

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 6Z

Other Listings \_\_\_\_\_  
Review \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 14 \*Resource Name or #: (Assigned by recorder) 730 Diana Avenue

**P1. Other Identifier:** \_\_\_\_\_

\*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 Location: ☐ Not for Publication ☒ Unrestricted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 Morgan Hill Date 2021 T 9S ; R 3E ; NE 1/4 of SW 1/4 of Sec 00 ; Mt. Diablo B.M

c. Address 730 Diana Avenue City Morgan Hill Zip 95037

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE \_\_\_\_\_ mN

e. Other Locational Data: APN 726-06-013

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

The property located at 730 Diana Avenue is on an irregularly shaped, 1.96-acre parcel, located on the south side of Diana Avenue in the City of Morgan Hill. The northern half of the parcel is developed with seven (7) buildings (see annotated aerial image on Page 4): a two-story, single-family residence constructed in 1978 (Building A) (see Images 1 and 2 on Page 12); a one-story, single-family residence constructed ca. 1940-1948 (Building B) (see Images 3 and 4 on Page 12); a one-story, single-family residence constructed ca. 1940-1948 (Building C) (see Images 5 and 6 on Page 12); an ancillary building constructed ca. 1982-1987 (Building D) (see Image 7 on Page 13); a barn constructed ca. 1956-1965 (Building E) (see Images 8 and 9 on Page 13); a small, ancillary building constructed ca. 1956-1965 (Building F) (see Images 10 and 11 on Page 13); and a utility shed constructed ca. 2020-2023 (Building G) (see Images 12 on Page 13). The southern half of the parcel is located behind a chain link fence and consists of an undeveloped, open field (see Image 18 on Page 14).

The buildings are arranged in a semi-circular formation with Building A fronting Diana Avenue. A grassy lawn, a concrete driveway, and an asphalt driveway are located in front of Building A and a metal fence bisects the west elevation of the building. Behind the fence is an asphalt walkway that runs alongside Building A, Building B, and Building C, terminating before it reaches Building G. Building D, Building E, and Building F are setback from the other buildings by a grassy lawn area. The property is surrounded to the south, east, and west by residential properties and enclosed by a wooden privacy fence. (See Continuation Sheet, Page 5)

\*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



\*P4. Resources Present:

☒ Building ☐ Structure ☐ Object ☐ Site

P5b. Description of Photo: (view, date, accession #) N elevation, 05/2024

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric

☐ Both

1978, County Assessor

\*P7. Owner and Address:

Tami J. Koval Trust

730 Diana Avenue

Morgan Hill, CA 95037

\*P8. Recorded by:

Emma Haggerty, GPA Consulting  
617 S. Olive Street, Suite 910

Los Angeles, CA 90014

\*P9. Date 6/1/2024

\*P10. Survey Type: (Describe)

Intensive.

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

None.

\*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record

☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record

☐ Other \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*NRHP Status Code 6Z

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\*Resource Name or #: (Assigned by recorder) 730 Diana Avenue

B1. Historic Name: None.

B2. Common Name: None.

B3. Original Use: Agricultural/Residential B4. Present Use: Residential

\*B5. Architectural Style: Ranch

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

Construction of Building B and Building C, ca. 1940-1948<sup>1</sup>; construction of Building E and Building F, ca. 1956-1965<sup>2</sup>; construction of Building A, 1978<sup>3</sup>; construction of Building D, ca. 1982-1987<sup>4</sup>; replace furnace (Building A), 2007<sup>5</sup>; add air conditioner (Building A), 2009<sup>6</sup>; construction of Building G, ca. 2020-2023<sup>7</sup>; re-roof (Building A), 2022<sup>8</sup>; roof mounted photovoltaic system (Building A), 2022<sup>9</sup>.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date \_\_\_\_\_ Original Location \_\_\_\_\_

\*B8. Related Features:

Grassy lawn area, concrete and asphalt driveways, asphalt walkway, wood fence, and chain link fences.

B9a. Architect: N/A b. Builder: N/A

\*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type Residential Applicable Criteria N/A

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

The property was evaluated within the most relevant historic context(s) under the applicable criteria for listing in the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), and the local City of Morgan Hill Historic Register. The evaluation concludes that the property does not appear eligible for listing under the National, California, or local criteria due to a lack of significance. (See Continuation Sheet, Page 5)

B11. Additional Resource Attributes: (List attributes and codes) HP4. Ancillary building HP33. Farm/ranch

\*B12. References:

See References on Pages 10 and 11.

B13. Remarks:

None.

\*B14. Evaluator: Emma Haggerty

\*Date of Evaluation 6/1/2024

(This space reserved for official comments.)

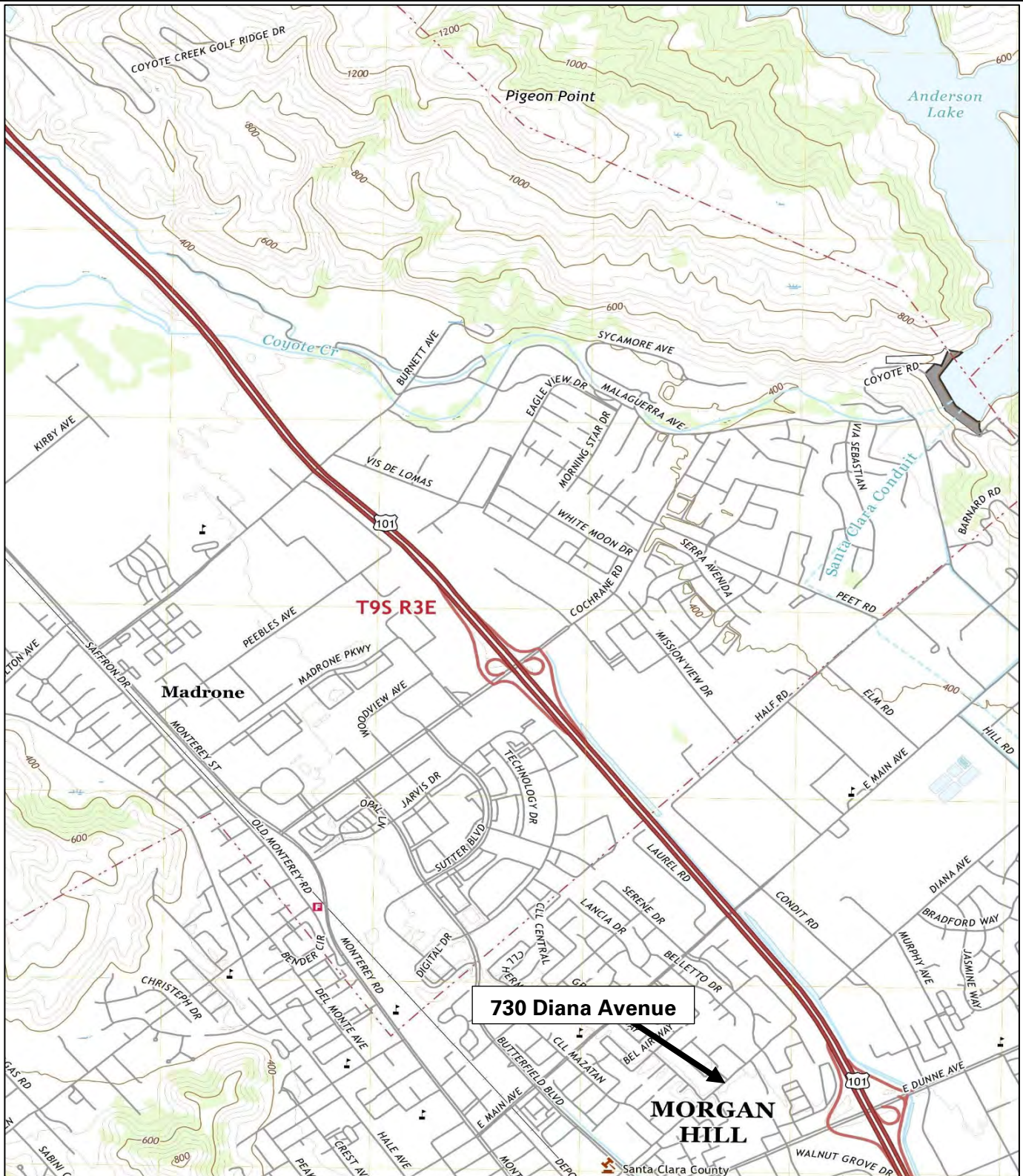


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**LOCATION MAP**

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\*Map Name: Morgan Hill      \*Scale: 1: 24,000      \*Date of Map: 2021



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\*Recorded By: Emma Haggerty, GPA Consulting

\*Date: 6/1/2024



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**P3a. Description (continued from page 1)**

*Building A (Single-family residence, 1978)*

Building A fronts Diana Avenue and has an L-shaped plan with a one-story volume oriented north-to-south that intersects a recessed, one and partial two-story volume that is oriented east-to-west. The building features gable roof forms, stucco and wood cladding, and aluminum frame windows and doors (see Images 1 and 2 on Page 12).

The north (primary) elevation has a one-story projecting plane in front of a one and two-story plane. The main entryway is located on the first floor of the recessed plane, under a covered porch clad in brick and concrete. The entryway consists of a single wood door behind a metal screen door. The door opening is flanked to the west by a narrow, double-hung, aluminum frame window. To the east of the door opening is a wood sidelight with tinted glass and an aluminum frame, tripartite window grouping. The second story of the recessed plane is half the length of the first story. It features one large pair and two small sliding aluminum frame windows. The projecting plane consists of a two-car garage with a rollup, paneled metal door with four mirrored panels.

The west (side) elevation faces the side yard and neighboring property and is a flat plane that is one-story to the north and two-stories to the south (see Image 2 on Page 12). The entire elevation is clad in a heavily textured stucco. A metal vent is located in the peak of the forward facing gable along with a two-story chimney. Fenestration is limited to a partially-glazed wood door, a pair of aluminum frame windows, and an air conditioner within a possible infilled window opening.

The south (rear) elevation faces a fenced yard and mimics the form of the recessed plane of the north elevation. The elevation is partially covered with plywood boards and the remainder is clad in a heavily textured stucco. A pair of vinyl frame French doors and a sliding aluminum frame door are present along the first floor and open to a raised wood deck. Two window openings along the first floor have been covered with wood boards. The eastern half of the deck is located under a covered, wood pergola. The second story consists of an aluminum frame tripartite window grouping and a sliding, aluminum frame window.

The first floor of the east (side) elevation is clad in a heavily textured stucco and abuts the neighboring parcel. There is no fenestration, but it contains a two-story, stucco clad chimney. The second story is recessed behind the first floor and features no fenestration. The east side of the garage features no additional fenestration and is clad in horizontal wood siding.

*Building B (Single-family residence, ca. 1940-1948)*

Building B faces north towards Diana Avenue and the rear elevation of Building A. The building has a one-story massing, multi-pitched gable rooflines, and a rectangular plan. The roof is clad in composition shingles and asphalt shingles. A combination of wood siding, medium-density fiberboard (MDF) siding, and rock veneer covers the exterior walls. Fenestration consists of wood windows, aluminum frame windows, and vinyl windows with varying operations all within wood framed openings.

The north elevation has a forward-facing gable roofline with no overhang. A single wood vent is located in the upper gable and is surrounded by vertical wood siding with a scalloped edge. The remainder of the elevation is clad in MDF vertical siding, board and batten (within an infilled door opening), and horizontal wood siding. Fenestration includes a sliding, vinyl window, a double-hung, wood window, and a covered window opening (see Image 3 on Page 12).

The west elevation faces the western parcel boundary and is broken into two planes. The first plane is located towards the north and features two side gable rooflines of varying height with extended roof eaves and exposed rafter tails. The plane is clad in a combination of horizontal wood siding and horizontal MDF siding, which are divided by a vertical wood plank. Fenestration includes a sliding, aluminum frame window and a two-over-two, double-hung, wood window with a metal screen. The second plane is located towards the south and has a side gable roofline with extended roof eaves and a metal gutter. The plane is clad in a combination of horizontal and vertical MDF siding, which are divided by a vertical wood plank. Fenestration is limited to a sliding aluminum frame window with a wood framed opening.

The south elevation faces Building G, Building D, Building E, and Building F and is broken into a recessed plane and a projecting plane. The recessed plane features a forward-facing gable roof with horizontal MDF siding and a covered window opening. The projecting plane has a forward-facing gable roof with overhanging eaves and is clad in vertical MDF siding. Fenestration includes a fully-glazed, sliding vinyl door to the west and a multi-light, sliding vinyl window to the east.

The east elevation is a flat plane under three side gable roof lines of varying height with exposed rafter tails to the north and metal gutters to the south (see Image 4 on Page 12). The main entryway is accessed from a concrete landing located under a shed roof covering with decorative metal supports and consists of a single, partially glazed wood door with a diamond pane window behind a wooden screen door.

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Cladding along the east elevation varies and includes horizontal wood siding, rock veneer, and vertical MDF siding. Fenestration from north to south consists of an aluminum frame tripartite window grouping, a sliding aluminum frame window, and a vinyl, tripartite window grouping. A paneled wood door is located at the southern end of the plane.

*Building C (Modified chicken coop – now single-family residence, ca. 1940-1948)*

Building C faces south towards the rear of the parcel. The building has a rectangular plan, one-story massing, a shed roof and is clad in a combination of wood siding and vertical wood boards.

The primary elevation is oriented south towards Buildings D, E, and F. The elevation is a single, flat plane with exposed rafter tails and overhanging eaves above. The main entryway, a fully-glazed, sliding aluminum frame door, is located in the center of the elevation and is accessed by a wood landing covered in carpet. Fenestration consists of two sliding aluminum frame windows to the west and one sliding aluminum window to the east, all with wood framed openings. A flat, corrugated metal roof awning supported by square-shaped, wooden posts is located in front of the elevation (see Image 5 on Page 12).

The west elevation is a single, flat plane with overhanging eaves. It has an irregular form due to the shed roof, with the southern end of the elevation angled above the northern end. A wood door is located in the center and is flanked on either side by a sliding aluminum frame window (see Image 6 on Page 12). The north elevation is a single plane with a flush roof and has a shallow setback from a wood fence. The elevation has five evenly spaced, sliding aluminum frame windows with wood framed openings. The east elevation mimics the form of the west elevation. It abuts the parcel line, is clad in vertical wood boards, and contains no fenestration.

*Building D (Ancillary building, ca. 1982-1987)*

Building D was constructed between ca. 1982-1987 (see Image 7 on Page 13) and is not included in this evaluation as it is less than 50 years old and not likely to be of exceptional importance as defined by National Register criteria consideration G.

*Building E (Barn, ca. 1956-1965)*

Building E features a one and two-story massing, some wood cladding, and a clerestory roof partially clad in corrugated metal panels. The clerestory roof features visible openings to the interior of the barn which are partially covered with corrugated plastic and metal panels where the lower shed roof intersects the raised gable section. Large sections of the north and east elevations are missing cladding and consist only of framing.

The primary elevation is oriented north and features horizontal wood cladding in the gable end and a double-height, swinging barn door located at the center (see Image 8 on Page 13). The east and west elevations have no fenestration and are partially clad in a combination of vertical wood planks, horizontal wood planks, and plywood (see Image 9 on Page 13). The south (rear) elevation was not accessible during the site visit, but appears to have a one-story shed roof addition.

*Building F (Ancillary building, ca. 1956-1965)*

Building F is located east of Building E and is oriented north (see Image 10 on Page 13). The building has a gambrel roof with a flat roof extension to the east and was likely used as an animal pen/canopy. The north elevation is open to the interior of the building and the west elevation is clad in vertical wood planks (see Image 11 on Page 13). Both the south and east elevations are clad in corrugated metal panels.

*Building G (Utility shed, ca. 2020-2023)*

Building G was constructed between ca. 2020-2023 (see Image 12 on Page 13) and is not included in this evaluation as it is less than 50 years old and not likely to be of exceptional importance as defined by National Register criteria consideration G.

**Property and Construction History**

The residence is addressed as 730 Diana Avenue and was subdivided from Lot 72 of the Morgan Hill Ranch Map No. 1.<sup>10</sup> Lot 72 was identified as a 13.20 acre tract in County Surveyor maps between 1914-1929.<sup>11</sup> The tract was further divided into smaller parcels in 1959, including the subject property which is 1.96 acres.<sup>12</sup> Building B (original residence) and Building C (former chicken coop) were built between 1940-1948.<sup>13</sup> Building C was initially a rectangular building used as a chicken coop that was later divided into three separate buildings between ca. 1956-1965 (the other two buildings are extant and currently located on the neighboring parcels to the east).<sup>14</sup>

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Building E (barn) and Building F (ancillary building) were built between 1956-1965.<sup>15</sup> During this time, the parcel featured a dirt driveway that extended to Building B, circled past the north elevation of Building C, and looped back to Diana Avenue.<sup>16</sup> In 1978, Building A (second residence) was built (see below, Building Permit History) and the driveway was altered to accommodate the new construction. Building D (ancillary building) was constructed ca. 1982-1987 and Building G (utility shed) was completed between ca. 2020-2023.<sup>17</sup>

### **Building Permit History**

In 1978, Building A, a two-story, single-family residence, was permitted and constructed by the owner.<sup>18</sup> In 2007, the furnace of Building A was replaced.<sup>19</sup> Permits identify air conditioning was added to Building A in 2009.<sup>20</sup> In 2022, Building A was reroofed and roof-mounted solar panels were installed.<sup>21</sup> No additional building permits were recorded.

### **Ownership History**

Ownership of the property could not be ascertained until 1977 when Joseph A. Koval and Marguerite L. Koval purchased the property and built Building A.<sup>22</sup> Their daughter, Tami Koval, retains ownership of the property today.<sup>23</sup>

### **B10. Significance (continued from Page 2)**

#### *National Register of Historic Places Evaluation*

##### *Criterion A*

To be eligible for listing in the National Register under Criterion A, a property must have a direct association with events that have made a significant contribution to the broad patterns of our history. The property was initially developed between ca. 1940-1948 and was evaluated within the context of rural, agricultural development established in the *Historic Context Statement for the City of Morgan Hill* (Circa Consulting, 2006). Supplemental contextual information was provided by the *Santa Clara County Heritage Resource Inventory Update, South County* (Dill Design Group, 2003).

The two oldest buildings (Building B and Building C) on the subject property were constructed in the 1940s, towards the end of a period of rural, agricultural development that began in the Morgan Hill area in the 1860s and remained a driving economy for the area through the 1950s.<sup>24</sup> The property was initially part of Rancho Ojo de Agua de la Coche, which was granted to Juan M. Hernandez in 1835 and patented to Martin. J. C. Murphy in 1860.<sup>25</sup> Diana Murphy Hill, granddaughter of Martin, inherited a 4,927 acre portion of the Rancho.<sup>26</sup> Diana sold her portion to real estate developer Chauncy Hatch (C.H.) Phillips in 1892.<sup>27</sup> Later that year the area became one of the first subdivisions, Morgan Hill Ranch No. 1, which was further divided into 5, 10, and 20-plus-acre tracts.<sup>28</sup> The subject property is a portion of Lot 72 of Morgan Hill Ranch No. 1, which began as a 13.20 acre lot and was subsequently subdivided into smaller parcels. In 1906, the town of Morgan Hill was officially incorporated. From then until the 1950s, residential and commercial development was concentrated to the southwest side of the subdivision, while the outer portions of Morgan Hill Ranch No. 1 remained agricultural.<sup>29</sup> Agricultural activities in this area were primarily focused on orchards, dairies, poultry farms, and cattle ranching. Examples of agricultural development included early twentieth century single-family residences in vernacular architectural styles and outbuildings such as windmills, sheds, water tanks, and chicken coops.<sup>30</sup>

Development in Morgan Hill began to change during the period after World War II due to the subdivision and suburbanization of farmland for future residential development.<sup>31</sup> Due to increased land values, commercial agricultural businesses began to sell off large swaths of land and leave Morgan Hill.<sup>32</sup> During the 1960s and 1970s, the former agricultural fields were developed with single-family residences as part of the increased population caused by the technology boom of Silicon Valley.<sup>33</sup> By 1982, roughly 20,000 acres of agricultural land remained in the Santa Clara valley, predominantly around the Morgan Hill and Gilroy areas.<sup>34</sup>

Historic aerials from 1939 and 1940 show that the area between Diana Avenue and Dunne Avenue between present-day Monterey Road and US Highway 101 was mostly undeveloped agricultural land. By 1948, Building B and Building C were present on site, however research did not reveal a specific business associated with the subject property. Although the property was initially associated with this trend of rural, agricultural development, *National Register Bulletin #15* states that a "mere association with historic events or trends is not enough [...] a property's specific association must be considered important as well."<sup>35</sup> Reflecting a trend is not a sufficient argument for individual significance under National Register Criterion A. Though the property was constructed as part of this trend, there is no evidence to suggest that the property has a significant association with the history of rural, agricultural development of Morgan Hill. The property was not the first of its kind nor did it start a pattern of similar development in the area. It was merely constructed as part of an ongoing trend that was established in the 1860s. In its current form, the property no longer reflects the trends of agricultural development that the area once displayed.

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The area surrounding the property has been developed with single-family residences, the parcel shape and size has been altered from 13.20 acres to 1.96 acres, five additional buildings have been added to the site since it was initially developed between 1940-1948, and the two oldest buildings have been modified to no longer reflect their initial appearance.

Research did not reveal evidence of an important association with other events or trends. Therefore, the property does not appear to be significant under Criterion A.

*Criterion B*

To be eligible for listing in the National Register under Criterion B, a property must be associated with the lives of persons significant in our past.

Research was unable to identify early residents or owners of the oldest buildings on the subject property. Sources such as historic maps, census records, and city directories were consulted but did not yield any such information.

Since 1977 the property has been associated with the Koval family. The property was initially owned by Joseph A. Koval and Marguerite L. Koval. They applied for the initial building permit to construct Building A in 1978. Their daughter, Tami Koval, retains ownership of the property today. Properties associated with a living person, or with an association occurring less than 50 years ago, are usually not eligible for listing in the NRHP, as enough time must pass in order for sufficient historical perspective to emerge and create greater understanding of the significance of their contributions, particularly if they are still an active participant in their respective field.<sup>36</sup>

Research did not reveal the names of any additional owners or occupants, or evidence to suggest that these individuals would be considered significant in our past. Therefore, the property does not appear to be significant under Criterion B.

*Criterion C*

To be eligible for listing under Criterion C, a property must embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction. Sources consulted to evaluate the properties on site include the *Historic Context Statement for the City of Morgan Hill* (Circa Consulting, 2006), *Tract Housing in California, 1945-1973: A Context for National Register Evaluation* (California Department of Transportation: 2011), and *The Old Barn Book: A Field Guide to North American Barns & Other Farm Structures*.

Building A, constructed in 1978, is a late example of a multi-level, Postwar Ranch style residence. Multi-level, Postwar Ranch style residences were popular in California after the mid-1960s due to increased demand for larger houses on smaller parcels.<sup>37</sup> Postwar Ranch style elements are visible on Building A in the L-shaped plan, covered entryway, gable roof forms, and horizontal emphasis.<sup>38</sup> Although Building A reflects the multi-level house type and Postwar Ranch architectural style, it is a basic and common example. While the Postwar Ranch style is a historically a modest architectural style to begin with, more notable examples include higher quality details such as varied wood cladding, cedar shingle roofing, picture windows, false half-timbering, and ornamental details such as shutters and embellished window surrounds.<sup>39</sup> Overall, Building A is a typical example of a multi-level, Postwar Ranch style residence and is not a notable example of the building type or style.

Building B, constructed ca. 1940-1948, is a highly modified example of a Postwar Minimal style house. Residential properties built in this style were mass produced after World War II until ca. 1953. As an architectural style, the Postwar Minimal house is defined by its small plan, single-story massing, minimal roof overhang, picture window, stucco and wood cladding, and composition shingle roof.<sup>40</sup> Building B exhibits some of the basic features associated with the style such as single-story massing, wood cladding, and composition shingle roof with minimal overhang, but lacks some of the defining features such as a small plan, a picture window, and an attached garage. Additionally, Building B has been highly modified with additions, replacement cladding, replacement windows, and replacement doors so that it no longer exemplifies the style.

Building C, constructed ca. 1940-1948, is a highly modified residence that was formerly used as a chicken coop. It is utilitarian in design and does not convey an architectural type, style, or method of construction.

Building D was constructed between ca. 1982-1987 and is not the subject of this evaluation as it is less than 50 years old.

Building E is a highly modified example of a clerestory barn constructed between ca. 1956-1965. Clerestory barns feature a clerestory roof, two-story massing, a central entryway, and often an opening in the peak of the gable to provide access to a lofted interior that is shielded by a hay hood.<sup>41</sup>

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The subject barn is a basic interpretation of a clerestory barn that lacks key character-defining features such as an opening to the gable peak and a hay hood. Additionally, large sections of cladding are missing or replaced with non-original materials and the clerestory window openings have been infilled with clear plastic and corrugated metal panels. Therefore, it does not exemplify a notable example of a clerestory barn as there is nothing unique or special about this design that would make it significant.

Building F is a highly modified, small, ancillary building that lacks any architectural type, style, or specific method of construction.

Building G was constructed between ca. 2020-2023 and is not the subject of this evaluation as it is less than 50 years old.

Although the property was constructed at the end of the agricultural development period within the city of Morgan Hill, it does not reflect an agricultural property type as it lacks intact residential and ancillary buildings related to agricultural development. The original residence, Building B, has been highly modified over the years that it no longer reflects its initial design. Building C, originally a chicken coop, was converted to a residence and the barn, Building E, and ancillary building, Building F, have been highly modified and piecemealed together with incompatible materials. Building D and Building G were constructed outside the agricultural development period. The parcel itself has also been resized to 1.96 acres and physically altered with concrete and asphalt driveways and walkways. There are no associated croplands or orchards.

Research did not reveal any information to associate the property with the work of a master architect. The building permit for Building A identifies that it was constructed by the owner-builder. Research into the Koval's personal history did not uncover any additional information to support the idea that they were master builders. Builder information could not be confirmed for the other buildings; however, they are not representative of the work of a master due to the basic construction from common materials. The possession of high artistic values refers to a property's articulation of a particular concept of design so fully that it expresses an aesthetic ideal.<sup>42</sup> A property eligible under this aspect of Criterion C would need to possess ornamentation and detail to lend it high artistic value, which none of the buildings do.

The last component of Criterion C, "representing a significant and distinguishable entity whose components may lack individual distinction," is most applicable to districts. National Register Bulletin #15 explains "a district must be significant [under one or more of the criteria], as well as being an identifiable entity."<sup>43</sup> The buildings on site have varying construction dates, building materials and architectural styles. Additionally, some of the buildings have been highly modified and piecemealed together over time to no longer adequately reflect their original design or intent. Overall, the property does not adequately reflect a cohesive grouping of buildings. To be eligible for listing in the NRHP, a district must possess significance under Criterion A, B, or the last component of C, which is not the case for the subject property.

Therefore, the property does not appear to be significant under Criterion C.

#### *Criterion D*

Properties may be eligible for the National Register under Criterion D if they have yielded, or may be likely to yield, information important in prehistory or history. Criterion D generally applies to archaeological resources but may apply to buildings in instances where they contain valuable information about such topics as construction techniques or human activity. In any case, the building must be the principal source of such information. There is no reason to believe that the property has yielded or will yield information important to the prehistory or history of the local area, California, or nation. Therefore, it does not appear to be significant under Criterion D.

#### *National Register Evaluation Conclusion*

The property located at 730 Diana Avenue does not appear to be eligible for listing in the National Register due to a lack of significance.

#### *California Register of Historical Resources Evaluation*

The California Register criteria mirror the criteria of the National Register. Therefore, the property is ineligible as a historical resource under the California Register for the same reasons as outlined above.

#### *City of Morgan Hill Historical Resource Evaluation*

The City of Morgan Hill historic designation criteria (Morgan Hill Code of Ordinances, Section 18.60.030 B.) mirror the criteria of the National Register/California Register. Therefore, the property is ineligible as a City of Morgan Hill Historical Resource for the same reasons as outlined above.

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Conclusion

The property does not appear to be eligible for listing on the National Register, California Register, or as a City of Morgan Hill Historical Resource. As the property does not have historic significance, a discussion of its integrity, or ability to convey significance, is not relevant. The recommended Status Code for 730 Diana Avenue is 6Z.

B12. References

- <sup>1</sup>Frame Finder, 1940 CIV-342-42, [https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/), accessed June 2024; Historical Aerials, 1948, <https://www.historicaerials.com/viewer>, accessed June 2024.
- <sup>2</sup>Historical Aerials, 1956, <https://www.historicaerials.com/viewer>, accessed June 2024; Frame Finder, 1965 SCL 23-243, [https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/), accessed June 2024.
- <sup>3</sup>City of Morgan Hill Building Permit No. 5146, March 21, 1978.
- <sup>4</sup>Historical Aerials, 1982, 1987, <https://www.historicaerials.com/viewer>, accessed June 2024
- <sup>5</sup>City of Morgan Hill Building Permit No. 2007-1228, December 10, 2007.
- <sup>6</sup>City of Morgan Hill Building Permit No. 2009-00522, September 1, 2009.
- <sup>7</sup>Historic Aerials 2018, 2020, <https://www.historicaerials.com/viewer>, accessed June 2024
- <sup>8</sup>City of Morgan Hill Building Permit No. 2022-0275, June 24, 2022.
- <sup>9</sup>City of Morgan Hill Building Permit No. 2022-0386, September 22, 2022.
- <sup>10</sup>Parcel Quest, <https://www.parcelquest.com>, accessed June 2024.
- <sup>11</sup>Map of Santa Clara County California (J. G. McMillan, 1914), [https://archive.org/details/map\\_santaclaracounty\\_1914/map\\_santaclaracounty\\_1914\\_panel\\_07.jpg](https://archive.org/details/map_santaclaracounty_1914/map_santaclaracounty_1914_panel_07.jpg), accessed June 2024; Official Map of Santa Clara County California (McMillan & McMillan, 1929), [https://archive.org/details/map\\_santaclaracounty\\_1929/map\\_santaclaracounty\\_1929\\_panel03.jpg](https://archive.org/details/map_santaclaracounty_1929/map_santaclaracounty_1929_panel03.jpg), accessed June 2024.
- <sup>12</sup>Record of Survey, Lots 72 and 73, City of Morgan Hill, September 1959, <https://sccplanning.maps.arcgis.com/>, accessed June 2024.
- <sup>13</sup>Frame Finder, 1940 CIV-342-42, [https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/), accessed June 2024; Historical Aerials, 1948, <https://www.historicaerials.com/viewer>, accessed June 2024.
- <sup>14</sup>Historical Aerials, 1956, <https://www.historicaerials.com/viewer>, accessed June 2024; Frame Finder, 1965 SCL 23-243, [https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/), accessed June 2024.
- <sup>15</sup>Historical Aerials, 1956, <https://www.historicaerials.com/viewer>, accessed June 2024; Frame Finder, 1965 SCL 23-243, [https://mil.library.ucsb.edu/ap\\_indexes/FrameFinder/](https://mil.library.ucsb.edu/ap_indexes/FrameFinder/), accessed June 2024.
- <sup>16</sup>Historical Aerials, 1956, <https://www.historicaerials.com/viewer>, accessed June 2024
- <sup>17</sup>Historical Aerials, 1982, 1987, 2020, <https://www.historicaerials.com/viewer>, accessed June 2024; Bing Maps, <https://www.bing.com/maps>, accessed June 2024.
- <sup>18</sup>City of Morgan Hill Building Permit No. 5146, March 21, 1978.
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- <sup>20</sup>City of Morgan Hill Building Permit No. 2009-00522, September 1, 2009.
- <sup>21</sup>City of Morgan Hill Building Permit No. 2022-0275, June 24, 2022; City of Morgan Hill Building Permit No. 2022-0386, September 22, 2022.
- <sup>22</sup>"Marguerite Koval, "Ancestry.com. U.S., Index to Public Records, 1994-2019 [database on-line], <http://www.ancestry.com>, accessed June 2024.
- <sup>23</sup>Parcel Quest, <https://www.parcelquest.com>, accessed June 2024.
- <sup>24</sup>Circa Consulting, *Historic Context Statement for the City of Morgan Hill* (Morgan Hill, California, October 2006), 51.
- <sup>25</sup>Dill Design Group, *Santa Clara County Heritage Resource Inventory Update, South County Survey Report* (County of Santa Clara Historical Heritage Commission and Environmental Resources Agency Planning Office, March 31, 2003) 10.
- <sup>26</sup>Official Map of County of Santa Clara, California: Compiled from U.S. surveys, county records, and private surveys and the tax-list of 1889, by order of the Hon. Board of Supervisors; Dill Design Group, *Santa Clara County Heritage Resource Inventory Update, South County Survey Report* (County of Santa Clara Historical Heritage Commission and Environmental Resources Agency Planning Office, March 31, 2003) 12, 16
- <sup>27</sup>Dill Design Group, *Santa Clara County Heritage Resource Inventory Update, South County Survey Report* (County of Santa Clara Historical Heritage Commission and Environmental Resources Agency Planning Office, March 31, 2003) 16.
- <sup>28</sup>Circa Consulting, *Historic Context Statement for the City of Morgan Hill* (Morgan Hill, California, October 2006), 67; Dill Design Group, *Santa Clara County Heritage Resource Inventory Update South County Survey Report*, (County of Santa Clara Historical Heritage Commission and Environmental Resources Agency Planning Office, March 31, 2003), 16.
- <sup>29</sup>Dill Design Group, *Santa Clara County Heritage Resource Inventory Update, South County Survey Report* (County of Santa Clara Historical Heritage Commission and Environmental Resources Agency Planning Office, March 31, 2003) 18.
- <sup>30</sup>Circa Consulting, *Historic Context Statement for the City of Morgan Hill* (Morgan Hill, California, October 2006), 55.
- <sup>31</sup>Circa Consulting, *Historic Context Statement for the City of Morgan Hill* (Morgan Hill, California, October 2006), 11.
- <sup>32</sup>Circa Consulting, *Historic Context Statement for the City of Morgan Hill* (Morgan Hill, California, October 2006), 51.
- <sup>33</sup>Dill Design Group, *Santa Clara County Heritage Resource Inventory Update, South County Survey Report* (County of Santa Clara Historical Heritage Commission and Environmental Resources Agency Planning Office, March 31, 2003) 3.
- <sup>34</sup>Dill Design Group, *Santa Clara County Heritage Resource Inventory Update, South County Survey Report* (County of Santa Clara Historical Heritage Commission and Environmental Resources Agency Planning Office, March 31, 2003) 20.
- <sup>35</sup>National Register Bulletin #15," 12.
- <sup>36</sup>Patrick Andrus and Rebecca Shrimpton, eds., *How to Apply the National Register Criteria for Evaluation*, (US Department of the Interior, National Park Service, Cultural Resources:1997) accessed May 2024, [https://www.nps.gov/subjects/nationalregister/upload/NRB-15\\_web508.pdf](https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf).

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<sup>37</sup> California Department of Transportation, *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*, (California Department of Transportation: 2011), 67.

<sup>38</sup> California Department of Transportation, *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*, (California Department of Transportation: 2011), 76.

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<sup>40</sup> California Department of Transportation, *Tract Housing in California, 1945-1973: A Context for National Register Evaluation*, (California Department of Transportation: 2011), 68-70.

<sup>41</sup> Noble and Cleek, "Monitor Roof," *The Old Barn Book: A Field Guide to North American Barns & Other Farm Structures*, 39.

<sup>42</sup> "National Register Bulletin #15," 20.

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**Image 1:** Building A, north elevation, view facing south. Source: GPA, May 2024.



**Image 2:** Building A, north (left) and west (right) elevations, view facing southeast. Source: GPA, May 2024.



**Image 3:** Building B, east (left) and north (right) elevations, view facing southwest. Source: GPA, May 2024.



**Image 4:** Building B, north elevation, view facing south. Source: GPA, May 2024.



**Image 5:** Building C, south elevation, view facing north. Source: GPA, May 2024.



**Image 6:** Building C, west elevation, view facing east. Source: GPA, May 2024.

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**Image 7:** Building D, north (left) and west (right) elevations, view facing south. Source: GPA, May 2024.



**Image 8:** Building E, east (left) and north (right) elevations, view facing southwest. Source: GPA, May 2024.



**Image 9:** Building E, west elevation, view facing east. Source: GPA, May 2024.



**Image 10:** Building F, north elevation, view facing south. Source: GPA, May 2024.



**Image 11:** Building F, north (left) and west (right) elevations, view facing southeast. Source: GPA, May 2024.



**Image 12:** Building G, south (left) and east (right) elevations, view facing northwest. Source: GPA, May 2024.

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**Image 13:** Setting, view facing south from Diana Avenue in front of Building A. Source: GPA, May 2024.



**Image 14:** Setting, view facing south from Diana Avenue, just west of Building A. Source: GPA, May 2024.



**Image 15:** Setting, north elevation of Building B, view facing south. Source: GPA, May 2024.



**Image 16:** Setting, north elevation of Building E (center) between Building B (right) and Building C (left), view facing south. Source: GPA, May 2024.



**Image 17:** Setting of west and south elevations of Building B and Building G (left) and Building C (right), view facing northeast from just west of Building D (foreground at far right). Source: GPA, May 2024.



**Image 18:** Setting, rear of parcel with restricted access, view facing south. Source: GPA, May 2024.