

## HISTORICAL AND ARCHITECTURAL EVALUATION

Bailey/Fellows Ranch site  
Calero County Park  
23201 McKean Rd.  
San José, Santa Clara County, California  
(APN 742-10-018)

Prepared for:  
Santa Clara Valley Water District  
5750 Almaden Expressway  
San José, CA 95118



Prepared by:

ARCHIVES & ARCHITECTURE  
Heritage Resource Partners

PO Box 1332  
San José CA 95109  
408.369.5683  
408.228.0762 fax

Franklin Maggi, *Architectural Historian*  
Leslie A.G. Dill, *Architectural Historian*  
Charlene Duval, *Public Historian*

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## TABLE OF CONTENTS

1.0 INTRODUCTION .....	3
1.1 Project Description .....	3
1.2 Qualifications of the Consultants.....	3
1.3 Methodology.....	3
1.4 Survey Status .....	4
1.5 Summary of Findings .....	4
1.6 Location .....	5
2.0 HISTORICAL INFORMATION.....	6
2.1 Early Historical Context of the Area .....	6
2.2 Historic Property Development of the Site.....	7
3.0 PROPERTY DESCRIPTION.....	11
4.0 EVALUATION FOR SIGNIFICANCE.....	16
4.1 California Register of Historical Resources .....	16
4.2 County of Santa Clara Policies and Ordinance.....	17
4.3 Criteria of the National Register of Historic Places.....	17
4.4 Determining Significance under the California Environmental Quality Act.....	18
4.5 Evaluation.....	18
4.6 Integrity.....	19
4.6 Potential Impacts .....	20
4.7 Mitigations.....	20
5.0 SOURCES OF INFORMATION .....	21
6.0 APPENDICES .....	22
Photographs	
State Recordation Forms (DPR523)	

## **1.0 INTRODUCTION**

Historical and architectural research and evaluation for historic significance were conducted in November 2005 by the firm of Archives & Architecture: Heritage Resource Partners of San José, California, for the site commonly known as the Calero Ranch Stables within Calero County Park in rural unincorporated Santa Clara County, California. The site contains the historic Bailey/Fellows House and related ancillary structures, and is located to the west of McKean Road near its intersection with Bailey Road and south of Calero Reservoir. The Santa Clara Valley Water District (District) is the owner of record of the property. The District is preparing an Initial Study for future improvements at the site that might affect the present complex of buildings and structures.

The intent of this evaluation is to clarify the historical status of the historic Bailey/Fellows ranch site which the Calero Ranch Stables encompasses, as defined by the California Environmental Quality Act (CEQA), and to determine whether the proposed project, which may include demolition and relocation alternatives, would or would not have an adverse effect on the environment. The property is identified by the Santa Clara County Assessor as APN 742-10-018. The property may contain other facilities associated with Santa Clara Valley Water District operations, but those are not included in this analysis.

### **1.1 Project Description**

The Santa Clara Valley Water District is considering improvements at the site that may include modifications or removal of the levee at the south end of Calero Lake. This “U”-shaped levee, known as the Fellows Dike, presently angles to the west, north, and east of the historic Bailey/Fellows Ranch complex that also contains present day Calero Ranch Stables.

### **1.2 Qualifications of the Consultants**

The principal author of this report and evaluator for significance was Franklin Maggi, Architectural Historian, who consults in the field of historic architecture and urban development. Mr. Maggi has a professional degree in architecture with an area of concentration in architectural history from the University of California, Berkeley. Leslie A. G. Dill, Architectural Historian, has a Master of Architecture with a certificate in Historic Preservation from the University of Virginia. Ms. Dill prepared the technical architectural and site descriptions. Charlene Duval, Consulting Historian, conducted the initial property history during preparation of the Santa Clara County Heritage Resource Inventory in 2004. Ms. Duval provided peer review of the intensive level property history and context overview presented in this report that was prepared by Franklin Maggi. Ms. Duval has a Master of Social Science with emphasis in History, Geography, and Archeology from San José State University. Mr. Maggi, Ms. Dill and Ms. Duval meet the Secretary of the Interior’s qualifications to perform identification, evaluation, registration, and treatment activities within their respective fields of Architectural Historian and Historian in compliance with state and federal environmental laws. The criteria are outlined in 36 CFR Part 61.

### **1.3 Methodology**

This document is presented in a report format; attached as a supplement to the report are State of California DPR523 historic property recordation forms. These forms are an update to similar forms prepared for the County of Santa Clara by this firm in 2004.

The portion of the site that contains the buildings related to the historic ranch complex that is the focus of this report was examined in November 2005 by Franklin Maggi and Leslie Dill. Notes on the architecture, characteristic features of the buildings, and the area context were made. Photographs of the exterior of the

buildings and the related ancillary structures were taken. Access to the interior of the historic Bailey/Fellows Ranch House was provided. Unlabeled photographs within this report were taken digitally by Franklin Maggi on November 2, 2005. Architectural descriptions were written based on these field notes and photographs. Initial research was conducted in 2003 by Charlene Duval during work on the Santa Clara County Heritage Resources Inventory Update. Supplemental research was conducted by Franklin Maggi in November 2005, and included visits to local repositories of historical source material. These included the California Room at the San José Martin Luther King Jr. Main Library and the Santa Clara County Recorder's and Surveyor's Offices. This report was prepared utilizing the methodology recommended by the National Park Service, as outlined in Preservation Briefs #17 - Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character (1988), and #35 - Understanding Old Buildings: The Process of Architectural Investigation (1994).

#### **1.4 Survey Status**

The Bailey/Fellows Ranch House is listed on the Santa Clara County Heritage Resource Inventory (Bailey House p. 149). The property was included within the Inventory sometime after 1979 by the Santa Clara County Historical Heritage Commission. It was listed in the 1999 compilation of heritage resources prepared by Beth Wyman et al for the Commission. The property is not listed on the State of California Historic Property Data File. The property has been formally recorded (in draft) on State of California DPR523 forms by Archives & Architecture. This initial work was completed in 2004 during work on the Santa Clara County Heritage Resource Inventory Update Phase II.

#### **1.5 Summary of Findings**

The property was evaluated for significance under CEQA, and the buildings and site were found to meet the minimum criteria for listing in the California Register of Historical Resources. The Bailey/Fellows House and ranch complex is historically significant from a period of that extends from ca. 1867 to 1965.

There are two levels of significance. The original Bailey House as it was configured prior to the addition constructed by owners Edward and Triscilla Fellows in the late 1940s, is individually eligible for the California Register under Criterion 3, for its distinctive architectural qualities. The structure is a rare circa 1867 Italianate design in a rural setting that retains much of the ambiance that existed when built in rural Santa Clara County at the end of the Early American Period.

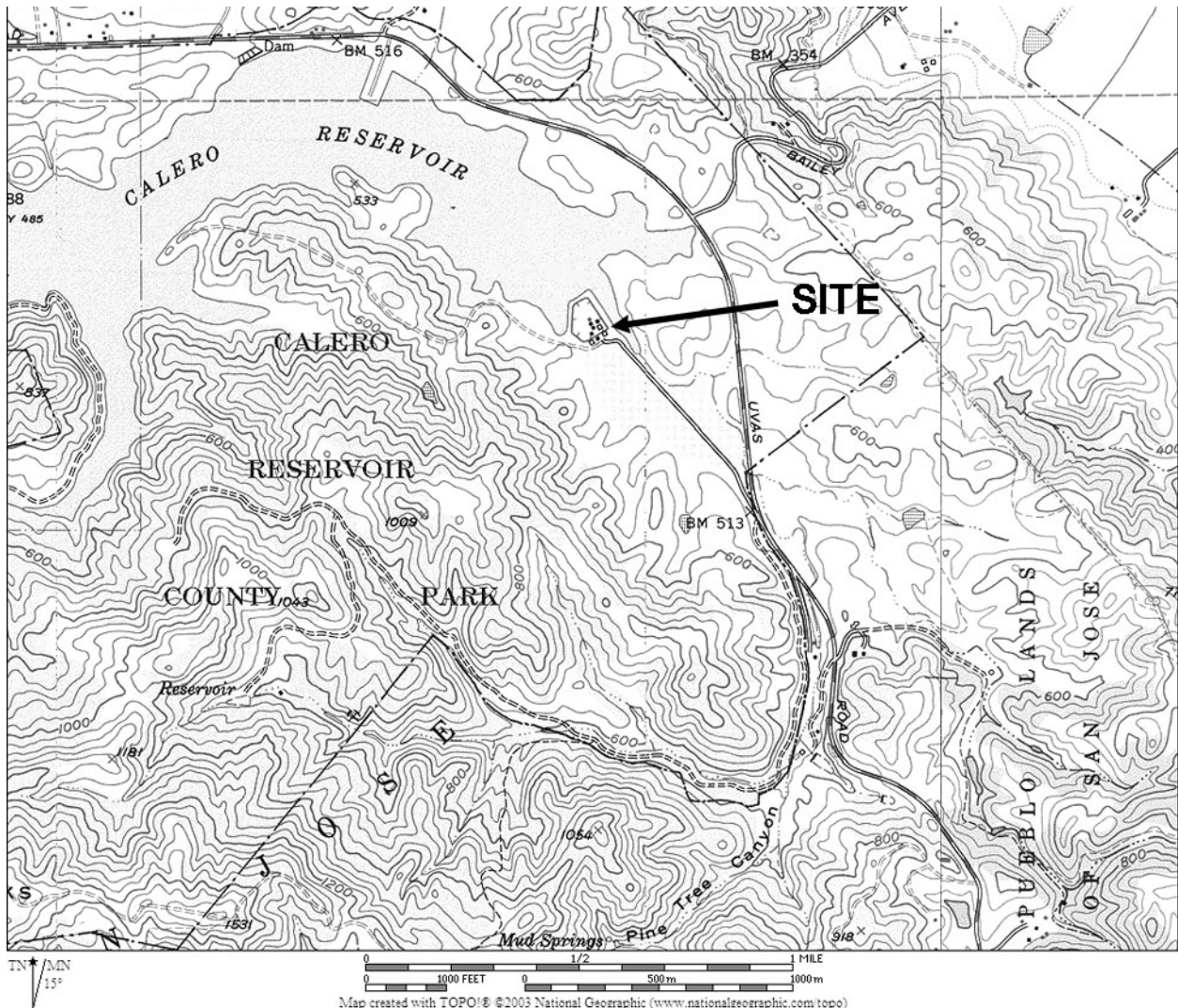
The Bailey/Fellows Ranch site is also significant for its representation of patterns of agricultural development from the late Early American Period through the Post-War Period, 1867 to 1965, under Criterion 1 of the California Register. The association of Edward Fellows, a significant local personage under Criterion 2 of the California Register, lends an important aspect to that period, as Fellows continued the agricultural use of the property with both cattle-raising and his involvement in the origins of the organized pleasure horse industry. The setting is of primary importance in defining the contributing features of the site that relate to this significance. The specific features beyond the house include the two historic barns and the 7-horse stables, the office and barbecue grouping, and the two workers cottages. A water tank may possibly be associated with the pre-1965 use of the property, but may not be of primary historical significance to the complex of buildings that constitute the historic setting.

Because the buildings and site appear to qualify for the California Register, demolition or alteration/relocation projects that do not meet the Secretary of the Interior's *Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995* may have a significant adverse effect on the environment in the context of historic resources as defined by CEQA.

If the resources noted in the paragraph above cannot be maintained on site in their present setting with the implementation of the project, then relocation alternatives may also be possible, but would require the development of a Treatment Program to ensure that the project meets the *Secretary of the Interior's Standards*. Relocation of historic and cultural resources may constitute an adverse impact to the resource. An acceptable Treatment Program would mitigate potential impacts if the methodology of relocation ensures that preservation of the physical features contributing to the present historic site, when relocated, maintains the original character of the historic setting.

### 1.6 Location

The historic Bailey/Fellows Ranch site lies in rural unincorporated Santa Clara County within the sphere of influence of the City of San José in lower Almaden Valley. The present building complex associated with this historic ranch consists of 187.93 acres, and is primarily bounded by the 270-acre Calero Reservoir to the northwest, McKean Road (previously Uvas Road) to the northeast, and the 623.98-acre Calero County Park to the south.



## 2.0 HISTORICAL INFORMATION

### 2.1 Early Historical Context of the Area

This study addresses historic development beginning with the introduction of Euro-based immigrants to the region in the late eighteenth century. Prior to then, the first inhabitants of greater Santa Clara Valley and the hills that frame it were members of the Ohlone or Costanoan cultural group. Although the Ohlone people shared cultural and linguistic similarities, the tribe consisted of eight politically autonomous subgroups that populated the coastal area from the San Francisco peninsula and the Carquinez Strait south to northern Monterey County. A number of Ohlone tribes occupied the southern portions of the San Francisco Bay area. The local prehistoric record for the subject property is not included within this study.

In the fall of 1769, Spaniard Gaspar de Portolá and a company of sixty-four men were the first Euro-Americans to visit the place that would become the southern Santa Clara Valley. The following year Spaniard Pedro Fages led a small party from the Port of Monterey across the San Felipe Plain, visiting an Indian village on the shore of San Felipe Lake to the east of present day Gilroy. These expeditions were followed by several other Spanish excursions in 1772, 1774, and 1776. Juan Bautista de Anza led the last party made up of settlers who traversed the region on the way to establishing the Presidio of San Francisco. Their route followed the east side of the foothills that bound the subject site to the east.

Mission Santa Clara and El Pueblo de San José were established in 1777 by Spanish missionaries and colonists on the banks of the Guadalupe River in the northern part of the valley. El Camino Real was established as the major transportation route that linked the pueblo and the mission to the evolving system of Franciscan missions and presidio outposts of the Spanish Empire.

Business and commerce during the period of Spanish jurisdiction in Alta California (1777-1821) consisted of cattle-raising and limited agriculture. California at that time was a frontier province that included the Baja Peninsula as well as the area we now know as California. In 1794, new regulations permitted the presidio commanders to make land grants within four leagues of any California barracks.

Mexico declared independence in 1821, and, after the Mexican Revolution, Alta California missions were secularized and Mexican governors authorized hundreds of land grants. During the Mexican period, cattle-raising remained the primary focus of commerce. The ranchos were devoted to raising large herds of cattle for the hide and tallow trade in the Americas, the basis of the regional economy during this period. The subject property is located between two large ranchos from this period, the Rancho San Vicente (patented by the U. S. Government in 1868), and the Rancho Laguna Seca (patented 1865). To the south was Rancho Las Uvas (patented 1860), but the large area that would later become the Calero Ranch, and later much of Calero Reservoir Park (now Calero County Park), was ungranted property that ultimately came under the authority of the Pueblo of San José at the time of transition from Mexican to American rule.

By 1845, the era of Spanish and Mexican influence was coming to an end in the region. The 1840s were a significant period in California's history and a point of transition for the Santa Clara Valley into its modern form. As American and European immigrants began to arrive in Mexican California during the 1830s and 1840s, many were attracted to the local region.

In 1848, the United States acquired the Mexican province of California in the Treaty of Guadalupe Hidalgo. On the heels of the acquisition of California by the United States came the discovery of gold in the Sierra foothills, which precipitated a sudden influx of population to the state. The American frontier

period in California had begun with the military conquest of California in 1846, and came to a close with the completion of the transcontinental railroad in 1869.

In 1869, the Santa Clara & Pajaro Railroad line was completed through the southern Santa Clara Valley. This event precipitated many changes in the greater South County, as it spurred the development of towns along the railroad line and caused changes in land use due to the accessibility of new markets outside the region. The railroad line roughly paralleled Monterey Road, connecting San José with “New” Gilroy. Through most of the late nineteenth century, grain continued to be one of the primary agricultural pursuits in the greater South County although elsewhere in the county production had peaked around 1875. Large stock ranches such as the Bailey Ranch operated during this period. When the cattle industry shifted to more intensive methods with the introduction and use of feed lots, hay production became a necessity. The planting of forage crops and the establishment of feeding sheds led to better utilization of the range. Hay and forage crops were also used by the dairy industry. Portions of large land holdings were often leased, as the second generation of the settler families that owned these lands were less interested in farming and ranching.

By 1890, orchards started to spread along Monterey Road, and by 1900, orchards completely dominated the greater South County agriculture (Broek 1932). The business of fruit production, the combination of growing, packing and canning, was the focus of agriculture throughout Santa Clara County by the early twentieth century. Fruit production peaked in the 1920s. With the increased ratio of crop value to land unit, large farms became unnecessary. Increased land prices, cultivation costs, and growing population led to the subdivision of farmlands into highly specialized “fruit ranches” that were 3 to 50 acres in size. By the 1930s, 83 percent of the orchard ranches raised prunes. Santa Clara County was producing 25 percent of the world’s trade.

While many of the smaller farms were devoted to fruit production, the larger farms continued to practice diversified farming strategies. It was not uncommon for large farms to have fruit orchards, vineyards, and hay and grain fields. A variety of stock could also be found on these farms, including dairy cows, pigs, and poultry.

## **2.2 Historic Property Development of the Site**

The ranch house located at 23201 McKean Road was constructed sometime between 1867 and 1870 by Boanerges Robert Bailey. Boanerges, one of twenty-one children, was born in Robertson County, Tennessee in 1827; his parents, John and Nancy Bailey, were originally from Virginia. He left Tennessee about 1848, arriving first at the Great Salt Lake during the first Mormon migration to the Salt Lake Valley area in 1847-48. By the second year following John Marshall’s discovery of gold in California, Boanerges was living in Nevada County, California with his younger brother Doctor Bowling Bailey. During winter of 1850-51, they were at the Rough and Ready mines. He and his brother appear to have had success in prospecting – having sought their fortunes in a number of counties in the Gold Country over the next few years. By 1853, both brothers were located in the Fremont Township, now known as the Mountain View area of Santa Clara Valley. D. B. Bailey purchased property in that area where Boanerges stayed until 1857. It was there that Boanerges married Elizabeth Ellen Sparks in 1855; the couple relocated in 1857 to Tulare County where they were engaged in cattle ranching until 1864 (Munro-Fraser 1881). Elizabeth Bailey, born in Illinois about 1838, came to California as a child with her family as a part of the Lassen Party in 1848, a small wagon train of pioneers who established the Lassen Trail along the Pit River in Northern California (*San Jose Mercury* Signposts Feb. 4, 1972).

According to historian J. P. Munro-Fraser, writing in 1881, the Bailey family settled in the Almaden Township on what would be his future ranch in 1864. At that time, the property was a part of Pueblo

Tract No. 2, a large rural area under public ownership of the City of San José between the ranchos San Vicente, Las Uvas, and Laguna Seca. If they did arrive in 1864, it is likely Boanerges made a claim for the land, as this was the common approach for rural properties at this time. Boanerges registered to vote on April 13, 1867 as a resident of the Burnett<sup>1</sup> Township (Great Register 1879). A little over a week later on April 22, 1867, he acquired from the Commission of the Funded Debt the 873-acre property, which would become the Bailey Ranch, for \$1,745, a transaction approved by San Jose's City Council on that date (Deeds 23:392). The ranch contained the headwaters of Calero Creek which flowed northward. The arroyo was surrounded by the western edge of the Rancho Laguna Seca at the top of the foothills to the east, and by the Charles Parr ranch on the west which had been initially established in 1862 in a transaction between Parr and Rancho San Vicente owner Zacarais Bernal y Berryessa (Deeds Q:301).

In the mid-1860s, many titles were issued by San Jose's Commission of the Funded Debt to claimants or holders of property that had been identified in the first rural surveys or that had been publicly owned lands of the Pueblo of San José. The Commission was established by the San José City Council in 1858. The commissioners took possession of the Pueblo lands in 1858, and over the next thirteen years litigated over titles to these lands, granting title where appropriate to clarify ownership or in some cases selling off property to fund city operations. Final settlement occurred on January 28, 1871 (Arbuckle 1986). The larger area around the subject property, at first identified as Pueblo Tract No. 2 and later formally known as Pueblo Tract No. 3, was sold into private ownership by the City of José beginning in 1867. On December 7, 1866, the City of San José transferred a 60-foot right-of-way to the County of Santa Clara for Uvas Road to provide access via public road to the future parcels (Deeds W:162). In early 1867, parcels adjacent to Bailey's were sold to Hill and Ryan (Deeds W:178), Charles Parr (Deeds W:217), John Fitzgerald (Deeds W:305), and Noah Parr (Deeds W:321).

It was on these ranch lands that Boanerges R. Bailey subsequently built his Italianate-style house, likely sometime after obtaining clear title to the property. He engaged in stock raising and related farming. By the time of the 1870 census, the property was valued at \$6,000, which implies that the house was built by then. By 1876, a house was identified on the property adjacent to and to the west of Llagas Road (later called Uvas Road and now called McKean Road), the road that connected Almaden Road to the Uvas Canyon area and points south. Llagas Road at this time paralleled Calero Creek which angled westerly just north of the house and associated open space to the north of the house to the creek. Bailey Road would eventually tee into Llagas Road just north of the house; it was the connection to Monterey Road and the Coyote Station area, built in 1893 (Loomis 1985).

The Baileys had nine children by 1881, seven of whom were alive in 1880 at the time of the Federal Census that year: Frederick (21), Nancy (19), Stonewall (16), Luella (11), James and Wesley (twins - 10), and Doctor Bowling (5) (Munro-Fraser 1881; 1880 Federal Census). Ten years earlier, the Federal Census indicated that the Bailey's personal property was worth \$700, and also that a laborer was living on the site who had \$400 in personal property. Boanerges was a trustee of the Llagas School District and donated land for the school in 1875, which was built to the south along Llagas Road near Casa Loma Road and Llagas Creek (Deeds 35:537). Following the death of Boanerges on August 26, 1883, and into the 1890s, his widow, Elizabeth, and most of the children lived in San José (*Santa Clara County Connections* 1993; San José directories). The naming of Bailey Avenue in the 1890s was associated with the location of its terminus at the Bailey Ranch property, although it appears there may not have been any Bailey family members living there at that time. The road may have originally been a private access road used by ranchers as a shortcut to Monterey Road. The tenancy and operators of the ranch during the 1890s could not be determined as a part of this study. Both barns appear to have been built during the nineteenth

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<sup>1</sup> The area of the Bailey Ranch has been identified under both the Burnett and Almaden Townships over time.

century, and, as such, were probably built prior to 1883 while Boanerges still was actively operating the ranch. No Bailey family members are shown residing on the property at the time of the 1900 Federal Census. On January 27, 1903, the Bailey family, consisting of Elizabeth Bailey and her sons D. B., W. H., S. J. and J. M., as well as daughter Luella Hageman and her husband Ira (all of Santa Clara County), and her granddaughter Marguerite Smith (daughter of Frederick and Nannie Bailey) and her husband Mayfield, sold the ranch property to Newman brothers Joseph, Charles, and Thomas, all of Santa Cruz County (Deeds 264:28). Elizabeth Bailey died in Santa Clara County on Sept. 9, 1916 (*San Jose Mercury* Signposts Feb 4, 1972).

The Newman brothers were the sons of Joseph August and Catherine C. Newman. Joseph Newman Sr. was an immigrant from Prussia who arrived in California in 1850. He married Catherine Kennedy, an immigrant from Ireland, in the early 1860s. They raised most of their eight children (seven boys and one girl) in the Mayfield area of Santa Clara County and the Page Mill area of San Mateo County before moving to Boulder Creek in Santa Cruz County in 1890. Joseph August was listed as a teamster in the 1880 Federal Census. Catherine Newman died in 1899, just after the family had relocated to the San Lorenzo area. Joseph August Newman died at age 84 at the home of his daughter, Mrs. Jacob Hartman (*Mountain Echo* August 24, 1901). The Newman brothers along with their brothers-in-law engaged in the saloon and hotel business (*Mountain Echo* September 13, 1902). Charles Newman married Josephine (Josie) T. Maddock in 1901 while both were living in Boulder Creek (*Mountain Echo* Nov. 30, 1902). Thomas was listed as a teamster in the 1900 Federal Census, and by 1910 had moved to the former Bailey ranch. It appears that his siblings may not have ever lived on the property. Joseph and Alice (Maddock)<sup>2</sup> Newman were living in San Lorenzo by 1900; and in 1910, they are still in the Boulder Creek area and Joseph was working as a lumberman. By 1920, he and Alice had relocated to San José and Joseph was a real estate agent, remaining in San José until their deaths in 1937 and 1957. Charles and Josephine Newman are listed in the Federal Census in Boulder Creek in 1910, Charles also working as a lumberman as was his brother Joseph. By 1920, he and Josephine had relocated to the City of Santa Cruz. Thomas remained single during these years and was operating the ranch in both 1910 and 1920. By 1930, however, Thomas was unemployed and living in San José where he remained until he died in May 1935, the same year that the property was sold to the Santa Clara Valley Water Conservation District.

By 1904, under Newman ownership, the ranch had been planted with 400 acres of grain (*Mountain Echo* Jan 30, 1904). A prune orchard, once located to the south of the two historic barns, was planted sometime just prior to 1924. A late 1930s aerial photograph of the site presently on display in the Bailey/Fellows House shows a fairly mature orchard, and the few remaining trees on-site are very old.

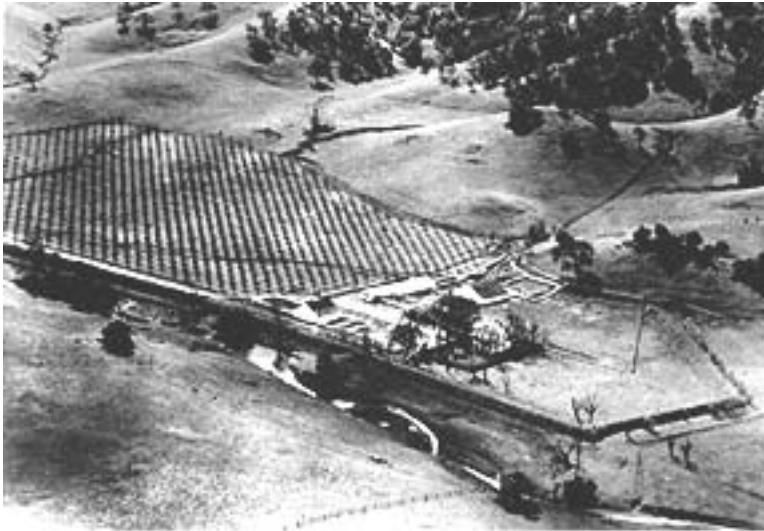
By 1920, Herbert Phillips and a cook were also living at the ranch (Federal Census 1920). In 1924, the Newman brothers appear to have ended their direct involvement with the farm operations, as that year they signed a 5-year lease with J. F. and his wife M. Rose Silveira and M. B. and his wife Jacinta F. Silveira (OR 70:127).<sup>3</sup>

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<sup>2</sup> Josephine and Alice Maddock were sisters, children of Thomas and Alice (Sinnott) Maddock who were born in Ireland.

<sup>3</sup> The record of this lease only shows the first and middle initials of the lessees. A review of census data and vital records failed to identify for certain these four persons. It is also not known for what time period they actually operated the ranch. The 1930 Federal Census does not show them residing on Uvas Road.

The lease included an additional 554.35 acres that the Newmans had by then purchased from the Parrs.<sup>4</sup> The recorded lease was for \$2,786 a year and describes a number of features on the property to be maintained as a part of the rental agreement. The prune orchard was said to have been planted “in the last several years” and the lessees were to have the fruit dried, dipped and delivered to the California Prune and Apricot Growers, Inc. There were wood choppers’ cabins, windmills, tanks, and a school house on the property.<sup>5</sup> The Newmans retained the right to store furniture in the house in an upstairs room on the west side, and ranch tools and machinery in the barn.



Calero Ranch, aerial photo - Circa 1940 Photo: Fellows Family

In 1935, the property was sold by the three Newman brothers and their wives to the Santa Clara Valley Water Conservation District for the proposed Calero Reservoir. The Board of Directors had approved the acquisition by resolution on December 5, 1933, with the actual transaction occurring on October 26, 1935 (OR 748:143). At the time of the construction of the reservoir, a levee was built around the house, ranch and orchards, and Uvas Road was relocated further to the east; the long driveway to the house and barns from the south was also probably constructed at that time along the alignment of Uvas Road.

Sometime after 1935, Edward and Triscilla Fellows acquired the property from the Santa Clara Valley Water Conservation District. Record of the transaction was not located as a part of this study; however, Santa Clara County Parks staff has indicated to District staff that the transaction occurred in 1938. It is also not known what the size of the initial parcel was that Edward and Triscilla Fellows acquired. By the 1960s, the "Calero Rancho," as it was called, was noted as being 2,000 acres in size (*San Jose Mercury* Jan. 19, 1965).

Edward Fellows was born in Santa Clara County in 1901; his parents, Manuel and Catherine, immigrated from the Azores. His wife, Triscilla, nee Nicora, was born in San José in 1898 and was of Italian-American decent. Edward Fellows completed his undergraduate work and law degree at Santa Clara University in 1923 and began his law practice in San José in 1924 (*San Jose Mercury* October 17, 1956), teaching briefly at his alma mater from 1926-1929. In 1925, Edward Fellows and Triscilla Nicora were married. About 1938, they moved from their house at 858 Schiele Ave. in the Alameda Park district of San José to the ranch. Two years later, with co-investor Dr. Edward A. Amaral, Fellows acquired the building at 82 North Second St. in San José where he kept his law office while living on the ranch. He went into partnership with attorney Lawrence T. Sutton, and they maintained their offices at the North Second Street address until 1963.

<sup>4</sup> The specific transaction that increased the size of the ranch was not located as a part of this study.

<sup>5</sup> It appears that by this time the 1875 Llagas School building may have been replaced and the Newman brothers could have acquired the structure and had it relocated onto their property. It is believed the structure is still extant in the vicinity but the location was not investigated as a part of this study.

It was in 1939, shortly after relocating to the ranch, that Edward Fellows was involved with the creation of the Santa Clara County Horsemen's Association. By 1942, this group had become the nucleus of the California State Horsemen's Association, which was incorporated that year with Edward Fellows as its first President. The association remains in existence today with over 20,000 members statewide in twenty geographic regions with its headquarters in Clovis, California. The CSHA is oriented primarily to the pleasure horse industry and pleasure horse owners ([www.californiastatehorsemen.com](http://www.californiastatehorsemen.com)). Edward Fellows was active locally in a number of organizations, including the Santa Clara University Alumni Association (in which he served as president), the Santa Clara County Bar Association, and the Santa Clara County Cattlemen's Association.

The house at the ranch was remodeled by Triscilla Fellows in the 1940s; and sometime in the 1940s or early 1950s, the barbeque and office building to the west were constructed. A review of county building permits indexes back to 1947 was unsuccessful in locating permits for either the house addition or the new building. The Fellows hosted many gatherings at the ranch, including the Santa Clara County Bar Association's annual barbeque. In 1956, Edward Fellows was sworn in as Judicial District Court Judge for Morgan Hill. Judge Fellows died in a train/auto crash on January 18, 1965 at Bailey Avenue and Monterey Highway.

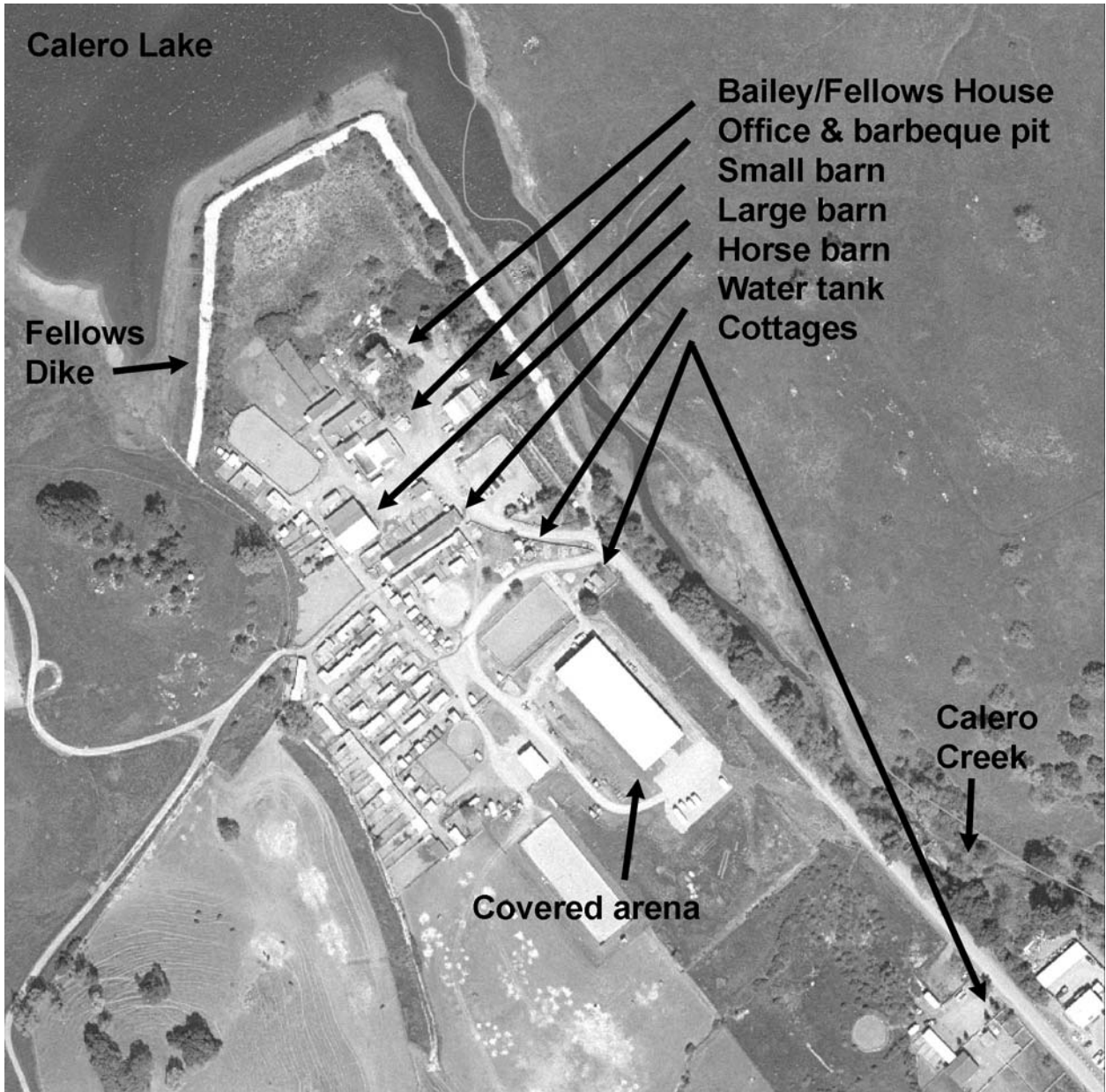
This study does not include detailed information on ownership and occupation subsequent to the death of Edward Fellows. In 1968, the County of Santa Clara began leasing Calero Reservoir lands from the District to develop water-oriented recreation, and land acquisition took place in the area during the 1960s and 1970s by both the District and the County. After its re-acquisition, the Bailey/Fellows complex of buildings had been leased to Albert and Shirley Persiani by the District at the time that Santa Clara County took over operations in 1978. In 1985, the Parks Department contracted with Joe Gonzales to operate the existing equestrian concession at the site, now known as Calero Ranch Stables ([www.caleroranch.com](http://www.caleroranch.com)).

The Bailey/Fellows house now serves as the office and on-site residential use associated with the Calero Ranch Stables. Two contemporary permits issued for the site were located in the County of Santa Clara building indexes; one for unspecified construction in 1988 (BP80471), and one for the pool to the west of the office building in 1995 (BP53925). Some restoration work may have been done on the house about 1991 with funds from the Santa Clara County Historic Heritage Commission. The present master plan for Calero County Park proposes to renovate the house and create a visitor center, museum and special event area.

### **3.0 PROPERTY DESCRIPTION**

The historic Bailey/Fellows Ranch is located within Calero County Park, near the upper (southeast) end of Calero Reservoir. The park is at the southeastern corner of the main portion of Santa Clara Valley, within the grassy foothills of the Santa Cruz Mountains and west of the South [Santa Clara] Valley, also known as Coyote Valley. The house is in the midst of an extensive equestrian center that includes barns, corrals, stables, riding arenas, and other related outbuildings. Two of the nearby barns and one stable are identified as historic. There are other structures on the site that appear historic as well, including two small buildings that were likely some form of worker housing, a water tank, and a brick barbeque and office building that have designs and materials that indicate that they are approximately fifty to sixty years old. There are a few mature trees immediately surrounding the house, primarily oaks. There is also a scattering of younger trees and some shrubs throughout the equestrian center area, but most of the site is bare earth from heavy use. Two gnarled prune trees are found within the equestrian area, almost certainly from the orchards seen in historic photographs during the Newman family ownership. Automobile access

to the site is from the southeast; the paved service road from McKean Road opens into a large gravel parking area immediately to the southeast side of the house. The entire complex is separated from the reservoir by a “U”-shaped earthen levee to the northeast and northwest; the levee is covered with grasses and scrub similar to the surrounding countryside. The levee is referred to as the Fellows Dike, constructed about the time that Edward and Triscilla Fellows acquired the site. Current views from the house, although partly concealed by the levee, include grassy and oak-clustered hills; original views would have included a wide valley curving down to the northwest where the reservoir is now. A low hilltop to the immediate west of the house has a distinctive outcropping of rocks and cluster of oaks that may have once served as a natural landmark.



Aerial view of Calero Ranch Stables

The Bailey House is Italianate with Neo-Classical elements. The Italianate style was common in the region starting in the 1860s and remained popular in Mannerist variations until the 1880s; however, the simple Neo-Classical columns and pediments of this house relate to earlier design trends from the 1860s. The two-story house is “T”-shaped in plan with blocky vertical proportions. The wide, front (northeast) wing is side-gabled, but a narrow front-gabled section rises two stories at the center, emphasizing the main entrance. A tall, narrow, one-story entrance portico projects from this central section. The deep, two-story rear wing of the house projects slightly off-center from the main wing. In the south corner of the “T”, a two-story volume was added to the house in the 1940s. A one-story enclosed porch fills the



north corner between the front and rear wings; this structure has detailing and materials that indicate that it could be original or an early addition. The house is set fairly close to grade, on a mudsill. Brick chimneys project from the roof ridge; they have only a simple cap.

Southeast façade of Bailey/Fellows House showing addition to rear wing. See Appendix for additional photographs.

A moderately pitched, wood-shingled roof covers the house, above a large cornice. The cornice features curved, built-up Italianate brackets; at the gable ends, the curve of the brackets is particularly

evident where they follow the roof pitch. At the gable ends and at the corners of the house, the brackets are paired; along the eaves, the brackets are widely spaced. The cornice includes a crown molding between the brackets and a thin line of trim along the base of the wide frieze; wooden gutters are integrated into the trim. The narrowness of the front gable makes it appear as a pediment with a broken entablature; the proportions of the side and rear gables create a more traditional gable-end design with Neo-Classical returns at the eaves.

The house walls are clad in channel-rustic siding with wooden quoins at the corners where the siding butts into  $\frac{3}{4}$ -round corner moldings. A watertable encircles the house at the base of the first floor. The Neo-Classical front portico is supported by tall, thin columns and topped by a gabled pediment. Under the pediment is a row of dentils. The front door is recessed into a paneled alcove in the wall below the portico. The front door has four flat panels with raised trim; the two upper panels are arched. Above the door, there is a transom panel and a thin transom window; the glazing appears to be a replacement or possibly added. Serving the entrance is a modern stained deck.

The original fenestration consists of individual two-over-two, double-hung wood windows placed symmetrically and aligned vertically. The flat-board casings feature architrave trim on the sides and top; the aprons are shaped trim. The original upper windows at the gabled walls have pediments atop wide

header trim; they are shorter than the lower windows. The lower-level windows and the upper windows at the eave walls have flat hoods. The windows have operable wood shutters. The original windows in the rear wing have been replaced with large, fixed picture windows. The description from the 1999 Santa Clara County Heritage Resource Inventory of this building states “Many of the original windows have been replaced.” While this is true in the context of the building as a whole, all of the windows in the front portion of the building appear to be original.

#### Interiors:

Much of the interior of the house is intact including high plaster ceilings, fireplace surrounds, softwood floors, the staircase and its handrail, and some doors and hardware; however, modifications include the addition of knotty-pine paneling in the hallway and some rooms, creation of a cathedral ceiling in the second floor rear room, as well as changes to the floor plan to accommodate the 1940s addition.

#### Character-defining features:

The house is an intact composition of the Italianate features noted above including, but not limited to: massing, siding, Italianate brackets and cornice trim, the front portico, original windows and doors and associated trim, etc.

#### Outbuildings and Structures:

To the southeast of the house across the gravel parking area is a small historic barn. The barn is constructed with the traditional gabled roof at the center, running northwest/southeast, and flanking shed wings that continue the roofline at a lower pitch. It has some post and beam structure at the interior side walls, some original vertical board walls on the exterior with square nails, and corrugated metal roofing over widely spaced skip sheathing. Some of the barn is sided with plywood. There is a full-width pair of doors at the center front (northwest), a series of doors on the southwest side, and a wide Dutch door on the front and on the rear.

South of the house, and southwest of the first barn described, is a second large historic barn. This structure also has a gabled center roof, running northeast/southwest, with flanking shed wings. This barn has post-and-beam structure at its interior side walls with vertical board walls on the perimeter. Although the roof is now covered with corrugated metal roofing, original shingles are visible above the skip sheathing; these old-style, long shingles had a deep reveal (about 24”-30”). The rafters are alternating in size: 2x6’s and 2x8’s. The sidewalls are set on concrete stem walls; the southeast footing is overturning.

Roughly centered between, and to the southeast of, the two barns is a long stable. Its narrow footprint runs southwest-northeast, and its seven original stalls face southeast, away from the house. The post-and-beam structure is visible under the low-slope shed roof that extends to the southeast as a full-width shelter for the stalls. The building is covered with galvanized corrugated roofing over wide skip sheathing. The stalls have half-height, flat-board walls with vertical slats above. One apparently original door is extant; it has cross-braced paneling, and is the height of the stall walls; the remaining stalls have a mixture of plywood and modern paneled doors. Attached to the northeast end of the stable structure is a recently remodeled restroom building with knotty pine siding.

Some structures near the original house date from the mid-twentieth century. To the south of the house, between the house and the western barn, is a one-story residential-scaled building. Used as an office, it has a Ranch-style “L”-shaped plan and a low, full-width shed-roofed front (northeast) porch. Its moderate-slope gabled roof is covered with composition shingles and has exposed rafter tails. The walls

are clad in v-groove siding, and the gable ends are covered with vertical boards with clipped corners. The dog-ear siding also fills the rake end of the shed-roofed porch. The porch has a tile patio floor and 4x4 posts; at the two outer corners are paired posts with decorative cross-bracing. The front door is placed to the south side of a prominent brick chimney; it is a heavy-looking door with strap hinges supporting its vertical board design. The chimney has a wavy brick courses combined with randomly placed clinker bricks. Although the brick pattern is curvilinear, the bricks and pointing themselves are very crisp. The original windows are paired casement units; each sash has three stacked panes with horizontal proportions typical of the 1940s. The windows on the southeast side have been replaced with aluminum sliders. Immediately behind this building is an in-ground swimming pool.

To the northeast of the office is an elaborate brick barbeque. Built of handmade and clinker bricks set in purposefully uneven courses, it includes a large grill and chimney in the center, and numerous ovens and storage niches to the sides, under wide, tiled counter space. The broad chimney above the grill emphasizes the handmade quality of the brick and its irregular composition. Adding to the design are colorful inlaid tiles and carved wooden Scandinavian-design doors at the storage niches.

To the southeast of the house, across the equestrian center and near the access road, is a rectangular one-room building with a gable roof. This board-and-batten building has rolled roofing with moderately deep eaves and rests on a mudsill. Its original side and rear windows are square, wood-framed sliders that are surrounded by flat-board trim. At the gabled front (northwest) wall are the one-lite, 3-panel front door and a double-hung wood window. Over the door is the number "6". An identical building is located farther to the southeast in a service area separated from the rest of the complex by open space.

Interspersed with the historic building complex is a collection of prefabricated and utilitarian horse stalls and storage structures; there is a variety of materials, but many of the structures are plywood. Fences define a variety of equestrian spaces, and a large metal-frame roof covers an arena in the far southeast of the complex. One distinctive structure is a large wooden water tank near the road, which may be from the early twentieth century. The tank has vertical staves held together with many metal straps and some metal rods with turnbuckles at its base. The tank has a concrete foundation. There are trellises associated with a picnic area, and an assortment of utilitarian structures, such as pumps and prefabricated holding tanks.

## 4.0 EVALUATION FOR SIGNIFICANCE

This portion of the report constitutes an historical and architectural evaluation of the property that is the subject of this report, based on a statement of historical significance according to the *Guidelines for Implementation of the California Environmental Quality Act – Preliminary Review of Projects and Conduct of Initial Study*, to determine the potential significance of impacts to historical resources according to section 15064.5 of the California Code of Regulations. More specifically, two sets of guidelines were used; the California State Historic Resources Commission’s requirements for listing on the California Register of Historical Resources, and the National Park Service’s requirements for listing on the National Register of Historic Places.

### 4.1 California Register of Historical Resources

Properties in the County of Santa Clara that are evaluated for significance within the environmental planning processes are considered under the criteria of the California Register of Historical Resources. The significance criteria are similar to those used by the National Register of Historic Places (see Section 4.3), but oriented to document the unique history of California. The California Register includes properties listed in or formally declared eligible for the National Register, California State Landmarks above #770, certain Points of Historical Interest, and properties listed by application and acceptance by the California Historical Resources Commission. The California Register is a guide used by state and local agencies, private groups and citizens to identify historical resources throughout the state, and is also used as a planning tool within the California Environmental Quality Act to help indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change within government regulatory programs. [Public Resources Code Section 5024.1]

Under CEQA, an, “historical resource” includes, but is not limited to, “any object, building, structure, site, area, place, record or manuscript, which is historical or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, education, social, political, military, or cultural annals of California.” [Public Resources Code Section 5020.1(j)] The types of historical resources eligible for listing in the California Register include buildings, sites, structures, objects and historical districts. [California Code of Regulations Section 48542(a)]

The types of resources and the criteria for listing in the California Register are consistent with those developed by the National Park Service for listing historical resources in the National Register, but have been modified for state use in order to include a range of historical resources which better reflect the history of California. Under California Code of Regulation Section 4852(b) and Public Resources Code Section 5024.1, an historical resource generally must be greater than 50 years old and must be significant at the local, state, or national level under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or important creative individual, or possesses high artistic values.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

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

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

California Code of Regulations Section 4852(c) addresses the issue of “integrity” which is necessary for eligibility for the California Register. Integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.” Section 4852(c) provides that historical resources eligible for listing in the California Register must meet one of the criteria for significance defined by 4852(b)(1 through 4), and retain enough of their historic character of appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.

#### **4.2 County of Santa Clara Policies and Ordinances**

Santa Clara County currently has two ordinance components in place that address historic resources: 1) Establishment of the Historical Heritage Commission and 2) Demolition Permit Restrictions; however, Santa Clara County does not have a comprehensive ordinance that addresses the treatment of historic properties in the unincorporated areas of the county.

#### **4.3 Criteria of the National Register of Historic Places**

Properties in the Santa Clara County that are evaluated for significance within the development review process are considered under the criteria of the National Register of Historic Places. The National Register considers the quality of significance in American history, architecture, archeology, engineering, and culture that is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and are evaluated according to the following criteria:

- Criterion A that are associated with events that have made a significant contribution to the broad patterns of our history; or
- Criterion B that are associated with the lives of persons significant in our past; or
- Criterion C that embody the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that

represents a significant and distinguishable entity whose components may lack individual distinction; or

Criterion D that have yielded, or may be likely to yield, information important in prehistory or history.

Properties that are listed on or formally determined eligible for the National Register are automatically listed on the California Register.

#### **4.4 Determining Significance under the California Environmental Quality Act (CEQA)**

A project with an effect that may cause substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment under CEQA. An “Historical Resource” includes those listed in or determined to be eligible by the State Historical Resources Commission, a resource included in a local register that meets the requirements for listing in the California Register, and any object, building, structure, site, area, place, record, or manuscript which an agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, education, social, political, military, or cultural annals of California, provided that the determination is supported by substantial evidence in light of the whole record. Generally, local agencies are required to consider historical significance if a resource meets the criteria for listing on the California Register under the criteria previously stated.

#### **4.5 Evaluation**

The subject property is not “designated” on any federal or state registers. The house is presently listed on the Santa Clara County Heritage Resource Inventory. The Bailey/Fellows House, as well as certain ancillary buildings including the three barns, two cottages, office building and barbeque, and perhaps the water tank are at least 50 years old and associated with the Fellows ownership or earlier. For the purposes of CEQA, the preparers of this report reviewed these structures in light of potential demolition, alteration, and/or relocation alternatives as a part of implementation of the project. The building, structures, and site was reviewed for potential listing on the California Register of Historical Resources.

The site presents itself as a cultural landscape that evolved over roughly a century as a rural ranch (1867-1965). Under the stewardship of the Bailey, Newman, and Fellows families, its early agricultural origins associated with Boanerges R. and Elizabeth Bailey were maintained as it evolved in keeping with changes in the regional agricultural economy during this period as noted in the Historical Context – Section 2.1. The impact on this landscape changed somewhat with the construction of Calero Dam and the Fellows Dike and creation of Calero Reservoir in the late 1930s, but not in a way that disrupted the historic setting to a significant degree. The recent introduction of buildings related to the Calero Ranch Stables concession are mostly reversible, and those buildings continue usage patterns on the site that do not conflict with historical patterns.

The site appears to qualify for the California Register under Criterion 1 based on its representation of an important pattern of development within the context of the evolution of Santa Clara County: specifically, the Bailey/Fellows House, the two agricultural barns as well as the 7-horse stables, the two worker cottages, the Fellows office building and barbeque structure, and perhaps the water tank. Extant buildings and structures on the site that are associated with the period of significance (1867-1965) would be considered significant historical resources under CEQA. This pattern of development and its significance as a cultural landscape would most likely also enable eligibility of the site for the National Register of Historic Places under Criterion A.

Boanerges R. Bailey, who originally developed the ranch, and the other owners or residents who occupied the site up until the mid-1930s are not considered significant personages under the criteria for listing on the California Register. Elizabeth (Sparks) Bailey, as a participant in the Lassen Party of 1848, has some historical significance that is primarily associated with the Bailey House. In the context of California history, this pioneer wagon train is remembered for its role in opening a historic trail in the development of the West. Elizabeth Sparks however was a child on this expedition, and her association with the event is secondary. Few buildings in California are directly related to personages that participated in the early path-finding expeditions, and although she would not be considered a significance personage under the criteria of the California or National Register, she lends an association to the resource that increases its historical value.

Edward Fellows, however, is an individual that contributed much to the region as an active community leader in a number of different ways. He furthered the local educational and legal professions, and had a significant role in the development of organized agriculture in the mid-twentieth century. His involvement with the horsemen's associations at both the local and state level is a legacy that continues today with a major statewide advocacy organization. The site reflects his occupancy during its transition to a contemporary site catering to the horse enthusiast. The barbeque facility, related office building, and the 7-horse stables appear to be specifically associated with his occupancy on the property. Changes that he and his wife, Triscilla, made to the original Bailey House occurred during the period of significance of the overall property; however, they do not represent Fellows's association with the property to the same extent as the equestrian outbuildings and barbeque structure. Although the Fellows occupied the house for over 25 years, their modifications in some ways compromised the historic integrity of the original Italianate design. The site therefore appears eligible for the California Register under Criterion 2, although the aspects of the site that contribute to this significance are specifically the agricultural elements as well as those related to his involvement with the pleasure horse community.

The original Bailey House is eligible for both the California Register under Criterion 3 and the National Register under Criterion C due to its distinctive architectural qualities. It is a significant and recognizable entity in Santa Clara County, and is a rare representation of 1860s residential architecture in a ranch setting. Perhaps one of the earliest remaining examples of the Italianate Style in a rural ranch setting in California, it illustrates the early development of a successful rural ranch during the Early American Period of California history.

#### **4.6 Integrity**

The Bailey/Fellows Ranch site maintains integrity as per the National Register's seven aspects of integrity. It maintains its original location at the head of the valley that now contains Calero Reservoir; it is still surrounded by its historic setting in the rural foothills of Santa Clara County. It retains its prosperous nineteenth- and twentieth-century residential feeling and continues to illustrate its associations with the Bailey family ranch as well as the Fellow family ranch, particularly its associated barn structures. Although some of the interior of the house has been modified, and an addition changed the west corner of the building, the house has integrity with its Italianate and Neo-Classical design, its original trim and underlying structure are intact that represent the original workmanship, and its original character-defining materials have been preserved, including its siding, trim, doors, windows, trim, and much of the interior finishes. The majority of the alterations done by the Fellows have compromised the architectural significance of the original structure; however, those mid-twentieth century changes may be reversible.

The site also has integrity to its later period of significance when the ranch headquarters was occupied by Edward and Triscilla Fellows. The additional of buildings and structures associated with the Calero

Ranch Stables has reduced the understanding of the original setting somewhat, although these additions remain reversible.

#### **4.7 Potential Impacts**

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

#### **4.8 Mitigations**

Feasible mitigations can be implemented to address unavoidable adverse environmental impacts that may result from the proposed project. Actions related to the implementation of the project may include preservation of the contributing buildings and structures on site that are associated with the period of significance (1867-1965). These include the Bailey/Fellows House, the two barns, the 7-horse stables, the Fellows office and barbeque structure, the two workers cottages, and possibly the watertank. The buildings and structures would need to be preserved in a way that maintains the historic setting associated with the ranch.

If the resources noted in the paragraph above cannot be maintained on site in their present setting with the implementation of the project, then relocation alternatives may also be possible, but would require the development of a Treatment Program to ensure that the project meets the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. Relocation of historic and cultural resources may constitute an adverse impact to the resource. An acceptable Treatment Program would mitigate potential impacts if the methodology of relocation ensures that preservation of the physical features contributing to the present historic site, when relocated, maintains the original character of the historic setting (CCR Title 14 section 4852(d)(1)).

In addition, any new contemporary features associated with the park use and concession should be designed in a way that is not intrusive to the character of the historic setting.

#### **4.9 Recommendations**

Implementation of any Treatment Program should be done with the advice of a Historic Architect who meets the Secretary of the Interior's Qualification Standards. The *Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995* should be used as the guide in the programmatic development of a Treatment Program ([http://www.cr.nps.gov/local-law/arch\\_stnds\\_8\\_2.htm](http://www.cr.nps.gov/local-law/arch_stnds_8_2.htm)).

Final determination of historic significance per the CEQA Guidelines and use of the Criteria of the California Register can be accomplished by a number of methods as noted in Section 4.4 above. This report is provided as a professional opinion only. Local agencies are required to consider historical significance if a resource meets the criteria for listing on the California Register, provided that the determination is supported by substantial evidence in light of the whole record.

## 5.0 SOURCES OF INFORMATION

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## **7.0 APPENDICES**

Photographs

DPR523 forms



Front façade / upper view of Bailey/Fellows House



Left (south) façade of Bailey/Fellows House



Northwest corner of Bailey/Fellows House



Addition at southwest corner of Bailey/Fellows House



Large barn viewed from northeast



Small barn viewed from northeast



Horse barn viewed from southwest



Cottage near entry to stables viewed from the north



Cottage near south entry to property viewed from the north



Water tank near entry to stables viewed from the west



Office building viewed from the northeast



Barbeque area viewed from the east



Entry gates and pillars viewed from the north