



MEMORANDUM

August 23, 2016

To: City of Morgan Hill Community Development Department
Geier & Geier Consulting

From: Carey & Co., Inc.

Re: Assessment of Potential Impacts Associated with the Proposed Development and the Historical Resource at 45 W Dunne Avenue, Morgan Hill, California.

The house at 45 West Dunne Avenue was listed on the Morgan Hill Historic Resources Inventory as "Adopted Survey List (Residence)" meaning that the resource was determined to be significant on a local level, but not formally designated on the local register.¹ Carey & Co. evaluated and found the barn at the same address eligible for listing in the local register as a part of the residential property.² The barn, which is over 89 years old, complements the traditional rural atmosphere of Morgan Hill and the early residential development context that the main house was associated with. The structure maintains its integrity.

The proposed project is located immediately west of the intersection of West Dunne Avenue and Monterey Road, covers four parcels including the subject property at 45 West Dunne Avenue, a parcel with two residential dwellings, and two undeveloped parcels with outbuildings. The proposed development plans include preserving one single-family residence and relocating one barn (45 West Dunne Avenue), demolishing one single-family residence (59 West Dunne Avenue) and outbuildings, and constructing townhouses and single-family residences. The new construction, which would be compatible with the residential character of the area in terms of the height, materials, and use, would not result in effects that would impair the dwelling's and the barn's eligibility for listing in the local register.

The California Register of Historical Resources has a special criterion for moved buildings, structures, or objects:

The SHRC [State Historical Resources Commission] encourages the retention of historical resources on site and discourages the non-historic grouping of historic buildings into parks or districts. However, it is recognized that moving an historic building, structure, or object is sometimes necessary to prevent its destruction.

¹ "Updates to the Historical Resources Code," City of Morgan Hill Website, <http://www.morgan-hill.ca.gov/669/Historical-Resource-Inventory-Code-Update> (accessed on November 10, 2015).

² Carey & Co., *Historic Resource Evaluation, 45 West Dunne Avenue, Morgan Hill*, November 18, 2015.

Therefore, a moved building, structure, or object that is otherwise eligible may be listed in the California Register if it was moved to prevent its demolition at its former location and if the new location is compatible with the original character and use of the historical resource. A historical resource should retain its historic features and compatibility in orientation, setting, and general environment.³

Based on our review of existing documents and the site visit, Carey & Co.'s conclusion is that the proposed relocation of the barn at 45 West Dunne Avenue closer to the main house would preserve the historic context and have less-than-significant effect on the historical resource. The barn would still be eligible for listing in the local register since it will be moved to prevent its demolition. The new location will be within the subject lot and in close proximity to the main house; therefore, compatible with the character and the landscape features of the original location. The barn should retain its historic features and compatibility in orientation, setting, and general environment after the move.

Section 15064.5(b)(3) of the CEQA Guidelines states that a project that conforms to the Secretary of the Interior's Standards "shall be considered as mitigated to a level of less than a significant impact on the historical resource." Thus, the proposed rehabilitation of the barn should follow the Standards to be considered as a less-than-significant impact.

³ California Office of Historic Preservation, *California Register and National Register: A Comparison, Technical Assistance Series 6* (Sacramento, 2001), 3.