of cultural resources defined by the California State Office of Historic Preservation (OHP). These are:

- **Building:** A structure created principally to shelter or assist in carrying out any form of human activity. A “building” may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and barn.
- **Structure:** A construction made for a functional purpose rather than creating human shelter. Examples include mines, bridges, and tunnels.



- **Object:** Construction primarily artistic in nature or relatively small in scale and simply constructed. It may be movable by nature or design or made for a specific setting or environment. Objects should be in a setting appropriate to their significant historic use or character. Examples include fountains, monuments, maritime resources, sculptures and boundary markers.
- **Site:** The location of a significant event. A prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing building, structure, or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event and if no buildings, structures, or objects marked it at that time. Examples include trails, designed landscapes, battlefields, habitation sites, Native American ceremonial areas, petroglyphs, and pictographs.
- **Historic District:** Unified geographic entities which contain a concentration of historic buildings, structures, or sites united historically, culturally, or architecturally.

According to California Code of Regulations Section 15064.5, cultural resources are historically significant if they are:

- Listed in, or eligible for listing in the California Register of Historical Resources (CRHR) (Public Resources Code 5024.1, Title 14 CCR, Section 4850 et. seq.);
- Listed in, or eligible for listing in, the National Register of Historic Places (NRHP);
- Included in a local register of historical resources, as defined in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resource Code; or
- 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, provided the lead agency's determination is supported by substantial evidence in-light of the whole record.

A resource may be listed as an historical resource in the CRHR if it has integrity and meets any of the following criteria:

1. Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Associated with the lives of persons important to local, California or national history;
3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Buildings, sites, structures, objects, and districts representative of California and United States history,



architecture, archaeology, engineering, and culture convey significance when they also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A resource has integrity if it retains the characteristics that were present during the resource's period of significance. Enough of these characteristics must remain to convey the reasons for its significance.

City of Fremont

According to Section 18.175.090 Fremont Register of Historic Resources of the City of Fremont Historic Resources Ordinance (Chapter 18.175), the Fremont Register of Historic Resources (Fremont Register) shall consist of the following:

- A. Those historic resources which were listed in Appendix 1 to the general plan on January 1, 2007; and
- B. Those additional historic resources designated for listing by resolution of the city council pursuant to Section 18.175.100; provided, however, that when the designation of a Fremont register resource is rescinded by resolution of the city council pursuant to Section 18.175.110, it shall be automatically removed from the Fremont register and no longer treated as a register resource or potential register resource.

Additionally, according to Section 18.175.120 Criteria for Changes to the Fremont Register, a resource may be added to the Fremont register if the city council, after considering the recommendation of the board, finds that:

- (1) It is listed or has been determined to be eligible for listing in the California Register or the National Register; or
- (2) It has been determined by the City Council to be significant on the national, state or local level under one or more of the following five criteria:
 - (A) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or to the cultural heritage of California, the United States, or the city; or
 - (B) It is associated with the lives of persons important to local, California, or national history; or
 - (C) It embodies the distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or it is representative of the notable work of a builder, designer, or architect; or
 - (D) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation; or
 - (E) Its unique location or singular physical characteristic(s) represents an established and familiar visual feature or landmark of a neighborhood, settlement or district, or the city.

Section 18.175.120 Criteria for Changes to the Fremont Register also states that "an historic resource of local significance need not qualify for listing on the California Register to be included on the Fremont Register."



Alterations to Historic Resources in the City of Fremont

Section 18.175.190 Historical Architectural Review of Alterations to Register/Potential Register Resources states the following regarding the review of proposed alterations to historic resources in the City of Fremont: “Upon the filing of an application for a permit for alteration of a building, structure, object or site that is a register/potential register resource, the [Historic Architectural Review Board] shall conduct historical architectural review of the proposed alteration, unless it is subject to expedited review under Sections 18.175.250 and 18.175.260.”

The process for which the Historic Architectural Review Board will review applications for an Alteration Permit is described in Section 18.175.220 Process for Review – Standards and Findings for Approval or Recommendation of the City of Fremont Historic Resources Ordinance (Chapter 18.175), and is based on the following standards:

- (a) An application may only be approved if it is found to be, or conditioned so as to be:
 - (1) Consistent with the Secretary of the Interior’s Standards; and
 - (2) Consistent with the applicable standards and guidelines adopted by City Council.
- (b) In addition, the following findings shall each be made, as applicable:
 - (1) The proposed undertaking is compatible with the period of significance and the character-defining features of the historic resource;
 - (2) The proposed undertaking is compatible with existing adjacent or nearby register resources and potential register resources and their character-defining features;
 - (3) The colors, textures, materials, fenestration, decorative features and details, height, scale, massing and methods of construction proposed are compatible with the period of significance;
 - (4) The proposed change does not adversely affect or otherwise compromise an important architectural historical, cultural or archaeological feature or features;
 - (5) Other such applicable standards as are adopted by resolution of the [Historic Architectural Review Board] or the City Council.

Therefore, a proposed project involving a historic resource listed in, or potentially eligible for listing in, the City of Fremont Register of Historic Resources must be found in conformance with the Secretary of the Interior’s Standards to receive an approved Alteration Permit.

Secretary of the Interior’s Standards

The 1882 Gallegos House is a Historical Resource for the purposes of CEQA and, as such, any “substantial adverse changes” need to be considered (PRC § 21084.1 and 21083.2(I)). According to the CEQA Guidelines, demolition, destruction, relocation or alteration that impairs the significance of an historical resources constitutes a “substantial adverse change”; however, a project that conforms with the Standards can generally be considered to be a project that will not cause a significant impact (14 CCR § 15126.4(b)(1)).



The National Park Service (United States Department of the Interior regulations, 36 CFR 67) defines "Rehabilitation" as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." The proposed Project is considered a rehabilitation as defined by the Standards. Generally, a project that follows the *Secretary of the Interior's Standards for Rehabilitation* is considered as mitigated to a level of less than a significant impact on the historical resource.

The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy, and encompass the exterior and the interior, related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. The *Secretary's Standards for Rehabilitation* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.



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10. New additions and adjacent or related new construction shall 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.

The Standards also provide guidelines for new construction adjacent to historic properties, which have also been used in the Standards Review to assess the potential impacts that the proposed project may have on the 1882 Gallegos House in relation to setting.

METHODS

The HRE was prepared by EDS Senior Architectural Historian, Brian Matuk, M.S., and EDS Principal Architectural Historian, Stacey De Shazo, M.A., in compliance with CEQA regulations and guidelines, and the City of Fremont historic preservation guidelines. EDS utilized research obtained at the Fremont Public Library, as well as various online sources such as Sanborn Fire Insurance Maps, Ancestry.com, Newspapers.com, and California Digital Newspaper Collection to obtain details regarding property ownership and to develop a historic context in which to evaluate the historic significance of the property. Building permits available at the City of Fremont were also reviewed for site-specific changes over time. While the Washington Township Historical Society was contacted by EDS Principal Architectural Historian, Stacey De Shazo, M.A., the request for information was not returned. EDS also conducted an intensive level field survey to document the built environment resources within the property that are older than 50 years in age to formulate assessments needed for evaluation within the current setting. EDS also completed Department of Parks and Recreation (DPR) 523 forms for the 1882 Gallegos House (Appendix A).

HISTORIC SETTING

The following historic setting is intended to provide a context related to the development of the Washington Township, the City of Fremont, and the area surrounding the proposed Project.

The Spanish Period (1772 - 1822)

The discovery of the Bay of San Francisco was due to the determination of King Carlos III of Spain to occupy and colonize Alta California and was the joint work of both church and state. The Spanish entered present day Alameda County as early as 1769 with the Portola expedition, in which Gaspar de Portola "discovered" the San Francisco Bay, the initiating event of European colonization of the area.³ This was soon followed by the expedition of Juan Bautista de Anza, accompanied by Father Pedro Font in 1776. The expedition of Captain Bautista consisted of Lieutenant Fages, Father Crespi, twelve soldiers and two servants, and they were the first European explorers to traverse the East Bay. These expeditions resulted in the establishment of the Presidio of San Francisco and Mission San Francisco de Asis in the present-day San Francisco, the three agencies brought to bear were the military, the civil, and the religious, each represented by the presidio or garrison; the pueblo, town, or civic community, and the mission or church, which played the most prominent part.

³ Randall Milliken, *A Time of Little Choice: The Disintegration of Tribal Culture in the San Francisco Bay Area 1969-1810* (Menlo Park, Calif.: Balena Press, 1995).



In 1797 the Spanish established Mission San Jose de Guadalupe,⁴ located approximately 0.3 miles northwest of the project area. Mission San Jose was founded by Father Fermin Lasuen and was the 14th mission established in California; it was located about 15 miles northeast of the Pueblo of San Jose near the foot of Mission Peak. Temporary thatched roof structures were erected until more permanent adobe buildings could be erected. By 1832, the Mission had prospered with crops of corn, barley, peas, beans, fruits, and most importantly, wheat and consisted of 12,000 cattle, 13,000 sheep, and 13,000 horses; and it is likely that the livestock grazed within the project area.⁵ By the 1820s, the area prospered and many Ohlone living in this area were moved to the mission, converted to Catholicism, and worked as vaqueros, farmers and artisans.

The Mexican Period (1822 - 1846)

In 1821 Mexico declared its independence from Spain and, the following year, took possession of California. The missions were soon secularized, including the Mission San Jose, and huge land holdings called *Ranchos* were either sold or given to politically prominent people and military leaders. Subsequently, the mission lands were subdivided in the early 1840s into very large land grants. One land division was orchestrated by Jose de Jesus Vallejo, then in charge of the secularization of Mission San Jose. He evidently seized a large share for himself -- Rancho Arroyo de la Alameda -- granted by his uncle, Governor Juan Bautista Alvarado, in 1842. The valleys in the southern portion of Alameda County, including Washington Township, were known under the general name of Valley of San Jose, after the mission to which they had belonged to as grazing grounds.

In 1841, Vallejo built a gristmill on his rancho, at the mouth of Alameda Creek. Among his other improvements were a dam, an aqueduct, and adobe houses. Vallejo employed Indians from a nearby village.⁶

Early American Period (1846 - 1880s)

On July 7, 1846, U.S. annexation of California was proclaimed in Monterey, and by 1850 California had become a state. Soon the California Gold Rush, the promise of excellent soil and an abundance of water drew numerous American settlers to the area from all over the United States, including many faraway places outside the country. Following California's statehood in September 1850, the courts reviewed land grants which were either confirmed or denied to the original grantee. In most cases, land grants rapidly came into the hands of new owners, more often than they were recent American arrivals.⁷ Alvarado and Andres Pico's ownership of Rancho Ex-Mission San Jose was nullified by the United States Land Commission in the late 1850s. In 1851 surveys for the U.S. Public Survey System (PLSS) were initiated in California. The PLSS provided for the systematic survey and documentation of new lands into townships, and sections and

⁴ Mildred Brook Hoover, Hero Eugene Rensch, and Ethel Grace Rensch, *Historic Spots in California* (Stanford, Calif.: Stanford University Press, 1966).

⁵ Vance Benté and Suzanne Baker, *Vallejo Mills (CA-ALA-548/H) Historic Study and Extended Survey Report*, State of California, Department of Transportation District 04, 04-Ala-238 PM, 1994, 3-1.

⁶ *Ibid.*

⁷ Eloise R. Barter, Glenn Farris, and Betty J. Rivers, *Coastal Branch, Phase II, State Water Project Cultural Resources Survey, Reach 4, San Luis Obispo County, California*. Report prepared for State of California, Department of Water Resources, Division of Planning, Sacramento. Report on file, Department of Parks and Recreation, Cultural Heritage Section, Sacramento, 1994, 25.



by 1853, Alameda County was created, with its capital located within Washington Township with the Mount Diablo Meridian crossing just east of the Vargas Plateau. Soon squatters began to take over land originally held by former Mexican citizens. Squatters in Alameda County believed that landowners without clear possession could not evict them and this led to litigation with the burden of proof on the Mexican landowners, who often lost their land holdings to new immigrants.

Alameda County was formed on the 25th of March 1853 from portions of Contra Costa and Santa Clara counties. The 1857 US-GLO plat of Rancho Arroyo De La Alameda depicts Vallejo's Mill, a portion of the old road that became Mission Boulevard, and an adobe house at the eastern end of the rancho. Jose de Jesus Vallejo is shown as the confirmed owner of the old Rancho Arroyo de la Alameda.⁸ Then by 1865, Vallejo's Mill had become a small village that hosted a small agricultural community, bordered by the old road to the missions, known as Mission Boulevard, which was one of the main north/south stage roads through Alameda County.⁹

Washington Township was the oldest in the county in regards to European settlement, due to the establishment of Mission of San José by the Spanish. Washington Township is bounded on the north by the Eden Township, on the south by the northern line of Santa Clara, on the west by the San Francisco Bay, and on the east by the Murray Township. Its dimensions, north to south, were approximately eleven miles and east to west was approximately twelve miles, and the Township encompassed 68,066 acres. During this time, domestic livestock grazing began on the Vargas Plateau for almost as soon as California became a state. European settlement of Vargas Plateau began in the 1850s and livestock production grew to become the primary land use of the greater Vargas Plateau area.

The 1878 Official and Historical Atlas Map of Alameda County shows A.K. Rankin as owner of most of the area later known as the Vargas Plateau.¹⁰ Rankin owned 1,764 acres on the Vargas Plateau within the Washington Township. His land extended from the perimeter of the hills on the west side, Morrison Canyon on the south, and across Alameda Creek to the north. Illustrations of Rankin's ranch can be found in the Thompson Atlas¹¹ (Figure 3). Born in Pennsylvania, Rankin came to California in 1854, and established a horse-breeding ranch in Washington Township in the 1870s, but soon took on livestock and farming to supplement his income.¹² The Rankin family dryland farmed the flatter areas of the ranch for grain and hay production to augment ranch livestock income.

⁸ United States General Land Office (US-GLO), *Plat of the Rancho Arroyo de la Alameda*. United States General Land Office. On file at the United States Bureau of Land Management, Sacramento Office, Sacramento, 1857.

⁹ California Department of Transportation (Caltrans), Office of Environmental Planning, South District 4-Oakland. NWIC S-22543, July 1998, 3.

¹⁰ Thompson & West, 1878 Map of the County of Alameda. Drawn by M.B. Haynes, C.E. (Oakland, Calif.: Thompson & West, 1878).

¹¹ *Ibid*, 150.

¹² Ward Hill, *Historic Architectural Assessment, Tavares Barn, Alameda County, California*, Report on file at the East Bay Regional Park District, Oakland, CA, 1997.



Figure 3: Map of Alameda County showing Townships and land grants, 1878 - Thompson and West.

The Development of the City of Fremont

In 1853, Washington Township was established, which is now part of present-day City of Fremont. During this time, Washington Township was divided into eight small unincorporated towns that were connected by dirt roads and surrounded by farms and ranches. The eight towns included Centerville, Niles, Mission San Jose, Irvington, Warm Springs, Decoto, Alvarado (now Union City) and Newark. The first town was Mission San Jose, which was considered the center of the Washington Township and led to the founding of the other towns. These unincorporated towns served as mercantile and shipping centers for local farmers and ranchers. In 1869, the last tracks connecting the transcontinental railroad from the Atlantic to the Pacific were laid in the town of Niles and rail lines and roads were linked to the eight separate towns that depended on transportation to ship farm produce grown in the area to markets throughout the region and beyond. During this time, grain production dominated the agricultural economy of the area and Centerville was one of the most important shipping points.¹³

The eight towns within the Washington Township were officially recorded between the arrival of the railroads in 1869 and 1908.¹⁴ Each of the towns were platted by "local real estate developers and investors with the exception of Niles, which was officially laid out by Central Pacific Railroad".¹⁵ By the early 1900s,

¹³ GPA Consulting, *City of Fremont Postwar Development and Architecture Historic Context Statement, 1945-1970*, City of Fremont Community Development Department, 2017.

¹⁴ Ibid.

¹⁵ Ibid.



Centerville had emerged as one of two main towns, the other being Irvington, both towns became the centers of township life within Washington Township with schools, churches, banks, a country club, and a newspaper. In the early 1900s, though agriculture continued to be a strong economic business, Washington Township, the town of Niles had become a center for industrial growth that included businesses such as the California Brick Company, California Nursery, and the Pacific States Steel Company. After World War I, the agricultural economy was still strong, and during this time Washington Township consisted of many Portuguese and Japanese immigrants and first-generation Americans who came from areas such as Oklahoma and Arkansas as a result of the Dust Bowl and Great Depression.¹⁶ After World War II, widespread and intensive subdivision activity characterized the City of Fremont, and by the early 1950s, large-scale residential developments were built in the Fremont area. In 1956, five of the eight original towns within the Washington Township incorporated to become the City of Fremont (Figure 4). The city was an enormous 95.53 square miles, and at the time was the third largest city (based on land area) in California.

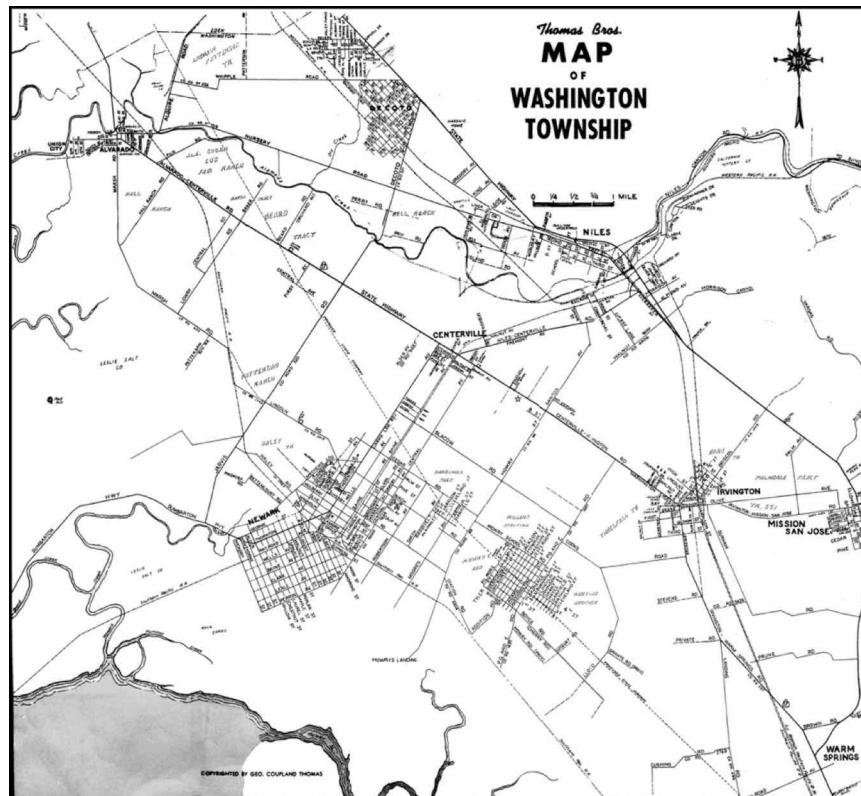


Figure 4. 1956 Thomas Bros. Map of the Washington Township (Courtesy of Alameda County Library).

ARCHITECTURAL CONTEXT

Italianate (1840 – ca. 1885)

The Italianate architectural style developed around the mid-nineteenth century as a result of the Picturesque movement, where architecture in Europe was beginning to trend away from the more classical

¹⁶ Ibid.



elements and ideals that were the basis for architecture in England since approximately 1650.¹⁷ In America, the Italianate style began to take hold around 1850, exhibited mostly in rural buildings that captured the Picturesque movement's focus on the informal, artistic architecture. Based on the forms and elements of Italian villas, the Italianate architectural style is often identified by a low-pitched roof with wide overhanging eaves, which was sometimes capped by a cupola or tower, as well as tall, narrow windows, a one- to three-story massing, and frequently with elaborate window crowns that are usually designed in a U-shape.¹⁸

American Colonial Revival (1900 – 1940)

The American Colonial Revival architecture style is intended to look like houses built around the time of the Revolutionary War;¹⁹ however, the Colonial Revival movement tended to borrow elements from earlier prototypes, even mixing elements from multiple buildings in the same design or designs that were currently popular. Early examples tended to borrow more faithfully from eighteenth century prototypes, while later examples were more simplified. The most common Colonial Revival houses are two stories tall. They are rectangular, with a hipped or side-gabled roof. Other shapes and configurations are also possible for this style, but they are mainly rectangular planned. The front door is usually located in the center of the front façade, and often emphasized with a porch or decorative trim. Front windows are typically arranged symmetrically.

JUAN GALLEGOS AND THE PALMDALE COMPANY

The following history of Juan Gallegos and the Gallegos Family is quoted below from a previous evaluation of the 1882 Gallegos House, written by architectural historian Woodruff Minor:

“Juan Gallegos belonged to a prominent Costa Rican family. His father, a Spanish nobleman, had been sent by King Carlos of Spain to govern the colony of Costa Rica in June 1833. In 1869, he married Julia Montealegre, the 18-year-old daughter of another former president of Costa Rica, Jose Maria Montealegre (1815-1887), who had come to power in 1859 at the head of a revolutionary movement, serving as president until 1863. He helped draft a new constitution, reduced the national debt, and instituted a postal stamp system. He also amassed a fortune as a coffee grower.

In 1872, Juan and Julia Gallegos, accompanied by the elder Montealegre, left Costa Rica for California, settling in San Francisco. By 1883, there were seven Gallegos children—Adele (1872), John (1873), Robert (1875), Teresa (1876), Julia (1878), Anita (1881), and Sophie (1883). Other members of the extended family also came to the United States around 1872. Montealegre's brother established the coffee importing and exporting firm of Montealegre & Co. in San Francisco, in association with the children Carlos, Francisco, and Maria, and Juan Gallegos's brother Rafael later served as the Costa Rican Consul General in San Francisco. His brother-in-law Jose de Salazar and sister Ignacia (and their six children) would become closely associated with the Gallegos family.”

“Gallegos established one of the largest wineries in California on his property in Mission San Jose and

¹⁷ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2012), 212.

¹⁸ *Ibid.*

¹⁹ Norman Tyler, Ted J. Ligibel, and Ilene R. Tyler, *Historic Preservation: An Introduction to History, Principles, and Practices* (New York: W.W. Norton & Company, 2009).



Irvington. He laid out over 600 acres of vineyards north of Washington Boulevard and adjacent to his Irvington winery. Erected in 1884-85, this building was a massive three-story structure of stone and brick, measuring 240 feet by 110 feet. Built against the bluff at Osgood Road and Washington Boulevard, with caves dug into the hillside, the structure could be entered at the third-story level from the higher ground, where grapes were dumped into tanks for washing. After fermentation and processing (utilizing an ingenious gravity system) the wine was loaded onto rail cars on a depressed spur track. The building also generated its own electricity and steam. In 1886, its first full year of production, the Gallegos Winery produced 250,000 gallons of wine.

In 1889, the journalist Charles Howard Shinn, son of a pioneer Washington Township horticulturist, stated that the winery was ‘recognized as one of the very first in the state, whether for capital invested, for quantity handled, or for quality of the product. The \$125,000 winery at Irvington crushes not only the grapes of the Gallegos vineyard but also many of the grapes in the district.’ Shinn noted that Gallegos had more than 640 acres planted in wine grapes, making it the largest of approximately forty vineyards (and ten wineries) then operating in the vicinity of Mission San Jose, Irvington, and Warm Springs.

In a complicated series of transactions in 1892, most of Gallegos’s property, including the vineyards and winery, was transferred to the Palmdale Company, a firm that was partially owned by his wife’s cousins Carlos and Francisco Montealegre. In 1894, the winery was incorporated as the Palmdale Wine Company. To supplement his income, Gallegos raised, packed, and sold prunes and other fruits (there is a label in the collection of the Fremont Local History Museum for “Selected Seedless Limes, Gallegos Estate, Mission San Jose”). Gallegos also raised horses and cattle on his hill land. Most sources state that he suffered financial reversals in the 1890s due to a depressed wine market and the destruction of his vines by plant lice.

In 1904, the Palmdale Company subdivided the former vineyard into 48 parcels ranging in size from 8 acres to nearly 32 acres (with most parcels in the 10-20 acre range). Occupying most of the area bounded by present-day Washington Boulevard, Driscoll Road, and Mission Boulevard, the 612-acre tract was bisected by two new roads, Olive Avenue and Mission Avenue (now Palm Avenue). The second largest parcel in the tract, Lot No. 48, covered 27.29 acres at the northwest corner of present-day Washington and Mission Boulevards. This parcel, which included the old Beard-Gallegos residence and gardens—christened “Palmdale” by Gallegos—was purchased by Henry Lachman, a San Francisco wine merchant who moved onto the property. Gallegos and his family moved across the street into another house owned by the family... He died in that house in 1905, at the age of 72, having broken his back falling down some stairs. The following year, the Palmdale Winery was destroyed by earthquake.”²⁰

²⁰ Woodruff Minor, DPR 523L Continuation Sheet: 830 Witherly Lane, Basin Research Associates, Inc. for *City of Fremont, Historic Resources Inventory, Phase II*.



PROPERTY OWNERSHIP/TENANT HISTORY

The following property history entails the owner and occupancy history of the 1882 Gallegos House, and is largely adapted from the thorough history provided by Woodruff Minor for the most recent evaluation of the house in 2001.

A San Francisco-based charity organization, La Societe Francaise Depargnes et de Prevoyance Mutuelle (La Societe), owned thousands of acres of land around Mission San Jose, including the original location of the 1882 Gallegos House, which La Societe likely bought on speculation. Much of this land was sold to Juan Gallegos between Spring 1881 and Summer 1882, who had immigrated to San Francisco from Costa Rica in 1872 with his wife, Julia Montealegre, and father-in-law, Jose Maria Montealegre.

In 1882, a contract notice appeared in the *California Architect & Building News* for a “Two-story frame dwelling brick foundation. O., J. Gallegos; A., W. J. Cuthbertson; C., S. Morrell; \$5,500.”²¹ This notice states that the owner was J. Gallegos, likely Juan Gallegos, the architect under contract was W.J. Cuthbertson, and the contractor was S. Morrell, and that the awarded contract was for a total of \$5,500. Accounts on whether Juan Gallegos had originally constructed this house for his immediate family or for in-laws differ, and could not be confirmed with the research performed for this HRE. Nevertheless, the Gallegos were living at the house by 1905.

By 1892, the land had been transferred from Juan’s ownership to the his recently incorporated Palmdale Company, which was partially owned by his cousins-in-law but still under the control of Juan, and associated with the business of the larger Palmdale Winery estate, one of the largest producers of wine in California at the time.²²

By 1905, the Gallegos family was living in the house with five of the seven children: Robert, Teresa, Julia, Anita, and Sophie. On August 14, 1905, Juan died in the house after a fall down the stairs in the house broke his back. In 1909 or 1910, daughter Julia married rising architect Henry A. Minton, of San Francisco, who allegedly designed the ca.1910 alterations to the house, including the Colonial Revival-style front porch, a canted bay window, and other changes to the house for a more contemporary and fashionable appearance.²³

Mrs. Gallegos passed in 1929, and the house was retained and managed by children Robert, Teresa, Anita, and Sophie. According to historian Woodruff Minor, “Robert raised avocados, citrus fruit, and nuts on the 11-acre tract; his sisters kept house and helped sell the produce.”²⁴ The other house on the property was used as rental, and the entire parcel was sold to St. Joseph Parish at some time between 1958 and 1968. During ownership under the church, Robert and Teresa were granted life tenancy at the home. After their deaths, the church sold the house to Robert Tavares, a Fremont-based realtor, in 1974.

Tavares relocated the house in 1974, shortly after his purchase, to the current location at 830 Witherly Lane,

²¹ “Building Intelligence,” *California Architect & Building News*, August 1882, 124.

²² “Juan Gallegos Killed At Home In Mission,” *Oakland Tribune*, 15 August 1905, 16.

²³ Woodruff Minor, DPR 523L Continuation Sheet: 830 Witherly Lane, Basin Research Associates, Inc. for *City of Fremont, Historic Resources Inventory, Phase II*.

²⁴ *Ibid*.



and the house served as the Tavares family home (Figures 4 and 5). Historic aerial photographs suggest that the current site of the 1882 Gallegos House was largely undeveloped, and likely served as cattle grazing land through the 1950s.

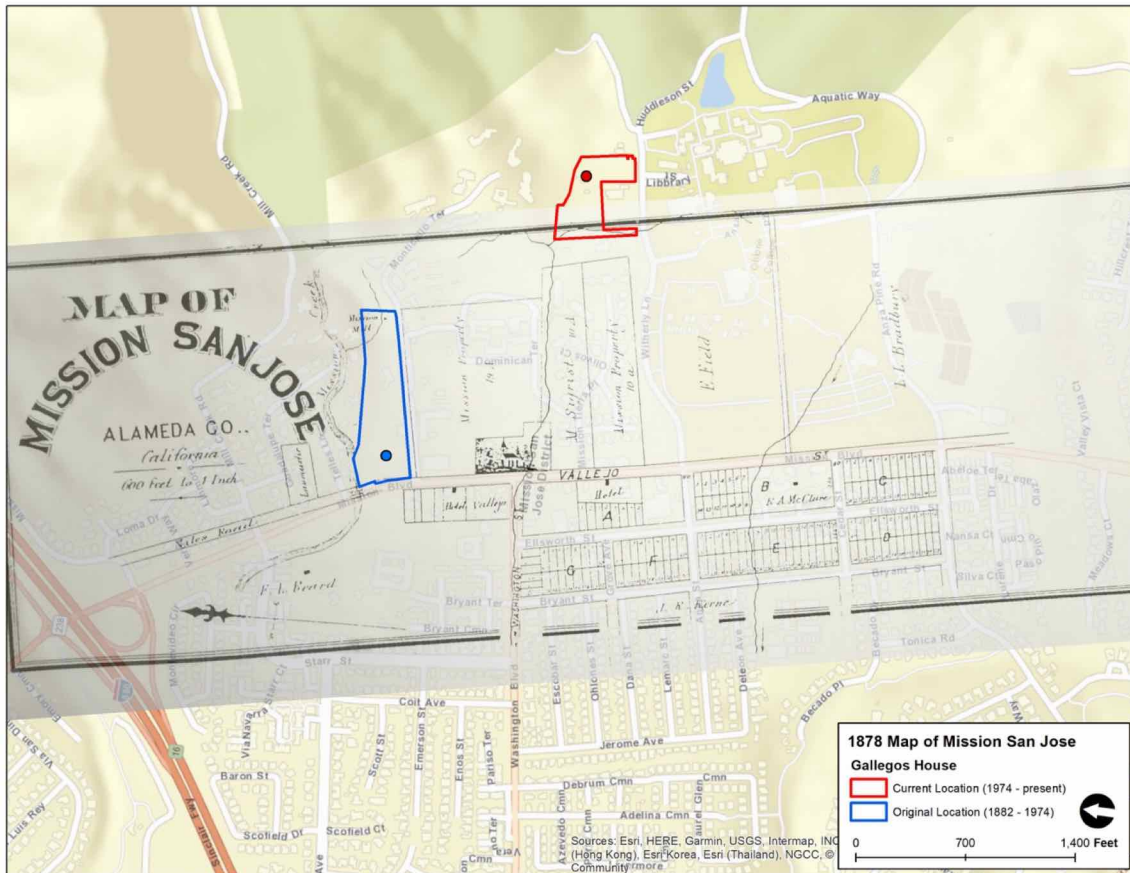


Figure 5: 1878 Thompson and West map of Mission San Jose with an overlaid contemporary map, showing the original location of the 1882 Gallegos House (today's parcel in blue) and the approximate current location of the house (parcel in red).

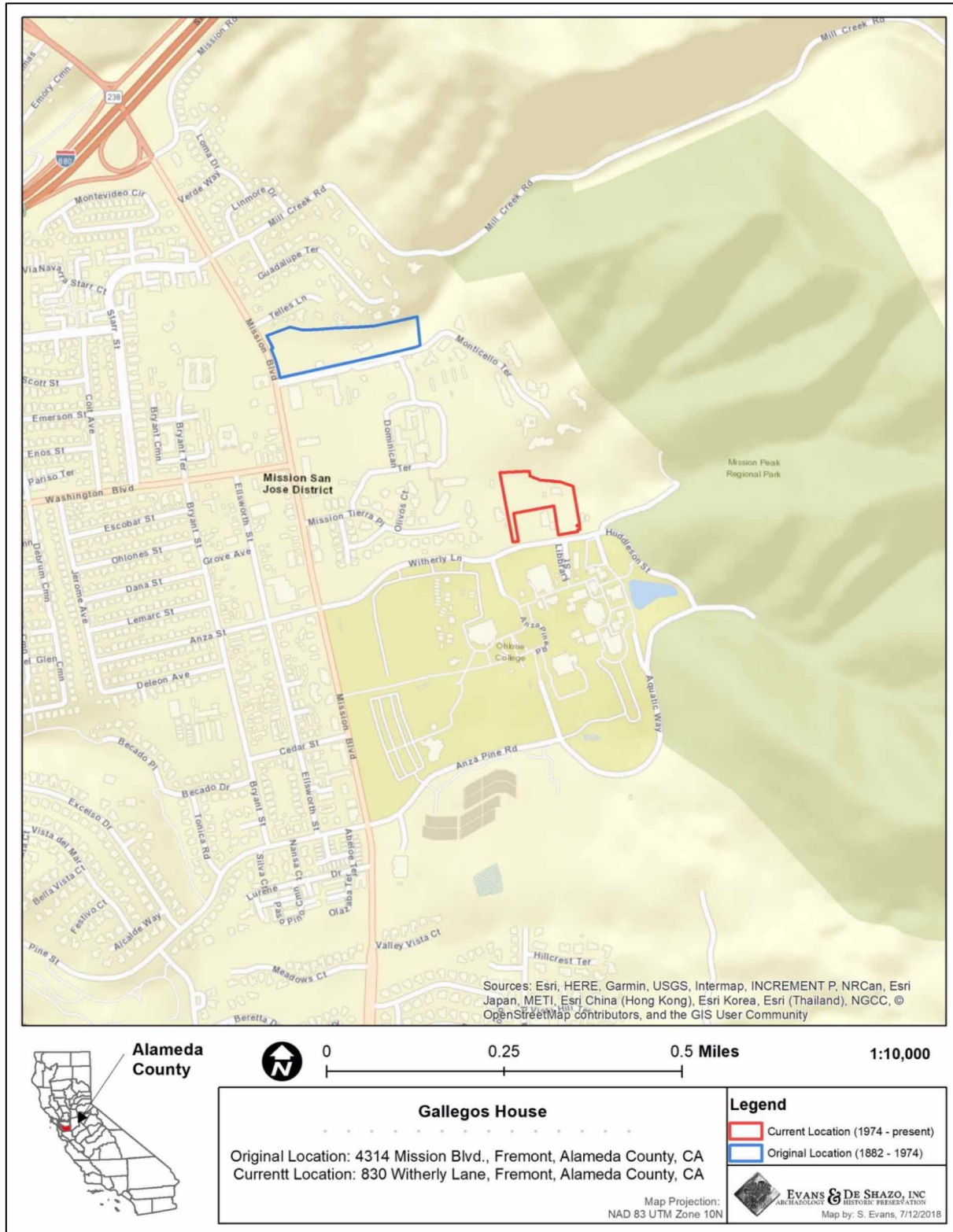


Figure 6: Contemporary map showing original parcel location of the 1882 Gallegos House (outlined in blue) and its current parcel location (outlined in red).



HISTORIC ARCHITECTURAL FIELD SURVEY

On July 24, 2018, EDS Senior Architectural Historian, Brian Matuk, M.S., and EDS Principal Architectural Historian, Stacey De Shazo, M.A., completed a field survey of the Project Area that includes the 1881 Gallegos House at 830 Witherly Lane, within APN 513-363-15-3. The survey and assessment were completed in compliance with CEQA and the City of Fremont Historic Resources Ordinance (Chapter 18.175) to document the 1881 Gallegos House, and associated landscape and assess the current condition. The following section documents the results of the field survey.

Project Area

The Project Area consists of a U-shaped 220,291-square-foot (5.06 acres) parcel located approximately 0.3 miles east/southeast of Mission San Jose, and located directly to the north of the Ohlone College campus. The U-shaped parcel is partially bound to the south by Witherly Lane, and surrounds two parcels, which include the Alston Montessori School, at the north, east, and west. The Project Area consists of a two-story single-family house that was originally constructed on a parcel approximately 0.44 miles west-northwest of the current location, and moved to the Project Area parcel in 1974, as well as a 1978 Detached Carport Structure, and a Contemporary Horse Tack Building.

1882 Gallegos House

The 1882 Gallegos House is a single-family, two-story house originally designed in the Italianate style, with ca. 1910 Colonial Revival elements. This two-story Italianate house appears to have been extensively modified since its 1882 construction, with alterations having occurred in the early 1900s and after the house was relocated in 1974. The house is situated near the northeast corner of the Project Area, approximately 310 feet north of Witherly Lane, accessible via an asphalt driveway that wraps around the east and north elevations of the house.

The 1882 Gallegos House is generally rectangular in plan, with the front façade oriented west, which allows for an expansive view of the San Francisco Bay and Santa Cruz Mountains beyond. There is a curved veranda, designed in the Colonial Revival style that wraps around the west elevation through part of the north elevation also appears to have been altered in ca. 1910. There is also a one-story gabled addition (gabled addition)²⁵ at the southeast corner of the building that currently serves as the kitchen. Although the gabled addition is attached to the main two-story massing, this portion of the house appears to have originally been a separate building that was later attached to the main building's southeast corner. As such, it is described separately in the section below.

Main Two-Story Massing

The main two-story massing is situated on a contemporary concrete block foundation, with a garage and basement at, and partially below, grade. Both the garage and basement are accessible via a set of interior stairs from the main hall at the first floor, as well as through a contemporary overhead garage door located

²⁵ As this one-story addition appears to have been originally constructed as an independent building, it may also be referred to as a "dependency."



at the western corner of the north elevation, below the veranda. This garage and basement levels display an exposed exterior “skirt” across the base of the veranda, consisting mainly of contemporary vertical plywood laid in board-and-batten.

The main two-story massing consists of a low-pitch, hipped roof that is clad in asphalt shingles, and has relatively wide overhanging eaves serving as a cornice with decorative wood brackets and a simple frieze. Along the veranda, there is a nearly flat roof that is accessible through a double-hung window at the second floor, and consists of rolled asphalt roofing that serves as a walkable surface for a second story porch. This second story porch is bound by a wood, turned balustrade that conveys the Colonial Revival style.

The exterior of the main two-story massing is generally clad in horizontal, V-notch wood siding with slightly projecting wood trim at various areas, including fenestration surrounds. This wood siding continues along the exterior of the gabled addition, with the exception of the addition’s rear bumpouts that are clad in more narrow, vertical shiplap siding. A brick veneer water table wraps around the south and east elevations of the house, including the gabled addition, which appears to be contemporary,²⁶ given the brick’s 1970s appearance in color and texture, as well as the use of stretcher bond. This water table is capped by a stringcourse sill that slightly projects from the plane of the remaining courses below.

The **west elevation** is dominated by the building’s curved, wraparound veranda and second-story balcony (Figure 7). The veranda has elements of the Colonial Revival style, and consists of a low, turned balustrade, with piers located at regular intervals serving as bases for unfluted Tuscan columns that support the second story balcony (Figure 8). The floor of the veranda consists of wood boards, while the ceiling of the veranda consists of narrower, wood beadboard (Figure 9). The second story balcony consists of a similar turned balustrade, although there are notable differences in the size and exact design of the balusters between the veranda and the second story balcony.

The first story of the west elevation contains the main entry to the house, which is located in a recess and consists of double wood doors with nearly full-length glazing flanked on either side by sidelights with wood bulkheads, as well as three transom windows. The sidelights exhibit lead comes shaped to produce ovular and round patterns, while the comes in the transom windows display intersecting parabolic designs. The side walls and ceiling of the main entry recess consist of a rectangular wood panel design. To the north of the main entry is a canted bay window that consists of three double-hung wood windows with wood surrounds and a paneled wood bulkhead.

²⁶ In this context, “contemporary” refers to a feature constructed within the past 45 years.



Figure 7: 1882 Gallegos House, showing the north and west elevations from the western portion of the parcel, facing east.



Figure 8: West elevation, showing veranda, facing east.



Figure 9: Bay window at west elevation from wraparound veranda, view northeast.

Similar to the west elevation, the **north elevation** is marked by the projecting wraparound veranda and second-story balcony. At this elevation, a contemporary overhead garage door provides access to the garage and basement area below the first story of the house (Figure 10). There is a set of contemporary stairs along this elevation, directly to the east of the wraparound porch, that provides access from the rear portion of the paved driveway near the 1978 Detached Carport Structure to the porch (Figure 11). The outer string of the stairs is clad in the same plywood as the veranda skirt and there is a contemporary wrought iron handrail.

Behind the veranda at the first story is a triplet 20-light wood windows situated in a wood frame that appear to have once been casement sashes (visible in Figure 12), but now appear to be inoperable. Directly to the east of this window triplet is a small, hinged wood door that opens downward to expose a wood wall with electrical outlet. It is likely that this door once provided access to a cavity or other storage area located at the interior, but details regarding its use could not be verified.

To the east of the veranda is a two-story rectangular bay that projects from the remaining north elevation of the building (Figure 13). This bay consists of the same board-and-batten plywood water table as that which occurs at the veranda skirt, with horizontal wood cladding at the first and second stories that is typical of other elevations. Within this bay is a double-hung wood window at the first story aligned with a double-hung wood window at the second story—both with wood surrounds that show some decorative woodwork. To the east of this bay, near the northeast corner of the building, is another “stack” of double-hung wood windows in wood frames with wood surrounds, along with an oculus window with similar wood surround.



Figure 10: Wraparound veranda at north elevation, showing overhead garage door, facing southeast.



Figure 11: North elevation, showing wraparound veranda at right and projecting bay at center-left, facing south.



Figure 12: North elevation, showing projecting bay at right and veranda at far right, view south.



Figure 13: North elevation, showing second story fenestration from second-story porch, facing east.



The rear, **east elevation** consists of the main two-story massing of the house as well as the one-story gabled addition (Figure 14). The brick veneer water table is present along this elevation, and is marked by groupings of three openings in the brick that appear to provide ventilation to the basement. The fenestration at the main two-story massing is asymmetrical, and consists of some windows that appear to differ in width and sash design among each other, though all appear to be double-hung wood windows set in wood frames with wood surrounds. At the first story, fenestration consists of two, one-over-one double-hung windows, with a smaller two-over-two double-hung window near the northern corner of this elevation. At the second story, fenestration consists of three two-over-two double-hung windows, with the southernmost of the three windows exhibiting a slightly wider frame. Directly below the two larger windows at the first story are contemporary planter boxes attached to the exterior via a set of contemporary wrought iron brackets.



Figure 14: East elevation, showing gabled addition at left and main two-story massing at right, facing west.

The **south elevation** is marked by a contemporary set of brick stairs that lead to the wraparound porch and the main entry at the west elevation (Figure 15). This set of brick stairs is flanked on either side by brick sidewalls that appear to be several wythes deep, and flare outward toward the base of the stairs (Figure 16). The flared brick sidewalls are terminated by two brick piers that are skewed 45 degrees in their orientation, and are capped by cast stone lion statuettes that are temporary, and not physically attached to the brick. The top of the stairs is intersected by a low wrought iron fence with gate that appears to be contemporary in design.

The brick veneer water table is present along this elevation and, similar to the east elevation, is marked by groupings of three openings in the brick that appear to provide ventilation to the basement. Directly to the east of the veranda is a canted, oriel bay window at the first story that is fitted with four pairs of wood



casement windows, each with a pair of wood transom windows above, and a paneled wood “bulkhead” below that displays diagonal-laid wood boards within each “panel” (Figure 16). Both the casement and transom windows at this oriel bay display the same came patterns as the main entry sidelights and transoms. There is a frieze along this western half of the first story of the south elevation, located directly below the eave of the second-story porch, which terminates at the projecting two-story rectangular bay located near the center of the elevation. There is a double-hung wood window at the second story of this elevation.



Figure 15: South elevation, showing ca. 1910 canted oriel bay at center-left and projecting bay at center-right, with gabled addition visible at far right, facing north.



Figure 16: Brick entry stairs to wraparound veranda, facing northeast.



Figure 17: South elevation, showing ca.1910 canted oriel bay, facing northwest.



The two-story projecting bay at the south elevation consists of a projecting rectangular bay window at the first story, which consists of a pair of double-hung wood windows with a wood paneled “bulkhead” below that displays diagonal-laid wood boards within each “panel,” as well as a small cornice above that displays decorative wood brackets similar to the cornice at the main roofline (Figure 18). Directly above the eave of this projecting bay window is a Colonial Revival-style turned balustrade that is similar in appearance to that which wraps around the second-story porch, and does not appear to be an occupiable space. The second story of the projecting bay consists of a pair of double-hung wood windows in wood frames with wood surrounds.



Figure 18: South elevation, showing fenestration at projecting bay, with gabled addition visible at far right, facing north.

One-Story Side Gabled Addition

The **one-story side gabled addition** (gabled addition), previously referred to be a “dependency,”²⁷ appears to have been originally constructed as a subsidiary building and connected to the house at some date after its independent construction (Figure 19). This gabled addition has a gable oriented west-east with very shallow eaves, and is attached to the main two-story massing of the house at the eastern end of the house’s south elevation. The roof of the gabled addition is moderately pitched and also clad in composition shingles and topped by what appears to be a wood-frame cupola with metal vents projecting from each side and a pyramidal roof cap. While the wood siding and brick veneer water table at the gabled addition is identical to the main two-story massing, the gabled addition has a form, design, and massing that is clearly distinct from

²⁷ A dependency is defined as a subsidiary building connected to a main building.



the house. While the gabled addition currently serves as the house's kitchen, its original function could not be verified.

The **east elevation** of the gabled addition consists of the rear entry into the house, and consists of a leaded glass wood window that appears to be contemporary, as well as a double-hung wood window (Figure 20). The rear entry is accessed via a set of stairs consisting of composition treads and risers flanked by a single-wythe sidewall. The stairs lead to what appears to be a shed roof addition, likely constructed as an entry portico, which consists of a wood paneled door with operable aluminum single-hung window in the upper one-half facing north, toward the stairs. There is a window-less transom above this entry that is covered with a mesh metal screen. There is a double-hung wood window at the east elevation of this shed roof addition, and what appears to be another shed roof addition subsequently added to the earlier shed roof addition. This later shed roof addition is cantilevered over the ground, supported by a single wood post, and consists of fixed wood windows. The function of this later shed roof addition could not be determined. Both the earlier and later shed roof additions are clad in vertical wood shiplap siding that is narrower than the horizontal siding along the remainder of the gabled addition and main massing of the house.

The **south elevation** of the gabled addition consists of one grouping of four windows, each with a transom above (Figure 21). The end windows and respective transoms are operable as casements, with the others appear to have always been fixed. All windows within this grouping are wood, and have lead came that create rectangular, diamond, triangular, and trapezoidal patterns, with all transoms exhibiting some stained glass in a central motif. There is a contemporary wood planter box below this window, supported by wrought iron brackets.

The **west elevation** of the gabled addition consists of a single two-over-two double-hung window near the southern corner of this elevation (Figure 22).



Figure 19: Gabled addition, showing south and east elevations with main two-story massing visible at right, facing northwest.



Figure 20: Early shed roof addition (rear entry portico) at east elevation of gabled addition, facing southwest.



Figure 21: South elevation of gabled addition, facing north.



Figure 22: Gabled addition, showing west and south elevations with main two-story massing visible at left, facing northeast.



Alterations to 1882 Gallegos House

The 1882 Gallegos House has experienced several alterations since its original construction, some of which occurred before the 1974 relocation of the house to its current location, and other alterations that appear to have occurred after relocation.

Several alterations likely occurred around the second decade of the twentieth century, as evidenced by the design and materials of certain features related to the change in style from Italianate to Colonial Revival, as well as changes to the building's overall form, as evidenced by changes in the Sanborn Fire Insurance Maps from 1897 and 1916 (1916 map and 1916 map updated in 1932). These ca. 1910 alterations were likely carried out as one rehabilitation effort, and include the extension of the first-story, western portion of the south elevation that includes the canted oriel bay, relocation of the main entry from the south elevation to the west elevation, construction of a Colonial Revival-style wraparound veranda, and installation of Colonial Revival-style balustrade above the veranda to enclose the new second-story porch. By 1916, the gabled addition appears to have gained the earlier of the two shed roof additions at the east elevation. It is likely that the independent building that became the gabled addition was also relocated and attached to the main house during these ca. 1910 alterations. Although not confirmed, a previous evaluation of the 1882 Gallegos House asserts that these ca. 1910 alterations were carried out by Juan Gallegos's son-in-law, Henry A. Minton, a local architect who married Juan's daughter Julia.²⁸ A porch that appears to have existed near the northern corner of the east elevation of the 1882 Gallegos House as late as 1932 was demolished, though it is unclear if it was demolished before the 1974 relocation of the house.

In 1974, the house was moved from its original location just east of where today's Mission Boulevard crosses over the Mission Creek, which is located on the present-day parcel associated with APN 513-401-72 (previous Figures 4 and 5). A previous evaluation of the 1882 Gallegos House states that during the move, brick from the foundation of the house at its original location was removed to build the porch stairs. It is unclear if this is also similar brick that was used as veneer for the water table visible along the east and south elevations. The plywood "skirt" along the wraparound porch and small section of the building's north elevation appears to have been applied at this time, or at some point after 1974. According to a 1974 letter to the City of Fremont Building Inspection Division from Carlos G. Abrille, Civil Engineer, modifications were made to the lateral bracing system of the house around the time of its relocation.²⁹

The basement was altered directly after the 1974 relocation of the house, with finished living areas being altered to serve more utilitarian functions.³⁰ It is likely that the garage door was also constructed during this time, as well as the construction of a large ductwork system to serve HVAC purposes throughout the house. The finished areas of the basement level appear to have had ceilings finished with wood beadboard, decorative pressed-tin wainscoting along the stairs leading to the first floor, and a well-crafted wood newel

²⁸ Woodruff Minor, DPR 523L Continuation Sheet: 830 Witherly Lane, Basin Research Associates, Inc. for *City of Fremont, Historic Resources Inventory, Phase II*.

²⁹ Carlos G. Abrille, Civil Engineer, Letter to the City of Fremont Building Inspection Division, October 25, 1974.

³⁰ Carlos G. Abrille, Civil Engineer, Letter to the City of Fremont Building Inspection Division, November 13, 1973.



post at the base of the stairs.³¹ Although the date of installation is difficult to estimate, a large T-shaped metal ventilation duct was installed at the roof likely post-1974, which extends approximately four feet above the roofline.

As evidenced by a 1977 building permit, a fire occurred in the house in 1977; however, the extent of the damage and the repair work carried out is not detailed. Building permits also suggest that the house was reroofed in 2001.

1978 Detached Carport Structure

A contemporary wood framed detached carport constructed in 1978 is located approximately 20 feet from the north elevation of the 1882 Gallegos House. The structure is very simple in its construction, is attached to a large poured concrete pad, and has a nearly flat roof (Figure 23).

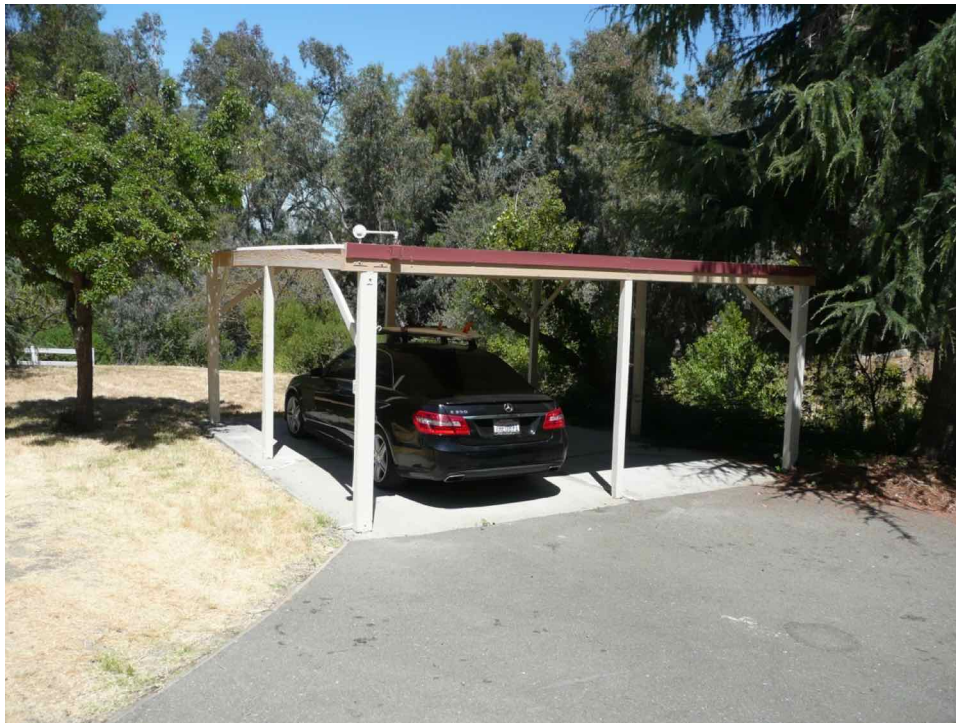


Figure 23: 1978 Detached Carport Structure from north elevation of 1882 Gallegos House, facing northwest.

Contemporary Horse Tack Building

The contemporary horse tack building is located approximately 45 feet west of the 1882 Gallegos House, and appears to have been constructed in ca. 1975 around the house was relocated, as the horse tack building exhibits the same board-and-batten plywood siding as the veranda “skirt” along the west and north elevations of the house. This rectangular, one-story building is situated on a concrete block foundation, and has a shed roof clad in corrugated metal roofing (Figure 24). Near the center of the east elevation is a

³¹ There is a wood newel post located in the basement that is identical to those at the first and second stories, which suggests that the newel post was originally placed at the base of the stairs at the basement level.



contemporary paneled door with semi-lunar glazing in the upper one-fifth. There is no fenestration at the south elevation. The west elevation consists of two large openings, two sliding doors hung on the same metal track at the southern half of the elevation, and a rectangular opening with clipped corners at the northern half of the elevation (Figure 25). The north elevation consists of a small opening that appears to be approximately 2 feet in width by 3 feet in height.



Figure 24: South and east elevations of the contemporary horse tack building, facing northwest.



Figure 25: North and west elevations of contemporary horse tack building, facing southeast.

Associated Landscape

The Project Area mainly consists of open, undeveloped land on a west-sloping hillside that consists of a tree-lined ravine along the northern parcel boundary and is bound on the west by metal chain link fence. Along the east side of the property is a paved asphalt driveway that extends north from Witherly Lane and leads to the 1882 Gallegos House, and is flanked on either side by the contemporary resin fence (Figure 26). The resin fence along the west side of the driveway turns westward approximately 65 feet from the southeast corner of the gabled addition of the 1882 Gallegos House, then turns northward to create a visual boundary around the house at the south and west. The driveway widens near the southeast corner of the 1882 Gallegos House, adjacent to a poured concrete court, and extends along a portion of the north elevation where it terminates at the 1978 Detached Carport Structure near the rear entry stairs to the house. The poured concrete court adjacent to the east elevation of the 1882 Gallegos House wraps around the south elevation of the house as a high-aggregate poured concrete walkway. This walkway leads to the brick stairs at the wraparound porch, and consists of a few sporadic small steps along the slight slope. With the exception of a few trees and shrubs that line the east side of the driveway, the majority of the parcel remains unplanted, dominated by grassy, undeveloped open space.



Figure 26: 1882 Gallegos House from the southern sidewalk along Witherly Lane, showing driveway flanked by resin fencing at right, facing north.



Figure 27: Project Area, showing undeveloped space on the parcel in background and contemporary horse tack building in foreground, from second-story porch of 1882 Gallegos House, facing west.



Figure 28: View toward the 1882 Gallegos House and contemporary horse tack building from the western parcel boundary, facing east.

EVALUATION FOR HISTORICAL SIGNIFICANCE

Although the 1882 Gallegos House was previously evaluated in December 2001 and, at that time, was determined to qualify as a historical resource under CEQA, the previous evaluation is over five years old and lacks sufficient information regarding integrity, which requires that the 1882 Gallegos House be re-evaluated. For the purposes of this HRE, the 1882 Gallegos House and associated landscape were reevaluated to determine eligibility for listing on the CRHR. The following section provides an overview of historic significance of the property. As the 1978 Detached Carport Structure and the Contemporary Horse Tack Building are less than fifty years of age, they are not evaluated as part of this HRE.

California Register of Historical Resources

The CRHR is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the CRHR through several methods. State Historical Landmarks and National Register-listed properties are automatically listed in the CRHR. Properties can also be nominated to the CRHR by local governments, private organizations, or citizens. The CRHR follows *similar* guidelines to those used for the National Register. One difference is that the CRHR identifies the Criteria for Evaluation numerically instead of alphabetically. Another difference, according to the OHP is that “It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield



significant scientific or historical information or specific data”.³²

To qualify for listing in the CRHR, a property must possess significance under one of the four criteria and have historic integrity. The process of determining integrity consists of evaluating seven variables or aspects that include location, design, setting, materials, workmanship, feeling and association. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*,³³ these seven characteristics are defined as follows:

- **Location** is the place where the historic property was constructed.
- **Design** is the combination of elements that create the form, plans, space, structure and style of the property.
- **Setting** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).
- **Materials** refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history.
- **Feeling** is the property’s expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

The following section examines properties eligibility for listing on the CRHR.

CRHR Evaluation

1. (Event): Associated with events that have made a significant contribution to the broad patterns of local regional history or the cultural heritage of California or the United States.

The property is not associated with any significant event that made contributions to the Mission San Jose area, the Washington Township, nor the City of Fremont or surrounding region. While the Gallegos Family had a significant influence on the history of the Mission San Jose area during the late nineteenth and early twentieth centuries with the development of the Palmdale Winery estate, the house can no longer convey this area of significance, as it has been moved from its original location near the winery grounds.

Therefore, the property does not appear eligible for listing in the California Register at the local level under Criterion 1.

2. (Person): Associated with the lives of persons important to local, California or national history.

³² California Office of Historic Preservation, *Technical Assistance Series #6 California Register and National Register: A Comparison* (for purposes of determining eligibility for the California Register).

³³ United States Department of the Interior, National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: United States Department of the Interior, 1995).



Juan Gallegos was a significant individual to local history in the Mission San Jose area and larger Washington Township, as he was a significant figure in the development of the Palmdale Winery, which briefly operated as one of the largest producing wineries in California under his operation. Although the 1882 Gallegos House experienced several alterations since Juan's death in 1905, and was moved from its original location in 1974, it nevertheless retains integrity to convey significance related to Juan Gallegos, an important individual in local history, as further detailed in the integrity section below. The period of significance for Criterion 2 would, therefore, begin at the 1882 Gallegos House date of construction until Juan's death: 1882-1905.

Therefore, the property appears eligible for listing in the California Register at the local level under Criterion 2.

3. (Construction/Architecture): Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values.

The 1882 Gallegos House experienced several alterations since its construction, including several prominent and design-altering changes that occurred in ca. 1910, after Juan's 1905 death. Originally constructed as an Italianate house, the building received several upgrades in ca. 1910 that introduced several Colonial Revival-style elements to the house that were not in keeping with the overall Italianate design. However, these new elements signal a transition in architectural taste during the early twentieth century, so while they departed from the original Italianate character, these Colonial Revival elements added in ca. 1910 represent distinctive characteristics of a period and style. Therefore, it appears that the 1882 Gallegos House embodies distinctive characteristics of two periods (1882 and ca. 1910) and two architectural styles (Italianate and Colonial Revival), both which continue to be well-represented at the house, as further explained in the integrity section below. In this case, the period of significance would be from the construction of the house through the Colonial Revival alterations: 1882-ca. 1910.

Therefore, the property appears eligible for listing in the California Register at the local level under Criterion 3.

4. (Information potential): Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Criterion 4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to buildings that contain important information. For a building to be eligible under Criterion 4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

The 1882 Gallegos House does not appear to have the ability to convey information potential that is unique or unknown in regard to the life of Juan Gallegos, for Italianate or Colonial Revival architecture,



or for any distinctive method of construction. In addition, the property was not evaluated for archaeology, and so it cannot be determined if the property contains associated archaeological deposits that will yield, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

Integrity

The following section provides specific integrity-related details regarding the 1882 Gallegos House, which is evaluated under two areas of significance: association with Juan Gallegos, and as an example of an Italianate house that was upgraded with Colonial Revival additions and alterations.

- **Location.** The 1882 Gallegos House does not retain integrity of location, as it was moved in 1974 after both periods of significance. *Therefore, the 1882 Gallegos House does not retain integrity of location.*
- **Design.** The 1882 Gallegos House was originally designed in the Italianate architectural style, and later modified to accommodate upgraded Colonial Revival elements that became fashionable at the time. These modifications were designed in a way that retained the overall Italianate design of the house. Similarly, the gabled addition does not appear to substantially add to, or subtract from, the overall historic character of the house from either period of significance.

In regard to the 1882 Gallegos House's ability to convey significance related to association with Juan Gallegos from 1882 to 1905, the house does not appear to retain integrity of design, as major design changes were carried out in ca. 1910 that introduced a more contemporary architectural style to the original design commissioned by Juan. *Therefore, the 1882 Gallegos House does not retain integrity of design with respect to association with Juan Gallegos (1882-1905) under CRHR Criterion 2.*

In regard to the 1882 Gallegos House's ability to convey significance related to design/construction from 1882-ca. 1910, the house appears to retain integrity of design. Despite alterations that occurred during and directly after the 1974 relocation of the building, including the introduction of contemporary materials, construction of a garage, and construction of an elaborate brick entry stair, the 1882 Gallegos House continues to convey integrity of design as an Italianate-Colonial Revival hybrid that exhibits distinctive characteristics of both styles. *Therefore, the 1882 Gallegos house retains integrity of design with respect to significance of architecture (1882-ca. 1910) under CRHR Criterion 3.*

- **Setting.** While the donor site for the 1974 relocation of the 1882 Gallegos House was within one-half mile of its original location, and the current setting is somewhat similar to the original, the setting of the house was nevertheless altered by the move. The original location of the house was on a slight slope adjacent to the Mission Creek, with several trees surrounding the house, as well as allées of palm trees planted on the property by the Gallegos family, and with the house oriented west toward the street. In contrast, the donor site sits at a fairly higher elevation than the original site, is relatively unplanted and undeveloped, and appears to have been oriented toward the west, and not toward the street, to benefit from the westward view. At its current location, the 1882 Gallegos House does



not retain its original setting with respect to adjacent buildings that existed at the original site that were extant during both periods of significance, and has lost its close proximity to the historic Palmdale Winery estate that is located just across Mission Boulevard from the original site of the house. *Therefore, the 1882 Gallegos House does not retain integrity of setting.*

- **Materials.** The 1882 Gallegos House was originally designed in the Italianate architectural style, and later modified to accommodate an “upgraded” Colonial Revival-style elements that were becoming fashionable at the time. These modifications required the introduction of some new materials to the property, with limited removal of historic materials.

In regard to the 1882 Gallegos House’s ability to convey significance related to association with Juan Gallegos from 1882 to 1905, the house appears to retain integrity of materials, as sufficient materials remain extant at the house from the original 1882 construction, despite some changes to materials during the ca. 1910 alterations, which occurred after Juan Gallegos’s 1905 death. Additionally, while some contemporary materials, including plywood, were introduced to the house around its 1974 relocation, these new materials do not substantially detract from the historic character of the building during Juan Gallegos’s residency. *Therefore, the 1882 Gallegos House retains integrity of materials with respect to association with Juan Gallegos (1882-1905) under CRHR Criterion 2.*

In regard to the 1882 Gallegos House’s ability to convey significance related to design/construction from 1882-ca. 1910, the house appears to retain integrity of materials. Despite alterations that occurred during and directly after the 1974 relocation of the building, including the introduction of contemporary materials, the 1882 Gallegos House continues to convey integrity of materials associated with the original Italianate construction and ca. 1910 Colonial Revival alterations. *Therefore, the 1882 Gallegos house retains integrity of materials with respect to significance of architecture (1882-ca. 1910) under CRHR Criterion 3.*

- **Workmanship.** While evidence of workmanship from the original 1882 construction of the house may have been altered during the ca. 1910 alterations, the house continues to retain elements that required the craft of a skilled tradesperson from both 1882 and ca. 1910, including decorative woodwork, wood windows, cornice brackets, among others.

In regard to the 1882 Gallegos House’s ability to convey significance related to association with Juan Gallegos from 1882 to 1905, the house appears to retain integrity of workmanship, as sufficient elements remain that convey workmanship from the original 1882 construction of the house. Despite some changes to materials and design during the ca. 1910 alterations, which occurred after Juan Gallegos’s 1905 death, the house continues to retain several features that required a particular craft during this associative period of significance, including decorative woodwork, wood windows, cornice brackets, among others. *Therefore, the 1882 Gallegos House retains integrity of workmanship with respect to association with Juan Gallegos (1882-1905) under CRHR Criterion 2.*

In regard to the 1882 Gallegos House’s ability to convey significance related to design/construction from 1882-ca. 1910, the house appears to retain integrity of workmanship. Despite alterations that occurred during and directly after the 1974 relocation of the building, including the introduction of



contemporary materials, the 1882 Gallegos House continues to convey integrity of workmanship in the presence of the leaded windows, the turned balustrade at the curved wraparound veranda, among others. *Therefore, the 1882 Gallegos house retains integrity of workmanship with respect to significance of architecture (1882- ca.1910) under CRHR Criterion 3.*

- **Feeling.** Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period.

In regard to the 1882 Gallegos House's ability to convey significance related to association with Juan Gallegos from 1882 to 1905, the house does not appear to retain integrity of feeling, as the location and setting have changed. While the changes to the Italianate design that occurred in ca. 1910 did not, alone, compromise integrity of design, the cumulative effects of these ca. 1910 alterations with the change in location and setting have substantially changed the feeling of the property after the period of significance. *Therefore, the 1882 Gallegos House does not retain integrity of feeling with respect to association with Juan Gallegos (1882-1905) under CRHR Criterion 2.*

In regard to the 1882 Gallegos House's ability to convey significance related to design/construction from 1882-ca. 1910, the house appears to retain integrity of feeling. Despite alterations that occurred during and directly after the 1974 relocation of the building, as well as the change in location and setting, the house retains its general design and appearance from the 1882-ca. 1910 period of significance. *Therefore, the 1882 Gallegos house retains integrity of feeling with respect to significance of architecture (1882- ca.1910) under CRHR Criterion 3.*

- **Association.** The 1882 Gallegos House retains integrity of association, as it remains the single-family house originally commissioned by Juan Gallegos, likely for in-law members of family, and where Juan and his family eventually resided. Despite changes to location and setting, the house continues to convey this association with Juan Gallegos. Additionally, while the house was moved from its original location, the house remains in close proximity (less than one-half mile) from its original site, on similar agricultural land well-suited for cattle grazing and orchards. *Therefore, the 1882 Gallegos House retains integrity of association.*

With respect to eligibility under Criterion 2 for association with Juan Gallegos, the 1882 Gallegos House retains integrity of materials, workmanship, and association. While the house was not found to retain integrity related to location and setting, due to its relocation in 1974, it would nevertheless qualify for National Register Criterion Consideration B³⁴ for moved buildings, as the house appears to be the only remaining extant resource that is associated with the significant life of Juan Gallegos. Therefore, despite lack of integrity, the 1882 Gallegos House appears to remain eligible for listing in the California Register under Criterion 2.

³⁴ While National Register Criterion Considerations were developed for use in the nomination process and eligibility-determination process related to the National Register of Historic Places, given the vast similarities between the National Register and California Register, it is appropriate to utilize the criterion considerations when evaluating for eligibility under the California Register. So, although the property was not evaluated under the National Register criteria, if applied, Criterion Consideration B would apply.



With respect to eligibility under Criterion 3 for design/construction, the 1882 Gallegos House retains integrity of design, materials, workmanship, feeling, and association. As the house retains most aspects of integrity—and, especially, integrity of design, materials, and workmanship—it appears to remain eligible for individual listing in the California Register under Criterion 3.

STANDARDS REVIEW

The following section addresses the proposed Project, as it directly relates to the 1882 Gallegos House, within the context of the Secretary of the Interior’s Standards for Rehabilitation. The scope of work evaluated for conformance includes the potential future work that is not being formerly proposed at this time, and may include the heightening of the existing second story porch balustrade associated with the Colonial Revival style. The adjacent new housing development cannot be evaluated for conformance with the Secretary’s Standards for Rehabilitation, as the construction of adjacent new buildings is more appropriately evaluated under the guidelines for new construction, as established by the National Park Service in the *Standards and Guidelines*, following evaluation of the balustrade heightening scope of work.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. Rehabilitation may be considered a treatment if repair and replacement of deteriorated features are necessary, or if alterations or additions to the property are planned for a new or continued use, or if the property’s depiction at a particular period of time is not appropriate.

As the proposed Project is not fully developed with relation to the heightening of the balustrade for safety purposes, the following analysis provides recommendations for achieving conformance with the Standards. Each of the Standards is followed by EDS’s analysis of the proposed Project as it relates to the Standards, with recommendations for ensuring conformance with the Standards as guided by National Park Service publication *Interpreting the Standards 9: Inappropriate Porch Alterations*.³⁵ While these recommendations attempt to ensure conformance with all ten Standards, a complete evaluation for conformance with the Standards must be performed once a design has been developed.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

EDS Response: The proposed changes to the balustrade are not a result of a change in use, and would minimally alter the defining characteristics of the building if the following recommendation is followed.

Recommendation: *The proposed changes would comply with Standard 1, given the recommendations of this conformance evaluation are followed.*

³⁵ United States Department of the Interior, National Park Service, *Interpreting the Standards 9: Inappropriate Porch Alterations* (Washington, D.C.: United States Department of the Interior, July 1999).



-
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

EDS Response: The balustrade at the second story porch is an historic feature that characterizes the property, and conveys the ca. 1910 Colonial Revival alterations that contribute to the architectural significance of the 1882 Gallegos House. Therefore, changes to this feature must retain the overall historic character of the property, and should constitute minimal changes in its appearance.

Recommendation: *To minimize changes to appearance, the balustrade should be raised with the construction of a new kneewall along its base and, simultaneously, be shifted a reasonable distance closer to the building's west elevation (no more than two feet). While this may require removal of a few balusters and minimal shortening of the railing, these changes aim to retain the historic appearance of the balustrade when viewed from a distance, to avoid drawing too much attention to the added kneewall along its base. To further minimize its appearance, EDS recommends the new kneewall be constructed of wood, be painted the same color as the balustrade, and raise the balustrade to the minimum height feasible to achieve improved safety. To ensure proper drainage, EDS recommends the kneewall be thoughtfully designed to include openings that would guide runoff to the drainage channels along the eaves. If these recommendations are followed, the proposed changes would likely comply with Standard 2.*

3. *Each property shall 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 architectural elements from other buildings, shall not be undertaken.*

EDS Response: The proposed changes to the balustrade would not create a false sense of history through the addition of conjectural features.

Recommendation: *The proposed changes would comply with Standard 3, given the recommendations of this conformance evaluation are followed.*

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

EDS Response: As the balustrade contributes to the overall architectural significance of the 1882 Gallegos House, the feature should be retained and preserved.

Recommendation: *The proposed changes would comply with Standard 4, given the recommendations of this conformance evaluation are followed.*

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



EDS Response: The balustrade is a feature that contributes to the overall architectural significance of the 1882 Gallegos House, and would not be removed.

Recommendation: *The proposed changes would comply with Standard 5, given the recommendations of this conformance evaluation are followed.*

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

EDS Response: The balustrade is not deteriorated, and is not proposed to be replaced in whole, or in part.

Recommendation: *Standard 6 does not apply to the proposed changes.*

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

EDS Response: Chemical or physical treatments that have the potential to cause damage to the balustrade would not be undertaken, and is not proposed in the scope of work.

Recommendation: *The proposed changes would comply with Standard 7.*

8. *Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

EDS Response: Changes to the balustrade is not expected to encounter archaeological resources, given its location at the second story of the 1882 Gallegos House.

Recommendation: *Standard 8 does not apply to the proposed changes.*

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

EDS Response: Proposed heightening of the balustrade would constitute an exterior alteration, and may require removal of a few balusters when shifting the balustrade a few feet closer to the west elevation. However, the loss of a few balusters for the preservation of the balustrade as a whole would ensure integrity of design and materials is retained.

Recommendation: *The addition of a kneewall has the potential to be incompatible in appearance, when placed along the base of the existing balustrade. To*



ensure differentiation from the historic feature while achieving compatibility in design, EDS recommends the kneewall be very simple in appearance with no added ornament to allow the balustrade to continue conveying its historic appearance and character without contemporary changes that may lead to visual distraction. If these recommendations are followed, the proposed changes would likely comply with Standard 9.

10. *New additions and adjacent or related new construction shall 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.*

EDS Response: As the recommended kneewall would be constructed under the existing balustrade, its removal would allow the balustrade to be reinstalled on the roof with minimal changes to the form and integrity of the property.

Recommendation: *If the balustrade is relocated closer to the west elevation of the 1882 Gallegos House, requiring removal of a few balusters, EDS recommends retaining and crating these few balusters somewhere on-site to ensure their preservation if the proposed changes to the balustrade are to be reversed in the future. This recommendation would ensure that the essential form and integrity of the historic property is retained if the changes are reversed in the future. If these recommendations are followed, the proposed changes would likely comply with Standard 10.*

As described above, the proposed Project would comply with the all ten Standards if the respective recommendations are incorporated into the scope of work.

The guidelines as presented in the *Standards and Guidelines* are applicable for evaluating the proposed project's potential indirect impacts on the 1882 Gallegos House. As the 1882 Gallegos House is a historical resource for the purposes of CEQA, it is necessary to evaluate any indirect impacts that adjacent new construction may have on the historical resource. In this case, the Secretary of the Interior's Standards for Rehabilitation are not applicable; rather, particular recommendations outlined in the *Standards and Guidelines* provide guidance for new construction adjacent to historic properties. While some of the recommendations provide guidance for new construction within historic districts, due to proximal location of the proposed new development with the 1882 Gallegos House, these recommendations are applicable in determining effects to the setting of the historical resource.

- *Designing new features (such as parking areas, access ramps, or lighting), when required by a new use, so that they are as unobtrusive as possible, retain the historic relationships between buildings and the landscape in the setting, and are compatible with the historic character of the setting.*

EDS Response: The proposed project intends to retain the 1882 Gallegos House in-place (Lot 3), with the adjacent, new single-family residential parcel at the west (Lot 4) proposed to be located at least 15.0 feet from the west elevation of the 1882 Gallegos House. Additionally, the proposed new construction on Lot 4 would be located a minimum of 30.0 feet from the west elevation of the 1882 Gallegos House.



Similarly, the adjacent, new single-family residential parcel at the south (Lot 2) is proposed to be located at least 70.0 feet from the south elevation of the gabled addition at the 1882 Gallegos House, across from a proposed new private road parcel proposed to be 35.0 feet from the south elevation of the gabled addition. Additionally, the proposed new construction on Lot 2 would be located a minimum of 110.0 feet from the south elevation of the gabled addition at the 1882 Gallegos House.

Evaluation: As explained in the integrity evaluation above, the setting of the 1882 Gallegos House was compromised upon its 1974 relocation to its current parcel at 830 Witherly Lane, as it lost its associated adjacent buildings, as well as the lush plantings that surrounded the house at its original location. Given the compromised integrity of setting, the proposed project would not further impact the integrity of the 1882 Gallegos House, and would not render the property ineligible for listing in the California Register under Criterion 2 or Criterion 3. Therefore, the proposed project conforms with this recommendation.

- *Designing new exterior additions to historic buildings or adjacent new construction that are compatible with the historic character of the setting that preserve the historic relationship between the buildings and the landscape.*

EDS Response: The proposed project intends to retain the 1882 Gallegos House in-place (Lot 3), with potential for six new single-family houses proposed to be constructed on six subdivided parcels to the west and south of the historical resource.

Evaluation: As explained in the integrity evaluation above, the setting of the 1882 Gallegos House was compromised upon its 1974 relocation to its current parcel at 830 Witherly Lane, as it lost its associated adjacent buildings, as well as the lush plantings that surrounded the house at its original location. Given the compromised integrity of setting, the construction of new single-family houses to the west and south would not further impact the integrity of the 1882 Gallegos House, and would not render the property ineligible for listing in the California Register under Criterion 2 or Criterion 3. Therefore, the proposed project conforms with this recommendation.

- *Removing non-significant buildings, additions, or landscape features which detract from the historic character of the setting.*

EDS Response: The proposed project intends to retain the 1882 Gallegos House in-place (Lot 3), with the demolition of the contemporary horse tack building.

Evaluation: The contemporary horse tack building is the only building related to the 1882 Gallegos House that is proposed to be demolished. As the contemporary horse tack building is not associated with the significance of the 1882 Gallegos House, and is considered a non-contributing feature of the property, its demolition conforms with this recommendation.



As described above, the proposed Project would comply with the Standards if EDS's recommendations pertaining to changes to the historic balustrade are incorporated into the scope of work. Additionally, the proposed new adjacent housing development appears to comply with the guidelines as established by the National Park Service in the *Standards and Guidelines* pertaining to new construction adjacent to historical resources or within historic districts, as the integrity of the 1882 Gallegos House in regard to setting and location have already been compromised, and the proposed additional changes continue to comply with these guidelines.

CONCLUSIONS AND RECOMMENDATIONS

Historical Resources include properties eligible for listing on the CRHR, the NRHP, or a local register of historical resources (as defined at Public Resources Code §5020.1(k)). In compliance with CEQA regulations and guidelines, and the City of Fremont historic preservation policies and ordinances, EDS Senior Architectural Historian, Brian Matuk, M.S. and EDS Principal Architectural Historian, Stacey De Shazo, M.A., conducted research and a field survey to reevaluate the 1882 Gallegos House to determine if the building continues to meet the criteria to be listed in the CRHR. The evaluation determined that the 1882 Gallegos House remains significant under CRHR eligibility Criterion 2 and Criterion 3.

Given the compromised integrity of location and setting of the 1882 Gallegos House, the proposed adjacent subdivision and housing development does not appear to have the potential to further affect the overall integrity of the property, and appears to conform with the guidelines established by the National Park Service in the *Standards and Guidelines* as they relate to adjacent new construction. The future potential changes to the 1882 Gallegos House, including potential alteration of the historic balustrade at the second story porch, would likely conform with the Standards if the recommendations presented in this report are incorporated into any future scope of work directly related to the 1882 Gallegos House.



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PREPARER QUALIFICATIONS

Brian Matuk, M.S., Senior Architectural Historian

Mr. Brian Matuk, M.S. exceeds the Secretary of the Interior's professional qualification standards in Architectural History and History. He holds a Master of Science degree in Historic Preservation from University of Oregon, and a Bachelor of Arts degree in Economics from New York University with a minor in Metropolitan Studies. Mr. Matuk has over 6 years of experience in the identification, survey, and evaluation of historic, architectural, and cultural resources in California, Oregon, and Nevada. He has experience organizing, delegating, and carrying out work as an architectural historian for various projects requiring historical resource documentation and regulatory compliance at local, state, and federal levels. Mr. Matuk is highly experienced at completing historic architectural projects under regulations such as CEQA and Section 106. Mr. Matuk has performed historical resource evaluations in both urban and rural environments and has a wide-ranging knowledge of California architecture and history, familiarity with state and federal compliance and regulations, and experience conducting historic resource surveys.

Stacey De Shazo, M.A., Principal Architectural Historian

Ms. Stacey De Shazo, M.A. exceeds the Secretary of the Interior's professional qualification standards in Architectural History and History. She holds an M.A. in Historic Preservation from Savannah College of Art and Design and has over 18 years of experience in the survey, identification, and evaluation of cultural resources in California. Ms. De Shazo is also highly experienced in managing projects under Section 106 regulations and has completed hundreds of historical resource evaluations and associated reports for projects located in cities and counties throughout California. Her extensive experience in historic architecture and regulatory compliance within California, along with her education has allowed her to become an expert and leader in the field of Historic Preservation. Ms. De Shazo currently serves as Chair of the City of Santa Rosa's Cultural Heritage Board and is also an Adjunct Lecturer at Sonoma State University teaching the graduate level class *Practicum in the National Register of Historic Places*.



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ARCHAEOLOGY & HISTORIC PRESERVATION

Appendix A:

DPR Forms

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

Primary # P-01-003283
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings
 Review Code _____

Reviewer _____

Date _____

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*Resource Name or #: Juan Gallegos Mansion

P1. Other Identifier: Gallegos House; 830 Witherly Lane

*P2. Location: Not for Publication Unrestricted

*a. County Alameda County and _____

*b. USGS 7.5' Quad Niles Date 1980 T 5S; R 1W; of of Sec 1; MD B.M.

c. Address 830 Witherly Lane City Fremont Zip 94539

d. UTM: Zone 10S, 596013 mE/ 4154545 mN

e. Other Locational Data: The property is located approximately 0.4 miles east of the intersection of Witherly Lane and Mission Boulevard in the City of Fremont within Assessor Parcel Number 513-363-15-3. It is situated on the north side of Witherly Lane, directly north of Ohlone College.

*P3a. Description: The 1882 Gallegos House is a single-family, two-story house originally designed in the Italianate style, with ca. 1910 Colonial Revival elements. This two-story Italianate house appears to have been extensively modified since its 1882 construction, with alterations having occurred in the early 1900s and after the house was relocated in 1974. The house is situated near the northeast corner of the Project Area, approximately 310 feet north of Witherly Lane, accessible via an asphalt driveway that wraps around the east and north elevations of the house. The 1882 Gallegos House is generally rectangular in plan, with the front façade oriented west, which allows for an expansive view of the San Francisco Bay and Santa Cruz Mountains beyond. There is a curved veranda, designed in the Colonial Revival style that wraps around the west elevation through part of the north elevation also appears to have been altered in ca. 1910. (See Continuation Sheet, Page 2)

P5a. Photograph or Drawing



*P3b. Resource Attributes:

HP2 – Single-family property

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

P5b. Description of Photo: _____

North and west elevations, facing east,
07/24/2018

*P6. Date Constructed/Age and Source: Historic Prehistoric Both
1882, California Architect & Building News

*P7. Owner and Address:

Peter Wang, 830 Witherly Lane,
Fremont, California 94539

*P8. Recorded by:

Brian Matuk, M.S., Evans & De Shazo,
Inc., 6876 Sebastopol Avenue,
Sebastopol, CA 95472

*P9. Date Recorded: 07/24/2018

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation:

Brian Matuk, M.S. and Stacey De Shazo, M.A. (2018): Historic Resource Evaluation of the 1882 Gallegos House and Secretary Of The Interior Standards Review for the Proposed Project located at 830 Witherly Lane, Fremont, Alameda County, California

*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): _____

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(Continued from Primary Record, Page 1)

There is also a one-story gabled addition (gabled addition)¹ at the southeast corner of the building that currently serves as the kitchen. Although the gabled addition is attached to the main two-story massing, this portion of the house appears to have originally been a separate building that was later attached to the main building's southeast corner. As such, it is described separately in the section below.

Main Two-Story Massing

The main two-story massing is situated on a contemporary concrete block foundation, with a garage and basement at, and partially below, grade. Both the garage and basement are accessible via a set of interior stairs from the main hall at the first floor, as well as through a contemporary overhead garage door located at the western corner of the north elevation, below the veranda. This garage and basement levels display an exposed exterior "skirt" across the base of the veranda, consisting mainly of contemporary vertical plywood laid in board-and-batten.

The main two-story massing consists of a low-pitch, hipped roof that is clad in asphalt shingles, and has relatively wide overhanging eaves serving as a cornice with decorative wood brackets and a simple frieze. Along the veranda, there is a nearly flat roof that is accessible through a double-hung window at the second floor, and consists of rolled asphalt roofing that serves as a walkable surface for a second story porch. This second story porch is bound by a wood, turned balustrade that conveys the Colonial Revival style.

The exterior of the main two-story massing is generally clad in horizontal, V-notch wood siding with slightly projecting wood trim at various areas, including fenestration surrounds. This wood siding continues along the exterior of the gabled addition, with the exception of the addition's rear bumpouts that are clad in more narrow, vertical shiplap siding. A brick veneer water table wraps around the south and east elevations of the house, including the gabled addition, which appears to be contemporary,² given the brick's 1970s appearance in color and texture, as well as the use of stretcher bond. This water table is capped by a stringcourse sill that slightly projects from the plane of the remaining courses below.

The **west elevation** is dominated by the building's curved, wraparound veranda and second-story balcony (Figure 7). The veranda has elements of the Colonial Revival style, and consists of a low, turned balustrade, with piers located at regular intervals serving as bases for unfluted Tuscan columns that support the second story balcony (Figure 8). The floor of the veranda consists of wood boards, while the ceiling of the veranda consists of narrower, wood beadboard (Figure 9). The second story balcony consists of a similar turned balustrade, although there are notable differences in the size and exact

¹ As this one-story addition appears to have been originally constructed as an independent building, it may also be referred to as a "dependency."

² In this context, "contemporary" refers to a feature constructed within the past 45 years.

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design of the balusters between the veranda and the second story balcony.

The first story of the west elevation contains the main entry to the house, which is located in a recess and consists of double wood doors with nearly full-length glazing flanked on either side by sidelights with wood bulkheads, as well as three transom windows. The sidelights exhibit lead comes shaped to produce ovular and round patterns, while the comes in the transom windows display intersecting parabolic designs. The side walls and ceiling of the main entry recess consist of a rectangular wood panel design. To the north of the main entry is a canted bay window that consists of three double-hung wood windows with wood surrounds and a paneled wood bulkhead.

Similar to the west elevation, the **north elevation** is marked by the projecting wraparound veranda and second-story balcony. At this elevation, a contemporary overhead garage door provides access to the garage and basement area below the first story of the house (Figure 10). There is a set of contemporary stairs along this elevation, directly to the east of the wraparound porch, that provides access from the rear portion of the paved driveway near the 1978 detached carport structure to the porch (Figure 11). The outer string of the stairs is clad in the same plywood as the veranda skirt and there is a contemporary wrought iron handrail.

Behind the veranda at the first story is a triplet 20-light wood windows situated in a wood frame that appear to have once been casement sashes (visible in Figure 12), but now appear to be inoperable. Directly to the east of this window triplet is a small, hinged wood door that opens downward to expose a wood wall with electrical outlet. It is likely that this door once provided access to a cavity or other storage area located at the interior, but details regarding its use could not be verified.

To the east of the veranda is a two-story rectangular bay that projects from the remaining north elevation of the building (Figure 13). This bay consists of the same board-and-batten plywood water table as that which occurs at the veranda skirt, with horizontal wood cladding at the first and second stories that is typical of other elevations. Within this bay is a double-hung wood window at the first story aligned with a double-hung wood window at the second story—both with wood surrounds that show some decorative woodwork. To the east of this bay, near the northeast corner of the building, is another “stack” of double-hung wood windows in wood frames with wood surrounds, along with an oculus window with similar wood surround.

The rear, **east elevation** consists of the main two-story massing of the house, as well as the one-story gabled addition (Figure 14). The brick veneer water table is present along this elevation, and is marked by groupings of three openings in the brick that appear to provide ventilation to the basement. The fenestration at the main two-story massing is asymmetrical, and consists of some windows that appear to differ in width and sash design among each other, though all appear to be double-hung wood windows set in wood frames with wood surrounds. At the first story, fenestration consists of two, one-over-one double-hung windows, with a smaller two-over-two double-hung window near the northern corner of this elevation. At the second story, fenestration consists of three two-over-two double-hung

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windows, with the southernmost of the three windows exhibiting a slightly wider frame. Directly below the two larger windows at the first story are contemporary planter boxes attached to the exterior via a set of contemporary wrought iron brackets.

The **south elevation** is marked by a contemporary set of brick stairs that lead to the wraparound porch and the main entry at the west elevation. This set of brick stairs is flanked on either side by brick sidewalls that appear to be several wythes deep, and flare outward toward the base of the stairs. The flared brick sidewalls are terminated by two brick piers that are skewed 45 degrees in their orientation, and are capped by cast stone lion statuettes that are temporary, and not physically attached to the brick. The top of the stairs is intersected by a low wrought iron fence with gate that appears to be contemporary in design.

The brick veneer water table is present along this elevation and, similar to the east elevation, is marked by groupings of three openings in the brick that appear to provide ventilation to the basement. Directly to the east of the veranda is a canted, oriel bay window at the first story that is fitted with four pairs of wood casement windows, each with a pair of wood transom windows above, and a paneled wood "bulkhead" below that displays diagonal-laid wood boards within each "panel". Both the casement and transom windows at this oriel bay display the same came patterns as the main entry sidelights and transoms. There is a frieze along this western half of the first story of the south elevation, located directly below the eave of the second-story porch, which terminates at the projecting two-story rectangular bay located near the center of the elevation. There is a double-hung wood window at the second story of this elevation.

The two-story projecting bay at the south elevation consists of a projecting rectangular bay window at the first story, which consists of a pair of double-hung wood windows with a wood paneled "bulkhead" below that displays diagonal-laid wood boards within each "panel," as well as a small cornice above that displays decorative wood brackets similar to the cornice at the main roofline. Directly above the eave of this projecting bay window is a Colonial Revival-style turned balustrade that is similar in appearance to that which wraps around the second-story porch, and does not appear to be an occupiable space. The second story of the projecting bay consists of a pair of double-hung wood windows in wood frames with wood surrounds.

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1882 Gallegos House, showing the north and west elevations from the western portion of the parcel, facing east.



West elevation, showing veranda, facing east.

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Bay window at west elevation from wraparound veranda, view northeast.



Wraparound veranda at north elevation, showing overhead garage door, facing southeast.

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North elevation, showing wraparound veranda at right and projecting bay at center-left, facing south.



North elevation, showing projecting bay at right and veranda at far right, view south.

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North elevation, showing second story fenestration from second-story porch, facing east.



East elevation, showing gabled addition at left and main two-story massing at right, facing west.

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South elevation, showing ca. 1910 canted oriel bay at center-left and projecting bay at center-right, with gabled addition visible at far right, facing north.



Brick entry stairs to wraparound veranda, facing northeast.

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South elevation, showing ca.1910 canted oriel bay, facing northwest.



South elevation, showing fenestration at projecting bay, with gabled addition visible at far right, facing north.

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One-Story Side Gabled Addition

The **one-story side gabled addition** (gabled addition), previously referred to be a “dependency,”³ appears to have been originally constructed as a subsidiary building and connected to the house at some date after its independent construction. This gabled addition has a gable oriented west-east with very shallow eaves, and is attached to the main two-story massing of the house at the eastern end of the house’s south elevation. The roof of the gabled addition is moderately pitched and also clad in composition shingles and topped by what appears to be a wood-frame cupola with metal vents projecting from each side and a pyramidal roof cap. While the wood siding and brick veneer water table at the gabled addition is identical to the main two-story massing, the gabled addition has a form, design, and massing that is clearly distinct from the house. While the gabled addition currently serves as the house’s kitchen, its original function could not be verified.

The **east elevation** of the gabled addition consists of the rear entry into the house, and consists of a leaded glass wood window that appears to be contemporary, as well as a double-hung wood window. The rear entry is accessed via a set of stairs consisting of composition treads and risers flanked by a single-wythe sidewall. The stairs lead to what appears to be a shed roof addition, likely constructed as an entry portico, which consists of a wood paneled door with operable aluminum single-hung window in the upper one-half facing north, toward the stairs. There is a window-less transom above this entry that is covered with a mesh metal screen. There is a double-hung wood window at the east elevation of this shed roof addition, and what appears to be another shed roof addition subsequently added to the earlier shed roof addition. This later shed roof addition is cantilevered over the ground, supported by a single wood post, and consists of fixed wood windows. The function of this later shed roof addition could not be determined. Both the earlier and later shed roof additions are clad in vertical wood shiplap siding that is narrower than the horizontal siding along the remainder of the gabled addition and main massing of the house.

The **south elevation** of the gabled addition consists of one grouping of four windows, each with a transom above. The end windows and respective transoms are operable as casements, with the others appear to have always been fixed. All windows within this grouping are wood, and have lead comes that create rectangular, diamond, triangular, and trapezoidal patterns, with all transoms exhibiting some stained glass in a central motif. There is a contemporary wood planter box below this window, supported by wrought iron brackets.

The **west elevation** of the gabled addition consists of a single two-over-two double-hung window near the southern corner of this elevation.

³ A dependency is defined as a subsidiary building connected to a main building.

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Gabled addition, showing south and east elevations with main two-story massing visible at right, facing northwest.

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Early shed roof addition (rear entry portico) at east elevation of gabled addition, facing southwest.



South elevation of gabled addition, facing north.

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Gabled addition, showing west and south elevations with main two-story massing visible at left, facing northeast.

Alterations to 1882 Gallegos House

The 1882 Gallegos House has experienced several alterations since its original construction, some of which occurred before the 1974 relocation of the house to its current location, and other alterations that appear to have occurred after relocation.

Several alterations likely occurred around the second decade of the twentieth century, as evidenced by the design and materials of certain features related to the change in style from Italianate to Colonial Revival, as well as changes to the building's overall form, as evidenced by changes in the Sanborn Fire Insurance Maps from 1897 and 1916 (1916 map and 1916 map updated in 1932). These ca. 1910 alterations were likely carried out as one rehabilitation effort, and include the extension of the first-story, western portion of the south elevation that includes the canted oriel bay, relocation of the main entry from the south elevation to the west elevation, construction of a Colonial Revival-style wraparound veranda, and installation of Colonial Revival-style balustrade above the veranda to enclose the new second-story porch. By 1916, the gabled addition appears to have gained the earlier of the two shed roof additions at the east elevation. It is likely that the independent building that became the gabled addition was also relocated and attached to the main house during these ca.1910 alterations. Although not confirmed, a previous evaluation of the 1882 Gallegos House asserts that these ca.1910 alterations were carried out by Juan Gallegos's son-in-law, Henry A. Minton, a local architect who

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married Juan's daughter Julia.⁴ A porch that appears to have existed near the northern corner of the east elevation of the 1882 Gallegos House as late as 1932 was demolished, though it is unclear if it was demolished before the 1974 relocation of the house.

In 1974, the house was moved from its original location just east of where today's Mission Boulevard crosses over the Mission Creek, which is located on the present-day parcel associated with APN 513-401-72. A previous evaluation of the 1882 Gallegos House states that during the move, brick from the foundation of the house at its original location was removed to build the porch stairs. It is unclear if this is also similar brick that was used as veneer for the water table visible along the east and south elevations. The plywood "skirt" along the wraparound porch and small section of the building's north elevation appears to have been applied at this time, or at some point after 1974. According to a 1974 letter to the City of Fremont Building Inspection Division from Carlos G. Abrille, Civil Engineer, modifications were made to the lateral bracing system of the house around the time of its relocation.⁵

The basement was altered directly after the 1974 relocation of the house, with finished living areas being altered to serve more utilitarian functions.⁶ It is likely that the garage door was also constructed during this time, as well as the construction of a large ductwork system to serve HVAC purposes throughout the house. The finished areas of the basement level appear to have had ceilings finished with wood beadboard, decorative pressed-tin wainscoting along the stairs leading to the first floor, and a well-crafted wood newel post at the base of the stairs.⁷ Although the date of installation is difficult to estimate, a large T-shaped metal ventilation duct was installed at the roof likely post-1974, which extends approximately four feet above the roofline.

As evidenced by a 1977 building permit, a fire occurred in the house in 1977; however, the extent of the damage and the repair work carried out is not detailed. Building permits also suggest that the house was reroofed in 2001.

1978 Detached Carport Structure

A contemporary wood framed detached carport constructed in 1978 is located approximately 20 feet from the north elevation of the 1882 Gallegos House. The structure is very simple in its construction, is attached to a large poured concrete pad, and has a nearly flat roof.

⁴ Woodruff Minor, DPR 523L Continuation Sheet: 830 Witherly Lane, Basin Research Associates, Inc. for *City of Fremont, Historic Resources Inventory, Phase II*.

⁵ Carlos G. Abrille, Civil Engineer, Letter to the City of Fremont Building Inspection Division, October 25, 1974.

⁶ Carlos G. Abrille, Civil Engineer, Letter to the City of Fremont Building Inspection Division, November 13, 1973.

⁷ There is a wood newel post located in the basement that is identical to those at the first and second stories, which suggests that the newel post was originally placed at the base of the stairs at the basement level.

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1978 Detached Carport Structure from north elevation of 1882 Gallegos House, facing northwest.

Contemporary Horse Tack Building

The contemporary horse tack building is located approximately 45 feet west of the 1882 Gallegos House, and appears to have been constructed in ca. 1975 around the house was relocated, as the horse tack

building exhibits the same board-and-batten plywood siding as the veranda "skirt" along the west and north elevations of the house. This rectangular, one-story building is situated on a concrete block foundation, and has a shed roof clad in corrugated metal roofing. Near the center of the east elevation is a contemporary paneled door with semi-lunar glazing in the upper one-fifth. There is no fenestration at the south elevation. The west elevation consists of two large openings, two sliding doors hung on the same metal track at the southern half of the elevation, and a rectangular opening with clipped corners at the northern half of the elevation. The north elevation consists of a small opening that appears to be approximately 2 feet in width by 3 feet in height.

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South and east elevations of the contemporary horse tack building, facing northwest.



North and west elevations of contemporary horse tack building, facing southeast.

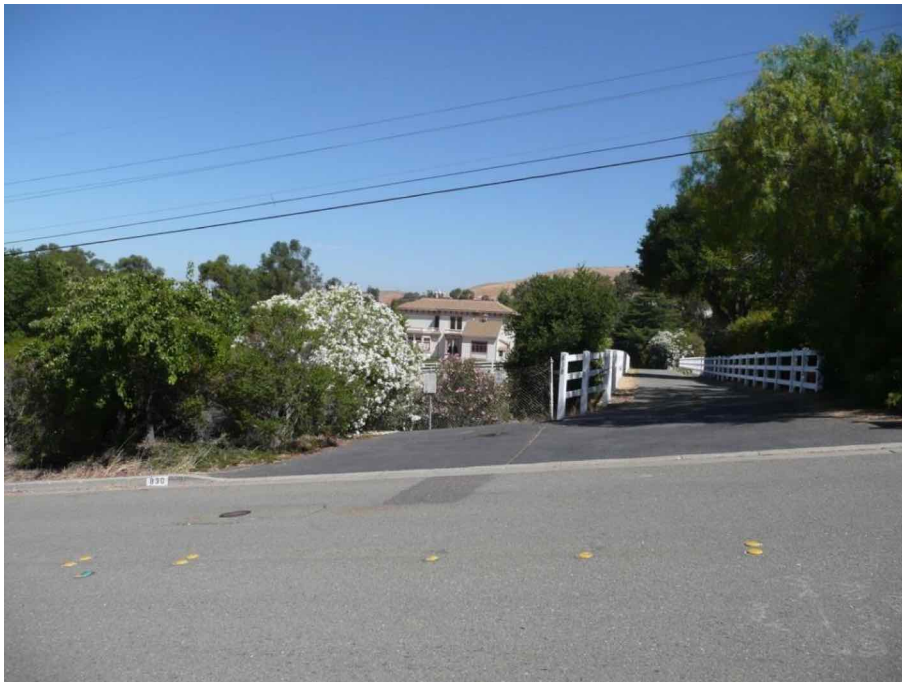
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Associated Landscape

The Project Area mainly consists of open, undeveloped land on a west-sloping hillside that consists of a tree-lined ravine along the northern parcel boundary and is bound on the west by metal chain link fence. Along the east side of the property is a paved asphalt driveway that extends north from Witherly Lane and leads to the 1882 Gallegos House, and is flanked on either side by the contemporary resin fence. The resin fence along the west side of the driveway turns westward approximately 65 feet from the southeast corner of the gabled addition of the 1882 Gallegos House, then turns northward to create a visual boundary around the house at the south and west. The driveway widens near the southeast corner of the 1882 Gallegos House, adjacent to a poured concrete court, and extends along a portion of the north elevation where it terminates at the 1978 Detached Carport Structure near the rear entry stairs to the house. The poured concrete court adjacent to the east elevation of the 1882 Gallegos House wraps around the south elevation of the house as a high-aggregate poured concrete walkway. This walkway leads to the brick stairs at the wraparound porch, and consists of a few sporadic small steps along the slight slope. With the exception of a few trees and shrubs that line the east side of the driveway, the majority of the parcel remains unplanted, dominated by grassy, undeveloped open space.



1882 Gallegos House from the southern sidewalk along Witherly Lane, showing driveway flanked by resin fencing at right, facing north.

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Project Area, showing undeveloped space on the parcel in background and contemporary horse tack building in foreground, from second-story porch of 1882 Gallegos House, facing west.



View toward the 1882 Gallegos House and contemporary horse tack building from the western parcel boundary, facing east.

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EVALUATION FOR HISTORICAL SIGNIFICANCE

Although the 1882 Gallegos House was previously evaluated in December 2001 and, at that time, was determined to qualify as a historical resource under CEQA, the previous evaluation is over five years old and lacks sufficient information regarding integrity, which requires that the 1882 Gallegos House be re-evaluated. For the purposes of this HRE, the 1882 Gallegos House and associated landscape were reevaluated to determine eligibility for listing on the CRHR. The following section provides an overview of historic significance of the property. As the 1978 Detached Carport Structure and the Contemporary Horse Tack Building are less than fifty years of age, they are not evaluated as part of this HRE.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The CRHR is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the CRHR through several methods. State Historical Landmarks and National Register-listed properties are automatically listed in the CRHR. Properties can also be nominated to the CRHR by local governments, private organizations, or citizens. The CRHR follows *similar* guidelines to those used for the National Register. One difference is that the CRHR identifies the Criteria for Evaluation numerically instead of alphabetically. Another difference, according to the OHP is that "It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data".⁸

To qualify for listing in the CRHR, a property must possess significance under one of the four criteria and have historic integrity. The process of determining integrity consists of evaluating seven variables or aspects that include location, design, setting, materials, workmanship, feeling and association. According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*,⁹ these seven characteristics are defined as follows:

- **Location** is the place where the historic property was constructed.
- **Design** is the combination of elements that create the form, plans, space, structure and style of the property.
- **Setting** addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s).

⁸ California Office of Historic Preservation, *Technical Assistance Series #6 California Register and National Register: A Comparison* (for purposes of determining eligibility for the California Register).

⁹ United States Department of the Interior, National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: United States Department of the Interior, 1995).

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- **Materials** refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern of configuration to form the historic property.
- **Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history.
- **Feeling** is the property's expression of the aesthetic or historic sense of a particular period of time.
- **Association** is the direct link between an important historic event or person and a historic property.

The following section examines properties eligibility for listing on the CRHR.

CRHR EVALUATION

1. (Event): Associated with events that have made a significant contribution to the broad patterns of local regional history or the cultural heritage of California or the United States.

The property is not associated with any significant event that made contributions to the Mission San Jose area, the Washington Township, nor the City of Fremont or surrounding region. While the Gallegos Family had a significant influence on the history of the Mission San Jose area during the late nineteenth and early twentieth centuries with the development of the Palmdale Winery estate, the house can no longer convey this area of significance, as it has been moved from its original location near the winery grounds.

Therefore, the property does not appear eligible for listing in the California Register at the local level under Criterion 1.

2. (Person): Associated with the lives of persons important to local, California or national history.

Juan Gallegos was a significant individual to local history in the Mission San Jose area and larger Washington Township, as he was a significant figure in the development of the Palmdale Winery, which briefly operated as one of the largest producing wineries in California under his operation. Although the 1882 Gallegos House experienced several alterations since Juan's death in 1905, and was moved from its original location in 1974, it nevertheless retains integrity to convey significance related to Juan Gallegos, an important individual in local history, as further detailed in the integrity section below. The period of significance for Criterion 2 would, therefore, begin at the 1882 Gallegos House date of construction until Juan's death: 1882-1905.

Therefore, the property appears eligible for listing in the California Register at the local level under Criterion 2.

3. (Construction/Architecture): Embodies the distinctive characteristics of a type, period, or

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method of construction, or that represent the work of a master, or that possess high artistic values.

The 1882 Gallegos House experienced several alterations since its construction, including several prominent and design-altering changes that occurred in ca. 1910, after Juan's 1905 death. Originally constructed as an Italianate house, the building received several upgrades in ca. 1910 that introduced several Colonial Revival-style elements to the house that were not in keeping with the overall Italianate design. However, these new elements signal a transition in architectural taste during the early twentieth century, so while they departed from the original Italianate character, these Colonial Revival elements added in ca. 1910 represent distinctive characteristics of a period and style. Therefore, it appears that the 1882 Gallegos House embodies distinctive characteristics of two periods (1882 and ca. 1910) and two architectural styles (Italianate and Colonial Revival), both which continue to be well-represented at the house, as further explained in the integrity section below. In this case, the period of significance would be from the construction of the house through the Colonial Revival alterations: 1882-ca. 1910.

Therefore, the property appears eligible for listing in the California Register at the local level under Criterion 3.

4. (Information potential): Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Criterion 4 most commonly applies to resources that contain or are likely to contain information bearing on an important archaeological research question. While most often applied to archaeological sites, Criterion 4 can also apply to buildings that contain important information. For a building to be eligible under Criterion 4, it must be a principal source of important information, such as exhibiting a local variation on a standard design or construction technique can be eligible if a study can yield important information, such as how local availability of materials or construction expertise affected the evolution of local building development.

The 1882 Gallegos House does not appear to have the ability to convey information potential that is unique or unknown in regard to the life of Juan Gallegos, for Italianate or Colonial Revival architecture, or for any distinctive method of construction. In addition, the property was not evaluated for archaeology, and so it cannot be determined if the property contains associated archaeological deposits that will yield, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

INTEGRITY

The following section provides specific integrity-related details regarding the 1882 Gallegos House, which is evaluated under two areas of significance: association with Juan Gallegos, and as an example of an Italianate house that was upgraded with Colonial Revival additions and alterations.

- **Location.** The 1882 Gallegos House does not retain integrity of location, as it was moved in

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1974 after both periods of significance. *Therefore, the 1882 Gallegos House does not retain integrity of location.*

- **Design.** The 1882 Gallegos House was originally designed in the Italianate architectural style, and later modified to accommodate upgraded Colonial Revival elements that became fashionable at the time. These modifications were designed in a way that retained the overall Italianate design of the house. Similarly, the gabled addition does not appear to substantially add to, or subtract from, the overall historic character of the house from either period of significance.

In regard to the 1882 Gallegos House's ability to convey significance related to association with Juan Gallegos from 1882 to 1905, the house does not appear to retain integrity of design, as major design changes were carried out in ca. 1910 that introduced a more contemporary architectural style to the original design commissioned by Juan. *Therefore, the 1882 Gallegos House does not retain integrity of design with respect to association with Juan Gallegos (1882-1905) under CRHR Criterion 2.*

In regard to the 1882 Gallegos House's ability to convey significance related to design/construction from 1882-ca. 1910, the house appears to retain integrity of design. Despite alterations that occurred during and directly after the 1974 relocation of the building, including the introduction of contemporary materials, construction of a garage, and construction of an elaborate brick entry stair, the 1882 Gallegos House continues to convey integrity of design as an Italianate-Colonial Revival hybrid that exhibits distinctive characteristics of both styles. *Therefore, the 1882 Gallegos house retains integrity of design with respect to significance of architecture (1882-ca. 1910) under CRHR Criterion 3.*

- **Setting.** While the donor site for the 1974 relocation of the 1882 Gallegos House was within one-half mile of its original location, and the current setting is somewhat similar to the original, the setting of the house was nevertheless altered by the move. The original location of the house was on a slight slope adjacent to the Mission Creek, with several trees surrounding the house, as well as allées of palm trees planted on the property by the Gallegos family, and with the house oriented west toward the street. In contrast, the donor site sits at a fairly higher elevation than the original site, is relatively unplanted and undeveloped, and appears to have been oriented toward the west, and not toward the street, to benefit from the westward view. At its current location, the 1882 Gallegos House does not retain its original setting with respect to adjacent buildings that existed at the original site that were extant during both periods of significance, and has lost its close proximity to the historic Palmdale Winery estate that is located just across Mission Boulevard from the original site of the house. *Therefore, the 1882 Gallegos House does not retain integrity of setting.*

- **Materials.** The 1882 Gallegos House was originally designed in the Italianate architectural style,

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and later modified to accommodate an “upgraded” Colonial Revival-style elements that were becoming fashionable at the time. These modifications required the introduction of some new materials to the property, with limited removal of historic materials.

In regard to the 1882 Gallegos House’s ability to convey significance related to association with Juan Gallegos from 1882 to 1905, the house appears to retain integrity of materials, as sufficient materials remain extant at the house from the original 1882 construction, despite some changes to materials during the ca. 1910 alterations, which occurred after Juan Gallegos’s 1905 death. Additionally, while some contemporary materials, including plywood, were introduced to the house around its 1974 relocation, these new materials do not substantially detract from the historic character of the building during Juan Gallegos’s residency. *Therefore, the 1882 Gallegos House retains integrity of materials with respect to association with Juan Gallegos (1882-1905) under CRHR Criterion 2.*

In regard to the 1882 Gallegos House’s ability to convey significance related to design/construction from 1882-ca. 1910, the house appears to retain integrity of materials. Despite alterations that occurred during and directly after the 1974 relocation of the building, including the introduction of contemporary materials, the 1882 Gallegos House continues to convey integrity of materials associated with the original Italianate construction and ca. 1910 Colonial Revival alterations. *Therefore, the 1882 Gallegos house retains integrity of materials with respect to significance of architecture (1882-ca. 1910) under CRHR Criterion 3.*

- **Workmanship.** While evidence of workmanship from the original 1882 construction of the house may have been altered during the ca. 1910 alterations, the house continues to retain elements that required the craft of a skilled tradesperson from both 1882 and ca. 1910, including decorative woodwork, wood windows, cornice brackets, among others.

In regard to the 1882 Gallegos House’s ability to convey significance related to association with Juan Gallegos from 1882 to 1905, the house appears to retain integrity of workmanship, as sufficient elements remain that convey workmanship from the original 1882 construction of the house. Despite some changes to materials and design during the ca. 1910 alterations, which occurred after Juan Gallegos’s 1905 death, the house continues to retain several features that required a particular craft during this associative period of significance, including decorative woodwork, wood windows, cornice brackets, among others. *Therefore, the 1882 Gallegos House retains integrity of workmanship with respect to association with Juan Gallegos (1882-1905) under CRHR Criterion 2.*

In regard to the 1882 Gallegos House’s ability to convey significance related to design/construction from 1882-ca. 1910, the house appears to retain integrity of workmanship. Despite alterations that occurred during and directly after the 1974 relocation of the building, including the introduction of contemporary materials, the 1882 Gallegos House continues to

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convey integrity of workmanship in the presence of the leaded windows, the turned balustrade at the curved wraparound veranda, among others. *Therefore, the 1882 Gallegos house retains integrity of workmanship with respect to significance of architecture (1882- ca.1910) under CRHR Criterion 3.*

- **Feeling.** Feeling is the quality that a historic property has in evoking the aesthetic or historic sense of a past period.

In regard to the 1882 Gallegos House's ability to convey significance related to association with Juan Gallegos from 1882 to 1905, the house does not appear to retain integrity of feeling, as the location and setting have changed. While the changes to the Italianate design that occurred in ca. 1910 did not, alone, compromise integrity of design, the cumulative effects of these ca. 1910 alterations with the change in location and setting have substantially changed the feeling of the property after the period of significance. *Therefore, the 1882 Gallegos House does not retain integrity of feeling with respect to association with Juan Gallegos (1882-1905) under CRHR Criterion 2.*

In regard to the 1882 Gallegos House's ability to convey significance related to design/construction from 1882-ca. 1910, the house appears to retain integrity of feeling. Despite alterations that occurred during and directly after the 1974 relocation of the building, as well as the change in location and setting, the house retains its general design and appearance from the 1882-ca. 1910 period of significance. *Therefore, the 1882 Gallegos house retains integrity of feeling with respect to significance of architecture (1882- ca.1910) under CRHR Criterion 3.*

- **Association.** The 1882 Gallegos House retains integrity of association, as it remains the single-family house originally commissioned by Juan Gallegos, likely for in-law members of family, and where Juan and his family eventually resided. Despite changes to location and setting, the house continues to convey this association with Juan Gallegos. Additionally, while the house was moved from its original location, the house remains in close proximity (less than one-half mile) from its original site, on similar agricultural land well-suited for cattle grazing and orchards. *Therefore, the 1882 Gallegos House retains integrity of association.*

