

APPENDIX E
Architectural Survey Report

PRIMARY RECORD

Other
Review Code

Primary #
HRI #
Trinomial
NRHP Status Code

Reviewer

Date

Listings

Page 1 of 27 *Resource Name or #: (Assigned by recorder) 16480 Hill Rd. Morgan Hill CA

P1. Other Identifier: North/east corner Hill Road at Barrett Ave

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 Location: Not for Publication ☒ Unrestricted**

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Date T R of of Sec B.M.

c. Address 16480 Hill Road. City Morgan Hill Zip 95037

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 623054.37 mE/ 4110491.45 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 817-20-031 (Old APN 817-20-003)

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

The 68 acre property is located in an area of Morgan Hill that is both residential subdivisions and agricultural land, east of Highway 101 on the northeast corner of Barrett Avenue and Hill Road. The site is flat with a complex of sheds and structures that is the remnant of a small dairy from the 1950s-1970s. The milk shed/office, a milk house, a feed barn, dairy/milking shed, and a hay barn are arranged in a quad around a work area.

Milk Shed 1 (photos 1,2): Constructed c. 1960. The milking barn is constructed of concrete block with a concrete floor and wood frame roof. Square windows are evenly spaced along both side walls, approximately at each milking station. (continued page 2)



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

***P4. Resources Present:** Building
☒ Structure ☐ Object ☐ Site ☐ District
☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Dairy complex

***P6. Date Constructed/Age and Source:** v Historic prehistoric Both
1952 Assessor records

***P7. Owner and Address:**
Lewis Morgan Hill LLC/Eli Reinhard

P.O. Box 5368
San Jose CA 95150

***P8. Recorded by:** (Name, affiliation, and address) Bonnie Bamberg
Urban Programmers
10710 Ridgeview Ave.
San Jose CA

***P9. Date Recorded:** 11/17/2020

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

Project Specific

***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):

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The floor is stepped to allow the cows to be washed and milked and the dairy workers to walk above the water. Drains in the floor run the length of the building. All milking and other equipment has been removed. The roof of this structure is covered with corrugated sheet metal that is rusted and lifting along the edges of the pieces.

"Milk House" Cooling building (Building 2, Photographs 3,4) C. 1960:
This rectangular building with a pitched (gable) roof, has walls that are constructed of concrete blocks with few openings. A single sliding door is on one side. This building originally used to store milk after milking, has recently been used as housing(squatters) and has been extensively vandalized inside.

Feed Structure (Building 3, Photographs 5) c. 1971:
this appears to be the youngest of the structures and is the most interesting for its structural design.
The wood structure is open under a large roof. The sides have slatted sides where the cow can insert their head and have a portioned amount of feed available. The structure has feeding stalls on both sides and an open center where the feed was stored. The roof is covered with corrugated sheet metal. The floor is concrete. This appears to be the newest structure on the property, a more modern version of the previous Milk House barn (Building 1). The condition of this structure is the best of any on the site, still it has not had maintenance in quite a while.

Dairy Milking Barn (Building 4, Photograph 6,7,8) c.1952:

This structure has a low concrete block perimeter wall that has openings for the cows to enter. The upper half of the walls is open, the lower has horizontal board siding on the east and west sides. The roof is a central gable with shed additions and is covered with corrugated sheet metal. The interior retains the slatted wood feed cribs. The building is in extremely poor condition with damage to the interior structure.

Hay Barn (Building 5, Photographs 9,10): This is the oldest building on the property and appears to have been constructed c. 1930.

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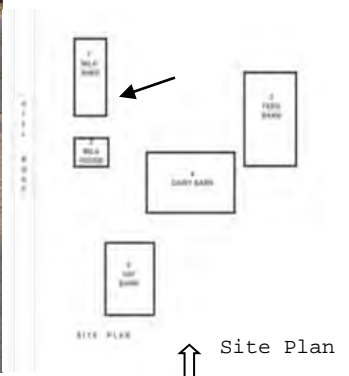
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The Wood frame structure exhibits a central timber structure with a gable roof that is covered in Corrugated metal sheets. The south end has a large opening in the vertical board siding. The vertical board siding on the other sides is severely deteriorated showing broken boards and openings in the walls. A shed addition is attached to the east side of the structure. It too, is wood frame with a slanted roof covered in corrugated metal sheets.

The buildings and sheds are grouped close to Hill Road. Beyond the cluster, the property is open fields. This is the remainder parcel of an operating small dairy where the cows were kept on site. No building permits were found for any of the structures.

P5 Photographs Continued:



Photograph 1 16480 Hill Road- Milk Shed/Office 1
View: Exterior of c.1965 Milk barn and Shed. The later milking barns had mechanical ventilation (fans) that circulated the air.
Date Constructed: C 1965
Camera Facing :west (Hill Road is behind building)

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Photograph 2 16480 Hill
Road-interior of the Milk
parlor
Building 1

View: Upper image: the c. 1965
milking barn that used
automatic milking machines and
ventilation (removed)
Camera facing south

View: lower Image: Interior of
a typical milking barn with
milking equipment.

Source:

<https://www.cowsmo.com/articles/global-milk-supply-insights-canada/>

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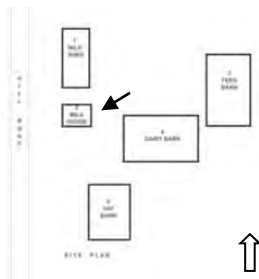
*Recorded by: Urban Programmers *Date 11/17/2020 ☒ Continuation Update



Photograph 3 16480 Hill Road- (Building 2) Milk House
View: Exterior showing the sliding door of the concrete block Milk cooling building.

Date Constructed: c.1951-52

Camera facing South



Site Plan

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Photograph 4 16480 Hill Road - (Building 2) Milk House

View: Interior of concrete block cooling building. Containers of milk were kept in this cooling building until picked up by a refrigerated truck.

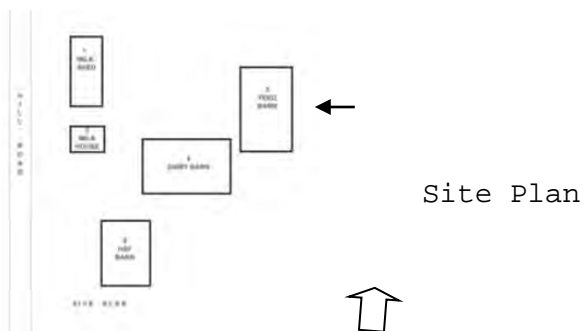
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Photograph 5 16480 Hill Road- (Building 3) Feed Barn C. 1971 or later
View: The last structure to be constructed on the property is an open structure that appears to be a milking parlor/holding (feed) pen.
Camera facing: Southeast



CONTINUATION SHEET

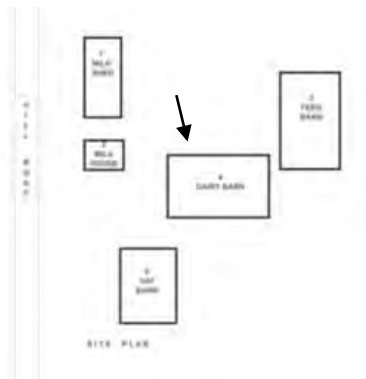
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Photograph 6 16480 Hill Road, Morgan Hill -(Building 4) Dairy Milk Barn

View: Building #3 original open sided barn, west side, c. 1951
Camera facing: east



Site Plan

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Photograph 7 16480 Hill Road (Building 4) Dairy Milking Barn
View: Interior of the open sided barn. Stanchions form the holding structure for feeding the cattle.



View: lower Image: Interior of a typical feed barn

Source:

<https://www.cowsmo.com/articles/global-milk-supply-insights-canada>

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Photograph 8 16480 Hill Road (Building 4) Dairy Milking Barn

View: Exterior corner showing the half wall concrete block construction and open sides.

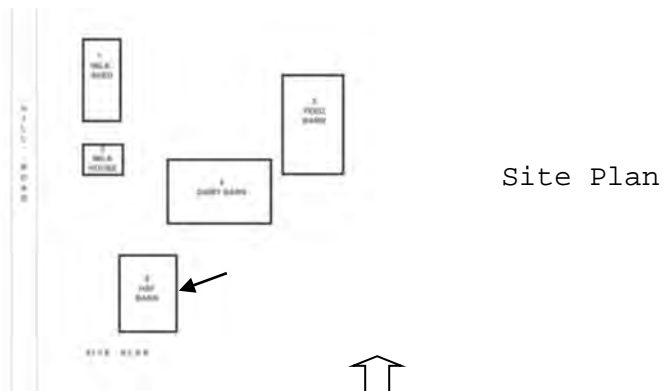
Camera facing: Northeast

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Photograph 9 16480 Hill Road - (Building 5) Hay Barn c.1930
View: West side of shed and barn.
Camera facing: Northeast



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Photograph 10 16480 Hill Road - (Building 5) Hay Barn c.1951

View: End and side of the abandoned hay barn.

Camera Facing: Southwest

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Photograph 11 16480 Hill Road

View: Looking East beyond the milking sheds and barns toward the vacant fields of the 68 acres site

Camera facing: Northeast

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Photograph 12 16480 Hill Road, Morgan Hill CA

View: Aerial view of the area around the subject property.

Source: Google Earth Pro

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Aerial Map of the Dairy complex at 14680 Hill Road, Morgan Hill CA

Building 1 Milk Shed

Building 2 Milk House

Building 3 Feed Barn

Building 4 Dairy Barn

Building 5 Hay barn

Source: Google Earth Pro.

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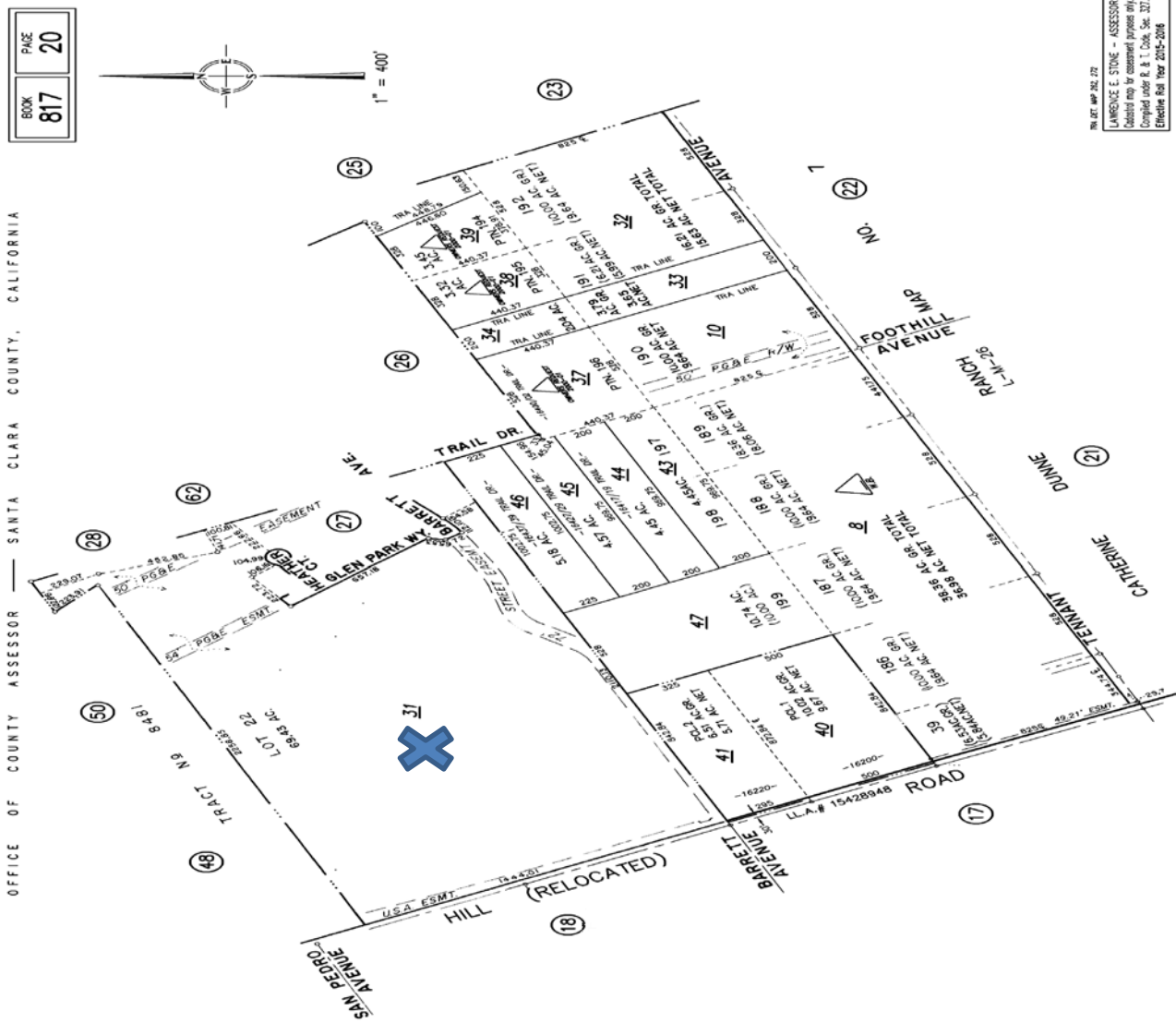


Figure 1 Santa Clara County Assessor' Map. Book 817 Page 20. Parcel 31
Northeast corner of Hill Road and Barrett Avenue.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) NW Corner of Hill Road and Barrett Ave. *NRHP Status Code 6Z
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B1. Historic Name: Escobar Dairy
B2. Common Name: none
B3. Original Use: Dairy Ranch (Milk producer) B4. Present Use: Vacant

*B5. Architectural Style: Utilitarian- dairy milking barns and sheds

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

The dairy buildings were constructed in the early 1950s through the 1971 The Hay Barn predates the dairy and was constructed c.1930.

The alterations are primarily deterioration or vandalism.

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

*B8. Related Features:

The collection of structures with the open land are related to each other. Due to the deterioration and lack of historic significance the related features are not significant.

B9a. Architect: none b. Builder: Unknown

*B10. Significance: Theme Dairy Ranches Area Morgan Hill

Period of Significance 1950-1978 Property Type Dairy Ranch Applicable Criteria NA

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The complex of former dairy structures at the N/E corner of Hill Road and Barrett Avenue is not a significant historical resource because it is not associated with an important broad pattern, event or person in Morgan Hill's history. The collection of remnant structures does not represent fine industrial, agricultural or utilitarian design or construction.

Context: Santa Clara County was a center for dairy farms beginning with the immigration of dairymen from primarily the Azores or Italy at the turn of the century (1900) through the 1920s. Two types of dairy operations existed, that of pasture and milking where the raw milk was sold, and the creamery or dairy for processing and retail sales. The Escobar Dairy was a milk producing dairy that sold raw milk.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

Listed on page 26

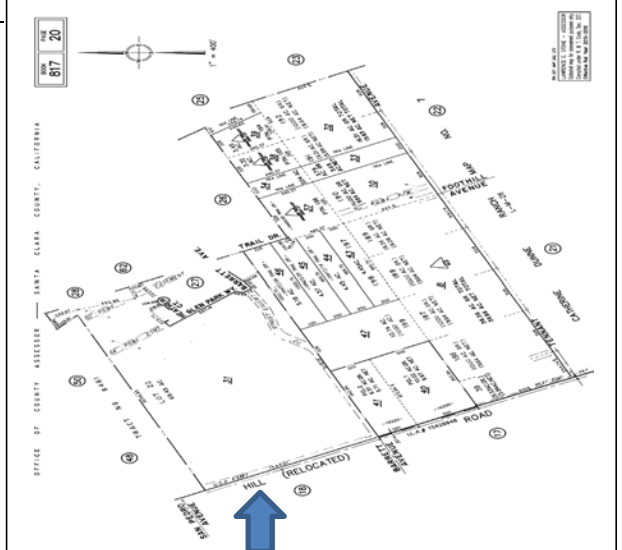
B13. Remarks:

*B14. Evaluator: Bonnie Bamberg

*Date of Evaluation: 11/17/2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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B 10. Significance Continued

The Gold Rush on 1848 was the beginning of the dairy industry in California. With high prices for rancid butter and cheese that had traveled from the east a local industry was born. Initially the dairy industry was small operations existing primarily in the San Francisco and Sacramento areas due to their populations. In 1850, Rensselaer and Clara Steel began making cheese north of San Francisco. The immediate success encouraged others to join the dairy industry. During the 1861 season the dairy made 640 pounds of cheese and 75 pounds of butter each day. In 1869 there were 100,000 dairy cows in California and the beginning of commercial cheese making. In 1881 the Dairymen's Union pushed for the creation of the State Dairy Bureau to administer laws against butter and cheese imitations (renamed the California Dairy Association in 1893). The year 1882, saw the instantly popular Monterey Jack cheese make its debut in San Francisco, from the dairy north of Monterey Bay. By the turn of the century, the CDA was inspecting dairy facilities and issuing trade names for the dairy products.¹



Prusch Ranch circa 1922

Courtesy Portuguese Historical Museum

With the exception of large commercial dairy operations north of San Francisco, prior to 1900, and the advent of refrigerated trucks, the dairy industry was primarily small dairies that could deliver all the day's milk. In the Gilroy area, several Swiss immigrants brought cheese making skills with them, Fred J. Arnberg and August Gubster are some who started with a small dairy and grew to large operations making cheese.² Not to be out done by cheese makers in the north, it was reported that the Gilroy dairies supplied 1,300,000 pounds of cheese, one-fifth of the state's needs, and self-proclaimed to be the Cheese Capitol of California.³

¹California Milk Advisory Board, South San Francisco, California.

²Eugene T. Sawyers' History of Santa Clara County, California, published by Historic Record Co. , 1922. page 1610

³ Gilroy History Museum Website.

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Until the mid-twentieth century, local dairy ranches played an important role in the Bay Area food industry, providing fresh milk for the dairies and creameries that produced the products delivered to residences and stores in the area. With the advent of modern refrigeration for transporting milk, it was not necessary or desirable to have the dairy ranch close to the resident population. Both the technique and process for creating mobile refrigeration improved significantly towards the end of the 1930's and was available for commercial use after WWII. This had the effect of allowing the ranches that supplied the raw milk to be further away from the dairy and/or the consumer. It also had the effect of encouraging smaller dairies to consolidate under national brands that could provide modern facilities for processing milk and providing dairy and creamery products, and with a fleet of refrigerated trucks, the raw milk could be picked up at the dairy and the products could be delivered to homes and grocery stores. One of the most successful family dairies to start with a full product line and delivery was Edelweiss Dairy in San Jose opened in 1940, operated by Frank and Bertha Vogt.

It is not known exactly when the subject property first served as a dairy, however it is likely the land was a cattle ranch before becoming a dairy. The hay barn appears to be c. 1930, while the dairy buildings are 1950s-1970s. The owner of the land in the 1930s was William Kennedy White and his wife Alice M. White. The land was an investment, their home was in Menlo Park and he was an attorney by profession.⁴ In 1944 J.F. and Esther Kallan sold the land to Allen J Close and his wife Cecelia A. Close as investment property. The Clos family lived in Willow Glen and he was a salesman. The next owner, O.B. Beach sold the property to Louis Escobar and his wife Dorothy. Prior to their marriage Louis completed a Draft Registration Card listing his address in Sunnyvale where he was a boarder and worked for Manuel M. Gomes, at his dairy. His mother Sarah Escobar, lived in Modesto where Luis grew up. The Escobar family all came from Portugal and were spread out in California but appear to be mostly working in or owning dairy operations.

⁴ U.S. Census 1930

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SERIAL NUMBER 2585	1. NAME (Print) Louis Escobar		ORDER NUMBER 441 441
2. ADDRESS (Print) Sunnyvale Box 842			
3. TELEPHONE	4. AGE IN YEARS 27	5. PLACE OF BIRTH Portugal	6. COUNTRY OF CITIZENSHIP Alien
7. NAME OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS Mrs. Sarah Escobar		8. RELATIONSHIP OF THAT PERSON Mother	
9. ADDRESS OF THAT PERSON R3 Box 932 Modesto Stanislaus Calif.			
10. EMPLOYER'S NAME M. M. Gomes Sunnyvale Box 842			
11. PLACE OF EMPLOYMENT OR BUSINESS Bayshore Highway			
I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE. Louis Escobar			
REGISTRATION CARD D. S. S. FORM 1 (1940) 16-17108			

Selective Service
Registration for Louis
Escobar.

Source: The National Archives
in St. Louis, Missouri; St.
Louis, Missouri; Record

Louis and Dorothy Escobar purchased the land March 3, 1951.⁵ Louis was born in Cedres, Portugal and came to California when he was four years old. The family lived in Modesto on a dairy farm. In Santa Clara Valley he worked as a "milker" in Sunnyvale.⁶ The Escobar Dairy may have started as a very small operation but by 1954, the Escobar Dairy had outgrown the first barns (Building 3 and Hay barn Building 5)) on the property and required new barns for milking, feeding, and hay storage. Over the next six years, milking and hay barns were added and older buildings were demolished. With construction of the last and open dairy barn in c. 1971, The Escobar Dairy Ranch reached its peak just as the wholesale price of milk began dropping. In the mid-1970s Dorothy began working at the Carrousel Shop, a retail shop in Morgan Hill. The dairy closed in the late 1970s. The Escobar family retired and continued to live 1721 n Munro Ct., their home in Morgan Hill. Louis Escobar died in December 1985. Dorothy Elizabeth Escobar was born in 1922 and passed away in April 2006.

During the late 1950's and into the 1960's, milk prices rose, and the Dairies invested to improve their business. However, by the 1970's, milk producers were receiving prices for the raw milk that barely covered expenses but did not allow much profit; and the profit was dependent upon government contracts, feed costs, transportation and distribution contracts and other factors that the ranchers could not control (California Dairy Institute- website). The Escobar Dairy Ranch had the advantage of land in San Jose as well as Morgan Hill for

⁵ Deed O.B. Beach to Louis and Dorothy Escobar, Recorded March 13, 1951 in Book 2171 Official Records of Santa Clara County page 197.

⁶ U.S. Census 1940

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cattle to graze, but this was not sufficient to feed the growing herd without additional feed. As milk standards changed, fortified feed and hay were required in great quantity and the cost of labor was increasingly more expensive. As the land value grew for development portions of the ranch were sold.

The Escobar Dairy Ranch was one of several county ranches that were bulk milk producers, selling the milk to creameries and processors such as Berkeley Farms, Arden Farms, Carnation, Borden and others through distributors.

As the grazing land for cows was used for other purposes, the herds were moved to more rural areas of the county. In Santa Clara County, prior to 1970, there were several dairy ranches in the low hills around the Santa Clara Valley and marsh lands created by the Bay; some, such as Edelweiss Dairy on Gish Road, combined their ranch with the full dairy operations including home delivery. The last dairy ranches were in the rural south County areas. During its operational history, the Escobar Dairy Ranch was exclusively a ranch that provided raw bulk milk to distribution sites for processing.

During the Mid-century, dairy operations do not appear to be an important industry in Morgan Hill. There are many listings in Gilroy and in San Jose, but none in Morgan Hill.⁷ The City Directories for Morgan Hill list many ranchers without specificity to what type of ranches, and there are no dairy operations specifically listed. There are other agricultural occupations including several poultrymen and breeders as well as farmers (row crops), and a seed company.

The Morgan Hill Historic Context Statement does not include reference to the dairy industry as an important sector in the economic history of Morgan Hill. In the section on agribusiness, it is the orchards planted with stone fruit varieties that became the leading industry for Morgan Hill lasting almost a century.⁸ A review of local histories of Morgan Hill cited in the Sources Consulted section of this study do not list dairying or milk producers in the histories.

In 1982 the property was purchased by Arcadia Land Development and split to provide residential lots on the eastern part. Temporary uses

⁷ Review of City Directories 1927-1965

⁸ Morgan Hill Historic Context Statement page 54

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have occupied the property for short periods since it was purchased by Arcadia. The property is currently owned by Lewis Morgan Hill LLC. and Eli Reinhard (Arcadia). According to the current owner, the property is not in use but vandals are a problem.

Evaluation of Significance:

To evaluate the importance of a potential landmark is it necessary to determine the context, period of significance, theme and the specific criteria, and lastly to consider the integrity of the property. The integrity aspects are

Morgan Hill Historic Preservation Criteria.

Integrity: The definition in the Morgan Hill Municipal Code Chapter 18.75 Section 18.75.030- Definitions.

"Integrity" is the ability of a property to convey its significance and evaluation of integrity is grounded in an understanding of a property's physical features and how they relate to its significance. There are seven aspects or qualities that, in various combinations, define integrity: location, design, setting, materials, workmanship, feeling and association. To retain historic integrity a property will always possess several, and usually most, of the aspects. Determining which of the seven aspects are most important to a property requires knowing why, where and when the property is significant.

Morgan Hill Municipal Zoning Code: 18.60.020 - Definitions

- A. 14. "Historical Significance" in national, state or local history, architecture, archaeology, engineering and culture is present in districts, sites, buildings, structures and objects that possess age, integrity and association with an important historical context:
- a. That are associated with events that have made a significant contribution to the broad patterns of our national, state and/or local history and cultural heritage; or
 - b. That are associated with the lives of persons significant in our national, state and/or local past; or

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c. That embody the distinctive characteristics of a type, period, region, or method of construction, or that represent the work of a master or important creative individual, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

d.

d. That have yielded, or may be likely to yield, information important in prehistory or history.

Considering the four criteria in the Morgan Hill Historic Preservation Element in the General Plan and Zoning Code, the property at N/E corner of Hill Road and Barrett Avenue was evaluated under all the criteria.

Criterion a. The subject property is not associated with events that have made a significant contribution to the broad patterns of history. The subject property is the remaining section of a larger dairy pasture that was divided with residential subdivisions developed on part of the land and the abandoned dairy operation on the portion close to Hill road. The remaining pasture land has been farmed and is currently vacant. The commercial dairy business was not one of the primary agricultural factors in the growth of Morgan Hill. The Escobar Dairy did not make a significant contribution to the broad patterns of agricultural history or contribute to the growth and development in Morgan Hill.

Criterion b. The former dairy operation is not associated with persons significant in local history.

Criterion C The utilitarian dairy ranch buildings are the remains of an active cattle milking operation. The open barns retain enough of the stations to show they were used for holding cattle while milking and/or feeding. However, the main milking barn is devoid of stations and equipment making it less able to communicate the former use. The utilitarian buildings and sheds are severely deteriorated and are not the work of a master designer, nor do they represent high artistic values. While utilitarian structures can have architectural interest, these do not. The buildings are not an important agricultural or utilitarian style.

Criterion d. The buildings and structures are of modern construction

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methods and materials. They do not hold the potential to yield important historical information

The discussion of the potential for archeological material on the property is covered in a separate archeological report.

The deteriorated and vandalized structures are not significant to the history of Morgan Hill and do not retain sufficient integrity to clearly show how the Escobar Dairy operated.

Finding: The property is not eligible for historic landmark status in the City of Morgan Hill.

California Register- Eligibility Statement

The criteria for listing historical resources in the California Register of Historic Resources are consistent with those of the City of Morgan Hill and those developed by the National Park Service for listing resources in the National Register of Historic Places, but have been modified for state use in order to include a range of historical resources, which better reflect the history of California. An historical resource must be significant at the local, state or national level under one or more of the following four 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.

The subject property is not associated with events that have made a significant contribution to the broad patterns of history. The property is the remaining section of a larger dairy pasture that was abandoned, and part of the pasture was developed with residential subdivision while the remaining pasture has been used for farming or other agricultural uses since 1980. The commercial dairy business was not one of the primary agricultural factors in the growth of Morgan Hill. The Escobar Dairy sold milk to dairies that process milk and sold the products. The Escobar Dairy did not make a significant contribution to the broad patterns of agricultural history in Morgan Hill.

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

The property is not associated with a person of significance in the history of the City of Morgan Hill. The Escobar family were a minor part of the agricultural and economic history of the City after 1951.

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; or

The utilitarian dairy ranch buildings are the remains of an active cattle milking operation. The open barns retain enough of the stations to show they were used for holding cattle while milking and/or feeding. However, the main milking barn is devoid of stations and equipment making it less able to communicate the former use. The utilitarian buildings and sheds are severely deteriorated and are not the work of a master designer and do not represent high artistic values. The buildings are not an important utilitarian or agricultural style. The property is not significant in exhibiting distinctive architectural characteristics or dairy functions. The construction is not unusual or distinctive, it is primarily concrete block and wood frame without ornamentation or distinctive style.

4. It has yielded, or is likely to yield, information important to the prehistory or history of the local area, California, or the nations.

The buildings and structures are of common construction methods and materials. They do not hold the potential to yield important historical information

The discussion of likely archeological material on the property is covered in a separate archeological report.

When a potential historic resource is found to meet one or more of the four criteria for listing in the California Register of Historic Resources, the resource must retain sufficient integrity to

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communicate the reason for its significance. Because the former structures and lot used by a small dairy was not found to be significant, determining integrity is not necessary for the California Register of Historic Resources.

Finding: The buildings do not achieve significance in any of the four criteria. The buildings are not eligible for listing in the California Register of Historic Resources and are not a historic resource under CEQA and the CEQA Guidelines.

CEQA: The California Environmental Quality Act (CEQA) defines a historic resource as one that is listed in, or determined eligible for listing in, the California Register of Historic Resources. Resources already listed or determined eligible for the National Register and California Historic Landmarks 770 or higher, are also defined as eligible for the California Register.

The basic goal of CEQA is to develop and maintain a high-quality environment now and in the future. The specific goals of CEQA are for California's public agencies to: 1. Identify the significant environmental effects of their actions; and, either 2. Avoid those significant environmental effects, where feasible; or 3. Mitigate those significant environmental effects, where feasible.

The proposed project is the creation of a residential subdivision. Section 15064.5(b)(1) and (2) of the California Environmental Quality Act (CEQA) states that demolition or the destruction, relocation or alteration activities that would impair the significance of a historic resource results in a "substantial adverse change."

The subject property is not a historic resource and therefore the removal or alteration of the existing improvements, buildings and structures does not result in a substantial adverse change to the environment under CEQA.

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