HISTORICAL AND ARCHITECTURAL EVALUATION
1029 Ranere Ct.

Sunnyvale, Santa Clara County, California
(APN 201-03-041)

Prepared for:
Mildred Citraro
1029 Ranere Ct.
Sunnyvale CA 94087

Prepared by:

ARCHIVES & ARCHITECTURE
Heritage Resource Partners

Franklin Maggi, *Architectural Historian*
Leslie A. G. Dill, *Architectural Historian*
with
Bonnie Montgomery, *Bay & Valley Publishers*

PO Box 1332 San Jose CA 95109-1332
408.369.5683
info@archivesandarchitecture.com

July 25, 2005

TABLE OF CONTENTS

1.0 INTRODUCTION 3

1.1 Qualifications of the Consultants 3
1.2 Methodology 3
1.3 Survey Status 4
1.4 Summary of Findings 4
1.5 Area Map 5
1.6 Neighborhood Map (County Assessor) 6

2.0 HISTORICAL INFORMATION 7

2.1 Early Development of the Area 7
2.2 Caviglia Ranch 8
2.3 Designer of the Caviglia House 9

3.0 PROPERTY DESCRIPTION 9

4.0 EVALUATION FOR SIGNIFICANCE 10

4.1 City of Sunnyvale Ordinances 10
4.2 National Register of Historic Places 12
4.3 California Register of Historical Resources 12
4.4 Determining Significance under the California Environmental Quality Act 13
4.5 Evaluation 14
4.6 Potential Impacts 15

5.0 SOURCES OF INFORMATION 16

5.1 Primary and Unpublished Sources 16
5.2 Miscellaneous Primary Sources 17
5.3 Newspaper Clippings 17
5.4 Secondary and Published Sources 17

6.0 APPENDICES 18

Photographs
State Recordation Forms (DPR523)

1.0 INTRODUCTION

Historical and architectural research and evaluation for historic significance of the property located at 1029 Ranere Ct., Sunnyvale, Santa Clara County, California, was conducted in June and July 2005 by the firm of Archives & Architecture: Heritage Resource Partners of San Jose, California. Ranere Court is a short street off Peekskill Drive, to the northwest of the intersection of Hollenbeck Avenue and Remington Drive in southeastern Sunnyvale. On the USGS 7.5 minute Cupertino quadrangle, the vicinity is the southeast corner of Section 35, Township 6 South, Range 2 W, and the actual location is within the Transverse Mercator Grid (UTMG) is 584780mE/4135242mN. The property is presently identified by the Santa Clara County Assessor as APN 201-03-041.

The owner of the property, Mildred Citraro, is considering demolition of all or a portion of the extant buildings on this property as a part of a lot split and construction of new residential buildings.

The intent of the evaluation within this report is to clarify the historical status of the property that will be affected by this project as defined by the California Environmental Quality Act (CEQA), and to determine whether demolition or alterations of the buildings and related ancillary structures would or would not have an adverse effect on the environment.

1.1 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, a partner with Franklin Maggi and Charlene Duval in the firm of Archives & Architecture, has a Master of Architecture with a certificate in Historic Preservation from the University of Virginia. Ms. Dill provided building descriptions and analysis for this report. Historian Bonnie Montgomery prepared the property history as a sub-consultant to the firm of Archives & Architecture. Ms. Montgomery has a Master of Arts degree and is owner of Bay and Valley Publishers, a firm specializing in local history books. Mr. Maggi and Ms. Dill are listed as architectural historians with the Northwest Information Center, Rohnert Park, which is operated under authority of the California State Office of Historic Preservation. Mr. Maggi and Ms. Dill meet the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities within the field of Architectural History in compliance with state and federal environmental laws. The Northwest Information Center utilizes the criteria of the National Park Service outlined in 36 CFR Part 61.

1.2 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 that provide detailed information in a format developed by the California State Office of Historic Preservation. These forms standardize the process of collecting information about historic resources statewide for eventual inclusion within the state Historic Property Data File. As a part of this reporting process, these forms are filed with the Northwest Information Center, Rohnert Park, for archival purposes.

The buildings and site that are within the scope of this report were examined in July 2005 by Franklin Maggi and Leslie Dill. Notes on the architecture, characteristic features of the buildings, and the neighborhood context were made. Photographs of the exterior of the buildings and the related setting were taken. Photographs within this report were taken digitally by Franklin Maggi during their July site visit. Architectural descriptions within this report were written based on these notes and photographs. Historical research was conducted by Bonnie Montgomery, and included visits to major repositories of local historical source material. These repositories included the California Room at the Martin Luther King Jr.

Joint Library 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 Th*eir Character (1988), and #35 - Understanding Old Buildings: The Process of Architectural Investigation (1994).

1.3 Survey Status

The subject property is presently listed on the California State Historic Property Data File as Caviglia Ranch House, 1029 Ranere Ct (prop. #104266). The data file listing indicates a 1934 construction date, and that the property was included as a part of a historic survey; placed on the state inventory on 10/24/1996 with a National Register Status Code of "7R" (Identified in Reconnaissance Level Survey: Not evaluated), and a Criterion listing of "A."

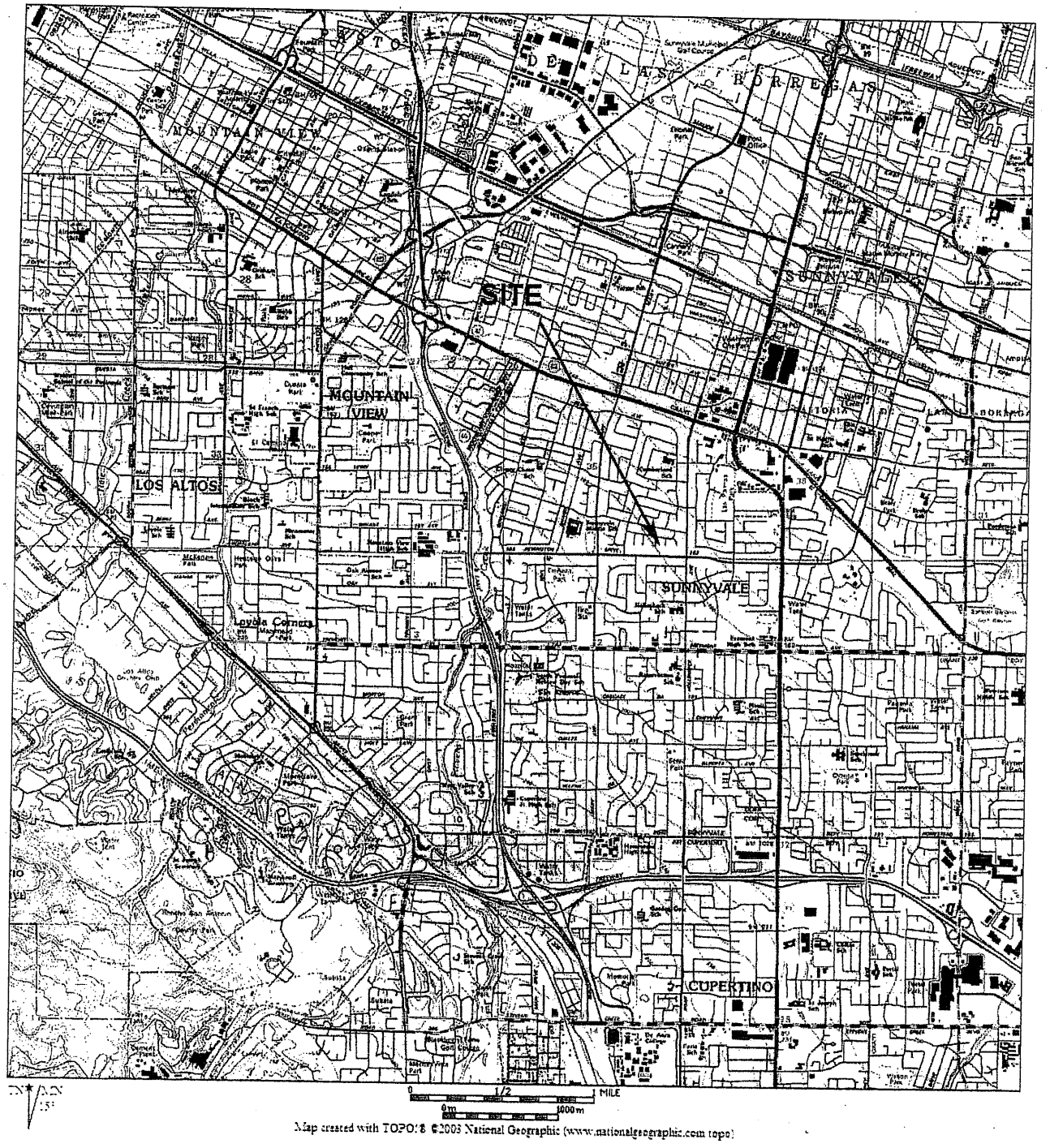
The City of Sunnyvale first conducted a survey of cultural resources within the city in 1979, and later adopted a Cultural Resources Inventory that recognizes properties which have architectural or historic significance, and adopted a subset of Heritage Landmarks which are now protected by regulations in Chapter 19.96 of the City of Sunnyvale Municipal Code. Under the present Sunnyvale Municipal Code, the Cultural Resources Inventory is now called the Heritage Resources Inventory. The subject property was added to the Cultural Resources Inventory on July 28, 1981.

1.4 Summary of Findings

For this report, the property was evaluated for significance under CEQA and for the project's compliance with City of Sunnyvale policies and regulations relative to historic resources. The 1934 Caviglia House at 1029 Ranere Ct. appears to meet the minimum criteria for listing in the National Register of Historic Places under Criterion C and the California Register of Historical Resources under Criterion (3), due to its distinctive architectural character. The building also appears to be historically significant under the criteria of the Sunnyvale Municipal Code (Chapter 19.96).

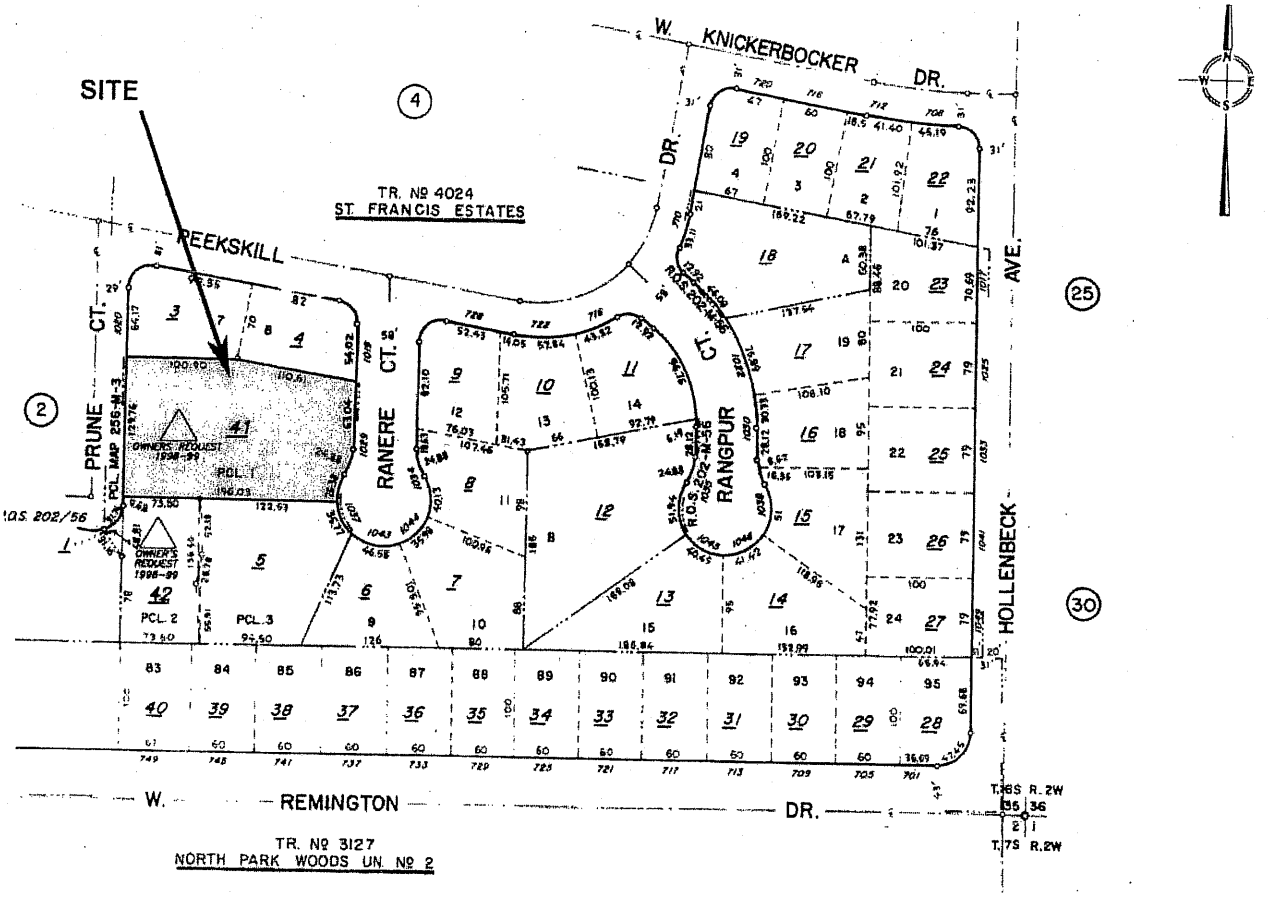
The rear ancillary building, constructed in 1966 by the Caviglia family does not appear to be a contributor to the historic significance of the property. Demolition of the ancillary building on this site to accommodate a lot split and construction of a new residential building would not appear to have a significant effect on the environment in the context of historic resources as defined by CEQA, as this structure is not historically significant under any of the applicable criteria.

1.5 Area Map



Cupertino 7.5 minute quadrangle / UGSG 1961 (1980 photo revised).

1.6 Neighborhood Map



Santa Clara County Assessor's Map (2005) showing the subject property

2.0 HISTORICAL INFORMATION

2.1 Early Development of the Area

The subject property is located within a 1960s single-family residential subdivision that is located at the northwest corner of Hollenbeck Avenue and Remington Drive. This area is near what was once the southern border of the historic nineteenth century *Rancho Pastoria de las Borregas*, established by Francisco Estrada and his wife Inez Castro under a land grant in 1842. Prior to 1846, the area that includes the subject property was part of lands owned by the Mexican government, had previously been associated with the Mission Santa Clara during the Spanish period of territorial control over Alta California.

Mexican independence from Spain in 1822 led to the secularization of the missions, and new land utilization and ownership patterns began to evolve locally. In 1824, Mexico passed a law for the settlement of vacant lands in an effort to stimulate further economic development. Individuals could petition the governor for a specific tract, and the grantee was responsible for building a house and utilizing the property for agricultural production.

During the Mexican period (1822-1846), lands in western Santa Clara Valley were either part of large rancho holdings granted to individuals by the Mexican territorial government, or considered to be a part of the earlier Mission lands that had been established under Spanish rule (1777-1821). At the beginning of the American period 1846-1848, some of the lands within the Santa Clara Valley that were not already claimed under the old rancho system were allocated initially by the *Junta* (or town council) of the town of San Jose. After statehood, distribution of lands west of Mission Santa Clara which were not within ranchos, is not clear in the historical record; however, by 1857 William Stover Hollenbeck had began acquiring land in the subject area near the *Rancho Pastoria de las Borregas.*

Born in the Mohawk Valley of New York State in 1807 or 1808, Hollenbeck was brought as a child to Illinois, and in August 1850 he arrived in San Francisco. He settled in the Santa Clara Valley in 1856 (Guinn 1904, p. 434). By 1876, Hollenbeck owned 639.5 acres in an area that is currently bounded on the north by El Camino Real, on the east by Hollenbeck Avenue, on the south by Remington Drive, and on the west by Stevens Creek (historically Cupertino Creek). The Hollenbeck house is shown on the 1876 Thompson & West Atlas to the northwest of the subject property, on the west side of present day Mary Avenue. Hollenbeck was among a group of early rural settlers of a part of present day Sunnyvale that was known during the 19th century as the Collins District, named for Lemuel P. Collins, who owned 160 acres south of Hollenbeck's ranch. Other nearby settlers included George Briggs (who married Hollenbeck's daughter Elsie) and William Wright, whose ca. 1860s house is now the oldest extant residence in the city of Sunnyvale (Ignoffo 1994).

Narcissa Hollenbeck was William's wife, and by the time of her death in 1881, William had granted her a 239-acre tract consisting of the eastern portion of his lands, bounded to the west by Mary Avenue. William Hollenbeck died the following year. In March 1885, Mrs. Hollenbeck's executor, Alexander Peers, had the tract surveyed into 8 lots of about 20 acres each, and one lot of 76 acres (Recorded Maps B:20, 5/1/1885). On September 15, 1885, Peers sold all of lot 8 and the south half of lot 7, thirty acres in total, to Charles Oscar Sloat (Deeds 81:130). The subject property is located within this thirty acre site.

The following year, Henry Brainard surveyed the Collins District and reported on Charles Sloat's recent arrival: "Mrs. And Mrs. Sloat came here last fall, lived under the shade of a tree till a temporary residence could be prepared." In a year's time, the Sloats had planted 10 acres of vineyards and 500 trees, mostly prunes, apricots, and peaches, and a variety of vegetable crops. The remainder of the land was kept in hay for their horses and cow, with plans to increase their vineyards and orchards the next year (Brainard 1886). Like William Hollenbeck, Charles O. Sloat was born in New York State and was brought to the Midwest as a child. He arrived in California in 1852, first running a general store in Amador County, then

relocating in the 1860s to Virginia City, Nevada. Sloat returned to California in 1881 and purchased a ranch near Saratoga before moving to his 30-acre ranch along Hollenbeck Avenue (Guinn 1904, pp. 1310–1311). In 1892, Charles Sloat granted the western 10 acres of his ranch to his son, William Keating Sloat (Deeds 148:430, 8/18/1892). By this time, William K. Sloat was an experienced rancher, having managed the Delmas ranch, the western portion of William Hollenbeck's estate, since 1887 (Guinn 1904).

In 1903, William K. Sloat sold his 10-acre ranch (Guinn 1904), and by 1916, the ranch was in the hands of Arthur E. and Edith Clement Davis (Deeds 437:579, 3/1/1916). Charles O. Sloat died on December 7, 1908, and by 1914, Myron A. Cain had purchased his 20-acre ranch (McMillan 1914). Both properties totaling 30 acres had been purchased by James Caviglia by 1920.

2.2 Caviglia Ranch

James (Giacomo) Caviglia purchased what had been William K. Sloat's 10 acres in 1916 and then purchased the remaining 20 acres of the original Sloat ranch in 1920 (Deeds 437:579, 3/1/1916; Deeds 521:160, 8/3/1920). James Caviglia was born near Genoa in 1888 and immigrated to the United States in 1902, following his older brother Bartolomeo, who had come the previous year (1930 U.S. Federal Census). James Caviglia purchased property in the Evergreen area of Santa Clara Valley in 1915 (Deeds 421:380, 1/18/1915) before permanently relocating to the Sunnyvale area the following year. In 1920, James Caviglia married Jennie DeVita, who emigrated from Sicily as a child in 1907. Their first child, Catherine (Rena), was born in 1921, followed by Albert (b. 1922), James, Jr. (b. 1923), and Maxine (b. 1929).

Before the Caviglias married, James lived in the farmhouse that William K. Sloat had built in the 1890s, which would have stood on what is now Persimmon Avenue. Later, the Caviglia family lived in what was probably the 1880s Charles O. Sloat farmhouse which was located at the site of the present main house at 1029 Ranere Ct. In 1934, when James Caviglia had the current extant house built, the Sloat farmhouse was moved west to where the rear ancillary building stands today; it was demolished when the structure was built in 1966 (Sunnyvale building permit 1966-1593; Maxine Freeborn 2005).

The Caviglias were orchardists and farmed this property along with other properties in Sunnyvale. By 1932, James and Jennie Caviglia had purchased another 20-acre ranch along Hollenbeck Avenue, on which their daughter Maxine lived for many years with her husband Robert Freeborn (school district maps; Freeborn 2005). The Caviglia family continued to expand their agricultural holdings which are presently known as Airdrome Orchards, a privately held company located on Gish Road in San Jose where corporate headquarter was established by 1964; the corporate history was not investigated as a part of this study.

Aggressive annexation policies of the City of Sunnyvale during the 1950s brought the horticultural era of the Collins District to a rapid close during the later half of the twentieth century. By 1960, the population of Sunnyvale had increased over five-fold over that of 1950, and about this time most of the orchard lands between Hollenbeck Avenue and future Route 85 right-of-way had been subdivided into residential tracts. Remington Drive was opened by 1962 with both sides now within the city limits, and in 1963 the Caviglia Ranch was one of a few number of unincorporated pockets within Sunnyvale's sphere of influence. With the relocation of Airdrome Orchards office and related facilities to San Jose by 1964, in the fall of 1965, the eastern 10 acres of the earlier Caviglia Ranch was subdivided as Tract No. 4024, St. Francis Estates and became a part of the City of Sunnyvale (Recorded Maps 201:38–39). Four lots were reserved for the Caviglia family. The first (the largest), a 0.833-acre lot, included the subject property. A 0.372-acre lot immediately to the south was reserved for Robert Sr. and Maxine Freeborn. They built the house at 1037 Ranere Ct. A half-acre lot, at 1035 Rangpur Court, was reserved for Albert and Dorothy Caviglia. A fourth lot of 0.352 acres was reserved at 710 Peekskill Drive.

In April 1966, the Caviglias applied for a permit to build a $9000 cottage behind their house (Sunnyvale building permit 1966-1593). Mrs. Caviglia originally intended that the cottage be used as a recreation

room, but because the cabin where their hired man had been living for decades had been demolished to make the subdivision, it was initially used to house him (Freeborn 2005).

On July 1, 1969, the Caviglias recorded a map subdividing the 0.833-acre lot into two parcels (Recorded Maps 256:3). On the second parcel, they built a house at 1057 Prune Court, and Mr. and Mrs. Caviglia lived there for the rest of their lives. James Caviglia died in 1980, at the age of 91, and Jennie Caviglia died in 1996, at the age of 97. The subject property remained in the Caviglia family until after Mrs. Caviglia's death, when it was sold to Paul V. and Mildred M. Citraro on August 20, 1998 (doc no. 14345994).

2.3 Designer of the 1934 Caviglia House

The Caviglia house was apparently designed and built by brothers Alfred N. and Raymond W. "Bud" True, the second of three generations of True family builders in Mountain View. Their father, Newton Whitney True, was born in Maine in 1855. By 1880, he was 23 years old, working as a farmer's hired hand in San Joaquin County, California. He settled in Santa Clara County about 1882 (Great Register, 1890) and married Della Connell on December 22, 1886. Mr. and Mrs. True lived on Villa Street in Mountain View with their four children: Harriette (b. 1887), Alfred (b. 1889), Pearl (b. 1892), and Raymond (b. 1897). Newton True was a carpenter, and his two sons soon followed him into the trade. The True brothers continued to work after their father's death in 1927. Other projects that they worked on around the time the Caviglia house was built included the Sunnyvale Bakery in 1933, designed by architect Frank Moore; a two-story stucco residence for Charles Milani at the corner of View and Church Streets in Mountain View in 1933, designed by architect Ernest Reichel; and a remodel of the Mountain View Hardware Company in 1934, designed by architects Binder & Curtis (Goss 2005). Alfred True, who married later in life and had no children, died in 1947. Raymond "Bud" True and his wife Eleanor had two children, Harry and Virginia. Harry Whitney True would follow the family trade and become a building contractor, in addition to serving on the Mountain View City Council between 1958 and 1962 (Ignoffo 2002).

3.0 PROPERTY DESCRIPTION

The property at 1029 Ranere Court, Sunnyvale, includes two buildings, both facing east. A two-story, Spanish-eclectic-style house faces Ranere Court, and a one-story, late-twentieth-century residential ancillary building faces the front house. The property is set in a suburban neighborhood of contemporary houses on subdivision lots; however, the subject parcel is deeper than the surrounding parcels, spanning between two cul-de-sacs, Ranere Court to the east and Prune Court to the west. The property includes massive oak and avocado trees to the front and rear of the main house. The front yard is landscaped in a Modernist style, with long, low brick walls and aggregate concrete walkways in extended geometrical shapes and abstract patterns, likely from the 1960s. A driveway passes the front house to the south side; it leads to a central parking area and to the garage of the rear building. A small, recent greenhouse is near the southwest corner of the parcel.

The front house is representative of Spanish-eclectic-style residential architecture from the 1930s. Typical features of the style include the house's blocky, asymmetrical massing, its hipped, red-barrel-tile roof, its heavily textured stucco walls, and its wrought-iron grills and balconettes. Characteristic of the period of construction, as well as in keeping with its style, is its variety of fenestration, including arched windows, narrow, grilled, accent windows, and more standard casements, all fabricated of steel.

The front façade is tripartite in form. Toward the south side is a one-story entry portion of the house; it is raised on a high basement, and abuts a high, one-story square entry tower that is set back from the southeast corner of the house. The front steps and landing are edged by a stepped, stucco wall that terminates at the tower wall. The center portion of the house continues the main ridgeline, but the wall is set back slightly, creating a high eave that frames tall, arched windows with wrought-iron balconettes. At the north end of the house, the floor levels and roofline are raised higher, creating a two-story wing.

The rear of the house also presents a split-level, tripartite massing, but it has simpler, more standard detailing across its width. The center section of the house is at the same floor height as the southern portion; on the rear façade, this area is recessed. What is a one-story portion of the house at the front is raised above a basement level. Concrete steps lead to a rear door at the main level. The basement level is more exposed on the rear façade, without foundation plantings; a pair of doors accesses this lower level from a steep ramp in the southern portion of the house. The basement and its access are typical of houses associated with Italian immigrants of this era, as large basements areas facilitated storage of home canned foods and wine.

The arched front door is recessed into a pattern of archways; it features heavy boards, iron strapping, and a small lite protected by a decorative grill. The entry tower has narrow windows with wrought-iron grills; the main level includes a series of French doors with balconettes, as well as more standard steel casements with horizontal lites. The arched transoms in the center of the front façade have steel fanlights. The windows are recessed into the stucco with curved jambs and simple sills. The windows in the northern wing and along the rear façade are stacked vertically.

The ancillary structure at the rear of the site, adjacent to Prune Court, is a Ranch-style building with Mediterranean-style detailing that was designed to blend with the front house. The building is stucco with a hipped, red Spanish-tile roof; however, it is configured in a traditional one-story, "L"-shaped, Ranch-style layout with an integral garage and a recessed corner entrance. The windows are aluminum sliders, and a sliding glass door to the left of the main door opens onto a small stoop covered by a recently constructed redwood arbor. Near the center of the roof is a massive, rectangular faux-adobe chimney. The rear of the garage projects slightly in plan and is clad with horizontal v-groove siding.

The historical materials and features have been changed very little over time and continue to represent the building's historic architectural design as per the National Register's seven principles of integrity. The resource maintains its historical integrity of association with its original owner and use as a generously sized residence of the 1930s. The exterior of the building provides an essentially unadulterated representation of its original residential scale, style, and feeling, Spanish-eclectic design, materials, and workmanship. The house maintains its integrity of location and the property includes mature plantings that preserve some of the immediate setting; however, the property's overall setting has been altered through the years by the encroachment of the surrounding neighborhood. The character-defining features provide an adequate framework for understanding the original building on its site.

4.0 EVALUATION FOR SIGNIFICANCE

This portion of the report constitutes an historical and architectural evaluation of the properties, 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, three sets of guidelines were used; the City of Sunnyvale codes related to historic properties (Chapter 19.96 of the City of Sunnyvale Municipal Code); the National Park Services requirements for listing on the National Register of Historic Places, and the California State Historic Resources Commission's requirements for listing on the California Register of Historical Resources.

4.1 City of Sunnyvale Ordinance

The City of Sunnyvale has adopted within their municipal code, Chapter 19.96 (Historic Preservation), regulations pertaining to the historic resources that reflect the character and history of the city in its

cultural, historical, and architectural heritage. The City of Sunnyvale states in its historic preservation ordinance that the "historical and cultural foundations of the city should be preserved as living parts of community life and development to build an understanding of the city's past so that future generations may have a genuine opportunity to appreciate, enjoy, and understand the rich heritage of the city." The city preservation programs and activities are intended to give maximum encouragement to agencies and individuals undertaking preservation of the city's unique architectural, historical, aesthetic, and cultural heritage.

The property at 1029 Ranere Ct. is listed on the City of Sunnyvale's Heritage Resource Inventory (also referred to as the Local Register of Heritage Resources). In submitting the local register to the State of California in 1998, the property at 1029 Ranere Ct. was identified as meeting Criterion A of the National Register (see National Register of Historic Places criteria in Section 4.2 following). By definition, the listing of the property on its local register, the Sunnyvale City Council has indicated that the property has been determined to be appropriate for preservation. The mere listing with the State of California however does not imply that the property has been recognized by the state or the nation to be historically significant.

The City of Sunnyvale recognizes three levels of significance of historic resources or districts: Local Landmarks, Designated Heritage Resources, and Heritage Resource (SMC Chapter 19.96.05a). The subject property at 1029 Ranere Ct. is not a Local Landmark Resource; however it is listed on the Heritage Resource Inventory. Designated Heritage Resources are those that have been designated by both the City of Sunnyvale and the State of California or federal government as historically significant. Because 1029 Ranere Ct. has not been designated by the State of California or federal government as historically significant, the property is not considered a Designated Heritage Resource (SMC Chapter 19.96.05b).

Under the regulations of the preservation ordinance, material changes to a Heritage Resource due to exterior appearance through alteration, construction, relocation, or demolition can only be done under a resource alteration permit issued by the heritage preservation commission unless the modification is minor (SMC Chapter 19.96.05d).

The process for alteration, construction, relocation, or demolition of a Heritage Resource such as the property at 1029 Ranere Ct. is to file an application with the City of Sunnyvale Department of Community Development which is then forwarded to the Heritage Preservation Commission. The commission first considers whether the resource is in fact historically or culturally significant based upon evidence submitted by the city staff and applicant. If the commission finds the resource is not culturally or historically significant, the application is returned to the department for processing in accordance with other relevant city procedures. If the commission finds the resource to be culturally or historically significant, it must hold a public hearing on the application (SMC Chapter 19.96.095).

In evaluating whether a Heritage Resource is culturally or historically significant, the commission considers scientific, aesthetic, education, political, social, cultural, architectural, and historical significance. The must use the following criteria for guidance, or the property must meet the criteria of the National Register of Historic Places (see section 4.2 following):

(a) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic engineering, architectural, or natural history;

(b) It is identified with persons or events significant in local, state, or national history;

(c) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;

(d) It is representative of the work of a notable builder, designer, or architect;

(e) It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically or by plan or physical development;

(f) It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Sunnyvale;

(g) It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant structural or architectural achievement or innovation;

(h) It is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif;

(i) It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;

(j) It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen;

(k) With respect to a local landmark, it is significant in that the resource materially benefits the historical character of a neighborhood or area, or the resource in its location represents an established and familiar visual feature of the community or city.

(l) With respect to a local landmark district, a collective high integrity of the district is essential to the sustained value of the separate individual resources;

(m) With respect to a designated landmark and designated landmark district, the heritage resource shall meet Criteria of the National Register of Historical Places.

4.2 National Register of Historic Places

The National Park Services 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 when evaluating properties for listing in the National Register of Historic Places. Following are the four criteria used in the evaluation process of historic properties:

Criteria A	it is associated with events that have made a significant contribution to the broad patterns of our history; or
Criteria B	it is associated with the lives of persons significant in our past; or
Criteria C	it embodies 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
Criteria D	it has 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.

4.3 California Register of Historical Resources

Properties in the City of Sunnyvale that are evaluated for significance within the development review process must also be 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 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 in 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.

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.

4.4 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 such as the City of Sunnyvale determines to be historically significant or significant in the

architectural, engineering, scientific, economic, agricultural, education, social, political, military, or cultural annals of California, provided that the determination is supported by substantial evidence in light of the whole record. Generally, the City of Sunnyvale is required to consider historical significance if a resource meets at least one criterion for listing on the California Register under the criteria previously stated. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register—or is not included in a local register or identified in an historical resources survey meeting the specified criteria—does not preclude an agency such as the City of Sunnyvale from determining that the resource may be an historical resource under CEQA.

4.5 Evaluation

The subject property and the associated buildings on the site are not "designated" on any federal, state registers, or local registers. The property however is listed on the Sunnyvale Heritage Resources Inventory. The main house on the property at 1029 Ranere Ct. is over 50 years old; however, the ancillary building is not as it was built in 1966 and is about 39 years old.

For the purposes of CEQA, the preparers of this report reviewed the property in light of potential future development at the site that may result in demolition, relocation, and/or rehabilitation of extant buildings to facilitate a lot split and construction of one or two new houses on the property. The properties were reviewed for potential listing on the California Register of Historical Resources, the National Register of Historic Places, and under the criteria for of the City of Sunnyvale for cultural and/or cultural significance.

The house at 1029 Ranere Ct. has been previously identified as having historical significance for its association with patterns of development in rural unincorporated Sunnyvale during its horticultural period which ranged from the 1870s to early 1960s. The house was the residence of James Sr. and Jennie Caviglia who founded Airdrome Orchards, an agricultural company which remained in Sunnyvale until the early 1960s when corporate operations were relocated to San Jose and the orchard property subdivided for housing tracts. The house was built by the Caviglia family and had a primary relationship to the ownership and operation of the agricultural operation at the Sunnyvale location. The extant ancillary structure at the rear of the property has only a tertiary relationship to this ranch, as it was constructed by the Caviglia family subsequent to the historic agricultural use of the property.

Although the City of Sunnyvale apparently listed the property at 1029 Ranere Ct. on its inventory due to its agricultural associations, the house would not appear to qualify for the National Register under Criterion A, or the California Register under Criterion (1) based on its association with the agricultural pattern of development in the Sunnyvale area, because the original setting of the house within the orchard property has been irreversibly altered with the construction of the housing subdivision. The house alone does not adequately represent the pattern of development that the City of Sunnyvale considers to be of historical importance. The original context for the house has been lost.

James Sr. and Jennie Caviglia were also considered for their contributions to local, state or national history to determine if the property meets the criteria of the California and National Registers due to its associations with them as individuals. Although they had founded Airdrome Orchards, which continues today as a large privately owned and operated statewide agricultural business, successful entrepreneurship is not in itself reason to consider historic personages important to our past. The Caviglias are not known for specific innovations or contributions to their area of business, or for activities within the local community for which they would be remembered in a significant way. The property would therefore not qualify for the National Register under Criterion B or the California Register under Criterion (2) for it association with historic personages.

The architectural character and features were assessed in the context of residential architecture of the period in which it was built. The style is Spanish Eclectic, with close associations with what could be called Mediterranean Revival - buildings closed linked to historic precedents from the Mediterranean region of Europe of both Spain and Italy. The Eclectic movement in residential architecture first began to appear in America in the 1890s, catalyzed by Chicago's Columbia Exposition of 1893.In California, the 1915 Panama-California Exposition in San Diego brought the use of Spanish prototypes to wide attention, and in the next two decades the richness of Spanish and other Mediterranean historic antecedents were fashionable in the West, particularly California. During the Depression construction slowed considerably, but the continued success of the Caviglias farming operations during this period allowed for the construction of a substantial house within the ranch. The massing and window pattern along the front façade is more reminiscent of the Caviglia home land of Italy than what would normally be found on Spanish Eclectic buildings of the period. While the house has not been associated with a designer of known reputation, the True Brothers constructed a unique residence that combines both distinctive architectural features while at the same time adapting the style to modern materials such as steel windows. Unlike much of the housing in nearby cities such as Sunnyvale, the house was designed to exploit the subterranean area for food storage; a feature associated with the self-sufficiency found on rural properties, but integrated in this house as a part of the design. The house would appear to qualify for both the National Register under Criterion C and California Register under Criterion (3) based upon its distinctive architectural design, a distinguished example of Depression era residential architecture that was specifically adapted to a rural agricultural setting. Although the ranch no longer exists, the house as a distinct entity retains enough of its yard to retain its historic setting. The period of significance for the house is 1934, and the historic period of use is 1934 to 1964. The ancillary building does not contain the same distinction of the main house, and was constructed outside the significant period of use of the property. It does not contribute to the significance of the house architecturally and would therefore not qualify for the National or California Registers based on its own merits.

The Sunnyvale Heritage Resource commission can consider the above analysis to help determine if the Caviglia Ranch house is significant under the local criteria adopted under the historic preservation ordinance. It appears that the house meets the following criteria:

(a) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic engineering, architectural, or natural history;

(c) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;

(i) It reflects significant geographical patterns, including those associated with different eras of settlement and growth

4.6 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).

The main residential building at 1029 Ranere Ct. appears eligible for the California Register. Any selective demolition, alteration, and rehabilitation must be done is a way that is consistent with the Secretary of the Interior's Standards for Rehabilitation in order that the project not have an adverse effect on the environment. The ancillary building does not contribute to the historic resource, as it was constructed outside the period of significance for the house and is not individually distinctive for its architectural design. Demolition of the ancillary building would not appear to create an adverse effect on the environment as defined by CEQA.

5.0 SOURCES OF INFORMATION

5.1 Primary and unpublished sources

Brainard, H. C. Brainard's Atlas of Santa Clara County. Map No. 19, Collins and Mountain View, 1886. On file at the California Room, Martin Luther King Jr. Library, San José.

County of Santa Clara. Deeds, Miscellaneous Records, Maps, and Official Records. On file at the Clerk-Recorder's Office.

McMillan, J. G. Official Map of Santa Clara County, 1902-1903.

McMillan, J. G. Official Map of Santa Clara County, 1914.

State of California

- Birth Index, 1905-1995.
- Directory of Properties (Santa Clara County) in the Historic Property Data File, 2003.
- Death Index, 1905-2000.

Santa Clara County School District Maps, c1950s. On file at the Office of the County Surveyor.

Santa Clara County *Great Register of Voters*, 1890. On file at the California Room, Martin Luther King Jr. Public Library, San José.

Sunnyvale building permit 1966-1593, 4/12/1966.

U.S. Census Bureau, U.S. Department of Commerce

- Census of Population, 1880-1930.

United States Geological Survey, U.S. Department of the Interior

- San José West Quadrangle map, 1899.
- Cupertino (photo revised) map, 1980.

5.2 Miscellaneous Primary Sources

R. L. Polk & Co., San Jose City Directories and other local municipalities, 1870-1979.

Sanborn Fire Insurance Company. Maps of Sunnyvale,

5.3 Newspaper Clippings

"[Newton W. True death notice]," *San Jose Mercury Herald,* 10/9/1927.

5.4 Secondary and published sources

National Park Service. Preservation Brief #17 (Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character). Prepared by Lee H. Nelson, FAIA, 1988.

National Park Service. Preservation Brief #35 (Understanding Old Buildings: The Process of Architectural Investigation). Prepared by Travis C. McDonald, Jr., 1994.

Freeborn, Maxine. Oral interviews with Bonnie Montgomery, July 6–7, 2005.

Goss, Gary. Research files based on entries in the Pacific Daily Builder.

Guinn, G. M. *History of the State of California and Biographical Record of the Coast Counties.* Chicago: The Chapman Publishing Company, 1904.

Ignoffo, Mary Jo. *Sunnyvale: From the City of Destiny to the Heart of Silicon Valley.* Cupertino, CA: California History Center, 1994.

Ignoffo, Mary Jo. *Milestones: A History of Mountain View, California.* Cupertino, CA: California History Center, 2002.

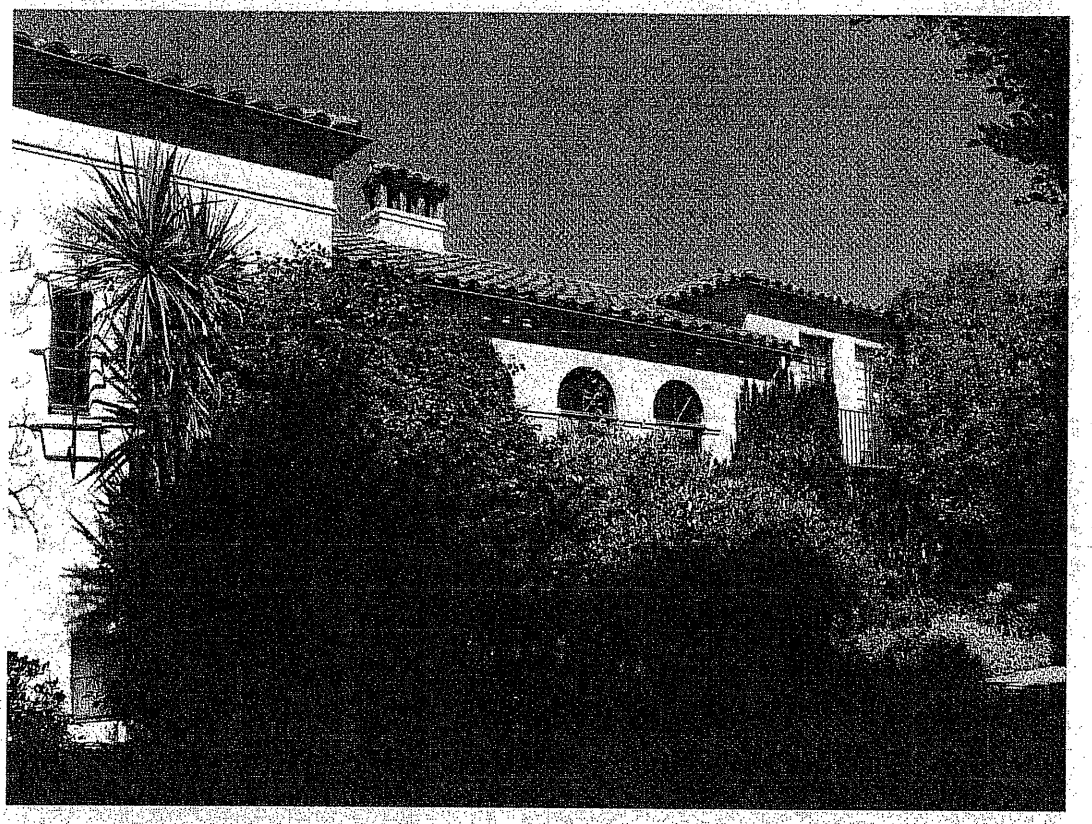
Santa Clara County Marriage License File. On file at History San José.

Thompson and West. *Historical Atlas of Santa Clara County.* San Francisco: Thompson and West, 1876 [San José: Smith and McKay Printing Co., reprinted 1973].

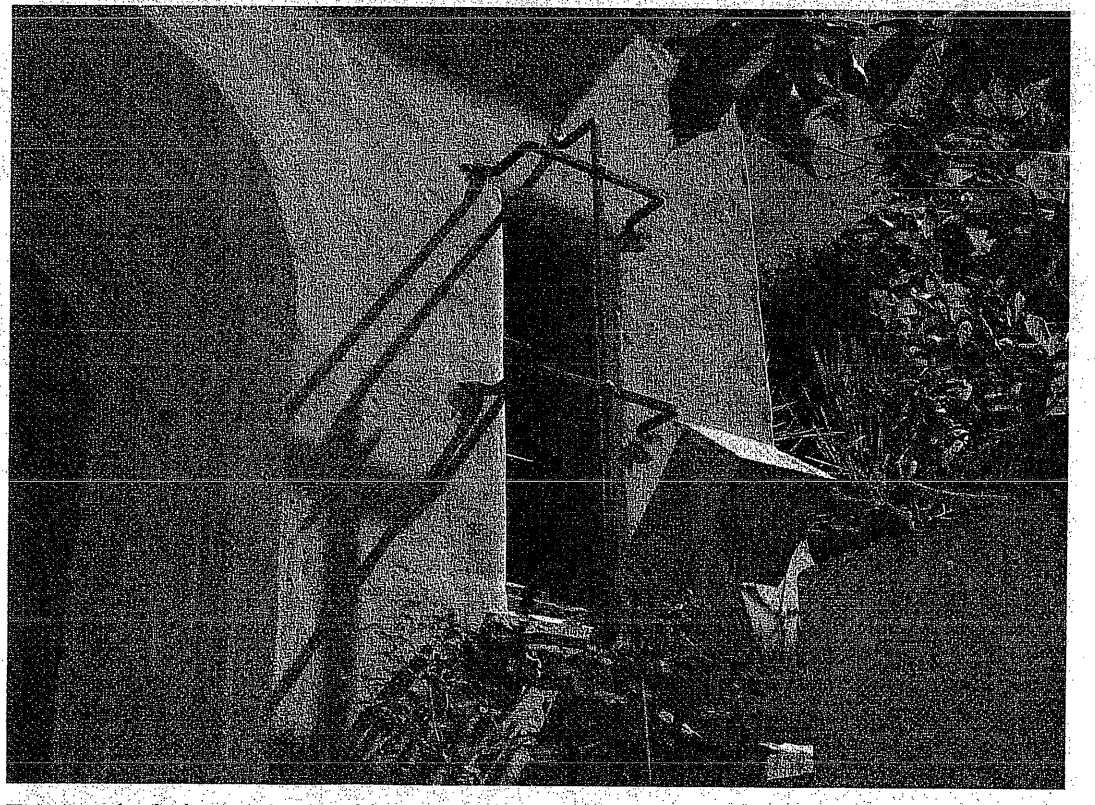
Urban/Rural Conservation. *City of Sunnyvale Cultural Resources Inventory*, September 1979.

6.0 APPENDICES

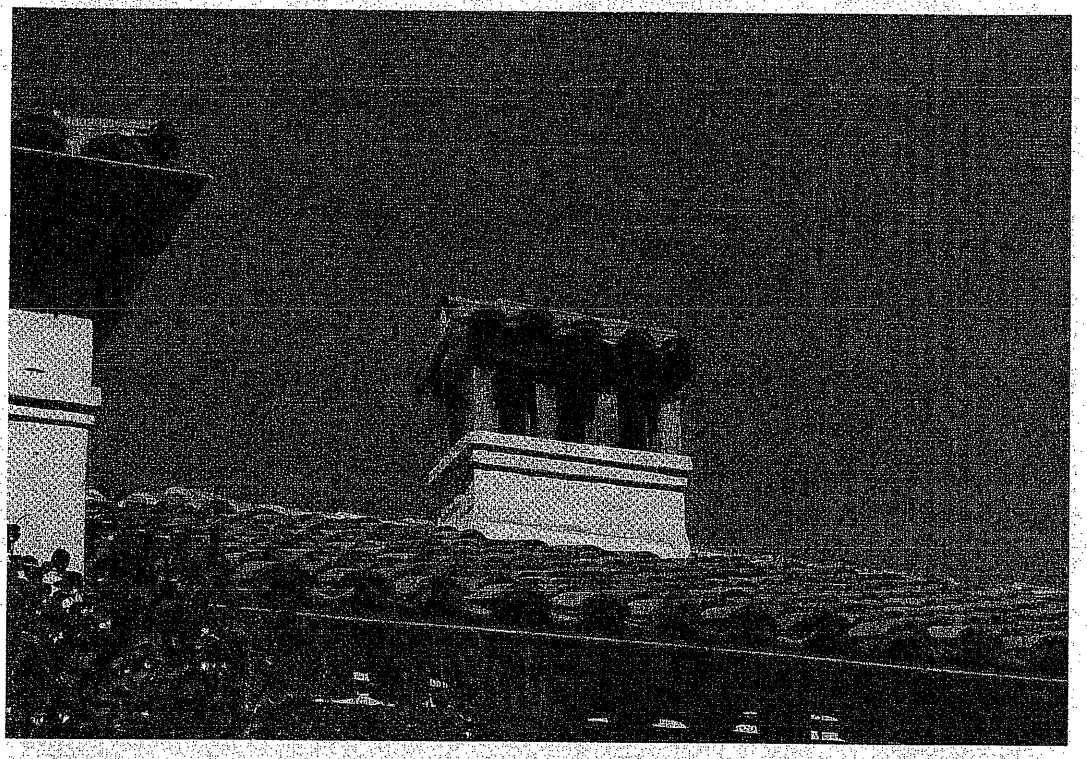
PHOTOGRAPHS



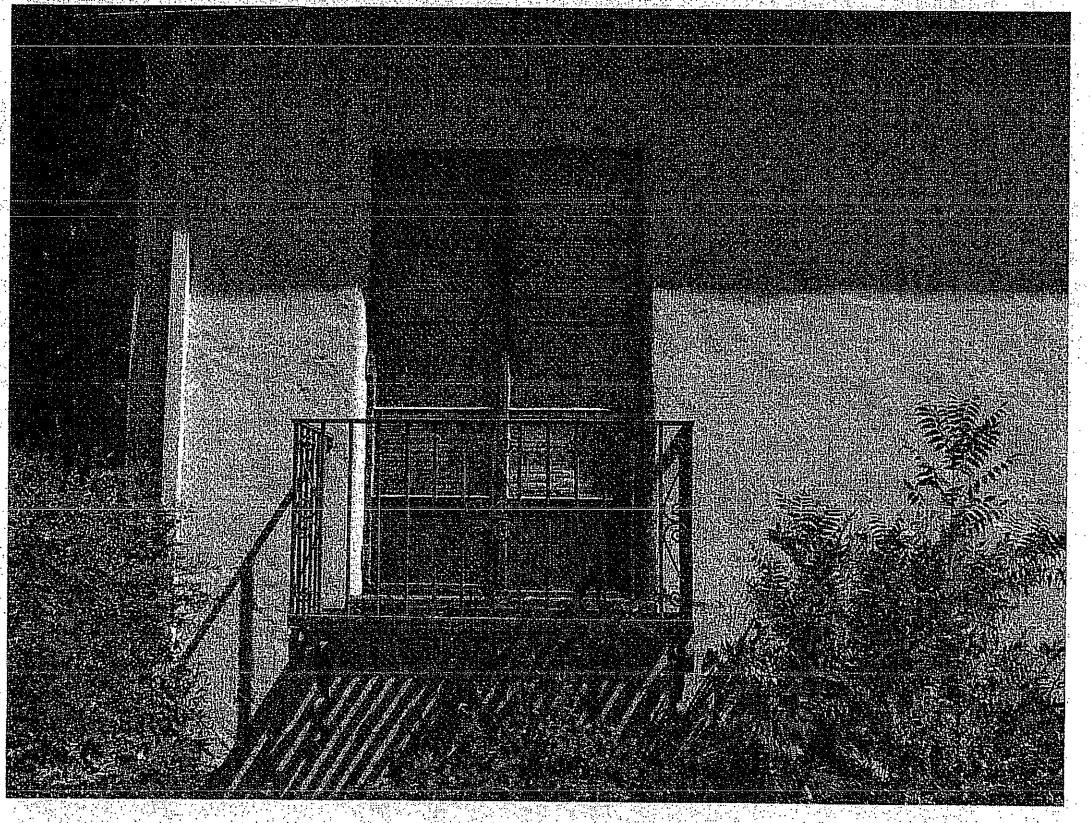
Front elevation, view looking northwest



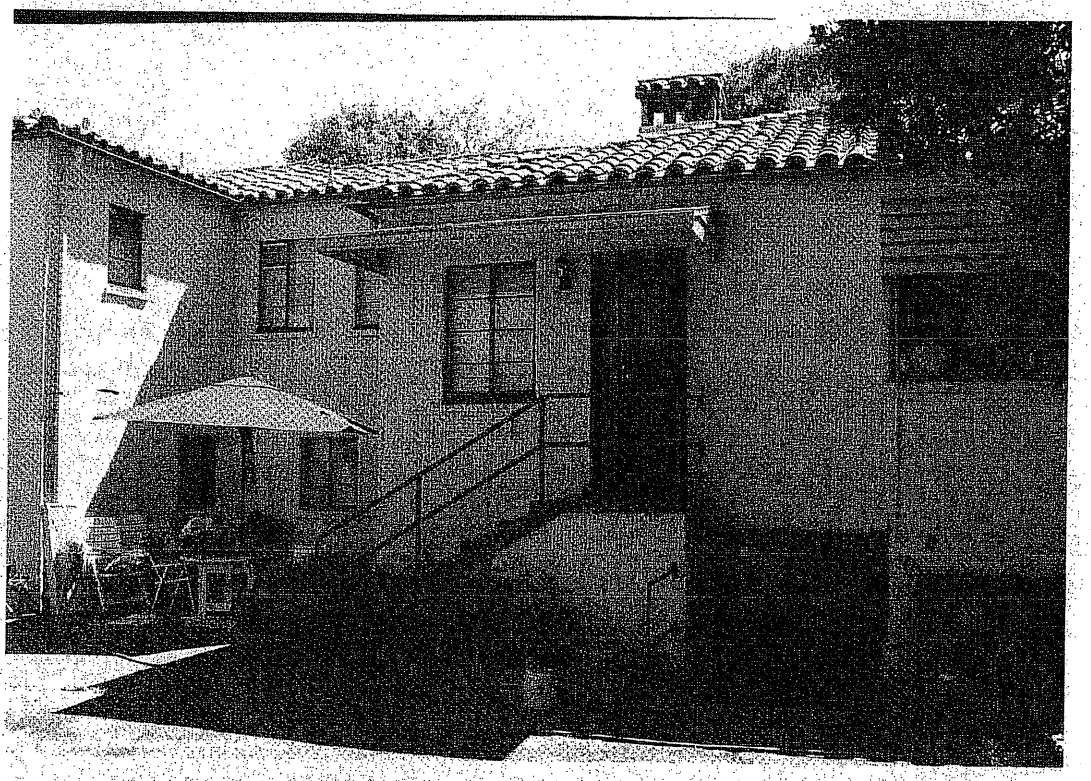
Entry and windows, view looking northeast



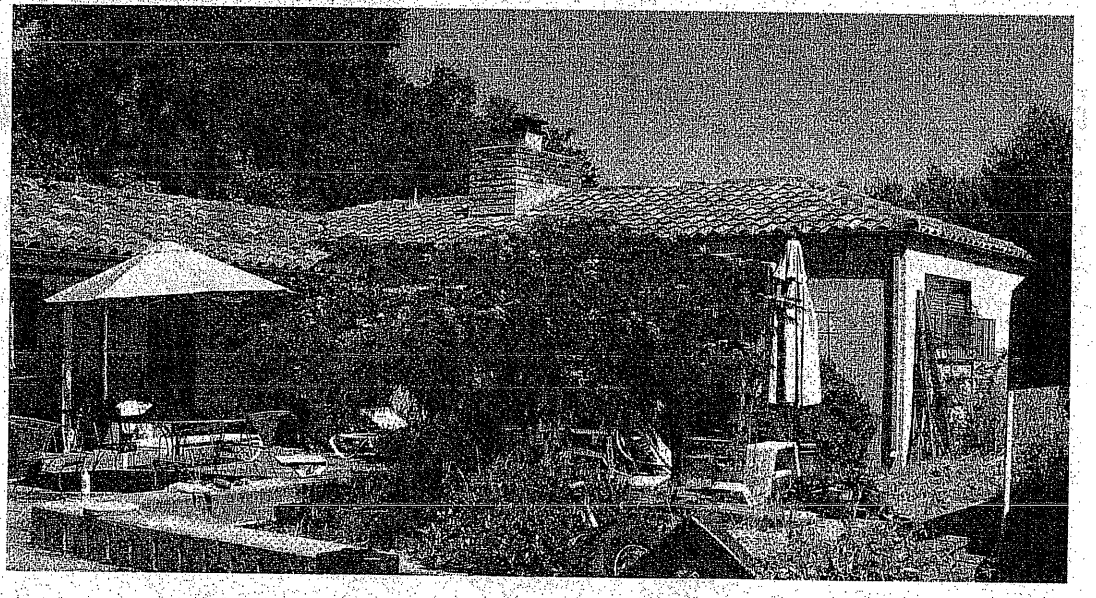
Chimney detail, view looking westerly



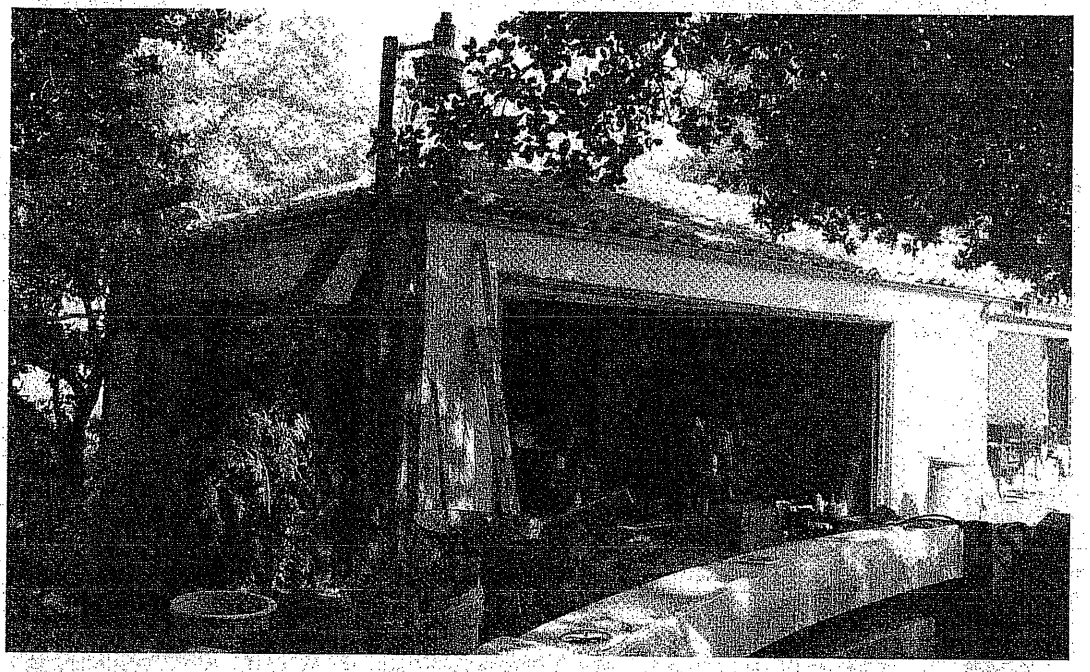
Window detail on south elevation, view looking north



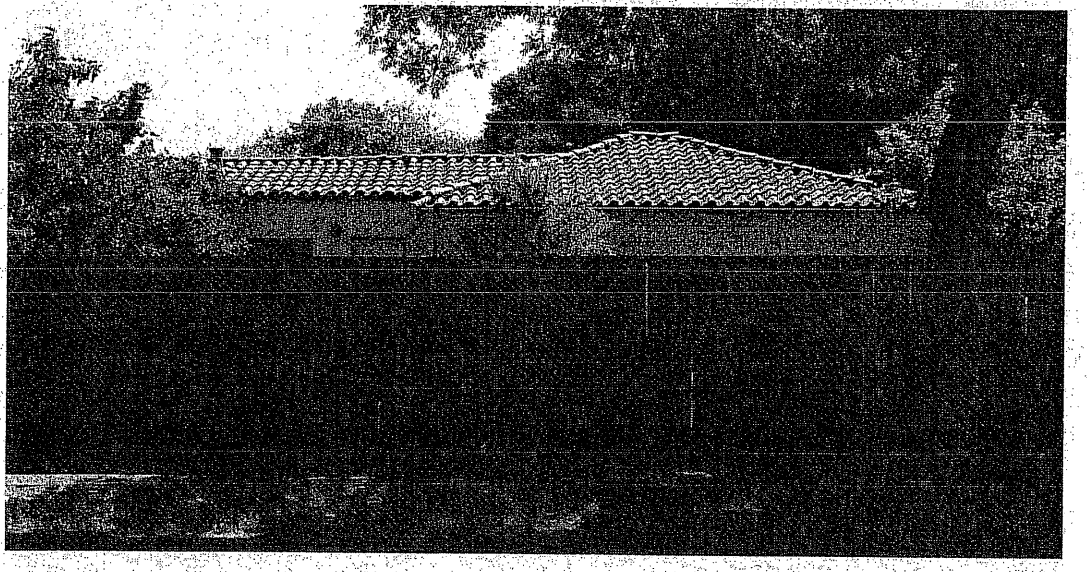
Rear elevation, view looking easterly



Rear ancillary building, view looking northeasterly



Left side garage on rear ancillary building, view looking northeast



Back side of rear ancillary building, view looking east from Prune Ct.

DPR523 FORMS

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

Primary # ____
HRI # ____
Trinomial ____
NRHP Status Code ____
Other Listings ____
Review Code ____ Reviewer ____ Date ____

 *Resource Name or #: (Assigned by recorder) Caviglia Ranch House

P1. Other Identifier: None

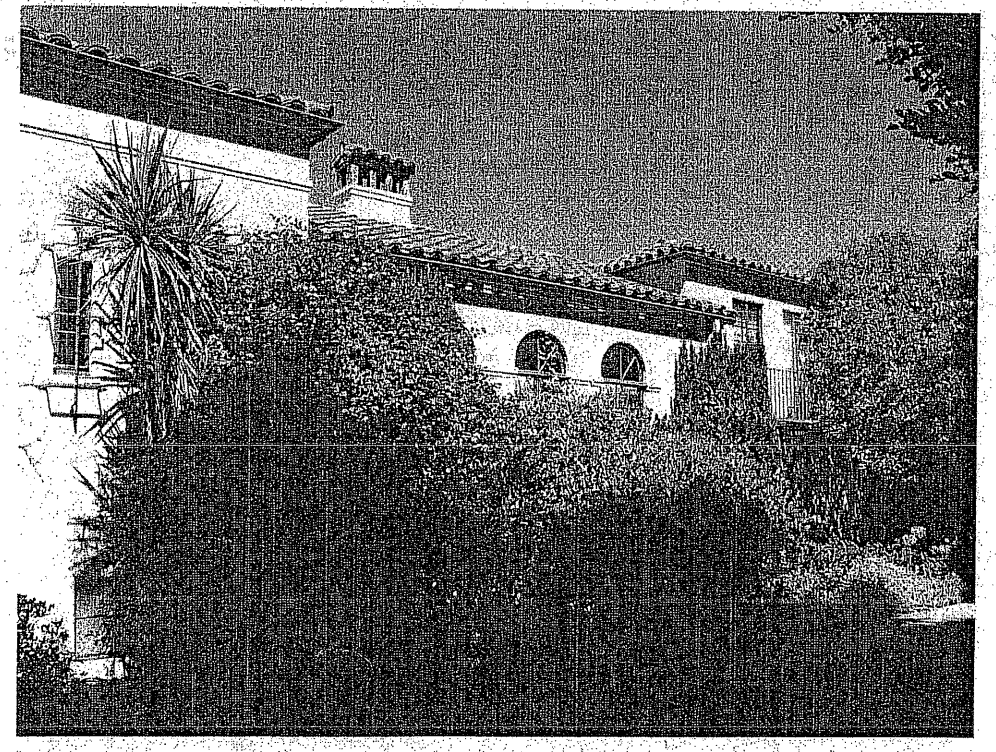
*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Santa Clara
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Cupertino Date 1961 photo revised 1980 T6S; R2W; Mount Diablo B.M.
c. Address 1029 Ranere Ct. City Sunnyvale Zip 94067
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 584780mE/ 4135242mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 201-03-041,
West side of Ranere Ct. South of Peekskill Drive

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

The property at 1029 Ranere Court, Sunnyvale, includes two buildings, both facing east. A two-story, Spanish-eclectic-style house faces Ranere Court, and a one-story, late-twentieth-century residential ancillary building faces the front house. The property is set in a suburban neighborhood of contemporary houses on subdivision lots; however, the subject parcel is deeper than the surrounding parcels, spanning between two cul-de-sacs, Ranere Court to the east and Prune Court to the west. The property includes massive oak and avocado trees to the front and rear of the main house. The front yard is landscaped in a Modernist style, with long, low brick walls and aggregate concrete walkways in extended geometrical shapes and abstract patterns, likely from the 1960s. A driveway passes the front house to the south side; it leads to a central parking area and to the garage of the rear building. A small, recent greenhouse is near the southwest corner of the parcel. *(Continued on page 2, DPR523L)*

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

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



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

View looking northwest, 7/13/2005

*P6. Date Constructed/Age and Sources:
☒ Historic ☐ Prehistoric ☐ Both

1934, undocumented oral history

*P7. Owner and Address:

Mildred Citraro
1029 Ranere Ct.
Sunnyvale, CA 94067

*P8. Recorded by: (Name, affiliation, and address)
F.Maggi, L.Dill,
B.Montgomery
Archives & Architecture
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: 7/22/2005

*P10. Survey Type: (Describe)
Intensive

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

Archives & Architecture: Historical and Architectural Evaluation of 1029 Ranere Ct., Sunnyvale, Snata Clara County, California, prepared for Mildred Citraro, July 22, 2005.

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

(Continued from previous page)
The front house is representative of Spanish-eclectic-style residential architecture with features associated with Mediterranean Revival architecture from the 1930s. Typical features of the style include the house's blocky, asymmetrical massing, its hipped, red-barrel-tile roof, its heavily textured stucco walls, and its wrought-iron grills and balconettes. Characteristic of the period of construction, as well as in keeping with its style, is its variety of fenestration, including arched windows, narrow, grilled, accent windows, and more standard casements, all fabricated of steel.

The front façade is tripartite in form. Toward the south side is a one-story entry portion of the house; it is raised on a high basement, and abuts a high, one-story square entry tower that is set back from the southeast corner of the house. The front steps and landing are edged by a stepped, stucco wall that terminates at the tower wall. The center portion of the house continues the main ridgeline, but the wall is set back slightly, creating a high eave that frames tall, arched windows with wrought-iron balconettes. At the north end of the house, the floor levels and roofline are raised higher, creating a two-story wing. The rear of the house also presents a split-level, tripartite massing, but it has simpler, more standard detailing across its width. The center section of the house is at the same floor height as the southern portion; on the rear façade, this area is recessed. What is a one-story portion of the house at the front is raised above a basement level. Concrete steps lead to a rear door at the main level. The basement level is more exposed on the rear façade, without foundation plantings; a pair of doors accesses this lower level from a steep ramp in the southern portion of the house. The basement and its access are typical of houses associated with Italian immigrants of this era, as large basements areas facilitated storage of home canned foods and wine.

The arched front door is recessed into a pattern of archways; it features heavy boards, iron strapping, and a small lite protected by a decorative grill. The entry tower has narrow windows with wrought-iron grills; the main level includes a series of French doors with balconettes, as well as more standard steel casements with horizontal lites. The arched transoms in the center of the front façade have steel fanlights. The windows are recessed into the stucco with curved jambs and simple sills. The windows in the northern wing and along the rear façade are stacked vertically.

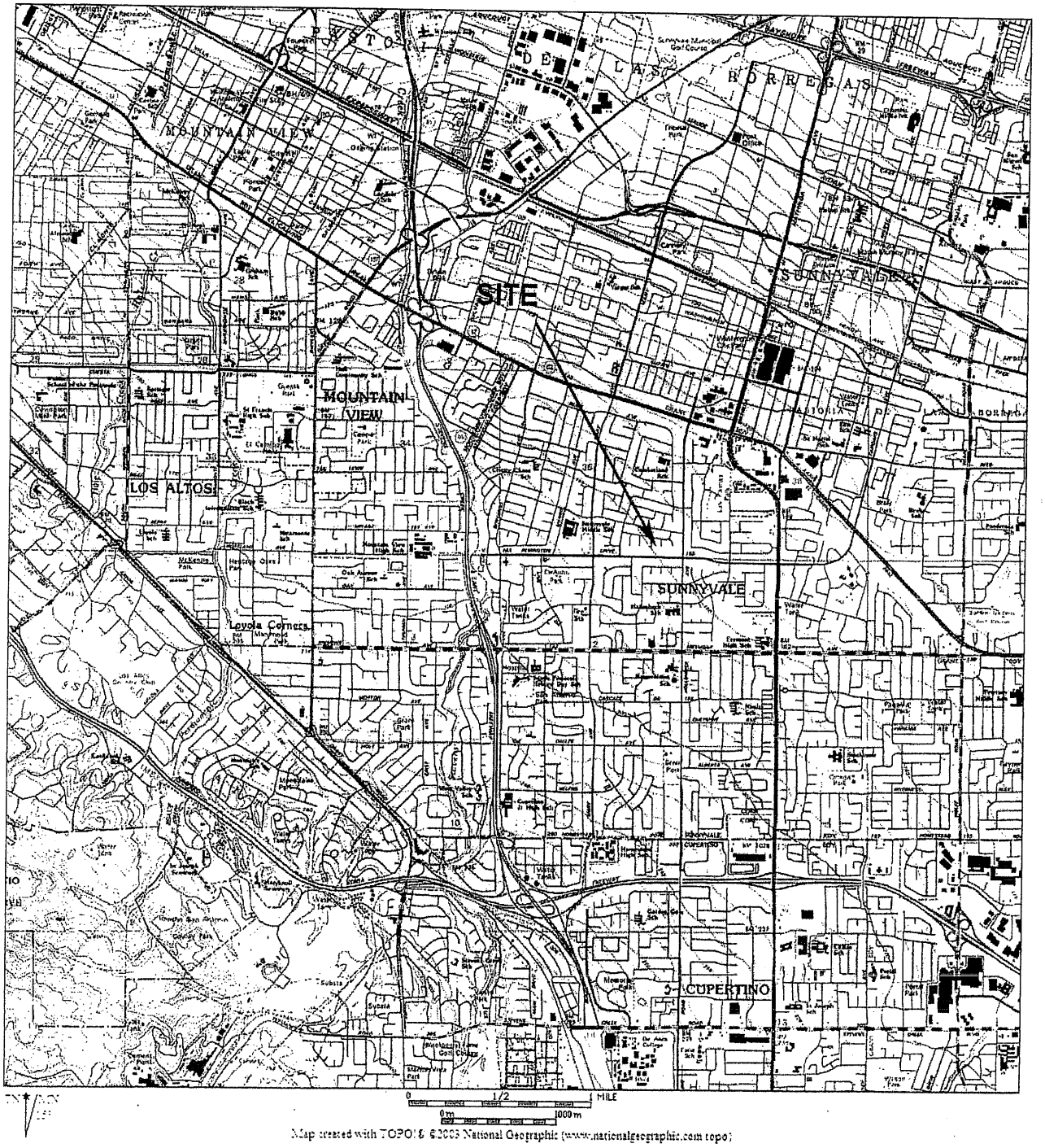
The ancillary structure at the rear of the site, adjacent to Prune Court, is a Ranch-style building with Mediterranean-style detailing that was designed to blend with the front house. The building is stucco with a hipped, red Spanish-tile roof; however, it is configured in a traditional one-story, "L"-shaped, Ranch-style layout with an integral garage and a recessed corner entrance. The windows are aluminum sliders, and a sliding glass door to the left of the main door opens onto a small stoop covered by a recently constructed redwood arbor. Near the center of the roof is a massive, rectangular faux-adobe chimney. The rear of the garage projects slightly in plan and is clad with horizontal v-groove siding.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) Caviglia Ranch House

*Map Name: USGS Cupertino Quadrangle *Scale: n.t.s. *Date of Map: 1961 photo revised 1980



Map created with TOPO! © 2003 National Geographic (www.nationalgeographic.com/topo)

DPR523J

* Required information

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) Caviglia Ranch House

B1. Historic Name: Caviglia Ranch House
B2. Common Name: None
B3. Original use: Ranch B4. Present Use: Single family residential
*B5. Architectural Style: Spanish Eclectic / Mediterranean Revival
*B6. Construction History: (Construction date, alterations, and date of alterations)
Constructed 1934. Rear ancillary structure constructed 1966.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location: n/a
*B8. Related Features:

Ancillary structure at rear, rock grotto at terminus of driveway, large tree at front property line.

B9a Architect: True Brothers b. Builder: True Brothers
*B10. Significance: Theme Agriculture / Residential Architecture Area Sunnyvale
Period of Significance 1934-1964 Property Type Residential Applicable Criteria (3)
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property is located within a 1960s single-family residential subdivision that is located at the northwest corner of Hollenbeck Avenue and Remington Drive. This area is near what was once the southern border of the historic nineteenth century *Rancho Pastoria de las Borregas*, established by Francisco Estrada and his wife Inez Castro under a land grant in 1842. Prior to 1846, the area that includes the subject property was part of lands owned by the Mexican government, had previously been associated with the Mission Santa Clara.

After statehood, distribution of lands west of Mission Santa Clara which were not within ranchos, is not clear in the historical record; however, by 1857 William Stover Hollenbeck had began acquiring land in the subject area near the *Rancho Pastoria de las Borregas*.

Narcissa Hollenbeck was William's wife, and by the time of her death in 1881, William had granted her a 239-acre tract consisting of the eastern portion of his lands, bounded to the west by Mary Avenue. William Hollenbeck died the following year. In March 1885, Mrs. Hollenbeck's executor, Alexander Peers, had the tract surveyed into 8 lots of about 20 acres each, and one lot of 76 acres (Recorded Maps B:20, 5/1/1885). On September 15, 1885, Peers sold all of lot 8 and the south half of lot 7, thirty acres in total, to Charles Oscar Sloat (Deeds 81:130). The subject property is located within this thirty acre site. *(Continued on page 5)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:

See Continuation Sheet page 8

B13. Remarks: Proposed lot split & possible demolition
*B14. Evaluator: Franklin Maggi

*Date of Evaluation: 7/22/2005

(This space reserved for official comments.)

(Continued from previous page)
The following year, Henry Brainard surveyed the Collins District and reported on Charles Sloat's recent arrival: "Mrs. And Mrs. Sloat came here last fall, lived under the shade of a tree till a temporary residence could be prepared." In a year's time, the Sloats had planted 10 acres of vineyards and 500 trees, mostly prunes, apricots, and peaches, and a variety of vegetable crops. The remainder of the land was kept in hay for their horses and cow, with plans to increase their vineyards and orchards the next year (Brainard 1886). Like William Hollenbeck, Charles O. Sloat was born in New York State and was brought to the Midwest as a child. He arrived in California in 1852, first running a general store in Amador County, then relocating in the 1860s to Virginia City, Nevada. Sloat returned to California in 1881 and purchased a ranch near Saratoga before moving to his 30-acre ranch along Hollenbeck Avenue (Guinn 1904, pp. 1310-1311). In 1892, Charles Sloat granted the western 10 acres of his ranch to his son, William Keating Sloat (Deeds 148:430, 8/18/1892). By this time, William K. Sloat was an experienced rancher, having managed the Delmas ranch, the western portion of William Hollenbeck's estate, since 1887 (Guinn 1904)

In 1903, William K. Sloat sold his 10-acre ranch (Guinn 1904), and by 1916, the ranch was in the hands of Arthur E. and Edith Clement Davis (Deeds 437:579, 3/1/1916). Charles O. Sloat died on December 7, 1908, and by 1914, Myron A. Cain had purchased his 20-acre ranch (McMillan 1914). Both properties totaling 30 acres had been purchased by James Caviglia by 1920.

Caviglia Ranch

James (Giacomo) Caviglia purchased what had been William K. Sloat's 10 acres in 1916 and then purchased the remaining 20 acres of the original Sloat ranch in 1920 (Deeds 437:579, 3/1/1916; Deeds 521:160, 8/3/1920). James Caviglia was born near Genoa in 1888 and immigrated to the United States in 1902, following his older brother Bartolomeo. James Caviglia permanently relocated to the Sunnyvale area in 1916. In 1920, James Caviglia married Jennie DeVita, who emigrated from Sicily as a child in 1907. Before the Caviglias married, James lived in the farmhouse that William K. Sloat had built in the 1890s, which would have stood on what is now Persimmon Avenue. Later, the Caviglia family lived in what was probably the 1880s Charles O. Sloat farmhouse which was located at the site of the present main house at 1029 Ranere Ct. In 1934, when James Caviglia had the current extant house built, the Sloat farmhouse was moved west to where the rear ancillary building stands today; it was demolished when the structure was built in 1966 (Sunnyvale building permit 1966-1593; Maxine Freeborn 2005).

The Caviglias were orchardists and farmed this property along with other properties in Sunnyvale. By 1932, James and Jennie Caviglia had purchased another 20-acre ranch along Hollenbeck Avenue, on which their daughter Maxine lived for many years with her husband Robert Freeborn (school district maps; Freeborn 2005). The Caviglia family continued to expand their agricultural holdings which are presently known as Airdrome Orchards, a privately held company located on Gish Road in San Jose where corporate headquarter was established by 1964; the corporate history was not investigated as a part of this study.

Aggressive annexation policies of the City of Sunnyvale during the 1950s brought the horticultural era of the Collins District to a rapid close during the later half of the twentieth century. By 1960, the population of Sunnyvale had increased over five-fold over that of 1950, and about this time most of the orchard lands between Hollenbeck Avenue and future Route 85 right-of-way had been subdivided into residential tracts. Remington Drive was opened by 1962 with both sides now within the city limits, and in 1963 the Caviglia Ranch was one of a few number of unincorporated pockets within Sunnyvale's sphere of influence. With the relocation of Airdrome Orchards office and related facilities to San Jose by 1964, in the fall of 1965, the eastern 10 acres of the earlier Caviglia Ranch was subdivided as Tract No. 4024, St. Francis Estates and became a part of the City of Sunnyvale (Recorded Maps 201:38-39). Four lots were reserved for the Caviglia family. The first (the largest), a 0.833-acre lot, included the subject property. A 0.372-acre lot immediately to the south was reserved for Robert Sr. and Maxine Freeborn. They built the house at 1037 Ranere Ct. A half-acre lot, at 1035 Rangpur Court, was reserved for Albert and Dorothy Caviglia. A fourth lot of 0.352 acres was reserved at 710 Peekskill Drive. *(Continued on page 6)*

(Continued from previous page)
In April 1966, the Caviglias applied for a permit to build a $9000 cottage behind their house (Sunnyvale building permit 1966-1593). Mrs. Caviglia originally intended that the cottage be used as a recreation room, but because the cabin where their hired man had been living for decades had been demolished to make the subdivision, it was initially used to house him (Freeborn 2005).

On July 1, 1969, the Caviglias recorded a map subdividing the 0.833-acre lot into two parcels (Recorded Maps 256:3). On the second parcel, they built a house at 1057 Prune Court, and Mr. and Mrs. Caviglia lived there for the rest of their lives. James Caviglia died in 1980, at the age of 91, and Jennie Caviglia died in 1996, at the age of 97. The subject property remained in the Caviglia family until after Mrs. Caviglia's death, when it was sold to Paul V. and Mildred M. Citraro on August 20, 1998 (doc no. 14345994).

Designer of the 1934 Caviglia House

The Caviglia house was apparently designed and built by brothers Alfred N. and Raymond W. "Bud" True, the second of three generations of True family builders in Mountain View. Their father, Newton Whitney True, was born in Maine in 1855. By 1880, he was 23 years old, working as a farmer's hired hand in San Joaquin County, California. He settled in Santa Clara County about 1882 (Great Register, 1890) and married Della Connell on December 22, 1886. Mr. and Mrs. True lived on Villa Street in Mountain View with their four children: Harriette (b. 1887), Alfred (b. 1889), Pearl (b. 1892), and Raymond (b. 1897). Newton True was a carpenter, and his two sons soon followed him into the trade. The True brothers continued to work after their father's death in 1927. Other projects that they worked on around the time the Caviglia house was built included the Sunnyvale Bakery in 1933, designed by architect Frank Moore; a two-story stucco residence for Charles Milani at the corner of View and Church Streets in Mountain View in 1933, designed by architect Ernest Reichel; and a remodel of the Mountain View Hardware Company in 1934, designed by architects Binder & Curtis (Goss 2005). Alfred True, who married later in life and had no children, died in 1947. Raymond "Bud" True and his wife Eleanor had two children, Harry and Virginia. Harry Whitney True would follow the family trade and become a building contractor, in addition to serving on the Mountain View City Council between 1958 and 1962 (Ignoffo 2002).

Evaluation

The property at 1029 Ranere Ct. is listed on the City of Sunnyvale's Heritage Resource Inventory (also referred to as the Local Register of Heritage Resources). In submitting the local register to the State of California in 1998, the property at 1029 Ranere Ct. was identified as meeting Criterion A of the National Register (see National Register of Historic Places criteria in Section 4.2 following). By definition, the listing of the property on its local register, the Sunnyvale City Council has indicated that the property has been determined to be appropriate for preservation. The mere listing with the State of California however does not imply that the property has been recognized by the state or the nation to be historically significant.

The subject property and the associated buildings on the site are not "designated" on any federal, state registers, or local registers. The property however is listed on the Sunnyvale Heritage Resources Inventory. The main house on the property at 1029 Ranere Ct. is over 50 years old; however, the ancillary building is not as it was built in 1966 and is about 39 years old.

The house at 1029 Ranere Ct. has been previously identified as having historical significance for its association with patterns of development in rural unincorporated Sunnyvale during its horticultural period which ranged from the 1870s to early 1960s. The house was the residence of James Sr. and Jennie Caviglia who founded Airdrome Orchards, an agricultural company which remained in Sunnyvale until the early 1960s when corporate operations were relocated to San Jose and the orchard property subdivided for housing tracts. *(Continued on page 7)*

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

 *Resource Name or # (Assigned by recorder) Caviglia Ranch House

*Recorded by Franklin Maggi, Leslie Dill, & Bonnie Montgomery *Date 7/22/2005 ☒ Continuation ☐ Update

(Continued from previous page)
The house was built by the Caviglia family and had a primary relationship to the ownership and operation of the agricultural operation at the Sunnyvale location. The extant ancillary structure at the rear of the property has only a tertiary relationship to this ranch, as it was constructed by the Caviglia family subsequent to the historic agricultural use of the property.

Although the City of Sunnyvale apparently listed the property at 1029 Ranere Ct. on its inventory due to its agricultural associations, the house would not appear to qualify for the National Register under Criterion A, or the California Register under Criterion (1) based on its association with the agricultural pattern of development in the Sunnyvale area, because the original setting of the house within the orchard property has been irreversibly altered with the construction of the housing subdivision. The house alone does not adequately represent the pattern of development that the City of Sunnyvale considers to be of historical importance. The original context for the house has been lost.

James Sr. and Jennie Caviglia were also considered for their contributions to local, state or national history to determine if the property meets the criteria of the California and National Registers due to its associations with them as individuals. Although they had founded Airdrome Orchards, which continues today as a large privately owned and operated statewide agricultural business, successful entrepreneurship is not in itself reason to consider historic personages important to our past. The Caviglias are not known for specific innovations or contributions to their area of business, or for activities within the local community for which they would be remembered in a significant way. The property would therefore not qualify for the National Register under Criterion B or the California Register under Criterion (2) for it association with historic personages.

The architectural character and features were assessed in the context of residential architecture of the period in which it was built. The style is Spanish Eclectic, with close associations with what could be called Mediterranean Revival - buildings closed linked to historic precedents from the Mediterranean region of Europe of both Spain and Italy. The Eclectic movement in residential architecture first began to appear in America in the 1890s, catalyzed by Chicago's Columbia Exposition of 1893.In California, the 1915 Panama-California Exposition in San Diego brought the use of Spanish prototypes to wide attention, and in the next two decades the richness of Spanish and other Mediterranean historic antecedents were fashionable in the West, particularly California. During the Depression construction slowed considerably, but the continued success of the Caviglias farming operations during this period allowed for the construction of a substantial house within the ranch. The massing and window pattern along the front façade is more reminiscent of the Caviglia home land of Italy than what would normally be found on Spanish Eclectic buildings of the period. While the house has not been associated with a designer of known reputation, the True Brothers constructed a unique residence that combines both distinctive architectural features while at the same time adapting the style to modern materials such as steel windows. Unlike much of the housing in nearby cities such as Sunnyvale, the house was designed to exploit the subterranean area for food storage; a feature associated with the self-sufficiency found on rural properties, but integrated in this house as a part of the design. The house would appear to qualify for both the National Register under Criterion C and California Register under Criterion (3) based upon its distinctive architectural design, a distinguished example of Depression era residential architecture that was specifically adapted to a rural agricultural setting. Although the ranch no longer exists, the house as a distinct entity retains enough of its yard to retain its historic setting. The period of significance for the house is 1934, and the historic period of use is 1934 to 1964. The ancillary building does not contain the same distinction of the main house, and was constructed outside the significant period of use of the property. It does not contribute to the significance of the house architecturally and would therefore not qualify for the National or California Registers based on its own merits.
(Continued on page 8)

(Continued from previous page)

Integrity

The historical materials and features have been changed very little over time and continue to represent the building's historic architectural design as per the National Register's seven principles of integrity. The resource maintains its historical integrity of association with its original owner and use as a generously sized residence of the 1930s. The exterior of the building provides an essentially unadulterated representation of its original residential scale, style, and feeling, Spanish-eclectic design, materials, and workmanship. The house maintains its integrity of location and the property includes mature plantings that preserve some of the immediate setting; however, the property's overall setting has been altered through the years by the encroachment of the surrounding neighborhood. The character-defining features provide an adequate framework for understanding the original building on its site.

(Continued from page 5, DPR523b, B12)

Bibliography

Primary Sources

Brainard, H. C. Brainard's Atlas of Santa Clara County. Map No. 19, Collins and Mountain View, 1886. On file at the California Room, Martin Luther King Jr. Library, San José.

County of Santa Clara. Deeds, Miscellaneous Records, Maps, and Official Records. On file at the Clerk-Recorder's Office.

McMillan, J. G. Official Map of Santa Clara County, 1902-1903.

McMillan, J. G. Official Map of Santa Clara County, 1914.

State of California
Birth Index, 1905-1995.
Directory of Properties (Santa Clara County) in the Historic Property Data File, 2003.
Death Index, 1905-2000.

Santa Clara County School District Maps, c1950s. On file at the Office of the County Surveyor.

Santa Clara County Great Register of Voters, 1890. On file at the California Room, Martin Luther King Jr. Public Library, San José.

Sunnyvale building permit 1966-1593, 4/12/1966.

U.S. Census Bureau, U.S. Department of Commerce
Census of Population, 1880-1930.

United States Geological Survey, U.S. Department of the Interior
San José West Quadrangle map, 1899.
Cupertino (photo revised) map, 1980.

Newspaper Clippings

"[Newton W. True death notice]," *San Jose Mercury Herald*, 10/9/1927.

Secondary and Published Sources

Freeborn, Maxine. Oral interviews with Bonnie Montgomery, July 6-7, 2005.

Goss, Gary. Research files based on entries in the Pacific Daily Builder.

Guinn, G. M. History of the State of California and Biographical Record of the Coast Counties. Chicago: The Chapman Publishing Company, 1904.

Ignoffo, Mary Jo. Sunnyvale: From the City of Destiny to the Heart of Silicon Valley. Cupertino, CA: California History Center, 1994.

Ignoffo, Mary Jo. Milestones: A History of Mountain View, California. Cupertino, CA: California History Center, 2002.

Santa Clara County Marriage License File. On file at History San José.

Thompson and West. Historical Atlas of Santa Clara County. San Francisco: Thompson and West, 1876 [San José: Smith and McKay Printing Co., reprinted 1973].