

**A Cultural Resources Survey and Historical Evaluation
for the Proposed Butcher's Corner Project
Sunnyvale, Santa Clara County, California**

Vicki R. Beard, M.A./RPA

June 3, 2014



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for the Proposed Butcher's Corner Project
Sunnyvale, Santa Clara County, California**

Prepared by:

A handwritten signature in dark ink, appearing to read "V. R. Beard", is positioned above a horizontal line.

Vicki R. Beard, M.A./RPA

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Requested by:

PlaceWorks
1625 Shattuck Avenue, Suite 300
Berkeley, California 94709

June 3, 2014

ABSTRACT

Tom Origer & Associates conducted a cultural resources survey and historical evaluation for the proposed Butcher's Corner Project at 871 East Fremont Avenue in Sunnyvale, Santa Clara County, California. The study area is located 1.75 miles southeast of the Sunnyvale civic center, and includes four parcels (APN 211-25-011, -034, -038, -039) totaling 5.23 acres. This study was requested by PlaceWorks and was designed to satisfy the requirements of the California Environmental Quality Act.

The study included archival research at the Northwest Information Center, Sonoma State University (NWIC File No.13-1825), examination of the library and files of Tom Origer & Associates, contact with the Native American Heritage Commission, and field inspection of the project area. Field survey found no prehistoric resources within the study area.

The study area contains two residences and associated outbuildings. As part of this study, those buildings were evaluated for potential inclusion on the California Register of Historical Resources. Evaluation included historical research at the Louis E. Stocklmeir Regional History Library and Archives, DeAnza College, and the Sunnyvale Public Library. Additionally, documents, maps, and secondary sources at the offices of Tom Origer & Associates and various online databases such as the Online Archive of California, Calisphere, and Ancestry.com were searched.

Documentation pertaining to this study is on file at the offices of Tom Origer & Associates (File No. 14-056).

Synopsis

Project:	Butcher's Corner
Location:	871 E. Fremont Avenue, Sunnyvale, Santa Clara County, California
APN:	211-25-011, -034, -038, -039
Quadrangle:	Cupertino, California 7.5' series
Study Type:	Intensive survey
Scope:	5.23-acre survey and historical evaluation
Finds:	Historical farm and orchard not eligible for California Register

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INTRODUCTION

This report describes a cultural resources study for the proposed Butcher's Corner Project at 871 East Fremont Avenue in Sunnyvale, Santa Clara County, California (Figure 1). The study area is situated at the intersection of East Fremont Avenue, Wolfe Road, and El Camino Real, 1.75 miles southeast of the civic center in Sunnyvale. It consists of four parcels (APN 211-25-011, -034, -038, -039) totaling 5.23 acres.

PlaceWorks requested the study on behalf of De Anza Properties, who is proposing a housing development on the property. The development will result in the removal of two existing residences, several outbuildings, and the remains of an orchard.

This study was designed in compliance with the California Environmental Quality Act. Documentation pertaining to this study is on file at Tom Origer & Associates (File No. 14-056).

REGULATORY CONTEXT

The California Environmental Quality Act (CEQA) requires that cultural resources be considered during the environmental review process. This is accomplished by an inventory of resources within a study area and by assessing the potential that cultural resources could be affected by development.

This cultural resources survey was designed to satisfy environmental issues specified in the CEQA and its guidelines (Title 14 CCR §15064.5) by: (1) identifying all cultural resources within the project area; (2) offering a preliminary significance evaluation of the identified cultural resources; (3) assessing resource vulnerability to effects that could arise from project activities; and (4) offering suggestions designed to protect resource integrity, as warranted.



Figure 1. Study vicinity (USGS San Jose 1:250,000 scale map).

Resource Definitions

Cultural resources are classified by the State Office of Historic Preservation (OHP) as sites, buildings, structures, objects and districts, and each is described by OHP (1995) as follows.

Site. A site is the location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archaeological value regardless of the value of any existing structure.

Building. A building, such as a house, barn, church, hotel, or similar construction, is created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail, or a house and barn.

Structure. The term "structure" is used to distinguish from buildings those functional constructions made usually for purposes other than creating human shelter.

Object. The term "object" is used to distinguish from buildings and structures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment.

District. A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.

Significance Criteria

When a project might affect a cultural resource, the project proponent is required to conduct an assessment to determine whether the effect may be one that is significant. Consequently, it is necessary to determine the importance of resources that could be affected. The importance of a resource is measured in terms of criteria for inclusion on the California Register of Historical Resources (Title 14 CCR, §4852) as listed below. A resource may be important if it meets any one of the criteria below, or if it is already listed on the California Register of Historical Resources or a local register of historical resources.

An important historical resource is one which:

1. 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. 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 possesses high artistic values.

4. It has yielded, or may be likely to yield, information important to the pre-history or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, eligibility for the California Register requires that a resource retains sufficient integrity to convey a sense of its significance or importance. Seven elements are considered key in considering a property's integrity: location, design, setting, materials, workmanship, feeling, and association.

The OHP advocates that all historical resources over 45 years old be recorded for inclusion in the OHP filing system (OHP 1995:2), although professional judgment is urged in determining whether a resource warrants documentation.

PROJECT DESCRIPTION AND SETTING

Study Area Location and Description

The study area is located in northwestern Santa Clara County, 1.75 miles southeast of downtown Sunnyvale, at the intersection of East Fremont Avenue, Wolfe Road, and El Camino Real. It includes four parcels totaling 5.23 acres, and is shown on the Cupertino, California 7.5' USGS quadrangle (Figure 2).

Geologically, this area consists of recent alluvium (Jenkins and Burnett 1961). The oldest of these deposits are thought to be between 5,000 and 7,000 years old. Soils mapped for the study area are of the Urban land-Flaskan complex. Urban lands consists of disturbed and human transported material. Although situated in an urban area, most of the study area has not been disturbed beyond agricultural activities and the soils are well-drained, fine loam of the Flaskan series. Flaskan soils are situated on alluvial fans and consist of alluvium derived from metamorphic and sedimentary rock, and alluvium derived from metavolcanics (Natural Resources Conservation Service 2014). In an uncultivated state, these soils support the growth of annual grasses and forbs.

Cultural Setting

Archaeological evidence indicates that human occupation of California began at least 12,000 years ago (Fredrickson 1984:506). Early occupants appear to have had an economy based largely on hunting, with limited exchange, and social structures based on extended family units. Later, milling technology and an inferred acorn economy were introduced. This diversification of economy appears coeval with the development of sedentism, population growth, and expansion. Sociopolitical complexity and status distinctions based on wealth are also observable in the archaeological record, as evidenced by an increased range and distribution of trade goods (e.g., shell beads, obsidian tool stone), which are possible indicators of both status and increasingly complex exchange systems.

At the time of European settlement, the study area was included in the territory controlled by the Ohlone, who are also referred to as Costanoans (Levy 1978:485-495). The Ohlone were hunter-gatherers who lived in rich environments that allowed for dense populations with complex social structures (Levy 1978:485-495; Kroeber 1925:462-473). They settled in large, permanent villages about which were distributed seasonal camps and task-specific sites.



Figure 2. Study location (adapted from the USGS 1980 Cupertino 7.5' map).

Primary village sites were occupied throughout the year and other sites were visited in order to procure particular resources that were especially abundant or available only during certain seasons. Sites often were situated near fresh water sources and in ecotones where plant life and animal life were diverse and abundant.

STUDY PROCEDURES AND RESULTS

Native American Contact

A letter was sent to the State of California's Native American Heritage Commission seeking information from the sacred lands files, which track Native American cultural resources, and the names of Native American individuals and groups that would be appropriate to contact regarding this project. The Native American Heritage Commission replied with a letter dated May 29, 2014, in which they indicated that the sacred land file has no information about the presence of Native American cultural resources in the immediate project area.

Letters were also sent to the following Native American groups and individuals:

Muwekma Ohlone Indian Tribe of the San Francisco Bay Area
Amah/Mutsun Tribal Band
The Ohlone Indian Tribe
Trina Marine Ruano Family
Indian Canyon Mutsun Band of Costanoan
Jakki Kehl
Katherine Erolinda Perez
Linda Yamane

A log of contact efforts is provided at the end of this report (Appendix A), along with copies of correspondence. No comments have been received as of the date of this report.

Archival Study Procedures

Archival research included examination of the library and project files at Tom Origer & Associates. A review (NWIC File No. 13-1825) was completed of the archaeological site base maps and records, survey reports, and other materials on file at the Northwest Information Center (NWIC), Sonoma State University, Rohnert Park. Sources of information included but were not limited to the current listings of properties on the National Register of Historic Places (National Register), California Historical Landmarks, California Register of Historical Resources (California Register), and California Points of Historical Interest as listed in the Office of Historic Preservation's *Historic Property Directory* (OHP 2012).

The State Office of Historic Preservation has determined that structures in excess of 45 years of age should be considered to be potentially important resources, and former building and structure locations could be potentially important historic archaeological sites. Archival research included an examination of historical maps to gain insight into the nature and extent of historical development in the general vicinity, and especially within and adjacent to the study area. Maps ranged from hand-drawn maps of the 1800s to topographic quadrangles issued by the United States Geological Survey (USGS). Included were General Land Office (GLO) survey plats and early USGS topographic maps.

Field Survey Procedures

An intensive field survey was completed by the author on May 29, 2014. The entire parcel was examined by walking in a zigzag fashion within corridors approximately 10 meters wide. Visibility was excellent over 95 percent of the study area. Where needed, a hoe was used to clear small patches of vegetation and duff so that the ground surface could be inspected.

Prehistoric archaeological site indicators expected to be found in the region include but are not limited to: obsidian and chert flakes and chipped stone tools; slabs and handstones, and mortars and pestles; and locally darkened soils containing some of the previously listed items plus fragments of bone, shellfish, and fire affected stones. Historic period site indicators generally include: fragments of glass, ceramic, and metal objects; milled and split lumber; and structure and feature remains such as building foundations and discrete trash deposits (e.g., wells, privy pits, dumps).

Historical Research Procedures

Historical research was completed at the Louis E. Stocklmeir Regional History Library and Archives, DeAnza College, the Sunnyvale Public Library, the offices of Tom Origer & Associates, and various online archives such as Online Archive of California, Calisphere, Ancestry.com, and Family Search).

FINDINGS

Archival Study Results

A search of the archaeological base maps at the NWIC found no previous archaeological survey of the study area and no recorded archaeological sites on the property. Buildings within the study area were recorded during an historical resources survey for the widening of Wolfe Road and were evaluated for inclusion on the National Register of Historic Places (Hill 2000). There are no other known resources within a one-half-mile radius of the study area.

There are no reported ethnographic sites within or near the project area (Kroeber 1925; Levy 1985).

Review of historical maps found that there was one building within or immediately adjacent to the study area in 1876 and four buildings in 1897 (Thompson & West 1876; USGS 1897).

There are no federal, state, or locally recognized historic properties within the study area (OHP 2012).

Field Survey Results

Archaeology

No prehistoric resources were found.



Figure 3. Aerial photograph of the Butcher's Corner property layout.

Built Environment

Two residences and several outbuildings are within the study area. In addition, there is a remnant orchard and landscaping.

Craftsman-Style House. Located near the center of the property and oriented toward the intersection of El Camino Real and Wolfe Road is an early 20th century, Craftsman-style dwelling. This is a cross-hipped building with stucco cladding and rounded rafter tails exposed beneath the eaves. The front of the house is marked by two projecting wings that form a recessed entryway with a glass-paneled door flanked by sidelights. The two wings have matching tripartite windows consisting of a large central window with arched mullions in the top light flanked by casement sashes. The west side of the house has a screened porch with convex corbelled shouldered arches forming the openings. The rear of the house has a wing projecting on the west side that forms an enclosed porch accessed by a concrete steps leading to a concrete. Except at the front, windows are a mix of casement, sliding, awning, double-hung, and fixed windows with wood sashes.

There are four nearby outbuildings associated with this house; three appear to be contemporaneous. Close behind the house is a rectangular, hipped roof structure clad with stucco. The eaves are open with exposed rafters. Doors are found on three sides. Windows are set high on the wall and appear to be fixed wood sashes. Northwest of the house are two garages. One is similar to the outbuilding behind the house with a rectangular footprint, hipped-roof, stucco siding, and exposed rafters. Double-hung, wood-sashed windows are on the three sides of the garage, and the south-facing elevation has a

pair of large overhead doors. The second garage was likely a shed or barn that was converted to a garage. This building is front-gabled, and is clad with vertical boards. The front half of the building has drop siding installed above the original wall cladding. There is one six-over-six, double-hung, window at the rear of the building and a pair of overhead doors at the front. The fourth outbuilding is a small shed with vertical board siding located east of the house.

Mid-century Modern House. In the southwest quadrant of the property and oriented toward East Fremont Avenue is a mid-century, cross-gabled home with an irregular shape. The side-gabled wing forming the front portion of the house has a long, narrow porch beneath the principle roof. Diagonal, wood posts serve as supports along the porch. The entry is a standard doorway with a large, 15-light window to the east of the door. A brick planter is constructed around the porch. The west half of this elevation has two double-hung, windows. A gabled wing extends north from the center of the rear elevation, and from that another wing protects to the east forming a courtyard opening to the east. A swimming pool is to the west of the central wing. The entire house is clad with horizontal wood siding. Windows are a mix of double-hung and fixed wood sashes.

There are two structures located just west of this house. One is a water tank and the other is a wood-framed pump shed with corrugated metal siding.

Historical Research Results

Research found that the study area was once part of a 160-acre tract that belonged to Franklin Pancoast in 1876.

Rolla and Emma Butcher acquired the property in 1881. Prior to that time, Rolla and Emma lived in Walkerville, a mining town in Montana, where Rolla struck the Alice claim. The Alice Mine was one of the earliest and richest silver mines in Montana (National Park Service 2006). He sold the mine to the Walker Brothers in 1876 for \$25,000, and in 1880 he and Charles Archabald were running a hotel in Walkerville (United States Bureau of Census 1880). Rolla died in 1882, the year after moving to California, leaving Emma with the property. Emma planted fruit trees and established an orchard that remained in the family until 2013. The following description of the Butcher property was provided in 1888

[Emma Butcher] the widow of Rolla Butcher, resides on the San Francisco road, in the Millikin District, about four miles west of Santa Clara. She is the owner of a magnificent orchard, of sixty-four acres, containing a choice variety of fruit, which may be classed as follows: twenty-five acres in the different varieties of prunes, twelve acres in apricots and peaches, eight acres in apples, and the remainder in cherries, plums, and grapes [Foote 1888:483].

The 1876 atlas of Santa Clara County shows a building on the Butcher property at the southeast corner. This might have been used by the Butchers when they first moved to Santa Clara. Another home was built on the property in 1895 by Butcher's son Rolla Jr. The 1895 house was damaged by fire and was demolished in 1980. The existing dwellings represent later generations of the Butcher family. The US Census rolls for 1900 through 1930 show Rolla Jr. and brother Arthur Butcher with their own homes but residing in close proximity. The Craftsman home is reported to have been built by Arthur Butcher in 1912. It was also reportedly built the same year his son Robert was born, which was 1914. The Mid-century Modern home belonged to Robert Butcher and his wife Audrey. After Arthur's death in 2003, Audrey kept the orchard going but her death in 2013 ended three-generations of Butchers farming the property.

FINDINGS

Because the study area contains buildings that are more than 50 years old an evaluation was completed to determine the historical importance of those buildings with respect to the California Register eligibility criteria listed in a previous section of this report. Restated briefly, a building (or any other cultural resource) acquires significance from its association with an important event or pattern in history; through its association with an important person; because it represents a particular type, period, region or method of construction, the work of a master, or possesses high artistic values; or because it contains information that can be studied to enhance our understanding of history.

Both the County of Santa Clara and the City of Sunnyvale have developed historic contexts in which to assess the historical importance of a resource. In each case, fruit production/horticulture are listed as import themes (City of Sunnyvale 2012:6-11; Archives & Architecture, LLC 2012:109-111). This evaluation is based on the contexts of fruit production presented in those documents.

In addition to meeting one or more of the above criteria, eligibility for the California Register requires that a resource retain sufficient integrity to convey a sense of its significance or importance. As defined by the State, "Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Office of Historic Preservation 2001:11). Seven elements are considered key in considering a property's integrity: location, design, setting, materials, workmanship, feeling, and association.

Assessment of Significance

The following conclusions were reached with regard to each of the California Register criteria.

Criterion 1

In order to be considered important under Criterion 1, the property needs to be able to convey its importance within the context of fruit production. At present, the property has the appearance of a residential property primarily and does not adequately convey the fruit production theme. The orchard itself is has been pared down to just a small plot along Wolfe Road, and there are no buildings that provide an adequate sense of the property being a fruit farm. Criterion 1 is not met.

Criterion 2

Under Criterion 2, a property can be significant because of its association with an important person. While the Butcher family has a long history on the property, they are not especially important. There were many family orchards in the Sunnyvale area. Emma Butcher has some historical importance because she was one of only a few women orchardists; however, her home and outbuildings associated with her tenure as head of the farm are missing. Criterion 2 is not met.

Criterion 3

Criterion 3 speaks to the architectural significance of a property, and to meet this criterion a property should be a good representative of an architectural style or a transitional form between styles, the work of a master, or have high artistic value. Neither of the homes on this property are distinctive examples of their style.

Criterion 4

Criterion 4 generally applies to archaeological resources or resources that, through study of construction details, can provide information that cannot be obtained in other ways. This building possesses no intrinsic qualities that could answer questions or provide important information about our history, and Criterion 4 is not met.

RECOMMENDATIONS

Archaeology

No Archaeological resources were found and no resource-specific recommendations are made.

Built Environment

There are buildings on the property that are older than 50 years. These buildings were evaluated and did not meet criteria for inclusion on the California Register. No further recommendations are made.

Accidental Discovery

There is a possibility that buried archaeological deposits could be present and accidental discovery could occur. Prehistoric and historical archaeological site indicators are described above. In keeping with the CEQA guidelines, if archaeological remains are uncovered, work at the place of discovery should be halted immediately until a qualified archaeologist can evaluate the finds (§15064.5 [f]).

The following actions are promulgated in Public Resources Code 5097.98 and Health and Human Safety Code 7050.5, and pertain to the discovery of human remains. If human remains are encountered, excavation or disturbance of the location must be halted in the vicinity of the find, and the county coroner contacted. If the coroner determines the remains are Native American, the coroner will contact the Native American Heritage Commission. The Native American Heritage Commission will identify the person or persons believed to be most likely descended from the deceased Native American. The most likely descendent makes recommendations regarding the treatment of the remains with appropriate dignity.

SUMMARY

Tom Origer & Associates conducted a cultural resources survey and historical evaluation for the Butcher's Corner project on East Fremont Avenue. The study was requested by PlaceWorks, and was designed to meet CEQA guidelines. No prehistoric resources were found. Buildings on the property were considered for inclusion on the California Register but they do not meet California Register eligibility criteria. No resource-specific recommendations were made.

MATERIALS CONSULTED

Archives & Architecture, LLC

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Bean, L. (Editor)

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<<http://www.nps.gov/nhl/find/statelists/mt/ButteAnacondaHD.pdf>>

Natural Resources Conservation Service

2014 Web Soil Survey. United States Department of Agriculture

<<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>>

Office of Historic Preservation

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2012 *Historic Property Directory*. Office of Historic Preservation, Sacramento.

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1976 *California Inventory of Historic Resources*. Department of Parks and Recreation, Sacramento.

Sunnyvale, City of

2009 City of Sunnyvale Heritage Resources Inventory. <<http://sunnyvale.ca.gov/Portals/0/Sunnyvale/CDD/Residential/Heritage%20Resources%20and%20Landmark%20Alteration%20%20Inventory-%20%20FINAL.pdf>>

2012 City of Sunnyvale Historical Context Statement. City of Sunnyvale Planning Division.

<<http://sunnyvale.ca.gov/Portals/0/Sunnyvale/CouncilReports/2012/12-239.pdf>>

Thompson & West

1876 *Historical Atlas Map of Santa Clara County, California*. Thompson & West, San Francisco

United States Bureau of Census

1860 Manuscript Census, Santa Clara County.

1870 Manuscript Census, Santa Clara County.

1880 Manuscript Census, Santa Clara County.

1900 Manuscript Census, Santa Clara County.

1910 Manuscript Census, Santa Clara County.

1920 Manuscript Census, Santa Clara County.

1930 Manuscript Census, Santa Clara County.

1840 Manuscript Census, Santa Clara County.

United States Army Corps of Engineers

1943 Palo Alto Tactical Map. Geological Survey, Washington, D.C.

United States Geological Survey

1897 Palo Alto 15' quadrangle. Geological Survey, Washington, D.C.

1953 Cupertino 7.5' quadrangle. Geological Survey, Washington, D.C.

APPENDIX A:
Native American Correspondence

Contact Log
Correspondence

**Native American Contact Efforts
Butcher's Corner Project
Sunnyvale, Santa Clara County, California**

Organization	Contact	Letters	Results
Native American Heritage Commission	Debbie Pilas-Treadway	5/5/14	Faxed letter received 5/29/14 stating that the sacred land file failed to indicate the presence of Native American cultural resources in the immediate project area.
Muwekma Ohlone Indian Tribe of the San Francisco Bay Area	Rosemary Cambra	5/24/14	No comments received as of the date of this report
Amah/Mutsun Tribal Band	Jean-Mari Feyling Irene Zwierlein	5/24/14	No comments received as of the date of this report
The Ohlone Indian Tribe	Andrew Galvan	5/24/14	No comments received as of the date of this report
Trina Marine Ruano Family	Ramona Garibay	5/24/14	No comments received as of the date of this report
Indian Canyon Mutsun Band of Costanoan	Ann Marie Sayers	5/24/14	No comments received as of the date of this report
	Linda G. Yamane	5/24/14	No comments received as of the date of this report
	Jakki Kehl	5/24/14	No comments received as of the date of this report
	Katherine Erolinda Perez	5/24/14	No comments received as of the date of this report

Sacred Lands File & Native American Contacts List Request

NATIVE AMERICAN HERITAGE COMMISSION

915 Capitol Mall, RM 364
Sacramento, CA 95814
(916) 653-4082
(916) 657-5390 – Fax
nahc@pacbell.net

Information Below is Required for a Sacred Lands File Search

Project: Butcher's Corner

County: Santa Clara

USGS Quadrangles

Name: Cupertino

Township 7S Range 1W Section(s) 6

Company/Firm/Agency: Tom Origer & Associates

Contact Person: Vicki Beard

Street Address: PO Box 1531

City: Rohnert Park Zip: 94927

Phone: (707) 584-8200 Fax: (707) 584-8300

Email: vbeard@origer.com

Project Description: Housing development on four parcels totaling 5.23 acres.

Date: 5/5/2014

Tom Origer & Associates
Archaeology / Historical Research

May 28, 2014

Jean-Marie Feyling
Amah/Mutsun Tribal Band
19350 Hunter Court
Redding, CA 96003

Re: Butcher's Corner Project, 971 East Fremont Avenue, Sunnyvale, Santa Clara County

Dear Ms. Feyling:

I write to notify you of a proposed project within Santa Clara County, for which our firm is conducting a cultural resources study. The Butcher's Corner project is a proposed housing development on a 5.23 acre property at 871 East Fremont Avenue in Sunnyvale. The City of Sunnyvale is reviewing the project for CEQA compliance.

Enclosed is a portion of the Cupertino 7.5' USGS map showing the project location.

Sincerely,

Julia Franco
Associate

Tom Origer & Associates
Archaeology / Historical Research

May 28, 2014

Edward Ketchum
Amah Mutsun Tribal Band
35867 Yosemite Avenue
Davis, CA 95616

Re: Butcher's Corner Project, 971 East Fremont Avenue, Sunnyvale, Santa Clara County

Dear Mr. Ketchum:

I write to notify you of a proposed project within Santa Clara County, for which our firm is conducting a cultural resources study. The Butcher's Corner project is a proposed housing development on a 5.23 acre property at 871 East Fremont Avenue in Sunnyvale. The City of Sunnyvale is reviewing the project for CEQA compliance.

Enclosed is a portion of the Cupertino 7.5' USGS map showing the project location.

Sincerely,

Julia Franco
Associate

Tom Origer & Associates
Archaeology / Historical Research

May 28, 2014

Valentin Lopez
Amah Mutsun Tribal Band
P.O. Box 5272
Galt, CA 95632

Re: Butcher's Corner Project, 971 East Fremont Avenue, Sunnyvale, Santa Clara County

Dear Mr. Lopez:

I write to notify you of a proposed project within Santa Clara County, for which our firm is conducting a cultural resources study. The Butcher's Corner project is a proposed housing development on a 5.23 acre property at 871 East Fremont Avenue in Sunnyvale. The City of Sunnyvale is reviewing the project for CEQA compliance.

Enclosed is a portion of the Cupertino 7.5' USGS map showing the project location.

Sincerely,

Julia Franco
Associate

Tom Origer & Associates
Archaeology / Historical Research

May 28, 2014

Ann Marie Sayers
Indian Canyon Mutsun Band of Costonoan
P.O. Box 28
Hollister, CA 95024

Re: Butcher's Corner Project, 971 East Fremont Avenue, Sunnyvale, Santa Clara County

Dear Ms. Sayers:

I write to notify you of a proposed project within Santa Clara County, for which our firm is conducting a cultural resources study. The Butcher's Corner project is a proposed housing development on a 5.23 acre property at 871 East Fremont Avenue in Sunnyvale. The City of Sunnyvale is reviewing the project for CEQA compliance.

Enclosed is a portion of the Cupertino 7.5' USGS map showing the project location.

Sincerely,

Julia Franco
Associate

Tom Origer & Associates
Archaeology / Historical Research

May 28, 2014

Irene Zwierlein
Amah/Mutsun Tribal Band
789 Canada Road
Woodside, CA 94062

Re: Butcher's Corner Project, 971 East Fremont Avenue, Sunnyvale, Santa Clara County

Dear Ms. Zwierlein:

I write to notify you of a proposed project within Santa Clara County, for which our firm is conducting a cultural resources study. The Butcher's Corner project is a proposed housing development on a 5.23 acre property at 871 East Fremont Avenue in Sunnyvale. The City of Sunnyvale is reviewing the project for CEQA compliance.

Enclosed is a portion of the Cupertino 7.5' USGS map showing the project location.

Sincerely,

Julia Franco
Associate

Tom Origer & Associates
Archaeology / Historical Research

May 28, 2014

Rosemary Cambra
Muwekma Ohlone Indian Tribe of the SF Bay Area
P.O. Box 360791
Milpitas, CA 95036

Re: Butcher's Corner Project, 971 East Fremont Avenue, Sunnyvale, Santa Clara County

Dear Ms. Cambra:

I write to notify you of a proposed project within Santa Clara County, for which our firm is conducting a cultural resources study. The Butcher's Corner project is a proposed housing development on a 5.23 acre property at 871 East Fremont Avenue in Sunnyvale. The City of Sunnyvale is reviewing the project for CEQA compliance.

Enclosed is a portion of the Cupertino 7.5' USGS map showing the project location.

Sincerely,

Julia Franco
Associate

Tom Origer & Associates
Archaeology / Historical Research

May 28, 2014

Andrew Galvan
The Ohlone Indian Tribe
P.O. Box 3152
Fremont CA, 94539

Re: Butcher's Corner Project, 971 East Fremont Avenue, Sunnyvale, Santa Clara County

Dear Mr. Galvan:

I write to notify you of a proposed project within Santa Clara County, for which our firm is conducting a cultural resources study. The Butcher's Corner project is a proposed housing development on a 5.23 acre property at 871 East Fremont Avenue in Sunnyvale. The City of Sunnyvale is reviewing the project for CEQA compliance.

Enclosed is a portion of the Cupertino 7.5' USGS map showing the project location.

Sincerely,

Julia Franco
Associate

Tom Origer & Associates
Archaeology / Historical Research

May 28, 2014

Jakki Kehl
720 North 2nd Street
Patterson, CA 95363

Re: Butcher's Corner Project, 971 East Fremont Avenue, Sunnyvale, Santa Clara County

Dear Ms. Kehl:

I write to notify you of a proposed project within Santa Clara County, for which our firm is conducting a cultural resources study. The Butcher's Corner project is a proposed housing development on a 5.23 acre property at 871 East Fremont Avenue in Sunnyvale. The City of Sunnyvale is reviewing the project for CEQA compliance.

Enclosed is a portion of the Cupertino 7.5' USGS map showing the project location.

Sincerely,

Julia Franco
Associate

Tom Origer & Associates
Archaeology / Historical Research

May 28, 2014

Katherine Erolinda Perez
P.O. Box 717
Linden, CA 95236

Re: Butcher's Corner Project, 971 East Fremont Avenue, Sunnyvale, Santa Clara County

Dear Ms. Perez:

I write to notify you of a proposed project within Santa Clara County, for which our firm is conducting a cultural resources study. The Butcher's Corner project is a proposed housing development on a 5.23 acre property at 871 East Fremont Avenue in Sunnyvale. The City of Sunnyvale is reviewing the project for CEQA compliance.

Enclosed is a portion of the Cupertino 7.5' USGS map showing the project location.

Sincerely,

Julia Franco
Associate

Tom Origer & Associates
Archaeology / Historical Research

May 28, 2014

Ramona Garibay
Trina Marine Ruano Family
30940 Watkins Street
Union City, CA 94587

Re: Butcher's Corner Project, 971 East Fremont Avenue, Sunnyvale, Santa Clara County

Dear Ms. Garibay:

I write to notify you of a proposed project within Santa Clara County, for which our firm is conducting a cultural resources study. The Butcher's Corner project is a proposed housing development on a 5.23 acre property at 871 East Fremont Avenue in Sunnyvale. The City of Sunnyvale is reviewing the project for CEQA compliance.

Enclosed is a portion of the Cupertino 7.5' USGS map showing the project location.

Sincerely,

Julia Franco
Associate



USGS 1980 Cupertino, California

STATE OF CALIFORNIA

Edmund G. Brown, Jr., Governor

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
(916) 373-3710
(916) 373-5471 - Fax



May 29, 2014

Vicki Beard
Tom Origer and Associates
PO Box 1531
Rohnert Park, CA 94927

VIA FAX: 707-584-8300
Number of Pages: 3

Re: Butchers Corner project, Santa Clara County

Dear Ms. Beard:

A record search of the sacred land file has failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Enclosed is a list of Native Americans individuals/organizations who may have knowledge of cultural resources in the project area. The Commission makes no recommendation or preference of a single individual, or group over another. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe or group. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 373-3713.

Sincerely,


Debbie Pilas-Treadway
Environmental Specialist III

**Native American Contacts
Santa Clara County
May 29, 2014**

Jakki Kehl 720 North 2nd Street Patterson, CA 95363 (209) 892-1060	Ohlone/Costanoan	Amah Mutsun Tribal Band of Mission San Juan Bautista Irene Zwierlein, Chairperson 789 Canada Road Woodside, CA 94062 amahmutsuntribal@gmail.com 650-400-4806 cell 650-332-1526 - Fax	Ohlone/Costanoan
Katherine Erolinda Perez PO Box 717 Linden, CA 95236 canutes@verizon.net (209) 887-3415	Ohlone/Costanoan Northern Valley Yokuts Bay Miwok	Amah Mutsun Tribal Band of Mission San Juan Bautista Michelle Zimmer 789 Canada Road Woodside, CA 94062 amahmutsuntribal@gmail.com (650) 851-7747 - Home 650-332-1526 - Fax	Ohlone/Costanoan
Linda G. Yamane 1585 Mira Mar Ave Seaside, CA 93955 rumsien123@yahoo.com 831-394-5915	Ohlone/Costanoan	Indian Canyon Mutsun Band of Costanoan Ann Marie Sayers, Chairperson P.O. Box 28 Hollister, CA 95024 ams@indiancanyon.org 831-637-4238	Ohlone/Costanoan
Amah Mutsun Tribal Band Valentin Lopez, Chairperson PO Box 5272 Galt, CA 95632 vlopez@amahmutsun.org 916-743-5833	Ohlone/Costanoan	Muwakma Ohlone Indian Tribe of the SF Bay Area Rosemary Cambra, Chairperson PO Box 360791 Milpitas, CA 95036 muwakma@muwakma.org 408-205-9714 510-581-5194	Ohlone / Costanoan
Amah Mutsun Tribal Band Edward Ketchum 35867 Yosemite Ave Davis, CA 95616 aerieways@aol.com	Ohlone/Costanoan Northern Valley Yokuts	The Ohlone Indian Tribe Andrew Galvan PO Box 3152 Fremont, CA 94539 chochenyo@AOL.com (510) 882-0527 - Cell (510) 687-9393 - Fax	Ohlone/Costanoan Bay Miwok Plains Miwok Patwin

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Butchers Corner project, Santa Clara County

**Native American Contacts
Santa Clara County
May 29, 2014**

Trina Marine Ruano Family
Ramona Garibay, Representative
30940 Watkins Street
Union City, CA 94587
510-972-0645-home
soaprootmo@comcast.net

Ohlone/Costanoan
Bay Miwok
Plains Miwok
Patwin

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5007.98 of the Public Resources Code

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Butchers Corner project, Santa Clara County

000/000

CHYN

05/29/2014 14:58 FAX 916 057 5390

APPENDIX B:
Resource Documentation

Butcher's Corner
P-43-001592 (Supplement)

PRIMARY RECORD

Primary # P-43-001592 SUPPLEMENT
HRI #
Trinomial:
NRHP Status Code:
Resource Name or #: Butcher's Corner

Other Listings:

Review Code:

Reviewer:

Date:

Page 1 of 7

P1. Other Identifier: Butcher's House & Orchard

P2. Location: Unrestricted

a. County: Santa Clara

b. USGS 7.5' Quad: Cupertino

Date: 1980

T 7 S/R 1 W; SE 1/4 of SW 1/4 of Sec. 6; MDBM

c. Address: 871 E. Fremont Avenue **City:** Sunnyvale **Zip:** 94087

d. UTM: Zone: 10 **587200 mE** **4134480 mN**

e. Other Locational Information: This resource is west of the intersections of El Camino Real, Wolfe Road, and E. Fremont Avenue.

P3a. Description: This property consists of two dwellings and four outbuildings. A Craftsman-style house is located near the center of the property and is oriented toward the intersection of El Camino Real and Wolfe Road. This is a cross-hipped building with stucco cladding and rounded rafter tails exposed beneath the eaves. The front of the house is marked by two projecting wings that form a recessed entryway with a glass-paneled door flanked by sidelights. The two wings have matching tripartite windows consisting of a large central window with arched mullions in the top light flanked by casement sashes. The west side of the house has a screened porch with convex corbelled shouldered arches forming the openings. The rear of the house has a wing projecting on the west side that forms an enclosed porch accessed by a concrete steps leading to a concrete. Except at the front, windows are a mix of casement, sliding, awning, double-hung, and fixed windows with wood sashes.

P3b. Resource Attributes: HP2. Single family property

P4. Resources Present: Building

P5. Photograph or Drawing:

P5b. Description of Photo: Aerial view of Butcher's Corner



P6. Date Constructed/Age and Sources:
c. 1912 and c. 1950

P7. Owner and Address:
Audrey E. Butcher Tr. *et al.*
4265 Rancho Road
Chico, CA 95973

P8. Recorded by:
V. Beard
Tom Origer & Associates
P.O. Box 1531
Rohnert Park, CA 94927

P9. Date Recorded:
May 2014

P10. Type of Survey:
Property specific

P11. Report Citation:

Beard, V.

2014 *A Cultural Resources Survey and Historical Evaluation for the Proposed Butcher's Corner Project Sunnyvale, Santa Clara County, California.*

12. Attachments: Building, Structure, and Object Record; Continuation Sheets; Location Map

CONTINUATION SHEET

Page 2 of 7

Recorded by: V. Beard

Primary #: P-43-001592 SUPPLEMENT

HRI #:

Trinomial:

Resource Name or #: Butcher's Corner

Date: May 2014

P3a. Description: (continued from page 1)

There are four nearby outbuildings associated with this house; three appear to be contemporaneous. Close behind the house is a rectangular, hipped roof structure clad with stucco. The eaves are open with exposed rafters. Doors are found on three sides. Windows are set high on the wall and appear to be fixed wood sashes. Northwest of the house are two garages. One is similar to the outbuilding behind the house with a rectangular footprint, hipped-roof, stucco siding, and exposed rafters. Double-hung, wood-sashed windows are on the three sides of the garage, and the south-facing elevation has a pair of large overhead doors. The second garage was likely a shed or barn that was converted to a garage. This building is front-gabled, and is clad with vertical boards. The front half of the building has drop siding installed above the original wall cladding. There is one six-over-six, double-hung, window at the rear of the building and a pair of overhead doors at the front. The fourth outbuilding is a small shed with vertical board siding located east of the house.

In the southwest quadrant of the property and oriented toward East Fremont Avenue is a mid-century, cross-gabled home with an irregular shape. The side-gabled wing forming the front portion of the house has a long, narrow porch beneath the principle roof. Diagonal, wood posts serve as supports along the porch. The entry is a standard doorway with a large, 15-light window to the east of the door. A brick planter is constructed around the porch. The west half of this elevation has two double-hung, windows. A gabled wing extends north from the center of the rear elevation, and from that another wing protects to the east forming a courtyard opening to the east. A swimming pool is to the west of the central wing. The entire house is clad with horizontal wood siding. Windows are a mix of double-hung and fixed wood sashes.

There are two structures located just west of this house. One is a water tank and the other is a wood-framed pump shed with corrugated metal siding.



Figure 1. Craftsman house, facing northwest.



Figure 2. Mid-century house, facing northwest.



Figure 3. Outbuilding behind house, facing southwest.



Figure 4. Garages, facing northwest.

BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # P-43-001592 SUPPLEMENT
HRI #
NRHP Status Code:
Resource Name or #: Butcher's Corner

Page 3 of 7

B1. Historic Name: Butcher's Ranch

B2. Common Name: Butcher's Corner

B3. Original Use: Farm

B4. Present Use: Single family residence

B5. Architectural Style: Craftsman and Mid-century Modern

B6. Construction History:

B7. Moved? No **Date:** NA

Original Location: NA

B8. Related Features: Remnant orchard

B9a. Architect: Unknown

B9b. Builder: Unknown

B10. Significance: **Theme:** Fruit Production
Period of Significance: 1880 to 1950
Property Type: Buildings
Applicable Criteria: None

Area: Sunnyvale

Context Statement

Both the County of Santa Clara and the City of Sunnyvale have developed historic contexts in which to assess the historical importance of a resource. In each case, fruit production/horticulture are emphasized as import themes (City of Sunnyvale 2012:6-11; Archives & Architecture, LLC 2012:109-111). This evaluation is based on the contexts of fruit production presented in those documents.

B11. Additional Resource Attributes:

B12. References:
See Continuation Sheet page 9

B13. Remarks:

B14. Evaluator: V. Beard
Date of Evaluation: May 2014

See Page 1

CONTINUATION SHEET

Page 4 of 7

Recorded by: V. Beard

Primary #: P-43-001592 SUPPLEMENT
HRI #:
Trinomial:
Resource Name or #: Butcher's Corner
Date: January 2014

B11. Significance: (Continued)

Property History

The study area was once part of a 160-acre tract that belonged to Franklin Pancoast in 1876. Rolla and Emma Butcher acquired the property in 1881. Prior to that time, Rolla and Emma lived in Walkerville, a mining town in Montana, where Rolla struck the Alice claim. The Alice Mine was one of the earliest and richest silver mines in Montana (National Park Service 2006). Rolla sold the mine to the Walker Brothers in 1876 for \$25,000, and in 1880 he and Charles Archabald were running a hotel in Walkerville (United States Bureau of Census 1880). Rolla died in 1882, the year after moving to California, leaving Emma with the property. Emma planted fruit trees and established an orchard at that remained in the family until 2013. The following description of the Butcher property was provided in 1888

[Emma Butcher] the widow of Rolla Butcher, resides on the San Francisco road, in the Millikin District, about four miles west of Santa Clara. She is the owner of a magnificent orchard, of sixty-four acres, containing a choice variety of fruit, which may be classed as follows: twenty-five acres in the different varieties of prunes, twelve acres in apricots and peaches, eight acres in apples, and the remainder in cherries, plums, and grapes [Foote 1888:483].

The 1876 atlas of Santa Clara County shows a building on the Butcher property (then Pancoast property) at the southeast corner. This might have been used by the Butchers when they first moved to Santa Clara. Another home was built on the property in 1895 by Butcher's son Rollo Jr. The 1895 house was damaged by fire and was demolished in 1980. The existing dwellings represent later generations of the Butcher family. The US Census rolls for 1900 through 1930 show Rolla Jr. and brother Arthur Butcher with their own homes but residing in close proximity. The Craftsman home is reported to have been built by Arthur Butcher in 1912. It was also reportedly built the same year his son Robert was born, which was 1914. The Mid-century Modern home belonged to Robert Butcher and his wife Audrey. After Arthur's death in 2003, Audrey kept the orchard going but her death in 2013 ended three-generations of Butchers farming the property.

Statement of Significance

This building was evaluated for inclusion on the California Register of Historical Resources (California Register). Briefly, a resource eligible for the California Register is one that meets one of the following criteria.

1. 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. Is associated with the lives of persons important to local, California, or national history.
3. Embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, eligibility to the California Register requires that a resource retain sufficient integrity to convey a sense of its significance or importance. As defined by the State, "Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance" (California Office of Historic Preservation 2001:11). Seven elements are considered key in considering a property's integrity: location, design, setting, materials, workmanship, feeling, and association.

The following conclusions were reached regarding the property's eligibility for the California Register as an individual resource:

CONTINUATION SHEET

Page 5 of 7

Recorded by: V. Beard

Primary #: P-43-001592 SUPPLEMENT

HRI #:

Trinomial:

Resource Name or #: Butcher's Corner

Date: January 2014

B11. Significance: (Continued)

Criterion 1. In order to be considered important under Criterion 1, the property needs to be able to convey its importance within the context of fruit production. At present, the property has the appearance of a residential property primarily and does not adequately convey the fruit production theme. The orchard itself is has been pared down to just a small plot along Wolfe Road, and there are no buildings that provide an adequate sense of the property being a fruit farm. Criterion 1 is not met.

Criterion 2. Under Criterion 2, a property can be significant because of its association with an important person. While the Butcher family has a long history on the property, they are not especially important. There were many family orchards in the Sunnyvale area. Emma Butcher has some historical importance because she was one of only a few women orchardists; however, her home and outbuildings associated with her tenure as head of the farm are missing. Criterion 2 is not met.

Criterion 3. Criterion 3 speaks to the architectural significance of a property, and to meet this criterion a property should be a good representative of an architectural style or a transitional form between styles, the work of a master, or have high artistic value. Neither of the homes on this property are distinctive examples of their style.

Criterion 4. Criterion 4 generally applies to archaeological resources or resources that, through study of construction details, can provide information that cannot be obtained in other ways. This building possesses no intrinsic qualities that could answer questions or provide important information about our history, and Criterion 4 is not met.

B12. References:

Archives & Architecture, LLC

2012 *County of Santa Clara Historic Context Statement*. Revision of the 2004 edition. County of Santa Clara Planning Office.

Foote, H.

1888 *Pen Pictures from the Garden of the World or Santa Clara County*. The Lewis Company, Chicago.

Hill, W.

2000 Primary Record for Butcher House & Orchard (P-43-001592). Document on file at the Northwest Information Center, Rohnert Park.

Sawyer, E.

1922 *History of Santa Clara County, California*. Historic Record Company, Los Angeles.

Sunnyvale, City of

2009 City of Sunnyvale Heritage Resources Inventory. <<http://sunnyvale.ca.gov/Portals/0/Sunnyvale/CDD/Residential/Heritage%20Resources%20and%20Landmark%20Alteration%20%20Inventory-%20%20FINAL.pdf>>

2012 City of Sunnyvale Historical Context Statement. City of Sunnyvale Planning Division.
<<http://sunnyvale.ca.gov/Portals/0/Sunnyvale/CouncilReports/2012/12-239.pdf>>

National Park Service

2006 *Butte-Anaconda Historic District*. <<http://www.nps.gov/nhl/find/statelists/mt/ButteAnacondaHD.pdf>>

Thompson & West

1876 *Historical Atlas Map of Santa Clara County, California*. Thompson & West, San Francisco

United States Bureau of Census

1860 Manuscript Census, Santa Clara County.

1870 Manuscript Census, Santa Clara County.

1880 Manuscript Census, Santa Clara County.

CONTINUATION SHEET

Page 6 of 11
Recorded by: V. Beard

Primary #: P-43-001592 SUPPLEMENT
HRI #:
Trinomial:
Resource Name or #: Butcher's Corner
Date: January 2014

B12. References: (Continued)

1900 Manuscript Census, Santa Clara County.
1910 Manuscript Census, Santa Clara County.
1920 Manuscript Census, Santa Clara County.
1930 Manuscript Census, Santa Clara County.

United States Army Corps of Engineers
1943 Palo Alto Tactical Map. Geological Survey, Washington, D.C.

United States Geological Survey
1897 Palo Alto 15' quadrangle. Geological Survey, Washington, D.C.

LOCATION MAP

Page 7 of 7

Map Name: Cupertino

Scale: 7.5'

Primary #: P-43-001592 SUPPLEMENT

HRI #:

Trinomial:

Resource Name or #: Butcher's Corner

Date of Map: 1980

