



## 6640 Holsclaw Road, Gilroy, CA

Historic Resource Evaluation and SISR Project Review

## 6650 Holsclaw Road, Gilroy, CA

SISR Project Review

**Prepared for**  
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San Jose, CA



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June 19, 2018

Innovating Tradition

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## INTRODUCTION

### PROJECT OVERVIEW

Garavaglia Architecture, Inc. was contracted by Amie Ashton of David J. Powers & Associates, Inc. in January of 2018 to prepare a Historic Resource Evaluation (HRE) for the property at 6640 Holsclaw Road in Gilroy, CA (see Figures 1, 2, and 3). This report has been requested in connection with the preparation of an EIR for the project. The property has been previously evaluated for historical significance and is not part of an existing or identified potential historic district.



**Figure 1.** Aerial view of subject property outlined in red with subject building highlighted in yellow (Google Maps, amended by author)



**Figure 2.** Aerial view of subject property outlined in red with building highlighted in yellow (Google Maps, amended by author)



**Figure 3.** Parcel map with subject property outlined in red (Santa Clara County, amended by author)



The subject property at 6640 Holsclaw Road is not currently listed as a historic resource in the Santa Clara County Historic Resources Inventory, or on the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). As required by the CEQA process, this HRE will address the subject property's eligibility for listing as a historic resource on the NRHP, as well as the CRHR.

The property at 6640 Holsclaw Road was evaluated on a DPR S23 series form by Robert Cartier, Ph.D., of Archaeological Resource Management in 2006, preceding the demolition of a residential structure at the property. The property's now-demolished residence was determined to not appear eligible for listing in either the CRHR or the NRHP, however, the subject barn was identified to be potentially significant.

## METHODOLOGY

Garavaglia Architecture, Inc. staff conducted a site visit and survey of the property's interior and exterior on April 4, 2018. During this visit, staff documented the building's configuration and architectural elements with photographs and field notes. The client provided drawings of the proposed plan, and previous research conducted on the site development of the property, including aerial photographs and a DPR 523 form for 6650 Holsclaw Road. A DPR 523 form for the subject property was provided by the County.

Garavaglia Architecture Inc. also conducted additional archival research on the subject property and surrounding area. The following repositories/collections were consulted to complete the research process (see References section for complete list of resources).

- Ancestry.com
- Gilroy History Museum
- Newspapers.com
- Santa Clara County Department of Planning and Development
- Santa Clara County Office of the Assessor

## RESOURCE DESCRIPTION

### SITE

The subject property (APN 841-49-002) is located at 6640 Holsclaw Road, in unincorporated Santa Clara County, southeast of Gilroy, CA. The property is located at the east of Holsclaw Road, off Pacheco Pass Highway. The 22.45-acre irregularly shaped subject parcel falls within an A-40Ac-sr zoning district, which is zoned for agricultural land. The irregular shape of the lot includes two equally-sized rectangular lots, with an irregularly-shaped portion extending to the northeast.



**Figure 4.** View of the subject property from Holsclaw Road, looking northeast (Garavaglia Architecture, Inc., April 2018)

The extant subject barn structure on the property faces southwest towards Holsclaw Road, and is located at the approximate center of the lot. Several rows of greenhouses and accessory support buildings surround the barn at the north portion of the site, including several barrel roofed structures and covered planting beds. The west portion of the lot also includes small trailer office, and a contemporary water tank. There is a small oil-pump structure at the rear of the rectangular lot, under a small tree.

The remainder of the lot is covered in farmed land. A line of trees abuts the property line at the southwest, and a row of flowers separates the north portion of the property with buildings and farmed land towards the south. There is a metal chain link fence along the rectangular section of the property at the north, and abutting Holsclaw Road at the southwest, with an entry gate at the approximate center. The property is accessible from Holsclaw Road, off of Pacheco Pass Highway. There is a gravel access road running northeast from Holsclaw Road. There is some parking within the property gates, and limited space on the road.



**Figure 5.** View of the subject property from the rear of the rectangular portion of the lot with the subject barn at the left, looking southwest (Garavaglia Architecture, Inc., April 2018)

**BUILDING**

The subject building is a single-story barn structure with central steeply pitched gable roof with two shed-roof wings, and an unenclosed canopy structure at the rear (see Figure 6). The wood-framed structure has exposed beams at the interior, and vertical siding boards at the exterior. The central portion of the barn is raised on a concrete foundation, and the north and south wings are on a concrete slab. Fenestration is mixed at the barn, with several openings of different sizes, and currently no glazing. The gable and side shed roofs have overhanging eaves with closed soffits, and are covered with corrugated metal panels. The subject barn can be considered a vernacular barn structure.



**Figure 6.** Overall view of the subject barn, looking northeast (Garavaglia Architecture, Inc., April 2018)

**Exterior**West Facade

The primary, west, facade of the barn has a central sliding door opening, raised approximately two feet off the ground. There are two small square former openings above the sliding door, and a vertically oriented former rectangular opening at the peak of the gable. There are additional sliding door openings spanning the width of the wings. The vertical siding boards are in various widths on this facade, likely indicating that changes have been made to this elevation over time.



**Figure 7.** View of the north elevation at the left, and the west elevation at the right, looking south (Garavaglia Architecture, Inc., April 2018)

#### North Elevation

The north elevation has two small openings on the wing, which are currently boarded (see Figure 7). The interior floorboards of the north shed addition are visible here under the vertical siding boards.

#### East Elevation

The rear, east elevation, has large openings with rolling doors on the central portion and side wings, similar to the primary facade (see Figure 8). There is an additional opening at the gable peak with a double closure with side brackets. The doors appear to swing outward, consistent with doors associated with a crane pulley system and/or a hayloft.





**Figure 8.** View of the east and south elevations, looking west. Attached metal shed at the left of the (Garavaglia Architecture, Inc., April 2018)

#### South Elevation

The shed roof of at the south elevation has two small square openings, which are currently boarded up, and a central framed door opening, which is also boarded (see Figure 8). There is a small metal shed attached to the west end of the elevation, housing mechanical equipment (see Figure 9). There is additional metal flashing at the connection of the shed roof to the vertical siding above.

#### **Canopy Structure**

Attached to the barn's east elevation is a large, open, gable-roofed canopy structure, which extends east toward the rear of the property (see Figures 9 and 10). The west gable end is open to the east elevation of the barn, and the west gable end of the extension is enclosed with channel rustic wood siding. The structure sits on a concrete slab with metal tracts imbedded in the concrete, likely used fore fruit drying production (see Figures 11 and 12).

The open wood roof framing is supported by wood posts, and is covered with corrugated metal panels. There is a small gable-roof chimney structure at the center of the drying house, and two small metal chimneys at both gable ends of the main roof (see Figure 10). At the north end of the canopy structure is an enclosed metal structure, likely used historically as a drying house (see Figure 11).



**Figure 9.** Canopy structure with subject barn in the background, view looking west (Garavaglia Architecture, Inc., April 2018)



**Figure 10.** Canopy structure with subject barn in the far background, view looking south (Garavaglia Architecture, Inc., April 2018)



**Figure 11.** View of the drying house under the canopy structure, looking southeast (Garavaglia Architecture, Inc., April 2018)



**Figure 12.** View of the canopy structure, looking west toward the subject barn (Garavaglia Architecture, Inc., April 2018)

### Interior

The interior of the subject barn has exposed wood framing. Horizontal wood boards serve as a partial height partition separating the central portion from the side wings (see Figure 13). The central portion sits on a raised concrete foundation, covered with wood plank flooring. The



south side wing has similar wood floor covering, and the north side wing is on a grooved and sloped concrete slab (see Figures 14 and 15).



**Figure 13.** Interior of the subject barn, looking west (Garavaglia Architecture, Inc., April 2018)

Horizontal florescent and single light bulbs suspend from the beams at the central portion and both wings. Built-in shelves extend along the north and south walls of the wings and along the interior of the partition boards. Remnants of a hay pulley-system remain at the peak of the central main gable (see Figure 16). Radial saw marks were observed on the interior of the siding boards, indicating the boards were processed with a radial saw used before the turn of the century (see Figure 17). The barn is currently used for storage.



**Figure 14.** South wing interior, looking west (Garavaglia Architecture, Inc., April 2018)



Figure 15. North wing interior, looking west (Garavaglia Architecture, Inc., April 2018)



Figure 16. Remnants of hay pulley system (Garavaglia Architecture, Inc., April 2018)





**Figure 17.** Radial-saw pattering (Garavaglia Architecture, Inc., April 2018)

## HISTORICAL BACKGROUND / CONTEXT

### UNINCORPORATED SANTA CLARA COUNTY

#### Early Development

The Ohlone tribe originally inhabited the land included in present-day Santa Clara County. In July 1769, the first permanent Spanish settlement in California was founded at Mission San Diego. Father Junipero Serra and his company continued their way north consecrating missions and founding settlements.<sup>1</sup> Europeans first discovered the Santa Clara Valley on November 2, 1769. On March 25, 1776, Juan Bautista de Anza and his party camped at Stevens Creek.<sup>2</sup>

The Mission of Santa Clara was founded on January 12, 1777.<sup>3</sup> The Spanish Mission system continued until around 1821, when Mexico broke from Spanish rule and gained control of these territories. Mexico began a process of secularization of the Missions, granting the land for ranching or farming purposes. Mexican authority over California ended in February 1848 when Mexico ceded California, New Mexico, Arizona, Nevada, and parts of Wyoming and Colorado to the United States and determined the southern boundary for Texas as part of the Treaty of Guadalupe-Hidalgo, ending the Mexican American War (1846-1848).

#### *The Gold Rush*

The Gold Rush and associated westward expansion greatly affected the population and economy of California as well as Santa Clara County. The California Gold Rush began on January 24, 1848 when gold was discovered at Sutter's Mill in Coloma. The Gold Rush lasted until around 1855. California became a state in September 1850 and San Jose was incorporated as a city on March 7, 1850.<sup>4</sup> At the end of 1848, the California territory was estimated to have a population of around 14,000 people, a number that excluded natives; there were 224,000 state residents by 1852 according to the official state census.<sup>5</sup>

By March of 1848, news of the gold discovery had reached San Jose.<sup>6</sup> Many residents of Santa Clara County, in particular, male residents, swarmed north to the gold fields in hopes of finding wealth.<sup>7</sup> Indeed, "[...] such was the rush to the mines that in a little Peckham and Frank Lightson [early residents and businessmen] were the only adults remaining in San Jose." Within the next year gold seekers began to return to San Jose with stories and monetary proof of both successes and failures in the gold mines.<sup>8</sup>

#### *Civil War*

All territories acquired by the United States until the time of the Treaty of Guadalupe-Hidalgo had entered into statehood as slave states. There was great national dispute over the leaning of

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<sup>1</sup> J.P. Munro-Fraser, *History of Santa Clara County, California* (San Francisco: Alley, Bowen, & Co., Publishers, 1881), 44-46.

<sup>2</sup> F. Ralph Rambo, *Almost Forgotten*, (Estate of Ralph Rambo, 1964), 1.

<sup>3</sup> Munro-Fraser, *History of Santa Clara County*.

<sup>4</sup> Ibid, 346.

<sup>5</sup> Thomas Pinney, *A History of Wine in American: From the Beginnings to Prohibition* (Berkeley: University of California Press, 1989), 259.

<sup>6</sup> Munro-Fraser, *History of Santa Clara County*.

<sup>7</sup> Rambo, *Almost Forgotten*, 6.

<sup>8</sup> Munro-Fraser, *History of Santa Clara County*, 776.

the new western territories acquired as a result of the Treaty of Guadalupe-Hidalgo, along with the future of present slave holding states, as the country entered into the Civil War (1861-1865).

San Francisco notably supported the Union, as Union Square in the center of the city thus received its name. Likewise, the Union District in east Los Gatos was named in support of the Union.<sup>9</sup> Santa Clara Valley, however, had a significant number of residents who supported the Confederacy.<sup>10</sup> A branch of The Knights of the Golden Circle, a secret national group with strong southern sympathy, and related groups, such as Quantrill's Rangers and Captain Ingram's Partisan Rangers, were active in the Santa Cruz mountains, both in the area west of Saratoga and further south near Santa Cruz and Watsonville. These groups had the intention of robbing stagecoaches in gold and silver country or mining camp payroll loads and sending the cache east to provide financial support to the Confederacy.

In 1864, there were also pro-Confederacy related activities around the mountains near Corralito, located to the east of Santa Cruz. In this part of the peninsula, as with the area west of Saratoga, the mountainous landscape and heavily forested hills in, as yet, unsurveyed land enabled the bandits and secret organizations that supported the Southern cause to operate largely without being noticed.<sup>11</sup>

George Bickley founded the Knights of the Golden Circle (KGC) in Cincinnati during the summer of 1854, to enhance the power of Southern slaveholders by promoting southern values, particularly slavery. The "Golden Circle" in their name is in reference to the ring of land encompassing the Caribbean Islands, Central America, and Mexico, which the KGC planned to turn into slave states. On the eve of the American Civil War, "[...] the Knights became the strong arm of secession in many areas by promoting disunion through public meetings and political action and by intimidating countervailing voices into silence."<sup>12</sup>

Captain Ingram's Partisan Rangers was formed in early 1864 under Rufus Henry Ingram and Tom Poole. Ingram was previously a member of Quantrill's Rangers and was already considered notorious in Missouri. After Ingram and Poole arrived in Santa Clara County they formed a group from local members of the KGC, with the intent of raiding stagecoaches in Placerville. The newly formed Captain Ingram's Partisan Raiders conducted their first meetings in their hideout camp west of San Jose.<sup>13</sup>

In addition to Rufus Henry Ingram and Tom Poole, members of this guerrilla group included: John Ingram, John and Wallace Clendenning, John Creal Bouldware, James Willson, Henry I. Jarboe, Joseph W. Gamble, Washington Jordan, John Gately, Thomas and James Frear, and George Cross; all notable residents of the greater San Jose area. Captain Ingram's Partisan Rangers were assisted by Preston Hodges who allowed the group to station their headquarters nearby and camp on his ranch, which was located in the Santa Cruz Mountains just west of

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<sup>9</sup> Saratoga Historical Foundation website, "The Called it Saratoga," Saratoga Historical Foundation, [http://www.saratogahistory.com/History/called\\_saratoga.htm](http://www.saratogahistory.com/History/called_saratoga.htm).

<sup>10</sup> Rambo, *Almost Forgotten*, 6.

<sup>11</sup> Phil Reader, "Santa Cruz County History, Crime & Public Safety: Copperheads Part 2," Santa Cruz Public Library, <http://www.santacruzpl.org/history/articles/71/>.

<sup>12</sup> David C. Keehn, *Knights of the Golden Circle: Secret Empire, Southern Secession, Civil War* (Louisiana State University Press, 2013), Prologue.

<sup>13</sup> John Boessenecker, *Badge and Buckshot: Lawlessness in Old California* (University of Oklahoma Press, 1993), 137.

Saratoga; he also supplied the group with provisions. Hodges's large farm was located about 15 miles from San Jose in the foothills near Saratoga.

Eventually, Santa Clara County Sheriff John Hicks Adams and Deputy R.B. Hall discovered the location of the group and kept a watchful eye on their activities. The group soon relocated to a more private camp deeper in the foothills about two miles from Preston Hodges's ranch.<sup>14</sup> Some time later, Sheriff Adams described the location of Captain Ingram's Partisan Rangers hideout and their activities:

They had selected an unusually secluded spot, the spur of the mountain protecting them on one side from the view of the village while the thick pines and chaparral hid them completely on the other. [...] Pretty soon they began to gather by twos and threes, until quite a crowd had collected, and, sure enough, it was just as I had suspected, the Knights of the Golden Circle, and among them some of the most prominent men in San Jose!<sup>15</sup>

At this time the group was mobilizing their numbers, weapons, and schemes and soon they would head north in an attempt to steal from the gold mines or those mining the Comstock Lode.

In late May 1864, Captain Ingram's Partisan Rangers conducted an unsuccessful raid on a stagecoach in Placerville. This event scattered the group and resulted in arrests and eventual hangings of some members. Immediately after the raid, members returned to their hideout in the foothills west of Saratoga, where they stayed for a period of two weeks to avoid capture. At this time, Ingram plotted to steal the payroll from the New Almaden Quicksilver Mine stagecoach whose route took them through some roads in the foothills just south of Saratoga and the group's secret hideout. This proved most unsuccessful and Ingram returned to Missouri and the guerrilla band largely disbanded after a shootout near Edward Hill's farm near New Almaden.

Following this final incident, Union soldiers and local law enforcement officials scoured the Santa Cruz foothills for any hideout or mountain camp related to any KGC activities; they arrested around 12 people for association with violent secessionist activities. Additionally, the land in the foothills was soon acquired by lumbermen who harvested the redwoods and built roads down the mountains; clearing the land of any additional hideouts.<sup>16</sup>

### **Santa Clara County Industry**

#### *Vineyards, Orchards, Dried-Fruit, & Canning*

The Santa Cruz foothills, located on the eastern and western sides of the Santa Clara Valley, have ideal climate and soil for the production of grapes and orchards became an extremely popular economic and homesteading pursuit.<sup>17</sup> In the mid-19<sup>th</sup> century fruit growing began to be tried out in Los Gatos; Lyman Burrell, a town resident, planted fruit trees in 1856.<sup>18</sup> The land around Montebello Ridge, which is located to the west of Cupertino and to the southeast of

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<sup>14</sup> Ibid.,140.

<sup>15</sup> Ibid.,138-139.

<sup>16</sup> Reader, "Santa Cruz County History, Crime & Public Safety: Copperheads Part 2."

<sup>17</sup> Richard A. Beal, *Highway 17: The Road to Santa Cruz* (Pacific Group, 1991), 37.

<sup>18</sup> Peggy Conaway, *Images of America: Los Gatos* (San Francisco: Arcadia Publishing, 2004), 17.

Stevens Creek in the Santa Cruz foothills, was cleared for lumber and subsequently planted with vineyards and orchards.<sup>19</sup>



**Figure 18.** Orchards in the Santa Cruz Mountains, shown near Wright's Farm. (Beal, *Highway 17: The Road to Santa Cruz*, 37.)

Settlers and recently arrived immigrants who planted vineyards and developed wineries in California had the previous example of growing and producing from the Spanish missions.<sup>20</sup> "Winegrowing in northern California did not wait upon the Gold Rush, though of course the event transformed it."<sup>21</sup> Santa Clara County would develop a notable wine and grape industry.

In the beginning, French immigrants dominated wine production in California, specifically Santa Clara County. "In 1849, a French immigrant, Louis Pellier, arrived in the Valley and brought with him the prune plant, which would have a great effect on the area's economy. "Among other Santa Clara Frenchmen, Louis Prevost of San Jose had some sixty different varieties of grape planted in the 1850s. Antoine Delmas, his neighbor and fellow Frenchman, had the most extensive of all early varietal collections in California. Delmas had imported 10,000 cuttings from France in 1854[...]." In 1855, Santa Clara County contained 30,000 vines, in 1856 there were 150,000, and by the following year there was a total of 500,000 wine producing vines in the County.<sup>22</sup>

Louis Pellier, a French immigrant who transplanted the prune to Santa Clara Valley, was responsible for commencing what would become a major economy in the area: orchards, vineyards, and wineries. In the latter part of the 19<sup>th</sup> century, fruit became "[...] more important than gold. Santa Clara County had become recognized as a fruit and canning center."<sup>23</sup> Prunes and apricots were the most commonly planted fruit trees, followed by cherries, walnuts,

<sup>19</sup> California History Center, The Louis E. Stocklmeir Regional History Library and Archives, DeAnza College, Diane Paul, (March 1973), Montebello Ridge (RP 1542).

<sup>20</sup> Pinney, *A History of Wine in America*, 258.

<sup>21</sup> Ibid.

<sup>22</sup> Ibid, 262, 263-264; and Rambo, *Almost Forgotten*, 1.; Pinney.

<sup>23</sup> *200 Years of Agriculture in Santa Clara County, 1777-1977* (San Jose: University of California Agriculture Extension Service, 1963), 3.



almonds, and grapes. In 1900, the world's largest prune orchard: Francis H. Hume's Glen Una Ranch, at 680 acres, was located in Saratoga.

Beginning in the late 1860s, residents planted fruit trees and orchards, this soon became the principal economy of the area. In order to prepare the earth for planting, orchardists removed rocks, chaparral, and scrub oak trees.

Fruit growing began in Los Gatos in the middle of the 19<sup>th</sup> century and by the turn of the 20<sup>th</sup> century; residents of the area were producing 135 million pounds of prunes for the market from 4.5 million prune trees in Santa Clara Valley. Upon ripening, the prunes would fall from the trees and would then be gathered from the ground. The fruit was then dipped in lye and laid on in large trays to dry in the sun.

By the early 20<sup>th</sup> century, farmers in the Santa Clara Valley were producing more than 7 million pounds of dried fruit. The Los Gatos Fruit Company alone was shipping 50,000 crates of fruit to market a year. This business suffered against its local competition and closed in 1955. In 1906, the Hunt Brothers Canning Company purchased the Los Gatos Cannery; the company is now under different ownership, but canned fruit goods are still produced under the Hunt's name today.<sup>24</sup>

### OLD GILROY/SAN YSIDRO DEVELOPMENT

The subject property at 6640 Holsclaw Road is located in unincorporated Gilroy, Santa Clara County, in what is also considered Old Gilroy or San Ysidro.

One of the earliest of the Spanish ranchos was the 13,000-plus acre *Rancho San Ysidro*. Located in the vicinity of present-day Gilroy, *Rancho San Ysidro* was granted to Ygnacio Ortega, and is associated with Ortega's soap manufacturing efforts near Soap Lake in South County. Within a few years a settlement evolved on the rancho of over 50 persons. John Gilroy, the first English settler in California, found his home at *Rancho San Ysidro* in 1821. Gilroy arrived in California in 1814 aboard a British vessel and was employed at several of the local missions making barrels and building and repairing equipment. From 1819 to 1820, Gilroy served as an English interpreter to Spanish Governor Solá. In March 1821, he married Clara Ortega and settled on *Rancho San Ysidro*. In 1833, Gilroy was granted 4,500 acres of his father-in-law's 13,000-acre rancho by Mexican Governor Figueroa. From 1833, Gilroy traded in Monterey with what he called his "industries"—soap, onions, and flour from his gristmill. He also manufactured millstones for flourmills throughout California.<sup>25</sup>

Early settlers of California, such as Thomas Larkin, utilized the resources in South County near San Ysidro to develop a soap production industry prior to the Gold Rush.

Soap was made at *Rancho San Ysidro* from tequesquite, an alkali substance harvested from the plain south of San Felipe Lake (then known as Soap Lake) about three miles east of San Ysidro. The *tequesquite*, or sodium carbonate, was added to tallow and other

<sup>24</sup> Saratoga Historical Foundation website, "The Called it Saratoga."

<sup>25</sup> Archives & Architecture, LLC., *County of Santa Clara Historic Context Statement* (County of Santa Clara Department of Planning and Development, 2004 [revised 2012]): 30.

ingredients, then boiled, solidified, and cut into bars. Monterey merchant Thomas Larkin sold the soap to sailors, who liked it because it lathered easily with seawater. Letters written to Larkin in the 1840s indicate that soap making was a thriving business involving many residents in the San Ysidro area. In 1845, Thomas Larkin and José Maria Sanchez formed a partnership to build a soap factory on the shore of San Felipe Lake. This enterprise came to an end in 1848 with the discovery of gold in the Sierra Nevada (Laffey 1992).

Flour milling was also known to have occurred on these early ranchos, which sustained wheat production. The inventory of Ignacio Ortega's estate upon his death in 1829 included "one mill" (Laffey et al 1986). Quentin Ortega and others were also producing flour at San Ysidro (Munro-Fraser 1881). An "adobe mill" was located on Soap Lake (San Felipe Lake). By 1845, Juan Alvires had a mill on Laguna Seca, north of present day Morgan Hill. The exact location of these mills are unknown, nor is it known if they were animal-powered or water-powered (Detlefs 1985; Laffey et al 1986).<sup>26</sup>

Agriculture became highly significant industry in the area, dues in large part to early settlers who found success in fresh and dried fruit production. Among the early settlers and fruit producers was Horace Willson, who came with his family to the area in 1853, and found success in farming and the cattle industry.<sup>27</sup>

Between 1878 through the 1930s and 1940s Santa Clara Valley's underwent a tremendous agricultural shift, in which "horticulture superseded the declining wheat culture, and many other forms of intensive land utilization were developed with increasing development in irrigation."<sup>28</sup> By the later period, the region was known worldwide as "The Valley of the Heart's Delight" as most of the area's economy was tied to fruit production, including growing, picking, packing, canning, selling, or otherwise supporting the industry.<sup>29</sup>

Further, the County of Santa Clara's *South County Historic Resources Survey* identified the prevalence of smaller production farms in the South County area:

The business of fruit production, the combination of growing, packing and canning, was the focus of Santa Clara Valley agriculture by the early twentieth century. Fruit production peaked in the 1920s. With the increased ratio of crop value to land unit, large farms became unnecessary. Increased land prices, cultivation costs, and growing population led to the subdivision of farmlands into highly specialized "fruit ranches" that were 3 to 50 acres in size. By the 1930s, 83 percent of the orchard ranches raised prunes. Santa Clara Valley was producing 25 percent of the world's trade.

With the shift of land use in South County from large grain farms to smaller fruit ranches in full swing by the early 1900s, further subdivision of the remaining large parcels of land occurred as the demand for small acreage farms peaked.<sup>30</sup>

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<sup>26</sup> Ibid., 31.

<sup>27</sup> "Pioneer Edwin Wilson Dies At Age Of 82," *Gilroy Advocate*, December 29, 1937.

<sup>28</sup> Archives & Architecture, LLC., *County of Santa Clara Historic Context Statement*, 59.

<sup>29</sup> "The Historic Orchard," Guadalupe River Park Conservancy website, <http://grpg.org/HistoricOrchard/>.

<sup>30</sup> Leslie A.G. Dill, Kara Oosterhous, Charlene Duval, *Santa Clara County: South County Historic Resources Survey* (County of Santa Clara Historical Heritage Commission and Environmental Resources Agency Planning Office, 2003), 17-18.

## SITE DEVELOPMENT



Although the roads appear to have changed, a map from 1876 shows Holsclaw Road running through the center, with several parcels with Willson Family ownership (see Figure 19). Based on the location of the bend and fork that match the roads in a 1939 aerial photograph, it appears that the subject lots of the subject property were then attributed to P. Arina, T. Bradley, J. Garley and the Ferguson Brothers (see Figure 19).

At this time there is no original construction information available on the subject barn. Building permits were not required in unincorporated areas of Santa Clara County until the mid-20<sup>th</sup>

century, and no other documentation of the original construction has been located. However, the radial saw marks observed at the interior face of the siding boards, indicating that the boards were cut around the turn of the 20th century (see Figure 17). Additionally, the house and barn at the adjacent Edwin Willson property were constructed circa 1893, and it can be inferred that the subject barn at 6640 Holsclaw Road, which is a similar design to the barn at 6650 Holsclaw Road, was built around this same time.<sup>31</sup>

The earliest available aerial photograph from 1939 shows the subject barn in its current location and, with a residential structure at the west end of the north rectangular lot with the subject barn located toward the center along an access road. A water tower also appears adjacent to the subject barn (see Figure 20). The residence, a one-story Craftsman style house constructed circa 1920, was oriented west toward Holsclaw Road and was set back from the property line at the north and west (see Figure 21).<sup>32</sup> The surrounding land appears to have been covered in orchards on the rectangular portions, with row crops at the northeast extension. While the photo is not clear, the drying house does not seem to be at the rear of the barn at this time. The surrounding parcels appear to be agriculturally similar, with a combination of row crops, orchards, and small farmsteads. At this time an internal access road bisects the rectangular portions of the parcel, stopping at the northeast extension.



**Figure 20.** Aerial photograph, subject property outlined in red, 1939 (Courtesy of AEI Consultants, amended by author)

<sup>31</sup> It is further discussed in the DPR 523 form for 6640 Holsclaw Road that the barn appears to be the only standing building from the early 20<sup>th</sup> century. Robert R. Cartier, *Department of Parks and Recreation Primary Record, Shamrock Seed Co.* (State of California, 2006), 2.

<sup>32</sup> Ibid.





**Figure 21.** Former residence at the subject property, constructed circa 1920, looking east, 2006 (Robert R. Cartier, *Shamrock Seed Co.*)

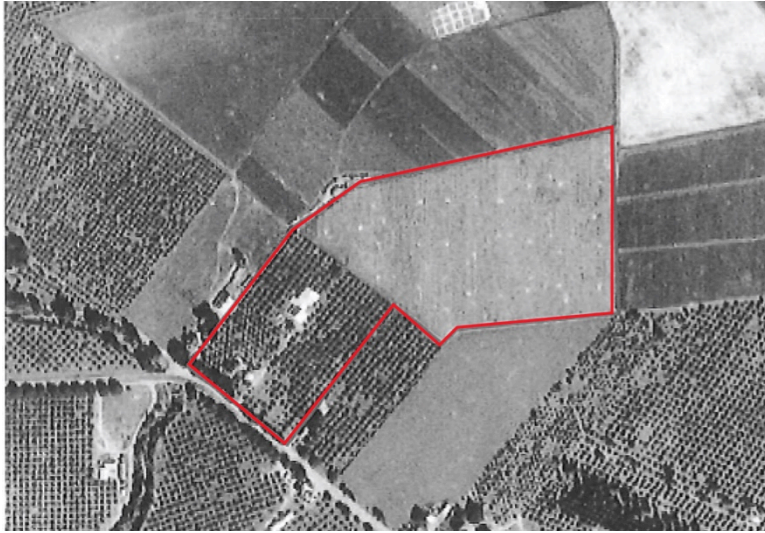
The next available aerial photograph from 1952 shows the property in generally the same configuration, with the house and barn among surrounding orchards (see Figure 22). The rectangular structure appears at the rear of the barn, along with several other accessory buildings at the north of the rectangular lot.



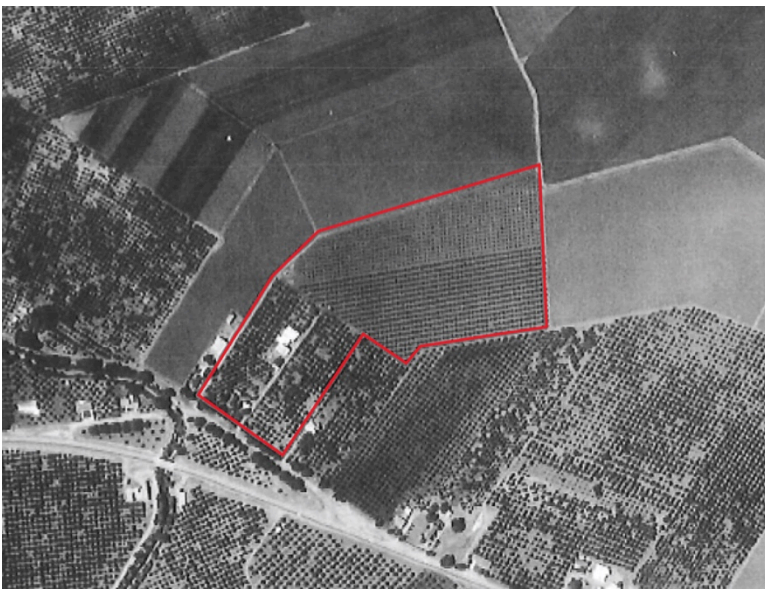
**Figure 22.** Aerial photograph, subject property outlined in red, 1952 (USGS [1952-07-21 - 1952-08-09], amended by author)



By 1956 the agricultural plantings appeared to be the same, and the drying house at the rear of the barn had expanded slightly (see Figure 23). By 1968, orchards appear to have been planted in the northeast extension of the property suggesting a change in crop or expansion of the agricultural operation (See Figure 24).



**Figure 23.** Aerial photograph, subject property outlined in red, 1956 (Courtesy of AEI Consultants, amended by author)



**Figure 24.** Aerial photograph, subject property outlined in red, 1968 (Courtesy of AEI Consultants, amended by author)

In a 1980 aerial photograph, the orchards at the subject property and on the surrounding parcels had largely been replaced with row crops, save for a few remaining trees surrounding the

former residential building and lining the southwest edge of the north rectangular lot (see Figure 25). Additional buildings, likely green houses, begin to appear at the site, indicating that this may have been the time fruit orchard production ceased.



**Figure 25.** Aerial photograph, subject property outlined in red, 1980 (United States Department of Agriculture)

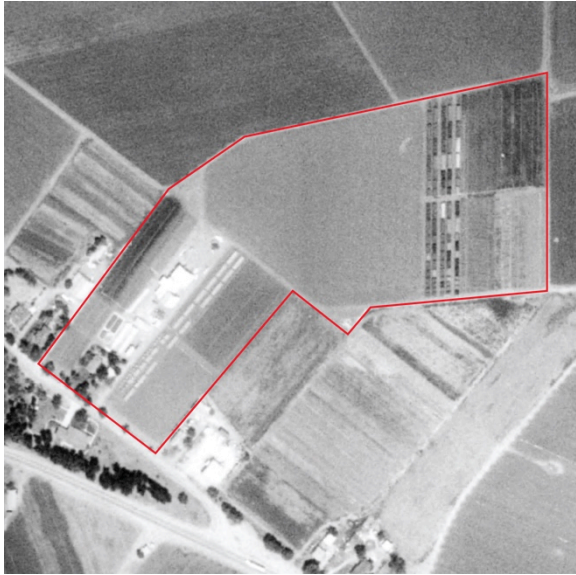


**Figure 26.** Aerial photograph, subject property outlined in red, 1987 (United States Department of Agriculture)

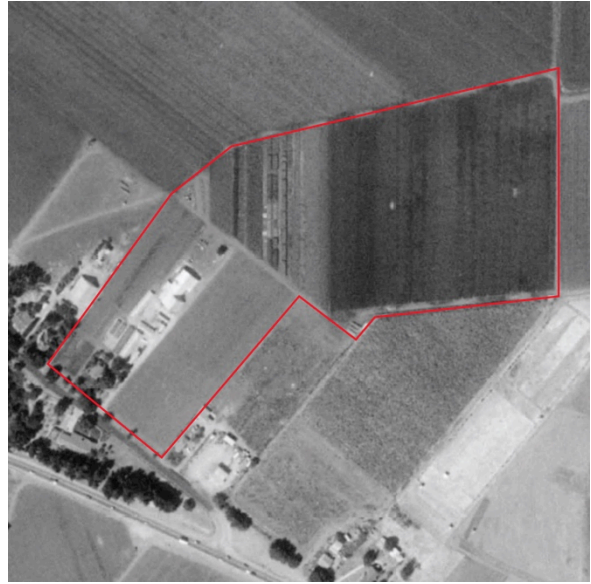
By 1993, more elongated rectangular greenhouse structures had been added to the property (see Figure 27). Some additional land had been portioned off at the rear of the northeastern extension, and two additional rows of greenhouses were added to the southeast of the internal access road at the property. By 1998, additional varying row crops had been planted at the northeastern extension, and the greenhouses along the access road had been removed (see Figure 28).

A 2004 photo of the adjacent property at 6650 Holsclaw Road shows the rear edge of the former house (see Figure 29). A 2005 aerial photo shows small greenhouses in rows to the north of the property line, likely greenhouses (see Figure 30).





**Figure 27.** Aerial photograph, subject property outlined in red, 1993 (USDA [1993-05-23 - 1993-06-16], USGS DOQQ [1993-05-09 - 1993-10-02])



**Figure 28.** Aerial photograph, subject property outlined in red, 1998 (USGS DOQQ [1998-08-03 - 1998-09-21])



**Figure 29.** Residence at 6650 Holsclaw Road, looking southeast, with the subject residence at the right (Franklin Maggi, 2004)



**Figure 30.** Aerial photograph, subject property outlined in red, 2005 (Google Earth, amended by author)

The 2006 DPR 523 form for the property catalogues two accessory structures at the subject property - a garage and a shed (See Figures 31 and 32). A construction date was not determined for either structure. A 2006 building permit notes the demolition of the house and garage. The building permit does not explicitly include the demolition of the shed, which is no longer extant at the property.



**Figure 31.** Former garage, construction date unknown, looking southwest (Robert R. Cartier, *Shamrock Seed Co.*, 2006)





**Figure 32.** From left to right: the extant modular office; the former shed; and the extant subject barn looking northeast, c. 2006 (Robert R. Cartier, *Shamrock Seed Co.*, 2006)

**CONSTRUCTION CHRONOLOGY**

Limited information is available for the construction chronology of the property prior to 2006, aside from available aerial photos. There are no original plans or permits for the construction of the house, barn, or any accessory structures. Based on the aerial photographs, the drying house and canopy structure appear to have been constructed at the property between 1939 and 1952 (see Figures 20 and 22).

Aerial photographs from 1987 and beyond show several configurations of greenhouses and rectangular structures at the property. Building permits from 2006 list the demolition of the house and garage and other "accessory structures," but do not give any further details. The DPR 523 form for the subject property catalogues a three-car garage and shed at the property, but does not determine the likely construction dates (see Figures 31 and 32). The remaining permits available are service oriented, and do not give any details for structure construction at the property.

**Construction Chronology (demolition permits in bold)**

Date	Owner	Alteration
1890s	Edwin Willson	Likely around the date of barn construction
1920	Louis Fabbri	Likely construction date of former residence, garage, and shed
1939-1952	Luigi Matteucci	Likely construction of canopy and drying house
1993	Luigi Matteucci	Mechanical/plumbing/electrical/permit
1993	Luigi Matteucci	Mechanical/plumbing/electrical/permit
1994	Luigi Matteucci	Mechanical/plumbing/electrical/permit
2006	Gilroy Research Farm, LLC	<b>House demolished; barn and other accessory structures not included in permit</b>
2006	Gilroy Research Farm, LLC	Plumbing permit
2006	Gilroy Research Farm, LLC	<b>Garage demolished; barn and other accessory structures not included in permit</b>
2006	Gilroy Research Farm, LLC	Mechanical permit
2006	Gilroy Research Farm, LLC	Mechanical permit
2010	Gilroy Research Farm, LLC	Electrical permit

## OWNERSHIP HISTORY

An 1876 map of the Old Gilroy area attributes the lots in the general location of the subject property to P. Arina, T. Bradley, J. Garley and the Ferguson Brothers (see Figure 19). The earliest available deed information from Santa Clara County lists Edwin Willson as the owner of the subject parcel in 1875. Willson was born in San Ysidro in 1855 as the fourth of ten children of Horace and Eunice Willson.<sup>33</sup> Horace Willson was one of the pioneering settlers of the San Ysidro region, settling in Old Gilroy in approximately 1854.<sup>34</sup> Edwin Willson married the daughter of the pioneering Gilroy merchant Jacob Reither, Dolly Reither, in 1902. Upon Dolly's death Edwin Willson married Palmina Delerio in 1906. Edwin Willson died in Old Gilroy in 1937.

Edwin Willson owned the subject property until 1892. In 1892, property ownership was transferred to Giovanni B. Galli, for whom no additional information was located. The property was sold to Edward R. Maze in 1896, who owned the property until 1919. Maze is noted as "one of the most successful and painstaking farmers in the Gilroy Preceinct."<sup>35</sup> Maps of Santa Clara County from 1902-1903 and 1914 list his wife, Virginia Maze, as the property owner. Evidence suggests the at the subject barn at the property was constructed at or before the turn of the 20<sup>th</sup> century, and therefore could have been an addition by the early owners of the property, including Edwin Willson or Edward R. Maze.<sup>36</sup>

Between 1919 and 1927 the property was owned by Louis Fabbri, who was born circa 1892 to Italian immigrants. Fabbri appears on the 1930 census as a fruit farmer living at another farm in Santa Clara County, but no additional information was located on Fabbri. The DPR 523 form assumes the original construction date of the former residence to be approximately 1920, which would have been under the ownership of Fabbri.<sup>37</sup>

In 1927 ownership transferred to Luigi Matteucci, and stayed in the Matteucci family until 1998. Although this is the longest stretch of ownership, no additional information was located on Matteucci. Based on the aerial photographs of the property it can be assumed that Matteucci was responsible for the construction of the open canopy structure and the drying house (see Figures 20 and 22). It is also during the Matteucci ownership that the orchards are removed from the property and are replaced with row crops (see Figure 25). An affiliation with the Shamrock Seed Co., Inc. was noted in building permits as early as 1993. Between 1998 and 2013 the owner of the property is listed as Gilroy Research Farm, LLC., and as Shamrock Seed Company, Inc. since 2013. Under the Gilroy Research Farm, LLC. ownership the former residence, garage, and shed were demolished, and various greenhouse and accessory structures were constructed.

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<sup>33</sup> Tom Howard, email message to author, April 2, 2018.

<sup>34</sup> C. Duval and K. Oosterhaus, Dill Design Group, *Department of Parks and recreation Primary Record: SCI 107 Edwin Willson Ranch* (State of California, 2003), 2.

<sup>35</sup> Ibid., Citing E.T. Sawyer, *History of Santa Clara County, California* (Los Angeles: Historic Record Company, 1922).

<sup>36</sup> Cartier, *Shamrock Seed Co.*, 2.

<sup>37</sup> Ibid.

**Ownership History**

Date Range	Owner	Notes
1875 - 1892	Edwin Willson	Original owner and namesake of the neighboring property at 6650 Holsclaw Road.
1892 - 1896	Giovanni B. Galli	
1896 - 1919	Edward R. Maze	
1919 - 1927	Louis Fabbri	
1927 - 1998	Luigi Matteucci	
1998 - 2013	Gilroy Research Farm, LLC.	Granted by Louis J. Matteucci, Trustee of the Revocable living Trust created by Louis J. Matteucci and Stella M. Matteucci
2013 - Present	Shamrock Seed Company, Inc.	



## EVALUATION FRAMEWORK

### THE NATIONAL REGISTER CRITERIA FOR EVALUATION

The National Register of Historic Places (NRHP) is the nation's master inventory of known historic resources. It is administered by the National Parks Service (NPS) in conjunction with the State Historic Preservation Office (SHPO). The National Register includes listings of buildings, structures, sites, objects, and districts possessing historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local levels. The National Register criteria and associated definitions are outlined in the National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation. The following is quoted from National Register Bulletin 15:

#### Criteria

Generally, resources (structures, sites, buildings, districts, and objects) over 50 years of age can be listed in the National Register provided that they meet the evaluative criteria described below. Resources can be listed individually in the National Register or as contributors to an historic district. The National Register criteria are as follows:

- A. Resources that are associated with events that have made a significant contribution to the broad patterns of history;
- B. Resources that are associated with the lives of persons significant in our past;
- C. Resources that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant or distinguishable entity whose components may lack individual distinction; or
- D. Resources that have yielded or may likely yield information important in prehistory or history.

### THE CALIFORNIA REGISTER CRITERIA FOR EVALUATION

The California Register of Historical Resources (CRHR) is the official list of properties, structures, districts, and objects significant at the local, state, or national level. California Register properties must have significance under one of the four following criteria and must retain enough of their historic character or appearance to be recognizable as historical resources and convey the reasons for their significance (i.e. retain integrity). The California Register utilizes the same seven aspects of integrity as the National Register. Properties that are eligible for the National Register are automatically eligible for the California Register. Properties that do not meet the threshold for the National Register may meet the California Register criteria.

- 1. Associated with events that have made a significant contribution to broad patterns of local or regional history, or cultural heritage of California or the United States;
- 2. Associated with the lives of persons important to the local, California or national history
- 3. Embodies the distinctive characteristics of a design-type, period, region, or method of construction, or represents the work of a master, or possesses high artistic value; or

4. Yields important information about prehistory or history of the local area, California or the nation.

CRHR criteria are similar to National Register of Historic Places criteria, and are tied to CEQA, so any resource that meets the above criteria, and retains a sufficient level of historic integrity, is considered an historical resource under CEQA.

## **HISTORIC INTEGRITY**

When evaluating a resource for the NHRP or CRHR, one must evaluate and clearly state the significance of that resource to American history, architecture, archaeology, engineering, or culture. A resource may be considered individually eligible for listing in the NRHP or CRHR if it meets one or more of the above listed criteria for significance and it possesses historic integrity. Historic properties must retain sufficient historic integrity to convey their significance. The following seven aspects define historic integrity:

- Location. The place where the historic property was constructed or the place where the historic event occurred.
- Design. The combination of elements that create the form, plan, space, structure, and style of a property.
- Setting. The physical environment of a historic property.
- Materials. The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling. A property's expression of the aesthetic or historic sense of a particular period of time.
- Association. The direct link between an important historic event or person and a historic property.

To retain historic integrity, a resource should possess several of the above-mentioned aspects. The retention of specific aspects of integrity is essential for a resource to convey its significance. Comparisons with similar properties should also be considered when evaluating integrity as it may be important in deciding what physical features are essential to reflect the significance of a historic context. If a property is determined to not be eligible or individual listing on the NRHP or CRHR, then it will not be evaluated for historic integrity.

## EVALUATION FINDINGS

### NATIONAL REGISTER OF HISTORIC PLACES AND CALIFORNIA REGISTER OF HISTORICAL RESOURCES

This section uses the historic information discussed above to evaluate the property at 6640 Holsclaw Road in Gilroy for historic significance. The NRHP/CRHR uses generally the same guidelines as the National Register of Historic Places (developed by the National Park Service); as such, selected language from those guidelines will be quoted below to help clarify the evaluation discussion.

To be potentially eligible for *individual* listing on the NRHP/CRHR, a structure must usually be more than 50 years old, must have historic significance, and must retain its physical integrity. The subject building at 6640 Holsclaw Road was likely constructed in the 1890s and therefore meets the age requirement. In terms of historic significance, the NRHP/CRHR evaluates a resource based on the following four criteria:

#### Criterion A/1: Event

As stated by the National Park Service (NPS), this criterion “recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city’s prominence in trade and commerce.”<sup>38</sup> When considering a property for significance under this criterion, the associated event or trends “must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city...Moreover, the property must have an important association with the event or historic trends.”<sup>39</sup>

The subject property at 6640 Holsclaw Road is located in unincorporated Santa Clara County, in what is also considered Old Gilroy or San Ysidro. While this area is noted as a hub of soap production as part of early development up until 1849, the surrounding agricultural land at this site was largely utilized for orchards and dried fruit production.<sup>40</sup>

The subject property at 6640 Holsclaw Road was developed in the early 1890s for agricultural production, in line with the development of the agricultural industry in unincorporated Santa Clara County at this end of the 19<sup>th</sup> century period. Orchards planted at the property comprised the majority of the rectangular portions of the parcel leading up toward Holsclaw Road from as early as the 1930s, and likely earlier, through the 1990s. These orchards may have been plum trees for prune production. The subject property appears to align closely with the Santa Clara Valley’s third agricultural phase as identified between 1878 through the 1930s and 1940s, in which, “horticulture superseded the declining wheat culture, and many other forms of intensive land utilization were developed with increasing development in irrigation.”<sup>41</sup> By the later period, the region was known worldwide as “The Valley of the Heart’s Delight” as most of the area’s economy was tied to fruit production, including growing, picking, packing, canning, selling, or otherwise supporting the industry.<sup>42</sup>

<sup>38</sup> U.S. Department of the Interior, National Park Service, Cultural Resources staff, “How to Apply the National Register Criteria for Evaluation,” *National Register Bulletin No. 15* (1990: revised for internet 1995).

<sup>39</sup> *Ibid.*

<sup>40</sup> Archives & Architecture, LLC., *County of Santa Clara Historic Context Statement*, 30.

<sup>41</sup> *Ibid.*, 59.

<sup>42</sup> “The Historic Orchard,” Guadalupe River Park Conservancy website, <http://grp.org/HistoricOrchard/>.

The smaller-scale agricultural operation at this property with its early barn and orchards was in line with the development and establishment of the “Valley of the Heart’s Delight,” during the established period of significance (c. 1890s through 1940s), as it is reflective of an early development pattern in the area. The parcel shape has remained in tact, along with its central access road, and drying shed extension, which all contribute to the property serving as an example of a fruit production-focused farm in Santa Clara Valley during this period.<sup>43</sup> In this, the subject barn at 6640 Holsclaw Road appears to be eligible as a historic resource on the CRHR at the local level under Criterion 1 for its strong association with early agricultural and economic development in the region.

No business names or specific produce grown at the subject property could be identified as part of this report. It is unlikely that the smaller-scale agricultural operation at this property had significant impact on larger agricultural and economic development patterns within the United States. In this, as information about the property does not rise to a level of historic significance that would render the building eligible significant on a national level, and as such the building is not eligible for listing under Criterion A on the NRHP.

### **Criterion B/2: Individuals**

This criterion applies to properties associated with individuals whose specific contributions to history can be identified and documented. The NPS defines significant persons as “individuals whose activities are demonstrably important within a local, state, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person’s important achievements. The persons associated with the property must be individually significant within a historic context.” The NPS also specifies that these properties “are usually those associated with a person’s productive life, reflecting the time period when he or she achieved significance.”<sup>44</sup>

On an 1876 map of Old Gilroy, several owners were listed on or near the parcel identified today as 6640 Holsclaw Road, including T. Bradley and J. Garley (see Figure 19). No information was located on T. Bradley and J. Garley.

The earliest available deed information for the parcel identified as 6640 Holsclaw lists Edwin Willson as the owner in 1875. Willson was born in San Ysidro in 1855 as the fourth of ten children of Horace and Eunice Willson. Horace was a pioneering settler of the San Ysidro region.<sup>45</sup> Edwin Willson owned the property until 1875, when ownership was transferred to Giovanni B. Galli. No additional information was located on Mr. Galli.

By 1896 the property was owned by Edward R. Maze, lauded as “one of the most successful and painstaking farmers in the Gilroy Preceinct,” who owned the property until 1919.<sup>46</sup> Maps of Santa Clara County from 1902-1903 and 1914 list his wife, Virginia Maze, as the property owner.

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<sup>43</sup> Archives & Architecture, LLC., *County of Santa Clara Historic Context Statement*, 59; and Dill, Oosterhous, Duval, *South County Historic Resources Survey*, 17-18.

<sup>44</sup> Cultural Resources staff “How to Apply the National Register Criteria for Evaluation.”

<sup>45</sup> Howard, email message to author, and C. Duval and K. Oosterhaus, Dill Design Group, *Edwin Wilson Ranch*, 2.

<sup>46</sup> C. Duval and K. Oosterhaus, Dill Design Group, *Edwin Wilson Ranch*. Despite this mention in the DPR form, Maze owned the property until 1919, and the source referenced was created in the early 1920s. This would have been production of the Craftsman style home at the property.

In 1919, the property was sold to Louis Fabbri, an Italian immigrant and fruit farmer, although he appears to not have resided at the property. The property was sold to Luigi Matteucci in 1927, whose family retained the property until 1998, when the property was sold to Shamrock Seed Company, Inc.

The Willson family are noted as pioneers in the development of Santa Clara County and Old Gilroy / San Ysidro, however neither Edwin Willson nor other known individuals associated with the property appear to have made an individually significant impact on the state of California or the United States. Edward R. Maze appears to be given credit for his contributions to the local region, however his impact has not fully been established, and there is not enough information at this time to determine his historic significance in the area.

Therefore the subject property at 6640 Holsclaw Road does not appear to be eligible for listing as a historic resource for its association with any individuals in the NRHP under Criterion B or on the CRHR under Criterion 2.

### **Criterion C/3: Design and Construction**

Under this criterion, properties may be eligible if they “embody the distinctive characteristics of a type, period, or method of construction, ...represent the work of a master, ...possess high artistic values, or...represent a significant and distinguishable entity whose components may lack individual distinction.”<sup>47</sup>

According to the NPS, “ ‘Type, period, or method of construction’ refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology. A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history.”<sup>48</sup>

The subject building at 6640 Holsclaw Road is a wood-framed barn structure with a central gable roof and flanking shed-roof wings. Attached to the rear, east elevation of the barn is an open canopy structure with a metal drying house. The barn is set on a concrete slab, with an additional raised concrete platform in the center area. The unenclosed canopy and drying house are also set on a concrete slab, which is imbedded with a metal track system. The barn itself can be considered a vernacular style barn for the region.

The barn displays several features of a dairy barn, including a sloped concrete floor at the north wing, doors associated with haylofts at the gables, and the pulley system running along the interior roof peak, however there is no record available at this time to suggest that dairy production or cattle raising took place at the property prior to orchard operations. The barn was likely used to support the operations at the surrounding property, which may have included fruit or nut orchards and related drying processes. The barn’s track system has been attributed to fruit drying, consistent with records noting the farming profession of previous owners and the presence of orchards at the property visible in historic aerial photographs.

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<sup>47</sup> Cultural Resources staff “How to Apply the National Register Criteria for Evaluation.”

<sup>48</sup> *Ibid.*



If a more clear understanding of how the barn was utilized over time, specifically prior to the 1930s, a particular barn type could be identified as it related to the ongoing production functions at the property. As of now, the subject barn does not appear to be the only one of this type in the region, although this may change over time. Therefore the subject property at 6640 Holsclaw Road does not appear to be eligible for listing as a historic resource for its association with its design in the NRHP under Criterion C or on the CRHR under Criterion 3.

**Criterion D/4: Information Potential**

Archival research and physical investigation of the site focused on the above ground resource only. Therefore, no informed determination could be made regarding the property's eligibility for the NRHP or CRHR under Criterion D/4.

**HISTORIC INTEGRITY**

The subject barn is strongly associated with the developing agricultural industry in the Santa Clara County area at the turn of the 19<sup>th</sup> century, through the 1930s and 1940s. As the building has been found to be potentially significant, an integrity evaluation is therefore required.

Location: The subject barn appears to not have been moved since the end of the period of significance (c. 1940s), and therefore retains historic integrity of location.

Design: The exterior design of the barn appears to be unaltered, with a few enclosed openings. The roof form, and side wing configuration appear to be original, void of embellishment and featuring large, monolithic massing. Modifications to rural properties are common as crops, and/or related production may have changed overtime due to supply and demand needs. The interior of the barn appears to have been altered to accommodate a change in use, most notably with the change of a raised concrete platform, and horizontal partitions. The design of the canopy structure and drying house appear to be products of their general date of construction, however the original design and alterations are not known. Therefore the extant barn structure at the subject property retains historic integrity of design.

Setting: The physical environment surrounding the subject property at 6640 Holsclaw Road has changed slightly since the property's initial development. The surrounding subject property's fields for row crops to the north and northeast, and the land for orchard cultivation to the immediate east, remains as a working landscape under tillage, as it was historically. The early access road which bisects the property remains intact, as does the relationship of the barn as setback from Holsclaw Road. The water well location likely remains unchanged from its original implementation, and the non-historic home has been demolished. While the orchards no longer remain, there are tenuous non-historic greenhouses, movable hoop houses, movable planter boxes with netting and a trailer on the property. In this, the majority of the parcel remains reflective of its historical setting, with versatile land dedicated to agricultural use. Therefore, the subject property retains historic integrity for setting.

Materials: The physical elements of the subject barn appear to remain, including wood frame structure, vertical wood siding, wood doors on a track system, utilitarian openings, and pulley system. It is possible that if elements were replaced over time as necessary, that items were replaced in-kind. The canopy and drying house may likely have been constructed toward the

end of barn's period of significance. The former non-historic Craftsman style bungalow (c. 1920s) was demolished in 2006. As such, the subject barn retains historic integrity of materials.

Workmanship: The workmanship present at the subject farm includes construction techniques that were typical for rural, agricultural farmsteads in California. Further, there do not appear to be later modifications to the barn structure. Later additions to include a canopy and drying house appear to be reflective of their era of construction considering that they were constructed for a rural farmstead. As such, the subject barn retains historic integrity of workmanship.

Feeling: Feeling is evoked by the presence of physical characteristics that reflect the historic scene. The cumulative effect of setting, design, materials, and workmanship create a sense of place. The overall feeling of a rural farmstead, with unobstructed views of farmland at the property's extents, central access road, and the simple utilitarian subject barn, all allow the property to retain its feeling aspect of integrity.

Association: The subject property continues to be used for agricultural production, although it is now dedicated to seed research. Historically, the site was associated with the agricultural development of the area, which included row crops and orchards as they likely related to the fruit industry. The subject barn, canopy structure, and drying house have not been altered in a manner to disconnect the structures from ongoing agricultural production and/or related support functions. Therefore the subject property retains integrity of association.

### **Integrity Summary**

The subject property and the subject barn at 6640 retains integrity of location, design, materials, workmanship, feeling, and association. The property retains marginal integrity for its setting. The subject property and buildings appear to not have been altered significantly, and remain in the same location and configuration as they did during the period of significance. The property is still used for agricultural production, and the setting has not been dramatically altered. Therefore, the subject property currently retains overall marginal historic integrity.

## **CONCLUSION**

In summary, the subject barn located at 6640 Holsclaw Road retains historic integrity and is eligible for the California Register of Historical Resources on a local level for its strong association with early agricultural development in the region around the turn of the 20<sup>th</sup> century. The established Period of Significance for the subject barn is from the general construction date (c. 1890) through the peak of the fruit industry in the Gilroy area, which extended into the 1940s.

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## 6640 HOLSCALW ROAD: EVALUATION OF PROPOSED PROJECT FOR COMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

### Introduction

The proposed project at 6640 Holsclaw Road will be evaluated for compliance with the Secretary of the Interior's *Standards for Rehabilitation*. The proposed project documents were shared with Garavaglia Architecture, Inc. staff (see Appendix B for related documents reviewed).

### Historic Significance Overview

The subject barn at 6640 Holsclaw Road, was found to be eligible for listing on the California Register of Historic Resources (CRHR) at the local level under Criterion 1 due to its association with the early agricultural industry in Old Gilroy / South Santa Clara County region. The subject property retains historic integrity.

### Proposed Project Description

GA reviewed the client-provided sets of plans, titled "Improvement Plans for the Grading and Drainage of the Lands of Shamrock Seed Company, Inc.," created February 2017, and "Shamrock Seed Company New Agricultural Building" dated May 2016. Further, an undated, colored rendering of the facade of the Research Building, along with images of Agra Tech commercial greenhouses were reviewed as part of this analysis (see Appendix B for all documents reviewed).

The proposed plan includes the redevelopment of the subject property 6640 Holsclaw Road (Parcel One of APN 841-49-002) as follows:

#### *Project Location*

The project parcel is irregularly shaped and approximately 22-acres in size, with the proposed project occupying a 3.5-acre portion of the larger parcel. The proposed project area fronts Holsclaw Road and contains four existing greenhouse structures, as well as several hoop houses and temporary pollination cage structures, a modular office, a barn, and an equipment shed. The remainder of the site is under active agricultural cultivation.<sup>49</sup>

#### *Project Description: Main Structures*

The project proposes the demolition of the existing greenhouses (the modular office structure, barn, and equipment shed would remain) and construction of a new 10,000-square-foot agricultural research building. The agricultural research building would include offices, laboratory area, and conference rooms to support the agricultural research use. The 20-foot-tall structure would have metal walls and a metal roof, and would front Holsclaw Road. A 31-space parking lot with covered trash enclosure would be located along the front and east side of the agricultural research building. Parking lot lighting and building lighting are also proposed.

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<sup>49</sup> Project Description provided by project sponsor.

Two new greenhouse structures (measuring approximately 100 feet by 130 feet and 85 feet by 300 feet) would also be constructed at the site. These two greenhouses would be up to 22 feet tall, and composed of a translucent material, to allow sunlight to enter during daylight hours. The greenhouses would be internally illuminated at night, as described further below. A 90-square-foot electrical utility building and on-site fire protection system, including a 40,000-gallon aboveground water tank, would also be constructed.<sup>50</sup>

*Project Description: Additional Site Improvements*

The existing 20-foot-wide access driveway will be paved with asphalt from Holsclaw Road (to the parking lot) would continue down the east side of the site where it would transition to an aggregate baserock driveway. A fire truck turnaround area would be located at the rear of the site at the end of the driveway.

A septic system to serve the agricultural research facility is proposed to be located near the front of the project site, adjacent to the western property line. Stormwater from the project site would drain to an earthen ditch along the project driveway, which would connect to a proposed bioretention pond with adequate capacity to treat the project site's stormwater.

There are three existing trees in the project area. Two trees are located along the site's frontage within the public right-of-way and one is located at the rear of the site near the proposed fire turnaround area. These trees would remain as part of the project. Proposed landscaping includes trees and shrubs along the project frontage and along the first 300 feet north property line. The site has an existing six-foot-high chain-link fence with green plastic slats enclosing a portion of the project area.<sup>51</sup>

### Compliance Evaluation

The Secretary of the Interior's *Standards for Rehabilitation* (Standards) lists 10 key elements to consider when new uses or architectural modifications are undertaken within historic resources. The following presents these 10 standards and briefly discusses the level of compliance of the proposed project at 6640 Holsclaw Road. For each Standard, a level of compliance is given: Compliant, Marginally Compliant, Not Compliant. A compliant rating indicates that the alteration has little or no impact on the resource. A marginal compliance rating indicates that the overall historical significance of the resource is not impacted enough to warrant re-evaluation, but modifications to the proposed design are strongly recommended. A not compliant rating indicates that the proposed design would severely negatively impact the resource and its eligibility for formal listing on a local, state or national inventory.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposed project will continue to be used for agricultural purposes, however it will also accommodate a use that differs from the historic use of orchard cultivation. Contemporary uses have included seed research and the proposed project will include

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<sup>50</sup> Ibid.

<sup>51</sup> Ibid.



the construction of a new-dedicated commercial research facility, related greenhouses, and parking lot. In the proposed project, new facilities are to be constructed on the farmland surrounding the subject barn. Particularly, the large proposed research building and the adjacent parking lot will overwhelm and alter the characteristically rural and agrarian setting of the property, as associated with the historic agricultural use.

The proposed use will not modify the physical characteristics of the historic subject barn as it will continue to be used for agricultural / storage purposes, nor will it significantly modify the access road which bisects the site, as the road will continue to serve this historic purpose.

As such, the proposed project is marginally compliant with Standard 1.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

As determined in the 2018 Historic Resource Evaluation for 6640 Holsclaw Road, the property's setting retains historic integrity. The proposed project will build over the land where historic orchards once surrounded the barn. The former residence, which was found to not be historic in a previous evaluation, has been demolished.

The view of the subject barn from the public way would be blocked with the addition of the new research facility building, as it is a double height structure. This will alter the characteristically rural and open setting. The proposed project will not remove or alter the features of the subject barn itself.

As such, the proposed project is marginally compliant with Standard 2.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The proposed work will not be adding conjectural features or architectural elements from other buildings to the existing historic buildings at 6640 Holsclaw Road subject property. There is no proposed work to modify the subject barn as part of the scope.

The proposed new construction at 6640 Holsclaw Road will be further discussed with respect to architectural style and features in Standard 9.

As such, the proposed project is compliant with Standard 3.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Historic aerial photographs indicate that the rear canopy structure and drying house toward the north of the subject barn were constructed between 1939 and 1952. While the construction date of these two structures is unclear, it is possible that they fall within the period of significance (c. 1890s to 1940s). The proposed project will not modify or alter the canopy structure nor the drying house as part of this scope.

As such, the proposed project is compliant with Standard 4.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

The proposed project will not affect distinctive features, construction techniques, or craftsmanship that characterize the property, as there are no proposed changes to the identified historic buildings as part of this work.

However, features that characterize the property that will be affected by the proposed development include, historic view sheds from the public road, and open agricultural area (either for row crops or orchards). The feeling aspect of integrity as it relates to a dark sky characteristic of a rural landscape may be lowered as a result of the proposed illumination at night.

As such, the proposed project is marginally compliant with Standard 5.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The proposed project scope does not include the repair or replacement of historic features at the identified historic barn as part of this work. As such, the proposed project is compliant with Standard 6.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

There are no proposed chemical or physical treatments to original materials as part of this scope of work. As such, the proposed project is compliant with Standard 7.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

Holman & Associates conducted an archeological survey of the subject site in April of 2018, creating a report titled, "Archeological Survey for the Shamrock Seed Agricultural Research Project: 6640 Holsclaw Road, East of Gilroy, Santa Clara County."

Two areas at the subject site were identified to have cultural materials: P-43-3895 and -3896. The archeological report concluded the current proposed improvements will not impact either of these two cultural areas, and proposed several recommendations based on their findings. These findings included the development of a research design and treatment plan on the identified cultural areas if the areas were to be developed for other uses than continuing farming ranching; potential additional Native American consultation by the County; providing cultural sensitivity training for all contractors involved with ground disturbing activities for the proposed project prior to any ground disturbing activities; a local Native American monitor for all ground disturbing activities associated with this project; future design improvements to the site avoid cultural area P-43-3895 or -3896; and that a qualified archeologist comes to assess work within 100 ft. of archeological deposits or inadvertently exposed materials found during any construction actively.

Please see Holman & Associates' report for a further discussion of the archeological study.

As proposed, the recommendations to the project are compliant with Standard 8.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

While there are currently no proposed modifications to the historic subject barn, some aspects of the proposed new construction and related site improvements at the property render the project not compliant with Standard 9 as they would affect the historic appearance of the property and its historic integrity. This includes:

#### Property and Site

Articulation: The proposed new construction located centrally to the southwest of the parcel, along Holsclaw Road, is not compatible with the historic setting, or pattern of development present in area, as the buildings that contributed to the functions of the operating ranch would have been located together, and further away from Holsclaw Road.

#### Research Facility

Materials: Metal material is not found on the subject barn, or the neighboring residence/barn, rendering the proposed building to look like an unarticulated pre-manufactured metal building. The stone base at the entryway posts does not appear to be in line with surrounding agricultural buildings.

Massing/Size/Scale: As proposed, the Research Facility appears to be too massive and out of scale with surrounding historic buildings and barns in the area. Further, the addition of the Research Facility as a permanent structure will require substantial modifications to the site, whereas the extant trailer, greenhouses, movable hoop houses and planted beds with netting are each smaller in scale, temporal structures.

As such, the proposed project is not compliant with Standard 9.

- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

If the proposed new research building and/or greenhouses are to be demolished in the future, then the property and its environment would be restored to a higher level of historic integrity, as the site would revert back to land that could be used for farming production.

As such, the proposed project is compliant with Standard 10.

### **Summary and Recommendations**

The proposed project is compliant with Standards 1, 3, 4, 6, 7, 8, and 10, and marginally compliant with Standards 2 and 5, and not compliant with Standard 9. To be more compliant with Standards 2, 5, and 9, the following design modifications and recommendations are suggested for further project compliance. These recommendations would allow the property to maintain the historic agricultural aesthetic of the area, and to appear as less of a standard industrial development.

#### Property / Site

Articulation: Properties in the area historically would have been setback further from the main road than the proposed design and grouped close to one another. This portion of Holsclaw Road had an alley of trees that served as a buffer between the road and agricultural properties.

- If the subject parking lot were to be setback from the road and rotated 90 degrees to sit against the northwestern edge of the property, a series of fruit or nut orchard trees could then be placed along the property abutting Holsclaw Road, on either side of the access road. This would rehabilitate the look and feeling of the historic orchards at the property, while also allowing for a buffer between contemporary functions thus preserving the view shed from the public right-of-way.
- Another option to make the parking lot appear more orchard-like could be to incorporate more landscaping to reflect the look of uniform tree rows.

#### Research Facility

Relocation:

- Further to relocating the parking lot to be behind several rows of fruit or nut orchard trees, the Research Facility could be moved to be behind this row of trees (remaining in its current orientation), more closely aligning to the access road.
- An additional consideration could be to alternate the placement of the Research Facility with the smaller proposed greenhouse while more closely aligning both new structures to the access road.

Massing: The massing of the building could be further broken down so that the building would not appear to be monolithic.

- This could include recessing portions of the building, such as the main entryway, and/or breaking down the roofline with different planes to create articulation. Rooflines

found on older agrarian buildings in the surrounding areas may serve as a good model for a modified roofline.

Materials: Similar metal materials are found around the rural unincorporated Gilroy area, as the look of structures was often primarily functional, utilizing commonplace, inexpensive materials.

- To further incorporate the appearance of wood as found in the surrounding buildings, the metal exterior could be given a treatment to appear like wood.
- The decorative stone base at the entryway posts should be removed to not add conjectural features from other buildings.

Future Greenhouse (between Research Facility and subject barn)

Relocation: If several rows of fruit or nut orchard trees were to be placed along Holsclaw Road, and the parking lot were to be reoriented, the future proposed greenhouse (currently between the Research Facility and subject barn) could be reoriented and located to the area between the moved Research Facility and subject barn, which would allow the entire proposed project to be moved further into the site.

### **6640 Holsclaw Road SISR Conclusion**

In conclusion, potential changes to the proposed design - including relocating the parking lot, Research Facility and one greenhouse, and modifying the materials and massing of the Research Facility- will render the proposed project more in-line with the historic character of 6640 Holsclaw Road, while reestablishing portions of the historic setting and view sheds.



## 6650 HOLSCALW ROAD: EVALUATION OF PROPOSED PROJECT FOR COMPLIANCE WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

### Introduction

The proposed project at 6640 Holsclaw Road will be evaluated for compliance with the Secretary of the Interior's *Standards for Rehabilitation*, with respect to how the proposed project may effect the neighboring historic property at 6650 Holsclaw Road. The proposed project documents were shared with Garavaglia Architecture, Inc. staff (see Appendix B for related documents reviewed).

### Historic Significance Overview

The adjacent property at 6650 Holsclaw Road, also known as the Edwin Willson Ranch, is listed resource number 107 on the Santa Clara County Heritage Resource Inventory. The property, which includes a residence and a barn, is eligible for listing on the National Register of Historic Places (NRHP) under Criteria A and C, and on the CRHR under Criteria 1 and 3 as a significant representation of the agricultural development of the region, and as the house is a distinctive example of Queen Anne Victorian architecture.<sup>52</sup>

While this report does not further evaluate or present construction chronology or development history of 6650 Holsclaw Road, aerial images reflect a similar pattern of development as presented in the HRE for 6640 Holsclaw Road, particularly with the presence of rows or orchards surrounding the residence and barn structures between the 1939 and 1952.

### Proposed Project Description

GA reviewed the client-provided sets of plans, titled "Improvement Plans for the Grading and Drainage of the Lands of Shamrock Seed Company, Inc.," created February 2017, and "Shamrock Seed Company New Agricultural Building" dated May 2016. Further, an undated, colored rendering of the facade of the Research Building, along with images of Agra Tech commercial greenhouses were reviewed as part of this analysis (see Appendix B for all documents reviewed).

The proposed plan includes the redevelopment of the subject property 6640 Holsclaw Road (Parcel One of APN 841-49-002) as follows:

#### *Project Location*

The project parcel is irregularly shaped and approximately 22-acres in size, with the proposed project occupying a 3.5-acre portion of the larger parcel. The proposed project area fronts Holsclaw Road and contains four existing greenhouse structures, as well as several hoop houses and temporary pollination cage structures, a modular office, a barn, and an equipment shed. The remainder of the site is under active agricultural cultivation.<sup>53</sup>

#### *Project Description: Main Structures*

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<sup>52</sup> C. Duval and K. Oosterhaus, Dill Design Group, *Edwin Wilson Ranch*: 2.

<sup>53</sup> Project Description provided by project sponsor.

The project proposes the demolition of the existing greenhouses (the modular office structure, barn, and equipment shed would remain) and construction of a new 10,000-square-foot agricultural research building. The agricultural research building would include offices, laboratory area, and conference rooms to support the agricultural research use. The 20-foot-tall structure would have metal walls and a metal roof, and would front Holsclaw Road. A 31-space parking lot with covered trash enclosure would be located along the front and east side of the agricultural research building. Parking lot lighting and building lighting are also proposed.

Two new greenhouse structures (measuring approximately 100 feet by 130 feet and 85 feet by 300 feet) would also be constructed at the site. These two greenhouses would be up to 22 feet tall, and composed of a translucent material, to allow sunlight to enter during daylight hours. The greenhouses would be internally illuminated at night, as described further below. A 90-square-foot electrical utility building and on-site fire protection system, including a 40,000-gallon aboveground water tank, would also be constructed.<sup>54</sup>

*Project Description: Additional Site Improvements*

The existing 20-foot-wide access driveway will be paved with asphalt from Holsclaw Road (to the parking lot) would continue down the east side of the site where it would transition to an aggregate baserock driveway. A fire truck turnaround area would be located at the rear of the site at the end of the driveway.

A septic system to serve the agricultural research facility is proposed to be located near the front of the project site, adjacent to the western property line. Stormwater from the project site would drain to an earthen ditch along the project driveway, which would connect to a proposed bioretention pond with adequate capacity to treat the project site's stormwater.

There are three existing trees in the project area. Two trees are located along the site's frontage within the public right-of-way and one is located at the rear of the site near the proposed fire turnaround area. These trees would remain as part of the project. Proposed landscaping includes trees and shrubs along the project frontage and along the first 300 feet north property line. The site has an existing six-foot-high chain-link fence with green plastic slats enclosing a portion of the project area.<sup>55</sup>

### Compliance Evaluation

The Secretary of the Interior's *Standards for Rehabilitation* (Standards) lists 10 key elements to consider when new uses or architectural modifications are undertaken within historic resources. The following presents these 10 standards and briefly discusses the level of compliance of the proposed project at 6640 Holsclaw Road, and how the project will affect 6650 Holsclaw Road. For each Standard, a level of compliance is given: Compliant, Marginally Compliant, Not Compliant. A compliant rating indicates that the alteration has little or no impact on the resource. A marginal compliance rating indicates that the overall historical significance of the resource is not impacted enough to warrant re-evaluation, but modifications to the proposed

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<sup>54</sup> Ibid.

<sup>55</sup> Ibid.

design are strongly recommended. A not compliant rating indicates that the proposed design would severely negatively impact the resource and its eligibility for formal listing on a local, state or national inventory.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposed project at 6640 Holsclaw Road will continue to be used for agricultural purposes, however it will also accommodate a use that differs from the historic use of orchard cultivation. Contemporary uses have included seed research and the proposed project will include the construction of a new-dedicated commercial research facility, related greenhouses, and parking lot. In the proposed project, new facilities are to be constructed on the farmland surrounding the barn at 6640 Holsclaw Road, which will result in the modification of some of the historic aspects of the neighboring 6650 Holsclaw Road site, as the large proposed research building and adjacent parking lot will overwhelm and alter the characteristically rural and agrarian setting of the property associated with the historic agricultural use.

The proposed use will not modify the physical characteristics of the neighboring historic residence and barn at 66500 Holsclaw Road as their uses will not change as a result of the proposed project.

As such, the proposed project is marginally compliant with Standard 1.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The proposed project will not remove or alter the features of the historic buildings at the neighboring property at 6650 Holsclaw Road, but it will alter the characteristically rural setting of the property with the construction of the large research building, and inclusion of a parking lot.

As such, the proposed project is marginally compliant with Standard 2.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The proposed work will not be adding conjectural features or architectural elements from other buildings to the existing historic buildings at 6650 Holsclaw Road. There is no proposed work to modify the existing historic buildings as part of the scope.

The proposed new construction at 6640 Holsclaw Road will be further discussed with respect to architectural style and features, and their impact on 6650 Holsclaw Road in Standard 9.

As such, the proposed project is compliant with Standard 3.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Later changes that may have acquired historic significance, and later development toward the rear of the residence and barn 6650 Holsclaw Road have not been identified. The proposed work will not take place at 6650 Holsclaw Road.

As such, the proposed project is compliant with Standard 4.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

The proposed project will not affect distinctive features, construction techniques, or craftsmanship that characterize the neighboring identified historic buildings as part of this work.

As identified in the *Department of Parks and recreation Primary Record: SCI 107 Edwin Willson Ranch* form, the property's primarily agricultural setting is an important attribute to its integrity, as is its location in the midst of farmland.<sup>56</sup> The former open agricultural area (either for row crops or orchards) at the property may be impaired by the adjacent construction of the parking lot and large research facility. The feeling aspect of integrity as it relates to a dark sky characteristic of a rural landscape may be lowered as a result of the proposed illumination at night.

As such, the proposed project is marginally compliant with Standard 5.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The proposed project scope does not include the repair or replacement of historic features at any of the identified historic buildings as part of this work. As such, the proposed project is compliant with Standard 6.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

There are no proposed chemical or physical treatments to original materials as part of this scope of work. As such, the proposed project is compliant with Standard 7.

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<sup>56</sup> C. Duval and K. Oosterhaus, Dill Design Group, *Edwin Wilson Ranch*, 2-3.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

Holman & Associates conducted an archeological survey of 6440 Holsclaw Road in April of 2018, creating a report titled, "Archeological Survey for the Shamrock Seed Agricultural Research Project: 6640 Holsclaw Road, East of Gilroy, Santa Clara County." Please see Holman & Associates' report for a further discussion of the archeological study which focused on the neighboring property.

As there is no proposed work to disturb soil at 6650 Holsclaw Road, the proposed project is compliant with Standard 8.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

While there are currently no proposed modifications to the historic residence and barn, some aspects of the proposed new construction and related adjacent site improvements at the property render the project not compliant with Standard 9 as they would affect the historic appearance of the neighboring property at 6640 Holsclaw Road, and therefore affect the historic integrity of 6650 Holsclaw Road. This includes:

#### Property and Site

Articulation: The proposed new construction located centrally to the southwest of the parcel, along Holsclaw Road, which is not compatible with the historic setting, or pattern of development present in area, as the buildings that contributed to the functions of an operating ranch would have been located together, and further away from Holsclaw Road. The proposed landscaping to include trees and shrubs along 300 feet north of the property line will help to separate the two properties, and may mimic the abundance of row orchards from the neighboring property's period of significance.

#### Research Facility

Materials: Metal material is not found on the subject barn, or the neighboring residence/barn, rendering the proposed building to look like an unarticulated metal industrial building. The stone base at the entryway posts does not appear to be in line with surrounding agricultural buildings.

Massing/Size/Scale: As proposed, the Research Facility appears to be too massive and out of scale with surrounding historic buildings and barns in the area. Further, the addition of the Research Facility as a permanent structure will require substantial modifications to the site, whereas the extant trailer, greenhouses, movable hoop houses and planted beds with netting are each smaller in scale, temporal structures.

As such, the proposed project is not compliant with Standard 9.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

If the proposed new research building and/or greenhouses are to be demolished in the future, then the property and its environment would be restored to a higher level of historic integrity, as the site would revert back to land that could be used for farming production.

As such, the proposed project is compliant with Standard 10.

### **Summary and Recommendations**

The proposed project is compliant with Standards 1, 3, 4, 6, 7, 8, and 10, and marginally compliant with Standards 2 and 5, and not compliant with Standard 9. To be more compliant with Standards 2, 5, and 9, the following design modifications and recommendations are suggested for further project compliance. These recommendations would allow the property to maintain the historic agricultural aesthetic of the area, and to appear as less of an industrial development.

#### Property / Site

Articulation: Properties in the area historically would have been setback further from the main road than the proposed design and grouped close to one another. This portion of Holsclaw Road had an alley of trees that served as a buffer between the road and agricultural properties.

- If the subject parking lot were to be setback from the road and rotated 90 degrees to sit against the northwestern edge of the property, a series of fruit or nut orchard trees could then be placed along the property abutting Holsclaw Road, on either side of the access road. This would rehabilitate the look and feeling of the historic orchards at the property, while also allowing for a buffer between contemporary functions thus preserving the view shed from the public right-of-way.
- Another option to make the parking lot appear more orchard-like could be to incorporate more landscaping to reflect the look of uniform tree rows.
- Further, the row of trees and shrubs to be planted along 300 feet of the northern property line could be increased to allow for more of a buffer between the two properties.

#### Research Facility

Relocation:

- Further to relocating the parking lot to be behind several rows of fruit or nut orchard trees, the Research Facility could be moved to be behind this row of trees (remaining in its current orientation), more closely aligning to the access road.
- An additional consideration could be to alternate the placement of the Research Facility with the smaller proposed greenhouse while more closely aligning both new structures to the access road.

Massing: The massing of the building could be further broken down so that the building would not appear to be monolithic.

- This could include recessing portions of the building, such as the main entryway, and/or breaking down the roofline with different planes to create articulation. Rooflines



found on older agrarian buildings in the surrounding areas may serve as a good model for a modified roofline.

Materials: Similar metal materials are found around the rural unincorporated Gilroy area, as the look of structures was often primarily functional, utilizing commonplace, inexpensive materials.

- To further incorporate the appearance of wood as found in the surrounding buildings, the metal exterior could be given a treatment to appear like wood.
- The decorative stone base at the entryway posts should be removed to not add conjectural features from other buildings.

Future Greenhouse (between Research Facility and subject barn)

Relocation: If several rows of fruit or nut orchard trees are to be placed along Holsclaw Road, and the parking lot were to be reoriented, the future proposed greenhouse (currently between the Research Facility and subject barn) could be reoriented and located to the area between the moved Research Facility and subject barn, which would allow the entire proposed project to be moved further into the site.

### **6650 Holsclaw Road SISR Conclusion**

In conclusion, potential changes to the proposed design at 6640 Holsclaw Road - including relocating the parking lot, Research Facility and one greenhouse, and modifying the materials and massing of the Research Facility - will render the proposed project more in-line with the historic character of 6640 Holsclaw Road, and therefore, 6650 Holsclaw Road, by reestablishing portions of the historic setting of both properties.

## APPENDIX A: AVAILABLE BUILDING PERMITS

**PERMIT NUMBER** 30172  
**ISSUED BY** [Signature]  
**DATE** 1/21/93

**MECHANICAL / PLUMBING / ELECTRICAL / PERMIT**  
**SANTA CLARA COUNTY**  
**BUILDING INSPECTION OFFICE**  
 70 W. HEDONG ST. SAN JOSE, CA 95110 TEL 289-2351

FOR BUILDING INSPECTION CALL 299-3161  
 MINIMUM 24 HOURS NOTICE

**JOB ADDRESS:**  
**STREET NUMBER** 6640 Holstelan Rd.  
**NEAREST CROSS STREET** Pacheco Pass  
**POST OFFICE (CITY)** Gilroy  
**OWNER** Shamrock Seed  
**MAILING ADDRESS** P.O. Box 4443  
**CITY** Salinas  
**STATE** CA  
**ZIP** 93912  
**ARCHITECT**  
**ENGINEER ADDRESS**  
**CONTRACTOR** William R. Kewling  
**MAILING ADDRESS** P.O. Box 1097  
**CITY** San Juan Bautista  
**STATE** CA  
**ZIP** 93945  
**PHONE** 726-1524

COMPLETE BACK OF FIRST PAGE  
 Request for refunds or adjustments in fees paid must be made to the building official in writing in accordance with applicable section(s) of the Santa Clara County Ordinance Code

**THIS SPACE FOR INSPECTOR'S USE**  
**MECHANICAL PERMIT**

PARTIAL OK (SIGNATURE)	DATE
ROUGH OK (SIGNATURE)	DATE
FINAL OK (SIGNATURE)	DATE
<b>PLUMBING PERMIT</b>	
PARTIAL OK (SIGNATURE)	DATE
ROUGH OK (SIGNATURE)	DATE
FINAL OK (SIGNATURE)	DATE
<b>ELECTRICAL PERMIT</b>	
PARTIAL OK (SIGNATURE)	DATE
ROUGH OK (SIGNATURE)	DATE
FINAL OK (SIGNATURE)	DATE

MECHANICAL PERMIT FEE			PLUMBING PERMIT FEE			ELECTRICAL PERMIT FEE		
ISSUANCE FEE	NO	FEES	ISSUANCE FEE	NO	FEES	ISSUANCE FEE	NO	FEES
SURVEY FEE		5.00	SURVEY FEE		5.00	SURVEY FEE		5.00
PERMIT FEE			PERMIT FEE			PERMIT FEE		
Complete Mechanical System for new single and multiple family structures			Complete Plumbing System for new single and multiple family structures			Complete Electrical System for new single and multiple family structures		
Installation, relocation, repair or alteration of each forced air or gravity type furnace or burner, including ducts and vents attached to each appliance, and including 100,000 BTU's			Each plumbing fixture or trap or set of fixtures on one trap			Temporary pole or meter set		
Over 100,000 BTU's			Each building sewer			Light outlets		
Domestic type incinerator			Each on site sewer system			Receptacles		
Commercial or industrial type incinerator			Each water service			Switches		
Floor furnace, suspended heater, recessed wall heater or floor mounted unit heater, including vent			Each on site water service system			Light fixtures (100,000 BTU's)		
(Or replacement of appliance vent installed and not included in an appliance permit			Moved building			Over 10, each additional		
Registers, diffusers and grilles (incl. ducts) \$1.00 each			Each water heater and/or any gas vent			Heater (Per kw)		
Alteration or repair of forced air ducts			Propane tank			Range/oven/dryer/water heater		
Installation or relocation of each boiler or compressor			Gas Test			Panel/board/switchboard		
Over 5 hp to and including 15 hp			Each gas piping system, natural or LPG			Service change, repair or well		
Over 15 hp to and including 30 hp			Over five, each additional			100 amp or less		
Over 30 hp to and including 50 hp			Each installation or repair of water, soil waste, and vent system			200 amp		
Over 50 hp to and including 100,000 BTU's			Each industrial waste pre-treatment interceptor, including grease interceptors functioning as traps			400 amp to 800 amp		
Over 100,000 BTU's			Each rainwater system - per drain			800 amp or more		
Over 500,000 to and including 1,000,000 BTU's			Each lean applicator system or any one meter, including back flow protection devices therefor					
Over 1,000,000 to and including 2,000,000 BTU's			Vacuum breakers or back flow protective devices on plumbing fixtures					
Over 2,000,000 to and including 5,000,000 BTU's			One to five					
Over 5,000,000 to and including 10,000,000 BTU's			Over five, each additional					
For refrigerating system ratings one ton or less, including condenser coils, and shall mean the same quantity.			Swimming pools					
Heat pump			Public					
To and including 3 tons			Solar system					
Over 3 tons								
Solar air heating system								
Moved building								
Air handling unit over 10,000 cfm.								
Evaporative cooler other than portable type								
Vent fan connected to a single duct								
Ventilation system which is not a portion of any heating or air conditioning system authorized by a permit.								
Insulation of each hood which is served by mechanical exhaust, including ducts for hood								
Appliances or pieces of equipment not classed in other appliance categories, or for which no other fee is listed								
SUB TOTAL		24	SUB TOTAL		24	SUB TOTAL		24

01/27/93 1:05 PM  
 MECHANICAL PERMIT  
 CHECK  
 \$24.00  
 \$24.00

PERMIT EXPIRES IF WORK  
 IS NOT STARTED WITHIN  
 180 DAYS OF PERMIT ISSU-  
 ANCE OR 180 DAYS FROM  
 LAST SIGNED INSPECTION





PERMIT NO. 35854 DATE 9-1-06 ISSUED BY C 5-18-06

JOB ADDRESS 6646 Holschlaw Rd CITY Gilroy CA 95020

NEAREST CROSS STREET Pacheco Pass Hwy

OWNER Gilroy Research Farm LLC 831 320 8358

MAILING ADDRESS 3 HARRIS PLACE CITY SALINAS CA ZIP

ARCHITECT/ENGINEER

MAILING ADDRESS

CITY CLASS LICENSE NO. A 831-6 CONTRACTOR RANDAZZO ENT. INC.

MAILING ADDRESS 13530 BLACKIE RD CITY CASTROVILLE CA 95012

CLASS LICENSE NO. A 471936 PHONE 831-6334420

LOT/TRACT

PLAN CHECK NO. 27167 PLAN CHECKER 841-49-002 CODE YEAR

TYPE OF IMPROVEMENT: REROOF DEMOLISH BUILD ADDITION ALTERATION REPAIR MOVE CONVERT DWELLING UNITS

PERMIT NO. 35854 OCCUPANCY TYPE OF CONSTRUCTION

JOB DESCRIPTION Demo House, Garage, Pool and other accessory structures NOT included in permit.

COUNTY FILE NO. 500 SCALE MAP NO.

VALUATION \$103-00

FEES PLANNING 103-00 FIRE MARSHAL SEPTIC GEOLOGIC EXPUNGEMENT PERMIT INV. FEE 120-00 OTHER

BUILDING PERMIT APPLICATION COUNTY OF SANTA CLARA BUILDING INSPECTION OFFICE 70 W. HEDDING ST. SAN JOSE, CA 95110

GEOLGY

CLEARED FOR ISSUANCE BY: DATE

INSPECTION REQUIRED PRIOR TO FINAL INSPECTION

PLANNING

SET BACK/FEET: FRONT SIDE REAR

ZONE: A-40

CLEARED FOR ISSUANCE BY: DATE

INSPECTION REQUIRED PRIOR TO FINAL INSPECTION

LAND DEVELOPMENT ENGINEERING & SURVEYING

CLEARED FOR ISSUANCE BY: DATE

ROAD IMPROVEMENTS

DWY APPR.

OTHERS

INSPECTION REQUIRED PRIOR TO FINAL INSPECTION

ROADS & AIRPORTS

CLEARED FOR ISSUANCE BY: DATE

RD IMPROVEMENT

DWY APPR

INSPECTION REQUIRED PRIOR TO FINAL INSPECTION

ENVIRONMENTAL HEALTH

CLEARED FOR ISSUANCE BY: DATE

HAZARDOUS MATERIALS

WATER SYSTEM PERMIT

SEPTIC SYSTEM PERMIT

INSPECTION REQUIRED PRIOR TO FINAL INSPECTION

FIRE MARSHAL

CLEARED FOR OCCUPANCY BY: DATE

INSPECTION REQUIRED PRIOR TO FINAL INSPECTION

SPECIAL INSTRUCTIONS

BAAGMD J# 21887

OWNER-BUILDER DECLARATION I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is licensed pursuant to provisions of the Contractors License Law (Chapter 6 commencing with Section 7000) of Division 3 of the Business and Professions Code. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will perform the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor License Law does not apply to an owner of property who builds or improves the structure, and who is not compensated for his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractor(s) to construct the project (Sec. 7044, Business and Professions Code). The Contractor License Law does not apply to an owner of property who builds or improves the structure, and who is not compensated for his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.

I, as owner of the property, am exclusively contracting with licensed contractor(s) to construct the project (Sec. 7044, Business and Professions Code). The Contractor License Law does not apply to an owner of property who builds or improves the structure, and who is not compensated for his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.

I am exempt under Sec. 7031.5 for this reason: \_\_\_\_\_

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

WORKERS COMPENSATION DECLARATION I hereby affirm under penalty of perjury one of the following declarations: I have and will maintain a certificate of consent to self-insure for the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: STATE FUND Policy Number: 000369-2005 (This section need not be completed if the permit is for one hundred dollars (\$100) or less)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Applicant: BILL Lynch Date: 5-18-06

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE FOR EMPLOYERS AND EMPLOYEES WILL SUBJECT AN EMPLOYER TO CIVIL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR THE SECTION 3708 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

HAZARDOUS MATERIALS (FOR NON-RESIDENTIAL ONLY) Indicate if the intended occupancy will be hazardous materials. Initiating Yes acknowledges that H & S Code Sections 25503, 25533, and 25534 as well as filing directions were made available to you.

Yes No

CASHIER'S VALIDATIONS

05/25/06 9:56AM 00147641 CPU I-FEE NBL EX-100

09/01/06 10:39AM 00140156 BUILDING PERMIT 120-00

NEW 200

LICENSED CONTRACTOR DECLARATION I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 6 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class: A Lic. No. 471936

Contractor: RANDAZZO ENT Date: 5-18-06

CONSTRUCTION LENDING AGENCY I hereby affirm under penalty of perjury that there is a construction loan in the performance of the work for which this permit is issued (Sec. 3097, CIV. C.)

Lender's Name: \_\_\_\_\_

Lender's Address: \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agency: Bill Lynch Date: 5-18-06

HAZARDOUS MATERIALS (FOR NON-RESIDENTIAL ONLY) Indicate if the intended occupancy will be hazardous materials. Initiating Yes acknowledges that H & S Code Sections 25503, 25533, and 25534 as well as filing directions were made available to you.

Yes No

CASHIER'S VALIDATIONS

05/25/06 9:56AM 00147641 CPU I-FEE NBL EX-100

09/01/06 10:39AM 00140156 BUILDING PERMIT 120-00

NEW 200



OWNER/BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or County which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he or she is exempt pursuant to the provisions of the Contractors License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

- ☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). This Contractors License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself or through his or her own employees, provided that such improvements are not intended or offered for sale. If, within one year of the building or improvement, the owner or person providing the improvement will have the burden of proving that he or she did not build or improve for the purpose of sale.
- ☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.
- ☐ I am exempt under Sec. \_\_\_\_\_, B. & P.C. for this reason: \_\_\_\_\_

Owner \_\_\_\_\_

Date \_\_\_\_\_

WORKERS' COMPENSATION

I hereby affirm under penalty of perjury one of the following declaration:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☐ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier: \_\_\_\_\_  
Policy Number: 000-3969-2005

(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Applicant \_\_\_\_\_

Date 9-1-06

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 3700 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

LICENSED CONTRACTOR DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class: A Lic. No. 471936

Contractor: RANDAZZO ENT INC

Date: 9-1-06

CONSTRUCTION LENDING AGENCY

N/A

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Ch. C.)

Lender's Name: \_\_\_\_\_

Lender's Address: \_\_\_\_\_

I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.

Signature of Applicant or Agent: Bill Lynch

Date 9-1-06

PERMIT NO. 35895	ISSUED BY CA	DATE 9-1-06
JOB ADDRESS 6640 HOLSCLOW RD		
CITY GILROY	ZIP CA 95020	
NEAREST CROSS STREET Pacheco Pass Hwy		
OWNER GILROY RESEARCH FAMILY LLC	PHONE 831 320 8358	
MAILING ADDRESS 3 HARRIS PLACE	CA 95012	
CITY SAN JOSE	ZIP CA	
ARCHITECT/ENGINEER		
MAILING ADDRESS		
CITY	ZIP	
CLASS LICENSE NO.	PHONE	
CONTRACTOR RANDAZZO ENT INC.		
MAILING ADDRESS 13550 BLACKIE RD	CA 95012	
CITY CASTROVILLE	PHONE 831 633 4420	
CLASS LICENSE NO. A 471936		
LOT/TRACT		
PLAN CHECK NO. 271108	PLAN CHECKER	CODE YEAR 841-49-002
TYPE OF IMPROVEMENT:		
BUILD	ALTERATION	REPAIR
AREA	STORIES	MOVE
PERMIT NO. 35895	OCCUPANCY	TYPE OF CONSTRUCTION
JOB DESCRIPTION		
Demo GARAGE		
Barn and other accessory structures NOT included in permit.		
COUNTY FILE NO. 171000	600 SCALE MAP NO.	
VALUATION		
FEES		
PLANNING 603-	S.M.P.	
FIRE MARSHAL	SEPTIC	
FIRE MARSHAL LD	GEOLOGIC	
PLAN CHECK	EXPUNGEMENT	
INV. FEE	PERMIT 120-	
OTHER		
BUILDING PERMIT APPLICATION COUNTY OF SANTA CLARA BUILDING INSPECTION OFFICE 370 W. HEDDING ST. SAN JOSE, CA 95110		
GEOLOGY DATE		
Cleared for issuance by: [Signature] DATE		
INSPECTION REQUIRED PRIOR TO FINAL INSPECTION.		
PLANNING		
SET BACK (FEET): FRONT SIDE REAR		
ZONE: A-400C ASA BY: [Signature]		
Cleared for issuance by: [Signature] DATE		
INSPECTION REQUIRED PRIOR TO FINAL INSPECTION.		
LAND DEVELOPMENT ENGINEERING & SURVEYING		
Cleared for issuance by: [Signature] DATE		
INSPECTION REQUIRED PRIOR TO FINAL INSPECTION.		
ROADS & AIRPORTS		
Cleared for issuance by: [Signature] DATE		
INSPECTION REQUIRED PRIOR TO FINAL INSPECTION.		
ENVIRONMENTAL HEALTH		
Cleared for issuance by: [Signature] DATE		
INSPECTION REQUIRED PRIOR TO FINAL INSPECTION.		
HAZARDOUS MATERIALS		
Cleared for issuance by: [Signature] DATE		
INSPECTION REQUIRED PRIOR TO FINAL INSPECTION.		
WATER SYSTEM PERMIT		
Cleared for issuance by: [Signature] DATE		
INSPECTION REQUIRED PRIOR TO FINAL INSPECTION.		
SEPTIC SYSTEM PERMIT		
Cleared for issuance by: [Signature] DATE		
INSPECTION REQUIRED PRIOR TO FINAL INSPECTION.		
FIRE MARSHAL		
Cleared for occupancy by: [Signature] DATE		
INSPECTION REQUIRED PRIOR TO FINAL INSPECTION.		
SPECIAL INSTRUCTIONS		
BAAQMD 572L8857		

OWNER-BUILDER DECLARATION	
I hereby affirm under penalty of perjury that I am exempt from the Contractors License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant to sign a statement to the effect that he or she is the licensed applicant to provisions of the Contractors License Law (Chapter 9, Commencing with Section 7000) of Division 3 of the Business and Professions Code, or that he or she is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):	
<input type="checkbox"/> I, as owner of the property, or my employee with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or herself through his or her own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he or she did not build or improve for the purpose of sale.	
<input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractors License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractors License Law.	
<input type="checkbox"/> I am exempt under Sec. _____ for this reason: _____	
Owner: _____ Date: _____	
WORKERS' COMPENSATION DECLARATION	
I hereby affirm under penalty of perjury one of the following declarations:	
<input type="checkbox"/> I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.	
<input type="checkbox"/> I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier: STATE FARM Policy Number: 0003969-2005	
<input type="checkbox"/> This section need not be completed if the permit is for one hundred dollars (\$100 or less).	
I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation laws of California, I shall indemnify and hold harmless the contractor(s) of the Labor Code, I shall forthwith comply with these provisions.	
Applicant: Bill Syndel Date: 5-27-06	
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF PENALTIES AND DAMAGES AS PROVIDED IN SECTION 3708 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.	

LICENSED CONTRACTOR DECLARATION	
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.	
License Class: _____	Lic. No.: _____
Contractor: _____	Date: _____
CONSTRUCTION LENDING AGENCY	
I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3087, Civ. C.):	
Lender's Name: _____	_____
Lender's Address: _____	_____
I certify that I have read this application and state that the above information is correct. I agree to comply with all city and county ordinances and state laws relating to building construction, and hereby authorize representatives of this county to enter upon the above-mentioned property for inspection purposes.	
Signature of Applicant or Agent: Bill Syndel	Date: 5-27-06
HAZARDOUS MATERIALS (FOR NON-RESIDENTIAL ONLY)	
Indicate if the intended occupancy will be hazardous materials. Initialing Yes acknowledges that H & S Code Sections 25505, 25539, and 25534 as well as filing directions were made available to you.	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
CASHIER'S VALUE: 9-560M 001H7841	
CFO I-FEE NSL EN33.00	
09/01/06 10:39AM 001H0156	
BUILDING PERMIT 121.00	

PERMIT NO. 26316 ISSUED BY J2 DATE 10/24/06

MECHANICAL/PLUMBING/ELECTRICAL PERMIT  
SANTA CLARA COUNTY BUILDING INSPECTION OFFICE  
70 W. HEDDING ST., SAN JOSE, CA 95110

JOB ADDRESS  
6640 Holsclaw  
CITY Gilroy ZIP 95020  
NEAREST CROSS ST. Highway 152 AFN#

OWNER  
Gilroy Research Farm, LLC (831) 771-1500  
MAILING ADDRESS  
3 Harris Place  
CITY Salinas CA ZIP 93701

CONTRACTOR  
Hysocin Plumbing, Inc  
MAILING ADDRESS  
90 Leavelly Rd  
CITY Gilroy CA ZIP 95020  
CLASS/LICENSE NO. PHONE

Job Description:  
re install gas meter  
for existing greenhouses

COMPLETE BACK OF PAGE.

PERMIT EXPIRATION: PERMIT EXPIRES IF WORK IS NOT STARTED WITHIN 180 DAYS OF PERMIT ISSUANCE OR 180 DAYS FROM LAST APPROVED INSPECTION.

ITEM	NO.	FEE
ISSUANCE FEE (ISSME)		
SERVICE HOURLY RATE (ISPM)		
EXPRESS PLAN CHECK FEE (EM)		
PERMIT FEE (PTME)		
(Complete Mechanical System for new single, multiple family structures and additions ≥ 500 sq. ft.)		
Installation, relocation, repair or alteration of each forced-air or gravity-type furnace or burner, including ducts and vents attached to each appliance, up to and including 100,000 B.T.U.'s (FAU1)		
Over 100,000 B.T.U.'s (FAU2)		
Floor furnace, suspended heater, recessed wall heater or floor mounted unit heater, including vent (MTU)		
(Or replacement of) appliance vent installed and not included in an appliance permit (FRNV)		
Registers, diffusers and grilles (incl. ducts) (FRNR)		
Alteration or repair of forced air ducts (FRNA)		
Installation or relocation of each boiler or compressor		
To and including 3 hp (BC1)		
Over 3 hp to and including 15 hp (BC2)		
Over 30 hp to and including 50 hp (BC3)		
Or absorption system-to and incl. 100,000 B.T.U.'s (BC4)		
Over 100,000 to and including 500,000 (BC5)		
Over 500,000 to and including 1,000,000 (BC6)		
Over 1,000,000 to and including 1,750,000 (BC7)		
(Refrigerating compressor over 50 hp or absorption system over 1,750,000 B.T.U.'s)		
For refrigerating system ratings one horsepower, one ton or 12,000 B.T.U./h shall mean the same quantity		
Heat pump:		
To and including 3 tons (HTP1)		
Over 3 tons (HTP2)		
Moved building (MOVEM)		
Air-handling unit over 10,000 c.f.m. (AIR)		
Vent fan connected to single duct (FAN)		
Ventilation system which is not a portion of any heating or air conditioning system authorized by a permit (VS)		
Installation of each hood which is served by mechanical exhaust, including ducts for hood (HOOD)		
Appliance/piece of equipment not classified in other appliance categories, or for which no other fee is listed (See Fee Schedule for other categories) (APPOTH)		
Each Steam and Hot Water Piping System (SHWPS)		
Heating or Cooling Coils (COL1)		
Installation of each hot water and/or chilled water fan coil unit, include ducts within unit (include condensate drain) (COL2)		
Each product conveying type ventilation system (CVS)		
Fire Damper		
One to five units (FD1)		
Over five, each additional (FD2)		
SUBTOTAL		

ITEM	NO.	FEE
ISSUANCE FEE (ISSPL)		
SERVICE HOURLY RATE (ISPL)		
EXPRESS PLAN CHECK FEE (EP)		
PERMIT FEE (PTPL)		
(Complete Plumbing System for new single, multiple family structures and additions ≥ 500 sq. ft.)		
Each plumbing fixture or trap or set of fixtures on one trap (PL1)		
Each building sewer (SEWER)		
Each on-site sewer system (SEPTIC)		
Each water service (WATER)		
Each on-site water service system (WELL)		
Moved building (MOVEPL)		
Each water heater and/or any gas vent (WATER3)		
Propane tank (PROPAN)		
Gas Test		
Each gas piping system, natural or LPG:		
One to five outlets (GPS1)		
Over five, each additional (GPS2)		
Each installation or repair of water, soil waste, and vent system (RWL)		
Each repipe of a single dwelling (RWL2)		
Each industrial waste pre-treatment interceptor, including its trap and vent, excepting kitchen type grease interceptors functioning as fixture traps (WASTF2)		
Each rainwater system - per drain (RAIN)		
Vacuum breakers or back flow protective devices on tanks, vats, lawn sprinkler systems, etc., or for installation on unprotected plumbing fixtures:		
One to five (VAC1)		
Over five, each additional (VAC2)		
Solar system (SOLRPL)		
Septic Tank Abatement (STA)		
Gas Meter Set (GMS)		
Grease Trap (GREASE)		
Each condensate waste and/or indirect drain line (CWDL)		
Each lift station (LIFT)		
Swimming pool/Spa		
Private (SWPLPR)		
Public (SWPLPU)		
For each chemical waste piping system (per inlet) (CHEM1)		
Each chemical waste treatment system (CHEM2)		
For each chemical waste vaulting and/or secondary containment (CHEM3)		
For each system and/or hot water piping (hydronic) (HPHW)		
Gas Ranges, Ovens & Gas Log Lighter in Fireplace (GASS)		
Each piece of water-treating or water using equipment (water softener, etc.) (WTE)		
Each dishwasher (DISH)		
SUBTOTAL		

ITEM	NO.	FEE
ISSUANCE FEE (ISSBL)		
SERVICE HOURLY RATE (ISBL)		
EXPRESS PLAN CHECK FEE (EE)		
PERMIT FEE (PTBL)		
(Complete Electrical System for new single, multiple family structures and additions ≥ 500 sq. ft.)		
Temporary pole or meter set (TPM)		
Light outlets		
Receptacles		
Switches		
Over 10, ea. Addtl. (L4)		
Light Fixtures:		
1-10 (minimum fee) (L1)		
Over 10, each additional (L2)		
Heater (per kw) (HEATER)		
Range/oven/dryer/water heater (RODWH)		
Panel/board/switchboard (PBB)		
Service: change, repair or well		
100 amp or less (SERV1)		
200 amp (SERV2)		
400 amp to < 1000 amp (SERV3)		
1000 amp or more (SERV4)		
Moved building (MOVEE)		
Motors - 1/2 hp or less (M1)		
1/2 to < 5 hp (M2/M3)		
5 to < 25 hp (M4/M5)		
25 to < 100 hp (M6/M7)		
Over 100 hp (M8)		
Solar system (SOLBEL)		
Swimming pool/Spa		
Private (SWELPR)		
Public (SWELPU)		
Signs (SIGNEL)		
Sign transformers (T6)		
Festoon lighting:		
200 lamps or less (L6)		
Over 200 lamps (L7)		
Special Circuits (CIRC)		
Electric Welder (per kva) (EW)		
Mercury vapor lamp (L8)		
Electrical Appliance or piece of equipment not listed in categories above, or for which no other fee is listed (See Fee Schedule) (EAPP)		
SUBTOTAL		

10/24/06 2:43:04 PM 10/24/06  
BUILDING PERMIT  
CHECK

PERMIT NO. 36349 ISSUED BY J2 DATE 10/27/06

MECHANICAL/PLUMBING/ELECTRICAL PERMIT  
SANTA CLARA COUNTY BUILDING INSPECTION OFFICE  
70 W. HEDDING ST., SAN JOSE, CA 95110

JOB ADDRESS  
6640 Holtsclaw  
CITY Gilroy ZIP 95020  
NEAREST CROSS ST. Highway 152 APN#

OWNER PHONE 650-269-0034  
MAILING ADDRESS 3 Harris Place  
CITY San Jose CA ZIP 95128

CONTRACTOR  
MAILING ADDRESS  
CITY ZIP  
CLASS/LICENSE NO. PHONE

Job Description:  
Refrigerator/replace existing  
substandard gas lines to  
existing greenhouses to  
bring up to code per Inspector  
Wardle

COMPLETE BACK OF PAGE.

PERMIT EXPIRATION: PERMIT EXPIRES IF WORK IS  
NOT STARTED WITHIN 180 DAYS OF PERMIT ISSUANCE  
OR 180 DAYS FROM LAST APPROVED INSPECTION.

ITEM	NO.	FEE
ISSUANCE FEE (ISSME)		
SERVICE HOURLY RATE (ISPM)		
EXPRESS PLAN CHECK FEE (EPM)		
PERMIT FEE (PTIME)		
(Complete Mechanical System for new single, multiple family structures and additions ≥ 500 sq. ft.) Installation, relocation, repair or alteration of each forced- air or gravity-type furnace or burner, including ducts and vents attached to each appliance, up to and including 100,000 B.T.U.'s (FAU1) Over 100,000 B.T.U.'s (FAU2)		
Floor furnace, suspended heater, recessed wall heater or floor mounted unit heater, including vent (MTU) (Or replacement of) appliance vent installed and not included in an appliance permit (FRNV) Registers, diffusers and grilles (incl. ducts) (FRNR) Alteration or repair of forced air ducts (FRNA) Installation or relocation of each boiler or compressor: To and including 3 hp (BC1) Over 3 hp to and including 15 hp (BC2) Over 30 hp and including 50 hp (BC3) Or absorption system-to and incl. 100,000 B.T.U.'s (BC4) Over 100,000 to and including 500,000 (BC5) Over 500,000 to and including 1,000,000 (BC6) Over 1,000,000 to and including 1,750,000 (BC7) (Refrigeration compressor over 50 hp or absorption system over 1,750,000 B.T.U.'s) For refrigerating system ratings one horsepower, one ton or 12,000 B.T.U./h shall mean the same quantity. Heat pump: To and including 3 tons (HTP1) Over 3 tons (HTP2) Moved building (MOVEM) Air-handling unit over 10,000 c.f.m. (AIR) Vent fan connected to a single duct (FAN) Ventilation system which is not a portion of any heating or air conditioning system authorized by a permit (VS) Installation of each hood which is served by mechanical exhaust, including ducts for hood (HOOD) Appliance/piece of equipment not classified in other appliance categories, or for which no other fee is listed (See Fee Schedule for other categories) (APPOTH) Each Steam and Hot Water Piping System (SHWPS) Heating or Cooling Coils (COL1) Installation of each hot water and/or chilled water fan coil unit, include ducts within unit (include condensate drain) (COL2) Each product conveying type ventilation system (CVS) Fire Damper One to five units (FD1) Over five, each additional (FD2)		
SUBTOTAL		

ITEM	NO.	FEE
ISSUANCE FEE (ISSPL)		
SERVICE HOURLY RATE (ISPL)		
EXPRESS PLAN CHECK FEE (EP)		
PERMIT FEE (PTPL)		
(Complete Plumbing System for new single, multiple family structures and additions ≥ 500 sq. ft.) Each plumbing fixture or trap or set of fixtures on one trap (PL1) Each building sewer (SEWER) Each on-site sewer system (SEPTIC) Each water service (WATER) Each on-site water service system (WELL) Moved building (MOVEPL) Each water heater and/or any gas vent (WATER3) Propane tank (PROPAN) Gas Test Each gas piping system, natural, or LPG: One to five outlets (GPS1) Over five, each additional (GPS2) Each installation or repair of water, soil waste, and vent system (RWL) Each recipe of a single dwelling (RWL2) Each industrial waste pre-treatment interceptor, including its trap and vent, excepting kitchen type grease interceptors functioning as fixture traps (WASTE2) Each rainwater system - per drain (RAIN) Vacuum breakers or back flow protective devices on tanks, vats, lawn sprinkler systems, etc., or for installation on unprotected plumbing fixtures: One to five (VAC1) Over five, each additional (VAC2) Solar system (SOLRPL) Septic Tank Abatement (STA) Gas Meter Set (GMS) Grease Trap (GREASE) Each condensate waste and/or indirect drain line (CWDL) Each lift station (LIFT) Swimming pools/Spa: Private (SWPLPR) Public (SWPLPU) Each chemical waste piping system (per inlet) (CHEM1) For each chemical waste treatment system (CHEM2) For each chemical waste vaulting and/or secondary containment (CHEM3) For each system and/or hot water piping (hydronic)(PSHW) Gas Ranges, Ovens & Gas Log Lighter in Fireplace (GASS) Each piece of water-treating or water using equipment (water softener, etc.) (WTE) Each dishwasher (DSH)		
SUBTOTAL		

ITEM	NO.	FEE
ISSUANCE FEE (ISSSEL)		
SERVICE HOURLY RATE (ISSEL)		
EXPRESS PLAN CHECK FEE (ESEL)		
PERMIT FEE (PTSEL)		
(Complete Electrical System for new single, multiple family structures and additions ≥ 500 sq. ft.) Temporary pole or meter set (TPM) Light outlets 1-10 min. (min. fee) (L3) Receptacles Switches Over 10, ea. Addit. (L4) Light Fixtures: 1-10 (minimum fee) (L1) Over 10, each additional (L2) Heater (per kw) (HEATER) Range/oven/dryer/water heater (RDDWH) Panel/panel board/switchboard (PBSS) Service: change, repair or well 100 amp or less (SERV1) 200 amp (SERV2) 400 amp to < 1000 amp (SERV3) 1000 amp or more (SERV4) Moved building (MOVEE) Motors - 1/2 hp or less (M1) 1/2 to < 5 hp (M2)(M3) 5 to < 25 kva (M4)(M5) 25 to < 100 hp (M6)(M7) Over 100 hp (M8) Solar system (SOLSEL) Swimming pools/Spa: Private (SWPLPR) Public (SWPLPU) Signs (SIGNEL) Sign transformers (T6) Festoon lighting: 200 lamps or less (L6) Over 200 lamps (L7) Special Circuits (CIRC) Electric Welder (per kva) (EW) Mercury vapor lamp (L8) Electrical Appliance or piece of equipment not listed in categories above, or for which no other fee is listed (See Fee Schedule) (EAPP)		
SUBTOTAL		

Permit Number 45014	Issued By MGM	Date 7/14/2010
Job Address 6640 HOLSCLOW RD	APN 84149002	
Unit Gilroy	95020	Zone 7
Nearest Cross Street Pacheco Pass Hwy		
Owner GILROY RESEARCH FARM LLC	Phone 831.771.1500	
mailing address 3 HARRIS PL		
email address Salinas	CA 93901	
Architect Or Engineer	Phone	
mailing address	License No.	
email		
Contractor DAVID PERRY WIEGEL ELECTRICAL	Phone (831) 588-4917	
mailing address CONTRACTING 145 PALMETTA STREET	License No. 539440	
email address SANTA CRUZ, CA 95060		
Applicant		
mailing address		
email/phone		
Build <input type="checkbox"/> Alteration <input type="checkbox"/> Move <input type="checkbox"/> Demolish <input type="checkbox"/> Remodel		
Addition <input type="checkbox"/> Repair <input type="checkbox"/> Convert <input type="checkbox"/> Reroof		
Plan Chk # <input type="checkbox"/> Old By <input type="checkbox"/> Stores Units Size (sq ft) <input type="checkbox"/> Item # <input type="checkbox"/> Occup. Const. Type		
0 1000		
Job Description UPGRADE SERVICE -100 AMP & 200 AMP MOVE TO SAME LOCATION		
Job Notes		
County File Number		
Valuation		

SANTA CLARA COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT BUILDING INSPECTION OFFICE 70 W. Hedding St., San Jose, CA 95110 408-299-5700	
GEOLOGY	
CLEARED FOR ISSUANCE BY: _____ DATE: _____ <input type="checkbox"/> YES <input type="checkbox"/> NO INSPECTION REQUIRED PRIOR TO FINAL INSPECTION	
PLANNING	
SET BACK(Feet): FRONT _____ SIDE _____ REAR _____ ZONING: _____	
CLEARED FOR ISSUANCE BY: _____ DATE: _____ <input type="checkbox"/> YES <input type="checkbox"/> NO INSPECTION REQUIRED PRIOR TO FINAL INSPECTION	
LAND DEVELOPMENT	
CLEARED FOR ISSUANCE BY: _____ DATE: _____ <input type="checkbox"/> ROAD IMPROVEMENTS <input type="checkbox"/> DRIVEWAY APPROACH <input type="checkbox"/> OTHER	
<input type="checkbox"/> YES <input type="checkbox"/> NO INSPECTION REQUIRED PRIOR TO FINAL INSPECTION	
ROADS & AIRPORTS	
CLEARED FOR ISSUANCE BY: _____ DATE: _____ <input type="checkbox"/> ROAD IMPROVEMENTS <input type="checkbox"/> DRIVEWAY APPROACH	
<input type="checkbox"/> YES <input type="checkbox"/> NO INSPECTION REQUIRED PRIOR TO FINAL INSPECTION	
ENVIRONMENTAL HEALTH	
CLEARED FOR ISSUANCE BY: _____ DATE: _____ <input type="checkbox"/> HAZARDOUS MATERIALS <input type="checkbox"/> WATER SYSTEM PERMIT # _____ <input type="checkbox"/> SEPTIC SYSTEM PERMIT # _____	
<input type="checkbox"/> YES <input type="checkbox"/> NO INSPECTION REQUIRED PRIOR TO FINAL INSPECTION	
FIRE MARSHAL	
CLEARED FOR ISSUANCE BY: _____ DATE: _____ <input type="checkbox"/> YES <input type="checkbox"/> NO INSPECTION REQUIRED PRIOR TO FINAL INSPECTION	
OTHER REQUIRED ITEMS	
<input type="checkbox"/> YES <input type="checkbox"/> NO DEVELOPER IMPACT (SCHOOL DISTRICT) <input type="checkbox"/> YES <input type="checkbox"/> NO DEVELOPER IMPACT (SOUTH SCC FIRE) <input type="checkbox"/> YES <input type="checkbox"/> NO FEMA FLOOD CERTIFICATE <input type="checkbox"/> YES <input type="checkbox"/> NO WILD-LAND URBAN INTERFACE	
SPECIAL INSTRUCTIONS	

WORKERS' COMPENSATION DECLARATION WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES. I hereby affirm under penalty of perjury one of the following declarations: <input type="checkbox"/> I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____ <input type="checkbox"/> I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier _____ Policy Number _____ Expiration Date _____ Phone # _____ Name of Agent _____ <input checked="" type="checkbox"/> I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions. Signature of Applicant _____ Date 7-14-10	
HAZARDOUS MATERIALS (FOR NON-RESIDENTIAL ONLY) Indicate if the intended occupancy will use hazardous materials. Initialing Yes acknowledges that H & S Code Sections 25505, 25533, and 25534 as well as filing directions were made available to you. <input type="checkbox"/> Yes <input type="checkbox"/> No	

LICENSED CONTRACTOR DECLARATION I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class <u>C19</u> Lic. No. <u>539440</u> Contractor <u>David Perry Wiegel</u> Signature _____ Date 7-14-10	
CONSTRUCTION LENDING AGENCY I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. Code) Lender's Name: _____ Lender's Address: _____ By my signature below, I certify to each of the following: I am the property owner or authorized to act on the property owner's behalf. I have read this application and the information I have provided is correct. I agree to comply with all applicable city and county ordinances and state laws relating to building construction, and authorize representatives of this city or county to enter the above identified property for inspection purposes. Signature of Property Owner or Authorized Agent <u>David Perry Wiegel</u> Date 7-14-10 Note: A copy of the owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property FEES: PLANNING _____ C.P.F. _____ BLDG. PLAN CHECK _____ EXPRESS PC _____ FIRE MARSHAL _____ FIRE MARSHAL LD _____ INVESTIGATION _____ BLDG. PERMIT _____ ELECTRICAL <u>136.00</u> _____ MECHANICAL _____ PLUMBING _____ SMIP _____ CBSC _____ SCAN _____ SEPTIC _____ GEOLOGY _____ EXPUNGEMENT _____	

Received Date 7/14/2010

Intake by: MGM



## Department of Planning and Development

70 West Hedding Street  
East Wing 7th Floor  
San Jose, CA 95110

Invoice #
S001-31118
7/14/10
10:55:40 AM
Reference #
45014,

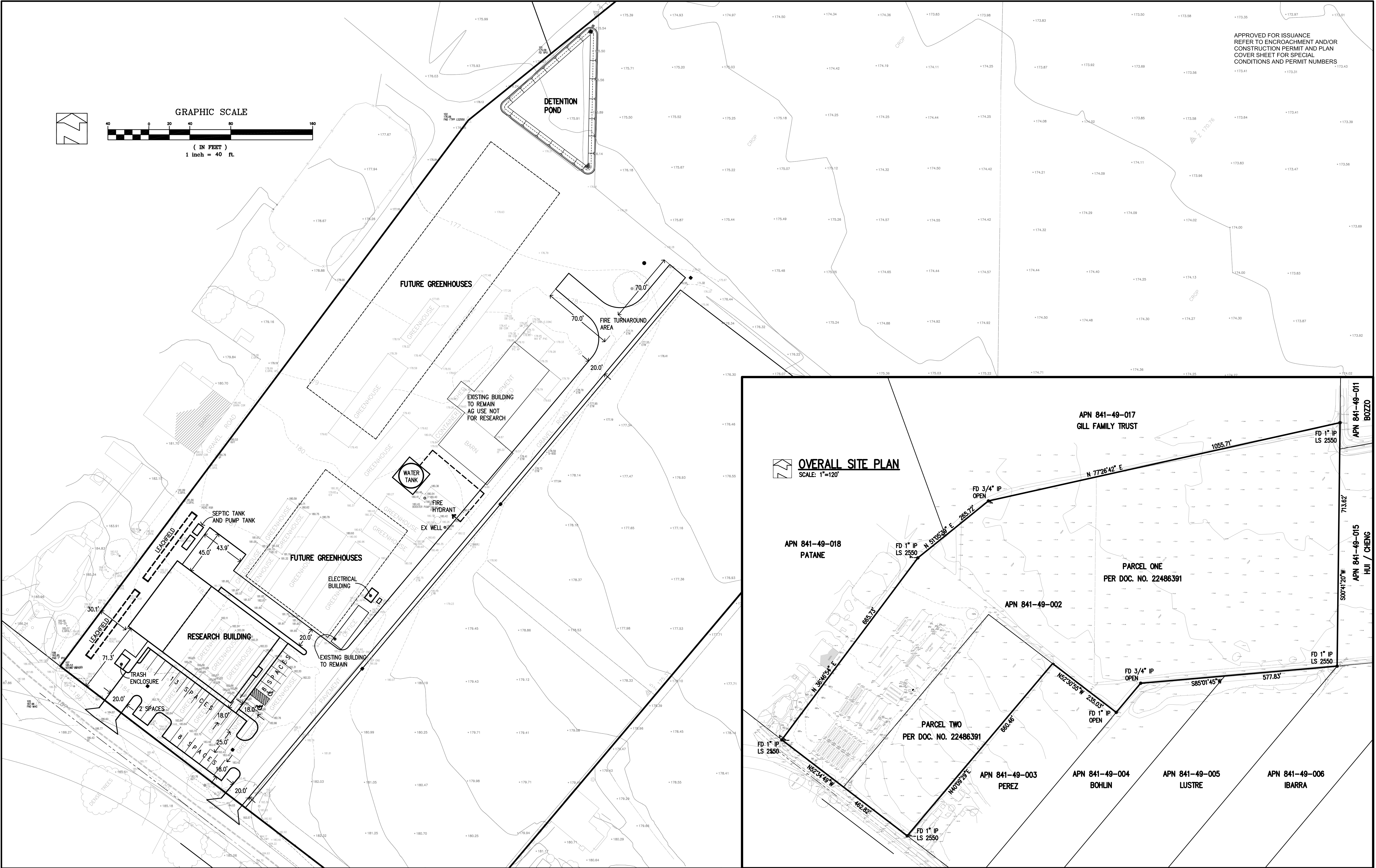
Fee Description	Fee
Electrical Permit	136.00

Payment Information	
<b>Subtotal</b>	<b>136.00</b>
<b>Total</b>	<b>136.00</b>
135 <b>Check</b>	<b>136.00</b>
<b>Balance</b>	<b>0.00</b>



## APPENDIX B: PROJECT SPONSOR-PROVIDED DOCUMENTS

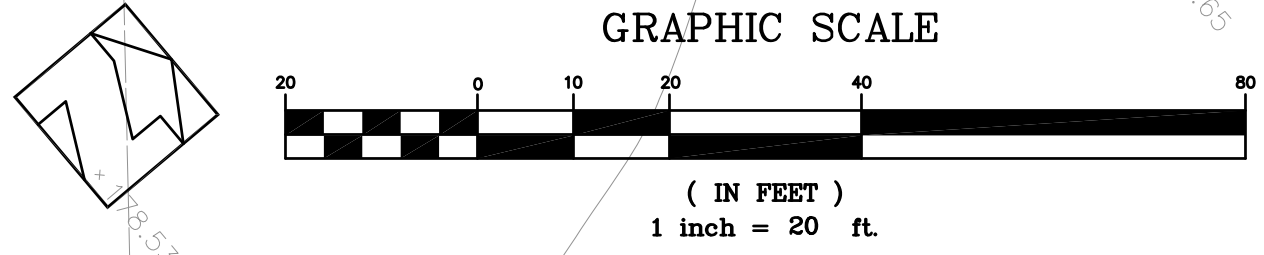
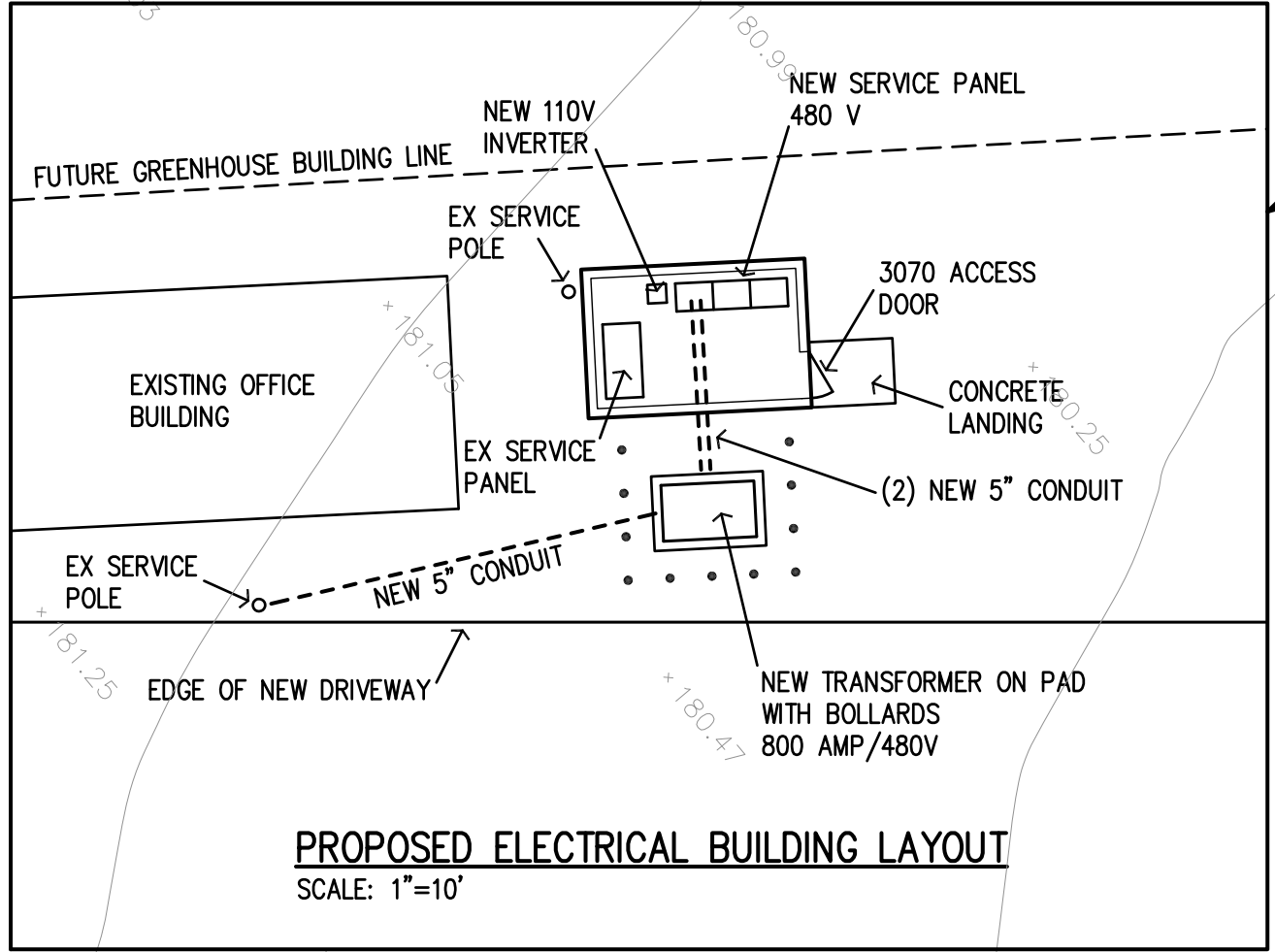
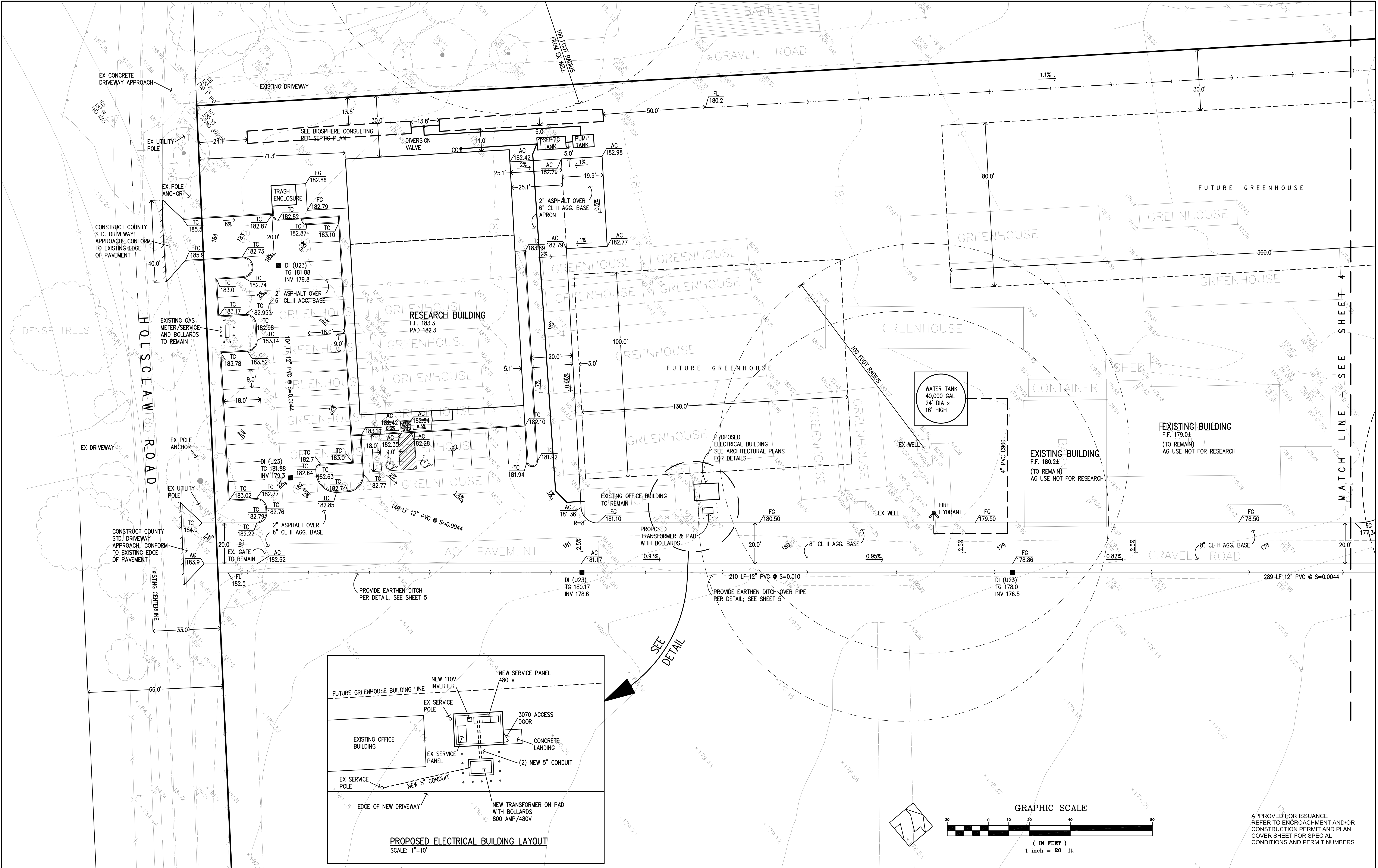
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS.



APPROVED FOR ISSUANCE  
REFER TO ENCROACHMENT AND/OR  
CONSTRUCTION PERMIT AND PLAN  
COVER SHEET FOR SPECIAL  
CONDITIONS AND PERMIT NUMBERS

REVISIONS:			<div><div></div><div>HANNA-BRUNETTI</div><div>EST. 1910</div><div>CIVIL ENGINEERS • LAND SURVEYORS</div><div>CONSTRUCTION MANAGERS</div></div>	DATE: FEBRUARY 2017		REFERENCES	<div>Site Plan</div> <div>Lands of Shamrock Seed Company - 6640 Holsclaw Road - apn 841-49-002</div> <div>UNINCORPORATED FEBRUARY 2017</div> <div>SANTA CLARA COUNTY CALIFORNIA</div>				SHEET C2 OF C8 JOB NO. 15106
DATE	DESCRIPTION	BY:									
				HORIZ. SCALE: 1"=60'	VERT. SCALE: NONE						
				DESIGNED BY: AM	CHECKED BY:						
				DRAWN BY: TM							

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS.



REVISIONS:		
DATE	DESCRIPTION	BY:

**HANNA-BRUNETTI**  
EST. 1910  
CIVIL ENGINEERS • LAND SURVEYORS  
CONSTRUCTION MANAGERS

DATE: FEBRUARY 2017
HORIZ. SCALE: 1"=20'
VERT. SCALE: NONE
DESIGNED BY: AM
CHECKED BY: _____
DRAWN BY: T.M.


REFERENCES

**Grading & Drainage Plan**

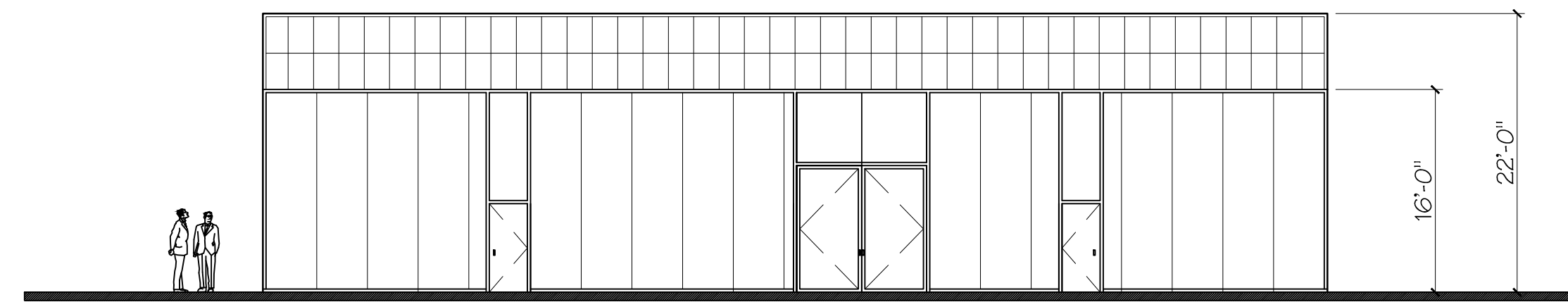
Lands of Shamrock Seed Company - 6640 Holsclaw Road - apn 841-49-002

UNINCORPORATED  
FEBRUARY 2017

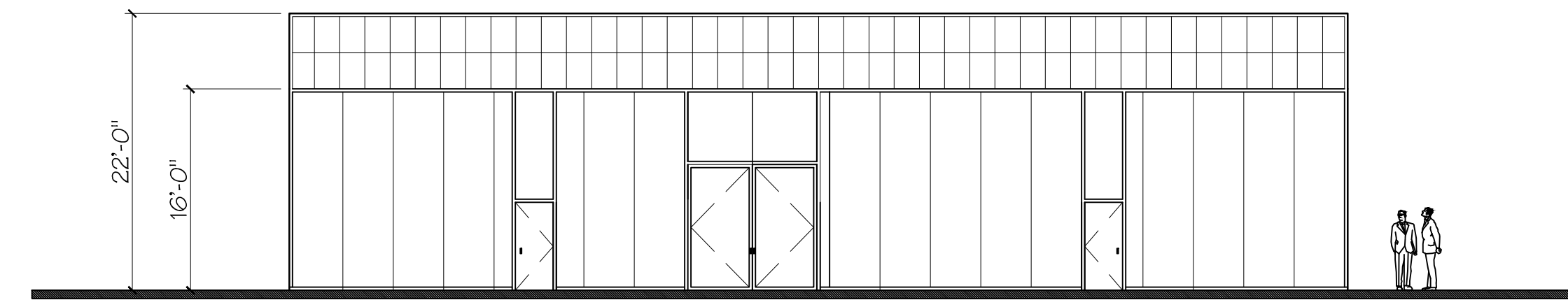
SANTA CLARA COUNTY  
CALIFORNIA

SHEET  
**C3**  
OF C8  
JOB NO. 15106

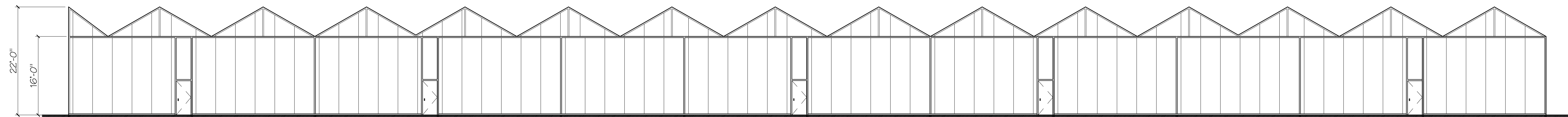




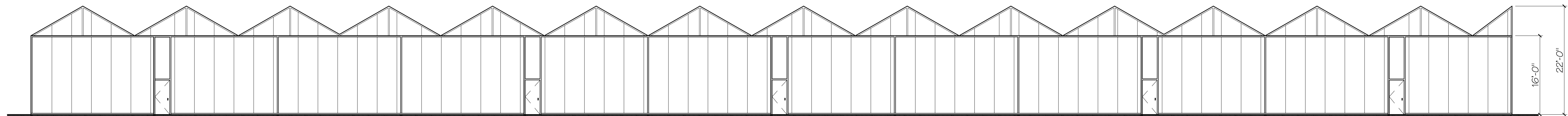
NORTH ELEVATIONS



SOUTH ELEVATIONS



EAST ELEVATIONS



WEST ELEVATIONS

[illegible]

REID LERNER ARCHITECTS  
7680 MONTEREY STREET #105  
GILROY, CA 95020  
PHONE 408-842-9942



STEEL SOLUTIONS INC.  
PO BOX 2566  
1745 SAN FELIPE ROAD, #5  
HOLLISTER, CA 95024  
P: 831.638.0774

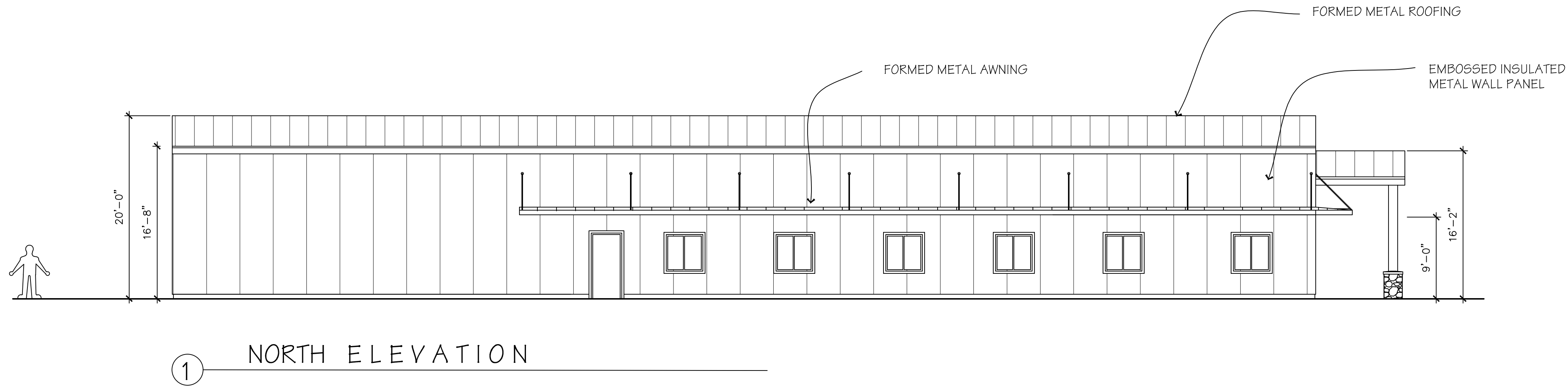
**SHAMROCK SEED COMPANY**  
**NEW AGRICULTURAL BUILDING**

**PROJECT LOCATION:**  
**6640 HOLSCLOW ROAD**  
**GILROY, CA 95020**

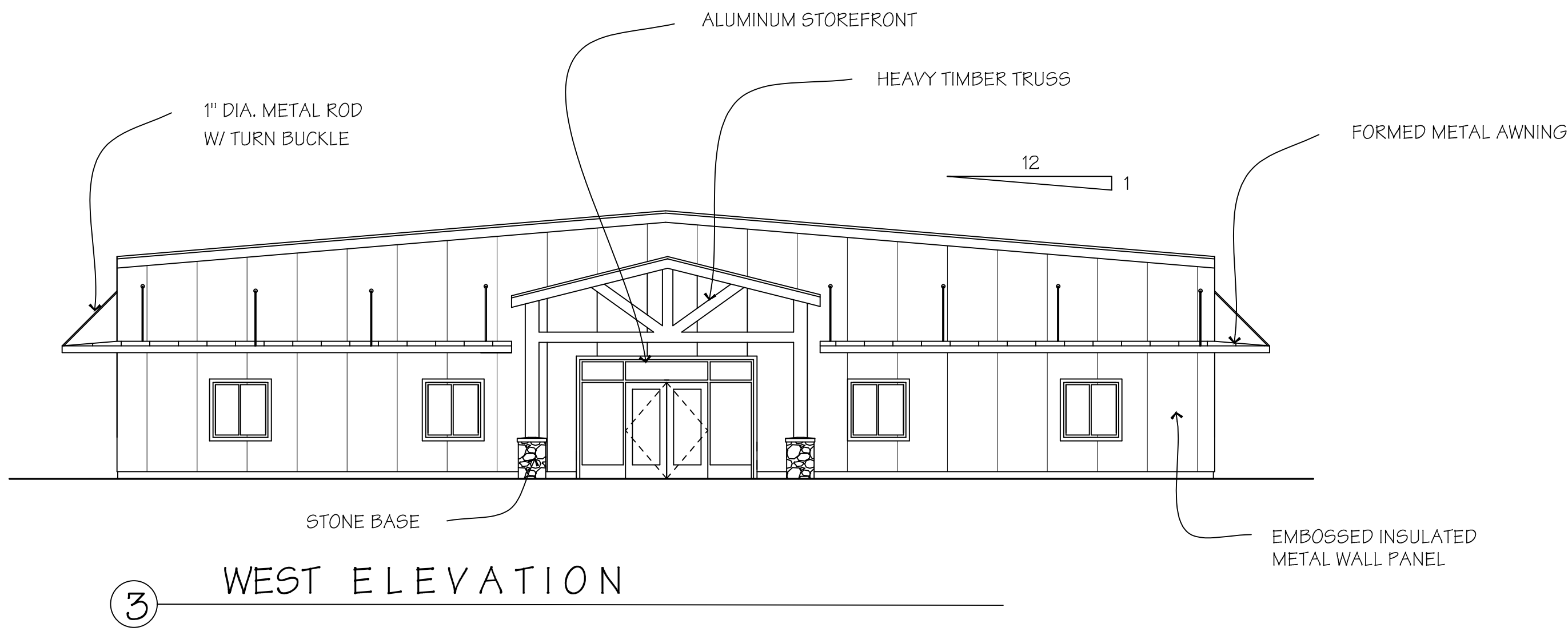
GREENHOUSE ELEVATIONS

RAWN: GR / BC
CHECKED: RL
SCALE:
DATE: 31 May 2016

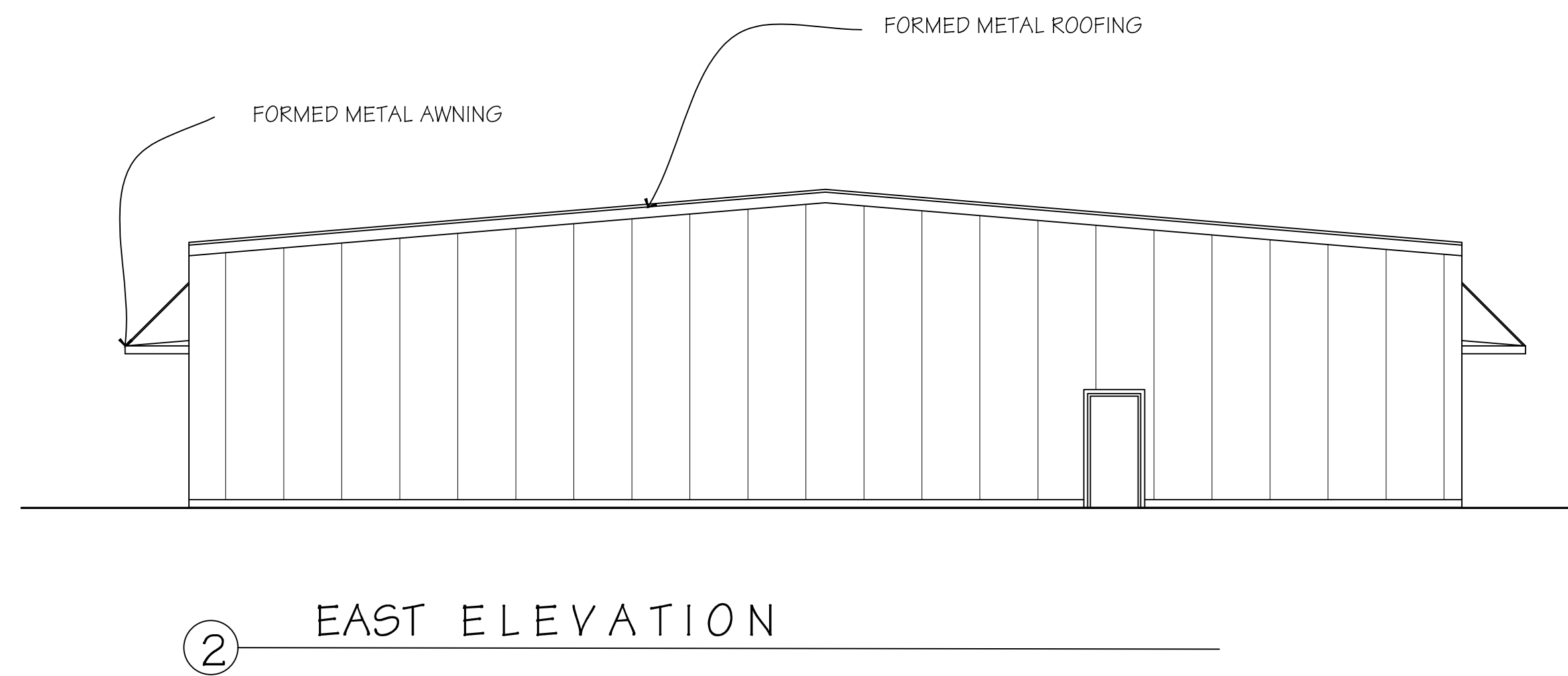
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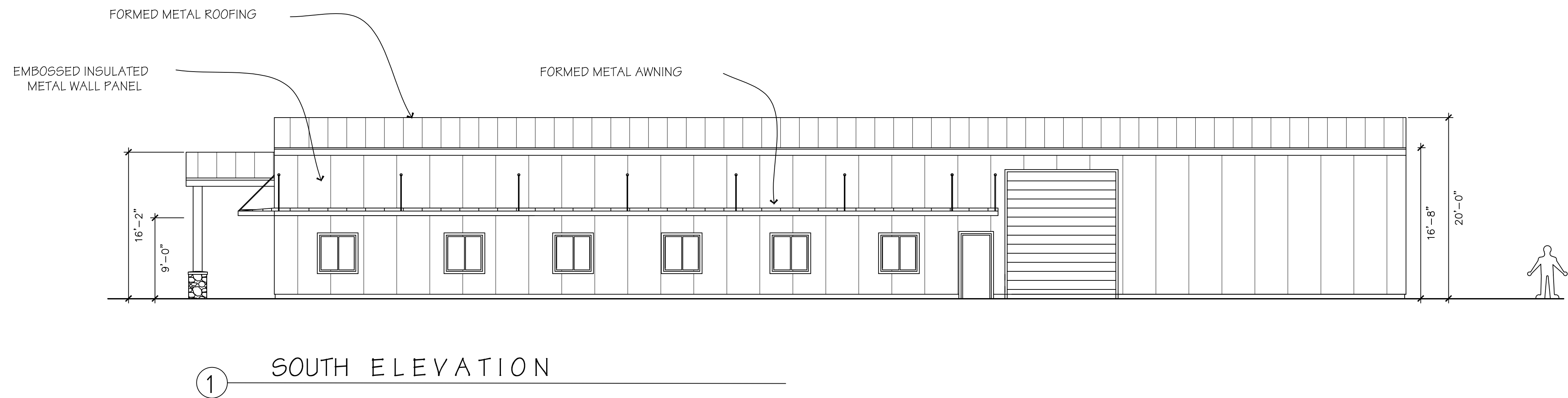
① NORTH ELEVATION



③ WEST ELEVATION



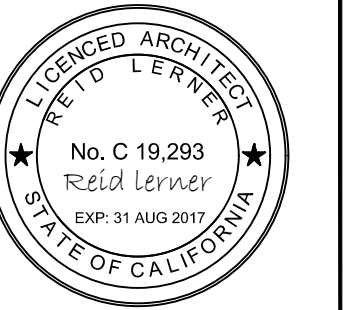
② EAST ELEVATION



① SOUTH ELEVATION



ISSUED / REVISED



REID LERNER ARCHITECTS  
7680 MONTEREY STREET #105  
GILROY, CA 95020  
PHONE 408-842-9942

STEEL SOLUTIONS INC.  
PO BOX 2566  
1745 SAN FELIPE ROAD, #5  
HOLLISTER, CA 95024  
P: 831.636.0774

PROJECT TITLE:  
**SHAMROCK SEED COMPANY  
NEW AGRICULTURAL BUILDING**  
PROJECT LOCATION:  
**6640 HOLSCLOW ROAD  
GILROY, CA 95020**

EXTERIOR ELEVATIONS

DRAWN: GR / BC  
CHECKED: RL  
SCALE:  
DATE: 31 May 2016

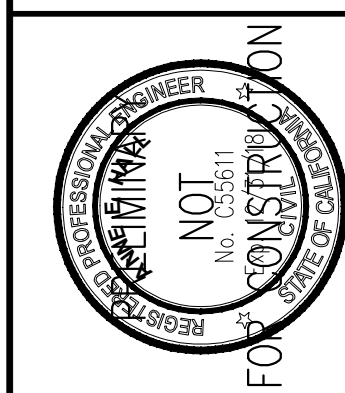
A-4

# SHAMROCK SEED

6640 HOLSCLAW RD

SAN BENITO ENGINEERING  
& SURVEYING, INC.

502 Monterey Street Hollister, California 95023  
(831) 637-2763 FAX (831) 854-9581 email: sbes@garlic.com

[illegible]

**DECIDUOUS TREES 1/5 GAL**

Lagerstroemia x 'Natchez' / Grape Myrtle  
Prunus cerasifera 'Krauter Vesuvius' / Purple Leaf Plum

**SHRUBS 5 GAL**

Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Manzanita  
Ceanothus x 'Julia Phelps' / California Lilac  
Raphiolepis indica 'Springtime' TM / Springtime Indian Hawthorne  
Westringia fruticosa / Coast Rosemary

**PERENNIALS 1/5 GAL**

Erigeron karvinskianus / Fleabane  
Lantana montevidensis 'Purple' / Trailing Lantana  
Lantana montensis 'Spreading Sunser' / Yellow Trailing Lantana

**ACCENT SHRUBS 1/5 GAL**

Dietes indicoides / Fountains Lily  
Phormium tenax 'Bronze Baby' / Bronze Baby New Zealand Flax  
Phormium tenax 'Tom Thumb' / Dwarf Green Flax

**GROUND COVERS**

Ceanothus griseus horizontalis / Carmel Creeper  
Myoporum parvifolium 'Prostratum' / Myoporum

**STONE MULCH-3/4" ROCK**

**BOULDERS: LOCAL FIELDSTONE; HEADSIZE TO 2" DIAMETER**

1. IRRIGATION SHALL BE VIA AN AUTOMATIC TIMED SYSTEM UTILIZING DRIP SYSTEMS WHERE APPROPRIATE.
2. ALL SHRUB BEDS TO BE TOP DRESSED WITH 3" OF APPROVED BARK MULCH.
3. ALL PLANTS ARE LOW TO MEDIUM USE WATER.













@AgraTechGreenhouse