State of California ☐ The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code _____ Reviewer _____ Date

Page 1 **of** 40 ***Resource Name or #** 42354 and 43410 Palm Avenue, Fremont
P1. Other Identifier: _____

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted**

***a. County** Alameda ***b. USGS 7.5' Quad** __ **Date** __**T** __; **R** ____; __ ☐ **of** __ ☐ **of Sec** __; _____**B.M.**

c. Address: 42354 and 43410 Palm Avenue, Fremont Zip: 94539
d. UTM: (Give more than one for large and/or linear resources) Zone 10
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN #s 513 752 100, 513 752 200, and 513 752 300

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

The project site consists of two residential buildings, a wood barn, and a metal shed, clustered at the west portion of a 12.12-acre site: the residences and shed are located on APN 513 752 100, while the barn is located on APN 513 752 300 (Figure 1). The remainder of the site is characterized by an undeveloped agricultural field and the perimeter of the site is delineated by a mix of metal chain link fence and solid stucco walls. (See continuation sheet.)

P5a. Photograph

***P3b. Resource Attributes:** (List attributes and codes) HP33. Farm/Ranch

***P4.Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other
P5b.Description of Photo: (view, date, accession #) Figure 1: Aerial photograph of 42354 and 42410 Palm Avenue, project site outlined in red (Alameda County Assessor's Office, annotated by ARG)

***P6. Date Constructed/Age and Source**
☒ Historic ☐ Prehistoric ☐ Both
Buildings on site constructed between c. 1905 and 1957 (1910 Federal Census; historic aerials)

***P7.Owner and Address:**
City of Fremont

***P8. Recorded by** (Name, affiliation, and address): Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA, 94111

***P9. Date Recorded:** 1/5/2024

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 42354 and 43410 Palm Avenue, Fremont ***NRHP Status Code**

B1. Historic Name: ___

B2. Common Name: 42354 and 43410 Palm Avenue, Fremont

B3. Original Use: residential/agricultural/farm B4. Present Use: residential

***B5. Architectural Style:** Ranch, Monitor-style barn, vernacular

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

42354 Palm Avenue was constructed between 1939 and 1946 and does not appear to have any significant exterior alterations. 42410 Palm Avenue was constructed around 1955 and also does not appear to have any significant exterior alterations. The barn was constructed prior to 1939, potentially as early as 1905. The barn was significantly damaged in a fire in 1968 and appears to have undergone alterations including installation of a concrete floor and reconstruction of the east façade without the presumed original fenestration pattern typical for a barn of this type. The metal shed was constructed between 1946 and 1957 and does not appear to have any significant exterior alterations.

***B7. Moved?** ☒ **No** ☐ **Yes** ☐ **Unknown** **Date:** _____ **Original Location:**

***B8. Related Features:**

A Queen Anne-style residential building constructed at the subject property c. 1905 was moved to 43385 Ellsworth Avenue, Fremont in 2000.

B9a. Architect: none b. Builder: none

***B10. Significance: Theme** n/a **Area** n/a

Period of Significance n/a **Property Type** n/a **Applicable Criteria** n/a

Development of Fremont

Mission San Jose was founded by Franciscan priests on June 11, 1797 and grew to become the "largest and most prominent mission in northern California, known for its agricultural productivity, its large number of Native American converts, and its extensive complex of adobe buildings." Mexico gained independence from Spain in 1821 and in 1833 all California missions were closed and their land transferred to private ownership. California's last Mexican governor Pio Pico called for the sale of Mission San Jose in 1845; a year later the remaining 30,000 acres of land was granted to his brother, Andres Pico, and Juan B. Alvarado. Mexico's control over the land ended in 1848 when California became a part of the United States following the close of the Mexican American war. (See continuation sheet.)

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

***B12. References:** See continuation sheet.

B13. Remarks

***B14. Evaluator:** Architectural Resources Group, Pier 9, The Embarcadero, Suite 107, San Francisco, CA, 94111

***Date of Evaluation:** January 16, 2024

(Sketch Map with north arrow required.)

(This space reserved for official comments.)

***P3a. Description (continued):**

42410 Palm Avenue is a one-story frame building clad in stucco and brick veneer and capped with a hipped roof covered with red clay tile. The 2,939 sq. ft. Ranch-style residential building has a generally rectangular footprint and was constructed around 1955.[1] The primary (west) façade is set back from Palm Avenue and accessed via a U-path asphalt-paved driveway (Figure 2). Cladding here is stucco with brick veneer below the windowsill line. The solid wood primary entrance door is located within a niche north of the center of the façade, and sheltered by a broad entry porch which spans most of the façade (Figure 3). The porch is paved with concrete scored to resemble flagstone and has brick inlaid edges; the porch roof is finished with exposed rafters and is supported by square wood posts with shaped beam risers. Steel-frame tripartite picture windows flank the primary entrance, with large center panes flanked by narrow casements. A projecting volume at the south portion of the façade includes a steel-frame two-pane fixed and casement window at its north-facing facet and a steel-frame tripartite window at its west-facing facet, with a fixed center pane flanked by narrow casements (Figure 4). This area, along with all portions of the building not covered by porches or breezeways, terminates with deep projecting eaves with enclosed rafters.

The building's hipped roof extends to shelter the north façade and creates a breezeway between the residence and the garage. The north façade includes a large brick fireplace and chimney, which terminates above the roofline, flanked by steel-frame two-pane fixed and casement windows (Figure 5). The breezeway is enclosed at the west by low brick walls and paved with concrete scored to resemble flagstone. The south façade of the garage, accessed via the breezeway, includes a solid wood entry door and one steel-frame, and a two-pane fixed and casement window.

Additional fenestration at the garage includes one two-pane fixed and casement window at the west façade, two two-pane fixed and casement windows at the north façade, and two roll-up metal auto entry doors at the east façade (Figure 6, also see Figure 2).

The rear (east) façade of 42410 Palm Avenue is clad solely in stucco, and includes a steel-frame tripartite picture window at the north portion of the façade, one solid wood and one half-glazed pedestrian entry doors at the center portion of the façade, and, at a projecting volume at the south portion of the façade, several two- and three-pane steel-frame windows (Figure 7) The north portion of the façade is sheltered by an extended roof with the same details as the primary façade porch, however with simple concrete paving.

The south façade includes brick veneer half cladding and four small tripartite and two-pane fixed and casement windows (Figure 8).

The setting around 42410 Palm Avenue includes designed landscape features such hardscaped concrete walking paths at the front yard; a large concrete rear patio; turf grass lawns in front of and behind the house; and specimen trees including Queen and Mexican fan palms and Monterey pine trees (see Figures 2, 3, 7).

42354 Palm Avenue is a one-story frame building clad in narrow-gauge wood clapboard siding and capped with a low-pitch cross gable roof covered with composite shingle. The 660 sq. ft. vernacular-style residential building has rectangular footprint and is estimated to have been constructed between 1939 and 1946.[2] The primary (west) façade is set back from Palm Avenue and accessed via an asphalt-paved driveway directly south of the property. The symmetrical façade includes a centrally located wood panel door, flanked by large, fixed wood six-lite windows

[1] Lila Bringhurst, "Frugal Millionaire," *The Fremont Argus*, October 26, 1998, no page, clipping in the collection of the Washington Township Museum of Local History.
[2] C-5750-821-52 (1939) and GS-CP-2-155 (1946), aerial photographs in the collection of UCSB FrameFinder, accessed December 14, 2023, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

(Figure 9). The primary entrance is accessed by a small concrete stoop and sheltered by a short, shed roof supported by wood brackets ornamented by scrollwork (Figure 10). The primary (west) façade terminates with overhanging eaves with exposed rafter tails.

The north façade includes one double-hung wood window and a metal external utility closet, and the south façade includes one double-hung wood window and a horizontally oriented undivided fixed or operable window (Figures 11, 12). Both façades terminate with vented openings at their gable peaks, and projecting eaves supported by simple knee brackets.

The rear (east) façade is asymmetrically arranged, with a partially glazed wood door north of center, accessed via a single concrete step; one double-hung wood window; one small double-hung wood window; and, at the far north, a small undivided wood casement window (Figure 13).

The setting around 42354 Palm Avenue includes designed hardscape features such as a concrete patio behind the house; and a generally informal landscape plan, with wild grass lawns, cacti, and several mature trees immediately proximate to the house, including a Mimosa tree directly in front of the primary entrance (see Figures (see Figures 9, 12, and 13).

The metal shed is located east of the site's residential buildings and approximately equidistant between them. The approximately 1,000 sq. ft. wood frame utilitarian building has a rectangular footprint and is estimated to have been constructed between 1946 and 1957.[3] The shed has a visible concrete foundation and is clad and roofed with corrugated metal. Entry is via a rolling door at the east façade (Figure 14). Additional fenestration at the side and west façades includes single and paired window openings, currently covered by plywood (Figure 15). All facades terminate with slightly projecting or overhanging eaves with visible rafters.

The barn is located is located east of the site's residential buildings, slightly southeast of the metal shed. The approximately 750 sq. ft. wood frame two-story with loft building has a rectangular footprint and was constructed before 1939, potentially as early as 1905.[4] The barn has a concrete foundation and is constructed of redwood and clad in a mix of horizontal and vertical shiplap. The monitor roof is covered with corrugated metal. Fenestration is concentrated at the west façade, which is clad in horizontal shiplap and includes two broad sliding doors with metal rails and a wood pedestrian door with strap brackets at the first floor; a centrally located wood loading door with strap brackets at the second floor, flanked by small, four-over-four double hung wood windows; and a four-over-four double hung wood window at the loft level gable peak (Figure 16).

The north and south facades include no fenestration; the north façade is clad in a mix of horizontal and vertical flush wood cladding and the south façade is covered in corrugated metal (Figures 17, 18). The rear (east) façade is clad in vertical wood shiplap and includes a wood pedestrian door with strap brackets which had been secured with riveted plate metal (Figure 19, also see Figure 18). All facades terminate with slightly projecting or overhanging eaves with visible rafters.

The setting around the barn is generally undeveloped. There is a concrete apron around the west side of the barn, and there are mature trees immediately south of the barn, including a Mexican fan palm and several smaller palms (see Figures 17, 18, and 19).

[3] GS-CP-2-155 (1946) and BUT-1958-9v-79 (1958), aerial photographs in the collection of UCSB FrameFinder, accessed December 14, 2023, https://mil.library.ucsb.edu/ap_indexes/FrameFinder/.

[4] C-5750-821-52 (1939), aerial photographs in the collection of UCSB FrameFinder; research suggests the property was first developed between 1905 and 1910.

Additional features at the site include the concrete foundation of a Queen Anne style residential building that was relocated to 43385 Ellsworth Avenue in Fremont in 2000; a small grove of mature orange trees around the relocated house's foundation; anodized metal chain link fencing separating the residential properties from the metal shed and barn; a metal auto entry gate and concrete paved driveway at the south portion of the site, addressed as 42460 Palm Avenue; and a metal chain link gate at the far south perimeter of the site along Palm Avenue, which opens onto a paved pathway that extends across the south perimeter of the site and connects to Majestic Palm Avenue, east of the site (Figures 20-23). The remainder of the site is a currently undeveloped agricultural field. The broader surrounding area is characterized by residential subdivisions developed between the 1950s and the 1990s.

***B10. Significance (continued):**

The first American and European settlers came to the Mission San Jose area around 1846 and established homes and businesses in vacant mission-era adobe buildings.[5] The gold rush that began in California in 1848 transformed the small settlement into a busy supply center. Saloons, restaurants, inns, and general stores opened to serve travelers headed for the Sierra foothills.[6] Vallejo Road (now Mission Boulevard) became the community's main thoroughfare.

Following California's admittance as a state in 1850, Alameda County was formed in 1853 from a portion of Contra Costa County and a smaller section of Santa Clara County. The county was divided into the townships of Washington, Murray, Eden, Brooklyn, Alameda, and Oakland.[7] Situated at the southwest corner of Alameda County, Washington Township encompassed the present-day cities of Fremont, Union City, and Newark.[8] The Township of Washington was further divided into eight independent towns: Alvarado, Centerville, Decoto, Irvington, Mission San Jose, Newark, Niles, and Warm Springs.[9]

In 1852, the first stage line in Washington Township was established between Mission San Jose and Union City to the north, and the community emerged as one of the larger settlements in the area.[10] After the gold rush ended in the 1850s, the town of Mission San Jose continued to operate as a commercial district for the local community.[11] Prominent early landowners included Elias Lyman Beard, who acquired about 30,000 acres of the former Mission San Jose compound in 1849, including the mission orchards and vineyards, and started the first nursery in the East Bay, eventually forming the estate known as Palmdale; Henry G. Ellsworth, Beard's stepson and business partner; Leon Ehrman and S. Bachman, who established an early merchandising business in the commercial district; and Joseph Sunderer, a shoemaker and insurance agent. Other local business included saloons, butcher shops, blacksmiths, general stores, and hotels.[12]

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[5] Holmes, *Two Centuries at Mission San Jose* 61.
[6] Holmes, *Two Centuries at Mission San Jose* 62.
[7] John S. Sandoval, *The History of Washington Township* (Hayward, CA: Mt. Eden Historical Publishers, 1985), 3.
[8] M.B. Haynes, *Map of the County of Alameda* (Oakland, CA: Thompson & West, 1878).
[9] Original towns in Township of Washington included Alvarado, Centerville, Irvington, and Mission San Jose. Decoto, Newark, Niles, and Warm Springs formed after the arrival of several rail lines in the mid-1850s. The towns that later incorporated into the City of Fremont include Centerville, Irvington, Mission San Jose, Niles, and Warm Springs.
[10] Sandoval, *The History of Washington Township*, 81; Basin Research Associates, *Mission San Jose Historic Context*, 4; Unlike other towns in Washington Township, Mission San Jose was never served by the railroads that were established through the township in the 1860s, resulting in slower population growth.
[11] Basin Research Associates, "Mission San Jose Historic Context," 4.
[12] Philip Holmes, *Two Centuries at Mission San Jose,* 73, 81, 86, 89.

A massive earthquake in 1868 destroyed many mission-era buildings and spurred redevelopment of a commercial corridor along Vallejo Street and residential development within the several blocks directly to the south and west.[13] The railroad arrived to Washington Township in 1869 and spurred a shift in the agricultural economy, away from grain crops and towards fruit, including grapes for wine.[14] By the turn of the twentieth century, refrigerated rail cars as well as an emerging canning industry has secured the area's shift towards growing fruits and vegetables; as a result, most large agricultural and ranch properties were subdivided into smaller agricultural properties.[15] These properties were typically developed with a residence that housed the property owner and his family, designed in the Second Empire, Italianate, or Queen Anne style; farm buildings behind or beside the house that might include one or more barns, small sheds, a granary, a tankhouse, and a gable or monitor barn which housed crops and livestock, or, in later decades, specialized fruit processing barns.[16]

Outside of small developed commercial and residential areas, Washington Township was largely agricultural, with 1,627 acres planted in vineyards in 1893 in just Mission San Jose and adjoining Irvington alone.[17] The area where the subject property is located was owned during this era by the Palmdale Company; this wine making company was owned by descendants of Juan Gallegos, who had purchased the large landholdings of early viticultural pioneer E. L. Beard in the 1880s, and stayed in that use through 1904 when the land was subdivided into parcels ranging from 10 to 20 acres.[18]

At the start of the twentieth century, Washington Township developed a diverse agricultural economy, with an emphasis on orchards and vegetable crops, especially tomatoes. As canning operations improved in productivity and became more lucrative, vegetables overtook orchards in field space. Nursery stock and hothouse flowers were grown starting in these decades as well, and poultry farms and dairies also grew in number and size.[19]

The town of Mission San Jose grew at a relatively slow pace in the first decades of the twentieth century compared to other towns in Washington Township. Factors accounting for the slow growth included the lack of a local railroad stop, lost employment opportunities at nearby wineries during Prohibition (1919-1933), and competition from nearby commercial districts in Niles, Centerville, and Irvington.[20] Washington Township's strong agricultural economy insulated it somewhat from the worst effects of the Great Depression. However, few if any new commercial buildings were erected in Mission San Jose between the turn of the century and the 1950s.[21]

Washington Township did not experience immediate postwar growth as did other cities in Alameda County and throughout the state. In the late 1940s, its townships continued to function largely as independent agricultural communities, comprised of small and large farms, orchards, dairies, and packing facilities. By the early 1950s, the area remained one of the last portions of western Alameda County along the bay to remain largely undeveloped during the postwar boom.[22] Following the construction of Interstate 880, or the Nimitz Freeway, Washington

[13] Philip Holmes, *Two Centuries at Mission San Jose*, 81.
[14] Basin Research Associates, "City of Fremont, Washington Township: Farming, Ranching and Domestic Architecture," 1998, 2.
[15] Basin Research Associates, "Farming, Ranching and Domestic Architecture," 2.
[16] Basin Research Associates, "Farming, Ranching and Domestic Architecture," 3-4.
[17] Jill Singleton, "Lost Wineries and Vineyards of Fremont, California," no date, in the collection of the Washington Township Museum of Local History.
[18] Map of a Portion of the Property of the Palmdale Company, Washington Township, Alameda County, California, October 1904, in the collection of the Washington Township Museum of Local History.
[19] Basin Research Associates, "Farming, Ranching and Domestic Architecture," 2
[20] Basin Research Associates, "Mission San Jose Historic Context," 5.
[21] Basin Research Associates, "Mission San Jose Historic Context," 5.
[22] Mission Peak Heritage Foundation, *City of Fremont*, 17-20; Country Club of Washington Township Research Committee, *History of Washington Township*, 121.

Township's population began to increase as people relocated from Oakland, San Jose, and other Bay Area cities. Neighboring cities of Hayward and San Jose began annexing unincorporated territory in the vicinity of Washington Township; the annexation of agricultural land by the City of Hayward stimulated residents' fears of an eroded tax base.[23]

In 1956, after several years of public consideration and debate, the townships of Centerville, Irvington, Mission San Jose, Niles, and Warm Springs voted to incorporate as the new City of Fremont; Newark and Union City opted to incorporate as separate cities.[24] In addition to incorporation, voters also approved of a city manager form of government and elected the first city council.[25] The new city government quickly enacted zoning regulations and in the late 1950s, drafted a new general plan geared toward accommodating automobile traffic and new large residential subdivisions.

By this time, Fremont had transformed from a quiet agricultural community into a bedroom suburb.[26] Prior to incorporation, developers typically sold empty plots of land to individual developers, who constructed less than 20 residences at a time. However, by the mid-1950s, developers began constructing large-scale residential subdivisions. Companies, such as Glenmore Homes, purchased and subdivided former agricultural land and built hundreds of single-family homes that were sold individually. Subdivision activity peaked in 1956, when approximately 60 residential tracts were platted in Fremont.[27] Farmers noted that rising property taxes made small-scale family farming unprofitable; this shift, alongside the rise of agribusiness in the Central Valley, combined to largely end the area's tradition of agricultural production by the start of the 1960s.[28]

Commercial development also increased dramatically following Fremont's incorporation, with the area of undeveloped land located at present day Fremont Boulevard and Mowry Avenue selected as a "central business center."[29] In 1961, the Fremont Hub, an open-air pedestrian mall that was a model for future commercial centers in Fremont, opened at this location. Additional shopping centers catering to the automobile, such as Fremont Center, Brookvale Center, and Glenmoor Center, were constructed along major thoroughfares.[30]

Between 1956 and 1960, the city's population doubled from approximately 22,000 residents to nearly 44,000 residents. Ten years later, the population reached just over 100,000 residents.[31] In 1968, Fremont's new city hall opened in Central Park. In addition to the city hall, the park also included a new lake (Lake Elizabeth) and a public library.[32] In 1972, a Bay Area Rapid Transit (BART) station opened in Fremont.[33] At this time, most of Fremont's remaining farms were developed with residential, commercial, or institutional properties. By the mid-1970s, industrial parks became a popular property type in Fremont, and the city began experiencing significantly slower

[23] Mission Peak Heritage Foundation, *City of Fremont*, 20-21; GPA Consulting, "Draft City of Fremont Postwar Development and Architecture Historic Context Statement," prepared for the City of Fremont, 2017, 19-20.
[24] Mission Peak Heritage Foundation, *City of Fremont*, 22, 169-170.
[25] Mission Peak Heritage Foundation, *City of Fremont*, 34.
[26] GPA Consulting, "Draft City of Fremont Postwar Development and Architecture Historic Context Statement," 21-22.
[27] Woodruff Minor, "Historic Context of Glenmoor Gardens and Mission Ranch Subdivisions and Ranch House Architecture," prepared for the City of Fremont, May 12, 2009, 5.
[28] Basin Research Associates, "Farming, Ranching and Domestic Architecture," 3.
[29] Minor, "Historic Context of Glenmoor Gardens," 56-57.
[30] GPA Consulting, "Draft City of Fremont Postwar Development and Architecture Historic Context Statement," 22.
[31] City of Fremont, "Bay Area Census," accessed December 27, 2023, http://www.bayareacensus.ca.gov/cities/Fremont60.htm.
[32] Washington Township Museum of Local History, "A Brief History of Washington Township," no date, accessed December 27, 2023, https://museumoflocalhistory.org/resources/a-brief-history-of-washington-township/.
[33] Bay Area Rapid Transit, "BART Historical Timeline," accessed December 27, 2023, https://www.bart.gov/sites/default/files/docs/PosterTimeline_v2.pdf.

population growth as compared to previous years. Today, Fremont is Alameda county's second largest city after Oakland.

Property Development History

The first non-indigenous claim over the subject site was as part of the land holdings of Mission San Jose, established in 1797, during which time the area was likely undeveloped or used for agricultural production. After Mexico gained independence from Spain in 1821 and dismantled the Mission system, Mission San Jose and its surrounding 30,000 acres of land, including the subject site, were part of a land grant to Andres Pico and Juan B. Alvarado.[34] Portions of the land grant were sold off starting in the 1840s, and land sales accelerated in the 1850s after the Gold Rush brought more settlers to the area. In 1849, Elias Lyman Beard acquired about 30,000 acres of the former Mission San Jose compound, including the mission orchards and vineyards, and started the first nursery in the East Bay, eventually forming the estate known as Palmdale; Henry G. Ellsworth was Beard's stepson and business partner, and owned the subject property site by 1864 (Figure 24). During this era the site likely remained undeveloped or was used for agricultural production.

A map of Alameda County completed in 1878 shows that by that year ownership of the subject property site had transferred and was part of a 367-acre parcel owned by E. L. Beard (Figure 25). The site was likely undeveloped or in agricultural production as part of Beard's remaining estate, which extended east to what is today Mission Boulevard.

E. L. Beard declared bankruptcy around 1880 and by 1881, the French assistance organization La Societe Francaise Deparges et de Prevoyance Mutuelle had purchased Beard's property, along with other landholdings around the former Mission San Jose. [35] The organization quickly subdivided and sold their property: much of the land, including the subject property site, was sold to Juan Gallegos. Gallegos was born in Costa Rica to Spanish nobility and moved to California with his wealthy wife Julia Montealegre in 1872; he used his wealth to establish large landholdings in the area that later became Fremont, where he established one of the largest wineries in California. In 1892, most of Gallegos' property including a winery and over 600 acres of vineyards, was transferred to the Palmdale Company, owned partially by members of his wife's family. During this time, the subject property site appears to have been in agricultural use as part of the Palmdale Company vineyards.

Gallegos faced financial hardship in the 1890s due to a depressed wine market and crop blight, and in 1904, the Palmdale Company subdivided their former vineyard land into 48 parcels, ranging in size from 8 acres to nearly 32 acres, with most parcels in the 10- to 20-acre range.[36] 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 called Palm Avenue. The subject property site represents a portion of this 1904 subdivision, encompassing three adjacent lots totaling 63 acres (Figure 26).

While research has not uncovered the original date of sale of the subject property site, evidence indicates that the site was purchased by John F. and Maria Sousa between December 1904 when the property was subdivided, and 1910, when the U. S. Federal Census lists John F. and Mary Souza as owners of the property, with John as a self-

[34]Philip Holmes, *Two Centuries at Mission San Jose: 1797-1997* (Fremont, CA: The Museum of Local History, 1997), 46.
[35] ARG, HALS Written and Historical Descriptive Data, Palmdale Estate (Sisters of the Holy Family), 2015, 10.
[36] ARG, HALS Data, 12.

employed farmer.[37] The Souza family (varyingly spelled Sousa) retained ownership of the property through around 2000 when ownership passed to the City of Fremont.

Research has not uncovered any historic photographs of the property that predate 1939. It appears likely that the Souzas constructed a one-story Queen Anne style cottage shortly after purchasing the property; this residential building served as the Souza family's primary residence through the early 1950s and was relocated to 43385 Ellsworth Street in Fremont in 2000.[38] The date of construction for the barn is not known but also appears likely to have been constructed shortly after the Souzas purchased the property and began using it for agricultural use.

An aerial photograph taken in 1939 is the first to show development at the subject property (Figure 27). By this year, the one-story Queen Anne style cottage and the barn had been constructed, along with some ancillary structures around barn (Figure 28). The residences at 42354 and 42410 Palm Avenue and the metal shed had not yet been constructed. The property was in agricultural production with row crops or fruit trees, and the surrounding area included similarly developed agricultural properties. Prior to the construction of Highway 680, the property footprint extended south to Olive Avenue.

A 1947 aerial photograph continues to show the one-story Queen Anne style cottage, barn, and ancillary structures. The one-story vernacular-style residence at 42354 Palm Avenue had been constructed by this year. The property remained in agricultural production with row crops or fruit trees, and the surrounding area continued to include similarly developed agricultural properties.

In 1955, John F. and Maria Souza's son Raphael (Ralph) Souza constructed the Ranch style residence at 42410 Palm Avenue, and the U-path driveway to access the building from Palm Avenue.[39] An aerial photograph taken in 1958 shows the residence and driveway at 42410 Palm Avenue, along with the residence at 42354 Palm Avenue, the barn and some ancillary buildings, the metal shed, and the one-story Queen Anne style cottage (Figure 31, 32). The property remained in agricultural production with row crops or fruit trees, and the surrounding area was more intensively developed with agricultural properties and some residential subdivisions.

A 1965 aerial photograph shows little change to the property from 1958, with 42410 and 42354 Palm Avenue, the barn, the metal shed, and the Queen Anne style cottage all visible (Figure 33, 34). Most ancillary structures around the barn had been removed by this year, although there does appear to have been a volume attached to the east (rear) façade of the barn. The property remained in agricultural production, with the north portion densely planted with row crops or fruit trees; research suggests that by the 1960s, Ralph Souza leased some portion or all of his agricultural fields to the adjacent landholder, potentially among others.[40] The surrounding area was intensively developed by this year with residential subdivisions, and the 680 Freeway was under construction, which would eventually truncate the southeast corner of the property.

In 1968, a fire occurred at the barn at the subject property; the extent of damage is unknown, but the fire was described as "major" in press reports.[41] Ralph Souza died in 1982, after which time his wife Mary managed the family property. A 1993 aerial photograph shows 42410 and 42354 Palm Avenue, the barn, the metal shed, and the Queen Anne style cottage (Figure 35, 36). A tree line had been planted at the north portion of the property, potentially indicating a reduction in the size of the family's landownings. The surrounding area remained developed

[37] 1910 United States Federal Census for John F. Souza, California, Alameda, Washington, District 0158, accessed December 27, 2023, www.ancestry.com.
[38] Email correspondence with 43385 Ellsworth Street property owner Bob Tavares, December 14, 2023.
[39] Bringhurst, "Frugal Millionaire."
[40] Bringhurst, "Frugal Millionaire."
[41] "Two Blazes Burn Barns," (Fremont) *Argus*, February 20, 1968, 1.

with residential subdivisions, although land north and east of the subject property remained in agricultural production.

Mary Souza died in 1998.[42] The one-story Queen Anne style cottage was moved off of the property in 2000. An aerial photograph taken in 2002 shows 42410 and 42354 Palm Avenue, the barn, and the metal shed (Figure 37, 38). The north portion of the property had been developed into a residential subdivision while the rest of the property remained in agricultural production, although likely fallow. The surrounding area remained developed with residential subdivisions, although land north and east of the subject property remained in agricultural production.

A review of aerial photographs taken within the last 20 years indicates that no additional changes were made to the buildings at the subject property during that time. In 2013, the gate and driveway at the south portion of the lot were constructed, and the agricultural fields, the barn, and the metal shed were in use for agricultural production. This use ended around 2016, and the residential subdivision directly east of the property was constructed in 2018.[43]

A request for historic permit information from the City of Fremont returned the following information about alterations to buildings at the subject property.[44]

Date	Permit	Address	Description of Work
10/3/2003	BLD2004-02425	42354 Palm Avenue	Rewire house for alt. current
12/2/2003	BLD-2004-03902	42354 Palm Avenue	Reroof house, repipe and plumb house.
1/16/2018	FSP2018-00226-001	42410 Palm Avenue	Revise master bath layout for sprinkler plan, add 58 heads for residence
9/3/2020	PRJ2004-00263	42354 Palm Avenue	Rewire house for alt. current

An inspection of the buildings at the subject property made during a site visit in December 2023 suggests that the residential buildings at 42410 and 42354 Palm Avenue are largely unaltered, and both reflect their original appearance. The vernacular building at 42354 Palm Avenue was constructed between 1939 and 1946 and appears likely to retain its original massing, cladding, roof profile, window pattern, and window material. The building may have been constructed using parts of other older structures on the property, as the scrollwork brackets at the front porch appear likely to date from before 1900; however, the building itself does not have a Victorian-era footprint, massing, roof profile, or window style, and likely the brackets are the only element of the building that dates from that era. The Ranch-style building at 42410 Palm Avenue was constructed around 1955 and appears unaltered at the exterior, retaining its original massing, cladding, window pattern and window material. Likewise the metal shed, which was constructed between 1946 and 1957, does not appear to have undergone any alterations.

[42] Ralph F. Souza in the U.S., Find a Grave® Index, 1600s-Current, accessed December 27, 2023, www.ancestry.com.
[43] Maxar Technologies via Google Earth, 2013; Maxar Technologies via Google Earth, 2016; Landsat, Google Earth, 2018.
[44] The permit record also includes information about residential subdivision construction at portions of the subject property that are not included in the project area.

The barn, which was constructed before 1939 and is estimated to have been constructed as early as 1905, appears likely to retain its original massing, cladding, and roof profile, and partially retain its original fenestration pattern. However, based on a review of aerial photographs, plus the historic use of the agricultural fields surrounding the barn and the normal typology of monitor barns, it appears likely that the barn historically included fenestration at its east façade, which is now largely blind with a single pedestrian entrance fixed in a closed position. A monitor barn typically includes large openings on both of its gable ends, and the utility of the barn on this property likely necessitated openings facing on to the agricultural fields, rather than solely on to the residential portion of the property. It is possible that the "major" fire that occurred at the barn in 1968, coinciding with the Souza family transitioning out of active farming and towards leasing their agricultural land, resulted in reconstruction of the east façade without its original fenestration.

Owners and Occupants

John F. and Maria Souza were the first owners to develop the subject property; the Souza family lived here by 1910 and retained ownership through approximately 1998. John F. Souza was born in the Azores islands of Portugal in 1866 and immigrated to the United States in 1885.[45] He married Maria DeVilla (also called Mary) in Alameda County in 1893; Maria immigrated from Portugal to the United States in 1893, shortly before her marriage.[46] The Souzas had five California-born sons: Antone, born c. 1895; John, born c. 1905; William, born c. 1907, Raphael, born 1909; and George, born c. 1915. The family lived in Oakland with John's parents Prudencio and Mary Souza prior to moving to the subject property between 1905 and 1910.[47]

In 1910, John F. Souza was listed as the owner of the subject property, self employed as a general farmer. His brother Joseph F. Souza owned and farmed the adjacent property on Palm Avenue with his wife, Rosa. In 1920, the subject property was described in the census as an orchard farm. During these years, most property owners in the surrounding area were of Portuguese descent and working as general farmers.

In 1930, the family's sons William, Raphael, Edward, and George all lived at the property and worked with their father on the family farm. While many farmers of Portuguese descent continued to live and work in the vicinity, they were joined by this year by several Japanese families, farming nearby on Palm and Olive avenues.

John F. Souza died in 1931; Maria Souza died in 1936.[48] Their son Raphael, largely called Ralph, continued to live at the family property and worked as a farmer. Ralph married Mary Andrade around 1938, during which time he was farming the family property with tomatoes.[49] Mary Souza worked as a teacher at Washington High School.[50] The couple did not have children. Around 1955 the Souzas built the Ranch style residence at 42410 Palm Avenue and resided there for the rest of their lives.[51]

[45] 1910 United States Federal Census for John F. Souza.
[46] California, U.S., Marriage Records from Select Counties, 1850-1941 for John F Souza, Alameda Index to Marriage Licenses and Certificates, Vol. 06, 1893-1895, accessed December 27, 2023, www.ancestry.com.
[47] [No title], *Oakland Tribune*, July 6, 1925, 27.
[48] John F. Souza in the U.S., Find a Grave® Index, 1600s-Current, accessed December 27, 2023, www.ancestry.com.
[49] Bringhurst, "Frugal Millionaire."
[50] Ralph F. Souza in the 1950 United States Federal Census, California, Alameda, Washington, 1-197, accessed December 27, 2023, www.ancestry.com; Bringhurst, "Frugal Millionaire."
[51] Bringhurst, "Frugal Millionaire."

At an unknown date, Ralph Souza stopped farming and leased his farm to a neighbor, John H. Ura.[52] John Hideo Ura was born in Oregon in 1922 and moved to Fremont with his family in 1927.[53] His parents George and Haruyo Ura were born in Hawaii and Japan, respectively, and by 1930 the family was farming vegetables and flowers, including narcissus and peonies on land they owned on Palm Avenue, north of the Souza's property.[54] John Ura attended Washington High School and graduated in 1940 with a reputation as a brilliant student.[55] During World War II, people of Japanese ancestry were forbidden from residing in specific areas of the West Coast, including Fremont; the Ura family left their land and in 1942, John Ura stated that he was working as a ranch hand in Dinuba, California.[56] After the war, John Ura lived in Chicago for several years; he married in 1951 and returned to farming in Fremont on Palm Avenue.[57] John Ura leased a portion of the Souza family property on which he expanded the family's historic crop of narcissus and peony. John H. Ura died in Fremont in 2001.

Ralph Souza used income from leasing his agricultural land to purchase investment properties and accrued a large fortune before his death in 1982.[58] After his death, Mary Souza continued to reside at 42410 Palm Avenue and managed the family's investment properties and leased the agricultural land. Mary Souza died in 1998, after which time the Souza family land was purchased by the City of Fremont.

History of Portuguese Settlement in Fremont

The subject property was developed by a Portuguese family, one of many to make their home and their living farming in the Fremont area during the twentieth century. While Portuguese navigators explored the coast of what later became California as early as the 1500s, Portuguese settlement in the state began in the late 1840s, when Portuguese joined the wave of arrivals to the San Francisco Bay Area seeking fortunes during the Gold Rush.[59] By 1860 the Portuguese population of California was around 1,000; like many other Gold Rush era arrivals, many Portuguese eschewed the gold fields for more steadily lucrative work in commerce or agriculture. Most Portuguese immigrants to the United States had a rural background, and were drawn to familiar occupations including dairying, farming, and fishing.[60]

The completion of the transcontinental railroad in 1869 spurred another round of rapid migration to the San Francisco Bay Area, including Portuguese settlers. During this time, many Portuguese arrivals remained close to the coast and worked in the fishing and whaling industries. Others established agricultural businesses, most commonly dairies or orchards, in the state's coastal or near-inland areas, including Alameda county, the Sacramento Valley, and Santa Clara, Contra Costa, and San Joaquin counties. Portuguese-owned enterprises almost uniformly employed new

[52] Bringhurst, "Frugal Millionaire."
[53] "John Ura," ANG Newspapers, September 5-6, 2001, accessed December 27, 2023, www.ancestry.com.
[54] John H. Ura in the 1930 United States Federal Census, California, Alameda, Washington, 1-197, accessed December 27, 2023, www.ancestry.com; "John Ura."
[55] "Jap Youth with Contraband Radio Arrested in County After Dodging Through Six States," *Oakland Tribune*, May 27, 1942, 3.
[56] "Jap Youth with Contraband Radio Arrested in County After Dodging Through Six States."
[57] Ralph F. Souza in the 1950 United States Federal Census, California, Alameda, Washington, 1-197, accessed December 27, 2023, www.ancestry.com; "John Ura."
[58] Bringhurst, "Frugal Millionaire"; Ralph F. Souza in the U.S., Find a Grave® Index, 1600s-Current.
[59] Frederick G. Bohme, "The Portuguese in California," *California Historical Society Quarterly* , September 1956, Vol. 35, No. 3 (Sep., 1956), 233-234.
[60] Shirley Contreras, "San Leandro Once Known as Portuguese Capitol of the West," Santa Maria Times, August 5, 2012, accessed December 29, 2023, https://santamariatimes.com/lifestyles/columnist/shirley_contreras/san-leandro-once-known-as-portuguese-capital-of-the-west/article_d48c06ea-de9b-11e1-a867-0019bb2963f4.html.

Portuguese immigrants, most often single men who worked for several years until they had earned enough money to buy their own land and start families or bring their family from Portugal to the United States.

Portuguese immigration to the San Francisco Bay Area increased again in the 1880s, with most arrivals coming from the Azores Islands, a smaller group coming from Madeira, and others having first immigrated to Hawaii.[61] In addition to expertise in running dairies, the Portuguese developed a reputation for skilled farming and an ability to choosing the best plots of land, paying top prices for the promise of high yields. Portuguese farmers grew a wide variety of crops and often worked an extended season to harvest three crops a year. In 1880, eighty-four percent of the Portuguese living in California were living in rural areas, with more than eighty-two percent operating farms.[62]

Like many immigrant groups, the Portuguese established social and religious societies which built community bonds and provided a financial safety net for working persons in an era prior to government security programs. In Fremont, the primary Portuguese social organization was the Irmandades do Divino Espirito Santo (I.D.E.S.) or Brotherhood of the Holy Ghost.[63] The Mission San Jose branch of the I.D.E.S. was formed in 1889, and in 1899 a two-story lodge was bult on Ellsworth Street.[64] The I.D.E.S. organized the community's annual Holy Ghost festival, and contributed money to a fund that helped the needy, including widows of deceased members. I.D.E.S. celebrations and protection programs were very popular, and the Portuguese communities in Niles, Alvarado, Centerville, and Newark formed their own affiliated groups, organized under a Grand Council located at Mission San Jose.

After the turn of the twentieth century, Portuguese farmers made economic gains in the lead up to and during World War I, receiving lucrative government contracts to supply military and civilian populations with beans and other foods.[65] By the 1920s, many Portuguese had joined the fruit industry, producing prunes, pears, apricots, peaches, cherries, and grapes throughout Alameda, Santa Clara, and Contra Costa counties. Most Portuguese orchards were small family farms under one hundred acres. Women and children supplemented family incomes by picking fruit and working in the drying yards, packing houses, and canneries during the peak season.

Portuguese immigration was severely curtailed by federal quotas that took effect in 1930. Through the middle decades of the twentieth century, the Portuguese community remained primarily rural and involved in agricultural production. In 1940, nearly a third of all Portuguese people in California lived in rural areas of Alameda county, with immigrants and descendants of the Azores forming the largest constituency.[66] These Portuguese farmers did not typically amass great wealth but were able to make a comfortable living, generally operating close to home as truck farmers, supplying fresh produce to surrounding communities. However, by the 1950s, the passage of farm ownership to second and third generations, coincident with the rise of development of residential subdivisions in the periphery of the San Francisco Bay Area, resulted in a decline of small family farming and Portuguese farm ownership in Fremont and the surrounding areas of Alameda and Santa Clara counties.

[61] "The East Bay: Cosmopolitan Communities of Immigration and Change," The Portuguese Historical Museum, no date, accessed January 2, 2024, https://portuguesemuseum.org/?page_id=1808&category=&exhibit=10&event=287.
[62] Contreras, "San Leandro Once Known as Portuguese Capitol of the West."
[63] Washington Township Museum of Local History, "Stroll Through Time on Ellsworth Street," no date, accessed January 2, 2024, https://museumoflocalhistory.org/resources/special-projects/ellsworth/.
[64] Washington Township Museum of Local History, "Stroll Through Time on Ellsworth Street."
[65] Contreras, "San Leandro Once Known as Portuguese Capitol of the West."
[66] Bohme, "The Portuguese in California," 246.

Architecture: Ranch Style

The residential building at 42410 Palm Avenue was constructed around 1955 and is designed in the Ranch style. The Ranch style originated in Southern California in the mid-1930s and was generally based on Spanish Colonial precedents in the American Southwest, adapted to meet modern living styles. The style exploded in popularity during the post-World War II building boom, spurred in part by the work of architectural designer Cliff May, who introduced an inexpensive "western ranch house" in 1945. Appealing to returning veterans, May's design for what he called the "GI Ranch House" was featured in a 1946 issue of *Good Housekeeping*; over 70,000 plans sets for this house type were sold over the following ten years.

Designed to meet the housing needs of a burgeoning population, the low-slung, horizontally oriented single-family Ranch style house could be rapidly constructed and easily replicated. The style was favored by subdivision developers, and the style's rapid adoption drastically altered the appearance of America's suburban landscapes. In Fremont, thousands of Ranch style houses were built in the decades following World War II. They are ubiquitous in the city's many subdivisions, including Mission Ranch and Glenmoor Gardens, and are most common house type in the city, ranging from custom-built houses in country settings on the perimeter of the city to recurring models built in subdivisions.[67]

Early examples often have smaller footprints, as their size was often governed by Federal Housing Authority financing guidelines; later examples, constructed in the 1950s and 1960s, often have larger footprints, as builders lobbied for higher loan limits.[68] Because they were often built in multiples within new subdivisions, architects and designers developed a broad variety of stylistic details that could be applied to the basic form of the Ranch style house, ranging from Revival styles with Spanish, French, or English precedents, to Streamline Moderne and Modern styles. Ranch style houses were the dominant style of residential architecture throughout the 1950s and 1960s, and into the 1970s. However, the style waned in popularity by the end of the 1970s, as rising land prices and changing tastes ushered in a shift back to the construction of two-story houses.

Character-defining features of Ranch houses include:

- One-story height with low, broad massing;
- Low-pitched hipped or gable roof, lacking dormers, with moderate or wide eave overhangs;
- Wood frame construction;
- Asymmetrical façades, with off-center main entrance, typically set underneath the roofline;
- Stucco, wood or mixed material cladding;
- Large windows or window groupings, usually with at least one prominent picture window;
- Attached or semi-attached garage; and
- Outdoor patios, with rear patios accessible through passthroughs or sliding doors.[69]

[67] Woodruff Minor, "Historic Context of Glenmoor Gardens and Mission Ranch Subdivisions and Ranch House Architecture," prepared for the City of Fremont Community Development Department, 2009, 27, 35.
[68] Virgina Savage McAlester, *A Field Guide to American Houses* (New York, Knopf, 2020) 603.
[69] McAlester, *A Field Guide to American Houses*, 601-602.

Architecture: Monitor Barn

The barn at the site was constructed before 1939, potentially as early as 1905, and is designed in the monitor style. Monitor style barns are a regional variation of the Prairie-style barn, which became popular in the nineteenth century as farmers and ranchers moved to the Plains, the West, and the Southwest.[70] While examples were built in a variety of sizes, Monitor style barns were often larger than their stylistic precedents because the large landholdings and livestock herds that typified Western farming required a significant amount of storage. Monitor style barns are wood frame post and beam construction with a large rectangular footprint and a gabled roof, sometimes with an extremely sharp-pitched "saddle" and/or long runs which extend almost to ground level for additional interior storage. Exterior walls are almost exclusively clad in wood, either vertical or horizontal plank or shingle. Interior walls are usually unfinished and trusses generally remain exposed. Entrances are located at gable ends, and include a large sliding or leaf door(s) for livestock, wagons, or machines; secondary entrances for pedestrians; and an opening at the gable peak into lofted storage areas, protected by a rain hood. Some examples have secondary livestock entrances at side walls. Typical internal arrangement includes a spacious center aisle with an unfinished or plank floor for unloading wagons and for grain threshing; side aisles used to shelter cattle and draft animals and store feed and hay; and lofted storage for hay, grain, and other materials. Lofted areas are accessed by a track which carries a hook along the internal ridgepole and out beyond the rain hood, where it can be raised and lowered to move items to the loft. Some Monitor style barns include an enclosed granary, usually located at a side aisle.

Character-defining features of Monitor style barns include:

- Two-story height with single-story side aisles;
- Rectangular footprint;
- High-or moderate-pitched gable roof with overhanging eaves and exposed rafters;
- Wood post and beam construction;
- Wood cladding, either vertical or horizontal plank or shingle;
- Large sliding or leaf entrances at gable ends;
- Secondary pedestrian entrances;
- Gable peak opening for access to lofted area, often protected by a rain hood;
- Internal features including an unfinished or plank floor, unfinished walls, and exposed trusses;
- Internal arrangement featuring spacious center aisle; lower side aisles; and lofted storage;
- Hook on track at center aisle; and
- Enclosed granary.

[70] Paul F. Long and Gary Van Hoozer, "Barn Styles in American History," June 1999, published online at Farm Collector, accessed December 20, 2023, https://www.farmcollector.com/farm-life/proud-survivors.

Evaluative Framework

California Register of Historical Resources

The California Register of Historical Resources (California Register) is the authoritative guide to the State's significant historical and archaeological resources. It serves to identify, evaluate, register, and protect California's historical resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for historic preservation grant funding; and affords certain protections under the California Environmental Quality Act (CEQA). In addition, properties designated under municipal or county ordinances are eligible for listing in the California Register.

The California Register criteria are modeled on the National Register of Historic Places (National Register) criteria. A historical resource must be significant at the local, state, or national level under one or more of the following criteria:

1. It is associated with events or patterns of 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. It is associated with the lives of persons important to local, California, or national history.
3. It 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.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, state or the nation.

Integrity

For a property to qualify for listing in the California Register, it must retain "historic integrity of those features necessary to convey its significance."[71] Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established. To determine if a property retains the physical characteristics corresponding to its historic context, the California Register has identified seven aspects of integrity, based on those established in the National Register:

- Location is the place where the historic property was constructed or the place where the historic event occurred.
- Setting is the physical environment of a historic property.
- Design is the combination of elements that create the form, plan, space, structure, and style of a property.

[71] National Park Service, "National Register Bulletin: How to Apply the National Register Criteria for Evaluation," accessed April 10, 2023 at https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

- Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling is a 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.

Fremont Register of Historic Resources

The City of Fremont maintains the Fremont Register of Historic Resources, which consists of historic resources listed in Appendix 1 to the City of Fremont general plan on January 1, 2007, and additional historic resources designated for listing by resolution of the Fremont City Council.[72]

The criteria for listing a resource onto the Fremont Register are similar to those used to determine eligibility for listing in the National Register and the California 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;

B. It is associated with the lives of persons important to local, California, or national history;

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;

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.

An historic resource of local significance need not qualify for listing on the California register to be included on the Fremont register.

Evaluation

California Register of Historical Resources Evaluation

[72] Fremont Municipal Code Section 18.175.

California Register Criterion 1 [Association with Significant Events]
To be considered eligible for listing under Criterion 1, a property must be associated with one or more events important in a defined historic context. This criterion recognizes properties associated with single events, a pattern of events, repeated activities, or historic trends.[73]

Research did not uncover any single or specific historic events that have taken place at the subject property. Regarding historic patterns of events, the subject property as a whole appears significant for its association with the pattern of smaller scale family farming that characterized Fremont in the decades around the turn of the twentieth century. The introduction of refrigerated rail cars and the emergence of the canning and packing industry brought a shift in Fremont away from large-scale farming and towards smaller-scale family farming of crops including orchards and vegetables. The subject property was historically part of the large Palmdale Company estate and was likely used to grow grapes; the land was subdivided in 1904 into parcels ranging from 10 to 20 acres, and first owner John F. Souza purchased three contiguous parcels on which to operate his family farm. While Souza's earliest crops are not known, aerial photographs indicate the property was largely used to grow row crops. The property stayed in agricultural use through a transition to a second generation, when Ralph Souza transitioned to managing investment properties around the late 1950s or early 1960s, after which he leased the land to a neighboring farmer. The property continued in agricultural use past the time when most farmers stopped working within Fremont. As a property associated with the agricultural history of Fremont, the subject property appears eligible for listing on the California Register under Criterion 1. The period of significance for this finding is 1910, the year by which the property is known to have been developed by first owner John F. Souza, through 1960, the year by which Ralph Souza was leasing the agricultural portion of his property and Fremont's tradition of agricultural production had been almost uniformly supplanted by residential development.

California Register Criterion 2 [Association with Significant Persons]
This criterion "applies to properties associated with individuals whose specific contributions to history can be identified and documented." It identifies properties associated with individuals "whose activities are demonstrably important within a local, State, or national historic context."[74]

Research did not uncover any association between the subject property and any persons important to local, state or national history. First owners John F. and Mary Souza were one of many Portuguese families who settled in Fremont around the turn of the century and made a living farming. Research does not indicate that the Souzas were specifically influential in the development of Fremont, nor within the Portuguese community, nor did they make known contributions to the development of agriculture or any other industry. John H. Ura, who leased the subject property for an unknown number of years, likewise does not appear to have made any significant contributions to the history of Fremont, the Japanese community, or the development of agriculture or any other industry. For these reasons, the subject property does not appear eligible for listing on the California Register under Criterion 2.

[73] National Park Service, "National Register Bulletin: How to Apply the National Register Criteria for Evaluation."
[74] National Park Service, "National Register Bulletin: How to Apply the National Register Criteria for Evaluation."

California Register Criterion 3 [Architectural Significance]
This criterion applies to properties that "embody 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, or that represent a significant and distinguishable entity whose components may lack individual distinction."[75] "Distinctive characteristics" are the physical and design features that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular style.[76] A master "is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality."[77]

This criterion evaluation will consider each building at the subject property individually, followed by an evaluation of the property as a whole.

42410 Palm Avenue is a Ranch style residence constructed around 1955. Research did not uncover information about the building's architect or builder. 42410 Palm Avenue includes many of the character-defining features of Ranch style architecture, including one-story height with low, broad massing; low-pitched hipped roof lacking dormers with moderate or wide eave overhangs; an asymmetrical façade with off-center main entrance set underneath the roofline; stucco and mixed material cladding; large windows with prominent picture windows; a semi-attached garage; and a rear patio accessible through a passthroughs. However, thousands of Ranch style residences were constructed in Fremont starting in the 1940s and through the 1970s; 42410 Palm Avenue does not have distinguishing characteristics that would elevate it to historic significance beyond as example of the most common architectural style in the region. As such, 42410 Palm Avenue does not appear individually eligible for listing on the California Register under Criterion 3.

42354 Palm Avenue is vernacular-style residential building constructed between 1939 and 1946. Research did not uncover information about the building's architect or builder. This frame building has a rectangular footprint, a low-pitched cross gable roof, simple fenestration, and modest detailing. It can not be said to embody the distinctive characteristics of any specific architectural style, nor does it possess high artistic values or represent a significant and distinguishable entity whose components may lack individual distinction. For these reasons, 42354 Palm Avenue does not appear individually eligible for listing on the California Register under Criterion 3.

The barn is a monitor-style barn constructed before 1939, potentially as early as 1905. Research did not uncover information about the building's architect or builder. The barn includes many of the character-defining features of a monitor style barn, including two-story height with single-story side aisles; rectangular footprint; gable roof with overhanging eaves and exposed rafters; wood post and beam construction; wood cladding; large sliding or leaf entrances at one gable end; secondary pedestrian entrances; and a gable peak opening at one gable end. However, the barn lacks other character-defining features of a monitor style barn, including a rain hood that would protect a loft entry door, and an unfinished or plank floor (floor is concrete). Additionally, it is strongly characteristic of

[75] National Park Service, "National Register Bulletin: How to Apply the National Register Criteria for Evaluation."
[76] National Park Service, "National Register Bulletin: How to Apply the National Register Criteria for Evaluation."
[77] National Park Service, "National Register Bulletin: How to Apply the National Register Criteria for Evaluation."

monitor-style barns that there be fenestration on both gable end facades: the lack of fenestration on the east façade, which faces onto the agricultural portion of the property and would likely have been the more actively used side of the barn, strongly suggests the barn has been significantly altered. Alterations to the east façade are further evidenced by the presence of vertical cladding, differing from the horizontal cladding found at all other sides of the barn. Based on the absence of some character-defining features of a monitor-style barn, plus the evidence of significant alterations to what would have been an actively used façade of the barn, the barn can not be said to embody the distinctive characteristics of a monitor-style barn, and does not appear individually eligible for listing on the California Register under Criterion 3.

The metal shed is a vernacular, utilitarian building that was constructed between 1946 and 1957. Research did not uncover information about the building's architect or builder. The building has a rectangular footprint, a low-pitched gable roof, simple fenestration, and no detailing. It can not be said to embody the distinctive characteristics of any specific architectural style, nor does it possess high artistic values or represent a significant and distinguishable entity whose components may lack individual distinction. For these reasons, the metal shed does not appear individually eligible for listing on the California Register under Criterion 3.

The subject property as a whole includes some characteristics of a turn of the twentieth century agricultural property, when smaller-scale family farms began to replace larger agricultural and ranch properties throughout Fremont. This type of property was typically developed with a residence that housed the property owner and his family, designed in the Second Empire, Italianate, or Queen Anne style; farm buildings behind or beside the house that might include one or more barns, small sheds, a granary, a tankhouse, and a gable or monitor barn which housed crops and livestock, or, in later decades, specialized fruit processing barns. The subject property does include a primary residence, a barn, a shed, and a secondary residential building, clustered near the road and surrounded by agricultural fields. However, the property lacks its original primary residential building, a Queen Anne style cottage constructed c. 1910 and relocated to 43385 Ellsworth Street in Fremont in 2000; nor does the property include a tankhouse or granary, which are characteristic of turn of the twentieth century agricultural properties; further, three buildings at the subject property, including the primary residence, the secondary residence, and the metal shed, were constructed between 1939 and 1957, well after the turn of the twentieth century period. Finally, the barn, which is the only building at the site which was constructed during the turn of the twentieth century period, appears to have undergone substantial alterations. Overall, the subject property as a whole does not sufficiently embody the character-defining features of a turn of the twentieth century agricultural property such that it would be eligible for listing on the California Register under Criterion 3.

In summary, the subject property, including all individual buildings and the site as a whole, does not appear eligible for listing on the California Register under Criterion 3.

California Register Criterion 4 [Potential to Yield Information]
The "potential to yield information important to the prehistory or history of the local area, state or nation" typically relates to archaeological resources rather than built resources, outside the scope of this evaluation. All buildings at the subject property are constructed of typical and common building materials and methods, and do not appear likely to yield, or have the potential to yield, information important to the prehistory or history of the local area,

state or the nation. For these reasons, the subject property does not appear eligible for listing on the California Register under Criterion 4.

Integrity

Integrity is evaluated when a property has been found historically significant and eligible for listing on the California Register under one or more criteria. The subject property as a whole appears significant under California Register Criterion 1 for its association with the pattern of smaller scale family farming that characterized Fremont in the decades around the turn of the twentieth century, with a period of significance of 1910 through 1960. To be eligible for listing in the California Register, a property must retain sufficient physical characteristics corresponding to its historic context and period of significance.

As previously introduced, the Queen Anne style residence constructed at the subject property was relocated away from the property in 2000, significantly diminishing the property's integrity of location. Integrity of setting is also significantly diminished by the construction of the 680 Freeway which truncated the southeast corner of the property by the mid-1960s, and by the infill of surrounding agricultural land with residential subdivisions, which occurred in the 1960s through the 1990s. Integrity of design, materials, and workmanship are also diminished by alterations to the barn which appear to have occurred in the 1960s or later, as well as the construction, towards the end of the property's period of significance, of three buildings, including two residential buildings and the metal shed. Integrity of feeling is generally intact because, based on the retention of open space around a cluster of residential and utilitarian buildings, the property can still be visually read as an agricultural property. However, integrity of association is significantly diminished as the property is no longer in agricultural use.

In summary, the subject property retains integrity of feeling, has diminished integrity of design, materials, and workmanship, and has significantly diminished integrity of location, setting, and association. Overall, the subject property does not retain sufficient integrity to convey its historic significance under Criterion 1 and would not be eligible for listing in the California Register.

Fremont Register of Historic Resources Evaluation

The subject property is not listed or been determined to be eligible for listing in the California Register (or the National Register), and as such is not eligible for listing in the Fremont Register under Criterion 1.

The Fremont Register criteria 2 is broken into five categories. The first four, criteria A, B, C, and D [Association with Significant Events or Persons, Architectural Significance, Potential to Yield Information] are identical to Criteria 1 through 4 of the California Register. The California Register evaluation considers significance within the local context, in addition to state and national contexts. Because the subject property is not eligible for listing in the California Register under Criteria 1 through 4 of the California Register, it is likewise for the same reasons not eligible for the Fremont Register under Criteria A through D.

The fifth criterion, E, addresses a property's distinctive location or design that has become a visual landmark within a neighborhood or district or throughout the city. While the oldest component of the subject property, the barn,

may have been constructed as early as 1905, this building had been altered, and all other components of the property were constructed in the 1940s through the 1960s. The property is an assemblage of modest buildings and does not appear to serve as a visual landmark within the city of Fremont. The subject property itself does possess a unique or singular architectural design within the immediate vicinity or within the landscape. As such, it does not meet the threshold for listing in the Fremont Register under Criterion E.

In summary, the subject property does not appear eligible for listing in the Fremont Register of Historic Resources.

Conclusion

The subject property was developed shortly after the turn of the twentieth century by John F. and Maria Souza, and remained in the Souza family through the end of the 1990s. While the subject property as a whole appears significant under California Register Criterion 1 for its association with the agricultural history of Fremont, it does not retain sufficient integrity to convey its historic significance, based on the relocation of the original Queen Anne style residence away from the property in 2000, and significant alterations to the barn, as well as the construction of additional buildings towards the end of the property's 1910-1960 period of significance. Because the subject property does not retain sufficient integrity to convey its historic significance, the property does not appear eligible for listing on the California Register, nor is it eligible for listing in the Fremont Register. For these reasons the subject property does not appear to qualify as a historic resource for the purposes of CEQA.

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Figures

Figure 1. 42410 Palm Avenue, primary (west) façade, view east (ARG, December 2023)

Figure 2. 42410 Palm Avenue, primary (west) façade, porch and fenestration detail, view southeast (ARG, December 2023)

Figure 3. 42410 Palm Avenue, primary (west) façade, projecting volume detail, view northeast (ARG, December 2023)

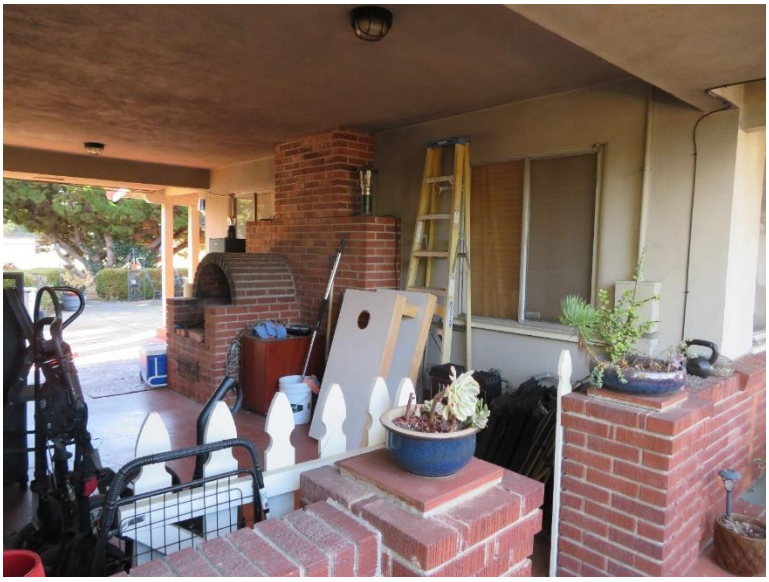

Figure 4. 42410 Palm Avenue, north façade, also showing breezeway, view southeast (ARG, December 2023)

Figure 5. 42410 Palm Avenue, north and east façades of garage, view southwest (ARG, December 2023)

Figure 6. 42410 Palm Avenue, rear (east) façade, view southwest (ARG, December 2023)

Figure 7. 42410 Palm Avenue, south façade, view northwest
(ARG, December 2023)

Figure 8. 42354 Palm Avenue, primary (west) façade, view southeast (ARG, December 2023)

Figure 9. 42354 Palm Avenue, primary (west) façade, entry detail, view northeast (ARG, December 2023)

Figure 10. 42354 Palm Avenue, north façade, view southeast (ARG, December 2023)

Figure 11. 42354 Palm Avenue, south façade, view northwest (ARG, December 2023)

Figure 12. 42354 Palm Avenue, east (rear) façade, view southwest (ARG, December 2023)

Figure 13. Metal shed, east and south façades, view northwest (ARG, December 2023)

Figure 14. Metal shed, north façade, view southwest (ARG, December 2023)

Figure 15. Barn, west façade, view east (ARG, December 2023)

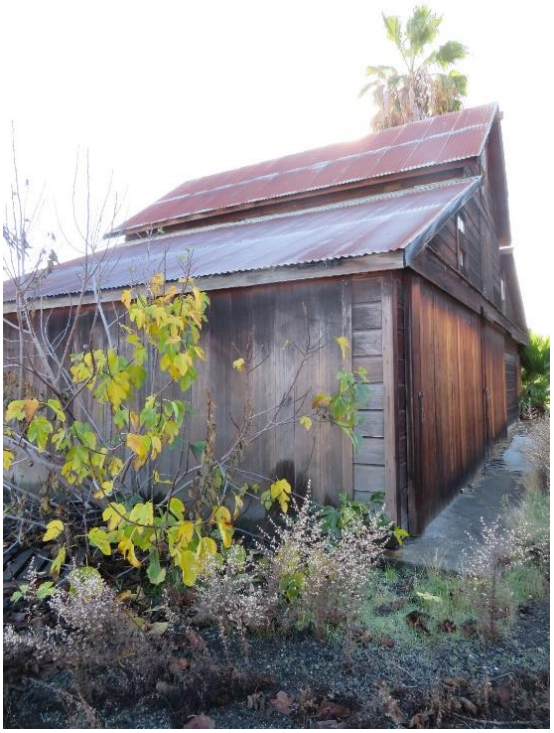

Figure 16. Barn, north façade, view east
(ARG, December 2023)

Figure 17. Barn, south façade, view east
(ARG, December 2023)

Figure 18. Barn, rear (east) façade, view east (ARG, December 2023)

Figure 19. Concrete foundation of the Queen Anne style residential building relocated from the site in 2000, view north (ARG, December 2023)

Figure 20. Mature orange trees around the foundation of the relocated house, view east (ARG, December 2023)

Figure 21. Anodized metal chain link fencing separating the residential properties from the metal shed and barn, view north (ARG, December 2023)

Figure 22. Metal auto entry gate and concrete paved driveway at 42460 Palm Avenue, view east (ARG, December 2023)

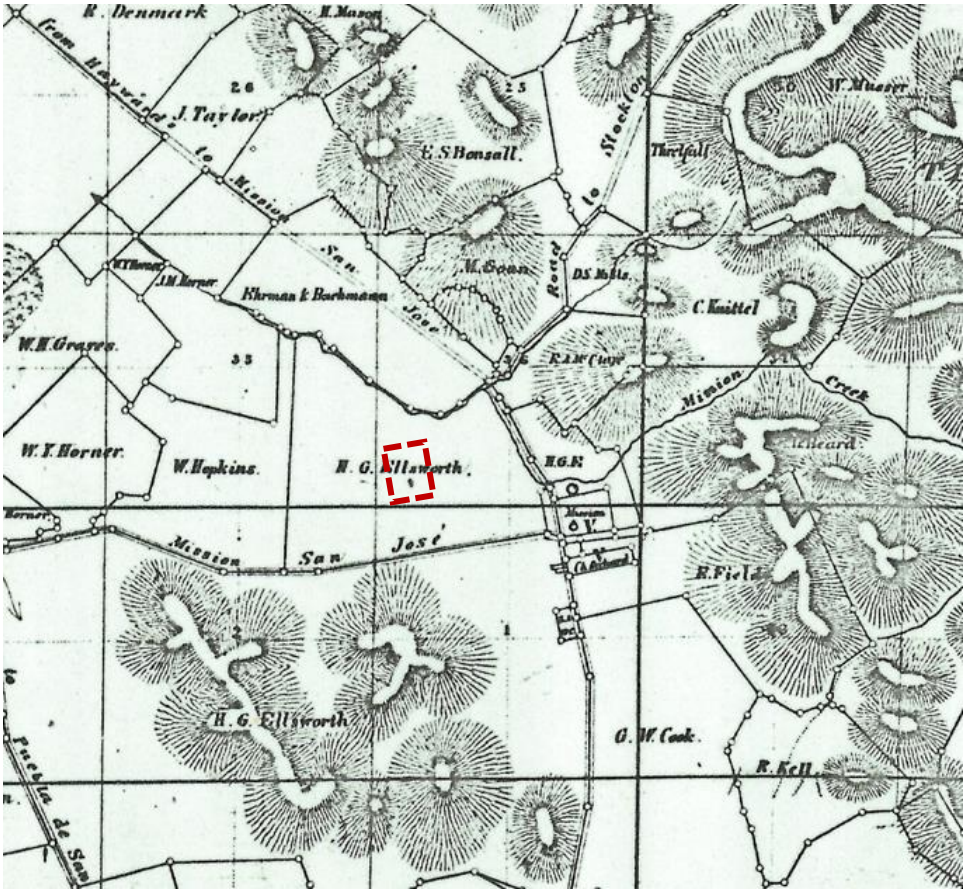

Figure 23. Ex-Mission San Jose tract, 1864, general location of the subject property site outlined in red (David Rumsey Map Collection; edited by ARG)

Figure 24. Thompson and West Map of Alameda County, 1878, general location of subject property site outlined in red (David Rumsey Map Collection; edited by ARG)

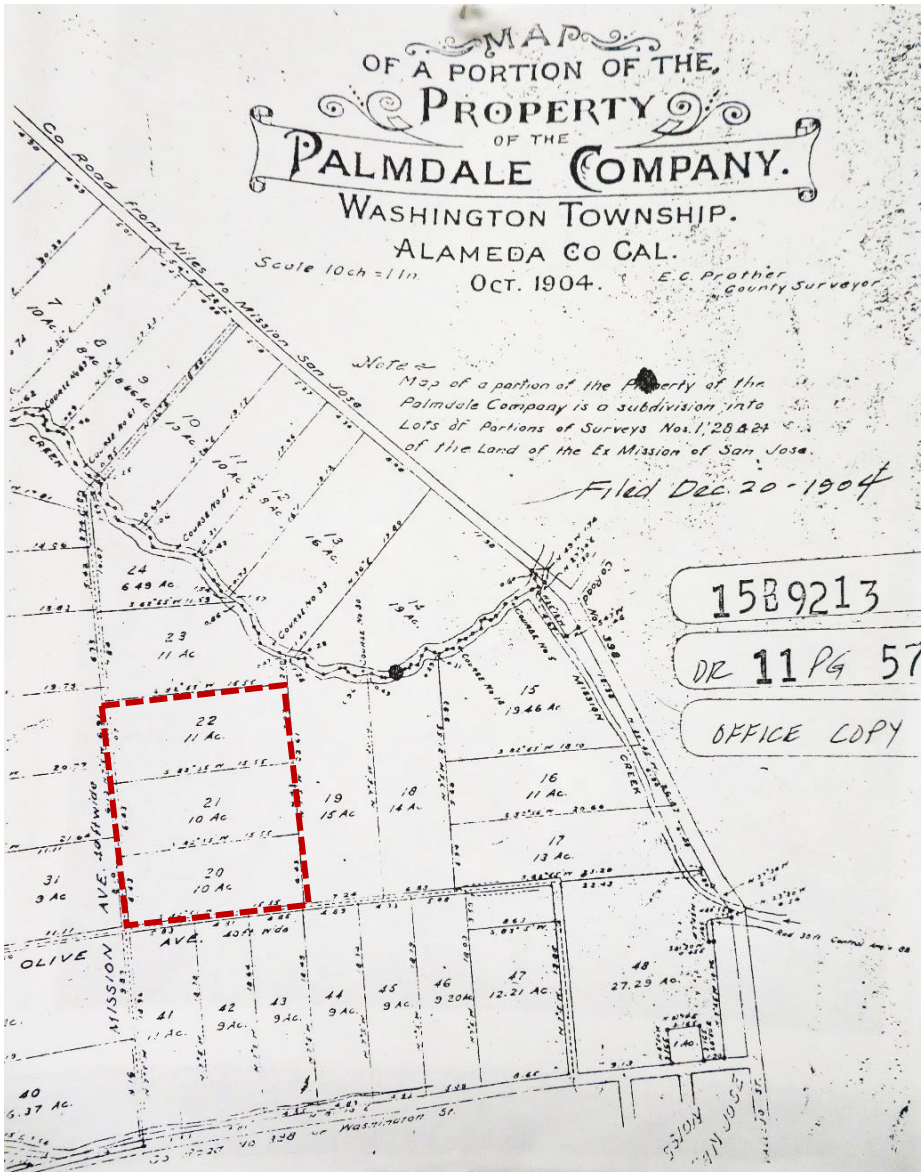

Figure 25. Map of the subdivision of a portion of the property of the Palmdale Company, 1904, subject property site outlined in red (Washington Township Museum of Local History)

Figure 27. 1939 aerial photograph showing the subject property, outlined in red (FrameFinder, UC Santa Barbara, c-5750_281-52, edited by ARG)

Figure 28. Detail of building development in 1939 with extant buildings highlighted in red (FrameFinder, UC Santa Barbara, c-5750_281-52, edited by ARG)

Figure 29. 1947 aerial photograph showing the subject property, outlined in red (FrameFinder, UC Santa Barbara, gs-cp_2-155, edited by ARG)

Figure 30. Detail of building development in 1947 with extant buildings highlighted in red (FrameFinder, UC Santa Barbara, gs-cp_2-155, edited by ARG)

Figure 31. 1958 aerial photograph showing the subject property, outlined in red (FrameFinder, UC Santa Barbara, but-1958_9v-79, edited by ARG)

Figure 32. Detail of building development in 1958 with extant buildings highlighted in red (FrameFinder, UC Santa Barbara, but-1958_9v-79, by ARG)

Figure 33. 1965 aerial photograph showing the subject property, outlined in red (FrameFinder, UC Santa Barbara, cas-65-130_10-136, edited by ARG)

Figure 34. Detail of building development in 1965 with extant buildings highlighted in red (FrameFinder, UC Santa Barbara, cas-65-130_10-136, by ARG)

Figure 35. 1993 aerial photograph showing the subject property, outlined in red (U. S. Geological Survey via Google Earth, edited by ARG)

Figure 36. Detail of building development in 1993 with extant buildings highlighted in red (U. S. Geological Survey via Google Earth, edited by ARG)

Figure 37. 2002 aerial photograph showing the subject property, outlined in red (Maxar Technologies via Google Earth, edited by ARG)

Figure 38. Detail of building development in 2002 with extant buildings highlighted in red (Maxar Technologies via Google Earth, edited by ARG)