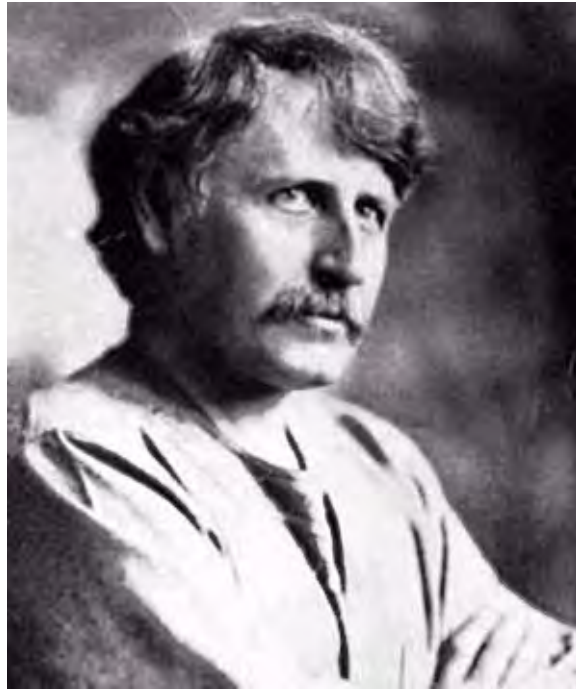


HISTORIC RESOURCE EVALUATION

Coyote Highlands
15420 Carey Lane
Morgan Hill, Unincorporated Santa Clara County, California
(APNs 817-23-006, 817-23-009, 817-24-002, 825-29-005)

Prepared for:

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Photo on cover page: Portrait of Charles Kellogg - Humboldt Redwoods Interpretive Association.

1.0 INTRODUCTION

The County of Santa Clara is preparing an Environmental Impact Report (EIR) for the Coyote Highlands Project proposed by Coyote Highlands LLC. The Coyote Highlands site is located at 15420 Carey Lane (also called Carey Avenue) in unincorporated Morgan Hill, Santa Clara County, California.

The firm of Archives & Architecture, LLC conducted archival research and visited the site in March 2012 as part of the EIR process to identify and evaluate any potential historical resources. The purpose of this report is to provide historical information and findings to determine the potential for any impacts on historical resources as defined by the California Environmental Quality Act (CEQA), and to determine whether the demolition of any buildings, structures, and other historic-era manmade features of the landscape would have an adverse effect on the environment and would require mitigation.

1.1 PROJECT DESCRIPTION

Coyote Highlands is a 566.85 acre ranch located in the rural South County area of the Santa Clara Valley. The ranch is in the Monterey Bay watershed. The nearby city of Morgan Hill is also located in southern Santa Clara Valley, approximately 12 miles south of San José and 10 miles north of Gilroy. The valley is roughly 4 miles wide and is surrounded by the Santa Cruz Range to the west and the Diablo Range to the east. The current ranch site contains three existing buildings, manmade water features including water holding tanks and cattle troughs, cattle staging areas, fencing, and the remains of a building foundation. Penetrating the site is a meandering dirt roadway, most of it engineered and built during the second decade of the twentieth century.

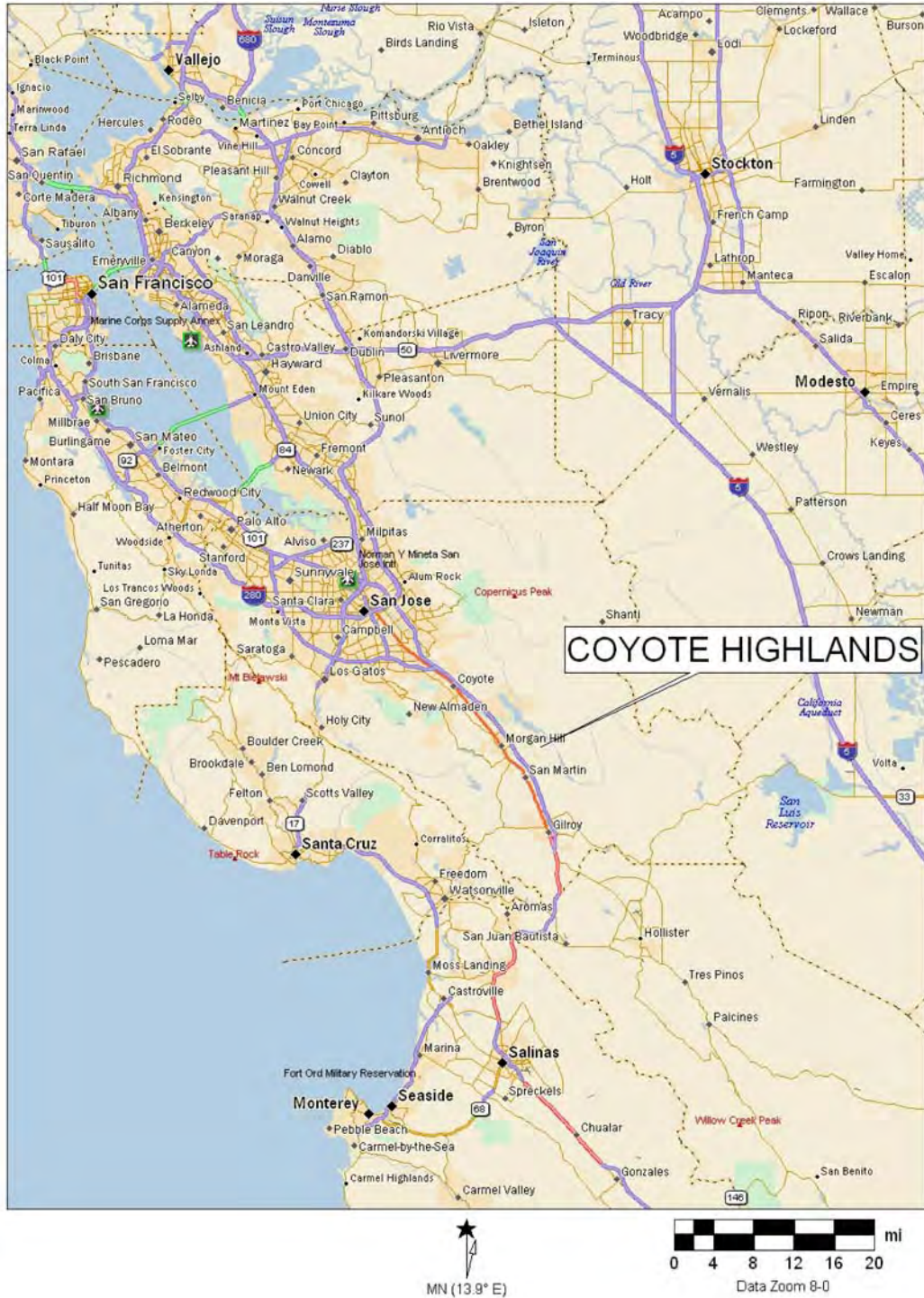
The proposed Coyote Highlands project consists of a 566.85 acre master planned cluster residential subdivision within Santa Clara County, California. The project includes construction of a roadway connecting to existing County roads, extension of utilities to the residential lots, construction of a storm water drainage system, construction of recreational and habitat features, and the subdivision of the property into 25 residential parcels as well as 5 open space parcels.

While the proposed project includes rural residential development, approximately 494.80 acres (87.3 percent of the project site) would remain undeveloped open space upon completion of the project, and would include both private and common areas. Approximately 348 acres of these 494.8 acres (61 percent of the project area) would be placed into an open space or conservation easement and deeded to a Land Trust to maintain the open space in perpetuity. The remaining 72.05 acres (12.7 percent of the project site) would be developed with road right-of-ways, driveways, building envelopes, and septic leach fields for the 25 new private residences.

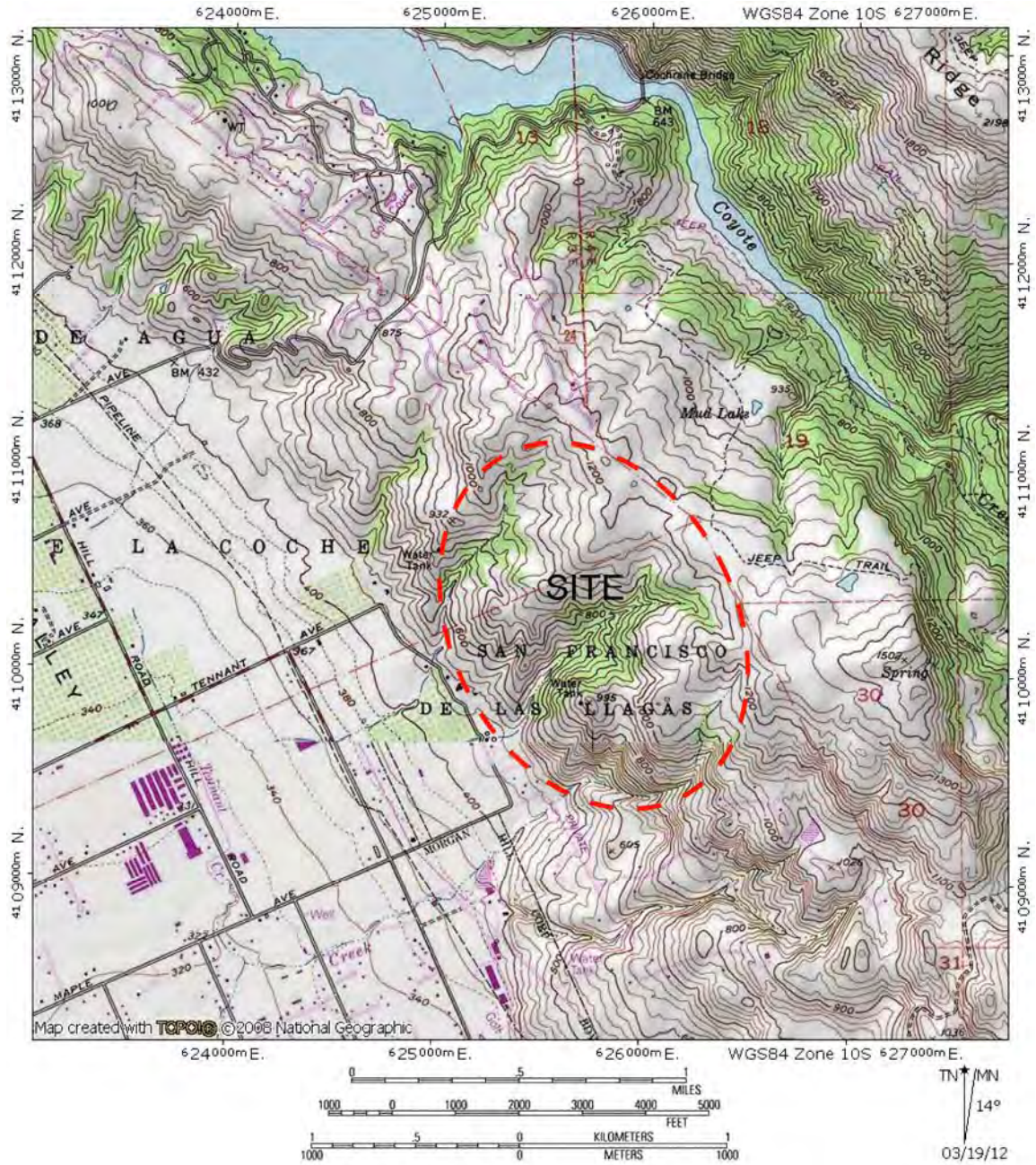
1.2 LOCATION

The proposed site is located east of Carey Lane and Maple Avenue, within unincorporated Santa Clara County, California. The project site is located north of the unincorporated community of San Martin and to the southeast of the City of Morgan Hill. The project site includes Assessor Parcel Numbers (APN) 817-23-006, 817-23-009, 817-23-012, 817-24-002, and 825-29-005. The first four parcels make up the lands owned by Coyote Highlands LLC, while the fifth parcel is owned by Fountain Oaks Ranch LLC. Figure 2.2-2 depicts the proposed project site. The site is shown on portion of two USGS 7.5' series quadrangles; Mount Sizer and Gilroy. The site also covers portions of two Mexican era ranchos developed prior to statehood; *Ojo de Agua de la Coche*, and *San Francisco de las Llagas*.

1.2.1 Figure 1.0 - Regional Map



1.2.2 Figure 2.0 Area Map



1.3 QUALIFICATIONS OF THE CONSULTANTS

The principal author of this report and evaluator for significance was Franklin Maggi, Architectural Historian, who consults in the field of historic architecture and urban development. Franklin Maggi has a professional degree in architecture with an area of concentration in architectural history from the University of California, Berkeley.

Providing archival research for this project was Sarah Winder, Historian. Sarah Winder holds a Masters of Arts in History from San José State University.

The principal investigator, Franklin Maggi is listed as qualified to do this work with the California Historic Resource Information System (CHRIS), which is operated under authority of the California State Office of Historic Preservation. Franklin Maggi meets the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities within the fields of Architectural History in compliance with state and federal environmental laws. CHRIS utilizes the criteria of the National Park Service outlined in 36 CFR Part 61.

1.4 METHODOLOGY

This document is presented in a report format, and addresses extant buildings and structures on the project site and also investigates prior use of the property during historic times. The Historical Overview (Section 2.1) provides historical context for the site within the County of Santa Clara beginning when the area was first occupied by non-indigenous people in 1769 and subsequently settled under authority of the Spanish government. Discussion of pre-historic settlement and use of the land and related archaeology is beyond the scope of the investigation and analysis provided within this document.

The buildings recorded within this report were examined in March 2012 by Franklin Maggi. The onsite visit included an overview of the larger property, and a reconnaissance investigation of the two extant houses and barn located adjacent Carey Lane. Photographs of the exteriors of the buildings and structures and views of the related setting were taken. Photographs included in this report and its appendices were taken by Franklin Maggi during the March visit.

Technical descriptions within this report were written based on the site investigation. Archival research was conducted by Sarah Winder and included visits to major repositories of local historical source material. These repositories included the California Room at the Martin Luther King Jr. Joint Library, San José, the County of Santa Clara Recorder's and Surveyor's Offices, the County of Santa Clara Archives, and the Morgan Hill Public Library. Additionally, prior survey information was reviewed and considered as a part of the archival research and evaluation for significance. These sources are discussed in Section 1.5 of this report.

This report was prepared utilizing the methodology recommended by the National Park Service (NPS), as outlined in Preservation Briefs #17 - *Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (1988), #32 - *Guidelines for Evaluating and Documenting Properties Associated with Significant Persons* (n.d.), and #35 - *Understanding Old Buildings: The Process of Architectural Investigation* (1994). Site recordings were prepared within DPR523 series forms according to the *Instructions for Recording Historical Resources* (Office of Historic Preservation, 1995).

1.5 PREVIOUS SURVEYS AND HISTORICAL STATUS

In addition to a review of historical literature relevant to understanding the historical context of South Santa Clara County, a review of information related to recent surveys and investigations was pursued in the preparation of this report. Two prior investigations were archaeological in nature; they include: A Cultural Resources Evaluation of the Lands of Chiala, Near Morgan Hill, Santa Clara County, California, by Elizabeth Bedolla in 1999, and, A Cultural Resources Evaluation of the Lands of Chiala, APN 825-29-005, Maple Avenue and Paseo Robles Drive, Morgan Hill, Santa Clara County, California, by Sally Evans of Archeological Resource Service (ARS) in 2006. The ARS report was reviewed as a part of this current study. No significance historic features on this site were noted in the prior field survey, which took place on the portion of the subject property south of Maple Lane.

The 25-acre site adjacent and to the west of the subject site has been at least partially listed on the Santa Clara County Heritage Resources Inventory since 1979. The Charles Kellogg House and Fountain Oaks, two large historically significant houses, remain extant today adjacent to the subject property on a parcel that was once joined to the subject property. Both the Kellogg House and the main house of Fountain Oaks were constructed circa 1927. These houses, as well as the related 1922 guesthouse were constructed by Mrs. Gertrude Strong Achilles. During the later period that Achilles owned the property, including the subject property, there were said to have been about 32 buildings and structures on the Fountain Oaks ranch. The Charles Kellogg House was first identified on the Santa Clara County Resource Inventory in 1979, and Fountain Oaks (including both the main house and the guest house) as well as the Charles Kellogg House were recorded as HABS No.CA-2100 by the Historic American Building Survey in 1980. Both the Charles Kellogg House and Fountain Oaks were listed in the 1999 Santa Clara County Heritage Resource Inventory, and subsequently formally evaluated and recorded as a part of the South Santa Clara County Heritage Resource Inventory Update in 2003. The 2003 evaluation found both to be eligible for the California Register of Historical Resources.

The subject site and its buildings and structures are not listed in any other local, state, or national registers of historic resources. California's "Historic Property Data File" and related state registers were reviewed, as well as other registers such as the National Register and the County of Santa Clara Heritage Resource Inventory.

1.6 SUMMARY OF FINDINGS

The Coyote Highlands project site is directly associated with the historic development of what was initially known as Kellogg Springs, following the acquisition of much of the site in 1913 by Charles Kellogg. It was later renamed Fountain Oaks by the subsequent owner Gertrude Strong Achilles. Charles Kellogg was associated with the site in a primary way both as an owner and later as ranch manager, as well as a resident, from 1913 to his death in 1949, and Gertrude Strong Achilles was associated with the site as owner and resident from 1922 to her death in 1955.

Charles Kellogg is a significant person in California history. Prior to 1913, he had become an internationally well-known and popular entertainer due to his unique physical capabilities in producing the sounds of birds with his own vocal cords. After acquiring and moving to the subject property, he expanded upon his life-long interest in the natural environment, and became one of the principal advocates in the West for the preservation of the redwoods. His four-year travels in a redwood log cabin mounted on a vehicle, beginning in 1917, was pivotal in promoting national interest in conservation of the redwood in California. He was credited by "father of scouting" and conservationist Frederick Russell Burnham, as "the man who saved the redwoods."

At Kellogg Springs, Charles Kellogg explored his personal interest in the natural environment, building an environmentally responsive "Mushroom House" on the hillside, and exploiting the natural springs of

the hillside into an elaborate irrigation system for his orchard lands in the valley below. His fortunate meeting of Kodak heiress Gertrude Strong Achilles in the South Pacific began a lifelong friendship that brought her to Morgan Hill as the subsequent owner of Kellogg Springs, which she renamed Fountain Oaks in tribute to the natural springs and oaks that were found on the property. She built the Charles Kellogg House at the end of Tennant Avenue for her friend, and provided lifetime employment that allowed Kellogg to continue his experiments with natural phenomena and his advocacy for his conservation lifestyle.

The Coyote Highlands site covers most of the ranch lands of Kellogg Springs and the subsequently named Fountain Oaks ranch. The ranch site is directly related to the adjacent site to the west of the subject property, and that contains the Fountain Oaks and Charles Kellogg Houses and related ancillary buildings and structures.

The Coyote Highlands site is potentially historically significant under the California Environmental Quality Act. It appears that most of the site is eligible for the California Register of Historical Resources, as a multiple property site that encompassed both the subject property and the adjacent property to the west. The property also appears to qualify as a County of Santa Clara landmark site, based on significant patterns of development, and the site's direct association with Charles Kellogg, a person important to the history of Santa Clara County.

Although the larger ranch property was split after the death of Gertrude Strong Achilles in 1955, and contemporary development has occurred in the southwest corner of the original property at Maple Avenue and Carey Lane, the site continues to maintain integrity with its historic past and be representative of the time that Charles Kellogg was owner and then manager of the ranch. The circa 1913 "Mushroom House" is no longer extant, nor is what is believed to be Kellogg's house site further up the hillside where he and his wife lived in prior to the construction of his 1927 house at the end of Tennant Avenue by Achilles. The subject site today continues to contain a number of features, including the original onsite roadway, water tanks, rock constructions, building foundations, a concrete bridge, a circa 1927 barn, and two small cottages along Carey Lane. Most of these buildings, structures, and site features contribute to the significance of the property and are associated with the period of significance (1913-1949). Other contributing building, structures, and site features related to this significance are not on the subject property, but located on the adjacent property to the west. Both properties contribute to the larger setting.

Under CEQA and the County of Santa Clara's policies and ordinances governing historic properties, the County should review development at the subject site to identify any potentially impacts and mitigate adverse effects when feasible.



"The Forest Sings," a tile by Dr. Henry C. Mercer dedicated to Charles Kellogg, The Nature Singer.

2.0 HISTORICAL INFORMATION

Coyote Highlands is located in unincorporated Santa Clara County just outside of the City of Morgan Hill. Morgan Hill was incorporated in 1906. Prior to the initial subdivision of the property, also in 1906, the subject property was a part of the 15,000-acre Catherine Dunne Ranch, which flanked the southern portion of current-day Morgan Hill from Uvas to Leavesley Roads and covered portions of two earlier Mexican era ranchos (*Rancho Oyo de Agua de la Coche* and *Rancho Las Uvas*). The Dunne ranch was surveyed for subdivision in eight separate tracts between 1897 and 1905. The subject property was a part of a re-subdivision in 1913 of the 1906 Catherine Dunne Ranch Map No. 7, being a subdivision of Lots 162, 178, and 193, called Santa Catherina Hills. A portion of this re-subdivision was first acquired by Charles Kellogg in 1913. The following sections provide a historical overview of the site within the context of the historic development of Santa Clara County.

2.1 Early Founding

In 1769, the Spanish explorer Juan Gaspar de Portolá and a company of sixty-four men were the first non-indigenous peoples known to visit the place that would come to be known as the Santa Clara Valley. This expedition was intended by the Spanish government to expand the frontier territory of *Nueva España*, their new world colony in North America. The Portolá Expedition first approached the south reaches of the valley near the Pajaro River, but then continued up the coast around the Monterey Bay to an encampment place north of Santa Cruz.

A small contingent of seven men, led by Sergeant José Francisco Ortega, crossed the coastal range in early November 1769 and unexpectedly came across the bay and valley. The Spanish soldiers worked their way across the southern edge of the bay and explored the shore up to the area now known as Hayward. The expedition was soon followed by several other Spanish visitations, including that of explorer Juan Bautista de Anza in 1774. In 1776, Juan Bautista de Anza returned to California, leading a large group of settlers (*pobladores*). That year he passed through the valley on the way to exploring the San Francisco Bay for permanent settlement, and later that year an expedition from Monterey under the leadership of José Joaquín Moraga founded Mission Dolores in San Francisco. Mission Santa Clara in the Santa Clara Valley was subsequently established in early 1777, and Moraga led a group of settlers to Santa Clara Valley establishing a civilian settlement in San José in late 1777.

2.2 Spanish Period (1777-1822)

The Spanish colonization strategy utilized three institutions: 1) military; 2) civil; and 3) religious. The military government, installed in *Las Californias* shortly after the Portolá Expedition, was intended to protect the Spanish frontier from encroachment by other countries of Europe, and more specifically was directed against Russian global advancement into North America during this historical period. The first presidios at San Francisco and Monterey were established to address this threat. The Franciscans, acting in behalf of the Roman Catholic Church, established missions to convert and proselytize the native population, a partnership with government authorities that had existed for centuries during Spain's colonial period. The missions were the dominant colonizing influence in *Las Californias*, and later *Alta California* (the renamed Upper California from 1804 onward) during the Spanish Period from 1769 to 1821.

The period of Spain's governance in the region lasted from 1770 to 1821. Little physical remains exist within Santa Clara County extant from this early development period. Some sites in the outer edges of the Santa Clara Valley are associated with early agricultural or industrial development.

2.3 Mexican Period (1822–1846)

The Napoleonic wars of the European continent gave France control over the Spanish navy in 1797, leading to the eventual destruction of the Spanish fleet. This destruction caused a decline in Spanish presence in the new world, but rising nationalist sentiment combined with this absence to spark a revolt in Mexico. This revolution in Mexico, beginning in 1810, eventually led to Mexican independence from Spain in 1821. Following the Mexican War of Independence, the transfer of governmental control from Spain to Mexico in 1821 brought the secularization of the missions and changing land utilization and ownership patterns. The Spanish Period had directed settlement of northwestern New Spain to be done entirely under the official policy of presidios, pueblos, and missions, while the actual land was held in trust by the Spanish crown, but Mexican Period policy directed that lands held in trust previously, be given over to individuals as land grants.

The second change in policy to have far-reaching effects in Alta California was the secularization of the Franciscan missions and the establishment of large private land grants. In 1824, Mexico passed a law for the settlement of vacant lands to try to stimulate additional colonization of the territory. Any citizen, whether foreign or native, could select a tract of unoccupied land so long as it was a specific distance away from the lands held by missions, pueblos, and Indians.

During the 1820s through early 1840s, large tracts of land were granted by the Mexican government to local residents. When a citizen was granted land for a rancho, the recipient was required to occupy the property and to build a dwelling within a certain time period. Each rancho had a *hacienda* which was in many cases a self-supporting village, composed of the main rancho house, laborers' housing, corrals, grist mill, tannery, and other ancillary buildings surrounded by vineyards and cultivated fields. Thirty-eight land grants were issued between 1833 and 1845 in the Santa Clara Valley and environs.

The subject property is located within two Mexican era ranchos; *San Francisco de las Llagas* and *Ojo de Agua de la Coche*. These two ranchos stretched from about a mile north of present day Gilroy, to north of present day Morgan Hill, and extended east-west well into the hills on both sides of the valley. *San Francisco de las Llagas* was granted by Governor Figueroa to Carlos Castro in 1834 and the following year Figueroa granted *Agua de la Coche* to Juan María Hernandez. The dividing line between the two ranchos bisects the subject property beginning about 900 feet southeast of the terminus of Tennant Road and continuing northeasterly to the top of the ridge. The haciendas for these two ranchos were located at the west edge of the valley at the base of the foothills of the Santa Cruz Mountain Range.

San Francisco de las Llagas

Carlos Castro was the youngest son of Joaquín and Martina Castro, colonists in Juan Bautista de Anza's 1775-1776 expedition to the upper reaches of *Las Californias* and among the original settlers at the *Pueblo San José de Guadalupe* when it was founded on November 29, 1777. The Castros were listed in the first census of the pueblo in 1778.

By 1805, Carlos Castro had entered military service. While stationed at the presidio in Santa Barbara, he met and married Maria del Rosario Garcia. Carlos served as the *majordomo* at Santa Cruz Mission in 1812-13 and at Mission Santa Clara in 1820. He retired from military service in 1827 and was living in San José where he served on the council in 1828. He also was elected to the territory assembly in 1828, serving as an officer when the assembly met in San Diego, and then the territory assembly in 1829.

Governor Figueroa officially granted the rancho to Carlos Castro in 1834 (Land Case ND147). Castro died sometime in June or July 1848 and in August 1848, his second son Guillermo sold the rancho, including all cattle and horses, to Daniel and James Murphy for \$6000. Charles White, the *alcalde* (mayor) of San José recorded that Guillermo's wife and two sons understood and consented to the sale of the

property. In 1852, Castro's widow, Maria del Rosario Garcia also signed an agreement that she had approved of the sale of the property (Land Case ND147).

Ojo de Agua de la Coche

Juan Maria Jorge Hernandez was born in 1776, and married Maria Francisco Lorenzana (raised in an orphanage in Mexico) in 1800, and they had ten children. Hernandez received the two square league rancho grant to the *Ojo de Agua de la Coche* from Governor Figueroa in 1835 (Land Case ND 379). He died in August 1849 at the age of 73, after he had sold the rancho to Martin Murphy. The Hernandez adobe was Murphy's first permanent residence in Santa Clara Valley. In the early 1850s he brought a wood kit house to the rancho San Francisco de las Llagas, where it was assembled near the terminus of present day Martin Avenue (on what is now Harvey Bear Ranch County Park).

2.4 Early American (1847-1875)

In May 1846, the United States declared war on Mexico; and shortly thereafter, the American flag was raised in Monterey and San José. The hostilities finally ended with the Battle of Santa Clara in January 1847. The hostilities between the United States and Mexico resulted in the creation of the American territory of California following the concession of Alta California by Mexico to the United States in 1848 in the Treaty of Guadalupe Hidalgo. Soon after was California's admittance to the Union in 1850. Subsequent American westward migration by wagon and boat set the stage for the rapid development and economic growth to follow in the ensuing decades. The frontier period was dominated by the superimposition of American culture on the Hispanic way of life.

Under the Treaty, the pre-existing property rights were to be preserved. To bring order out of chaos, the United States government created the California Land Claims Commission in 1851, to provide a process to validate the Mexican titles by determining legal ownership, and by establishing fixed boundaries for property granted under Spanish and Mexican authority.

The Murphy and Dunne Families

Martin Murphy, Sr. brought his large extended family to California in 1844 from Ireland by way of Canada. The Townsend-Stephens-Murphy party was the first overland immigrant party to successfully bring wagon trains across the Sierra Nevada. Their trail through the Truckee River-Donner Pass region opened up the most direct and practicable overland route that was followed by thousands of pioneers who followed.

Upon arrival in California, many of this immigrant party settled in Santa Clara Valley. The Murphys became involved in lumbering, cattle raising, farming, and trading. Martin Murphy, Sr. purchased *Rancho Ojo de Agua de la Coche* in 1845. After the discovery of gold in January 1848, several of the Murphys were among the first to engage in placer mining. Sons Daniel and John Murphy established rich claims in an area now known as Murphys where they also set up a trading post.

With the fortunes acquired during the early gold rush, several of the Murphy brothers purchased large parcels of land in Santa Clara County and elsewhere in the state. In 1848 Daniel and James purchased *Rancho San Francisco de las Llagas* that abutted the southern boundary of their father's *Rancho Ojo de Agua de la Coche*. Bernard purchased *Rancho La Polka* on the east boundary of *Rancho Las Llagas* and *Rancho Las Uvas* on the western boundary of *Rancho Ojo de Agua de la Coche*. Martin Jr. purchased the *Rancho Pastoria de las Borregas*, which now comprises the Cities of Mountain View and Sunnyvale. These five ranchos included more than 51,000 acres of the Santa Clara Valley. Daniel also acquired vast properties in Nevada and Mexico. Known as the Cattle King of Nevada upon his death in 1882, he owned over 1,500,000 acres and was thought to be the largest land owner in the world at the time.

In 1851 Daniel sold half his interest in the Las Llagas ranch to his brother Bernard Murphy for \$10,000. In 1853, Bernard was killed in the explosion of the steamship *Jenny Lind* on the way to San Francisco. Bernard's widow Catherine and young son, Martin J. C. Murphy, fell heir to Bernard's third interest in the Las Llagas ranch. After the United States patented the rancho in 1868, the property was divided between the various members of the Murphy family that held an interest. As required by the Land Act of 1851, a claim for *Rancho Ojo de Agua de la Coche* was filed with the Public Land Commission in 1853 and the grant was patented to Bernard Murphy in 1860, despite his death in 1853. In 1854, Daniel Murphy took over operation of his brother's rancho until his death in 1881.

Born in Ireland in 1809, James was the second son of Martin Murphy, Sr. Upon his arrival in California with his family in 1844, he settled in Marin County where he engaged in the lumber business furnishing timbers for the first wharf built in San Francisco. Unable to keep employees after the discovery of gold, his lumber operations came to a halt and he also left for the mines. After several successful months in the Mother Lode, he brought his family to Santa Clara County in the fall of 1848, where he purchased the *Rancho San Francisco de las Llagas* with his youngest brother, Daniel. In 1849, James also purchased 2,500 acres northeast of San José where he established the prosperous Ringwood Farm and made his home until his death in 1888. He left the management of his extensive properties in the hands of his son, Daniel J. Murphy. Ringwood Farm was devoted to extensive orchard operations and the Las Llagas property was utilized for raising livestock.

The property containing Dunne's ranch had been acquired by Martin Murphy, Sr. in 1845 shortly after Murphy's arrival in California in 1844. Murphy transferred ownership of this rancho to his son Bernard, and soon after Bernard married Canadian immigrant Catherine O'Toole in the summer of 1851. Catherine O'Toole Murphy became a widow in 1853 when Bernard Murphy died in the explosion of the steamship *Jenny Lind* in the San Francisco Bay. Their only child, Martin J. C. Murphy, was granted the patent to the rancho in 1860 by the United States Land Commission. Catherine Murphy remarried in 1862, to James Dunne. Martin J. C. Murphy died about 1870 at age 19, while he was a student at Georgetown; by this time, northern portions of the rancho were under the ownership of his uncle, Daniel Murphy. The remainder of the ranch property passed to his mother, Catherine (Murphy) Dunne. She managed large portions of the old rancho and other South County properties, first with the assistance of her husband James, and later, after his death in 1874, with the help of their son, Peter Dunne.

When Daniel Murphy died in 1881, his daughter Diana and son Daniel Jr. inherited the land grant to the *Ojo de Agua de la Coche* ranch. Diana Murphy, who had inherited a 4,500 acres portion of the rancho, married Hiram Morgan Hill in 1882, and in 1892, Diana Murphy, sold her portion of *Ojo de Agua de la Coche* to real estate developer Chauncey Hatch Phillips for development.

2.5 Horticultural Expansion (1876 – 1918) through the mid-1950s

While grain crops predominated in the Santa Clara Valley and throughout California during the 1860s, agriculturists began to experiment and diversify. Given the area's mild climate, farmers imagined that many crops never before grown in California would flourish here, providing an alternative to imported agricultural products, and expanding California's role in the export market. While the sea remained the primary route for export, Californians recognized the need for a railroad network to link the state not only to seaports but also to markets in the American interior. The Santa Clara Valley anticipated the coming of the railroad in the early 1850s; however, not until 1864 did a railroad line link San Francisco and San José, and not until 1869 did San José connect with the transcontinental railroad. By late 1868, track had been laid to the South Santa Clara Valley, and by early 1869 passenger service was initiated to Gilroy.

By the 1870s, several key forces came together to raise the quality of life in the Santa Clara Valley. Continually rising populations led to a significant increase in the value of land, which encouraged large landholders to subdivide their holdings into smaller plots in order to make quick money, effectively

pushing cattle ranching out of the Santa Clara Valley and into the foothills. Meanwhile, early agriculturalists were experimenting with various types of fruits and vegetables, to determine which varieties were most suited to the Valley's idyllic growing climate. This led to the establishment of countless orchards and farms. The expansion of the railroads only enabled local farmers to market their crops further away from San José, especially after the technology for fruit drying and canning was perfected.

By the late nineteenth century, most of the Catherine Dunne Ranch property had been subdivided into small ranchettes, and the subdivision was marketed in a well-publicized campaign by San Francisco real estate agents J. P. Massie Co., and drew many new residents to the area beginning in 1892. The years of the Catherine Dunne Ranch subdivision coincided with the founding of the community of Morgan Hill in 1897 and its incorporation as a City in 1906. Catherine Dunne Ranch Map No.7 (SCC Maps Book L: 26, recorded March 5, 1906) which included the subject property was subdivided in 1905. A re-subdivision of an east foothills section of this 1906 subdivision was recorded in 1913 as The Santa Catherina Hills Map No.1 (SCC Maps Book O: 36, recorded May 13, 1913), a subdivision of Lots 162, 178, and 193 of the Catherine Dunne Ranch Map No. 7

During the early part of the twentieth century, the ranch subdivision evolved slowly, with most lots averaging about ten acres, although some were considerably larger. The rural settlement of the area coincided with the Period of Horticultural Expansion in the Santa Clara Valley as well as the South County areas, and grain-growing and cattle ranching lands were quickly converted to orchards and vineyards. The area south of Morgan Hill remained of mixed agricultural use, with both open ranch land and orchards intermixed in the lowlands, and cattle-raising in the foothills. In 1913, Charles Kellogg, a internationally renowned Vaudeville performer and naturalist, began purchasing acreage which included the subject property.

Charles Kellogg

Charles Kellogg first purchased 88.76 acres of the Catherine Dunne Ranch in 1913, just a few days after the Santa Catherina Hills Map No. 1 was recorded by the County (SCC Deeds 399:505, recorded May 17, 1913). His initial purchase of Lot 6 was soon followed by additional purchases and made him one of the largest landowners in the South County area during this time period. He eventually sold his holdings to Kodak heiress, Gertrude Strong Achilles in the early 1920s, but remained on the property as her ranch manager.

Charles Dennison Kellogg was born on Spanish Ranch near Susanville in the Sierra Nevada range of California in 1868. Kellogg developed a love of nature at an early age, observing the animals and birds of the forests. He then learned to mimic and reproduce the bird songs he heard. In his autobiography published in 1929, Kellogg wrote of his childhood:

There were no doctors, missionaries, churches, telephones, telegraph, schools, saloons, poorhouse, jail or gamblers....But there were birds, grizzly bears, deer, wolves, foxes, skunks, mountain lions....In this man's frontier world my childhood was not wild, but free. I spent my days in the meadows and forests and was always preoccupied with birds and insects, listening to them and talking to them in their own language.¹

It soon became apparent that Kellogg had a unique ability, and by the time he was in his early 20s, he began lecturing and performing for the public, taking his act on the road with various Chautauqua and Vaudeville circuits including the premiere Keith-Orpheum circuit. Kellogg was billed as the "California Nature Singer" and according to experts at the time his vocal range extended over 12 ½ octaves. In 1911,

¹ Charles Kellogg, *Charles Kellogg, The Nature Singer, His Book* (Morgan Hill: Pacific Press, 1929).

the year he married Sarah Fuller-Burchard in Philadelphia, Victor Records signed Kellogg to his first recording contract. He recorded with Victor Records until 1919, mostly singing classical and light classical pieces. In addition to the music recordings, he also created hundreds of recordings of bird songs; Kellogg also gave more than 3,000 lectures in schools and on the stages of theaters and convention halls throughout the United States, Canada, Europe, and the South Pacific. His wife Sarah, an accomplished musician, toured with Charles and accompanied him on the piano.

Though Kellogg attained his fame travelling the world in the vaudeville circuit performing bird sounds with his voice, he had another mission upon which he embarked in the late teens of the twentieth century. At his core, Kellogg was a humanitarian and a naturalist who wanted, he later wrote, “To awaken interest in the great redwood forests of California, and to assist in their preservation”². In the early 1900s, he had accompanied naturalist John Burroughs to the West Indies, and he walked the Sierra trails with John Muir. In 1917, Kellogg constructed a mobile home, called the "Travel Log" out of a redwood tree at Bull Creek Flats in Humboldt County and drove it around the country to raise awareness of the plight of the California forests. It consisted of a huge chunk of a fallen giant redwood, hollowed out and mounted on what was then the toughest, most rugged chassis on earth: the Nash Quad.

Kellogg crossed the country coast-to-coast four times in his traveling tree, in an effort to bring attention to the plight of the redwoods of California to the rest of the United States. He spoke of the accelerated logging taking place in the redwood forests, and he made ardent pleas for the trees' preservation. He also spread the word about a fledgling organization looking for members, the Save the Redwoods League, while also selling Liberty Bonds. Bull Creek Flats was turned over to the Save the Redwoods League a few years later following its establishment in 1918. The League is an organization dedicated to the protection of the remaining Coast Redwoods, and has protected more than 189,000 acres of forestland, with over 60% of the redwoods in California's state redwood parks having been protected by the organization. One of the early founders of the Save the Redwoods League and member of California's first State Parks Commission, Frederick Russell Burnham (also known for his role in founding the international scouting movement), credited Kellogg as “the man who saved the redwoods”.³ The Travel Log spent its later years parked outside his home near Morgan Hill on the subject property, where he had finished building it; today, it sits outside the Interpretive Visitor Center in Humboldt Redwoods State Park. The Visitor Center, now houses the Kellogg papers, which was donated to the non-profit in 1994.

Kellogg also wrote of coaxing water from the foothills above Tennant Avenue using only trenches and rocks.⁴ He called the area surrounding his home in the early years Kellogg Springs, after these man-made streams, and even established the Kellogg Springs Company, of which he was President, in 1920. The early 1915 article in the *Times-Picayune* identified these trenches as four feet deep and two feet wide, interconnected every thirty feet as they stepped up the hill sixteen feet apart, and extending horizontally for almost quarter mile. Rocks were stacked three feet in the trenches, and these seepage pits drained to the two canyons on the property. A 1921 article in the *San José Mercury News* stated that Kellogg had developed 35 natural springs on his property, creating an extensive irrigation system to provide water to his residence, garden, and orchards.⁵ He also constructed the water tanks that remain extant on the property.

²Morgan Hill Historical Society.

³Suzanne VanMeter, “Charles Kellogg, The Nature Singer: His Story,” (Weott, CA: Humboldt Redwoods Interpretive Association, no date).

⁴“Water from rocks drawn to supply Kellogg’s Ranch,” *Times-Picayune*, 7 March, 1915.

⁵“Valley’s Beauty Draws Residents,” *San Jose Mercury News*, 31 August, 1921.

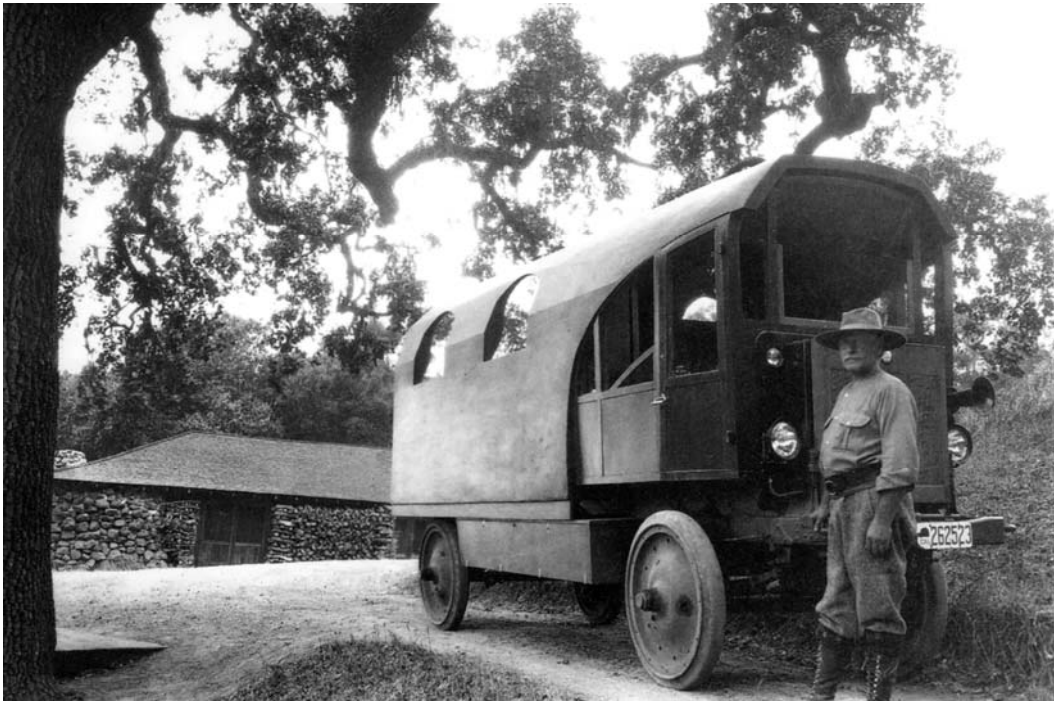


Photo of Charles Kellogg, standing with the “Travel Log” on his property in Morgan Hill, ca. 1920s, photo courtesy of Humboldt Redwoods Interpretive Association.

Before his home presently addressed as 16010 Carey Ave. (located just to the northwest of the subject property) was built for him by his friend and eventual employer Mrs. Gertrude S. Achilles circa 1927, Kellogg and his wife resided in a cabin he constructed in a tree-shaded area (described by Kellogg and others as a grove of oak or madrone trees) just up the ridge sometime after he initially purchased property in the area in 1913. Kellogg named this house the “mushroom house”, pictures of which are included in his 1929 autobiography. The house was so named for its shape resembling the fungi, built around a unique type of fireplace as envisioned by Kellogg, being a small cabin with a “pagoda-like roof, low, hat-shaped, with a three foot overhang...suggesting a nest and cosy comfort...the roof had much the same shape as the pileus of the common field mushroom...I hung down into the middle of the room a bell-shaped hood...and here it was (a campfire), just as I had dreamed it, open and free, right in the middle of the room”⁶. The precise location of the Mushroom House is not known. Within a grove of trees directly east of the Achilles House remains a small concrete foundation that is about the size of the house base that Kellogg described in the 1929 book. However, a 1917 USGS⁷ (see next page for Figure 1.0) map shows only one building in the northeasterly quadrant of the property, up the ridge and near a stream. The 1917 photograph above shows a stone house embedded in the hillside, which may have been taken at the upper house site. Other photographs from his book show a log cabin that may have also been located somewhere on the site.

Sometime in the late teens or early 1920s, Charles Kellogg met the heiress Gertrude Strong Achilles in the South Pacific. Apparently, she was so charmed with Kellogg’s description of his home and the surrounding lands in the foothills of Morgan Hill that she soon after decided to make the area her home. Kellogg continued to live in his beloved “Ever Ever Land” as he called his ranch, owned by his friend and employer Mrs. Achilles, until his death from a heart attack in 1949.

⁶ Charles Kellogg, 1929.

⁷ USGS Map, Morgan Hill 15 minute Quadrangle, 1917 (surveyed in 1915).

Figure 3.0



Kellogg Springs property showing house site circa 1915
(USGS Morgan Hill 15 minute Quadrangle 1917)

Gertrude Strong Achilles

Gertrude Strong Achilles was the daughter of Henry Strong, one of the founders of the Kodak Eastman Company and its first president. She was born in Michigan in 1860 and raised in Rochester, New York. She married Henry L. Achilles in 1884, who was in finance, and they eventually moved to Hawaii in 1895, where they continued to raise their four children. By 1910, Henry and Gertrude had divorced (Henry remained in Hawaii and remarried) while Gertrude apparently spent much of her time travelling the world before she eventually decided to build her dream home south of San José.

After meeting the famous Vaudeville actor and naturalist Charles Kellogg, and hearing him speak of his ranch, Mrs. Achilles became entranced by both the man and his descriptions. In 1921, it was first reported in an article in the *San José Mercury News*, and in the *Oakland Tribune* a few days later, that she would be making the hills behind Morgan Hill her new home, near that of Kellogg. Achilles lived out the rest of her life on her expansive acreage totaling nearly 500 acres in the Santa Clara Valley. When construction of her mansion was completed in the late 1920s, she named the ranch Fountain Oaks, after the many rock fountains Kellogg had created to draw water up out of the ground that are still scattered throughout the area today, as well as the oak trees that dotted the landscape.

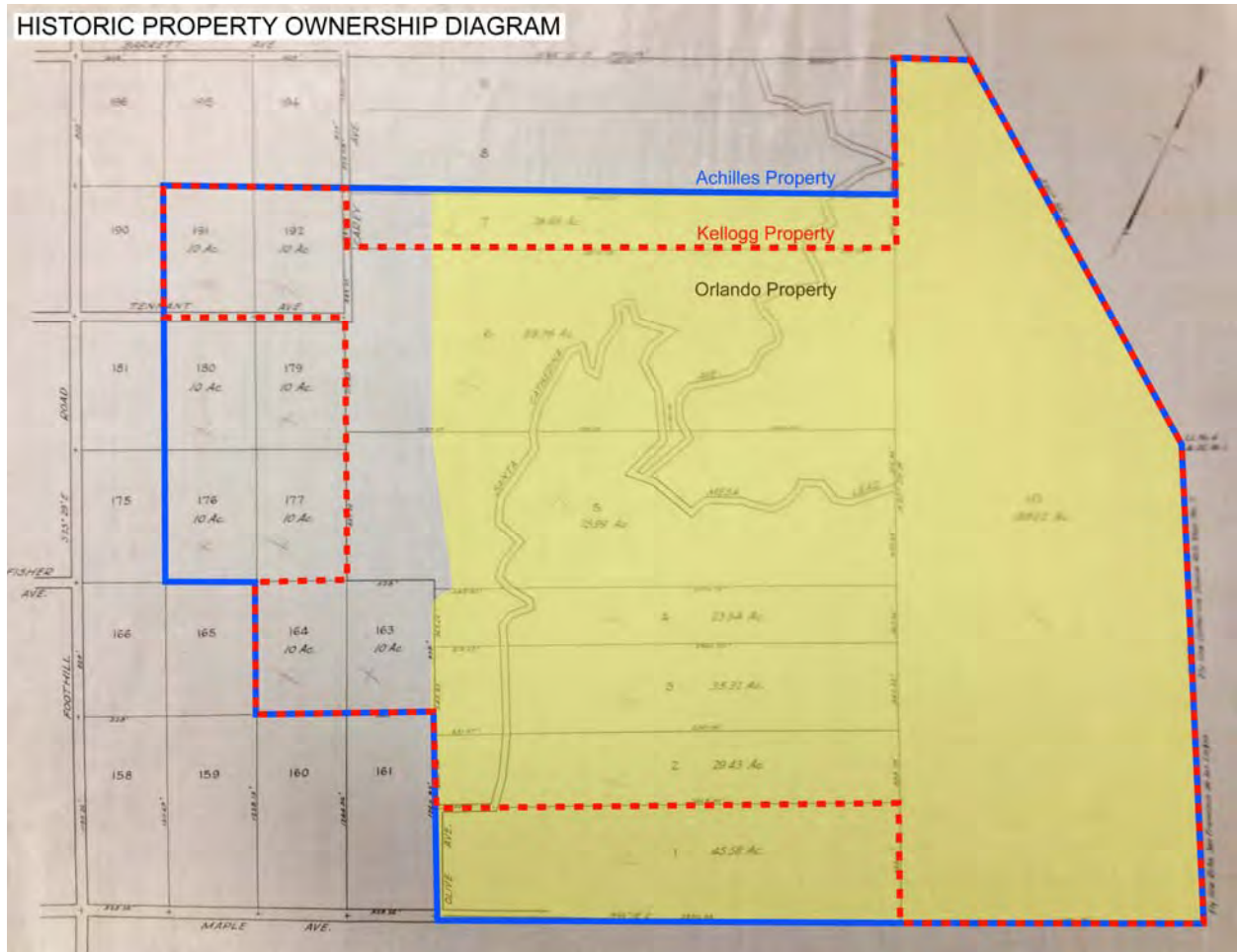
It served as both a country estate and a working ranch under Mrs. Achilles ownership and Mr. Kellogg's direction until the mid-century. Mr. Kellogg's death in 1949 was followed soon thereafter by the death of Mrs. Achilles in 1955 at the age of 94.

Fountain Oaks Ranch consisting of nearly 600 acres was offered for sale in 1955 by Fountain Oaks, Inc. for \$400,000. The larger hillside portion of the ranch was purchased in early 1956 by Peter and Laura Orlando, consisting of two parcels totaling about 300 and 189 acres each (SCC OR 3415:498, recorded February 16, 1956). The Orlando purchase, totaling about 489 acres and included the subject property presently addressed as 15420 Carey Ave. This purchase also included the rights to three water tanks (with capacities ranging from 10,000 to 20,000 gallons) located on Lots 6 and 2 of the Santa Catherina Hills Map No. 1, respectively. These water tanks may or may not be the same tanks built by Kellogg, as it is unknown how many total water tanks there were in what was once the Fountain Oaks ranch. The Fountain Oaks real estate brochure shows the ranch having two main wells that pump to four 25,000-gallon tanks located in the hills, and four springs in the hills feeding two other 20,000-gallon tanks for fire protection.

The Chiala family purchased about 105 acres of the Fountain Oaks Estate (SCC OR 3486:374, recorded May 4, 1956), located to the west of the subject property, including the present 25-acre home site of Fountain Oaks.

A *Diagram showing the Lands of Gertrude S. Achilles* with an unknown date was located at the Santa Clara County Archives, and on this map is a reference to water tanks located on what is today APN 817-23-008, so two of the four tanks located here likely date back to the 1920s. The Orlandos sold the property sometime in the latter decades of the twentieth century, and the property appears to have changed hands several times since then, until it was acquired by the current owners in 2000 (see next page for Figure 2.0).

Figure 4.0



Overlay of Property Ownership Boundaries with Diagram showing property of Gertrude S. Achilles, undated, from Santa Clara County Archives, Fisher Survey Collection.

3.0 PROPERTY INFORMATION

The following section provides information of the physical property that has been studied as a part of this report. Selected photographs of some site features are included within this section, and photographs of three of the ancillary buildings on the site are provided in the Appendix within DPR523 series forms.

3.1 15420a Carey Lane

This building, used for residential purposes, appears to have been relocated to the present site on Carey Lane. It is set back to the southeast and outside of the gated entry to the ranch. To the rear is a circa 1920s barn, and to the south is a similar but slightly larger residential building.

The house is vernacular in construction and appears to have been built about 1930 based on building construction methods and character defining features. No records have been found indicating its actual construction date or at what date it was moved onto the site. It is also unknown if the structure was moved onto the property from some offsite location, or was relocated to this site from elsewhere on the property. Historic aerial photographs show numerous buildings in the area as early as 1939, but do not definitively show if the extant building was on the site by that time. The house was expanded, likely in the early 1950s, with an addition to the front and south elevations and relocation of the front door.

The house is recorded on a Primary Record which is included in the Appendix. It is not considered a significant historic resource that contributes to the larger historic property and setting, as it was likely placed on this site after 1949, which is the year that Charles Kellogg died.

3.2 15420b Carey Lane

This building, used for residential purposes, appears to have embedded within its north side elevation, a small circa 1920s structure. This early structure has been encased on three sides by expansions that have occurred at mid-century after World War II. It is located to the southeast of the house described above, and in front of the large 1920s barn.

No records have been found indicating the actual construction dates of the original structure or the additions. Historic aerial photographs show numerous buildings in the area as early as 1939, but do not definitively show if the extant building was on the site by that time.

The house as it exists today is vernacular in construction. The small structure that is embedded in the house is clad with a unique siding profile consisting of channel rustic drop siding of a size much narrower than that typical of the 9" profile associated with the channel rustic shape. The profile however, has been found on at least one house in the region built in the 1920s. Additionally, the siding is segmented into vertical panels with the insertion of a raised stop every three feet. The exposed rafter tails are aligned with this vertical stop. The remainder of the house is typical of post-World War II housing construction, and a later addition has extended the front façade forward.

The house is recorded on a Primary Record which is included in the Appendix. It is not considered a significant historic resource that contributes to the larger historic property and setting, as it appears it was expanded on three sides in the 1950s or later, subsequent to the death of Charles Kellogg. Because an older house is embedded within the structure, additional information obtained from destructive testing from may reveal more information about its origins.

3.3 Horse barn

The horse barn located to the rear of the two houses on Carey Lane was likely built during the 1920s during the early years following the acquisition of the property by Gertrude Strong Achilles. The barn is tall and has a gambrel roof structure that is atypical of California barn construction. The barn today appears to have not been used for an extended period of time; the use likely discontinued when the property was sold in 1956. Adjacent related structures were demolished after the sale of the property. These include a milk house, implement shed, cow-feeding stalls and barn, straw shed, and corrals. The deterioration of the wood shingles in the central portion of the roof of the horse barn has resulted in rainwater intrusion.

The horse barn is recorded on a Primary Record which is included in the Appendix. It appears to be historically significant, as it was built during the period of significance for the property (1913-1949), and is a distinctive architectural specimen.



Overview of site showing site features.

3.4 Other manmade site features

3.4.1 Rock structures related to the natural springs

The site contains manmade rock structures and assemblages that are associated with the unique exploitation of the groundwater of the site for irrigation by early owner and later ranch manager Charles Kellogg. A detailed field survey of these features was not conducted by the preparers of this report. Based on a historical news article, it is presumed that the main components of the water drainage system built by Kellogg is located underground. The remaining features have a direct association with the period of significance (1913-1949), and above ground features contribute to the historic character of the larger site.



Rock feature in upper portions of the site within proposed lots 16 and 17.

3.4.2 Water holding structures

The site contains at least three water holding tank areas that are associated with the historic use of the property by Charles Kellogg. One of the areas in the center of the site is in a collapsed state. An investigation into the condition of the remaining structures was not conducted by the preparers of this report and evaluation. Some of these tank structures that maintain integrity to their original construction continue to have a direct association with the period of significance (1913-1949), and contribute to the historic character of the larger site.



Water tanks along Santa Catherina Avenue.

Other water holding tanks and related structures are also located on the site that are contemporary in construction and relate to recent use of the property for cattle grazing.

3.4.3 Santa Catharina Avenue

A private road transverses the site that was established about 1913 when the property was first subdivided and sold. The roadway appears to exist today below the crest of the hill in the same configuration as when first mapped and graded. The road appears to have provided access to the early sites of the Charles Kellogg house and Mushroom House, and is a contributing historic feature of the larger site.

3.4.4 Charles Kellogg early building sites.

Charles Kellogg constructed an early residence on the hillside, and possibly two, and perhaps other ancillary structures. None of these structures remains extant today. A site along Santa Catharina Avenue and embedded in the hillside within a grove of trees that is located to the east of the Fountain Oaks house contains the remains of a concrete foundation and stoop as well as a collapsed wood structure. The upper site along Santa Catharina Avenue along the northerly portion of the property contains a pond. These features associated with the early occupation period, although lacking in integrity, contribute to the historic character of the larger site.



Concrete footings in canyon above Santa Catharina Avenue.

4.0 EVALUATION FOR HISTORICAL SIGNIFICANCE

4.1 Policy and Regulatory Background

The California Environmental Quality Act (CEQA) requires regulatory compliance in regard to historic resources. Under CEQA, public agencies must consider the effects of their actions on both “historical resources” and “unique archaeological resources” as a “. . . project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment”. CEQA Guidelines define a significant resource as any resource listed in or determined to be eligible for listing in the California Register of Historical Resources (Public Resources Code, Section §5024.1, Title 14 CCR, Section 4850 et seq. and CEQA Guidelines Section 15064.5). The California Register includes resources listed in or formally determined eligible for listing in the National Register, as well as some California State Landmarks and Points of Historical Interest.

Properties of local significance that have been designated under a local preservation ordinance (local landmarks register or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be “historical resources” for the purposes of CEQA unless a preponderance of evidence indicates otherwise (Public Resources Code, Section 21098.1). Unless a resource listed in a survey has been demolished, lost substantial integrity, or there is a preponderance of evidence indicating that it is otherwise not eligible for listing, a lead agency should consider the resource to be potentially eligible for the California Register.

4.1.1 County of Santa Clara

The County of Santa Clara, through its General Plan, considers heritage resources as those particular types of resources, both natural and man-made, which due to their vulnerability or irreplaceable nature deserve special protection if they are to be preserved for current and future generations. Heritage resources are considered important for a variety of reasons, including potential scientific value, cultural and historical value, and “place” value, in addition to their irreplaceability. Knowledge of the natural world, understanding of cultural origins, continuity with the past, and the sense of place that defines us and distinguishes Santa Clara County from all other places are all enhanced through heritage resource preservation. In the face of increasing homogenization, urbanization, and anonymity of American culture and places, resources unique to each region and locality become even more significant. More than curiosities, landmarks by which to navigate, or tourist attractions, heritage resources should be considered the birthright of successive generations of residents. If preserved and integrated with the new, our historic buildings, groves of trees, and other resources immeasurably enrich the experience of urban and rural landscapes. Rehabilitation and restoration for new uses or for commemoration, especially within older, central urban communities can also help revitalize economies and reverse urban decline in ways urban “renewal” programs of the recent past often failed to do.

Cultural heritage resource protection consists of three basic strategies in the County of Santa Clara General Plan; Inventory and Evaluate Heritage Resources, Prevent or Minimize Adverse Impacts on Heritage Resources, and Restore, Enhance and Commemorate Resources.

In keeping with the General Plan policies on cultural resources, the County of Santa Clara has adopted a Historical Preservation Ordinance (Division C17 of the Santa Clara County Code, Ordinance No. NS-1100.96, 10-17-06). The purpose of the ordinance is for the preservation, protection, enhancement, and perpetuation of resources of architectural, historical, and cultural merit within Santa Clara County and to benefit the social and cultural enrichment, and general welfare of the people. The County maintains a Heritage Resource Inventory and list of designated Landmarks. Historic resources are evaluated according to criteria outlined in Article II of the Division C17, Chapter 3.50 of the Zoning Ordinance, or

division C16 of the County Code. The Board of Supervisors has the authority to designate as Landmarks properties that meet the following criteria:

- A. Fifty years or older. If less than 50 years old, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the historic resource and/or the historic resource is a distinctive or important example of its type or style; and
- B. Retains historic integrity. If a historic resource was moved to prevent demolition at its former location, it may still be considered eligible if the new location is compatible with the original character of the property; and
- C. Meets one or more of the following criteria of significance:
 1. 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. Associated with the lives of persons important to local, California or national history;
 3. 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. Yielded or has the potential to yield information important to the pre-history or history of the local area, California, or the nation.

4.1.2 California Register of Historical Resources

The California Register was created to identify resources deemed worthy of preservation and was modeled closely after the National Register. The criteria are nearly identical to those of the National Register, which includes resources of local, state, and region or national levels of significance. The California Register automatically includes properties listed in the National Register, determined eligible for the National Register either by the Keeper of the National Register or through a consensus determination on a project review, State Historical Landmarks from number 770 onward, and California Points of Interest nominated from January 1998 onward. Properties are also listed by application and acceptance by the California Historical Resources Commission

The significance criteria for the California Register are oriented to document the unique history of California. The California Register is a guide used by state and local agencies, private groups and citizens to identify historical resources throughout the state. The types of historical resources eligible for listing in the California Register include buildings, sites, structures, objects and historic districts.

Under California Code of Regulation Section 4852(b) and Public Resources Code Section 5024.1, an historical resource generally must be greater than 50 years old and 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 construction, or represents the work of a master or important creative individual, or possesses high artistic values.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

If nominated for listing in accordance with the procedures outlined in Public Resources Code Section 5024.1(f), the California Register may include:

- (1) Individual historical resources.

- (2) Historical resources contributing to the significance of an historic district under criteria adopted by the Commission.
- (3) Historical resources identified as significant in historical resources surveys, if the survey meets the criteria in Public Resources Code Section 5024.1(g).
- (4) Historical resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the State Historic Resources Officer to be consistent with California Register criteria adopted by the Commission.
- (5) Local landmarks or historic properties designated under any municipal or county ordinance.

4.1.3 Determining Significance under the California Environmental Quality Act

A project with an effect that may cause substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment under CEQA. An “Historical Resource” includes those listed in or determined to be eligible by the State Historical Resources Commission, a resource included in a local register that meets the requirements for listing in the California Register, and any object, building, structure, site, area, place, record, or manuscript which an agency such as the County of Santa Clara determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, education, social, political, military, or cultural annals of California, provided that the determination is supported by substantial evidence in light of the whole record. Generally, the County of Santa Clara is required to consider historical significance if a resource meets the criteria for listing on the California Register under the criteria previously stated. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register - or is not included in a local register or identified in an historical resources survey meeting the specified criteria - does not preclude an agency, such as the County of Santa Clara, from determining that the resource may be an historical resource under CEQA.

4.1.4 Integrity

California Code of Regulations Section 4852(c) addresses the issue of “integrity” which is necessary for eligibility for the California Register. Integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.” Section 4852(c) provides that historical resources eligible for listing in the California Register must meet one of the criteria for significance defined by 4852(b)(1 through 4), and retain enough of their historic character of appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. To retain historic integrity, a property must possess several, but not necessarily all of the seven aspects. Determining which of these aspects are most important to a particular property is based on knowing why, where, and when the property is significant.

4.2 Evaluation

All the buildings and manmade structures, including the barn, two houses on Carey Lane, bridge, foundations, tanks, and rock structures within the subject property, except for possibly the Santa Catharina Avenue roadway, were constructed after the occupation of the site in 1913 by Charles Kellogg. Although historically a part of and located near two recognized historic resources, the Kellogg House and Fountain Oaks, none of the buildings or structures or the site have been previously identified as potentially significant historic resources. As part of this study, the buildings, structures, and site were

evaluated for historical and architectural significance according to the California Register of Historical Resources, and under the County of Santa Clara Historic Preservation Ordinance.

The site as a whole, including the adjacent property to the west which is not a part of this project, constitutes a potential multiple property historic site under California Register criteria, and County of Santa Clara Historic Landmark site designation criteria, due to their association with an important historic personage, Charles Kellogg. The period of significance is 1913-1949, the years inclusive of Charles Kellogg's involvement with this site. The resources in the subject area were evaluated both for possible individual significance and as a contributing structure to a potential historic district and as a landmark site.

For about 100 years the property has utilized as a ranching and farming operation that included fruit production and cattle grazing, and may have been used previously as range land under the Castro/Hernandez/Murphy/Dunne ownerships. The three extant buildings on the subject property exceed the age of 50 years.

Criterion (1) of the California Register addresses the association of the buildings with events significant to broad patterns of history. Cattle ranching was an important economic activity in the southern part of the valley, especially in the foothill areas, well into the twentieth century. In the late decades of the twentieth century, the acreage of the larger ranches was broken up into smaller ranches and farms of several hundred acres. As horticulture became more popular, properties were further subdivided for family orchards. The property subdivision and land use of the Kellogg/Achilles property was typical of land use patterns in the Valley. However, the extant buildings on the site today do not clearly represent this important agricultural pattern in a unified way. A number of the early agricultural buildings are no longer extant, including the milk house, implement shed, cow-feeding stalls and barn, straw shed, and corrals. The site is also connected to Charles Kellogg's important four year journey of advocacy that started with the construction of his travel log in Bull Creek Flats. This event contributed to the founding of the Save the Redwoods League, and his trip is a significant event in California history. However, the subject site, which housed his travel log, is only associated with this event in a secondary way. The property is therefore does not appear to be historically significant under Criterion (1).

Criterion (2) addresses the association of the property resources with significant historic personalities. The subject property, although separated from the Fountain Oaks Estate, including the Kellogg House, is directly associated with a significant historic personage, Charles Kellogg. Although there are few manmade resources on the subject site that directly reflect the occupation and use of the site by Kellogg, the larger site, including adjacent properties to the west, constitute a larger historic district that is still representative of his use and occupation of the original property. The subject property can therefore be considered a potentially significant historic resource as it contributes to the larger multiple property site that includes the Achilles built 1927 Charles Kellogg House as well as other buildings that are associated with his occupation and use of the property. The features on the subject property, including the road, water tanks and barn, contribute to this contributing relationship as well. The site also appears to contain remnants of early occupation and a water system that was designed and built by Kellogg during his period of property ownership when the site was known as Kellogg Springs. These features are mostly associated with rock structures, but are not readily identifiable and most are likely underground. The foundation remnants of a house and water tanks are also extant on the site. While the rock features and other remnants of structures and occupation sites are either obscured from view or deteriorated, they contribute to the larger story of Kellogg's life, his diverse interests, and demonstrate his interest in nature that shaped his larger commitment to conservation of the natural environment. The two houses on Carey Lane are less likely to contribute to this historical significance. The house addressed as 15420a appears to have been relocated to its current position, and the second house, 15420b has been greatly expanded and no longer represents the earlier period when Charles Kellogg was associated with the property. The property therefore appears to qualify for the California Register under Criterion (2).

Only one of the buildings, the barn, represents a distinctive architectural type, period, or method of construction, although the building is exhibiting extensive deterioration due to rainwater intrusion. This building, due to its unique style and prominence on the site and distinctive style, appears to qualify for the California Register under Criterion (3). The two residential buildings are not distinctive designs, and 15420a appears to have been relocated. Both houses have lost much of their integrity due to additions and other modifications, and are no longer representative of their early construction.

Criterion (4) addresses the potential for yielding important information in the future. The determination of the presence and integrity of subsurface resources, however, is beyond the scope of this study.

In determining integrity, the National Park Service recommends use of seven aspects (or qualities) of integrity for consideration in determining significance. These seven aspects are codified in California under the Code of Regulations, Section 4852(c). They are location, design, setting, materials, workmanship, feeling, and association. The majority of the Coyote Highlands site is largely understandable within its historic context. Many of the physical aspects of the early ranch remain. The location, design characteristics, setting, feeling, and association can all be found within the boundaries of the ranch, which has continued to be operated as a ranch since the time of Charles Kellogg's involvement, which ended with his death sixty-three years ago in 1949. Historic components continue to have a sense of clarity within the larger contemporary setting to the west that helps to visually understand how this site has developed over time.

4.3 Potential Impacts

Under CEQA, a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired. The significance of an historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in the California Register, or in a local register of historical resources as defined by Public Resources Code Section 5020.1(k), or its identification in an historical resources survey meeting the requirements of Public Resources Code Section 5024.1(g).

As stated in **Section 1.1** (Project Description), the project proposes to construct a 566.85 acre master planned cluster residential subdivision. The project includes construction of a roadway connecting to existing County roads, extension of utilities to the residential lots, construction of a stormwater drainage system, construction of recreational and habitat features, and the subdivision of the property into 25 residential parcels as well as 5 open space parcels.

The project proposes to demolish two existing houses, and modify other features of the site. The setting within the potential historic site may also be affected as a part of implementation of the project. The preservation of features associated with the potential historic site must be based on the significance of individual historic features within the historic context.

Because the historic Kellogg Springs/Fountain Oaks site and its contributing features appears to be eligible for listing in the California Register as a multiple property site, and as a County of Santa Clara Historic Landmark site, implementation of the project may have a significant effect on the environment. Significant adverse changes resulting from the project can be mitigated by implementing the project in a way that preserves the majority of remaining historic features of the site, and properly documents those features that cannot be feasibly protected. According to CEQA Guidelines Section 15064.5(b)(3), *The*

Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings should be followed to mitigate impacts to a less than significant level. Any selective demolition, alteration, and rehabilitation must be done in a way that is consistent with the Secretary of the Interior's Standards for the project not to have an adverse effect on the environment. With the implementation of mitigations according to the Standards, there can be no adverse impact resulting from the project.

4.4 Suggested Mitigations

The County of Santa Clara can require feasible mitigation measures to address unavoidable adverse environmental impacts that may result from implementation of the proposed project. Mitigation measures can be included within the project to reduce the potential impact to less than significant. This may include preservation, rehabilitation, restoring, or reconstructing buildings, structures, or features within the project area according to the Secretary of the Interior's Standards, or other actions pursuant to local policies regarding the preservation of historic resources and other general plan goals and policies.

4.4.1 Secretary of the Interior's Standards for the Treatment of Historic Properties

The Secretary of the Interior's Standards for the Treatment of Historic Properties were originally published in 1992. *Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*, were prepared in 1995 by Kay D. Weeks and Anne E. Grimmer. The intent of the Standards and the related *Guidelines* is to assist the long-term preservation of a property's significance through the preservation, rehabilitation, restoration, and/or reconstruction of historic properties and their features. The Standards pertain to historic buildings, structures, and sites of all materials, construction types, sizes, and occupancy and encompass both exterior and interior spaces. They also pertain to related landscape features and the site and environment of the property, as well as attached, adjacent, or related new construction. The Standards are to be applied to specific preservation, rehabilitation, restoration, and/or reconstruction projects in a reasonable manner, taking into consideration economic and technical feasibility for the project not to have an adverse effect on the environment.

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect cultural resources. The Standards cannot, in and of themselves, be used to make decisions about which features of historic buildings, structures, and sites should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work.

The four treatment approaches are **Preservation**, **Rehabilitation**, **Restoration**, and **Reconstruction**. The first treatment, **Preservation**, places a high premium on the retention of all historic fabric through conservation, maintenance and repair. It reflects a resource's continuum over time. **Rehabilitation**, the second treatment, emphasizes the retention and repair of historic materials, but more latitude is provided for replacement because it is assumed the property is more deteriorated prior to work (both Preservation and Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character). **Restoration**, the third treatment, focuses on the retention of materials from the most significant time in a property's history, while permitting the removal of materials from other periods. **Reconstruction**, the fourth treatment, establishes limited opportunities to re-create a non-surviving site, landscape, building, structure, or object in all new materials.

Choosing the most appropriate treatment for a building, structure, and/or site requires careful decision-making about historical significance, as well taking into account a number of other considerations: relative importance in history, physical condition, proposed use, and mandated code requirements.

Specific actions related to implementation of the project that may affect contributing resources to a potential Kellogg Springs/Fountain Oaks multiple property historic site, such as demolition or relocation of the barn, rock, water, and other structures, and the Santa Catharina Avenue road system, should undergo detailed Secretary of the Interior's Standards Review to determine if preservation is feasible under one of the four treatment options.

4.4.2 Other Potential Mitigations

Other mitigation actions related to the implementation of the project could include, but are not limited to:

1. further intensive-level research and documentation of the physical characteristics and their historic context of the contributing features of the site, including archival photo-documentation, mapping, and recording of historical and engineering information including measured drawings about the property according to the standards of the Historic American Building Survey/Historic American Engineer Record/Historic American Landscapes Survey (HABS/HAER/HALS), to be placed in the Archives of County of Santa Clara,
2. survey and documentation of potentially contributing rock and water features at and in the vicinity of the original Kellogg home site and at the head of an inclusive of the large canyon at the center of the site,
3. preservation of structures and/or features onsite that are not directly affected by the project, through avoidance, preservation actions, and/or protection through designation of permanent open space,
4. salvage and/or relocation of significant building elements that constitute character defining features that would otherwise be lost as a part of implementation of the project, and
5. preparation of public information programs to educate the general public on the historic nature of the resource, including but not limited to exhibits, publications, and online presentations.

5.0 SOURCES OF INFORMATION

5.1 Primary Records

County of Santa Clara, Office of the Clerk-Recorder.
Deeds and Official Records.
Recorded Maps.

R. L. Polk & Co. *Santa Clara County Directories*, 1870-1960.

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5.2 Published and Secondary Sources

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5.3 Maps and Aerials

Herrmann Bros. Official Map of the County of Santa Clara, 1890.

Fisher, Henry B. Diagram of Tract Kellogg to Achilles being part of Lot 6, of the Santa Catherina Hills Subdivision, 1922.

----- Map of the Santa Catherina Hills Subdivision, 1912.

----- Diagram showing rights of way along Carey Avenue, 1922.

----- Diagram showing property of Gertrude S. Achilles, undated.

----- Survey of Lots 163 and 164 for Mrs. Achilles, 1927.

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----- Morgan Hill 7.5 minute Quadrangle, 1955, 1958, 1968, 1973, 1980.

----- Morgan Hill 15 minute Quadrangle, 1917, 1939, 1955.

----- Mount Sizer 7.5 minute Quadrangle, 1955, 1971.

6.0 APPENDIX

**Circa 1917 poster of the Charles Kellogg Travel Log
(Courtesy Humboldt Redwoods Interpretive Association)**

DPR523 series forms



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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: (Assigned by recorder)

15420A Carey Lane

P1. Other Identifier: Fountain Oaks Ranch Lands

*P2. Location: Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Santa Clara

*b. USGS 7.5' Quad Mount Sizer Date 1955 Photorevised 1971 T.S.; R.4E.; Mount Diablo B.M.

c. Address 15420 Carey Lane City Morgan Hill Zip 95046

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 625246mE/ 4109674mN

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

Assessor's Parcel Number: 817-23-006

northeast side of Carey Lane, north of Maple Avenue.

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

This small one-story house is an altered vernacular residential building that was built about 1930 and relocated to the current property sometime at mid-century or later. It is located off Carey Lane near to and outside of a gate that leads to a staging area at the base of the larger ranch lands to the east.

Vernacular designs such as this have no identifiable style within the context of residential design history, although the clapboard siding and simple flat board detailing and dog ears in the window sash are associated with late Craftsman and Minimal Traditional houses built locally during the 1920s and 1930s. The house lacks many character-defining features associated with these styles, and the design is not distinguished within the context of this building type.
(Continued on page 2, DPR523L)

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

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



P5b. Description of Photo: (View, date, accession #)

View facing southeast,
March 2012.

*P6. Date Constructed/Age & Sources:
 Historic Prehistoric Both

Ca. 1930, relocated onto
site at unknown date.

*P7. Owner and Address:

Coyote Highlands LLC
4030 E. Dunne Ave.
Morgan Hill, CA 95037

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

F. Maggi & S. Winder
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: 3/22/2012

*P10. Survey Type: (Describe)

Intensive

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

Archives & Architecture, LLC: Historic Resource Evaluation, Coyote Highlands, 15420 Carey Lane, Morgan Hill, Unincorporated Santa Clara County, California, 2012.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record Archaeological Record District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

(Continued from page 1, DPR523a, P3a Description)

Originally rectangular in shape, following its relocation, the central front door was sealed off with matching siding. A new wing was added to the southeast side of the building that wraps around the front elevation towards Carey Lane. This front building extension includes a low-slope roof that extends over an open front porch. Wood stairs and side railings lead to a wood framed porch and solid slab front door.

The main, or original, building has side gables and a single roof ridge that runs the width of the structure. Clad with composition shingles, it has moderately deep enclosed eaves and flat fascia boards. The addition has a low-sloped hipped roof covered with roll roofing.

The clapboard siding runs unsegregated from concrete stem wall footings to the roof on the front and north side elevations. The siding is trimmed at the wall corners with 1x4 boards, as are the windows. The windows on the original structure have one-over-one double hung sash. The addition has wrap-around metal windows that are a combination of fixed and casement types. The walls below the windows are mostly clap board siding that matches the original building. Centered on the side elevation of the addition is a large brick chimney.

The rear elevation has been re-clad and is now covered with T1-11 plywood siding. Modern French doors provide access to the rear of the addition, and a replacement door is centered on the rear elevation that exits to a covered wood porch. Other small windows at the rear appear to have been added when the siding was installed.

Plywood replacement siding was also added at the stem wall at the front elevations. A typical condition with relocated buildings, the siding does not match the original clap board siding.

The site is within the lower end of the ranch in an area that has contained a number of ranch ancillary buildings over time. To the rear is a deteriorated horse barn no longer in use, and to the southeast along Carey Lane is another similar house. Other buildings and structures that once populated this part of the ranch no longer exist. The area is rural in character with no street improvements other than the Carey Lane asphalt paving. A driveway that leads to the ranch staging area to the north passes between the house and Carey Lane and crosses a small concrete bridge that crosses the remnants of an old tributary stream.

Integrity and Character-defining Features

The property maintains some, but not all, of its historical integrity as per the National Register's seven aspects of integrity. It does not maintain its original location, which is unknown. Although altered, the house retains its underlying early-twentieth-century residential scale and feeling and continues, through its form, massing and detailing, to illustrate its associations with vernacular Craftsman/Minimal Traditional construction. Other houses of this era have more elaborate representations of trim and workmanship since this house is very simple; however, original character-defining materials and workmanship have been preserved, including siding, and some original double hung windows. The house has been expanded however, and although some efforts were made to match the wood siding, other aspects of the addition, including metal windows and the low-sloped roof are inconsistent with the original form of the building and reduce the historic integrity.



Front elevation of house, viewed facing northeast.



Rear elevation, viewed south.

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3 *Resource Name or #: (Assigned by recorder) 15420B Carey Lane

P1. Other Identifier: Fountain Oaks Ranch Lands

*P2. Location: Not for Publication Unrestricted *a. County Santa Clara
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Mount Sizer Date 1955 Photorevised 1971 T.9S.;R.4E.; Mount Diablo B.M.

c. Address 15420b Carey Lane City Morgan Hill Zip 95042

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 625268mE/ 4109636mN

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

Assessor's Parcel Number: 817-23-006,
northeast side of Carey Lane, north of Maple Avenue.

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

This small one-story house is an expanded vernacular residential building that was likely first built in the 1920s. It is located off Carey Lane along side another similar vernacular house near to and outside a gate that leads to a staging area at the base of the larger ranch lands to the east.

Vernacular designs such as this have no identifiable style within the context of residential design history. The siding of the original structure embedded in the existing house is unique however, and is representative of Craftsman houses of the era. The house lacks many character-defining features associated with the Craftsman style, and the design is not distinguished within the context of this building type.

(Continued on page 2, DPR523L)

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

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



P5b. Description of Photo: (View, date, accession #)

View facing east, March 2012.

*P6. Date Constructed/Age & Sources:
 Historic Prehistoric Both

Circa 1925 with 1950s and later additions.

*P7. Owner and Address:

Coyote Highlands, LLC
4030 E. Dunne Ave.
Morgan Hill, CA 95037

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

F. Maggi & S. Winder
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: 3/22/2012

*P10. Survey Type: (Describe)
Intensive

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

Archives & Architecture, LLC: Historic Resource Evaluation, Coyote Highlands, 15420 Carey Lane, Morgan Hill, Unincorporated Santa Clara County, California, 2012.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record Archaeological Record District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

(Continued from page 1, DPR523a, P3a Description)

Originally a small cottage rectangular in shape, the house was greatly expanded sometime after World War II with an additions to the south side and to the east rear elevations that more than doubled the size of the original. Another addition to the front of the house was constructed even later. This front building extension is clad in plywood and includes a steeply pitched front gabled porch with exposed rafter detailing in the roof that covers an open wood deck entry. Wood stairs and side railings frame the porch, and the front entry is a multi-lite Ranch style door.

The main, or original, building was a simple front and rear gabled rectangle. Clad with composition shingles, it has moderately deep open eaves with rafter tails with no (or missing) fascia. The siding of the original house is a unique pattern of channel rustic drop siding that is segmented into four foot wide sections. The base siding below the water table is a different, more contemporary pattern, hinting that the building may have been moved to this location. The 1939 U.S. Agricultural aerials show a building in this location however, although it cannot be determined for certain if the early building and the current building are the same.

Fenestration on the original structure consists of one-over-one double hung windows with dog ears. The addition side and rear addition has similar windows but most lack dog ears. Windows at the front addition are contemporary vinyl sash windows with false lites.

The site is within the lower end of the ranch in an area that has contained a number of ranch ancillary buildings over time. To the rear is a deteriorated horse barn no longer in use, and to the northwest along Carey Lane is another similar house. Other buildings and structures that once populated this part of the ranch no longer exist. The area is rural in character with no street improvements other than the Carey Lane asphalt paving. The front yard is surrounded by a wood picket fence, and large Eucalyptus trees mark the site nearby.

Integrity and Character-defining Features

The property maintains some, but not all, of its historical integrity as per the National Register's seven aspects of integrity. It appears to maintain its original location, but this cannot be determined for certain. The building has been altered with large additions to the front, south side, and rear, although the house retains some of its underlying early-twentieth-century residential scale and feeling and continues, through its form, massing and detailing, to illustrate its associations with vernacular Craftsman construction. Other houses of this era have more elaborate representations of trim and workmanship since this house is very simple; however, original character-defining materials and workmanship have been preserved, including channel rustic and horizontal v-groove siding, and some original double hung windows. The house has been expanded however, and although some efforts were made to match the general massing of the original structure, other aspects of the addition, including different window types and siding are inconsistent with the original form of the building and reduce the historic integrity.

(Continued from previous page)



Rear of house, viewed facing west.



Front elevation of house, viewed facing northeast.

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: (Assigned by recorder) Fountain Oaks Horse Barn

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted *a. County Santa Clara
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Mount Sizer Date 1955 Photorevised 1971 T.92.;R.4E.; Mount Diablo B.M.
c. Address 15420 Carey Lane City Morgan Hill Zip 95042
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 625284mE/ 4109669mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 817-23-006,
northeast side of Carey Lane, north of Maple Avenue.

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

This two-story barn appears to have been built during the early days of the Achilles or Kellogg ranches. It previously was surrounded by other ancillary buildings related to the ranch, including a large enclosure to the south, but today is unused and in a deteriorated condition, located near the ranch staging area just to the northwest.

The barn has a gambrel roof, and stylistically is more typical of East Coast barns rather than the broader multi-segmented livestock barns typical of the West Coast. The compact footprint of the barn is indicative of the rows of stalls (three to four to each side with related support space) that live both sides of the interior. The individual spaces have wood floors and small wall openings for ventilation.
(Continued on page 2, DPR523L)

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

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



P5b. Description of Photo: (View, date, accession #)

Viewed facing northeast,
March 2012.

*P6. Date Constructed/Age & Sources:
 Historic Prehistoric Both

Ca. 1920s based on
observation, 85-90 years
old.

*P7. Owner and Address:

Coyote Highlands, LLC
4030 E. Dunne Ave.
Morgan Hill, CA 95037

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

F. Maggi & S. Winder
Archives & Architecture
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: 3/22/2012

*P10. Survey Type: (Describe)
Intensive

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

Archives & Architecture, LLC: Historic Resource Evaluation, Coyote Highlands, 15420 Carey Lane, Morgan Hill, Unincorporated Santa Clara County, California, 2012.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record Archaeological Record District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

(Continued from page 1, DPR523a, P3a Description)

The second level is a tall hay storage area that is framed at both ends with large hinged doors stacked one above the other. The upper door sets are larger and faced with wood siding placed at a 45 degree angle, providing visual interest to the design. Above the doors are the typical cantilevered extensions for the trolley and hay forks.

The building has a perimeter concrete foundation, and the siding is vertical board and batten. The openings are trimmed with plain flat boards. The sliding door tracks for the ground-level entries remains in place, the original doors are gone on the south side, replaced with modern roll-ups, but the north façade still contains the original double doors.

The roofing consists of singles. The shingles are mostly gone on the low-sloped upper portions of the roof, when the remains to two popup ventilators are still evident. Other vents can be found in the high portions of the end walls.

The building is in a state of advance deterioration, as is typical of rural barns that are not in use.

Integrity and Character-defining Features

The barn maintains a high level of its historical integrity as per the National Register's seven aspects of integrity. It maintains its original location, although many of the surround buildings and the enclosure are not gone. The building has not been altered except for one of its large entry doors. The barn retains its underlying early-twentieth-century residential scale and feeling and continues, through its form, massing and detailing, to illustrate its associations with barn construction. The workmanship is typical of barn construction, although the design was conscious and atypical of California barns of the period. Original character-defining materials and workmanship have been preserved, including board and batten siding, doors, and interior walls.

(Continued from previous page)



Barn, viewed facing northwest.



Barn, viewed facing southeast.