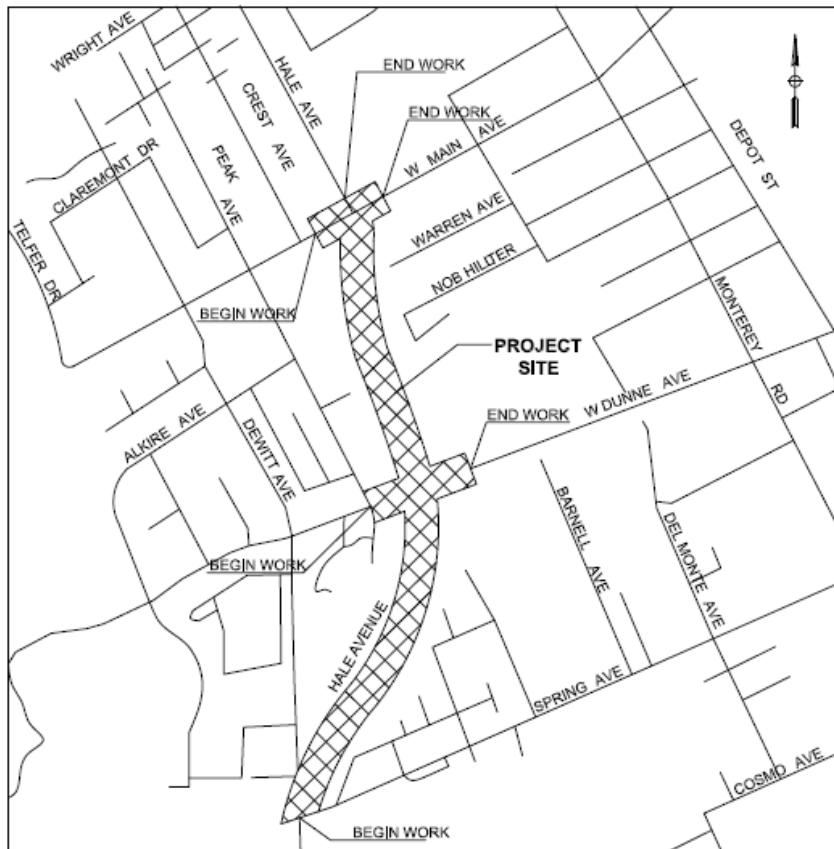


HISTORICAL AND ARCHITECTURAL EVALUATION
For the Hale Road Improvements and Extension between Main Street and Spring
Street
Morgan Hill, Santa Clara County, California



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TABLE OF CONTENTS

	Page
Title Page	1
Table of Contents	2
1. Introduction and Project Area	3
1.1 Project Location	4
1.2 Current Resource Listings:	5
1.3 Methodology	5
1.4 Report Preparation	5
2. General Historical Background and Description Of The Area For The Proposed Hale Avenue Extension	7
3. Regulatory Framework:	10
3.1 Federal	10
3.2 State of California	11
3.3 City of Morgan Hill	12
3.4 California Historical Resource Status Codes	13
3.5 Standards of Significance and Effect	15
4. Parcels affected by the First Phase of the Hale Avenue Extension Right of Way	16
4.1 Parcel 767-12-041- P.G.& E building	16
4.2 205 Warren Avenue APN 767-05-024- A private residence	20
4.3 230 Warren Avenue	23
4.4 310 W. Dunne Ave. APN 7667-12-024	25
4.5 Summary Chart of the properties studied and evaluated	27
5 Impacts Of The Proposed Project: Hale Road Extension Improvements (all parcels)	27
6. Mitigation Measures	27
7 Appendix (Resources Consulted)	27

Historical and Architectural Evaluation for the Hale Road Improvements and Roadway Extension in the City of Morgan Hill, Santa Clara County, California.

1. Introduction:

The proposed project is the first phase of an infrastructure improvement plan to extend Hale Road from West Main Street to Watsonville Road. The first phase will connect West Main Street to Spring Street. The design shows road improvements in a boulevard style through areas where residential and commercial development occurred prior to the final alignment plan (Mark Thomas & Associates 2012). To separate the development from the roadway, the new Hale Avenue Extension will include sound walls, retaining walls, and landscaping that will extend from W. Main St to Spring Street. The alignment area is primarily vacant or semi-rural property. The properties that are the subject of this historical and architectural evaluation report are those properties, with or without buildings or structures, within the new right of way.

1.1 Project Location

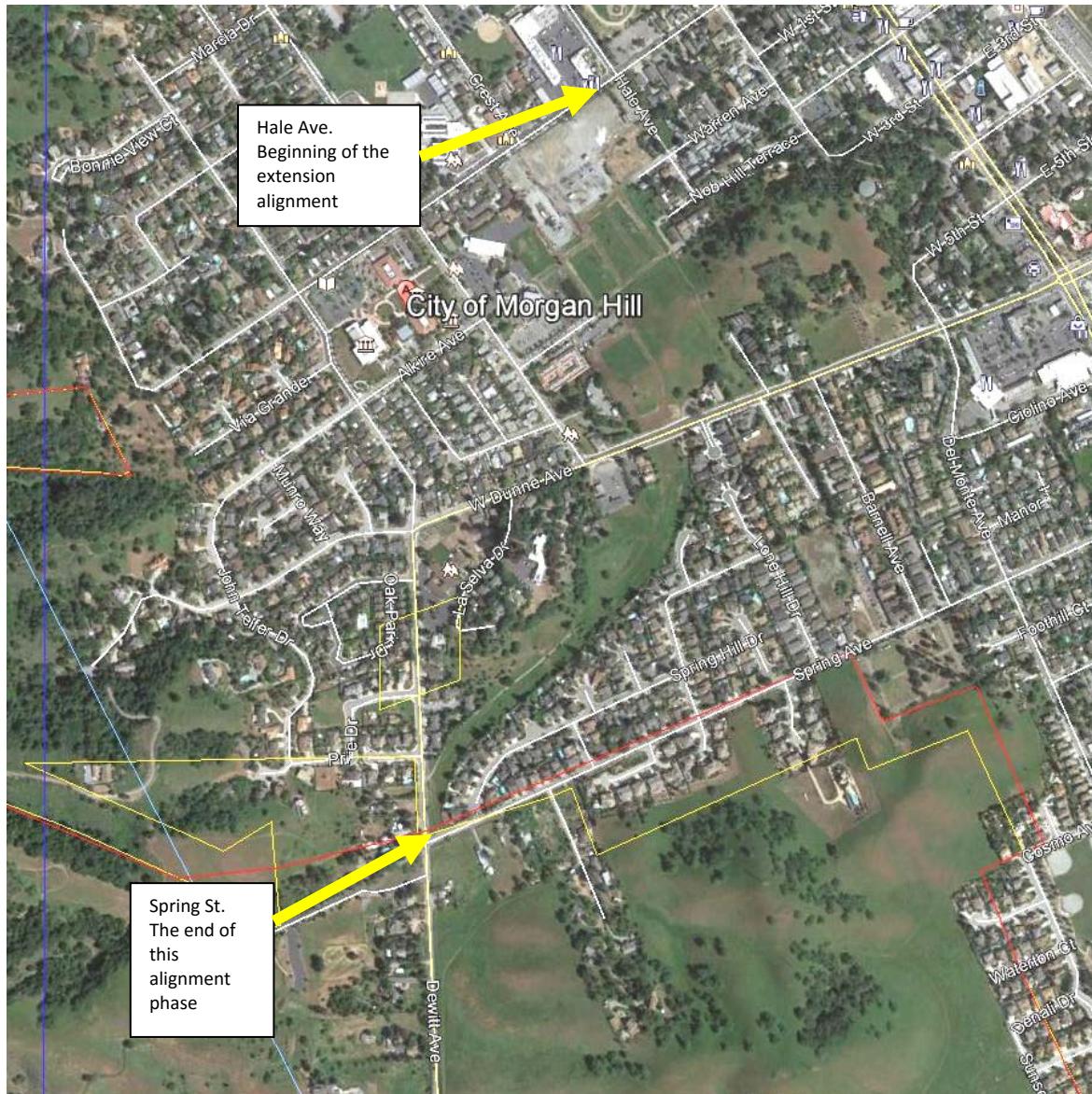


Figure 1 Aerial map showing the beginning and end point for the Hale Road Extension- W. Main St. to Spring St.
Map Source: Google Earth Pro, April 5, 2016



Figure 2 Hale Road Alignment W. Main St. to Spring St.

Source: City of Morgan Hill, Improvement Plans For, Hale Avenue Extension Project, Mark Thomas and Company July 20, 2012, Cover Sheet

1.2 Current Resource Listings: None of the properties along the right of way are listed in the Morgan Hill Inventory of Cultural Resources, the Santa Clara County Heritage Resource Inventory (October 1999), or the North West Information Center (CRIS).

1.2 Methodology: Standard research methodology was used, which included the compilation and research of data from the public records, maps, deeds, and published and unpublished materials, as well as contacting individuals with knowledge of the property and related historical subjects. Site investigations and photographs were also part of the research. Unless otherwise noted, historical information presented in this report was drawn from Sanborn Insurance Company maps, city directories, tax assessment rolls, and block books. Evaluation was the final step prior to preparing the written report.

The report reviews the historical background of the subject parcels. These are parcels with improvements that are over 50 years in age and/or may have the potential to be considered historic resources. The report describes the buildings, structures, and objects located on the affected properties, which may have the potential to be eligible for listing in the California Register of Historical Resources or meet the criteria for historical significance in the Morgan Hill Municipal Code Section 18.75.

1.3 Report Preparation: The report was prepared by Urban Programmers and compiled by Bonnie Bamburg. Ms. Bamburg has over 35 years of experience in preparing historic surveys and evaluation reports for cities, counties, and the federal government. She has

prepared numerous National Register Nominations for individual sites and historic districts. Additionally, she has advised owners and architects on compliance with the Secretary of the Interior's Standards for Rehabilitating Historic Buildings and has prepared Certifications for historic properties in several states. She is a former instructor in Historic Preservation at SJSU, a lecturer in historic preservation, and former San Jose Historical Landmark Commissioner (1974-1980). Ms. Bamburg is an advisor to Preservation Action Council San Jose, and is a former board member of the Western Region of the Association for Preservation Technology, the international Association for Preservation Technology, and History San Jose.

Other members associated with the firm have specialized backgrounds significant to the project. Linda Larson-Boston, B.A., has 22 years of experience as a researcher and is a published author of local history. Her clients include architects, attorneys, and land owners. She is a former San Jose Historical Landmarks Commissioner, a member of the Institute for Historical Study, and serves on the Board of Directors for Preservation Action Council of San Jose. William Zavlaris, B.A, MUP, received his education in art and architectural history at UCB and received his Master's Degree in urban planning and city design from SJSU. Mr. Zavlaris has 28 years of experience evaluating architecture for local historical surveys as well as National Register Nominations for private clients and government agencies. Other associates who work with the firm include; Douglas Bright, MS. Historic Preservation from Savannah College of Art and Design, and Marvin Bamburg, AIA, who has over 40 years of experience in historic preservation architecture for residential and commercial properties. The firm meets the Secretary of the Interior's Standards for Professional disciplines.

2. GENERAL HISTORICAL BACKGROUND AND DESCRIPTION OF THE AREA FOR THE PROPOSED HALE AVENUE EXTENSION

Early Inhabitants:

The first known inhabitants of the area were the Ohlone, part of the Costanoan Language group, who lived a relatively peaceful hunter-gather existence for several thousand years before the immigration of Europeans. Very little physical vestiges of these early inhabitants remain.

Spanish Exploration, Settlement, and Ranchos 1769-1846

The first Europeans to visit the south county area that includes the subject property came 1769, led by Spaniard Gaspar de Portolá who was accompanied by sixty-four men. The following years saw several Spaniards traveling to what would become the Santa Clara Valley. The expedition of Juan Bautista de Anza in 1776 brought settlers to Yerba Buena (San Francisco). The following year, El Pueblo de San Jose de Guadalupe and Mission Santa Clara were established at the north end of the Santa Clara Valley. These necessitated travel routes along El Camino Real through South Santa Clara County.

During the next 18 years very little trade occurred and what was grown or created around the Missions, Presidios, or in the Pueblo of San Jose, remained in the area as the harbors were controlled by Spanish law and were not open to other traders. In 1794 port authority relaxed and allowed trade of excess hides, tallow, and grain, produced on Ranchos granted by Presidio Commanders. Mexico declared independence from Spain in 1821, after which the governance of Alta California fell under Mexican authority. Mexico issued land grants that established 13 Ranchos in southern Santa Clara Valley, a practice that continued until 1846.

The property that is the subject of this study was part of the Rancho Laguna Seca ("Refugio de la Laguna Seca"- Dry Lake Refuge), a Mexican land grant given by Governor José Figueroa to Juan Alvires.^[1] The grant extended southward along Coyote Creek from Rancho Santa Teresa and Coyote to Rancho Ojo del Agua de la Coche and Morgan Hill. The 23,040 acre grant bordered the Rancho Ojo De Agua De La Coche on the southeast and the base of the low foothills where the valley floor gently rises. During the period Alvires owned the land he appears to have followed most of the rancho owners in raising cattle and wheat. Although the location and date are not known, it appears that a wheat mill was operated on the Rancho Laguna Seca.¹

Early American Period 1846-1869

The Rancho lands produced a broad spectrum of agricultural and manufactured products. Dairy farms in the area produced enough cheese that it led to a commercial cheese industry. To the south of Morgan Hill, the Miller-Lux holdings included 20,000 acres of cattle land divided in parcels throughout the South County and said to be one days ride apart. The company was among the largest in the state organized for shipping herds to market—usually they were sent to South San Francisco. At the time of Miller's death in 1916, the holdings extended into Nevada and Oregon and he carried a personal wealth of \$250,000,000.

Martin Murphy Sr. arrived in the Morgan Hill area in 1846 and acquired the Rancho Ojo de Agua de la Coche, about 9,000 acres of land. Within about 25 years Martin's seven sons and daughters had managed to acquire more than 70,000 acres in the area. The youngest son, Daniel, married Maria Fisher in 1851. She inherited the 19,000 acre Rancho Laguna Seca, adjacent to the Murphy land. In 1882, their only child, Diana, secretly married Hiram Morgan Hill. Upon her father's death Diana inherited 4,500 acres of the original Rancho Ojo de Agua de la Coche, at the base of El Toro Mountain. The area became known as the Morgan Hill Ranch.

The gold rush of 1849 transformed the state and South Santa Clara Valley. Many of the settlers left the Santa Clara Valley for the gold fields of the lower Sierras. Few found wealth mining gold. The majority returned to farming or businesses based upon supplying the miners and later the inhabitants of the emerging towns that sprang up

¹ Dill Design, Santa Clara County Heritage Resource Survey Update, South County, March 31, 2003, page 11

along transportation routes. In 1869, 200 acres was sold by Liberta Cesena Fisher Bull Paitti to Jose Maria Malaguerra who planted vineyards and established a commercial winery that bore his name. Some owners planted wheat or hay, but adapted as the markets opened to plant fruit orchards in the Morgan Hill area.

The area of study became known as Burnett Township, named after resident Peter Burnett, the State's first Governor or Encinal. The area developed a commercial center along Monterey Road south of San Jose. The 18 Mile House was constructed there in 1857 as a respite for travelers on the Butterfield Overland Stage. Road houses (restaurants, small hotels, and horse care stations) sprung up along the El Camino Real (Monterey Road) at varying distances from the established communities. In the case of South Santa Clara County the distances were marked from San Jose the closest major city. The area where the 18 Mile House opened as a rest and connection point for travel between San Jose and Gilroy, or the Parajo region on the coast, was also known as "Sherman" and "Madrone." It became the town center for the ranch families with the establishment of the Post Office in 1867. Two years later the San Jose-Parajo Valley Monterey & Salinas railroad connected Burnett with San Jose to the north and Salinas to the south, as well as the Parajo Valley and Monterey. Eventually, tracks connected the rest of the nation.

Late Nineteenth Century:

With the advent of the railroad, communities began to spring up at every stop. Often stations were established where a road house existed. The Tennent Station (21 Mile House) and Madrone Station (18 Mile House) were followed by many that took their station names from the adjacent landowners or settlements. Toward the end of the century, large tracts of land—the former Ranchos—were subdivided and the lots sold for homesteads and farms. The smaller parcels became orchards and farms, with fruit and vegetables replacing wheat, previously the dominant crop. On the east side, the 4,500 acre Rancho Ojo de Agua de la Coche, owned by Diana Murphy Hill and Hirum Morgan Hill, was sold in 1892 to real estate developer Chauncey Phillips, as was Rancho San Francisco de las Llagas, owned by Daniel Murphy Jr.. Both large holdings were subdivided and the initial survey of a town—Morgan Hill—was laid out at the center of the subdivision. The subdivision offered lots of 5, 10, and 20 acres. By 1896, the small town had a train station, newspaper, churches, dry goods stores, telephone, telegraph, express shipping, and a school. North along the El Camino, part of the 10,000 acre San Martin Ranch was also sold in lots of 5, 10, and 20 acres. The 8 square block community of San Marin was surveyed as well. From it, lots were created that, by 1896, supported a Post Office, telephone, telegraph, and express office—all necessary to connect the rural farm owners with supplies and communications. While both communities served a large section of the rural valley, it was Gilroy, 10 miles south of Morgan Hill, that was incorporated in 1870 and grew to be the regional shipping center and the larger city. The City of Morgan Hill was incorporated 36 years later, in 1906.

Twentieth Century:

At the turn of the century, agriculture was the primary industry in South County. Acres of orchards and farm land were owned by Americans and immigrants from Europe, Asia, Canada, and Mexico. By the first decades of the 1900s, there were many ranchers and farmers with less than 200 planted acres that were the suppliers of the canneries and fruit dryers located along the length of the County. The canneries needed labor and support industries and communities grew in response.

In the Morgan Hill area, the population grew at a steady rate with most jobs relating to agriculture and the supporting businesses of box factories, can factories, shipping centers, paper mills, and label makers, all considered part of agriculture, the strongest growth industry in Santa Clara County between the years 1900-1936. Prunes were at the top of the list for the export market. While there were cycles of boom and bust, nothing was as devastating as the boycotting of California prunes and dried fruit by Germany and its allies in 1936. The European market was a large part of the industry's sales and, without it, the glut of prunes caused financial ruin for many local ranchers. Those who could hold on to their land replanted orchards to take advantage of improved shipping for fresh fruit as well as fruit for the canneries. Some turned into vineyards and some to row crop farming. However, all were helped by the start of WWII and the federal government's contracts to provide food to the Allied troops. When WWII ended, so did the lucrative federal contracts, and again the industry faced challenges. In the late 1940s, frozen and prepared foods were being perfected for the consumer market. Strawberries were the first locally frozen crops to come from South County.

In the late 1940s, north Santa Clara County experienced a shift from an agricultural community to new industries in electronics and high tech and subdivisions of new homes. South County continued to be mainly agricultural into the 1970s. However, at that time, the growing population spread from the industrial centers of Silicon Valley to South County, and the land became more valuable as residential and commercial subdivisions than agricultural land. The increased population and resulting traffic congested the older roadways, which necessitated an era of infrastructure improvements.

Twenty First Century:

As in the early eras, the corridors north and south were of prime importance. Highway 101 was aligned east of Monterey Avenue (El Camino Real) while most of the residential development occurred west of Monterey Avenue. Santa Teresa Boulevard came from San Jose, crossed San Martin, and connected to Hale Avenue in Morgan Hill. This north south corridor carries ever increasing traffic resulting in the need to improve the extension where Hale Avenue crosses through the residential neighborhoods between Watsonville Road on the south and W. Main Street on the north. For several years Morgan Hill has planned improvements for this extension of Hale Road. Land has been acquired and alignment and road design plans have been prepared. The first phase, and the subject of this study, is from W. Main to Spring Street.

The context for the properties along the alignment is residential growth in the Town of Morgan Hill. First, the population grew during the late 1920s-1930s, influenced by the increase in agriculture and the processed food industry. Then the population grew due to general growth in population throughout the county, but particularly as companies in the Silicon Valley expanded and new businesses located in the Morgan Hill area. Morgan Hill has an established industrial area as well as commercial sections that have given balance to community, although a high number of residents still commute north.

3. Regulatory Framework:

3.1 Federal

The National Historic Preservation Act was adopted in 1966 and most recently amended in 2000. One of the most important provisions of the Act is the establishment of the National Register of Historic Places (National Register), the official record of historical resources. Districts, sites, buildings, structures, and objects are eligible for listing in the National Register. The National Register is administered by the National Park Service (NPS). To be listed in the National Register, a property must be significant under one of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of our history;
2. It is associated with the lives of persons significant in our past;
3. It embodies the distinctive characteristics of a type, period, or method of construction, that represent the work of a master, that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. It has yielded, or may be likely to yield, information important to history or prehistory.

For a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance." While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance." To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

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

4. Materials: 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.
5. Workmanship: the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. Feeling: a property's expression of the aesthetic or historic sense of a particular period of time.
7. Association: the direct link between an important historic event or person and a historic property.

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.

3.2 State of California

The California Register of Historical Resources (hereinafter "California Register") is "an authoritative listing and guide to be used by state and local agencies, private groups, and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change" (Public Resources Code Section 5024.1[a]). The criteria for eligibility to the California Register are based on National Register criteria (Public Resources Code Section 5024.1[b]). Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for or listed in the National Register. To be eligible for the California Register as a historical resource, a prehistoric or historic-period resource must be significant at the local or state level under one or more of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. 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, represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

For a resource to be eligible for the California Register, it must also retain enough integrity to be recognizable as a historical resource and to convey its significance. The seven aspects of integrity are: location, design, setting, materials, workmanship, feeling, and association. A resource that does not retain sufficient integrity to meet the National Register criteria may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the

California Register if it maintains the potential to yield significant scientific or historical information or specific data.

See below under Standards of Significance for state guidance on analysis of historic resources under CEQA.

3.3 City of Morgan Hill Cultural Resources Designation Criteria (Section 18.75.030)

For purposes of this Chapter, an improvement may be designated a cultural resource by the planning commission and any area within the city may be designated as a historic district by the commission pursuant to Section 2.36.040 if it meets one or more of the following criteria.

A. Historical, Cultural Importance.

1. It has significant character, interest, or value , as a part of the development, heritage, or cultural characteristics of the city, county, state or nation; or is associated with the life of a person(s) significant in the past;
2. It is the site of a historic event with a significant effect upon society;
3. It exemplifies the cultural, political, economic, social, or historical heritage of the community;

B. Architectural, engineering Importance:

1. It portrays the environments in an era of history characterized by a distinctive architectural style;
2. It embodies those distinguishing characteristics of an architectural type or engineering specimen;
3. It is the work of a designer or master builder whose individual work has significantly influenced the development of Morgan Hill;
4. It contains elements of design, detail, materials, or craftsmanship which represent a significant innovation;

C. Geographic Importance:

1. By being part of or related to a square, park, or other distinctive area, it should be developed or preserved according to a plan based on a historic, cultural, or architectural motif;
2. Owing to its unique location or singular physical characteristics, it represents an established and familiar visual feature of a neighborhood, community, or city; or

D. Archaeological Importance:

1. It has yielded, or may be likely to yield information in pre-history. Ord. 1111 N.S., Section 50 (part), 1992; ord; N.S. Section 50 (part), 1992: Ord 980 N.S. Section 3 (part), 1990)

3.4 California Historical Resource Status Codes

To manage all the resources in California that have been identified through some level of evaluation or survey, including those that are to be surveyed, the system of status codes was created by the State Office of Historic Preservation. The system rates resources from the most important in the history of California or the nation to those that have been surveyed and found not eligible for listing in the National Register of Historic Places, the California Register of Historic Resources of a County or Municipality's inventory of historic resources.

California Historical Resource Status Codes

1 Properties listed in the National Register (NR) or the California Register (CR)

1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
1S Individual property listed in NR by the Keeper. Listed in the CR.

1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
1CS Listed in the CR as individual property by the SHRC.
1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)

2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.

2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
2CS Individual property determined eligible for listing in the CR by the SHRC.

3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation

3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
3S Appears eligible for NR as an individual property through survey evaluation.

3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
3CS Appears eligible for CR as an individual property through survey evaluation.

4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation

4CM Master List - State Owned Properties – PRC §5024.

5 Properties Recognized as Historically Significant by Local Government

5D1 Contributor to a district that is listed or designated locally.
5D2 Contributor to a district that is eligible for local listing or designation.
5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.

5S1 Individual property that is listed or designated locally.
5S2 Individual property that is eligible for local listing or designation.
5S3 Appears to be individually eligible for local listing or designation through survey evaluation.

5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

6 Not Eligible for Listing or Designation as specified

6C Determined ineligible for or removed from California Register by SHRC.
6J Landmarks or Points of Interest found ineligible for designation by SHRC.
6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6T Determined ineligible for NR through Part I Tax Certification process.
6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
6W Removed from NR by the Keeper.
6X Determined ineligible for the NR by SHRC or Keeper.
6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
6Z Found ineligible for NR, CR or Local designation through survey evaluation.

7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Revaluation

7J Received by OHP for evaluation or action but not yet evaluated.
7K Resubmitted to OHP for action but not reevaluated.
7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
7M Submitted to OHP but not evaluated - referred to NPS.
7N Needs to be reevaluated (Formerly NR Status Code 4)
7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
7R Identified in Reconnaissance Level Survey: Not evaluated.
7W Submitted to OHP for action – withdrawn.

12/8/2003

3.5 Standards of Significance

CEQA Guidelines appendix G indicates that a project may have a significant effect on the environment if it would:

- cause a substantial adverse change in the significance of a historical resource as defined in section 15064.5;
- cause a substantial adverse change in the significance of an archaeological resource pursuant to section 15064.5;
- directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature;
- disturb any human remains, including those interred outside of formal cemeteries; or
- conflict with a plan or policy adopted for the purpose of avoiding or mitigating an environmental effect.

A “substantial adverse change” to a historical resource is defined in Guidelines Section 15064.5(b) as “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.” Furthermore, the 4. significance of an historic resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources; or demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources... or demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.”

For the purposes of CEQA (Guidelines Section 15064.5), the term “historical resources” shall include the following:

1. A resource listed in, or determined by the State Historical Resources Commission to be eligible for listing in, the California Register (Public Resources Code §5024.1, Title 14 California Code of Regulations, Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the California Register (Public Resources Code Section 5024.1, Title 14 California Code of Regulations, Section 4852).

Under CEQA §15064.5, "generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation with Guidelines for Rehabilitating Historic Buildings shall be considered as mitigated to a level of less than a significant impact on the historical resource."

CEQA Section 15064.5(3) states that any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a lead agency considers a resource to be "historically significant" if the resource meets the criteria for listing in the California Register (Public Resources Code Section 5024.1, Title 14 of the California Code of Regulations, Section 4852[b]).

4. Parcels affected by the First Phase of the Hale Avenue Extension Right of Way

4.1 Parcel 767-12-041

Owner of Record: Pacific Gas and Electric Company.
Morgan Hill CA 95037

History: Pacific Gas and Electric Company is the major supplier of consumer energy in the Santa Clara Valley. Founded in 1852, the company grew by acquisitions and mergers, the largest was the San Francisco Gas and Light Company in 1901. During the 1940s the company expanded to serve the exploding population in the Bay Area. Substations for electricity and natural gas transmission stations were established in many locals throughout the county. These were sized to the population of the area and included a substation for electricity and a distribution point for natural gas. The PG&E property in Morgan Hill was established during this period. The property has functioned as a small substation and corporation yard since the 1940s. The only building existing on the property was developed in the 1940s to house the substation's electrical

equipment. The function of this station and its equipment has changed over the years, reducing the need for the subject building. For several years it has been mostly vacant with vehicles parked inside.



Figure 3 APN 767-12-041- P.G. & E Lot and Building
Source Santa Clara County Assessor's Map

Description: The site is a 3.29 acre former electrical substation. The remaining building is rectangular in form, single-story in height, and is constructed of concrete. It appears that industrial doors may have closed some of the openings between the structural piers in the original plan. Today, it exhibits structural corners and square piers forming the frame with plywood and other materials filling the spaces between the piers. The flat roof extends over the wall intersection, with a blank frieze below. Another detail is found at the upper corners of the piers where a small bracket is attached. The building has not received maintenance for several years and exhibits cosmetic deterioration, peeling paint, and spalling. The integrity of the concrete structure was not investigated.



Photograph 4.1.1 PG&E Utility Building
View: Front façade facing into the utility yard
Camera facing: NE.



Photograph 4.1.2 PG&E Utility Building
View: south end façade
Camera facing: North.



Photograph 4.1.3. PG&E Utility Building
View: Rear façade facing away from the utility yard
Camera facing: Southwest



Photograph 4.1.4 PG&E Utility Building
View: North end and west façade of the building
Camera facing: SE.

Historic Resource Evaluation Statement

The PG&E storage building was an ancillary structure to the operations of PG&E's electrical transmission station (substation). PG&E has a lengthy history providing energy to northern California. However, this storage building is not individually representative of the large utility company. The building was not directly associated with individuals or 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. The transition station equipment and other buildings have been removed because the facility is deactivated. The site no longer exhibits integrity and does not communicate its purpose.

The building was considered as a potential important example of industrial architecture in Morgan Hill. It was found to be a utilitarian design and an ancillary structure that does not exhibit distinctive characteristics or high artistic values.

Additionally, the resource must retain enough of its historic character or appearance to be recognizable as a historic property and to convey the reason for its significance. Although the building retains a high degree of integrity, it lacks associations with individual events of people of historical importance.

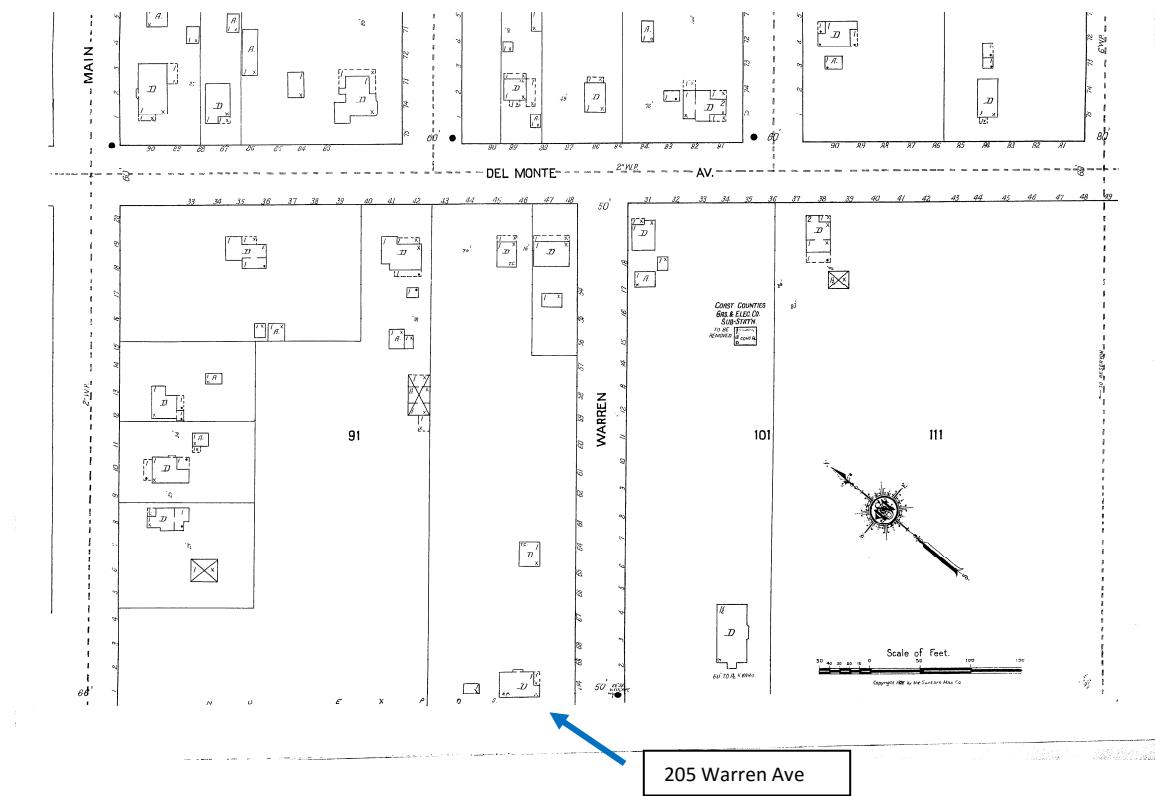
Thus, it is concluded that the building is not associated with events or people who are significant in the history of Morgan Hill. Further, it is not a significant example of industrial architecture in Morgan Hill. It is therefore not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or the Morgan Hill Historic Resource Inventory.

The building is not a historic resource as defined under CEQA. Rating 6Z.

4.2 205 Warren Avenue APN 767-05-024- A private residence

Owner of Record: Robert and Susan Kerr
 205 Warren Avenue
 Morgan Hill CA 95037

History: The house was constructed c. 1930 and has remained a single family house. The Morgan Hill Ranch 3 subdivision defined the semi-urban arrangement of the parcels, although the houses were not constructed in the same periods and represent a broad range in ages and styles. Some of the small houses have been enlarged or reconstructed.



Sanborn Insurance Company Map, Morgan Hill CA, 1925: Portion of Page 3

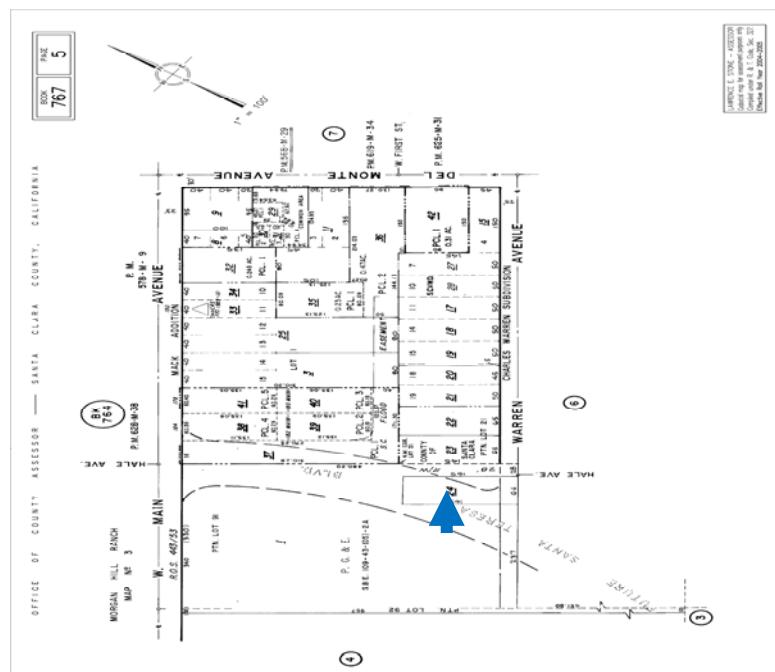


Figure 4 APN 767-05-024- 205 Warren Ave.
Source Santa Clara County Assessor's Map

Description: The house is shown on the Sanborn Map for Morgan Hill in 1925 as a rectangular form with the entrance on the east side. The building has been substantially enlarged with two front additions and a side and rear addition. The style of the wood frame building that is covered with stucco is described as eclectic. The front façade exhibits a projecting wing with a slanted bay window and a pitched parapet. The entry is recessed and likely in the location of the original front door. On the west side of the façade is another, smaller projecting addition with a front facing gable roof. The single-story house is set back from the road with a lawn, Italian cypress trees on the west, and mature oak trees on the east. To the west is a vacant parcel and the right of way for the Hale Avenue Extension. The rear has a swimming pool and a second dwelling.

Evaluation: The property does not retain integrity.



Photograph 4.2.1 205 Warren Avenue, Front façade

Date 5/1/2016

Historical Evaluation Statement: Considering the seven aspects of integrity (National Register of Historic Places, 2007), the building retains the aspect of location, but none of the other six: design, materials, workmanship, feeling, setting, or association. It no longer exhibits the original design or integrity.

Considering the four criteria of the California Register, the buildings are not important as part of a broad trend and are not associated with a significant event or individual. The buildings were not designed by a master, nor do they exhibit unusual qualities of a style or period. The land has been disturbed by construction and agriculture and is unlikely to yield information important to history or pre-history.

The property is not a historic resource as defined under CEQA Rate 6Z

4.3 230 Warren Avenue

APN 767-04-034

APN 767-04-035

Owner of Record: Santa Clara County

History: Public records show the two houses were constructed in 1934-36, and have been enlarged and/or altered. The 1926 Sanborn Map, page 3, shows that on the south side of Warren was the Coast Counties Gas and Electric Company Substation and the home of Jessie Widden, who operated the sub station. When the 1947 Sanborn Insurance Company Map was drawn the gas substation was gone and few homes are shown on the street. The residents on Warren Avenue during the 1930s-40s were primarily orchardists with small orchards in and around Morgan Hill. There is no information that significant events occurred on Warren Avenue, nor is there information that people significant in history lived in these two houses.



Figure 5 APN 767-04-034,35 230 Warren Ave.

Source Santa Clara County Assessor's Map

Description: The buildings at 230 Warren Avenue are modified 1930s Ranch style homes. The single-story buildings are wood frame with stucco sheathing.

The house to the west has a single car garage attached to the east side of the building. Typical of the style, a projecting bay with a front facing gable is in the center of the front façade. To the west an addition extends the building. The fenestration is dominated by two triparte windows with operable sides and a larger pane in the center. The roof appears to have been recently replaced.



Photograph: 4.3.1 230 Warren Avenue, Front façade

Date 5/1/2016

Historic Resource Evaluation Statement: Homes on the south side of Warren Avenue were developed after the Coast Counties Gas and Electric Company's substation was removed and the land was further subdivided. The residents of Warren Avenue worked and lived in Morgan Hill, but none were identified to have had important roles in the history of the community.

The alterations to the small 1934 house have modified the design. When compared to the seven aspects of integrity, the building retains location but the other six, design, materials, workmanship, setting, feeling, are diminished. The aspect of association, is absent – no important event or person is associated with the property.

Considering the four criteria of the California Register, the building is not important as part of a broad trend and are not associated with a significant event or individual. The building was not designed by a master and do not exhibit unusual qualities of a style or period. The land has been disturbed by construction and agriculture and is unlikely to yield information important in history or pre-history.

The property is not a historic resource as defined under CEQA Rate 6Z

4.4 310 W. Dunne Ave. APN 7667-12-024

Owner of Record: John P. Howard
310 W. Dunne Avenue, Morgan Hill

History: Constructed in 1945, the Ranch style house has been extensively altered and a second story addition added to the rear. Research did not identify any historically significant person or event associated with this property.



Figure 6 APN 7667-12-024 310 Dunne Avenue
Source Santa Clara County Assessor's Map

Description: Originally a single story wood frame house, the building exhibits a double garage and a projecting bay on the front façade. The entry door is protected by a small section of the roof that overhangs a small concrete porch. The two-story addition has been attached to the rear of the house. Other structures in the rear yard include an open sided shed and smaller storage structures. The house is set back on the parcel with mature trees in front.



Photograph 4.4.1 310 W. Dunne Avenue, Front façade with the two-story addition showing.

Historical Resources Evaluation Statement: The alterations to the 1945 house have altered the design. When compared to the seven aspects of integrity, the building retains location but the other six, design, materials, workmanship, setting, feeling, and association, are diminished or, in the case of association there was not a significant event or person who is associated with the property.

Considering the four criteria of the California Register, the buildings are not important as part of a broad trend and are not associated with a significant event or individual. The buildings were not designed by a master and do not exhibit unusual qualities of a style or period. The land has been disturbed by construction and agriculture and is unlikely to yield information important to history or pre-history.

In 2009, the property was evaluated as part of the West Dunne Avenue Historical Survey and Impact Report prepared by Circa Historic Property Development and rated 6Z- Found ineligible for NR, CR, or local designation through survey evaluation.

The property is not a historic resource as defined under CEQA Rate 6Z

4.5 Summary Chart of the properties studied and evaluated:

APN/Address	Year Built	Description	DPR Completed	Rating
APN 767-12-041	c. 1938	PG&E building	no	6Z
205 Warren Ave		Residential	no	6Z
230 Warren Ave	c. 1934	Residential	no	6Z
310 W.Dunne Ave.	c.1945	Residential	no	6Z

5 IMPACTS OF THE PROPOSED PROJECT: Hale Road Extension Improvements (all parcels)

The improvements on the subject parcels are not significant to the architectural history or heritage of Morgan Hill, the County of Santa Clara, the state, or the nation. The proposed project does not create a significant impact as defined in the guidelines for the California Environmental Quality Act.

6. MITIGATION

Mitigation is not required to comply with the California Environmental Quality Act.

7. APPENDIX

List of Repositories Consulted

Morgan Hill Historical Museum

Santa Clara County Official Records: County Recorder's Office:

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