

APPENDIX E

Historic Evaluation Reports

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other
Review Code

Reviewer

Date

Listings

Page 1 of 16 *Resource Name or #: (Assigned by recorder) 1105 Half Road, Morgan Hill

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 Location: ☐ Not for Publication ☒ Unrestricted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 _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 1105 Half Road City Morgan Hill Zip 95037

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 620522.24 mE/ 41, 12283.48 mN

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

APN 728-30-004

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

The site is a rural setting within an orchard. The terrain is flat with the developed area containing a c. 1957 Ranch Style house, a barn, tanks, and sheds.

The single-story house is an eclectic variation of the California Ranch Style in an "L" form. The horizontal front façade has a band of windows above a concrete block wall, a slightly recessed covered front porch with the entry door, and side lights. The remainder of the front wall has high windows and is behind a screen. The roof extends beyond the building to cover a patio/carport. A second parking area is behind a concrete block wall at the end of the building. The rear facade is flat with metal sliding style

windows.(bedrooms).



*P3b. Resource Attributes: (List attributes and codes) HP2

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

P5b. Description of Photo: (view, date, accession #) Front Façade, May 2019

*P6. Date Constructed/Age and SourceX Historic ☐ Prehistoric ☐ Both 1957 -Assessor's Records

.Owner and Address:

Llagas LLC

600 E. Brokaw Road

San Jose CA 95112

*P8. Recorded by: (Name, affiliation, and address) Bonnie Bamburg

Urban Programmers

10710 Ridgeview Ave.

San Jose CA 95127

*P9.Date Recorded: June 1, 2019

*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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*Recorded by: Urban Programmers *Date 6/1/2019 X Continuation Update

P.3 Description continued:

The side rear façade has a recessed porch with French doors. The roof extends with exposed eaves behind a fascia board. The stucco surface is smooth texture with no details. The building is common economical type construction without artistic style.

Across a parking area from the front of the house is a utility barn. The single-story, rectangular form is constructed of vertical board and batt on wood frame. The structure has a pitched roof and concrete foundation. The division of space indicates it was used as a packing shed and for equipment storage. The remains of a covered area at the end indicate the space was likely also used for sorting and packing fruit.

Contemporary and temporary tanks are behind the barn.

There is no formal landscape plan and no natural features beyond the flat terrain. The house and barn are vacant and in poor condition.

Photographs: the photographs were taken on June 1, 2019 using digital format.



Photograph 2 1105 Half Road, Morgan Hill – Main house

View: Front entry porch and front door. Concrete block veneer on the front wall (right). "T-111"
Manufactured board siding on the rest of the wall.

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*Recorded by: Urban Programmers *Date 6/1/2019 ☒ Continuation ☐ Update



Photograph 2 1105 Half Road, Morgan Hill – Main house
View: Front façade, covered concrete porch. Concrete block veneer on the front wall (right). “T-111”
Manufactured board siding on the rest of the building.

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Photograph 3 1105 Half Road, Morgan Hill – Main house

View: End and rear facades. "T-111" Manufactured board siding, broad eaves and planter against wall.
Concrete porch/patio

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Photograph 4 1105 Half Road, Morgan Hill – Main house

View: Rear porch with French doors (replacement), concrete block planter and veneer on the left side. "T-111" Manufactured board siding on the facade.

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Photograph 5 1105 Half Road, Morgan Hill – Main house
View: Rear wall'

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Photograph 6 1105 Half Road, Morgan Hill – Main house

View: Bedroom window (rear end of the building. "T-111" Manufactured board siding on the rest of the building.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 1105 Half Road, Morgan Hill CA *NRHP Status Code 6Z
Page 8 of 16

B1. Historic Name: Sakai Ranch
B2. Common Name: None
B3. Original Use: Rural Residential B4. Present Use: Vacant
*B5. Architectural Style: California Ranch (variation)
*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1957. Remodel of rear porch area c. 1970.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
*B8. Related Features:

Orchard trees and barn - related but not significant to the house

B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme Residential Architecture Area Morgan Hill

Period of Significance 1957-2000 Property Type house Applicable Criteria NA
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property is not significant to the history, heritage, or architecture of Morgan Hill and does not qualify for listing in the California Register of Historical Resources or under the Morgan Hill Historic Preservation Ordinance. The property is not associated with persons or events of significance and is not an artistic or important variation of the California Ranch style.

The history of Morgan Hill has been published in scholarly works; this brief summary is to show the context for the subject property in the history of Morgan Hill and Santa Clara County in the mid-century 1950-2000.

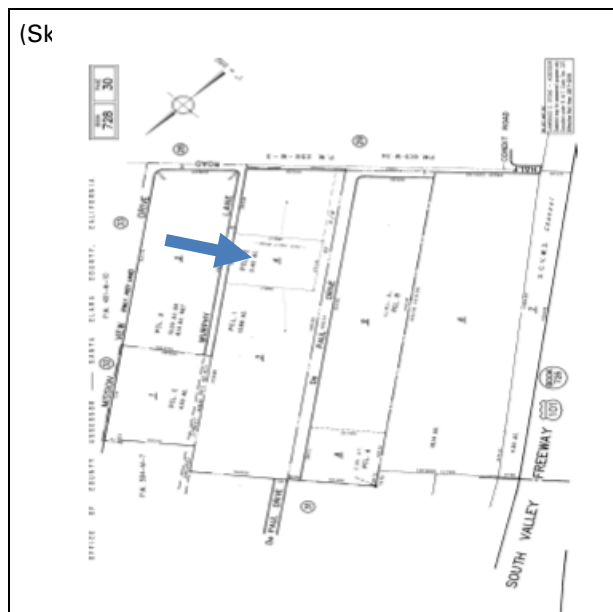
11. Additional Resource Attributes: (List attributes and codes) _____
*B12. References:

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B13. Remarks:

*B14. Evaluator: Bonnie Bamburg
*Date of Evaluation: 6/1/2019

(This space reserved for official comments.)



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*Recorded by: Urban Programmers *Date June 1, 2019 ☒ Continuation ☐ Update

At the turn of the century, 1900, agriculture was the primary industry in South Santa Clara County. Acres of orchards and farmland were tended and owned by Americans and immigrants who came 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 who supplied the canneries and fruit dryers located along the length of the County. Canners were established, and communities grew in relation as a result of the agricultural expansion. Box factories, can factories, shipping centers, paper mills, and label makers were all part of the strongest growth industry in Santa Clara County between the years 1900-1936 - with prunes at the top of the list for the export market. While there were economic and over-production cycles, nothing was as devastating to prune growers as the boycott of California Prunes and dried fruit by Germany and its allies in 1936. The European market was a large part of the industry, and the world glut of prunes that resulted from the boycott caused financial ruin for many ranchers. Those who could hold onto their land, replanted orchards to take advantage of improved shipping for fresh fruit and those fruits that canned well. Some turned to vineyards and some to row crop farming. Amid this economic turmoil, all growers and processors were helped by the advent of WWII and the federal government contracts to provide food supplies to the troops. At the end of WWII and the end of the lucrative federal contracts, the industry entered another challenge, frozen and prepared foods. Strawberries were the first locally frozen crops to come from South County. While the rest of Santa Clara County experienced a shift from an agricultural basis in the 1950s to subdivisions and high tech, South County remained primarily agricultural into the 1970s when the spread of population from the industrial centers of Silicon Valley extended to South County. As it had to the north, the demand for housing spurred the redevelopment of agricultural land to residential and commercial subdivisions. Initially, the subdivisions tended to be along the west side and Monterey Road. With the completion of Highway 101, development patterns moved to the eastern side, leaving the center of the valley in agriculture and the last to be subdivided for development.

1105 Half Road

The agricultural property was owned by William Pierce in 1912 when it was sold to Fernand Kraft. Kraft was from Germany, and his wife, Elin, was from Sweden; both became naturalized citizens. Kraft farmed the land and then planted fruit trees, likely prunes.¹ In the mid-1930s, his occupation listed in the county voter rolls and City Directories changed to farmer. This appears to be due to the boycott on dried fruit going to Germany and the Axis countries in 1936. He remained a farmer until the land was sold to Harry M. Sakai, Yukino Sakai, and Freddie Sakai.

¹ The Santa Clara County Voters rolls list Fernand Kraft as an orchardist until the late 1930s when he is listed as a farmer.

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The sale was recorded on January 28, 1955. The Sakai family planted cherry trees on part of the acreage and built a house and barn in 1957. The house and barn were constructed for Harry Sakai who lived on the property with his wife, Margie, at RD 2 Box 489 until selling the land in the late 1970s and moving to 779 Via del Castille in Morgan Hill. The next owners were Charles L. and Patricia A. Hann. Charles operated CL Hann Industries, a machine shop on Chestnut Street in San Jose, before purchasing the land and moving to Morgan Hill. The Hanns continued the agricultural use and lived in the house surrounded by fruit trees. In 1996, the property was transferred to Patricia A. Hann, and then sold by her to Llagas LLC on April 6, 2000. For the last several years, the house has not been occupied by the owner; however, the orchard has been maintained.

Evaluation of Significance

The evaluation considers the criteria adopted by the City of Morgan Hill in the Zoning Code Chapter 18.60 Cultural Resources Preservation, Section 18.60.050 Cultural resource designation – Criteria. To comply with the California Environmental Quality Act – Guidelines, the evaluation considers the criteria of the California Register of Historical Resources and the National Register of Historic Places

Morgan Hill Cultural Resources Designation- Criteria

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. 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,*

The owners of the property, Kraft and Sakai were part of the agricultural community. Research did not find unique historical importance associated with the owners. Both families were immigrants, and both were fruit ranchers in a community that had many immigrants and fruit ranchers.

- 2. is the site of a historic event with a significant effect upon society,*

The site is not associate with a significant historical event.

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3. *Exemplifies the cultural, political, economic, social, or historical heritage of the community;*

The orchard and operations/storage area of the parcel are typical of the rural orchard properties in South County. It is, or was, part of the broader economic heritage of Santa Clara County.

The property is not associated with the lives of people significant in the past. No historic event was found to have occurred on the property. The site was of a broad pattern yet does not individually exemplify the cultural, political, economic, social, or historical heritage of the community.

B. Architectural, engineering Importance:

1. *Portrays the environments in an era of history characterized by a distinctive architectural style.*

The ancillary buildings and structures are utilitarian, used for storage and as such are part of a broad pattern of agricultural use in the Morgan Hill area but do not exhibit significant character, interest, or value in communicating the cultural characteristics of the city, county, or region. The house, a variation of the Mid-century Ranch Style is not an artistic or well-designed Mid-century Ranch Style.

2. *Embodies those distinguishing characteristics of an architectural type or engineering specimen.*

The house shows characteristics of Mid-century Ranch Style architecture; however, the combination of elements is not artistic or unique.

3. *Is the work of a designer or master builder whose individual work has significantly influenced the development of Morgan Hill.*

The design of the house does not represent the work of a master builder.

4. *Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or*

As stated above, the house - the main building on the property - is an economical version of the Mid-century Ranch style, while the structures are primarily storage sheds c. 1960s-70s that lack distinctive architecture or engineering qualities.

C. Geographic Importance:

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*Recorded by: Urban Programmers *Date June 1, 2019 ☒ Continuation ☐ Update

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.*

The site is part of an agricultural area. Agriculture is and was an important economic industry in Morgan Hill. This parcel is not individually distinctive.

2. *Owing to its unique location or singular physical characteristics, it represents an established and familiar visual feature of a neighborhood, community, community, or city.*

The subject property is not associated with a square, park, or other distinctive area. The orchard land was part of larger ranches that were divided, and do not relate to the previous ranches or owners. The orchards have been replanted, and none of the structures or buildings on the property are distinctive.

The property is in an area of rural parcels redeveloping to residential uses and is not a unique location.

D. Archaeological Importance:

1. *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)*

The site has been disturbed by agricultural use for over 100 years, in addition to the construction of buildings. It is unlikely to yield information important in the study of pre-history. Should areological materials be found during any phase of future construction, local, county, and state law must be observed.

California Register of Historical Resources - Eligibility Statement

The criteria for listing historical resources in the California Register are consistent with 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. A 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*

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*Recorded by: Urban Programmers *Date June 1, 2019 ☒ Continuation ☐ Update

States.

2. *It is associated with the lives of persons important to local, California, or national history;*
3. *It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or*
4. *It has yielded, or is likely to yield, information important to the prehistory or history of the local area, California, or the nation.*

In addition, 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.

Research did not uncover information showing that the subject property was associated with individuals or events that have made a significant contribution to the broad patterns of local or regional history, or to the cultural heritage of Morgan Hill, Santa Clara County, California, or the United States. The Kraft family immigrated to Santa Clara County and began business in San Jose before moving to Morgan Hill and tending fruit trees. The Sakai family arrived from Japan in 1908, locating in Washington State where their children, Harry, Freddy, and Yukino, were born. After being interred in Wyoming, the family came to the Santa Clara Valley and purchased property to farm and raise cherries. They had a Mid-century Ranch house constructed along with vernacular agricultural structures on the property. None of the buildings or structures possess distinctive characteristics. When the property was evaluated as a rural unit, it was concluded that it did not meet the criteria because the utilitarian structures and buildings are not distinctive or artistic and do not show unique engineering. Thus, it was concluded that the property is not eligible for listing in the California Register.

National Register of Historic Places – Standards (Criteria)

The National Register of Historic Places has established standards for evaluating the significance of resources that are important in the heritage of the nation. Historic resources may be considered important at the local level, state level, or national level. To apply the standards, the resource must be considered within significant historical contexts. The standards, age, and integrity statements follow;

1. *A property must be fifty years old*
2. *The resource must retain architectural and historical integrity.*
3. *The resources must meet at least one of the following criteria*

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*Recorded by: Urban Programmers *Date June 1, 2019 ☒ Continuation ☐ Update

- a. *are associated with events that have made a significant contribution to the broad patterns of our history; or*
- b. *are associated with the lives of persons significant in our past; or*
- c. *embody the distinctive characteristics of a type, period, or method that possess high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or*
- d. *have yielded, or may be likely to yield, information important in prehistory or history.*

Research did not uncover information that the subject property was 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 structure's lack of significant historical associations and common design are the factors in determining that the property is not eligible for listing in the National Register of Historic Places.

Property that is not eligible for listing in the California Register of Historical Resources is not considered to be significant under the criteria of the National Register of Historic Places and is not eligible for listing.

Based upon the lack of significant architecture, or significant historical associations), the subject property is not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or consideration under the Morgan Hill Zoning Ordinance 18.60.050.

California Environmental Quality Act (CEQA)

CEQA defines a historical resource as a resource that meets one or more of the following criteria; (1) listed in, or determined eligible for listing in, the California Register of Historical Resources, (2) listed in a local register of historical resources as defined in PRC Section 5020.1 (k), (3) identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g), or (4) determined to be a historical resource by a project's lead agency (PRC Section 21084.1 and CEQA Guidelines Section 15064.5 (a). A historic resource consists of;

“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

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*Recorded by: Urban Programmers *Date June 1, 2019 ☒ Continuation ☐ Update

cultural annals of California.” Generally, a resource shall be considered “historically significant” if the resource meets the criteria for listing in the California Register of Historical Resources”²

A literature search showed that the subject property is not listed in the Historic Properties Directory for Santa Clara County (2011) or the Morgan Hill Historic Resources Inventory. This study and evaluation of the attributes of the property found the property does not meet the criteria of the California Register of Historical Resources or the City of Morgan Hill’s Historic Preservation Zoning criteria. Thus, the property does not meet the criteria of any register as a “historical resource” under CEQA.

B.12 Sources consulted:

List of Repositories Consulted

City of Morgan Hill Building Permits Morgan Hill Historical Museum Santa Clara County Assessor’s Office

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

References

Arbuckle, C. and Rambo, R., Santa Clara County Ranchos, the Rosicrucian Press, San Jose, CA, 1968

California Office of Historic Preservation, “Instructions for Recording Historical Resources”, March 1995

City Directories for Santa Clara County and Morgan Hill, California; 1920-1985
Dill Design, Santa Clara County Heritage Resource Survey Update, South County, March 31, 2003,

Douglas, Jack, Historical Footnotes of Santa Clara Valley, San Jose Historical Museum Association, San Jose, 1993

McAlester, V & L. *A Field Guide to American Houses*, A. Knopf, New York, 1985

Morgan Hill Historic Resources Inventory, Morgan Hill Planning Department.

Munro-Fraser, History of Santa Clara County, California, Alley Bowen & Co., San Francisco, 1881

² CEQA Guidelines Section 15064.5(a)(3).

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National Register of Historic Places. (2007). - *How to Apply the National Register Criteria for Evaluation/ VIII How to Evaluate the integrity of a Property.* (pp. 44,45). Washington, D.C.: National Parks Service.

Payne, S. Santa Clara County, Harvest of Change, Windsor Publications, Northridge CA 1987

Rifkind, C. *A Field Guide to American Architecture*, Times Mirror, New York 1980

Sanborn Map Company, *FIRE INSURANCE MAPS MORGAN HILL CALIFORNIA; 1884;*

Santa Clara County Historical Heritage Commission, Santa Clara County Heritage Resource Inventory, San Jose, CA, 1979, 1999

Sawyer, Eugene T., History of Santa Clara County, Historic Records Company, Los Angeles, CA, 1922

Thomson & West, 1876 Historical Atlas of Santa Clara Co. California, (reprint) Smith McKay, San Jose, 1973

Wyman, Beth; Hiram Morgan Hill, Morgan Hill, 1990

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other
Review Code

Reviewer

Date

Listings

Page 1 of 18 *Resource Name or #: (Assigned by recorder) APN 728-31-014, Morgan Hill

P1. Other Identifier: South side of Cochran Road west of De Paul Drive

*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 NA _____ City Morgan Hill Zip 95037

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 619416.79 mE/ 41123862.53 mN

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

APN 728-31-014 (north/east corner of parcel)

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

The site is a rural setting within a tree farm. The terrain is flat with the developed area containing a c.1900 building converted to a house, and sheds.

The single-story building is an eclectic style of additions and alterations in a "L" form formed by a cross gable plan.. The building appears to have been moved to the site based upon the type of foundations. The simple wood building exhibits evidence of tall narrow windows (filled in) and the front façade appears an addition. The current fenestration is primarily contemporary vinyl sliding styles. The front façade has a flush wood door between two windows. A rustic frame with deteriorated a corrugated

cover extends across the front. The sides



*P3b. Resource Attributes: (List attributes and codes) HP2

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

P5b. Description of Photo: (view, date, accession #) Front Façade, May 2019

*P6. Date Constructed/Age and SourceX Historic ☐ Prehistoric ☐ Both 1957 -Assessor's Records

*P7. Owner and Address:

Llagas LLC

600 E. Brokow Road

San Jose CA 95112

*P8. Recorded by: (Name, affiliation, and address) Bonnie Banburg
Urban Programmers
10710 Ridgeview Ave.

San Jose CA 95127

*P9.Date Recorded: June 1, 2019

*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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Chocran Rd., west of De Paul Dr. *Recorded by: Urban Programmers
*Date 6/1/2019 X Continuation Update

and rear are punctuated with the replacement windows. The siding is dropped horizontal board on the rear and west side, with a change to . vertical board and bat for the front addition. The building appears to have started with a c. 1900 rectangular form and added a large section to create a residential style with a low-pitched roof and side wing c. 1955. Later alterations include removing the original windows from both sections. The building does not have a defined style.

There is no landscaping, a shed and fencing are the other features close to the building on the property. The primary purpose of the site is for large trees in wood boxes- tree storage more than a tree farm.

Photographs:



Photograph 2 Cochran Road west of De Paul Avenue.

View: side façade board and bat on the left and dropped horizontal siding right of the white door.

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Chocran Rd., west of De Paul Dr. *Recorded by: Urban Programmers
*Date 6/1/2019 X Continuation Update



Photograph 2 Cochran Road west of De Paul Avenue.

View: West side of the building. This wall exhibits the horizontal siding and the juncture with the board and bar addition.

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Chocran Rd., west of De Paul Dr. *Recorded by: Urban Programmers
*Date 6/1/2019 X Continuation Update



Photograph 3 Cochran Road west of De Paul Avenue.

View: Section of the east wall showing evidence of the original windows.

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) APN 728-31-014 *NRHP Status Code 6Z

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B1. Historic Name: Kraft Ranch

B2. Common Name: none

B3. Original Use: agriculture B4. Present Use: tree storage

*B5. Architectural Style: No defined style – Residence on the property

*B6. Construction History: (Construction date, alterations, and date of alterations)
Residence on the property:

Rear section constructed c1900. Front section added c. 1955 Alterations continuing.

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

*B8. Related Features:

Tree storage

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Residential Architecture Area Morgan Hill

Period of Significance 1900-2000 Property Type house Applicable Criteria NA

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

The property is not significant to the history, heritage or architecture of Morgan Hill and does not qualify for listing in the California Register of Historic Resources or under the Morgan Hill Historic Preservation Ordinance. The property is not associated with persons or events of significance and is not an artistic or important variation of a defined style.

The history of Morgan Hill has been published in scholarly works, this brief summary is to show the context for evaluating the subject property within the twentieth century history of Morgan Hill and Santa Clara. This appears to be when the early part was constructed and newer section of the building was added and the building was transformed to residential use, . (Continued)

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

*B12. References:

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B13. Remarks:

*B14. Evaluator: Bonnie Bamberg

*Date of Evaluation: June 1, 2019

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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At the turn of the century, 1900, agriculture was the primary industry in South Santa Clara County. Acres of orchards and farmland were tended and owned by Americans and the immigrants who came 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 who supplied the canneries and fruit dryers located along the length of the County. Canneries were established, and communities grew in relation as a result of the agricultural expansion. Box factories, can factories, shipping centers, paper mills, and label makers were all part of the strongest growth industry in Santa Clara County between the years 1900-1936 - with prunes at the top of the list for the export market. While there were economic and over-production cycles, nothing was as devastating to prune growers as the boycott of California Prunes and dried fruit by Germany and its allies in 1936. The European market was a large part of the industry, and the world glut of prunes that resulted from the boycott caused financial ruin for many ranchers. Those who could hold onto their land, replanted orchards to take advantage of improved shipping for fresh fruit and those fruits that canned well. Some turned to vineyards and some to row crop farming. Amid this economic turmoil, all growers and processors were helped by the advent of WWII and the federal government contracts to provide food supplies to the troops. At the end of WWII and the end of the lucrative federal contracts, the industry entered another challenge, frozen and prepared foods. Strawberries were the first locally frozen crops to come from South County. While the rest of Santa Clara County experienced a shift from an agricultural basis in the 1950s to subdivisions and high tech, South County remained primarily agricultural into the 1970s when the spread of population from the industrial centers of Silicon Valley extended to South County. As it had to the north, the demand for housing spurred the redevelopment of agricultural land to residential and commercial subdivisions. Initially, the subdivisions tended to be along the west side and Monterey Road. With the completion of Highway 101, development patterns moved to the eastern side, leaving the center of the valley in agriculture and the last to be subdivided for development.

Cochran Road West of De Paul Ave.

The agricultural property was owned by William Pierce in 1912 when it was sold to Fernand Kraft. Kraft was from Germany, and his wife, Elin, was from Sweden; both became naturalized citizens. Over a period of several years Kraft purchased several adjoining parcels. Kraft farmed the land and then planted fruit trees, likely prunes.¹ In the mid-1930s, his occupation listed in the county voter rolls and City Directories changed from orchards to farmer. This appears to be

¹ The Santa Clara County Voters rolls list Fernand Kraft as an orchardist until the late 1930s when he is listed as a farmer.

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due to the boycott on dried fruit going to Germany and the Axis countries in 1936. He remained a farmer until the land was sold to Harry M. Sakai, Yukino Sakai, and Freddie Sakai. The sale was recorded on January 28, 1955. The Sakai family planted cherry trees. According to the aerial photographs from the USGS library, the property remained, planted in orchards when it was sold in 1963 to Lawrence and Helen Chew and Francis and Beatriz Mar. Both Lawrence and Helen worked at the Giant Thrift Pharmacy. The Lawrence & Helen Chew Trust sold the parcel in 2004 to Llagas LLC. During this time, the land was cleared of the fruit trees and then rented to Michael Bonfante, Bonfante Nursery, for tree storage. Mature trees with their roots systems in wood boxes trees were stored on the property in neat rows.² In January 2019, the land was sold to Morgan Hill Ventures LLC. The tree storage continued and was the major use of the land in 2019.³ The boxed trees appear to have been stored for future use in a golf course or other large project. Eventually trees filled most of the 14 acres and included several species.

Michael Bonfante and Bonfante Nursery

John Bonfante began the Nob Hill Foods markets in 1934, named after a knoll in Morgan Hill the business grew to 9 markets before John died in 1977. Son Michael became the executive along with his sister. Under their leadership, the regional chain grew to 27 markets before it was sold in 1997 to Railey's foods, also a family owned business. While running the family business, Michael purchased a nursery in the early 1980s and began exhibiting his interest in the science and beauty of trees. It was the Scott's Valley, Circus Trees grown by Axel Erlandson that fascinated Bonfante. In 1983, he acquired the Circus Trees, moving them to Bonfante Nursery on Hecker Pass Road in Gilroy. The tree park initially opened as Nob Hill Family Park- for the company employees, then Hecker Pass Gardens- other corporate use, and after receiving the funds from the sale of Nob Hill Foods the park became Bonfante Gardens a fully developed horticultural themed amusement park. The concept was to entertain children while giving them lessons about the environment, and trees in particular. After a turn in the economy of parks, the property was sold to the City of Gilroy and became Gilroy Gardens.⁴ ⁵By this time Bonfante had acquired additional trees and storage became an issue. Trees from Bonfante Nursery in

² USGA Aerial photograph c. 2000

³ Phone Interview with Angel long time employee at Western Tree Nursery in Gilroy

⁴ <https://johnbyrd.org/html/bonfategardens/vision.htm>

⁵ <https://www.centralcoast-tourism.com/blog/the-man-who-loved-trees/>

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Gilroy were moved to Morgan Hill and stored on the subject property in the 1990s.⁶ Associated with the storage of the trees is a caretaker who lives on site.

Evaluation of Significance

The evaluation considers the criteria adopted by the City of Morgan Hill in the Zoning Code Chapter 18.60 Cultural Resources Preservation, Section 18.60.050 Cultural resource designation – Criteria. To comply with the California Environmental Quality Act – Guidelines, the evaluation considers the criteria of the California Register of Historical Resources and the National Register of Historic Places

Morgan Hill Cultural Resources Designation- Criteria

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. *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,*

The owners of the property did not live on the property. They were part of the agricultural community, including the tree storage. Research did not find unique historical importance associating this property with the owners. Storing trees for Bonfonte Nursery is not a direct association to Michael Bonfante. The building on the property does not have significant character or interest associated with the owners or occupants.

2. *Is the site of a historic event with a significant effect upon society,*

The site is not associate with a significant historical event.

3. *Exemplifies the cultural, political, economic, social, or historical heritage of the community;*

There is no remains of the orchard or row crop use. The tree storage is an unusual agricultural use although it does not exemplify the heritage of the

⁶ Telephone interview with Angle at Western Tree Nursery

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community.. It is and was, part of the broader economic heritage of Santa Clara County.

The property is not associated with the lives of people significant in the past. No historic event was found to have occurred on the property. The site was part of a broad agricultural pattern yet does not individually exemplify the cultural, political, economic, social, or historical heritage of the community.

B. Architectural, engineering Importance:

1. *Portrays the environments in an era of history characterized by a distinctive architectural style.*

The main building is a dramatically enlarged and remodeled building c. 1900 with the addition and alterations c. 1955-2000. The hodgepodge of building does not portray a distinctive architectural style

2. *Embodies those distinguishing characteristics of an architectural type or engineering specimen.*

The building does not exhibit a defined style of architecture and the wood frame is not an important engineering specimen.

3. *Is the work of a designer or master builder whose individual work has significantly influenced the development of Morgan Hill.*

The design of the building does not represent the work of a master designer or builder.

4. *Contains elements of design, detail, materials, or craftsmanship which represent a significant innovation; or*

As stated above, the main building on the property - is a hodgepodge of construction elements and does not represent 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.*

The site is part of an agricultural area. Agriculture is and was an important economic industry in Morgan Hill. This parcel is not individually distinctive.

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2. *Owing to its unique location or singular physical characteristics, it represents an established and familiar visual feature of a neighborhood, community, community, or city.*

The subject property is not associated with a square, park, or other distinctive area. The tree storage land was part of larger ranches that were divided, and does not relate to the previous ranches or owners. None of the structures or buildings on the property are distinctive.

The property is in an area of rural parcels where several of the agricultural parcels have been redeveloped to residential uses..

D. Archaeological Importance:

1. *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)*

The site has been disturbed by agricultural use for over 100 years, in addition to the construction of buildings (no longer extant). It is unlikely to yield information important in the study of pre-history. Should areological materials be found during any phase of future construction, local, county, and state law must be observed.

California Register of Historical Resources - Eligibility Statement

The criteria for listing historical resources in the California Register are consistent with 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. A 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.*
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*

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4. *construction, or represents the work of a master or possesses high artistic values; or*
It has yielded, or is likely to yield, information important to the prehistory or history of
the local area, California, or the nation.

In addition, 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.

Research did not uncover information showing that the subject property was directly associated with individuals or events that have made a significant contribution to the broad patterns of local or regional history, or to the cultural heritage of Morgan Hill, Santa Clara County, California, or the United States. The building on the property appears to have been moved to the current site and both enlarged and altered in ways that destroy to architectural integrity of a c. 1900 rectangular building. When the property was evaluated as a rural unit, it was concluded that it did not meet the criteria because the buildings and use are not distinctive. Thus, it was concluded that the property is not eligible for listing in the California Register.

National Register of Historic Places – Standards (Criteria)

The National Register of Historic Places has established standards for evaluating the significance of resources that are important in the heritage of the nation. Historic resources may be considered important at the local level, state level, or national level. To apply the standards, the resource must be considered within significant historical contexts. The standards, age, and integrity statements follow;

1. *A property must be fifty years old*
2. *The resource must retain architectural and historical integrity.*
3. *The resources must meet at least one of the following criteria*
 - a. *are associated with events that have made a significant contribution to the broad patterns of our history; or*
 - b. *are associated with the lives of persons significant in our past; or*
 - c. *embody the distinctive characteristics of a type, period, or method that possess high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or*
 - d. *have yielded, or may be likely to yield, information important in prehistory or history.*

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Research did not uncover information that the subject property was 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 structure's lack of significant historical associations and common design are the factors in determining that the property is not eligible for listing in the National Register of Historic Places.

Property that is not eligible for listing in the California Register of Historical Resources is not considered to be significant under the criteria of the National Register of Historic Places and is not eligible for listing.

Based upon the lack of significant architecture, or significant historical associations), the subject property is not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or consideration under the Morgan Hill Zoning Ordinance 18.60.050.

California Environmental Quality Act (CEQA)

CEQA defines a historical resource as a resource that meets one or more of the following criteria; (1) listed in, or determined eligible for listing in, the California Register of Historical Resources, (2) listed in a local register of historical resources as defined in PRC Section 5020.1 (k), (3) identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g), or (4) determined to be a historical resource by a project's lead agency (PRC Section 21084.1 and CEQA Guidelines Section 15064.5 (a). A historic resource consists of;

“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.” Generally, a resource shall be considered “historically significant” if the resource meets the criteria for listing in the California Register of Historical Resources”⁷

A literature search showed that the subject property is not listed in the Historic Properties Directory for Santa Clara County (2011) or the Morgan Hill Historic Resources Inventory. This

⁷ CEQA Guidelines Section 15064.5(a)(3).

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study and evaluation of the attributes of the property found the property does not meet the criteria of the California Register of Historical Resources or the City of Morgan Hill's Historic Preservation Zoning criteria. Thus, the property does not meet the criteria of any register as a "historical resource" under CEQA.

B.12 Sources consulted:

List of Repositories Consulted

City of Morgan Hill Building Permits Morgan Hill Historical Museum Santa Clara County Assessor's Office

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