Historic Context Statement for the City of Morgan Hill

SECOND DRAFT REPORT

City of Morgan Hill, California

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Chapter 1

Background and Objectives

1.0 Background and Objectives

1.1 Introduction

The history of the development and growth of Morgan Hill is bracketed by agriculture and high technology. At the beginning the entire area was shaped by pioneering ranchers and farmers who transformed the valley from open grasslands to highly organized orchards and fields of crops. Even when the ranches were subdivided and sold off, agriculture remained the primary industry and raison d'etre for most Morgan Hill citizens. This changed didn't occur until the early 1960's when Silicon Valley began earning its name with the influx of high-tech industries to the area. The range of employment options began to shift, and the land became more valuable for its location rather than for its yield.

It is this era, between ranches and IBM, which is the focus of this study. The changes in population, settlement and social convention during this roughly 100-year period define historic Morgan Hill. Understanding how the city started and who shaped its early development will provide a context for evaluating the rich and varied physical reminders of its history.

1.2 Purpose of a Historic Context

A Historic Context enables the assessment of a property's historic significance by creating a framework against which to objectively qualify its relationship to larger historic themes and events. This analysis process is an invaluable tool intended to protect and maintain the historic status of a property or district, and its contribution to the built environment and community character. It is not intended to halt or delay progress but to properly shepherd a proposed project along for greater benefit. Historic context statements are used by qualified historic professionals to complete historical evaluations which, encompass the following:

- Evaluate a property's historic significance including its associative value and context utilizing national, state and local criteria and status codes.
- Evaluate a property's integrity and identify character defining features.
- Establish periods of significance based on substantiated documentation.
- Determinate which Standard of the *Secretary of the Interior's Standard for the Treatment of Historic Properties* will be followed for proposed changes (Preservation, Rehabilitation, Restoration, or Reconstruction.)
- Review proposed changes for consistency with the selected Standard to meet the criteria and requirements of the California Environmental Quality Act (CEQA) to avoid a substantial adverse impact.

Historical evaluation of a subject property should use this context statement as a tool for understanding where the property's significance lies within the larger municipal historical timeline. Such assessments should also include an analysis of the immediate environment

that represents the physical context for the building. This is part of determining the level of the resource's historic integrity. Therefore, buildings in their original locations retain a much higher integrity level and consequently are of stronger historic importance than those that have been moved. When determining the historic and cultural value of the resource, its place in history should be evaluated as well as physical location within the City's jurisdiction because in many cases, the location and environmental surroundings played a large role in its historical use and importance in the larger Morgan Hill historic context as outlined in the following pages.

1.3 Location and Boundaries of Study

Morgan Hill is located approximately twenty (20) miles south of San Jose and fifteen (15) miles north of Gilroy in the southern Santa Clara Valley. The boundaries of this study include the 2006 city limits of Morgan Hill as well as select locations beyond this limit that have contributed to the historic activities within the current municipal borders. Presently, Morgan Hill encompasses the formerly unincorporated areas of Madrone and Tennant as well as those agricultural lands encompassed by several of the early ranchos between the Las Llagas and Coyote Creeks.

1.4 Context Statement Objective

A historical context statement is an important planning tool that is the basis for making informed and *fair* decisions. Historic contexts provide an "even playing field" when used later in the survey and evaluation process to establish significance and answer the question "why is this property important". The information as to "why?" is well researched using primary sources such as period photographs, maps, newspapers, brochures, etc., and secondary sources such as books and reports <u>based</u> on primary sources. Because properties can be significant for more than architecture (event, person, yield information) a broad spectrum of sources are consulted. The context statement itself does not evaluate individual properties. Also, it is not intended to be a definitive history of Morgan Hill. It is however, the basis for all preservation planning and provides much needed information that can be used by professionals and laypersons. Because the historic context statement is based on substantiated documentation it is therefore is a "living document" that can be added to as valid information arises.

Decisions about the identification, evaluation, registration and treatment of historic properties are most reliably made when the relationship of individual properties to other similar properties is understood. Information about historic properties representing aspects of history, architecture, archeology, engineering and cultural themes must be collected and organized to define these associations. The Historic Context Statement provides the City of Morgan Hill identified areas of significance. Our approach describes the significant broad patterns of development in an area that may be represented by historic properties. The Historic Context Statement is the foundation for decisions about identification, evaluation, registration and treatment of historic properties.

The objectives of this project are as follows:

1. Create a well-defined historic context based on property types, architectural character-defining features, local development and land use patterns, and including significance of place and cultural themes for the period of approximately 1850 to 1960.

2. Outline the chronological development of the City with connections made between patterns of development, and structures and properties that may still exist today.

3. Offer an understanding to how and why the City was developed in the way it exists today.

4. Provide documented information to allow for the comprehensive evaluation of a property's importance within the historic context of the City of Morgan Hill.

Historic context statements are important tools for the preservation planning process. This Historic Context Statement is meant to provide the City of Morgan Hill with a means to evaluate potential resources for their associative, architectural, or historic value. Such a tool will provide the city with a baseline reference for updating its local historic preservation ordinance and conducting a survey to inventory historic properties within the City boundaries as well as for developing future preservation initiatives and incentives.

1.5 Next Phase

The next phase after adoption of the Context Statement is to survey City-identified properties. The Historic Resources Inventory and Historic Preservation Ordinance will provide the City of Morgan Hill with a comprehensive inventory of historic resources, an understanding as to why and how some of these resources meet Local, State or National criteria, and a well-defined historic preservation ordinance that will direct decision-making policies.

During this next phase (surveying) there will be opportunity to review and comment on the survey and report as part of the public participation process. When the ordinance is about 75% complete a study session will be held between the team, staff and city attorney. This study session is intended to tighten-up gaps in information, and address any course corrections, and will include general editing.

Chapter 2

Methodology

2.0 Methodology

The City of Morgan Hill recognized the need for a Historic Context Statement to assist them in identification, evaluation, registration and treatment of historic properties. In June 2005 the City contracted Circa: Historic Property Development to provide consulting services to develop the Historic Context Statement. The Circa consulting team (*the team*) included Sheila McElroy, principal, Circa: Historic Property Development; Becky Urbano, architectural historian and conservator Garavaglia Architecture; and Beth Wyman, consultant and local historian. All team members meet or exceed the *Secretary of the Interior's* professional qualification standards for history or architectural history (see Appendix F).

An Initial Meeting and "town tour" was conducted in July 2005. The intent was to confirm the approach and to familiarize the team with the City of Morgan Hill through the lens of "potential contexts". In August through mid-October the team conducted initial information gathering, identifying potential sources, and initial research. From October through November the team continued information gathering and began forming a custom matrix to manage information. The matrix is the basis of which contexts were further developed, and as an end product, will be used as an easy reference guide.

January through February the team created a 23 page Study Information Packet that summarized the contexts, provided general questions and areas for exploration, and specific questions regarding potential contexts. Obvious, and not so obvious, potential historic contexts were identified and outlined e.g. agriculture, transportation etc. Initial research for each context was conducted. At the early draft there were definite holes where little or no substantiated documentation was found. These were the basis for our queries for the Study Session. This packet was sent to members of the Study Session to be reviewed prior to the session, which was held on March 23, 2006. The information and answers to the team's queries were the basis for discussion at the Study Session. Active participants included Gloria Pariseau, Gayle Richter, George Thomas, Jr, Jim Rowe and Rebecca Tolentino, whose assistance was invaluable.

Following the Study Session the team edited possible contexts by drafting, eliminating or combining themes. Potential representative properties were identified and the Draft Context Statement was developed between April and July 2006.

2.1 Research Findings

Substantiated documentation is necessary to finalize a context theme or area of significance. Where substantiated documentation was not available, or there was conflicting documentation, the theme or area of significance is identified as needing further research to corroborate. These items are noted with asterisks.

2.2 List of Resource Types

The following are general resource types. Individual resources of these types are listed in the bibliography.

Historical societies
Newspaper clippings
Books
Maps
Promotional material
Volunteers
Scholarly articles
Trade publications
Period photographs

Chapter 3

Organization of Historic Context Statements

3.0 Organization of Historic Context Statements

3.1 Historic Context Themes

Main sections of historic contexts are generally organized into "themes' or areas of significance as identified in National Register Bulletin 15. This bulletin explains that a determination must be made on how the theme of the context is significant in the history of the local area, the State, or the nation. "A theme is a means of organizing properties into coherent patterns based on elements such as environment, social/ethnic groups, transportation networks, technology, or political developments that have influenced the development of an area during one or more periods of prehistory or history. A theme is considered significant if it can be demonstrated, through scholarly research, to be important in American history. Many significant themes can be found in the list of Areas of Significance used by the National Register." This list is quoted as follows:

Areas Of Significance:

- Agriculture
- Architecture
- Archeology
  - Prehistoric
  - Historic--Aboriginal
  - Historic--Non-Aboriginal
- Art
- Commerce
- Communications
- Community Planning & Development
- Conservation
- Economics
- Education
- Engineering
- Entertainment/Recreation
- Ethnic Heritage
  - Asian
  - Black
  - European
  - Hispanic
  - Native American
  - Pacific Islander
  - Other
- Exploration/Settlement
- Health/Medicine
- Industry
- Invention
- Landscape Architecture
- Law
- Literature
- Maritime History
- Military
- Performing Arts
- Philosophy
- Politics/Government
- Religion
- Science
- Social History
- Transportation
- Other

Themes are then tailored to accommodate areas of significance specific to a particular community when appropriate. In this way, contexts follow a common thread of understanding regarding building development and growth patterns, cultural and ethnic evolutions and economic changes etc., while allowing for customization or specification in areas that define community character. One obvious context for Morgan Hill, and indeed the Santa Clara Valley, is agriculture. However, we explore five other context areas, all interrelated, that we feel characterize the reasons for, and results of, the development of Morgan Hill as a community.

To better understand important historic events and their impact on the local community and/or historical resource, it is often helpful to have a sense of the larger natural, political and social setting in which these events took place. While this document is concerned with the development of Morgan Hill, the communities connection to broad historical movements and natural setting are key elements in understanding the influential factors that may be implied in the following discussions but not overtly stated.

3.2 Summary of Regional Geography and Geology

Morgan Hill is more than figuratively between the San Francisco and Monterey Bays. Geographically, the city sits on a shallow rise that divides the lower Santa Clara Valley. Those lands north of Morgan Hill drain to San Francisco Bay while those to the south empty into Monterey Bay.[1] This interesting location has a dramatic impact on the climate and weather of the immediate region. Morgan Hill experiences greater temperature extremes than San Jose or Watsonville, which leads to strong winds, especially in the summer. The warm temperatures in the Valley near Morgan Hill create convection currents that pull in the much cooler air from either end of the Santa Clara Valley. These large temperature differentials give rise to the predictable afternoon north-south winds. Combined with the dramatic elevation changes from the valley floor to the tops of the nearby mountain ranges, the city boundaries of Morgan Hill also comprise dozens of microclimates.

Geologically, Morgan Hill is positioned between two active fault lines –the Sargent and San Andreas faults to the west in the Santa Cruz Mountains, and the Calaveras fault in the Diablo ranch to the east. The epicenter for the 1989 Loma Prieta earthquake (San Andreas fault) was not far from the peak of El Toro and the 1984 Morgan Hill earthquake (Calaveras fault) caused significant local damage. However, one benefit of being in such an unusual and active geologic region is the presence of Poppy Jaspar. This rare metamorphic stone is only found on El Toro, above Morgan Hill. It is in the Smithsonian Museum and has no equal anywhere else in the world.

3.3 Summary of Regional History

The time frames utilized in this section were not arbitrarily selected nor divided into equal ten-year increments. The dates selected are based on broad settlement patterns and trends affected by the gold rush, technological advances (industry) and WWII. Specific events, such as the 1906 earthquake, are called out in the body of the context *theme*.

Santa Clara Valley before 1850

Prior to the Gold Rush of 1849, California was sparsely populated by ranchers and farmers. Several large towns served as the cultural and social centers for the state and it was to these outposts that most immigrants first traveled. Getting to the west coast was a long journey of six months or more. Some ventured over land, either through the high

[1] The location of this division is approximately along Cochrane Road.

Sierras or via the southern desert route. Others came by sea, around Cape Horn to settle in the newly declared Republic of California. No longer a Mexican territory, not yet a member of the Union, it was an unpredictable place that attracted adventurers and entrepreneurs. These first settlers worked hard and many were soon rewarded as money from the gold fields eventually found its way westward and into their pockets.

1850 - 1890

After the discovery of gold at Sutter's Mill, California became world-famous. People from all walks of life and from every corner of the globe sought out ways to get there to stake out their claims for land and perhaps gold. These early days of statehood were marked by rapid growth and a slow evolution from frontier territory to functioning state. The state capital moved from San Jose, to Vallejo and then to Benicia before settling in Sacramento in 1854. This period was also affected by a remarkably large number (17 in a 40-year period) of moderate to severe (>5.0) earthquakes. In spite of this, people continued to pour into the state and San Francisco became the largest city on the entire West Coast.

1890-1945

The heady years after the gold rush continued until the San Francisco earthquake of 1906. From this point forward, the Bay Area, and San Francisco in particular, struggled to show the world that it could recover and rebuild better than it was before. The result was the Pan-Pacific International Exposition in 1915. Soon after, with the start of World War I, the entire California coastline was transformed into an active military defensive zone. Warships and supplies of all types were manufactured around the Bay while thousands of American soldiers were deployed through installations at Monterey, Oakland, Alameda, San Francisco and elsewhere. Tremendous technological advances, shifts in populations, and governmental policy changes dramatically altered the identities and lives of Californians during this period.

1945-1960

After World War II, many soldiers stayed in California and many of the wartime industries adapted their machinery to produce consumer goods. This population explosion forced people to move out of the traditional settlement areas and into the smaller towns and cities nearby. Suburbs began to form in areas that once were full of fruit trees and vegetables. Technology continued to rapidly advance and the creative momentum brought about by government research centers during World War II continued in the private sector. Soon technology firms were transforming the Valley of the Heart's Delight into the Silicon Valley that is familiar today.

3.6 Summary of Morgan Hill's Historic Context Themes

Historic Context Theme 1 – Pre-Rancho Settlement

The lands in the Santa Clara Valley have been important to humans from an early point in civilization. For thousands of years a large Native American population, collectively called the Ohlone, thrived on the rich plant, animal and sea life of the area between the two large saltwater bays – San Francisco and Monterey. The arrival of European

explorers in the mid-eighteenth century brought rapid changes for the Ohlone and for the land upon which they lived. Soon, the native population was outnumbered by Missionary fathers and Spanish soldiers, and land cultivation was introduced. The state-sponsored Mission system set up a pattern of settlement that shaped the identity of what would eventually become California. Their Missions became centers of trade, travel and settlement for Spanish, Mexican and then American settlers. While the transitions from Ohlone land to Spanish control to Mexican governance to American statehood were not all accomplished peacefully, each left its lasting mark on the identity of the region. Very little architectural fabric is left from any of these groups. Therefore, it is important to understand how they lived on the land, as their artifacts and impacts on the land may be the most direct evidence that can be gathered to fill in the historical record.

Historic Context Theme 2 – Pioneering Settlers

The early American settlement of the southern Santa Clara Valley was dominated by a handful of pioneering families – Murphy, Fisher, Weber and Tennant. These four families shaped not only the Morgan Hill area, but also much of the South Bay area as well. They arrived shortly before the discovery of gold at Sutter's Mill and several direct descendants remain in the area today. During the time of these early pioneers, California went from a Mexican territory to an independent republic to a member of the United States. Members from these families were the first mayors, senators, judges, governors and trustees. They founded many of the towns in the area as well as several institutions of higher learning, including The College of Notre Dame and Lick Observatory on Mount Hamilton. As the large families grew in wealth and influence, they started to move from ranching to politics and commercial businesses. Later generations lost interest in farming and eventually their large land holdings, leftover vestiges from the Mexican land grants, were sub-divided. This redistribution of property within the Santa Clara Valley enabled the ever-increasing population to become landowners. This transition created what would become known as "The Valley of the Heart's Delight".

Historic Context Theme 3 – Community Growth & Development

When Morgan Hill incorporated in 1906, it had a sparse regional population, but had already established the foundations for a strong community. It was supporting several grammar schools, active railroad stations, three local post offices and a host of basic municipal services. After incorporation, they added a fire department, city council and before too long, a library. The city grew very slowly, but commercial enterprises were not solely dependent on the local population. With El Camino Real (Monterey Road) and a Southern Pacific rail line passing through the downtown, Morgan Hill was poised to take advantage of the tourists and travelers that passed through the area on their ways north to San Francisco Bay or south to Monterey Bay. This provided enough additional population to support more businesses than would have developed otherwise. This context provides a brief look back at how the municipality of Morgan Hill grew, or didn't grow, and what might be left of these early years, today.

While transportation within and around Morgan Hill was a major factor in the community's growth and development, very little substantiated documentation supporting this thesis could be found during the course of this project. Therefore, it is

included in this contextual theme as a sub-theme. If more information is uncovered in future research endeavors, there is the possibility that Transportation could be more fully developed into its own context and included as an appendix to this document.

Historic Context Theme 4 - Agribusiness

Agriculture has always been a major part of the Californian economy and identity. In the Santa Clara Valley, acres of fruit orchards earned it the nickname, "Valley of the Heart's Delight." These orchards provided an identity and a character that distinguished the area from other rich agricultural valleys in the state. Around Morgan Hill, there are still lands planted with acres of fruit trees that appear much as they did before portions of the area were renamed, "Silicon Valley." It is a small pocket of traditional, Valley life in the midst of modern subdivisions and commercial development. Unlike many other cities in the county, Morgan Hill still retains a large portion of the natural setting that gave it its identity. It is unique in this regard. This contextual section outlines some of the major agricultural movements in the area as well as related developments. It establishes some of the major crops, growers and innovations that shaped Morgan Hill during the first half of its existence.

Historic Context 5 – Commercial Development

Apart from agriculture and agriculture-related businesses, most commercial growth in Morgan Hill was established to serve the tourists and commuters. They first came by railroad, then by Highway 101 (US 101 originally went through downtown Morgan Hill, along Monterey Road.) These businesses ranged from upscale Victorian resorts to campgrounds, from spas to motor courts, from newspapers to movie theaters. Most of the businesses along 101 have changed over the years, but many of the buildings still stand and give the downtown the appearance of a 1920s town. This context strives to recount some of the most well known businesses and commercial enterprises that developed apart from the agricultural portion of the economy.

Historic Context 6 – Ethnic and Religious Groups

California has always been a multicultural region. Morgan Hill was more affected by changes in immigrant populations than perhaps more inland agricultural areas because of their high dependence on the labor provided by many recent arrivals. Chinese immigrants came first, many during the period of Mexican governance. Japanese immigrants followed next, many of whom came to California through Hawaii. Later on came the first wave of Mexican immigrants. Each immigrant group came to escape problems in their homelands or to seek out a better life in the United States. Unfortunately, these non-Western immigrants often arrived to find discrimination, poor wages and meager living conditions. In spite of these hardships, each influenced agriculture and affected the regions where they settled. This was no less true of Morgan Hill than of the larger Bay Area region.

3.5 Important Names and Sites

In order to keep the summaries reasonable in length and consistent in depth, not all contributing people or places are mentioned in the text. Following the historical summary

provided for each context, a bulleted list of names and sites associated with that context is provided. This list includes those people and places already mentioned in the text as well as other contributing family names, individual people and/or buildings and sites associated with that context. This list is intended to serve as a quick reference point when evaluating a property. While this list is not intended to be prioritized or by any means exhaustive, it should function as a first reference point to help evaluators determine what associations might be considered indicators of connections to that context.

Chapter 4

Historic Context 1:
Pre-Rancho Settlement

4.0 Historic Context 1: Pre-Rancho Settlement

4.1 Overview

The first human inhabitants in the Santa Clara Valley arrived approximately 10,000 years ago at the end of the last ice age. What is generally recognized as the first native civilization in the region appeared around 4000 BCE (Before Common Era) and flourished as a population until the mid-1700s, when they encountered the first Spanish explorers. For the next half-century Spanish military and Catholic Church missionaries tried to bend the native cultures to the will of European social and religious norms, with little success. Their efforts largely ended when Mexico won its independence from Spain and discontinued the strong governmental support of the mission system. Instead, favored Mexican citizens bought or were given control of vast holdings of land. These wealthy Californios built up large cattle ranches and brought a new population of farmers and ranchers to the Valley. This too was short-lived as the ever-increasing tide of European immigrants fleeing to the eastern United States began to move west in search of gold and land. Conflicts arose and war between the Californios and the local Mexican government ensued. The result was the Republic of California, which later became the 31st state in the Union.

The following gives a brief history of the three main groups to occupy the southern Santa Clara Valley before statehood was ratified in 1850. These groups are the Ohlone and their tribelets, the Spanish military and missionaries, and the Mexican Californios. Not much of the architectural record remains for any of these groups. Most of what is known of the Ohlone, for example, comes from archeological research and excavation. Many sites have yet to be discovered; therefore, knowledge of general Ohlone settlement patterns will aid in identifying probable locations of undiscovered sites. Such an understanding is critical to protecting as yet unidentified sites during any future development in the Morgan Hill area.

4.2 History

Ohlone

By the time Europeans arrived in the eighteenth century, a stable and thriving native population had existed in the San Francisco and Monterey Bay regions for over a thousand years. At the time of the Missions' founding, central California had the densest native population north of Mexico with an estimated 10,000 inhabitants between Point Sur and San Francisco Bay. This population was made up of many different groups, or tribelets, that today are collectively referred to as Ohlone. Each spoke a distinct dialect of a common ancestral language. However, the dialects often differed so much from each other that neighboring tribelets living less than 20 miles apart, would have difficulty communicating (Figure 1).

In the southern Santa Clara Valley around Morgan Hill, a sub-group of the Ohlone known as the Matalan tribelet were the primary inhabitants. Like other Ohlone groups, they were a hunter-gather society. While they formed villages, these villages were not in

permanent locations. As the animals moved and various foods came into harvesting season, the whole village would reposition themselves in a more advantageous location.

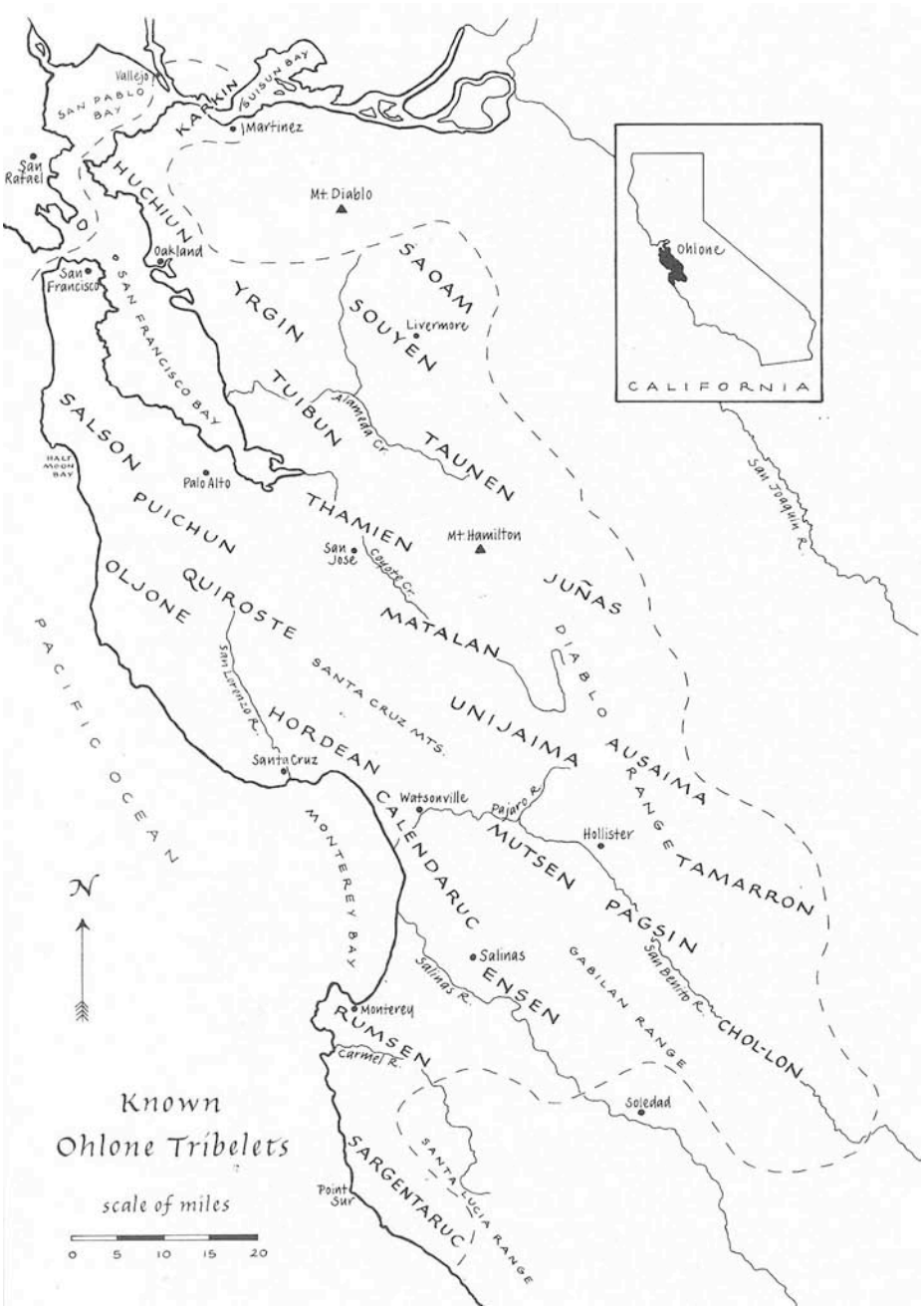

Figure 4.1. This map shows the known Ohlone triblets in the region between San Francisco and Monterey Bays. Map from *The Ohlone Way* by Malcolm Margolin.

The abundance of natural springs and freshwater wetlands in the region also provided many suitable locations for temporary settlement. This cultural habit of wandering made them unusual from other Native American groups in the western United States. This was due in part to the abundance of fish, game, and wild grains around them. With little effort

they had plenty to eat and never had a need for supplementing their diet with cultivated crops. Instead they were able to sustain themselves relatively comfortably with staples such as acorns and acorn flour, seeds, grasses and whatever elk, deer, rabbit, wild birds and fish they could readily catch. Their primary hunting weapons were the bow and arrow but most were also proficient with knives for close hunting and meat preparation.

The numerous shellmounds around the Bay Area of significant size point to a population that had been settled in the region for many generations. It is believed that the first inhabitants arrived approximately 10,000 years ago. Changes in burial practices occurred several times and appear to mark periods of upheaval, possibly due to invasion from outside groups. Whatever the reason for these changes, archeologists believe that evidence in the shellmounds indicates a relatively stable and peaceful population that maintained consistent levels of lifespan and health and practiced the same rituals and rites for at least 1000 years before the Spanish arrived. This is remarkable when compared to the violent behavior and extreme shifts in European populations during the same period.

When the missionaries came to the region in the 18th century the Ohlone first greeted them fearfully. Accounts from the time tell of frightened natives falling to the ground to avoid detection, of women bursting into tears and of men gathering bows and arrows but approaching too scared to shoot. The Spanish tried to trade glass beads and cloth, items both foreign and fascinating to the Ohlone. Increased contact brought about an evolution of their behavior and most soon greeted the Spanish with excitement and anticipation of the goods they traded.

As the Missions began to take shape along the California coast, the curious Ohlone were easily drawn in. The Franciscan fathers envisioned themselves as saviors to a heathen population of idolaters and immoral souls. At first the natives were willingly baptized, not understanding the implications of their actions. Once the natives were baptized, the fathers felt a responsibility for their newly Christian souls. This responsibility encompassed not only teaching them the ways of the Bible, but also teaching them the benefits of a proper Spanish life based on prayer, farming, Spanish clothing and the Spanish language. Natives who tried to escape the Mission grounds were rounded up by the company of soldiers stationed at each church compound. The fathers applied capital punishment to reform the offending individual and to make an example of them to the others.

The baptized Ohlone, referred to as neophytes, were housed in very crowded conditions. Those that were not married according to Christian doctrine were segregated by sex. Men lived in one area and tended the gardens and vineyards or made bricks for construction while the women lived in another area and spent their time spinning, weaving, or preparing hides for export. The two groups met only for prayer and were always closely watched by the Franciscans and by the soldiers.

In this way, the fathers hoped to introduce Christianity, Spanish civility and farming to the heathens. Eventually, they believed, the neophytes would come to understand the morality and goodness of these things and thank the fathers for bringing them such

knowledge. The fathers would then leave the missions in their hands and move on to save natives further inland.

Instead, diseases such as measles, mumps, influenza and smallpox, spread rapidly through the crowded dormitories, killing large segments of the mission populations. The climbing death toll from European illnesses combined with the declining birth rate resulting from the rigid separation of the sexes, quickly led to a dwindling native population. Cut off from family, from their villages and deprived of their traditions, the Ohlone cultures soon dwindled as well.

Soon after Mexico won its independence from Spain, the Mexican government secularized the missions in 1834, leaving the Franciscans to fend for themselves. With little food and no support, many of the fathers and their neophytes died of starvation. Those that did not starve left the missions in search of work and shelter on the ranches. Small pockets of Ohlone from various tribelets settled together and tried to return to the old ways of hunting and gathering but were persecuted as robbers and thieves by the Mexican Californios who now claimed their tribal lands. With only fragments of the culture and language left, they slowly faded into the background. By the end of the 20th century, no more full-blooded Ohlone existed.

Because of the impermanent nature of the Ohlone dwellings and villages, very few physical remains of their settlements exist. Their burial and refuse locations provide the most direct evidence of their existence in the region. At the end of the 19th century there were an estimated 400 shellmounds around the San Francisco Bay. Today most have been destroyed by construction or severely compromised by centuries of farming. Around Morgan Hill several archeological sites relating to the Ohlone are known and documented, including the Circle of Circle site in the Coyote Valley, Poverty Flats in Coe Park and Murphy Springs (near present day Murphy Springs Park) in Morgan Hill. Many more may exist and increasing pressure to develop the valley may result in other findings.

Spanish Era

The first Europeans to come to the San Francisco and Monterey Bay areas were Spanish explorers operating out of Spanish-controlled Mexico in the 18th century. Captain Gaspar de Portola and his exploration party are generally credited with "discovering" San Francisco Bay in 1769. The purpose of their mission was to locate Monterey Bay, which they failed to do, by taking a coastal route. Instead they passed Monterey and viewed San Francisco Bay from a hilltop near present-day Pacifica. While Father Crespi's diary of the trip does not mention a stop in the Santa Clara Valley, this expedition was the first to the general region and established a Spanish claim over the land between the two bays.

In 1772, Captain Pedro Fages and his party, including Father Crespi, were sent to explore Drake's Bay (which they thought to be San Francisco Bay) more fully. After following the coast up to Monterey Bay, they headed inland through the Santa Cruz Mountains. Their group was the first European party to enter the southern Santa Clara Valley. (Father Crespi named it the San Bernardino Valley but the name did not catch on.) After crossing the mountains they came to Las Llagas creek, supposedly near its present-day

intersection with Watsonville Road, and set up camp. They continued to San Francisco Bay, noting suitable locations for settlement and missions along the way. Their camping spot on the banks of Las Llagas creek became a known and popular camp location during the next 50 years of Spanish occupation.

By 1776, the route through the Santa Cruz Mountains was relatively well known among Spanish soldiers and exploration parties. In this year, Captain Juan Bautista de Anza left Monterey to explore San Francisco Bay for the purpose of establishing a settlement and fortifications. Father Pedro Font documented the trip and supposedly carved crosses in trees at sites he deemed suitable for missions. In this same year Mission San Francisco de Asis (Mission Delores) and El Presidio de San Francisco were established in their current locations in the City of San Francisco. In the following year, Mission Santa Clara and El Pueblo de San Jose de Guadelupe were founded. The mission lands granted to Mission Santa Clara included most of the valley that became its namesake, from present-day Santa Clara to Gilroy.

At that time eight of the original thirteen missions had been established. They eventually ranged geographically from San Diego (1769) to San Francisco (1776) and were founded over a 22-year period. The original idea was to have a chain of missions up through Alta California all connected by a road, El Camino Real, spaced about a day's ride apart. The original 13 missions were further apart than called for in the plan, making travel between them dangerous. (This was a time when riders were subject to attack by natives and thieves.) An attempt to remedy the situation was made in 1797 when the Spanish government authorized the founding of five more missions. Mission San Jose (1797) and Mission San Juan Bautista (1797) both date from this period. The last of the missions was Mission San Francisco de Solano, founded in Sonoma in 1823.

With a string of three missions in the Santa Clara Valley, El Camino Real became a well-traveled route through the valley. Its route remains largely unchanged today, known in Morgan Hill as Monterey Road.

Mexican Era

The founding of the missions continued in Alta California even as problems began for the territorial governors in Mexico. By 1810 tensions between Spain and its Mexican territory reached a head and Mexican rebels declared themselves an independent country. Nearly a decade of fighting on Mexican soil ensued. In 1817, a Mexican constitution was ratified and five years later, the newly established government took over control of the missions.

For a while the Franciscans brothers remained at the missions and ran them as they always had with the support of the Mexican Army. However, in 1834, the government secularized the Missions, stripping them of their lands and government support. The lands were given to well-connected Mexican citizens who either paid a nominal fee or were being rewarded for military services. With the loss of military and governmental protection and support, the missions soon fell into poverty and disrepair. Food shortages and old age forced many Franciscans to return to Mexico or to abandon the more remote

missions. Their Ohlone converts were left to fend for themselves and sought work on the surrounding ranchos.

By 1835, most of the mission lands in the Santa Clara Valley had been granted to Mexican citizens, including Juan Maria Hernandez, who had retained ownership of Rancho Ojo de Agua de la Coche. With such large areas of land to manage and patrol, it was relatively easy for squatters to occupy and build upon land without recourse. According to Mexican law, non-Mexican citizens could not own Mexican land. Because of this, many Americans came west and tried to force claims on pieces of the large ranchos. Over the next ten years, problems continued to brew.

Things finally came to a head in 1846 when the Mexican Governor, Jose Castro, issued an edict to all American settlers in the Mexican territories in California. They were told to relinquish all their claims on Mexican held land or face involuntary removal. Many settlers had lived and worked the land for close to a decade and were angered by the governor's proposal to remove them. Twenty men banded together near Santa Clara and ambushed a shipment of Castro's horses being sent to troops charged with carrying out his orders to evict the Americans. They met little resistance. Embolden with this success, they continued to Sonoma to General Vallejo's home to force his surrender.[2] Here too, they met little resistance and easily captured Vallejo, who did not put up any struggle. U.S. Army Captain John Charles Fremont joined their fight and the small group, called the "Bear Flaggers" after the flag they fashioned for their independent Republic of California, soon controlled most of northern California. These events, and similar struggles in Texas, prompted the U.S. to declare war on Mexico later that year.

The Mexican-American War ended in 1848 with the signing of the Treaty of Guadalupe-Hidalgo just days before the discovery of gold at Sutter's Mill was announced. The terms of the treaty transferred all of present-day California, Nevada and Utah and parts of Arizona, New Mexico, Colorado and Wyoming to U.S. control in exchange for $15 million. California became a state in 1850. Rancho lands changed hands rapidly after Mexican control was eliminated. Many were disputed in U.S. courts for the next several decades.

4.3 Summary

It was in the last few years of Mexican governance, and through the first few years of U.S. statehood, that the pioneering settlers came to Morgan Hill. Even though the southern Santa Clara Valley was in the middle of territorial fighting, revolts and military campaigns, it remained untouched but not entirely unaffected.

While not much remains in the architectural record from this period in the vicinity of Morgan Hill, the possibility of discovering artifacts related to the Ohlone and later settlers is high. As the area is more heavily developed, being aware of the types of areas

[2] Vallejo was the Mexican government's acting commandant of the Northern Frontier. As such, he controlled all military forces and supplies in Northern Alta California.

that are likely to yield such information will be critical to ensuring that pieces of history are not unduly lost. The Ohlone lived in the area for over a millennium, while the Spanish and Mexican settlers combined occupied the land for little more than a century. Therefore, the likelihood of finding artifacts or settlement areas associated with the Ohlone is much higher than that of the other groups. Any excavation activities have the potential to yield information and should be treated as potential archeological sites.

Important Names and Sites
(For an explanation of the purpose for this section, please refer to Section 3.5 on pages 13 and 14.)

- Circle of Circles in Coyote Valley
- Poverty Flats in Coe Park
- Murphy Springs in Morgan Hill
- Other undiscovered Ohlone sites
- El Camino Real
- Juan Maria Hernandez
- Rancho Ojo de Agua de la Coche
- Rancho property lines

4.4 Property Types

Possible property types and/or sites associated with this context might include:

- Burial mounds
- Springs and water sources
- Missions and associated buildings
- Travel routes
- Bear Flaggers' battle sites
- Meeting houses
- Adobes
- Ranch boundaries

4.5 Representative Properties

There are no buildings existing in the Morgan Hill area from this era. Several archeological sites have been identified, but for the protection of the resources, their locations are not reproduced in this document.

Chapter 5

Historic Context 2: Pioneering Settlers

5.0 Historic Context 2: Pioneering Settlers

5.1 Overview

The mid-19th century marked the beginning of American settlement in the Santa Clara Valley. Most "Americans" were foreign-born immigrants, usually of northern European lineage, who left their homelands for the east coast of the United States and Canada. When the east coast cities started to become crowded and farmland scarce, the promise of land drew thousands westward to the Plains States. For the restless few, tales of gold, land and moderate climates in California called them further west to the edge of the continent.

For these pioneering families, the journey was not an easy one. They had to endure scorching deserts and deadly mountain ranges. Many started off with all of their worldly possessions and arrived with only the clothes on their backs. Morgan Hill's initial settlers were part of the first party to successfully cross at Truckee Pass with wagons and horses intact. They were the lucky few. They arrived with supplies and were able to settle themselves just in time for the discovery of gold. Being so close to the gold fields, many were able to make a small fortune before the masses of miners and zealots came west in 1849.

Those that came to the southern Santa Clara Valley in the middle of the 19th century found a vast, unpopulated land. Meager settlements surrounded the now depleted missions. Beyond these early towns were tens of thousands of acres of open rangeland held by largely absent Mexican land grantees. There were no fences, no crops and very few people outside of the small settlements of San Jose, San Francisco and Monterey.

These settlers had to be self-sufficient. In order to be landholders, they also had to be Mexican citizens. More enterprising, single men got around this by marrying into the Californios' families and taking Mexican wives. Others paid the appropriate officials or found other ways to become paper-citizens.

The first "American" settlers to arrive in present-day Morgan Hill were the Murphys and their friend, Charles Weber in 1845*. They were soon joined by Captain William Fisher in 1846 and William Tennant in 1852. Between the four groups, they obtained ownership of all the land between the Santa Cruz Mountains and the Diablo range from San Jose in the north to Gilroy in the south. Captain Fisher is credited with erecting the first wood frame building in the valley, Twelve-Mile House near Coyote, around 1852. All others up until this point were constructed of adobe. Also around this time Dan Murphy supposedly planted the first orchard and Captain Fisher the first private vineyard.[3] These initial

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* This date/information requires further research and verification.

[3] *History of Santa Clara County, California: including is geography, geology, topography, climatography and description* (San Francisco: Alley, Bowen & Co., 1881). Many of these claims disregard the agricultural contributions of the Mission fathers who also planted limited varieties of grapes and fruit trees.

plantings were to foreshadow agricultural developments in the region long after the ranchos had been subdivided.

5.2 History

Martin Murphy Sr. and Family

Martin Murphy Sr. was born in Ireland in 1785. To escape political and religious tensions he immigrated to the farmland around Quebec in 1820 with his wife and nine children, some of them grown with families of their own.[4] After 20 years in Quebec, he left for Missouri in search of greater personal freedom and prosperity. Many of his adult children and their families followed and settled with him in Platte County. The Murphys were accomplished farmers who quickly established farms and orchards on their new American homesteads. His stay in Missouri was brief. In 1844, a malaria outbreak killed Martin Sr.'s wife and one of his granddaughters. He decided not to remain on his new farm. Instead, hearing wonderful reports of the land in California, he gathered together his five unmarried children and joined a wagon train heading west. Also joining him was his eldest son, Martin Jr. and his pregnant wife, as well as his daughter Mary and her family.

The Murphy-Stevens Party followed the advice of a Native American guide and attempted to cross the high Sierra Mountains near the Truckee River. They were the first party to attempt a crossing at this point. They were also the first to arrive with wagons and possessions intact, a feat accomplished with the clever use of winches and pulleys to haul and drop the heavy items over the many steep cliffs and rock ledges. This success put them at a tremendous advantage when they finally arrived in the Sacramento Valley in 1845. Here the group broke up. Charles Weber continued west to the Santa Clara Valley and purchased the Rancho Ojo de Agua de la Coche from Juan Maria Hernandez on behalf of Martin Murphy Sr. (Weber had already established Mexican citizenship, therefore he could legally own property.) The Murphys did not arrive in the valley until 1846* when the Agua de la Coche rancho was conveyed from Weber to Martin Sr. Martin Sr. and his four unmarried children moved into the Hernandez adobe, which was located halfway between the future 18- and 21- Mile roadhouses, near Murphy Spring.

Martin Sr. remained in the adobe only a short time but the home became known amongst travelers as an open and friendly resting point. The family moved south about five miles in 1850*. They built a new, wood-frame house on present-day New Avenue in San Martin. In 1854*, Martin Sr. donated land and funds to construct a small wooden Catholic church dedicated to his patron saint, San Martin.

Martin Sr.'s children wasted no time in carving out their own lives in the new land. Martin Jr. and his family purchased the 4000-acre Rancho Pastoria de las Borregas. It is

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* This date/information requires further research and verification.

[4] In order of birth the Martin Murphy Sr.'s children were Martin Jr., James, Margaret Murphy Kell, Johanna Murphy Fitzgerald, Bernard, Mary Murphy Miller, Helen Murphy Weber, John and Daniel.

now the City of Sunnyvale.[5] His son, Bernard D. Murphy served as the mayor of San Jose from 1873 to 1877 and was named a trustee of James Lick's will. He proved instrumental in the completion of Lick Observatory on Mount Hamilton.

James and his wife Ann Martin Murphy came west in 1848. They held land in several northern California locations, including the Cazadores Ranch in the Sacramento Valley, a portion of the Las Llagas rancho just south of Martin Sr.'s rancho, and a large 500-acre lot where Milpitas is located today. They built a large mansion on this last plot of land in 1872, where they lived out most of their California lives. Their daughter, Mary, married Bernard Machado who donated land in 1895 from James's Las Llagas rancho for the Machado School.

Margaret Murphy married Thomas Kell of San Jose shortly after her arrival in the Santa Clara Valley. They're first son, Thomas Jr., was killed in a steamboat explosion on a trip from San Jose to San Francisco. The rest of their children settled in the San Jose area and the only living direct descendant of Martin Murphy Sr. is from this lineage. Anita Kell Mason continues to live in Morgan Hill where she sells real estate.

Johanna Murphy Fitzgerald crossed the continent as a widow with her five children in 1851. She settled with her children near Gilroy on the San Felipe Ranch.

Bernard Murphy came to California with his father to see what opportunities might await him. After his family settled in the Santa Clara Valley, he returned to Quebec to marry his Irish-born sweetheart, Catherine O'Toole, in 1850. The couple returned to California in 1852 and had a son, Martin J. C. Murphy, Jr. Unfortunately, Bernard was killed with his nephew, Thomas Jr., in an explosion on the steamboat *Jenny Lind* in San Francisco Bay in 1853. Catherine inherited Bernard's 15,000-acre portion of the Las Llagas ranch.

Mary Murphy Miller and her husband James Miller traveled west with their children with Martin Sr. and her siblings. They settled in Marin County.

Helen Murphy was the youngest daughter of Martin Sr. She lived with her father at the Hernandez adobe until she married Charles Weber in 1850. While Weber owned the San Felipe y las Animas rancho (this covered most of Coyote Valley), the couple settled further east, founding the City of Stockton. Today, most of Weber's San Felipe y las Animas Rancho is owned by the Packard family or contained within Henry Coe State Park.*

John Murphy married Virginia Reed who crossed the Sierras as a member of the infamous Donner Party. He founded the town of Murphy in gold country before settling in San Jose. During his time in the Sierras he was reported to be one of the most

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* This date/information requires further research and verification.

[5] (Beth Wyman. *The History of Morgan Hill, California: Indians to Incorporation* (San Jose, California: California State University at San Jose, 1982: 35). Most of the Murphy family history is based on that provided in this unpublished manuscript.

successful miners leaving the gold fields. Upon his return, he served as the first treasurer of Santa Clara County, and eventually served as recorder and as sheriff. Later in his life he went into the mercantile business.

The youngest Murphy, Daniel, married Maria Fisher, daughter of Captain Fisher in 1851. The marriage made him heir to the 20,000 acre Rancho Refugio de la Laguna Seca just north of Martin Sr.'s Ojo de Agua de la Coche property. Daniel continued to acquire lands throughout California, Nevada and Mexico and eventually earned notoriety as the "largest landowner in the world." Maria and Daniel had three children, Mary, Daniel Jr. and Diana. Mary died in childbirth at the age of 20. Daniel Jr. lost most of his father's lands in Mexico through poor management and died penniless. Diana married Hiram Morgan Hill and inherited all of her father's lands in the Santa Clara Valley and Nevada.

Hiram Morgan Hill and Diana Murphy Hill Rhodes

Hiram Morgan Hill was born to Quaker parents in Cape Girardeau, Missouri in 1848. He and his younger sister, Sarah Althea Hill, were orphaned at a young age and taken in by their maternal grandparents. Family legend says that Morgan fell in love with his cousin at age 19 and was forced by his grandmother to leave Missouri to avoid any trouble. In 1870, Sarah and Morgan were each given their inheritances and then sent off to San Francisco. Morgan Hill became a bank associate and clothing model. He became known for his taste in clothes and carriages and generally enjoyed San Francisco society. Sarah became renowned for her beauty and headstrong ways.

In 1880, after a breakup with a fiancé, Sarah met Nevada Senator William Sharon. Sharon had made his fortune in Nevada silver and was in his sixties when he met a 23-year old Sarah Hill. He asked Sarah to become his mistress, an offer she refused. However, Sarah did agree to live with the Senator at the Palace Hotel provided that they sign a marriage contract. In addition, she was to receive a monthly stipend of $500. The catch was that Sharon wanted the contract to remain secret for two years.

Around this time, Morgan Hill met Diana Murphy. While things with Sarah and Sharon began to sour, Morgan and Diana courted. Because he was a Quaker and socially unacceptable to Diana's wealthy and very Catholic family, the two were secretly married in 1882 just before Daniel Murphy's death. On his deathbed in Nevada, he asked Diana to promise him that she would not marry Hill. The guilt of her secret marriage and the later promise to her now deceased father, prompted Diana to seek a divorce. However, she never followed through and the couple left for an overdue honeymoon in Europe. Two years later, their only child, Diane Murphy Hill, was born and Morgan left for Nevada to manage his father-in-law's lands there. In 1886 the young family returned to southern Santa Clara Valley where Diana and Morgan were now heirs to 22,000 acres of the original Ojo de Agua de la Coche rancho. They built a wood frame house on the flat lands of the valley just beneath El Toro and called it Villa Miramonte.

Now the relationship between Sarah Hill and William Sharon was collapsing. She discovered he had been cheating on her and went to court for a divorce. He countersued claiming that they were never married. The court battle lasted six years and the scandal

shamed the Hill family. Morgan and Diana never really settled in the area because of the social ridicule caused by the scandal. Morgan moved between California and Nevada becoming a successful cattle and horse rancher, as well as owning several mining interests. Diana and Diane spent most of their time between Washington, D.C. and San Francisco. In 1892, they contracted with C. H. Phillips to subdivide and liquidate most of their Ojo de Agua de la Coche property. They retained Villa Miramonte and the surrounding 200 acres until 1912.[6]

1912 was a turning point for Diana Murphy Hill. In that year, her now estranged husband, Morgan suffered a stroke and her newly married daughter suffered a nervous breakdown, which lead to her suicide in a London sanitarium. Diana and her son-in-law, the French Baron Hardouin de Reinach-Werth returned to Nevada to care for Morgan. The stroke severely disabled Morgan and he died in Elko, Nevada in 1913. His wife and son-in-law remained in the Elko area and constructed a new Villa Miramonte where they entertained frequently. The Baron was called back to France to fight in World War I and Diana was left alone. Once in France, the Baron remarried and never returned to the United States. In 1916, Diana too left the U.S., moving to London where she married Sir George Rhodes. Lady Diana Murphy Hill Rhodes and Sarah Althea Hill Sharon Terry both died in 1937.

Catherine Dunne

When Bernard Murphy died in 1853, his wife, Catherine, inherited his portion of the Murphy land holdings as well as the land he had purchased under his own name. This was approximately 15,000 acres in total, comprising much of the land between San Martin and Morgan Hill, a section of Gilroy and lands to the west of her father-in-law's original Ojo de Aqua lands. Catherine married the widower James Dunne in 1862. Each brought a son from their previous marriages and to this they added three more children: Mary Phileta Dunne Rucker, Peter J. Dunne and Catherine B. Dunne Hersey. In 1872, Catherine and Bernard's son, Martin J.C. Murphy Jr., died at the age of 19. Two years later, James Dunne died, leaving Catherine a window two times over with one grown son and three young children. James's first son, Jimmy, took over management of the lands his father had acquired near Gilroy, while the younger son, Peter, eventually managed the remaining Catherine Dunne ranch lands. He was the one responsible for subdividing the tens of thousands of acres that his mother had inherited through her husbands.

Others

Henry Coe Sr. was a distinguished businessman from the east coast who made and lost several large fortunes in various business ventures in New York, New England, and California. He became very active in San Jose politics along with Bernard D Murphy, (son of Martin Murphy, Jr.). Henry Coe's son, Henry Jr., never had ambitions to be in the spotlight like his father and preferred the quiet life of a rancher. In 1892, he and his brother, Charles, purchased the Pine Ridge Ranch along the eastern border of the Santa Clara Valley. While his brother was a partner in the business, it was Henry Jr. who lived

[6] The house and its immediate 10-acres remained in the family until 1939.

on the ranch and managed the day-to-day operations. His daughter, Sada, grew up on the Pine Ridge Ranch and became an accomplished horsewoman and rancher in her own right. In 1953, she donated Pine Ridge Ranch and all of its buildings to the State. Today it comprises most of Henry Coe State Park.

William Tennant arrived in the valley in 1852 to find only the Murphys, the Fishers and the Webers. Unlike these other early settlers, Tennant did not continually acquire large tracts of ranch land, owning only about 1300 acres in the area just north of present-day San Martin. Instead, he became one of the earliest businessmen in the Valley. He took over 21-Mile House in 1853 along El Camino Real to serve as a roadhouse and stagecoach stop between San Jose and points south.[7] His establishment became a stop for the Butterfield Overland Stage in 1860, and he became a postmaster for "Tennant" in 1879. When the railroad came through the valley, 21-Mile house and the "town" of Tennant became a flag stop and a shipping point for agriculture and ranching in those lands north of Gilroy. Later in his life, William Tennant became a managing partner in the Gilroy Hot Springs and it was there that he passed away in 1885.

5.3 Summary

The early settlement of the valley was marked by the accomplishments and dealings of this small population of pioneers. While architectural remnants left by these first American settlers are few, their influence continues today in street names and lot boundaries. Their personal histories reflect the story of thousands of immigrants who came to California to start new lives, and mirror the difficulties and opportunities available to these early, determined settlers.

For almost fifty years, they owned virtually all the land that now comprises Morgan Hill. As will be explored in the next chapter, this monopoly on land development also had its pitfalls for the early development of municipalities in the area. However, for good or ill, these families established the southern half of the Santa Clara Valley as a place of strong familial ties. These ties connected this lower portion of the fertile valley to the more quickly developing sections in the north. They lived in the Morgan Hill area, but their influence was felt throughout the South Bay region. It is ironic that their most direct impact on the formation of the municipality of Morgan Hill came about only after they had decided to divest their property holdings. It was only when they decided to leave that the region began to take the forms that are familiar to us today.

Important Names and Sites

- Murphy
- Weber
- Fisher
- Tennant

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[7] Dill Design Group, *Santa Clara County Herigate Reource Inventory Update: South County Historic Context* (San Jose, California: Santa Clara County Planning Department, 2003:14).

- Coe
- Dunne
- St. Catherine Church
- Machado School
- Murphy Springs

5.4 Property Types

Possible property types and/or sites associated with this context might include:

- Adobes
- Ranches – wooden houses, windmills, barns, farmland/orchards or vines from this period
- Roadhouses / Roadhouse sites
- Street layout
- Ranch and lot boundaries –
- Site Features from original homesteads – tree plantings, wells, foundations, etc.

5.5 Representative Properties

No architectural representatives exist from this period within the municipal boundaries of Morgan Hill. Further research and surveying may uncover representatives of the property types listed above and should be included as an appendix to this document.

Chapter 6

Historic Context 3:
Community Growth & Development

6.0 Historic Context 3: Community Growth & Development

6.1 Overview

Traditionally, early towns developed in geographically strategic locations: trading crossroads, rail line hubs, near water or close to supplies of natural resources. Morgan Hill has none of these things. The physical existence of a town of Morgan Hill did not appear until roughly 1892, the year the ranches were subdivided. Prior to that, the region consisted of several remote homesteads surrounded by thousands of acres of ranchland. The closest settlements were the stage stops at Madrone (known as Burnett Township on early maps) and Tennant. Both grew up around roadhouses and train stops that served travelers going between San Jose and Monterey.

Madrone

The present area around Madrone was first settled by members of the Juan Maria Hernandez family on land they claimed in 1835. This plot included the Rancho Refugio de la Laguna Seca and portions of the Rancho Ojo de Agua de la Coche. The natural springs in the area made it popular as a camp for the Spanish cowboys who worked on the Hernandez ranch. Captain William Fisher purchased the Rancho Refugio de la Laguna Seca at auction in 1846 and became its first American owner. At the time, no permanent settlement existed in the area, so it was named Burnett Township by Santa Clara County in 1852.[8]

The first permanent building in the Burnett Township was the 18-Mile House, constructed in 1858 to serve the cross-country Butterfield Overland Stage.[9] It was originally located on the western side of Monterey Road. As more settlers came to California during the gold rush and regular travel along Monterey Road increased, the 18-Mile House added services to cater to the travelers. In 1867 a post office was established at "Sherman", as it was referred to in those days. It was located in the 18-Mile House. A hotel, livery stable, butcher shop blacksmith and wagon shed soon joined the range of services and businesses found in and around 18-Mile House. When the Butterfield Stage came through, it served as the regional shipping center. This role only increased when the railroad was built through the valley. In Burnett Township, it ran directly behind the modest commercial district that was anchored by the increasingly important 18-Mile house.

Proximity to the railroad was a key factor in the development of Burnett Township. However, 18-Mile House and the other commercial buildings were so physically close to the railroad tracks that the shaking and noise disturbances eventually took their tolls.

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[8] Burnett Township was named after Peter H. Burnett, local resident and first governor of the State of California.

[9] Roadhouses were constructed at various intervals to provide stops to change horses and allow the passengers to stretch their legs or seek overnight accommodations or meals. The names of the roadhouses in this part of the valley indicated how far they were from San Jose.

After suffering with the situation for over twenty years the proprietors were eager to remedy the situation. Their opportunity came in 1891 when the Peebles Tract was surveyed on the east side of Monterey Road. The lots directly across from the tracks, along the east side of Monterey Road sold quickly and soon a new18-Mile House had been constructed at a safe distance from the passing trains. By this time the name "Madrone" had become the common reference to the small townsite around 18-Mile House. The name referred to the popular soda springs resort that was accessed at that flagstop. The first instance of Madrone referring to the rail stop dates to 1882. Prior to this it was called Burnett Township, or Sherman.[10] It remained the primary shipping center for the region until the Morgan Hill station was established in the last decade of the 19th century.

Figure 6.1. This photo dates to around 1890. It is of 12-Mile House along Monterey Road (El Camino Real) in Coyote. A saloon called "12-Mile House" exists on the site today.

[10] Walter Nettleton Frickstad, *A Century of California Post Offices-1848-1954* (Oakland, California: self-published, 1956).

Tennant*

In 1852, William Host built 21-Mile House. That same year, William Tennant purchased and took over the surrounding 1350-acre property. Unfortunately, the roadhouse was destroyed shortly thereafter. Tennant quickly rebuilt.[11] In 1860 21-Mile House became a designated stop on the Butterfield Overland Stage route. When the railroad was extended to Gilroy, "Tennant Station," as the crossroads was known, became an official stop. It served as a shipping hub for the ranches between Burnett Township and Gilroy. The settlement of Tennant never consisted of more than the 21-Mile House but it was an important part of ranch life in the southern end of the Santa Clara Valley. The ranch and 21-Mile House was purchased by John O'Toole (no relation to Catherine) in 1885. He turned it into a private residence and Tennant ceased to be the communication center for the lower part of the valley.

Morgan Hill

Morgan Hill was a planned community from the beginning. In 1892, C.H. Phillips was retained to subdivide and sell virtually all of the ranch land between Madrone and Gilroy. This represented an enormous opportunity for those individuals who wanted to purchase land in the Santa Clara Valley but had been unable to do so because of the concentration of land into the possession of a relatively few landowners. They refused to part with any of their extensive properties. A handful of wealthy families controlled vast portions of the county making it almost impossible for small farmers or recent settlers to gain a foothold on ownership. A brochure from 1895 illustrated this point when it printed, "Most of the land… is now held in small tracts, and the opportunity presented to purchase unimproved land for orchard purposes brought in the vicinity many families."[12] It also notes that growth of the Morgan Hill area began with this subdivision of the Hill (encompassing portions of Murphy and Fisher lands), Dunne and remaining ranchlands in 1892, 1893 and 1895 respectively. The city incorporated in 1906.

While the initial subdivision included laying out an actual town of Morgan Hill, many of the larger lots were slow to sell. At the time, land was either purchased outright, in cash, or it was paid for over a period of five to seven years. Even the modest sums (usually several hundred dollars) required for 10-acres lots were beyond the reach of many people. Therefore, the area grew very slowly. In 1881, the Morgan Hill area had a population of only around 540 people.[13] This included all the surrounding lands between Madrone and Gilroy. By 1922, the population was up to roughly 1500.[14] It remained around this number for the next quarter-century.[15] In spite of its prime location mid-way between San

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[11] Beth Wyman, *National Register of Historic Places Nomination: 21-Mile House Site*. (unpublished, 1993).

[12] *Santa Clara County and Its Resources* (San Jose, California: San Jose Mercury Publishing and Printing Co., 1895).

[13] (*History of Santa Clara County*, 1881)

[14] Eugene Taylor Sawyer, *History of Santa Clara County, California, With Biographical Sketches of the Leading Men and Women of the County* (Los Angeles, California: Historic Record, Co., 1922).

[15] (Sawyer, 1922). In 1948 the population was only up to 1650.

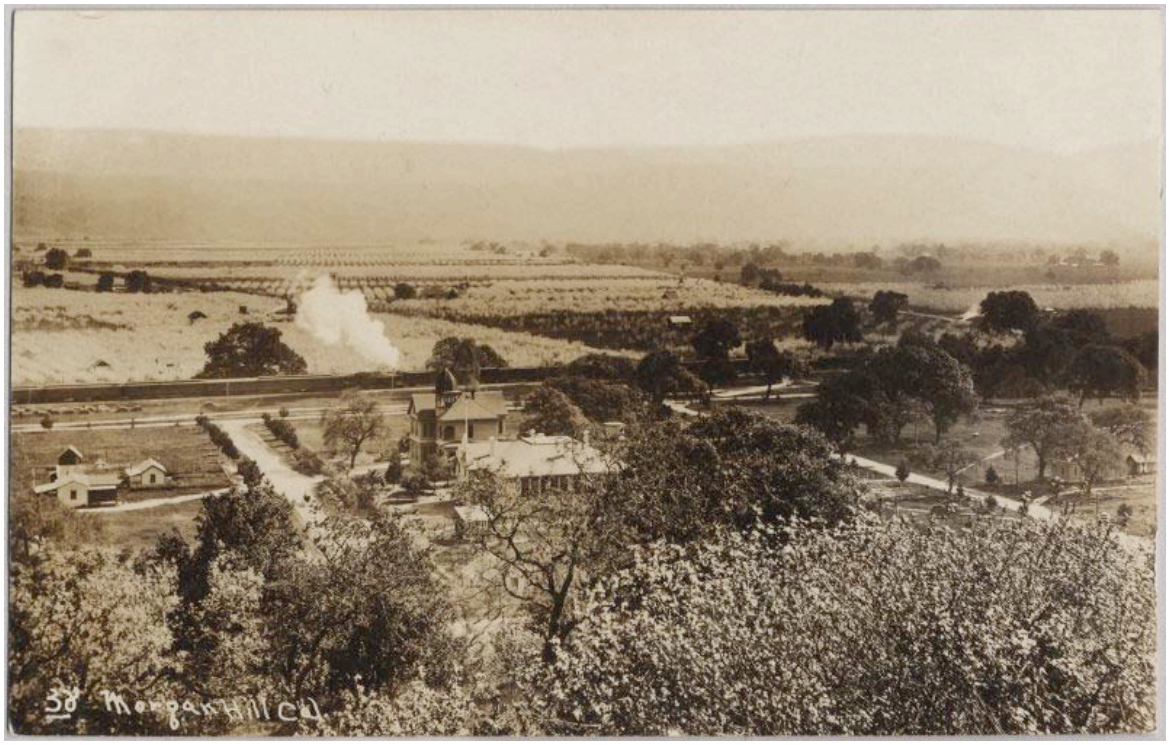

Figure 6.2. This c.1907 view of downtown Morgan Hill shows the 1894 and 1907 grammar schools just left of center with a train passing in the background. The 1907 stands today as the Morgan Hill Grange.

Jose and Gilroy, Morgan Hill grew very slowly, if at all, during the next 50 years. In fact, it wasn't until 1977, when the city's population reached 12,400, that the first growth controls were passed (Measure E). This corresponded to the beginning of the technical revolution in Silicon Valley and the widespread expansion of IBM's presence south of San Jose.

Given Morgan Hill's central location between San Jose and Gilroy, its easy accessibility from Monterey and the Pajaro Valley and its regional connection to all these points via rail, it is somewhat surprising that its population didn't increase more rapidly. When other areas of the Santa Clara Valley were becoming relatively wealthy as canning and food processing and shipping centers, Morgan Hill saw very little of the windfall. Overall, it remained a modest community of small farmers who relied on the harvests from their private orchards and whatever they harvested from their non-orchard acreage. While they were participants in the larger fruit and agricultural industry that was making the Santa Clara Valley famous, they were more at the fringes than their northern neighbors. This, combined with a general controlled-growth attitude and wariness of outside investment, helped to keep Morgan Hill a small, somewhat isolated town well into the third-quarter of the 20th century.

6.2 History

Transportation

While agriculture, specifically orchards, had a significant impact on the development of Morgan Hill, another influential factor was its location along a major transportation route. What began as a footpath along the valley floor became a corridor between Missions, then a rail line and finally a major highway. Growth of the area changed and increased with each incarnation of this single north-south route. Today all three co-exist to serve the population of Morgan Hill and to connect the San Francisco Bay Area with the coastal valleys and cities to the south.

Railroad

The railroad, more than any other entity, had the greatest influence on the development of Morgan Hill. In the usual fashion, stops along the railroad often became commercial centers of regional importance, giving rise to conditions ideal for municipal development. Where the train stopped, towns formed. Beyond this usual town/railroad relationship, the Southern Pacific Railroad (SPRR) took a direct hand in promoting the area for settlement through flyers and advertisements. In some cases along the central California coast, railroad directors were also members of land development companies. The creation of towns along rail lines thus became an extension of the railroad itself. Rather than run to established locations, railroads worked with developers to create destinations to drum up business where there previously were none.

In the case of Morgan Hill, the first railroad through the valley was the Santa Clara & Pajaro Railroad (SC&PVRR) completed in 1869. It ran from San Jose to Gilroy, with connections at the northern end to continue into the upper Santa Clara Valley and San Francisco, or at the southern end to the Pajaro Valley, Monterey and Salinas. The SC&PVRR was a relatively short-lived independent enterprise. It was purchased by the Southern Pacific Railroad in 1870 and folded into the latter's plans for a coastal rail route between San Francisco and Los Angeles. [16]

By the 1880's, the Southern Pacific Railroad was the largest landholder in California, owning vast tracts of land around their tracks and right-of-ways. To capitalize on this investment, the Southern Pacific began promoting settlements along its rail lines, urging people to travel by rail to any number of destinations. Typically these destinations were also owned by the railroad. They had the power and influence to create their own business, build their own markets and line their own pockets. Publications by the railroad were sent to people across the country, showing the beauty and bounty of California while promoting the rail transportation. Travel brochures, pamphlets and magazines idealized life in the west and glamorized the myriad of destinations created to attract visitors and show off the natural splendor of the place. Sunset Magazine was one such publication, started in 1898 by the Southern Pacific to advertise life in the West, an agenda still carried out today.

When the railroad first came through the valley in 1869, there was no Morgan Hill stop. Only a small scattering of ranchers and farmers, primarily the Murphys and the Fishers, lived in the area. Burnett Township (Madrone) and Tennant were the primary commercial

[16] (Dill Design Group, 2003:15)

centers and the land where Morgan Hill would be developed was still farmland. This continued for quite some time. A map from 1887 shows railstops at Coyote, Madrone, Tennant and "San Martine." Several schools and the Madrone Soda Springs are also noted but there was no Morgan Hill stop. Later rail maps indicated a stop near the current center of downtown Morgan Hill called "Huntington." This may have been the name the railroad gave to the settlement they hoped to create, however years of calling out to be dropped off at "Morgan Hill's place" left their mark. No official stop for Morgan Hill appeared until 1893. By this time, the ranchos had all been surveyed and subdivided by developers associated with the railroad, most notably C.H. Phillips, and the railroad was actively involved in the promotion of Morgan Hill as a good place to settle (see Figure 6.3.)[17]

Figure 6.3. This is a promotional flyer published by the Southern Pacific Railroad around 1901. In it they extol the virtues of the still unincorporated, Morgan Hill. (Wyman, 1982:83).

Slowly the importance of Madrone as the regional shipping center for cattle, wine and produce declined as Morgan Hill took over as the main rail depot. Fruit dehydrators and packing plants around the Morgan Hill depot began to take the economic place of the cattle ranches and stockyards. The decrease in cattle ranching and increasing dependence

[17] (Wyman, 1982:83)

on orchard crops and fruit processing added to the shift in importance. The original Morgan Hill rail depot was constructed around 1893 and torn down in 1959.

El Camino Real / Monterey Road / US 101

When the missions of San Juan Bautista and San Jose were established in 1797, they joined a list of thirteen missions already founded through the coastal valleys of California. For many of these missions, the only way to travel between them was by foot. A road connecting them had already been established, but in the Santa Clara Valley, with three growing missions, travel through the valley increased greatly. The connecting pathway, El Camino Real, developed into the main north-south travel route. It was used for trading, shipping, cattle driving and all manners of foot and horse travel.

All the early towns of the lower Santa Clara Valley developed along El Camino Real, many at points strategically placed for stagecoach travel. Other forms of travel came about later in the 19th and 20th centuries, but they all followed the earliest route, El Camino Real. Through Morgan Hill, it is more commonly known as Monterey Road.

As horse drawn carriages gave way to gasoline engines, El Camino Real remained a prime transportation route through California. It was part of the first unofficial highway system, the National Auto Trails, as the Pacific Highway. In 1926 it became part of the National Highway System and the route was renamed US 101. The original goal of the National Highway System was to utilize existing roads to connect downtown districts as part of an organized, and signed, route. Day-trippers from San Francisco, vacationing families, and truck shipping all increased the demands placed on the road and the demands for goods and services along the way. To accommodate the increase in traffic, the western side of Monterey Road, through downtown Morgan Hill, was widened 17-feet in 1938. Commercial development in downtown Morgan Hill increased as businesses sprouted up to cater to the new car-culture booming in California. Gas stations, restaurants, hotels and stores often incorporated car-friendly features such as drive-ins, drive-thrus and plentiful and convenient parking. When a downtown by-pass was completed in 1970, many of these businesses suffered and closed their doors. Even though many of these businesses are gone, architectural cues easily identify those buildings that were built with the automobile and traveler in mind and are reminders of the creative and playful attitude borne out of California's love of the automobile.

Along with an increase in auto-related businesses came increases in many unpleasant travel-related issues. Congestion, speeding and poor road conditions made life dangerous for pedestrians and motorists alike, especially in the downtowns along Monterey Road. Other parallel road routes became available in the late 1920's, but ineffective planning continued to route traffic through downtown Morgan Hill. Attempts at traffic regulation proved to be temporary solutions to an ever-expanding problem. The eventual result was a downtown bypass of the highway around Morgan Hill in 1970.

Subdivision of Ranchos

The town of Morgan Hill did not occur spontaneously. It was planned out from the beginning, carved out at the confluence of several large rancho grants. The creation of Morgan Hill and its move from sparsely populated ranches to rural community of small farmers happened in a very controlled way. This is similar to many rural communities along the SPRR lines through the central California coastal valleys. Wealthy landowners came to terms with the fact that their land was worth more sold off in small pieces than it was if used for grazing their cattle. They partnered up with real estate developers, bankers and railroad executives to subdivide their land into small parcels, which they could sell to the thousands of people coming to California.

One important distinction that should be made here is that land developers in the late 19th and early 20th centuries operated much differently than developers in the 21st century. At the time, land was surveyed for development and sometimes roads were cut to enable access to various lots. The empty lots were then sold as-is. Municipal water and sewage were not included, nor was land clearance. The buyer of the land then constructed his own house, dug a well, built a windmill and cleared the land for farming. Lots around Morgan Hill were thickly studded with oak trees. One of the selling points for these lots was that they were wooded enough that as they were cleared, the resulting lumber would pay for the land within several seasons. In this way, as crops were becoming established, the landowner still had a source of reliable income. The town lots were roughly one-half acre in size while the farm lots ranged from five to 100 or more acres. In the early 1900's lots on the Catherine Dunne ranch were advertised for $25 - $125 an acre depending on location.

In contrast, the first modern tract housing, by far the most common way that land is subdivided and offered to the public today, did not appear in Morgan Hill until 1958. This development on Claremont Street was designed with modest ranch houses, each approximately 1000 square feet. They sold for around $18,000.*

Developers

The man responsible for opening up the ranchos around Morgan Hill was Chauncey Hatch Phillips, more commonly referred to as C.H. Phillips. In the 1890's he worked with Morgan Hill, James Murphy's heirs and Catherine Dunne's son Peter to survey and subdivide most of Santa Clara Valley south of San Jose. More than 40,000 acres was included in these efforts, and resulted in the new town of "Huntington", later Morgan Hill. This was one of his last and largest projects. Prior to Morgan Hill, he greatly expanded San Luis Obispo and Paso Robles and created the towns of Templeton, Pismo Beach and Morro Beach. He was well connected with the Southern Pacific Railroad and the two worked together to bring settlers to their newly founded settlements. [18]

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* There is some debate as to whether or not this was the first modern tract housing subdivision. It was the first to be approved but complications arose and may have delayed construction long enough to allow the development near City Hall on Peak Avenue to become the first to be completed.

In 1892, the Hills contracted with C.H. Phillips to sell all but the 200 acres surrounding Villa Miramonte. He immediately had a town center platted and several major roads cleared. The project was so large that Phillips set up a San Jose office and brought in other partnering firms to handle the work of dealing with over 20,000 acres of ranch land. At the same time as the Hills, the Murphys and the Dunnes were liquidating their land holdings in the area, and William Fisher's heirs did the same. In 1895, the Fisher tract was also subdivided, opening up the lands around Madrone for new settlement. Phillips was selling the lots for $100-$125 an acre in 1895.[19] For all these parcels, the lots near Monterey Road sold off fairly quickly, but as late as 1909, many of the 10 to 50 acre lots east of Monterey Road were still unimproved. Promoters for the Catherine Dunne ranch, including Morgan Hill resident C.H. Barrett, resorted to issuing several increasingly more extravagant pamphlets and brochures to attract buyers over a period of almost twenty years. Several subdivisions of the larger lots continued through the 1920s. The remaining 200-acres held by Morgan and Diana Hill were finally subdivided into 10-acre lots in 1912. Their heirs continued to hold onto Villa Miramonte and its surrounding 10 acres until 1939.

Growth occurred very slowly and most of the settlers were largely self-sufficient. Each had their own water sources and grew much of their own food. Chicken coops, gardens and orchards occupied most of the family farms. Unlike the northern part of the valley, the farms around Morgan Hill remained rather small. This translated into extremely slow population growth through the first half of the twentieth century. By the time the town incorporated in 1906, the official population was just over 500 people.

Morgan Hill was a recognized town almost immediately after being laid out by C.H. Phillips. Guidebooks and maps from around 1895 mention Morgan Hill and describe its growth since the rancho subdivisions. Other towns from this period include Madrone and Madrone Soda Springs, Tennant, San Martin, Rucker (between San Martin and Gilroy, noted as being 1 year old in 1895), Gilroy and the Gilroy Hot Springs.[20] Even today, these towns retain traces of their creation at the turn of the century. Many lots continue to be bound by the lines surveyed by C.H. Phillips' engineers. A modern view of the parcels provides a clear picture of the size and shape of these small farming plots.

Schools

Like many western frontier towns, Morgan Hill and its neighbors began their school systems with the one-room schoolhouse and a solitary teacher for all classes. The school

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[18] In 1879, C.H. Phillips was nominated by his railroad contacts to be the Republican candidate for Railroad Commissioner for the 3rd District of California. This position would have given him the power to set fares and conduct oversight investigations concerning railroad activities for all lands south of San Jose, including Alameda and Contra Costa counties. He lost the election but continued to work closely with the Southern Pacific railroad to develop the lands around their rail lines.

[19] (*Santa Clara County*, 1895)

[20] (*Santa Clara County,* 1895)

was meant to serve the most immediate population so that children wouldn't have to travel too far for their education. Madrone began with the Burnett School. Morgan Hill had its small grammar school and the children of Paradise Valley had the Machado School. These were sufficient to educate children through the eighth grade but if they wanted advanced study or to prepare for college, they had to travel to San Jose or Gilroy or enroll in a boarding school in more distant cities.

The California State Legislature passed a bill in 1891 that proscribed the process by which a town could organize a high school. Under this bill "any city or incorporated town of one thousand two hundred or more inhabitants may, by majority of vote of the qualified electors, thereof, establish and maintain a High School; or two or more adjoining school districts may unite and form a Union High School District, for the purpose of establishing and maintaining a High School therein, at the expense of such city or incorporated town or Union High School District."[21] Because none of the Morgan Hill, Burnett or Machado districts was large enough to meet the requirements of the 1891 statute, they were forced to combine to form a union high school. All those areas served by the Madrone, Llagas, Burnett, and Encinal schools formed a partnership to form the Live Oak Union High School District.

Figure 6.4. This photo of Live Oak Union High School is of the original 1904 building as it appeared in 1933. The one-story connection to a later (pre-1926) two-story building is clearly visible at the left. Britton Middle School stands on the site today.

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* This date/information requires further research and verification.

[21] *An Act to Provide for the Establishment of High Schools in the State of California* (Sacramento, California: State of California, 1891).

These "districts" formed a union for the sake of supporting a regional high school in 1904 but it wasn't until 1949 that any formal mergers of the districts started to occur. At that time Morgan Hill formally merged with the Burnett school in Madrone. In 1966 the Morgan Hill-Burnett district merged with the San Martin, Machado and Encinal Elementary Districts as well as the Live Oak Union High School District, to form the Morgan Hill Unified School District. Today it supports nine public elementary schools, two public middle schools and three public high schools.

Municipal Services

Once the state-mandated population density of 500 people per square mile was reached in 1906, Morgan Hill could officially incorporate. The vote was somewhat contentious but eventually they voted in favor of the movement and became the City of Morgan Hill. By this time they had a functioning downtown with several hotels, a rail depot, an organized and thriving school system, and a strong agricultural base to support the community. Although growth, both in population and in municipal amenities, was slow, all the basic needs of the community were met in one form or another.

For the first 24 years the city council met in the Masonic Hall.* A volunteer fire department was organized in 1907.* In 1930, a new city hall was constructed at the southwest corner of Monterey Road and Main Avenue to hold the city offices, the police department, the volunteer fire department, a branch of the California Department of Forestry and public works. In 1973 these services were dispersed. City Hall, public works and the public library moved to a new facility on Peak Avenue. The fire department moved into the El Toro Station in 1975. Those areas outside the city boundaries continued to be served separately by the Morgan Hill Rural Fire District. In 1995 all fire protection services were contracted out to the Santa Clara County Fire Department. The 1930 city hall has since been demolished.

Of special note are the many post offices that have served the areas contained within present-day Morgan Hill. The current service boundaries of the Morgan Hill post office encompass what originally was two separate postal districts: Morgan Hill and Tennant. A third, Madrone, went through several periods of commissioning and decommissioning under the name "Sherman" before continual service was established and its name changed to Madrone. It was the first and remains the oldest of the three offices.

Highlights of Postal Service History in Morgan Hill

1867 Sherman (later Madrone) Post Office commissioned in December.
1870 Sherman Post Office decommissioned
1871 Sherman Post Office recommissioned
Tennant Post Office established
1882 Sherman officially changed to Madrone Post Office
1887 Tennant Post Office merged with the Madrone branch. [22] At this time the Post Office was run out of the 18-Mile House. Its owner and proprietor, L.J. Pinard

[22] (Frickstad, 1955) The Tennant post office was closed for approximately one month from October 29, 1879 to November 24, 1879. All post office dates are from this source.

also acted as the postmaster, express agent and ticket agen for the Southern Pacific Railroad.[23]

1893 The Morgan Hill Post Office was established on January 9. One of its first postmasters, C.E. Covert, was also a telephone agent for the Sunset Telephone Company.

2006 Today the lands that were once part of Tennant are served by the Morgan Hill Post Office. Madrone remains a separate office.

Other Important Dates in Morgan Hill History:

1893 Morgan Hill Sun established, weekly paper with new building

1895 1st Fourth of July celebration
supposedly the oldest continuous 4th of July celebration in county

1901 Morgan Hill Sun merges with the Morgan Hill Times

1920 County library branch established in the Mason-Triggs Building, remains for a decade

1930 Library moved to the former Pinard Ice Cream Shop in downtown Morgan Hill, remains until City Hall is completed in 1933

1933 First City Hall completed

1937 Morgan Hill Grammar Schools on 4th Street is sold to the Grange for use as their headquarters

1938 Library moves again, into a private residence's garage at 30 East Fifth Street, remains here until 1948

1948 Mt. Bache now called Loma Prieta
Library moves to the Friendly Inn

1950s Tennant annexed into Morgan Hill.

1950 Anderson Dam constructed

1954 Morgan Hill airport operates off Cochrane near current Sutter Blvd.

1954 Chesbro Dam constructed.

1955 Chamber of Commerce, Planning Department and portions of the Police Department move into 17575 Monterey Road to alleviate crowding. They remain here until 1973.

1958 Madrone annexed into Morgan Hill.

1973 New City Hall and Library constructed on Peak Avenue.

1975 Morgan Hill Historical Museum established at the Civic Center in relocated 1911 Acton House.

1978 Villa Miramonte added to National Register of Historic Places.

1984 6.2 Morgan Hill earthquake substantially damages downtown.

1989 Loma Prieta earthquake epicenter was located 11 miles west of Morgan Hill.

1998 Renovated Villa Miramonte opens to the public

2005 Museum (old Acton House) relocated to Villa Miramonte site

[23] (*Santa Clara County,* 1895)

6.3 Summary

Even though Morgan Hill has grown very slowly over most of its history, easy access to transportation, via rail or road, has allowed it to support a wide array of municipal services and local businesses. Its traditionally rural atmosphere provided a strong tie to the land and to the community even though they were spread out over a large geographic area. The pockets of development that once constituted the settlements of Madrone, Morgan Hill, and to a lesser extent, Tennant's Station and San Martin are echoed today in the patterns of residential development over the last several decades. The results are areas of dense residential development separated by expansive open agricultural lands.

Important Names and Sites

- C.H. Phillips
- Burnett Township
- Madrone
- Tennant
- Railroad Stations and Features
- Pre-1950 businesses
- Pre-1950 commercial buildings
- Pre-1950 schools
- Subdivision lot lines
- Monterey Road

6.4 Property Types

Possible property types and/or sites associated with this context might include:

- Railroad Stations and Features
- Pre-1950 businesses
- Pre-1950 commercial buildings
- Pre-1950 schools
- Subdivision lot lines
- Drive-thrus
- Drive-ins
- Motor courts and motels

6.5 Representative Properties

Residential

Address: 95 West First Street
Historic Name: George Edes house
Year Built: 1899
Designations: Included in the 1978 Downtown Survey

This is an excellent example of a modest, turn of the century residential building. It is highly ornamented with scroll brackets and carved capitals. It retains many of its original exterior features, included the pointed "tower" and stained glass.

Transportation

Address: Sycamore Road near the Machaco School
Historic Name: none
Year Built: 1928
Designations: none

Concrete bridges such as this one were typical transportation constructions in the 1920s and 1930s. The increased use of concrete for structural purposes brought about rapid replacement of earlier wood bridges. This bridge spans over Llagas Creek and is one of the few remaining bridges from this era.

Schools

Address: 80 West Central Avenue
Historic Name: Live Oak Union High School Auditorium
Current Name: Britton Middle School Auditorium
Year Built:
Designations: none

This is one of the only examples of Art Deco architecture in Morgan Hill. It is also the last vestige of the Live Oak Union High School which stood on this site for 70 years.

Community Groups

Address: 40 East Fourth Street
Historic Name: Morgan Hill Grammar School
Current Name: Morgan Hill Grange
Year Built: 1907
Designations: Included in the 1978 Downtown Survey

Originally constructed in 1907 to alleviate overcrowding at the 1894 Morgan Hill Grammar School, this building was purchased in 1937 by the Morgan Hill Grange. They became the first Grange in the county to have their own building. Today the Grange continues to use the building for its functions as well as for community events.

Chapter 7

Historic Context 4: Agribusiness

7.0 Historic Context 4: Agribusiness

7.1 Overview

Traditionally, farms were sized according to what a single family could plant, tend and harvest in a season. Anything larger than this required hiring workers. Hiring workers meant that a supply of willing, landless individuals had to be near at hand. In the early days when the Murphys and the Fishers came into the lower Santa Clara Valley, such workers were hard to come by. To make the most of their large land holdings, they turned to ranching where a relatively small number of people could manage large herds of cattle (or horses). As more people moved into the area, the demand for land increased, as did the number of workers available to work the farms. The combination of more workers and higher profits associated with more intensively using the land, brought about an eventual shift from ranching to cultivated crops. This shift accelerated as subsequent generations of the landholding families lost interest in farming. The large ranchos were then split up into small farm parcels and sold off to the new arrivals.

Lots were sold in a variety of sizes from five to a hundred acres. The smaller lots were generally sold to single families who grew most of their own food and sold what was left to one of the many canneries and coops that sprung up around the valley. Larger lots, or a combination of smaller lots, required more people to work the land. These landowners hired laborers or sharecroppers to tend their crops. In some parts of the Valley, these larger types of operations dominated. However, in the Morgan Hill area, the small family farm predominated, giving it a more rural atmosphere than its neighbors to the north.

In the 1860's the landowners were primarily of European or Mexican descent and interested mostly in ranching and perhaps growing grain crops such as wheat or hay. The land was so fertile in many areas that very little work was required beyond planting and harvesting. Any vegetables were raised in small plots near the home. Some small plots were leased to Chinese immigrants, on a sharecropping basis, so they could grow vegetables to sell door to door to augment their wages. Vegetables were not only more labor intensive than grains, but they were more resource intensive as well. With water always at a premium, only small plots could be adequately irrigated and cared for.

The real shift in Valley agriculture came with the introduction of French prunes (Petit d'Agen) in 1856. While it took several years for prune orchards to catch on, eventually this became the dominant agricultural product coming out of the Valley. However, planting orchard crops required patience and was not well suited, initially, for large-scale operations. At first, a sizable upfront investment was required to not only purchase the trees, but to maintain the property until the trees were mature enough to produce a harvestable crop. This took an average of four to six years. To offset these initial costs, many farmers inter-planted corn, grains or other cover crops to provide income while their orchards matured. Adoption of other stone fruit crops appeared slowly until they were proven to be not only suitable for the soil types and conditions but economically

advantageous as well. Several periods of overproduction hurt profits, but generally, orchard crops were a stable and reasonably profitable business.

Once the trees reached maturity, maintenance could be handled by a relatively small number of trained workers. However, when harvest time came around in late summer and early fall, demands for short-term workers soared. Every able body, including children, were engaged in harvesting fruit. Large numbers of seasonal workers, of various ethnic groups, supplemented the local permanent population during harvest periods. They worked in the fields as pickers, at the co-ops as dehydrating workers and in the canneries as factory employees.

Much of this labor demand was first satiated by Chinese immigrants. By the 1880s they were being replaced by Japanese immigrants. After the turn of the century more Filipino and Mexican workers began to take over fieldwork. This shift was completed during World War II when all the Japanese residents in the Valley were moved into internment camps. Government programs were set up to encourage Mexican workers to come to California to work in the fields that were vacated by the displaced Japanese workers. Today Mexican and Central American immigrants make up the vast majority of the migrant labor work force. The chronology of these arrivals and shifts is more fully discussed in Chapter 9.

7.2 History

Agriculture

Cattle ranching and poultry farms remained in the area around Morgan Hill much longer than in most of the rest of the county. As late as the 1950s Morgan Hill was still noted for its poultry farms, dairies and ranches.[24] Many of the commercial hatcheries were small and family owned and operated. This was at a time when almost every house kept chickens for their personal use and consumption. As land values increased, many commercial hatcheries sold off their land for housing and non-agricultural uses although several small hatcheries continue to operate today.

Cattle ranching remained in the area, on a very limited basis, up until the middle of the twentieth century. It was an especially important part of life around Madrone, which served as the main shipping center for cattle going to market via rail. A stockyard once existed near the railroad tracks, opposite downtown Madrone. Two of the largest cattle operations at the time were the Pine Ridge Ranch, owned and run by Henry and Charles Coe and a myriad of scattered ranchlands managed by the Miller and Lux Company.

By far, the largest and most successful agricultural crops grown in and around Morgan Hill were stone fruits. Apricots, prunes, peaches, and cherries were all grown throughout the Valley. The area around Morgan Hill was particularly known for its prunes. While Louis Pellier was credited with introducing the French Petit d'Agen variety of prunes to the region, Morgan Hill resident, Leonard Coates developed a variety of this original

[24] *Gilroy Hot Springs* (publisher unknown, c1925).

strain that was especially suited to the soils around Morgan Hill. It became the standard bearing stock for the entire Santa Clara Valley. They were so naturally sweet that they were used as sugar substitutes during World War I and were subject to rationing during World War II. After 1945 the statewide acreage devoted to stone fruits declined by nearly 20% while the output per acre continued to rise. Even today, California is one of the world's leading stone fruit producing areas. While many of the orchards in the Santa Clara Valley have been replaced with housing and industrial parks, the Morgan Hill area still retains more of its agricultural lands and rural feeling than almost anywhere else in Santa Clara County. These remnants remind travelers and residents alike, that the entire "Valley of the Heart's Delight" was once filled with fruit trees and farms.

The other major crop grown in the lower Santa Clara Valley was winegrapes. The Mission brothers in the late 18th century were the first to plant vineyards. Around Morgan Hill, the first modern vineyard is credited to Captain William Fisher, who planted wine-producing grapes in 1852 on the grounds of his rancho near Madrone. Many more followed.[25] Even an outbreak of Phylloxera in the 1870s, several years of overproduction, economic depression and rock bottom prices could not stop the intrepid vintners drawn to the lower Santa Clara Valley. Many of the early growers, and many of today's growers were from the Calabria region at the tip of Italy, near Sicily. A series of devastating earthquakes in the late 19th century brought many to America to rebuild their lives in a new land. The climate and topography around Morgan Hill was very similar to their homelands so they planted the grapes they were familiar with. Several of these vineyards and wineries enjoyed tremendous popular success in their time. Some continue to operate today and are being joined by many newcomers in a new wave of wine production in the lower Santa Clara Valley.

Orchards

Louis Pellier brought cuttings of the most popular prune variety in France back to his home near San Jose in 1856 and grafted the shoots onto native plum stock. This particular variety, he discovered, was well suited for drying. Its low moisture content resulted in an evenly dehydrated product that was capable of being shipped long distances. His test orchard proved so successful that prunes became the signature crop of the Santa Clara Valley. By 1870, 650 acres were devoted to plum orchards specifically planted to produce dried fruit. This increased through the next sixty years until acreage peaked in 1929 at 171,330 acres.[26] Today roughly 80,000 acres are devoted to prune production.[27]

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[25] 1860 census records indicated 26 vineyards in Santa Clara County, averaging 140 acres in size.

[26] *Prunes*. (Agricultural Marketing Center, 2005), http://test.agmrc.org/agmrc/commodity/ fruits/prunes (accessed July 2006). Statistics are for the entire state of California.

[27] *2004-05 Final Statistical Report,* (California Dried Plum Board, 3 November 2005), http://www.californiadriedplums.org/growpack/reports.asp, (Accessed July 2006).

Morgan Hill has a special place in the tremendous success of the French prune through its association with nurseryman Leonard Coates. He established his world-famous nursery in Morgan Hill on West Dunne Avenue in 1908. It was here that he refined Pellier's original Petit d'Agen rootstock into a variety he called "1418." This variety was particularly well suited to the local soils and became the standard bearing stock for all subsequent prune plantings.[28]

For most of the 20th century, the Santa Clara Valley was known as "Valley of the Heart's Delight." This nickname came from the beauty of the thousands of acres of blossoming fruit trees in the spring and from the amazing quantity and quality of the fruit bore by these trees. The range of produce grown in the valley was astonishing. A report from 1919 ranked gross tonnage of agricultural products coming out of the Valley from greatest to least: Prunes, apricots, peaches and cherries. Some residents still recall school being closed during harvest time so that everyone could "cut 'cots" and pick plums in their families' orchards. These crops remained the main economic engine for the entire region for nearly a century. While many of these orchards have given way to housing developments and industrial parks, the effect that agriculture, and the fruit orchards in particular, had on life and the history of the Morgan Hill area still remains in the built fabric of the valley and is a key character-defining aspect of what made the area unique in a whole state known for its agricultural abundance.

Figure 7.1. This photo near downtown Morgan Hill dates to 1933 and clearly shows the abundance of fruit trees during this period. Up until the 1970s, most of Santa Clara County was used for fruit orchards.

[28] 99 East Third Street DPR Form, 1978.

Food Processing

With the widespread establishment of small-acre orchards, it was not profitable for each family to dry, process and ship their own crops. Instead, they formed co-ops with their neighbors that allowed them to gain more bargaining power with the wholesale buyers and shippers. In Morgan Hill, one of the most successful of these businesses was the Farmers' Union. It began with a packinghouse at 4th and Depot in 1918.[29] They built a new store on Monterey Road in 1921 and sold the 1918 building to the Dee-Hi Company.[30] This location, next to the tracks and near the freight yard, made transportation of their product quick and relatively simple. Business expanded to include the Farmers' Union Stock Company (1917) and a Farmers' Union General Store. Elsewhere in the Valley, other farmers' co-ops were forming. One of the most successful and famous was the California Prune and Apricot Growers Association, founded in 1917. They still sell their fruit under the trade-name, Sunsweet. This company operated a processing plant (their second) at 3rd and Depot from 1922 until 1987. Combined with the Bisceglia Brothers' Cannery, downtown Morgan Hill had a busy and prosperous food-processing center that served a large section of the lower Santa Clara Valley. Combined with similar operations in San Jose and elsewhere in the county, Santa Clara County was responsible for 30% of California's total canned fruit output by the 1920s.[31]

7.3 Summary

Up until the 1960s, agriculture was the dominant economic engine that supported the lower Santa Clara Valley and all of the small towns contained within it. The entire region was world-famous for its fruit orchards, supplying the vast majority of the United States fresh, dried and canned fruits. Today, very little is left to remind residents of this agricultural and economic legacy, however Morgan Hill retains more of this past than most other towns in Santa Clara County. Therefore, it is very important that the architectural and landscape remnants of this period be retained.

Some measures have already been taken, including controlled-growth measures and special tax incentives for agricultural lands.[32] As pressures for development increase it is

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[29] The Farmers' Union in Morgan Hill was one of ten branches of the organization in Santa Clara County. They sold their produce to the California Farmers' Union in San Francisco, which was part of the National Farmers' Union.

[30] Dee-Hi closed in 1933 and was purchase by its president A.G. Col. His sons rand the company until 1949 when the property was sold to the Poultry Producers of Central California (Nulaid Eggs).

[31] (*Gilroy Hot Springs,* 1925)

[32] Santa Clara County Ordinance No. NS-1203-113. The Williamson Act was passed in Santa Clara County in 1965 to protect open space, including agricultural lands, both ranches and farms. It allows Santa Clara County to enter into contracts with owners of land used for commercial agricultural purposes. The landowners agree to continue agricultural uses in exchange for reduced property taxes. It was most recently amended in May 2006 to reflect procedural changes related to Open Space Easements.

going to be difficult to balance the economic facts involved with retaining viable agricultural land with those associated with medium to high density housing. Careful planning and analysis of existing resources is necessary. As the population increases, creative solutions will be necessary to mitigate the protection of historical elements in the midst of satisfying new community needs.

Important Names and Sites

- Murphy family
- Fisher family
- Louis Pellier
- Leonard Coates and his nursery
- Millier & Lux
- Henry and Charles Coe / Pine Ridge Ranch
- Madrone Rodeo
- Malaguerra Winery
- Cribari Winery
- Guglieri Winery
- Guglielmo Winery
- Sunsweet
- Farmers' Union

7.4 Property Types

Possible property types and/or sites associated with this context might include:

- Small farms including outbuildings such as windmills, sheds, chicken coops, etc.
- Food processing plants
- Canneries
- Orchards
- Vineyards, especially those planted prior to Prohibition (pre-1933)
- Rodeo grounds
- Stockyards
- Nurseries, including associated landscape features

7.5 Representative Properties

Farms, Ranches, Homesteads

Address: 2215 Tennant Avenue
Historic Name: Castillon Farm
Year Built: c.1890
Designations: Santa Clara County Heritage Resource Inventory

This complex is an excellent example of an early-period successful farm. The main house and size of the large barn are indicative of the relative wealth of the original owners. Several small cottages nearby may have once been used to house farm hands or sharecropping families. This complex retains its rural atmosphere, a large selection of outbuildings, including a water tower, as well as some possibly original landscape features.

Farm Remnants

Address: Northwest corner of Tennant and Murphy Avenues
Historic Name: none
Year Built: unknown
Designations: none

This water town is all that remains of a farmstead at the corner of Tennant and Murphy Avenues. Such remnants have historical value as reminders of the agricultural history of the area and are iconic enough to be symbols of this history.

Agribusiness

Address: Depot Street
Historic Name: Farmers Union Grain Warehouse Complex
Year Built: unknown
Designations: none

The Morgan Hill Farmers Union operated a grain warehouse on this site from before 1926 through at least 1941. While the exact date of these grain elevators is unknown, they are believed to be part of the Farmers Union Coop warehouse complex on this site. They are reminders that much of the produce and feed grown around Morgan Hill was shipped out for use around the country.

Wineries

Address: 1480 East Main Avenue
Historic Name: Emelio Guglielmo Winery
Year Founded: 1925
Designations: Santa Clara County Heritage Resource Inventory

The Emelio Guglielmo Winery was started in 1925 by the Emelio Guglielmo family. The family continues to operate the winery and vineyard in the Morgan Hill Area. At one point, winegrapes were a major agricultural crop throughout the lower Santa Clara Valley. Today the Emelio Guglielmo Winery is one of the last such agribusinesses to grow, make and sell there wines in the region.

Chapter 8

Historic Context 5:
Commercial Development

8.0 Historic Context 5: Commercial Development

8.1 Overview

Other than agriculture, the lower Santa Clara County around Morgan Hill, benefited by several other industries at different points in its history. Beginning in the last quarter of the 19th century, spas and health resorts brought in thousands to the area. At is peak, the medicinal spring and health spa craze spawned volumes of promotional materials for the Madrone and Gilroy areas and was instrumental in the early development of these two municipalities. In the process they brought people into and through the lower part of the Valley. They created a reason for people to visit the sleepy rail stops and small towns. They served as precursors to the day-trippers brought in by creation of the highway system in the second quarter of the 20th century and indirectly exposed Morgan Hill to a wide range of potential settlers.

At the other end of this timeframe was the high tech industry. Starting in the late 1950s, agricultural land began to give way to industrial campuses. It started with IBM and grew into the Silicon Valley of today. Morgan Hill is situated at the southern end of this area and was one of the first to become a bedroom community for south San Jose. Today this is the dominant role that Morgan Hill plays and it has altered not only the community dynamic but also how the town fits into larger county and regional situations.

Along with these two clearly defined commercial sectors are many small businesses that serviced the local populations and became part of the immediate community. Several of the most influential are presented here to provide a glimpse of the development of downtown Morgan Hill in its first half-century. While neither of these directly impacted Morgan Hill to as great an extent as agriculture, they have served to bookend the development of the area and therefore, Morgan Hill.

8.2 History

Spas and Resorts

The popularity of spas and health-related resorts in the last quarter of the 19th century spawned many books and articles on the subjects of health and the environment. These publications contained a mix of fact and marketing spin that was eagerly accepted by a society that was growing weary of the pollution and increased pace of life brought about by the Industrial Revolution. They rebelled against these changes by seeking places of relaxation under the guise of improving their health.

In Santa Clara Valley, a myriad of resorts were established to cater to the needs of fashionable people in San Francisco, San Jose and cities further afield. Most consisted of some sort of natural springs from which various medicinal effects were supposedly derived. The mineral content of each spring, its temperature and how it was used (either for soaking or through ingestion) was thought to bring about specific effects. Guidelines suggested that saline waters were suitable for treatment of liver and glandular afflictions. Sulphurous waters were good for calming the nerves as well as for treating skin

conditions. The very air in these remote locations was thought to prevent decay of the organs. In general, the following guidelines were suggested for spa goers in 1884:

> "They are better employed on an empty stomach… When two baths are used daily, as is the custom at many watering places, probably the best times are before breakfast and an hour before dinner; or when it is desirable to promote perspiration, in the evening, the patient retiring to bed immediately. Cold baths should, as a general rule, not be of longer duration than five minutes; warm baths, fifteen minutes; hot baths, five to fifteen minutes."[33]

A whole other set of guidelines was also available concerning the consumption of various waters to treat all sorts of ailments. All this scientific and pseudo-scientific advice addressed the preoccupation of Victorian culture with cleanliness. Southern Pacific Railroad took advantage of this trend by promoting all the resorts within a short distance of their rail lines. They published travel guides extolling the virtues of California springs compared to the famous east coast and mid-west resorts. The two most influential resorts in the Morgan Hill area were the Madrone Soda Springs and the Gilroy Hot Springs. Both began operation around 1880 and were well known until spas and springs became passé in the early 20th century.

Madrone Soda Springs

Madrone Soda Springs was located twelve miles east of the railroad stop in Burnett Township. Travelers took the Southern Pacific train to the Burnett Township stop where a stage picked them up for the remaining journey via dirt and gravel road. Unlike many of its neighboring operations, the Madrone Soda Springs was never developed into a fashionable resort. From its beginning it was meant to serve as a medical facility rather than as a vacation destination. This may be one of the reasons that it enjoyed a shorter period of success than other destinations, however it did enjoy moderate fame for the supposed curative properties of its cool effervescent waters.

The springs were discovered in 1866 by Juan Moreno while he was hunting in the Diablo Range foothills above Burnett Township. He and a friend, John Luce, constructed a few cabins and used the site as a base when grazing their cattle in the area. Several years later, C.S. Adams of Gilroy visited Moreno and Luce's little homestead and claimed to "derive much benefit" from the waters. He bought out Moreno's share of the property and built four more cabins nearby. Adams eventually became full owner of the springs and invited his friend, Dr. Clinton Munson for a visit in 1879. Munson was taken with the springs' curative benefits and immediately bought out Luce and went into business with his wife and Marshall Hunter of Gilroy. He set about improving the small cabins to make the springs more hospitable to visitors seeking his doctoral advice and relief from the waters. Within several years, Madrone Soda Springs was relatively well known in the area and was included in many of the promotional materials distributed by the Southern

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[33] Benjamin Cummings Truman. *Tourists' Illustrated Guide to the Celebrated Summer and Winter Resorts of California Adjacent to and Upon the lines of the Central and Southern Pacific Railroads* (Publisher Unknown, 1884:186).

Pacific Railroad. By 1881, the road from the rail stop in Burnett township to the springs was improved and a six-mile long bridle path between the Madrone Soda Springs and the Gilroy Hot Springs had been cleared. In the process, many Ohlone artifacts were unearthed.

Dr. Munson stayed true to his vision and made sure that publications were clear that Madrone Soda Springs was not a "fashionable place but a homelike resort."[34] There was the intention of building a sanitarium on the site in 1881 but that never materialized. In 1882 Burnett Township was officially renamed Madrone in honor of the springs which brought so many people to the town. A year later, the springs got its own post office. This seemed to be the highpoint of business. Munson sold out to O.D. Arnold in 1884 and in 1885 the post office was merged with the town of Madrone. Its popularity never approached that of nearby Gilroy Hot Springs, however, the Madrone Soda Springs remained in operation into the first decades of the 20th century.[35]

Gilroy Hot Springs

Figure 8.1. This photo of Gilroy Hot Springs dates to 1891, near the height of the resort's popularity. It shows the main hotel which was recently completed at this time. Over the years this building was expanded to meet the growing needs of the popular resort.

Gilroy Hot Springs was located twelve miles northeast of Gilroy on the Coyote River. This establishment enjoyed tremendous success over a long period when many other resorts had closed or turned into private retreats. It was discovered by Francisco Cantua in 1865 as he was grazing his sheep in the foothills above the lower Santa Clara Valley.

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[34] (*History of Santa Clara County*, 1881)
[35] *Madrone Soda Springs* (publisher unknown, c1910)

In keeping with protocol of the time, he filed a squatter's claim to the property immediately surrounding the springs. A year later he sold the rights to the springs to George Roop. Roop had a vision for the springs but needed capital to begin the many improvements that were necessary. After many several starts and disagreements, he took on John Cottle as a partner in 1872. Shortly thereafter, a post office was established at the resort and literature of the period noted its gardens, fountains, cottages and hotel.

Over the next decade, Roop, and eventually William Tennant, continued to make improvements to the lodgings, spas and other amenities at the resort. By 1881, it contained a hotel, over a dozen cottages, a garage, a dancing pavilion, swimming tank and sixteen bathrooms in addition to the gardens, grounds and trails surrounding the property. Eventually Room and Tennant would add a mud bath, plunge pools, sauna and a 32-room luxury hotel.

Unfortunately, Tennant died at Gilroy Hot Springs in 1885. From this point it is unclear how involved Roop remained in the daily operations. For the next forty years, Gilroy Hot Springs continued operation even though the popular appeal of such resorts began to wane in the early 1900s. Promotional materials dating to 1925 noted that the train and taxi could easily transport patrons or if they chose, a new highway to the resort had been completed should they wish to drive. There remained a 26-room hotel, 24 cabins, a barber, restaurant, ice cream and soda parlor and outdoor lighting to tempt visitors. This was qualified with the claim that "this was not a fashionable resort – leave your good clothes at home."[36]

The Great Depression further decreased patronage. In 1934, the post office closed down. In 1935, the resort was sold to local businessman, H.K. Sakata.[37] Under his ownership, the aging resort buildings were used to house Japanese citizens returning from the internment camps in 1945 and this eventually lead to it serving as a Japanese retirement home in the late 1940s and early 1950s.[38,39] Sakata tried to revive the resort by planting a bamboo garden and modernizing the pools. This gave it a brief resurgence in popularity but it was not enough to restore the resort to profitability. He sold it to a consortium of people for use as a private hunting reserve in 1964.

The original sleeping annex was torn down in 1946, however, until the late 1970s most of the buildings remained on the site. In 1980 a fire destroyed Roop's hotel and the clubhouse. It was sold to Fukuyahama International of Japan that same year. They intended on developing the property as a vacation resort targeted toward Japanese

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[36] (*Gilroy Hot Springs*, 1925)
[37] Timothy J. Lukes and Gary Y. Okihiro. *Japanese Legacy: Farming and Community Life in California's Santa Clara Valley* (Cupertino, California: California History Center: 1985).
[38] (Lukes and Okihiro, 1985)
[39] Marty Cheek. *Soak in History* (Gilroy Dispatch Online. 4 October 2004), http://www.gilroydispatch.com/news/contentview.asp?c=126066m (accessed March 2006).

tourists. This plan was rejected by the local authorities out of concern about the environmental impacts of such a plan. Fukuyahama had little use for it without the promise of development rights, so they sold it in 1983 to another local resident, Masaru Seido. He briefly reopened the springs to the public. In 2002, it was sold to the Nature Conservancy and became part of Henry Coe State Park.

Figure 8.2. The Gilroy Hot Springs served as temporary housing for local Japanese citizens returning from the World War II Internment camps.

Others

While Madrone Soda Springs and Gilroy Hot Springs were the largest and most widely known institutions around Morgan Hill, they were not the only ones. Several other residences capitalized on the natural features unique to their plots of land to entice visitors for recreational purposes. In a valley where water remained mostly underground, and summertime temperatures reached into the high 90s, any surface water deep enough for swimming was bound to become a local favorite gathering spot. The following are just a few of the recreational spots located in the area.

- Glen Willis (Glen Wildwood, Glen Willows)[40]

[40] Edward Sanford Harrison. *Central California, Santa Clara Valley: Its Resources and Prospects, Homes for a Million* (San Jose, California: McNeil Brothers, 1887).

- Located at the confluence of Coyote, Packwood and Las Animas Creeks.
- Started by Dr. J.H. Josselyn who landscaped the area with orchards and vineyards (c.1885)
- Josselyn constructed a house/hotel and an elaborate waterworks.
- Operated by Willis family (c.1900)

- Camp Sargent
  - Located "on Southern Pacific Railroad, at the southern boundary of the County"

- Alum Rock
  - Located southeast of San Jose
  - Established in 1872 as a municipal park called "the reservation."
  - Contained 27 mineral springs
  - Popular in the early 20th century and again in the 1960s.

- Idyldale
  - Located on Coyote Creek.
  - Now below the waters of Anderson Dam

- Camp Doley
  - Started c. 1870s
  - Becomes Kell Camp
  - Organized around a natural swimming hole in an area with no other swimming places
  - Was unofficial summer spot for local residents

Light / Tech Industry

The transition from agricultural center to technological headquarters in the Lower Santa Clara Valley was precipitated by IBM's decision to locate their new Card Plant in San Jose in 1943. What began as a small manufacturing outpost turned into the west coast headquarters for a technology giant. Over the next decade and a half, IBM continued to expand their presence in the areas south of San Jose. For Morgan Hill, this expansion hit home in 1957 when IBM opened their famous Cottle Road campus about ten miles north of Morgan Hill, in southern San Jose. They became the first, and the largest, industrial employer for Morgan Hill residents. Before this, the population was primarily employed on farms or in blue-collar professions. The average citizen was a jack-of-all-trades who performed many different jobs in his efforts to make ends meet. After IBM opened the Cottle Road campus, a shift began towards more white-collar workers who built larger houses, in planned developments. The most immediate result was the creation of the Jackson Oaks and Holiday Lake Estates east of Morgan Hill on land that was annexed in the 1960s.

The influx of technology-related employment continued to draw in people from outside the area. By the time IBM opened its Santa Teresa research and development facility in Coyote Valley, the influx of new people had dramatically altered the agricultural

landscape immediately around San Jose. Gone were the endless acres of fruit orchards. They were now filled with industrial campuses and new, much larger, tract housing. This trend has put tremendous land-use pressures on municipalities and unincorporated areas alike.

Downtown Businesses

Downtown Morgan Hill has seen several periods of change that are reflected in the architectural heritage found along this narrow strip of Monterey Road. The first period of growth began with the subdivision of the Morgan Hill Ranch in 1892. The downtown was created, at least on paper, in this subdivision. The first businesses were the *Morgan Hill Times* (1892), the Morgan Hill *Sun* (1894), a saloon and a general store. A second wave of development surrounded the vote for incorporation in 1906. The first bank, the Bank of Morgan Hill, was founded in the new Votaw Building in 1905. Freight and passenger depots were constructed along Depot Street and lumber yards and warehouses sprung up around the depots. As automobiles became more commonplace, and Monterey Road became part of the new US 101, many more businesses opened to serve the increased customer base. Hotels (the Friendly Inn (1919) and Skeels Hotel (1926)), movie theaters (The Empire Theater (1812), The Granada (1923), gas and service stations, motor court motels, restaurants and shopping venues filled in downtown on either side of Monterey Road between Dunne and Main Avenues. Many of the remaining downtown buildings date to this third period of growth during the immediate aftermath of World War I. Businesses related to the agricultural economy combined with a small but growing tourist/traveler industry to create a small but varied downtown business district. It truly was the hub of everyday life for residents throughout the lower valley.

Figure 8.3. The Skeels Hotel served local travelers and Swedish royalty alike during visits to Morgan Hill. This image, from 1933, shows the hotel before its façade and the front 17 feet of the building were removed to accommodate the widening of Monterey Road in 1948.

8.3 Summary

Historically, the commercial environment in Morgan Hill was rather small and locally owned. Some enterprises were started to serve the community by selling them goods and services. Other were started to exploit the natural advantages of the area such as mineral springs and agricultural products. All provided jobs to the residents and were vital to the local economy. In this way, they added to the unique atmosphere of the area and helped to define Morgan Hill as a community.

Important Names and Sites

- US 101
- Monterey Road
- Madrone Soda Springs
- Gilroy Hot Springs
- IBM
- Morgan Hill Times
- Morgan Hill Sun
- Bank of Morgan Hill

8.4 Property Types

Possible property types and/or sites associated with this context might include:

- Pre-World War II warehouses
- Roadside businesses designed for automobiles – drive-ins, drive-thrus, diners, etc.
- Motor court hotels
- Pre-1960s gas stations
- Hotels/motels

8.5 Representative Properties

Industrial

Address: 99 East Third Street
Historic Name: Original Farmers Union Store / Dee-Hi Fruit Dehydration Plant
Year Built: 1918 / 1938
Designations: Included in the 1978 Downtown Survey

The 1918 section of the building was originally built to house the first Farmers Union Store and feedhouse. When a new store was constructed in 1923, this building was sold to Dee-Hi Fruit Products Co. After World War II, it was used by the Nulaid Eggs Coop as a shipping center for eggs and poultry feed. In 1960 it was converted into a hardware store and retail shops. The buildings represent what once was an industrial and processing district centered around the train station.

Downtown

Address: 17400 Monterey Road
Historic Name: Votaw Building
Year Built: 1905
Designations: Included in the 1978 Downtown Survey

The Votaw Building is one of the oldest commercial structures in downtown Morgan Hill. Constructed just one year before incorporation, it represents the lofty expectations for commercial enterprises in the region at the turn of the century. It sustained minor damage during the 1906 earthquake that destroyed much of San Francisco, but has since withstood several other earthquakes including the 6.2 1984 Morgan Hill earthquake and the 7.1 1989 Loma Prieta Earthquake.

Transportation / Commercial

Address: 16920 Monterey Road
Historic Name: Sno-White Drive-In
Year Built:
Designations: none

The Sno-White Drive-In remains virtually unchanged since its construction in the mid-20th century. It represents what was once a very common and popular style of road-side architecture with bright colors, large windows and easy parking so that the customer wouldn't have to leave their vehicle to order refreshments. Such establishments were commonplace along Monterey Road before the construction of Highway 101 and the eventual construction of the downtown bypass.

Transportation / Commercial

Address: 18625 Monterey Road
Historic Name: El Capri Restaurant
Year Built: c.1940 / 1956
Designations: None

This building is a prime example of mid-century commercial architecture. Its large windows, bright colors and oversized façade were designed to catch the eye of passing motorist as they quickly sped down Monterey Road. It is indicative of road-side restaurants of the era, when Monterey Road was a major transportation route through the area, before the construction of Highway 101 nearby.

Chapter 9

Historic Context 6:
Ethnic & Religious Groups

9.0 Historic Context 6: Ethnic & Religious Groups

9.1 Overview

Immigrant groups have formed the economic backbone of the Santa Clara Valley since its days as part of the Mexican territory of Alta California. The first to arrive, in the mid-1840s, were European settlers who traveled via wagon train across the Great Plains and over the Sierra Mountains. These rugged and determined individuals arrived in a wide open land, free of fences and largely free of occupants. At this time land was relatively easy to come by in very large tracts. The first use of the land was for cattle grazing and for limited cultivation of grains such as wheat and hay. This evolved over the next twenty years to a land dominated by orchards sprinkled with limited areas of row crops. Such a transition was affected by advancements in farming techniques, horticultural achievements, development of irrigation systems and an influx of a ready labor supply.

Traditionally, the newest immigrant groups became the labor forces in the fields. They were the ones tending to the orchards, trimming the trees, pruning the fruit, harvesting the crops, and processing it all for delivery to other parts of the country. As each group moved into other geographic and economic areas, another came to replace them. This was brought about by ever-changing political, social and cultural shifts both domestically and abroad. Some came in search of adventure. Many came to escape hardship brought on by war, famine or natural disaster. All came in search of a better life for themselves and their families. What they found often did not meet their expectations. Most were persecuted and suffered injustice, prolonged poverty and overt discrimination. Yet, in spite of this, many were able to find a niche and slowly built up businesses and organizations. Today, many of the names in the Morgan Hill directory still reflect the many different ethnic groups and specific families that passed through the area over the course of one hundred and fifty years of settlement.[41]

9.2 History

Chinese

The first discernable wave of non-European immigrants to come to the Santa Clara Valley were Chinese. They began arriving in large numbers in the 1850s to work on the thousands of miles of railroad track being laid across the state. Railroad construction through the Santa Clara Valley brought many Chinese laborers to the area. Some were lured away from the dangerous railroad work to become ranch hands and farm workers. For the most part, these workers remained separated from their white, European employers. They were hired through labor contractors who put together groups of men and delivered them to the ranches for a specified period of time, or to complete a specific task, such as harvesting crops. These labor contractors were often English-speaking Chinese who negotiated work and wages on behalf of the non-English speaking ethnic Chinese in their care. Many times these labor contractors also operated boarding houses

[41] For more discussion on development prior to the mid-19th century, see Historic Context Theme 1: Pre-Rancho Settlement.

or labor camps, which fed and housed the workers as well. For these services, the contractor took out a significant portion of the workers' earnings. Depending on the honesty of the labor boss, workers saw only a small portion of their true wages.

By the 1860s, Chinese workers in the lower Santa Clara Valley were able to supplement their meager income by entering into sharecropping arrangements with some of the larger landholders. On these small plots, they grew vegetables and herbs, which they peddled door-to-door. These crops required much more intensive care than grains, both in terms of physical labor as well as natural resources. At this time, most plots had to be irrigated by hand, a time consuming process. However, through these efforts, some sharecroppers were able to improve their standard of living growing items that the wealthy land owners needed but did not want to burden themselves doing.

The numbers of Chinese immigrants continued to increase through the 1870s. Every modestly sized town had a Chinese section or a full-fledged Chinatown where the newly arrived immigrants gathered in boarding houses and where Chinese grocery stores, barbers, clothiers and various other Chinese-owned businesses were located. During these first few decades of immigration, most arrivals were young men, coming to make money in California. Their intentions typically were to either return to their families in China or to send for their families to join them in the United States. Very few woman and even fewer children made the journey.

During this period, anti-Chinese sentiment was slowly becoming a mainstream feeling. Harassment and discrimination was becoming commonplace and codified in a whole series of local, state and federal laws and policies. Most were focused on limiting the rights of Chinese citizens already on American soil as well as slowing the influx of new immigrants. When Congress passed the Chinese Exclusion Law in 1882, they effectively halted all immigration from China. Under this mandate, only relatives of Chinese citizens already in the United States could enter the country legally. This gave rise to the phenomena of "paper" relatives – paper-sons, paper-wives, etc. In this way, people would pose as relatives of immigrants. They had to endure days, sometimes months of questioning to verify their claims of relation. To pass these interrogations, the paper-relatives would study a series of details provided by the sponsoring party. Their stories had to match, perfectly, or the potential immigrant was sent back to China. This treatment went on for six decades.[42] The Exclusion Law was repealed in 1943 and replaced by the quota system.

Japanese

The effect of the Chinese exclusion legislation was immediate. The labor forces that many ranchers, farmers and businessmen came to rely upon suddenly no longer existed. Various groups launched promotional campaigns to attract other foreign workers to replace the Chinese. These promotions coincided with the repeal of emigration

[42] Transcripts of questioning done at Angel Island in San Francisco Bay can be found at the National Archives Regional depository in San Bruno. This facility contains the "Arrival Investigation Case Files" for the years 1884-1944.

restrictions in Japan. In 1884, the Japanese government signed an agreement with Hawaiian sugar plantation owners to allow Japanese citizens to immigrate as laborers to Hawaii. Many continued eastward to the California coast, specifically to San Francisco. Soon the Japanese population in the United States began to increase, with over half of this population residing in California. Unlike the Chinese immigrants, many Japanese workers were recruited from specific provinces that were known for their agricultural prowess. Therefore, many of these new arrivals came with specialized horticultural skills and knowledge.

These Japanese immigrants quickly filled those agricultural roles vacated by the Chinese who had moved on to other areas or other businesses. In many of these roles they took over previous efforts by the Chinese and excelled. This is particularly true of row crops, especially berries. Several Chinese sharecroppers had experimented with strawberries with limited success. As a crop, strawberries required much more care than the orchards that were being planted throughout the valley. They had to be hand planted and harvested. They also required more water and soil preparation than other crops. In spite of this, many Japanese sharecroppers were able to make enough money to eventually purchase land. They then leased out portions of their land to other Japanese farmers to help them get ahead. This sense of community allowed many Japanese immigrants to become established farmers and businessmen during times of extreme hardship and ethnic discrimination.

Other differences in immigration patterns between the Chinese and Japanese also helped the latter to become more easily established than the former. While Japanese-sections of towns, called Nihonmachi, originally were dominated by the single men who formed the vast majority of immigrants, wives and children followed much more quickly for this population than they did for the Chinese. Having a whole familial unit meant that each Japanese farmer had labor help. Often, the head of the household would work in the fields of a landowner while the wife, children and other relatives worked the land they sharecropped. This dual income situation allowed them to move ahead, economically, much quicker than their predecessors. Also, while they followed similar systems of labor boss/worker arrangements, they tended to be better organized than their Chinese counterparts. This helped them to gain favor with landowners because they were easier to deal with.

Another difference was the Japanese immigrants' use of collective land ownership to serve the needs of a group of people. This group was often an extended family or made up of members from the same village or region in Japan. In this way they pooled their resources, money, time, equipment, to collectively purchase and work a plot of land. In this way labor costs and initial investment for any single member was limited. These small farms were more conducive to sharecropping and towards growing more labor-intensive crops such as berries. Such arrangements began to appear at approximately the same time as the ranches were being subdivided and planted with orchards, another labor-intensive crop most suitable to small plots. The Japanese, with their horticultural knowledge and willingness to combine resources, were able to take advantage of these

shifts in local agriculture to gain economic stability more quickly than the Chinese immigrants before them.

Part of this newfound success meant that many Japanese workers began to organize to improve their working conditions. In 1904, Japanese railroad workers in Santa Clara organized a strike. This marked the beginning of a shift in attitude toward the Japanese in the area. At first such actions were generally overlooked because the landowners and businessmen relied so heavily on the Japanese labor supply. However, resentment grew as the Japanese were able to exploit this dependency to improve their personal situations. Their success was seen as a threat and their establishment of permanent settlements only underlined their unspoken claims of equality. It was much harder to suppress economic and social gain once a population became established. The landowners much preferred to keep their labor supply transient because they were easier to control and manipulate if they weren't able to settle and organize.

Anti-Japanese feelings festered until the Alien Land Law was passed in 1920. This legislation took away land ownership rights from any foreign-born Japanese settlers by denying them the ability to apply for U.S. citizenship, then limiting land ownership to only the native born population. In the Santa Clara Valley this law was not really enforced. Rather, it was used as threat when any Japanese tried to fight the system of discrimination and harassment that had evolved. Some circumvented the provision by transferring or purchasing land in their children's names or through dummy corporations and business partnerships. In this way, Japanese farmers were able to further their dominance over the Valley's berry output throughout the 1920s.[43]

Tensions continued to escalate during the Great Depression and by the time Japan dropped bombs on Pearl Harbor in December of 1941, many Americans were already looking for a way to further suppress the Japanese population within the United States. This mass hysteria resulted in the internment of nearly 100,000 ethnic Japanese, both foreign-born and U.S. citizens, in ten permanent concentration camps and dozens of temporary detention facilities located throughout the western United States. Most from the Morgan Hill area were held at the Poston, Arizona camp.

In spite of this treatment, many young Japanese men from the Morgan Hill area joined the armed forces and served the United States as part of the 442nd U.S. Army Regimental Combat Team. This unit earned unprecedented decorations during their tours of duty.

After internment, the War Relocation Authority set up a field office in San Jose to assist returnees in finding housing and jobs. Because they were forced to leave quickly, many Japanese citizens had to make hasty arrangements to protect their land and possessions. Some returned to find their homes and resources intact. Others returned to find everything gone; lands taken, houses robbed, money gone. Those who had nothing to return to left the area. With help from other regional War Relocation offices, they went to other parts of the country. The same was true all over the west, and many displaced

[43] (Sawyer, 1895)

returnees relocated to the Santa Clara Valley. Here, the War Relocation Authority acted like a labor boss, taking in requests for laborers and filling them with returnees who needed jobs. Even with twice as many Japanese returning than leaving, they had difficulty filling all the requests for labor.[44] One of the largest employers of returning Japanese in Morgan Hill was Driscoll Brothers, the berry giants based in Watsonville. Driscoll Brothers also assisted the retuning Japanese by supplying much needed housing for its laborers in Quonset huts near the fields outside Morgan Hill. Others were temporarily housed by neighbors, churches or even at the Gilroy Hot Springs.

After this, those Japanese who chose to stay in Morgan Hill enjoyed a larger Japanese population as well as a social shift towards gradual acceptance. They moved into related agricultural fields such as gardening, landscaping, nurseries and florists. Many of the second and third generations became professionals and business-owners.

Italians

Italian immigrants had a large part in shaping the history of Morgan Hill and the surrounding settlements. They brought with them their culture, food and knowledge of grapes, vineyards and wineries. Many of the earliest and most influential families came from the small province of Cosenza in the Calabria region of Italy, an area at the toe of Italy's boot with a long history of violent and frequent earthquakes.[45] When these families arrived in the decades surrounding 1900, they immediately noticed the similarities in climate, topography and soil conditions between their homeland and the foothills around Morgan Hill. They took advantages of these similarities to plant vineyards and open up very successful wineries. The Bisceglia Brothers, the Cribari family, the Guglieri family and the Guglielmo family all owned and operated wineries in the Madrone and Morgan Hill area. While the Bisceglia Brothers and the Cribari family continue to produce commercially available wines, only the Guglielmo family has retained their Morgan Hill facilities.

Another natural draw for Italian immigrants was the work provided by the magnesite mines in the foothills east of Madrone. These mines opened in the early 1880s and continued operation well into the twentieth century. The greatest period of exploitation occurred in the years around World War I when magnesium was in great demand for war related construction materials. At the close of the war, prime mining operations for magnesium shifted back to Europe where the deposits were easier to access than those in the western U.S. The mines closed shortly thereafter. Many of the miners remained in the area after the mines closed and moved on to prune orchards and farming or took jobs in the canneries in San Jose. Eventually, Morgan Hill came to have a large Italian population that continues to reside there through the present day.

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[44] (Lukes and Okihiro, 1985)

[45] BBC website (see bookmarks) The 1908 Messina Strait earthquake is generally noted as the strongest and most destructive European earthquake in modern times. Its magnitude has been estimated at 7.5 on the Richter scale and by some estimates, the death count was over 200,000.

Mexicans
As the social and economic restrictions on Japanese settlers continued to escalate throughout the state in the 1920s and 1930s, their success became even more of an irritant to the land owners who felt trapped by their dependence on this population for their personal success. Therefore a move was on to find another cheap labor source to replace the Japanese.

Economic conditions in Mexico after the 1910 revolution left many rural people with no jobs, no income and no prospects. Political refugees, as well as poor farmers looking for a means to support their families, came to the United States to find work. Many became laborers on the farms and orchards throughout the fertile valleys of California. When the Internment came and all the Japanese laborers were removed, a large labor void needed to be filled. To solve the shortage, the United States and Mexican governments jointly created the Bracero program in 1942. Under this program, Mexican workers were allowed to enter and work legally in the United States for a certain period of time, determined by contract. When the contract was complete, the workers were required to return to Mexico. The promise of work and better wages attracted thousands of rural Mexican farmers who had lost everything in the revolution and struggled to find work under their new government. It also attracted young and educated Mexican men looking to "experience" life in California. Regardless of education or background, all participants in the Bracero program were hired on a contractual basis by farmers through approved labor contractors who worked directly with the federal government to fulfill demand. The agreements were often in English only leaving many Bracero workers with little to no understanding of the terms of their employment or their rights under the program's charter. They were often exploited or threatened with deportation and worked with little security.

In spite of this, they still made more money harvesting crops than they could hope to make in Mexico and many stayed through the end of the program in the 1960s. Since then Mexican immigrants have continued to cross the border, most illegally, to work in the fields surrounding Morgan Hill and throughout the Santa Clara and Central Valleys.

Religious Groups
The Morgan Hill area has always had a strong religious component to its social fabric. This began with Martin Murphy Sr. who donated land and constructed the St. Martin Catholic Church in San Martin in 1854.* His sons donated money for the support of the Santa Clara Mission and the founding of Santa Clara University and the College of Notre Dame in San Jose in the 1850s, all then affiliated with the Catholic Diocese in San Francisco.

Once the Murphy and Hill ranches had been subdivided and more settlers began to arrive, other institutions were established apart from the Catholic Church. Almost immediately after subdivision in 1892, the first church located in Morgan Hill was built on land

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* This date/information requires further research and verification.

donated by C.H. Phillips. This church was the Methodist-Episcopal Church on 4th and Monterey Roads (1893). They constructed a parsonage in 1895 and a social hall in 1931 on the same property. The church itself was moved 17-feet further west when Monterey Road was widened in 1947 but otherwise remains unchanged. Soon after a Baptist Church (1894) was constructed on Hatzfeld (West 2nd) Avenue between Del Monte Avenue and Monterey Road. It was replaced in 1917. Another early church was the Seventh Day Adventist Church on the south side of Keystone between Del Monte Avenue and Monterey Road (1897, demolished 1939). Both were simple one-story wood frame buildings with corner towers. After incorporation, as one of her last gifts to the community, Catherine Dunne donated money for the construction of the first St. Catherine's Church (1909) on the southeast corner of Dunne Avenue and Monterey Road. The Presbyterian Church was moved from a site south of Morgan Hill to West First Street in 1915. Eventually the Christian Science Church (post 1908-pre 1926) on the northeast corner of Dunne Avenue and Monterey Road and the Buddhist Community Center (1967) on Murphy Avenue helped to round out the religious venues within city boundaries.

9.3 Summary

In spite of its slow growth and rural atmosphere, Morgan Hill has been influenced by a wide array of different cultures, ethnicities and religions. Some groups had a stronger impact than others, but all left their marks in the buildings they constructed, in the businesses they started and in the institutions they founded. Recognizing some of the major remaining elements may help the community to find other remnants of their past in unexpected places.

Important Names and Sites

- Bisceglia Brothers
- Cribari family
- Guglieri family
- Guglielmo family
- Magnesite/manganese mines
- Gilory Hot Springs
- Methodist-Episcopal Church (1893)
- Baptist Church (1894)
- Seventh Day Adventist Church (pre-1908)
- St. Martin Catholic Church*
- St. Catherine Catholic Church (1909)
- Christian Science Church (1908-1924)*

9.4 Property Types

Possible property types and/or sites associated with this context might include:

- Internment Detention centers
- Sites where Japanese internees were housed upon return
- Quonset Huts
- Pre-1942 Labor camps
- Churches and Temples
- Community centers/gathering spots

9.5 Representative Properties

Churches

Address: 17175 Monterey Road
Historic Name: Methodist Church
Year Built: 1893
Designations: Included in the 1978 Downtown Survey

Built on land donated by C.H. Phillips in 1893, the Methodist Church is one of the oldest buildings within Morgan Hill. It was moved back to accommodate the widening of Monterey Road in 1948 and an addition was added to the northern side of the building sometime early in its history. Other than these minor changes, it remains unaltered. The parsonage next door was built in 1895.

Chapter 10

Report Conclusions

10.0 Report Conclusions

Morgan Hill has a rich and deeply founded history. It has been said that people come to Morgan Hill for a visit and end up staying for a lifetime. That certainly rings true in the histories of the many families that have settled in the area over the last century and a half. It is a small town that has remained so until very recently. The challenge now is establishing mechanisms to protect historic resources while allowing for carefully considered growth and development. This process will be assisted by Morgan Hill Historic Resources Survey and the development of a Historic Preservation Ordinance, both projected to begin in Fall 2006.

The long history of the area began thousands of years ago with its first inhabitants, the Ohlone. They remained in the area far longer than any of the families or ethnic groups since yet they left very little evidence of their occupation. The shape of the land, its use and the circulation through the valley are all modern conceptions introduced less than two centuries ago. First the Spanish explorers and missionaries came and provided the first roads, buildings and agricultural crops. During Mexican rule settlement really began to alter the landscape. Missions grew into towns and permanent businesses and homes began to dot the landscape. Their legacy remains in the place names and locations found today.

Gold and railroads transformed California in the period between statehood (1850) and the San Francisco earthquake (1906). In Morgan Hill, this period saw the Valley transition from a small handful of large ranches to a land full of small farms. This is the period when the region, as it appears today, began to take shape. The division of the land, the use of the land and transportation from one end of the valley to the other has largely remained unaltered around Morgan Hill. This cannot be said of other parts of the Santa Clara Valley, and makes Morgan Hill very unique and special in the present-day.

As the twentieth century moved forward, Morgan Hill became more dramatically impacted by changes to transportation and technology. Agriculture remained but became more balanced, economically, by changes brought about by Highway 101. The increase in automobile traffic provided additional business revenue while the possibility of commuting to high-paying technology jobs began to change the nature of the community.

Through all this, Morgan Hill has retained its small town feeling. It is a community of many generations and long memories. This rich living historical resource is accompanied by a wealth of architectural and archeological resources that can be combined to provide a clear identity and context for the community.

Chapter 11

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Appendix A

Morgan Hill Context Statement Matrix

Appendix B

Maps Concerning the
Development of Morgan Hill

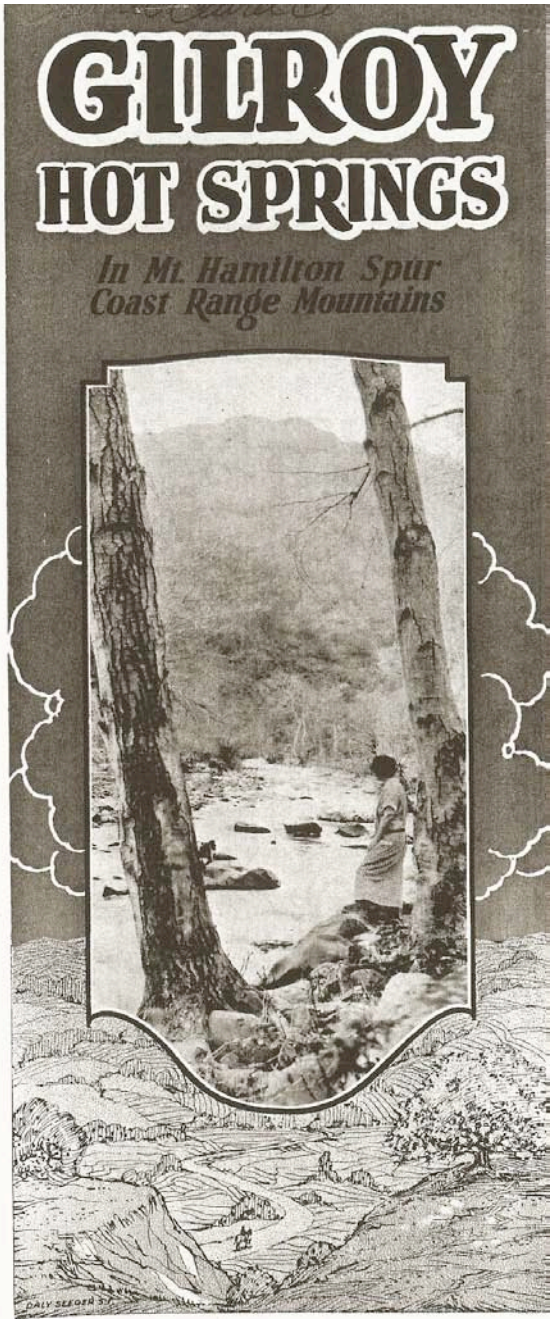
B. Maps Concerning the Development of Morgan Hill

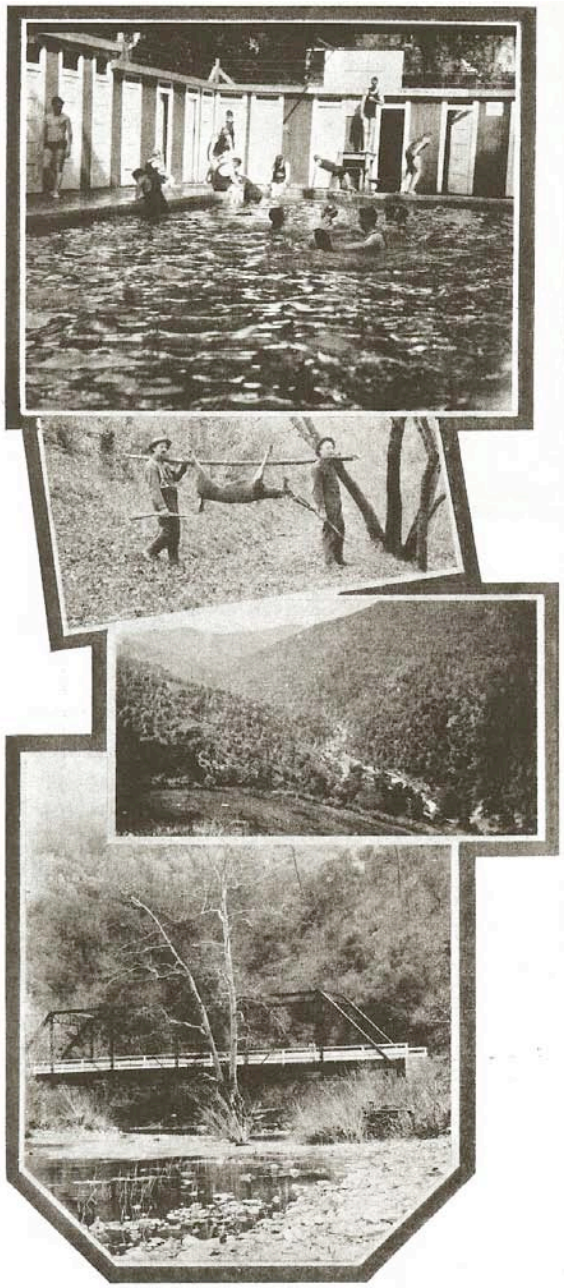
The following maps were created using historical documentation overlaid on a current zoning map of Morgan Hill. Most of the information comes from analysis of subdivision maps made in the late 19th and early 20th centuries. Presented first is a list of these subdivision maps with note on their locations, dates, and associated persons. Each may has been keyed with a letter for identification purposes. These keys have no historical significance.

Appendix C

Gilroy Hot Springs 1925 Brochure

GILROY
HOT SPRINGS
In Mt. Hamilton Spur
Coast Range Mountains


GILROY
HOT SPRINGS
In Mt. Hamilton Spur
Coast Range Mountains



GILROY HC

Santa Clara Cou

Gilroy Hot Springs is situated in the beautiful canyon of Coyote Creek in the Mt. Hamilton Spur of the Coast Range, 12 miles northeast of Gilroy, 43 miles from San Jose.

A new highway—16 feet wide at the narrowest points, 30 feet wide at turns—built by Santa Clara County at an expense of $60,000, provides easy and safe access to the springs.

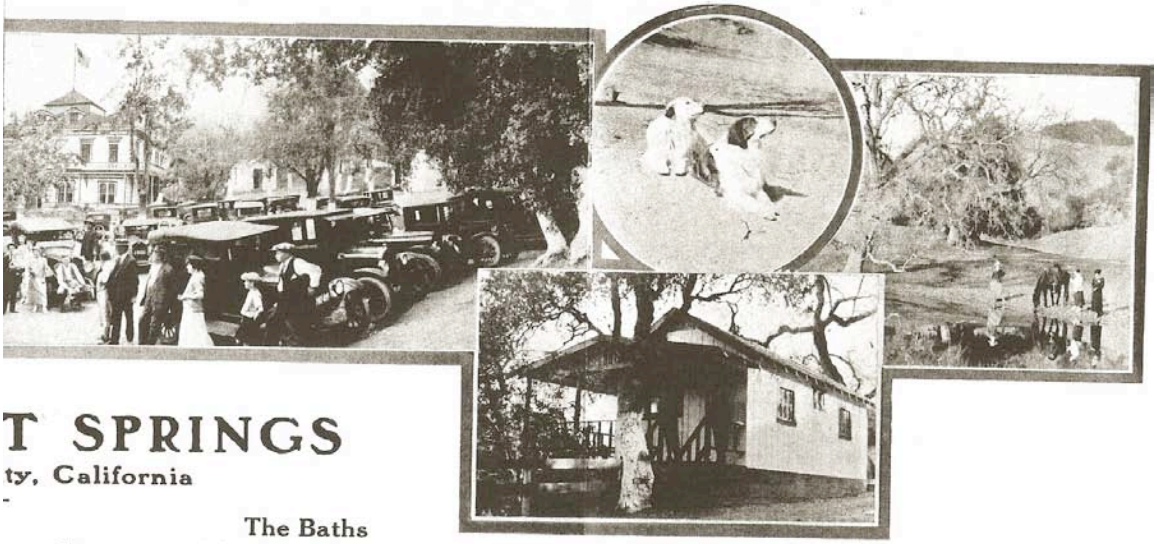
Gilroy Hot Springs (elevation 1192 feet) is an ideal spot to spend your vacation—an unsurpassed resting place away from the noise and confusion of the city, an entire change of scenery and climate, a spot to commune with nature. An average summer temperature of 71 degrees without winds and fogs, and the absence of malaria and mosquitoes enhance the restfulness of this resort.

As the entire trip from San Francisco or Oakland can be made by motor in three hours, Gilroy Hot Springs is also an ideal objective for your week-end outing.

The Springs

Are a Mecca for seekers after health. The waters from these wonderful fountains of nature are 112 degrees of temperature and contain iron, soda, magnesia, sulphur, and traces of iodine, arsenic and other valuable mineral properties. Thousands of marvelous cures have been effected by these waters in cases of Rheumatism, Gout, Lead and Mercurial poisoning, Alcoholism, Neuritis, Kidney and Liver troubles, Bladder and Urinary complaints.

This is not a sanitarium and Rheumatics coming here in a helpless condition must be accompanied by an attendant. *The waters are of no benefit whatever to consumptives.*



T SPRINGS

ty, California

The Baths

Are unsurpassed in quality on the Pacific Coast. The main building contains 16 modern bathrooms with porcelain tubs, cement hot plunge tanks with cold showers — ample accommodation for ladies and gentlemen. Sweat and cooling rooms, the acme of cleanliness, adjoin the plunge baths. A masseur and masseuse are always in attendance.

The spacious outdoor swimming tank is free to guests. Bathing suits can be obtained from the management.

Accommodations

The Main Hotel, Hotel Annex and 24 cottages provide accommodations for 150 guests. The main biulding contains 26 apartments with running water in each room. Lavatories for ladies and gentlemen are provided in the building.

The cottages contain one, two or three nicely furnished rooms. Several of the newer cottages have private toilets.

Parlors, large card rooms and reading rooms are in the main building as is also the dining room, which easily seats 150 guests. We set a generous, wholesome table with fresh fruits and vegetables, plenty of milk and cream.

A modern, well appointed barber shop is provided—there is an ice cream and soft drink parlor and a garage where oil and gasoline can always be had.

The hotel, cottages and grounds are lighted by acetylene gas and gasoline gas.

This is not a fashionable resort — leave your good clothes at home.

Housekeeping or Camping is not allowed.

All beds thoroughly renovated, matresses made over or replaced with new ones.

Amusements

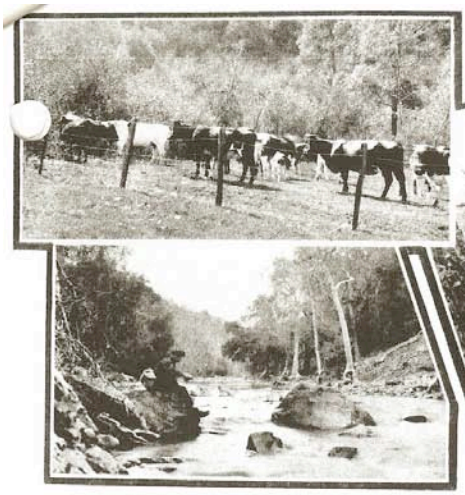
All forms of amusement are provided, quoits, shuffleboard, rings, etc., and a cool, shady croquet ground. Then there is the roomy dancing pavilion with a nicely finished floor where you can dance to your heart's content and where many delightful impromptu entertainments are given. Musicians are engaged for summer season. Also have radio.

Hiking

There are many delightful strolls over well-kept trails which lead in all directions into numerous beautiful canyons. The Summit Trail winds to the top of the mountain west of the hotel, where a wonderful view of the Santa Clara Valley is presented to the eye. Lovers' Leap is one-half mile distant, a lovely spot to spend a warm afternoon. The trail of the Lonesome Pine is an easy, pleasant walk, offering a grand panoramic view of the beautiful Coyote Canyon and the surrounding mountains.

The hike to the flagpole on Lookout Mountain, across Coyote Creek, and directly opposite the hotel, is another favorite among our guests as is evidenced by the many names enrolled in the visitors' register kept there. Here one can plainly see Mt. Hamilton on the north and Pacheco Peaks on the south.

The cold Soda Springs, whose waters effervesce like champagne, are a few miles up the canyon. A short stroll brings one to the banks of Coyote Creek, a beautiful stream which rises at the base of Mt. Hamilton.



Fishing and Hunting

Fishing here is easily the best on Coyote Creek, which flows through the Springs property.

Deer are quite plentiful at no great distance from the Springs. During the season of 1924 forty-two bucks were killed within a radius of six miles from the grounds. In fact, there are no better hunting grounds in the State for Deer and Valley Quail. Saddle horses may be had during Deer Season at moderate cost.

The convenient location of the Springs makes it possible for the business man of the Bay Cities to make the trip up here on Saturday afternoons and return to his office by Monday noon.

How to Reach Gilroy Hot Springs

From San Francisco take the 8:00 a. m. train from Third and Townsend streets, arriving at Gilroy at 10:08 a. m. Between April 1st and November 1st, a regular daily automobile stage leaves Gilroy at 10:30 a. m., arriving at the Springs about noon. Returning, leaves the Springs at 8 a. m., arriving at Gilroy at 9 o'clock, connecting with the 10:08 trains going north or south. The stage fare is $1.75 each way. Round trip, $3.25. Trunks 50c to $1.50. Or take the 3:00 p. m. train, Third and Townsend Streets, arriving at Gilroy at 4:51 p. m. Automobiles will meet this train upon request. Rates very reasonable. From Oakland, take the 7:13 a. m. train from First and Broadway, connecting at San Jose at 9:15 a. m. for Gilroy, arriving there at 10:08 a. m. Ninety day Round Trip Ticket from San Francisco, including Auto Stage, $8.00; 15 days, $7.25.

Automobilists on their way to and from San Francisco and Los Angeles should run up and visit this famous resort. The drive is over the best kept and most picturesque road in the State. Every year increases the auto run to these Springs.

Rates

IN HOTEL

One in Room ..... $4.50 per Day; $27.50 per Week
Two in Room ..... $8.00 per Day; $50.00 per Week

HOTEL ANNEX

One in Room ..... $4.00 per Day; $23.50 per Week
Two in Room ..... $7.50 per Day; $42.00 per Week

COTTAGES—One in Room

$4.00-5.00 per Day ..... $22.50-23.50-30.00 per Week

Two in Room

$7.50 per Day ..... $42.00-55.00 per Week

Cots in Room, $1.00 Extra per Week
Children under 8 years, half rates

BATHS FREE

Monthly Rates on Application
Fires in Room, 50c per Day Extra

Long Distance Telephone — Postoffice

American Railway Express
Dr. J. Clark, Attending Physician

By sending notice to Springs of the time of your arrival you will confer a favor on the management and make sure of your accommodations, especially from May 1st to October 1st.

For further information address

W. J. McDONALD

Gilroy Hot Springs Santa Clara County California

Analysis of Water From Gilroy Hot Springs, Calif.

(Analyst and authority, Winslow Anderson. Constituents are in parts per million.)

Temperature	43 deg. C.	(110 deg. F.)
Properties of reaction:		
Primary salinity		60
Secondary salinity		31
Tertiary salinity		0
Primary alkalinity		0
Secondary alkalinity		9
Tertiary alkalinity		62
CONSTITUENTS	**BY WEIGHT**	**REACTING VALUES**
Sodium (Na)	228	9.93
Potassium (K)	17	.42
Calcium (Ca)	66	3.30
Magnesium (Mg)	43	3.57
Iron (Fe)	2.1	.075
Sulphate (SO_4)	185	3.85
Chloride (Cl)	422	11.91
Iodide (I)	Trace	Trace
Carbonate (CO_3)	46	1.53
Arsenate (AsO_4)	Trace	Trace
Silica (SiO_2)	57	1.88
	1,066.1	
Carbon dioxide (CO_2)	114	5.16
Hydrogen sulphide (H_2S)	61	3.58

Appendix D

Secretary of the Interior's Standards
For the Treatment of Historic Properties

D. Secretary of the Interior's Standards For the Treatment Of Historic Properties

This is a brief introduction to the Secretary of the Interior's Standards for the Treatment of Historic Properties. The full, 182 page set of standards and guidelines is available, free of charge, for download at http://www.cr.nps.gov/hps/tps/standards/index.htm.

Choosing an Appropriate Treatment for the Historic Building

The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. For example, they cannot, in and of themselves, be used to make essential decisions about which features of the historic building should be saved and which can be changed. But once a treatment is selected, the Standards provide philosophical consistency to the work.

Choosing the most appropriate treatment for a building requires careful decision-making about a building's historical significance, as well as taking into account a number of other considerations:

1. Relative importance in history.

   Is the building a nationally significant resource—a rare survivor or the work of a master architect or craftsman? Did an important event take place in it? National Historic Landmarks, designated for their "exceptional significance in American history," or many buildings individually listed in the National Register often warrant Preservation or Restoration. Buildings that contribute to the significance of a historic district but are not individually listed in the National Register more frequently undergo Rehabilitation for a compatible new use.

2. Physical condition.

   What is the existing condition— or degree of material integrity—of the building prior to work? Has the original form survived largely intact or has it been altered over time? Are the alterations an important part of the building's history? Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building's historical significance. If the building requires more extensive repair and replacement, or if alterations or additions are necessary for a new use, then Rehabilitation is probably the most appropriate treatment. These key questions play major roles in determining what treatment is selected.

3. Proposed use.

   An essential, practical question to ask is: Will the building be used as it was historically or will it be given a new use? Many historic buildings can be adapted for new uses without seriously damaging their historic character; special-use properties such as grain silos, forts, ice houses, or windmills may

be extremely difficult to adapt to new uses without major intervention and a resulting loss of historic character and even integrity.

4. Mandated code requirements.
   Regardless of the treatment, code requirements will need to be taken into consideration. But if hastily or poorly designed, a series of code-required actions may jeopardize a building's materials as well as its historic character. Thus, if a building needs to be seismically upgraded, modifications to the historic appearance should be minimal. Abatement of lead paint and asbestos within historic buildings requires particular care if important historic finishes are not to be adversely affected. Finally, alterations and new construction needed to meet accessibility requirements under the Americans with Disabilities Act of 1990 should be designed to minimize material loss and visual change to a historic building.

Using the Standards and Guidelines for a Preservation, Rehabilitation, Restoration, or Reconstruction Project

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings are intended to provide guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers prior to treatment. As noted, while the treatment Standards are designed to be applied to all historic resource types included in the National Register of Historic Places—buildings, sites, structures, districts, and objects—the Guidelines apply to *specific* resource types; in this case, buildings. The Guidelines have been prepared to assist in applying the Standards to all project work; consequently, they are not meant to give case-specific advice or address exceptions or rare instances. Therefore, it is recommended that the advice of qualified historic preservation professionals be obtained early in the planning stage of the project. Such professionals may include architects, architectural historians, historians, historical engineers, archeologists, and others who have experience in working with historic buildings. The Guidelines pertain to both exterior and interior work on historic buildings of all sizes, materials, and types.

The Standards for the first treatment, *Preservation,* require retention of the greatest amount of historic fabric, along with the building's historic form, features, and detailing as they have evolved over time. The *Rehabilitation* Standards acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character. The *Restoration* Standards allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods. The *Reconstruction* Standards establish a limited framework for re-creating a vanished or non-surviving building with new materials, primarily for interpretive purposes.

Appendix E

Secretary of the Interior's
Professional Qualifications Standards

E. Secretary of the Interior's Professional Qualifications Standards

The following requirements are those used by the National Park Service, and have been previously published in the Code of Federal Regulations, 36 CFR Part 61. The qualifications define minimum education and experience required to perform identification, evaluation, registration, and treatment activities. In some cases, additional areas or levels of expertise may be needed, depending on the complexity of the task and the nature of the historic properties involved. In the following definitions, a year of full-time professional experience need not consist of a continuous year of full-time work but may be made up of discontinuous periods of full-time or part-time work adding up to the equivalent of a year of full-time experience.

History
The minimum professional qualifications in history are a graduate degree in history or closely related field; or a bachelor's degree in history or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic institution, historic organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.

Archeology
The minimum professional qualifications in archeology are a graduate degree in archeology, anthropology, or closely related field plus:

1. At least one year of full-time professional experience or equivalent specialized training in archeological research, administration or management;
2. At least four months of supervised field and analytic experience in general North American archeology, and
3. Demonstrated ability to carry research to completion.

In addition to these minimum qualifications, a professional in prehistoric archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the prehistoric period. A professional in historic archeology shall have at least one year of full-time professional experience at a supervisory level in the study of archeological resources of the historic period.

Architectural History
The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history, or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

Architecture
The minimum professional qualifications in architecture are a professional degree in architecture plus at least two years of full-time experience in architecture; or a State license to practice architecture.

Historic Architecture
The minimum professional qualifications in historic architecture are a professional degree in architecture or a State license to practice architecture, plus one of the following:

1. At least one year of graduate study in architectural preservation, American architectural history, preservation planning, or closely related field; or
2. At least one year of full-time professional experience on historic preservation projects.

Such graduate study or experience shall include detailed investigations of historic structures, preparation of historic structures research reports, and preparation of plans and specifications for preservation projects.