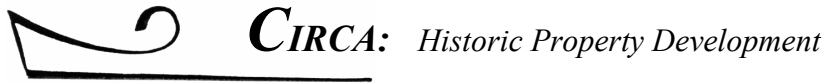


Appendix C: Historic Resource Evaluation



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October 1, 2008

Rebecca Tolentino, Senior Planner
City of Morgan Hill
17555 Peak Avenue
Morgan Hill, CA 95037

RE: 730 and 760 Diana Avenue
Historic Resource Evaluation

Rebecca,

Circa: Historic Property Development was retained to conduct a preliminary Historic Resource Evaluation (HRE) for the properties at 730 Diana Avenue [APN 726-06-013] and 760 Diana Avenue [APN 726-06-015], Morgan Hill, CA. The intent of the HRE is to determine if a property that is over fifty years of age is an historic resource for purposes of CEQA. Professional qualifications are attached to this review.

METHODOLOGY

Circa: Historic Property Development conducted an initial field visit of the properties on September 11, 2008. The subject properties were documented at this time. Property profile, assessor records, property history, and permit history were searched. The subject properties have not been previously evaluated. They are not included in the 2008 Citywide Survey and are not currently noted on any local or state registers. For the purposes of this report, the following repositories and sources were consulted for primary and secondary source information related to the subject properties:

- Santa Clara County Office of the Assessor/Recorder
- FastWeb (Property Characteristics Records)
- Sanborn Fire Insurance maps for Morgan Hill (1908, 1926 and 1941) SFPL online
- Santa Clara County Heritage Resource Inventory, 1999
- Historic Context Statement for the City of Morgan Hill, 2006
- 2008 aerial photographs

PROPERTY DESCRIPTIONS

Today the subject properties are located in the center of the City of Morgan Hill, east from Monterey Street and just north of East Dunne Avenue. However, until about the mid-1950s the properties were considered rural. Both of the neighboring residences are located on the south side of Diana Avenue between James Lex Lane to the east and Rosemary Circle to the west. The properties were not recorded on Sanborn Maps (1908, 1926 or 1941) as the area was considered rural and designated as "no exposure" lands, meaning, so remote there was little threat of spreading a fire should it occur. The shape of each of the parcels is typical of early Morgan Hill land sub-division; very long and narrow. Both 730 and 760 Diana Avenue were historically small ranch-ettes that were once commonly found in Morgan Hill. Neither property appears to be a working ranch-ette as the remaining parcels are void of cultivated vegetation or animals/livestock.

730 Diana Avenue [APN 726-06-013]:

Assessor Records and Property Characteristics information identify the date of construction of the residence as 1978 and no other "improvements" or buildings are listed. Aerial photographs and the site visit confirm that there are several buildings on the parcel including an earlier residence and a large barn located behind the street front residence (most likely the 1978 single-family residence identified in Assessor Records). The earlier residence is single-story, rectilinear in plan with staggered side gabled roof forms, as seen in aerial photographs. This strongly suggests that there have been multiple additions over time. The north elevation of the building is the only elevation partially viewed from the public right-of-way due to fencing, foliage and neighboring construction. Here can be seen

horizontal wood siding, with vertical boards with scalloped ends applied at the side gable end, and an attic vent. Flat wood trim window frame is partially seen.

From aerial photographs a large wooden crib barn and several ancillary buildings and sheds are located south of the residences. The structures all appear to be in poor condition. A portion of the barn is visible from Diana Avenue and confirms the very poor condition. The property is surrounded by new residential development and has lost its integrity and historic context as a rural property.

760 Diana Avenue [APN 726-06-015]:

Assessor Records and Property Characteristics information identify the date of construction of the residence as 1962 and no other "improvements" or buildings are listed. Aerial photographs and the site visit confirm that there are two buildings on the parcel including a stable-like building located behind the residence, and several ancillary buildings. The residence is either a complete renovation where there is no evidence of any earlier structure, or it is of complete new construction. The stable-like building is not viewed from public right-of-way but from aerial photographs it appears to be in fair condition. It is rectilinear in plan and runs east/west across the parcel. The property is surrounded by new residential development and has lost its integrity and historic context as a rural property.

HISTORIC OVERVIEW

The Historic Context Statement for the City of Morgan Hill was completed and adopted by the city in 2006. The development of the Historic Context was to provide for the assessment of a property's historical significance by creating a framework against which to objectively qualify its relationship to larger historic themes and events. It is intended to protect and maintain the historic status of a property or district, and its contribution to the built environment and community character. The Historic Context Statement was broken out to six major themes of significance; two of the largest report sections were that of *Community Growth and Development*, and *Agribusiness*. These are summarized and quoted directly from the Historic Context Statement as follows:

Historic Context Theme 3 – Community Growth & Development

When Morgan Hill incorporated in 1906, it had a sparse regional population, but had already established the foundations for a strong community. It was supporting several grammar schools, active railroad stations, three local post offices and a host of basic municipal services. After incorporation, they added a fire department, city council and before too long, a library. The city grew very slowly, but commercial enterprises were not solely dependent on the local population. With El Camino Real (Monterey Road) and a Southern Pacific rail line passing through the downtown, Morgan Hill was poised to take advantage of the tourists and travelers that passed through the area on their ways north to San Francisco Bay or south to Monterey Bay. This provided enough additional population to support more businesses than would have developed otherwise. This context provides a brief look back at how the municipality of Morgan Hill grew, or didn't grow, and what might be left of these early years, today.

While transportation within and around Morgan Hill was a major factor in the community's growth and development, very little substantiated documentation supporting this thesis could be found during the course of this project. Therefore, it is included in this contextual theme as a sub-theme. If more information is uncovered in future research endeavors, there is the possibility that Transportation could be more fully developed into its own context and included as an appendix to this document.

Historic Context Theme 4 - Agribusiness

Agriculture has always been a major part of the Californian economy and identity. In the Santa Clara Valley, acres of fruit orchards earned it the nickname, "Valley of the Heart's Delight." These orchards provided an identity and a character that distinguished the area from other rich agricultural valleys in the state. Around Morgan Hill, there are still lands planted with acres of fruit trees that appear much as they did before portions of the area were renamed, "Silicon Valley." It is a small pocket of traditional, Valley life in the midst of modern subdivisions and commercial development. Unlike many other cities in the county, Morgan Hill still retains a large portion of the natural setting that gave it its identity. It is unique in this

regard. This contextual section outlines some of the major agricultural movements in the area as well as related developments. It establishes some of the major crops, growers and innovations that shaped Morgan Hill during the first half of its existence.

EVALUATION

This section uses the historic information discussed above to evaluate the properties at 730 and 760 Diana Avenue for historic significance and their eligibility for listing in the National Register of Historic Places, the California Register of Historical Resources or Local (Morgan Hill) Register. To be potentially eligible for *individual* listing on the National or California Register, a structure must usually be more than 50 years old, must have historic significance, and must retain its physical integrity. To be potentially eligible for *individual* listing on the Morgan Hill Register, a structure must usually be more than 45 years old, must have historic significance, and must retain its physical integrity. Neither primary residence meets the age requirement. The secondary residence and barn at 730 Diana probably meet the age requirement, and the stable-like structure at 760 Diana may meet the age requirement.

National: The National Register of Historic Places is the official list of properties, structures, districts, and objects significant in American history, architecture, archeology, engineering, and culture. National Register properties have significance to the prehistory and history of their community, State, or Nation.

The National Register Criteria for Evaluation (National Register Bulletin 15) is...“the basis for judging a property's significance for their association with important events or persons, for their importance in design or construction, or for their information potential...” The National Register Criteria recognizes the following categories of historic context:

- Associative Value; Criterion A: properties significant for their association or linkages to events
- Associative Value; Criterion B: properties significant for their association to persons important to the past
- Design or Construction Value; Criterion C: properties significant as representatives of the fabricated expression of culture or technology
- Information Value; Criterion D: properties significant for their ability to yield important information about prehistory or history.

California: The California Register of Historic Places is the official list of properties, structures, districts, and objects significant at the local, state or national level. California Register properties must have significance under one of the four following criteria. Properties that are eligible for the National Register are automatically eligible for the California Register.

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

Local: The City of Morgan Hill has officially adopted the California Register Criteria for evaluation of potential historic resources at the local level.

Evaluation of Integrity

Integrity is the measure by which properties are evaluated. To retain integrity, a property must have most of the seven aspects of integrity as defined by the National Register Criteria for Evaluation. The seven aspects of integrity are quoted as follows:

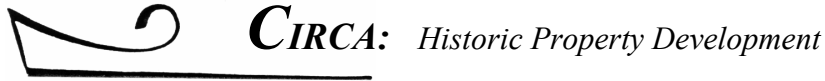
- Location = Location is the place where the historic property was constructed or the place where the historic event occurred.
- Design = Design is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting = Setting is the physical environment of the historic property.
- Materials = Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration form a historic property.
- Workmanship = Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling = Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.
- Association = Association is the direct link between an important historic event or person and a historic property. (*NRB 15*, Section VIII, 44-45)

The properties at 730 and 760 Diana Avenue do not display the level of individual or contextual significance necessary to make it eligible for listing as a historic resource (National, State or Local) as described in the Evaluation section above, or as a contributor to a historic district. The properties at 730 and 760 Diana Avenue also do not maintain physical integrity needed to be considered a historic resource.

In summary, the properties at 730 and 760 Diana Avenue, Morgan Hill do not appear to be eligible for listing on the National Register of Historic Places, California Register of Historical Resources or locally as a Morgan Hill resource or historic district contributor and therefore neither are considered a historic resource for the purposes of CEQA.

Respectfully submitted,

Sheila McElroy
Principal



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QUALIFICATIONS

Sheila McElroy, Principal, Circa: Historic Property Development

Meets the Secretary of the Interior's Professional Qualification Standards - *Architectural History*

Ms. McElroy is Principal of Circa: Historic Property Development. She earned a Master of Science Degree in Historic Preservation from the University of Pennsylvania with a concentration in Research and Documentation. Her summer internship was fulfilled at *Cliveden*, a National Trust property; researching the extensive Chew family papers to document a nineteenth century architectural addition to the eighteenth century home, and cataloguing the family's decorative arts collection. Her Bachelor of Art Degree is from Roger Williams College, Bristol RI, which included an emphasis on Historic Preservation, American Art, and History of Architecture. Supplemental studies included: Columbia University, American architectural history; Hunter College, history of American art, and museum studies; The Cooper Hewitt Museum, American decorative arts; the Main Street Certification Institute, National Main Street Center/National Trust for Historic Preservation. She is listed with the Northwest Information Center of the California State Office of Historic Preservation as meeting the requirements for Architectural Historian as described by the National Park Service, and is certified with the City and County of San Francisco Human Resource Commission WBE/LBC listed under Cultural Resources.

Ms. McElroy is a past two-term member of the Board of Directors for the California Preservation Foundation; National Trust for Historic Preservation member; California Historical Society member; and a member of the American Society of Architectural Historians.