

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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____ 3
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 5

Resource Name or #: (Assigned by recorder) Sunnymount Gardens District

P1. Other Identifier: Tract 452

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 Location: ☒ Not for Publication ☒ Unrestricted a. County Santa Clara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 1991 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: City Sunnyvale Zip 94087

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Subdivision Tract 452 - Northwest of Sunnyvale-Saratoga Road and Remington Drive

Parcel No.

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

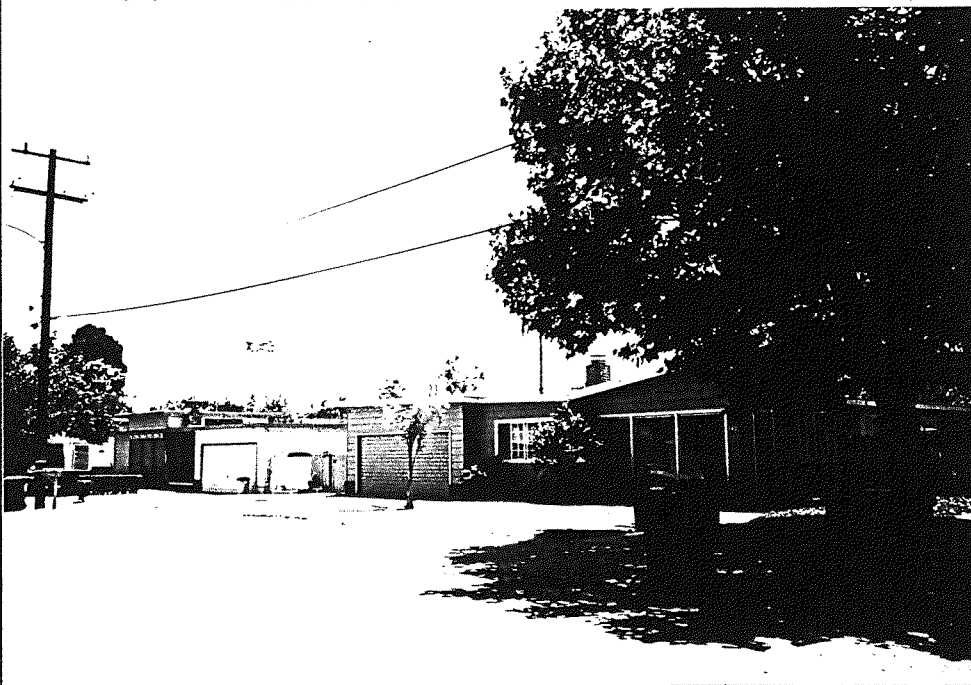
Sunnymount Gardens (Tract 452) is one of two housing tracts developed by Joseph Eichler, in what is now Sunnyvale, in 1948 and 1949. There are 60 single family homes in both conventional and innovative or "modern" styles, built in the middle of orchard lands in Santa Clara county, outside the Sunnyvale city limit. The subdivision was laid out along an inner loop road in a horseshoe configuration within a rectangular tract of land. Almost all of the houses are single story, wood-frame buildings with attached two-car garages. They were built on slightly raised concrete foundations, except for the slab-on-grade for the garage. Several two-story modern style homes are found in the district, which is another distinguishing feature of this development, as Eichler built very few multi-story production homes. There are no real public improvements in the district, not even curbs, gutters, sidewalks or street trees. However, the street layout with its sections of curved streets is notable and numerous mature specimen trees are found in front lawns or along the street. Two notable examples are the row of sycamores along the southwest frontage of Sunnymount Avenue and the oak trees in front of 504 Sunnymount.

THIS FORM REPLACES THE PREVIOUS PRIMARY RECORD FORM OF 8/23/96

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.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
534-540 Sunnymount Avenue looking east
6/6/97 Roll 4, #27

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both1948-49 (F) - Santa Clara County Building Permit
Records, City of Sunnyvale Subdivision Records

P7. Owner and Address

Multiple Owners

P8. Recorded by: (Name, affiliation, and address)

Nancy Stoltz
20 Alvarado Avenue
Mill Valley, CA 94941

P9. Date Recorded: 9/29/97

P10. Survey Type: (Describe)

Intensive: follow-up of 1996 Reconnaissance Survey

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

Cultural Resources Survey by Nancy Stoltz for City of Sunnyvale, September, 1997; *Sunnyvale Standard*, May 29, 1949

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

DISTRICT RECORD

Primary # _____

HRI # _____

Trinomial _____

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NRHP Status Code

3

Resource Name or #: (Assigned by recorder) **Sunnymount Gardens District**D1. Historic Name: *Sunnymount Gardens*D2. Common Name: *Tract 452***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

Sunnymount Gardens consists of 60 single family homes in both conventional and innovative or "modern" styles which were laid out along an inner loop road in a horseshoe configuration within a rectangular tract of land. Aerial photographs and maps from the 1950s indicate that the tract was carved out of orchard lands outside the City boundary, connected at the time only to the Sunnyvale-Saratoga Road to the east by means of a short central connector street which is now closed at that point.

Almost all of the houses are single story, wood-frame buildings with attached two-car garages. They were built on slightly raised concrete foundations, except for the slab-on-grade for the garage. This is in marked contrast to what was to become an integral feature of the Eichler home, the concrete slab-on-grade with radiant heat. Of the handful of two-story homes which are found in the district, several of the modern style houses along Sunnymount Avenue appear to be original, as opposed to later additions. If so, they would be very rare examples, as Eichler's production homes were almost always one-story buildings.

The homes in this tract are larger than those found in Sunnyvale Manor, situated on wider lots with double, rather than single car garages. There are numerous similarities in style between both the traditional and modern designs of both tracts and a few which are virtually identical. The more traditional styles tend toward the ranch house type, with "L"-shaped plans and moderately pitched gable or hip roofs. Unlike those in Sunnyvale Manor, the front door is centrally located, visible from and facing the street, rather than hidden from view. The windows are typically wood-frame, double-hung or casement types, with minimal trim. Siding is either horizontal wood shiplap or lapped asbestos-cement shingles, a relatively new cladding material at that time.

See Continuation Sheet - page 3

THIS FORM REPLACES THE PREVIOUS DISTRICT RECORD FORM (of 8/23/96) AND ATTACHMENTS.**D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

"Sunnymount Gardens" is located just northwest of the intersection of Sunnyvale-Saratoga Road and Remington Drive in the City of Sunnyvale. It is bordered on the west by Spinosa Drive and on the east by Sunnyvale-Saratoga Road. It includes a total of 60 lots fronting on Dawn Drive, Dee Street and Sunnymount Avenue. On the east, several lots abut Sunnyvale-Saratoga Road but are not accessible from that street. It was not within the limits of the City of Sunnyvale when originally subdivided, but was annexed in 1949.

D5. Boundary Justification:

Boundaries are coterminous with the original subdivision boundaries for Tract 452 as recorded in Santa Clara County on January 6, 1948. The subdivision consisted of 60 lots owned by Joseph and Lillian Eichler and others.

See Continuation Sheet (Page 3) for discussion.

D6. Significance: Theme *Post-War Tract Housing***Area** *San Francisco Bay Area***Period of Significance** *1948-49***Applicable Criteria** *A, C*

Discuss district's importance in terms of its

historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

SEE SEPARATE CONTEXT STATEMENT (dated 8/22/97) AND CONTINUATION SHEET (Page 4) FOR COMMENTS.**D7. References** (Give full citations including the names and addresses of any informants, where possible.):City of Sunnyvale. Subdivision Tract Maps, 1947. Santa Clara County: Building Permit Records of 1947-49.Ditto, Jerry and Stern, Lanning. Design for Living: Eichler Homes. San Francisco, Chronicle Books, 1995.Sunnyvale Standard, May 29, 1949.

Interview with Jim San Jule, former marketing director of Eichler Homes, Inc. 3/26/96

D8. Evaluator: *Nancy Stoltz***Date:** *9/27/97***Affiliation and Address:** *Consultant. 20 Alvarado Ave., Mill Valley, CA 94941*

CONTINUATION SHEETPrimary # _____
HRI # _____
Trinomial _____

Page 3 of 5 Resource Name or #: (Assigned by recorder) Sunnymount Gardens District

Recorded by: Nancy Stoltz

Date 9/29/97

☒ Continuation ☐ Update**D3. Description (continued)**

Like the traditional homes, the modern styles tend to emphasize the horizontal in their composition, with some relief provided by their rather unconventional roof line profiles, which include flat roofs punctuated by intermittent flat or angled pop-ups, half-butterfly and full-butterfly roofs with dramatic overhangs. The basic plan and massing is fairly uniform for all the modern style houses, consisting of a three part composition with a slightly projecting garage bay and a taller living area, connected by a central recessed porch accessible only from within. The entry is uniformly placed around the side of the house, perpendicular to the street. The houses feature Eichler's trademark exposed plank and beam ceilings and extensive glazing and clerestory windows in the living area, interior corner fireplaces in some models, and fixed wood frame or steel sash casement windows. Unlike the classic Eichler home, the living area does not open onto a rear yard, but faces the street.

There is little in the way of public improvements in this subdivision which lacks curbs, gutters, sidewalks and street trees. However, the configuration of its plan in a horseshoe pattern and the resulting curved street with its pie-shaped lots distinguishes it from the typical grid plans found elsewhere. The use of what were at the time unconventional street patterns, such as curvilinear streets, the cul-de-sac and even bulls-eye layouts would become another hallmark of the Eichler development.

This subdivision layout and development also reflects a conscious effort to group the modern styles together, rather than scattering them throughout the tract as was done in Sunnyvale Manor. Despite alterations to a number of the homes, some quite extensive, a pattern can still be seen. The first homes encountered upon entering the development from the original Sunnyvale-Saratoga Road entrance, those directly on axis with entry road, were modern style homes. Except for some of the pie-shaped lots on which traditional styles were built, the modern designs continued all around the perimeter of the tract and filled most of the six lots west of Dee Street. The remaining inner lots were developed with ranch style homes. In fact, the modern styles, not the traditional ones dominate in this development.

The following 34 individual resources included within Sunnymount Gardens have been documented separately:

- ☐ Dawn Drive - Odd Numbers: 503, 509, 545, 551, 557, 563, 569, 587 and 593.
- ☐ Dawn Drive - Even Numbers: 528, 534, 546, 550, 556, 568, 574, 586 and 592.
- ☐ Sunnymount Avenue - Odd Numbers: 527, 545, 551, 563, 569, 575 and 593.
- ☐ Sunnymount Avenue - Even Numbers: 504, 516, 522, 528, 534, 540, 562, 568, 574 and 586.

D5. Boundary Justification

The buildings documented possess a relatively high degree of integrity and would qualify as contributors to a potential historic district, if the overall integrity of the district, as drawn, was sufficient. However, as indicated on the Location Map, the contributing buildings are scattered throughout the subdivision and do not form a cohesive group, as was the case in the Sunnyvale Manor Addition (Tract 647). In that tract, a district could be reasonably defined for the northern segment of the subdivision, where the level of integrity was still generally high. They are also two distinctly different house styles in Sunnymount Gardens; therefore, as a group, they lack visual cohesiveness. Although an historic district comprised only of houses in this subdivision would not qualify for the National Register due to overall lack of integrity, the possibility of defining a discontinuous, thematic district combining the modern style houses in this tract with those in Sunnyvale Manor (Tract 371) should not be overlooked.

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CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 5 Resource Name or #: (Assigned by recorder) Sunnymount Gardens District

Recorded by: Nancy Stoltz

Date 9/29/97

☒ Continuation ☐ Update

D6. Significance

This district, like Sunnyvale Manor (Tract 371) contains a mixture of conventional and modern house designs. As with that district, a key question concerns whether to include the conventional house designs. Though they are good examples of early post-war suburban housing in Sunnyvale, the only thing unique about them is the fact that they are within an Eichler tract, in this case, one of his very early projects. Whereas, the modern house designs here and in Sunnyvale Manor are clearly unique relative to other housing of this period in Sunnyvale and elsewhere, and illustrate certain features and design concepts that were to become key elements of the "Eichler" home. Both housing styles were documented and evaluated for their possible contribution to a district because they clearly fall within the boundaries of the tract and within the same period of significance. However, because the overall level of integrity of a district including the entire subdivision is insufficient, the option of a thematic district incorporating only the modern homes here and in Sunnyvale Manor should be explored when that tract is more fully documented.

The fact that the designer of these homes is unknown also leaves open the question of architectural significance, to some degree. However, the homes are clearly among the earliest known work of Eichler, the developer whose signature modern production homes would make him a household name in California. They feature a number of the stylistic and design elements that would become standard in his homes. Although they do not follow the precepts of modern architectural design theory which dictated that the living area open directly onto the outdoor yard or patio, necessitating an orientation away from the street, these designs are clearly "modern" in style. Up until that time, modern style was reserved for custom designed homes, or prototypes resulting from the competitions sponsored by the architectural and popular press, such as the Case Study or the *Life* houses, and prototype designs commissioned by manufacturers of building products, such as the steel companies and Johns-Manville, which manufactured asbestos products. In 1940 Johns-Manville commissioned William Wurster to design a house featuring the company's products. His proposal for a modern, flat-roofed house, clad in white asbestos shingles was rejected by the company, whose representative wrote as follows:

...we must stick to the styles which are in greatest demand throughout the country. There is no great demand for the ultra-modern style in the lower price brackets at the present time. (Marc Treib, ed. *The Houses of William Wurster*. Berkeley: University of California Press, 1995, p. 142.)

In less than a decade, Joseph Eichler would be selling his first modern homes in Sunnyvale, specifically for the lower price brackets, and go on to produce over 1,500 of them throughout California. Clearly these modern style houses are unique among the vast numbers of production houses built in the post-war housing boom. Despite the lack of overall integrity for the district as a whole, there are excellent surviving examples of the various modern housing types, which appear virtually unchanged from their original designs. These seven buildings, listed below, appear to be individually eligible for listing in the National Register:

□ 586 Dawn Drive

□ 522, 528, 534, 562, 568 and 586 Sunnymount Avenue

Taken as a group, they illustrate all the variations on "modern" style houses in the subdivision and represent a transition to the "high-style" architect-designed modern houses - the "Eichlers" - which would soon follow.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #

HRI#

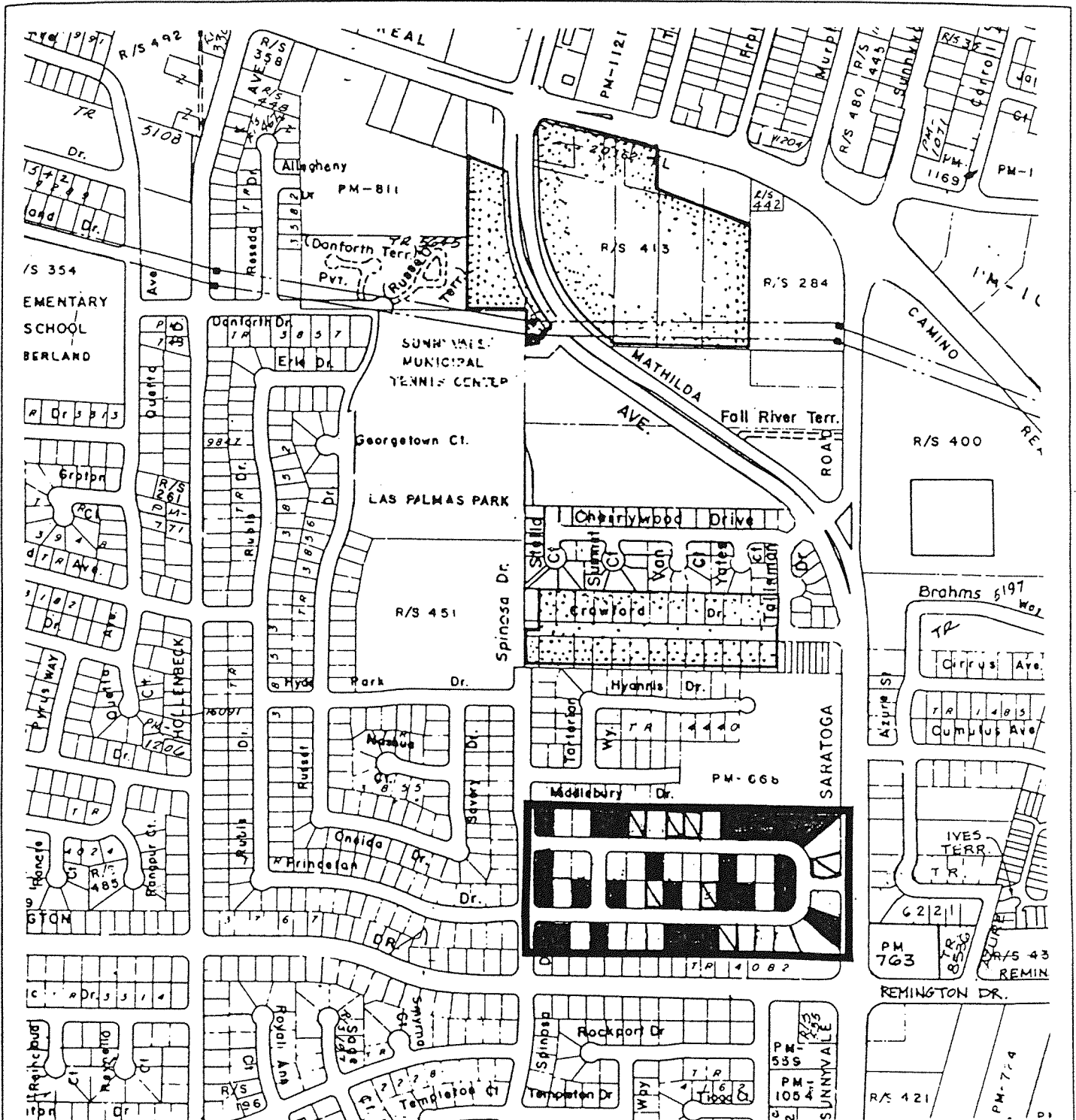
Trinomial

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*Resource Name or # (Assigned by recorder) Sunnymount Gardens District

*Map Name: City of Sunnyvale Base Map

*Scale: 1 in. = 600 ft. *Date of Map: 5/97



National Register District Eligibility



- ☐ Appears Eligible: Contributing
- ☒ Might Become Eligible: Potentially Contributing
- ☐ Ineligible: Non-Contributing

0 1 2 3 4 5 600 1200 FT.

State of California — The Resources Agency
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PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 4D7
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 1

Resource Name or #: (Assigned by recorder) 592 Dawn Drive

P1. Other Identifier: *Sunnymount Gardens District*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 *8/12/97* T ; R ; 1/4 of 1/4 of Sec ; B.M.c. Address: *592 Dawn Drive* City *Sunnyvale* Zip *94087*

d. UTM: (Give more than one for large and/linear resources) ; mE/ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 201-31-046

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Another single story, modern style house with a bi-level flat roof line, this one is almost a duplicate of 563 Dawn Drive. It features the same three part massing, with the garage and living area separated by a recessed covered porch. The horizontal line of the main roof level is carried across the front of the facade by a projecting trellis, while the taller volume of the living area is marked by another flat roof with projecting eaves behind a horizontal fascia band. There is, however, one readily apparent difference between the two. Rather than an enclosed entry projecting from the side of the house and continuing the front wall beyond the picture windows, this model has a covered entry porch on the side, with the "front" door just around the corner of the building. The flat roof of the porch continues the line of the horizontal projecting trellis and carries it around the corner to shelter the entry. This same entry treatment is found at the flat roofed house located at 568 Sunnymount Avenue.

The integrity of this building is quite high as the recessed front porch and french doors have been retained. The horizontal siding and windows are original. Only the original garage door of matching horizontal siding has been replaced with a modern style multi-paneled one, and the vertical porch fins are missing. These changes, however are easily reversible and do not significantly compromise the design integrity of the building.

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.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)
592 Dawn Drive - North Elevation 6/6/97 Roll 2, #12

P6. Date Constructed/Age and Sources

☐ Prehistoric ☒ Historic ☐ Both*1949 (F)*
Santa Clara County Building Permit Records

P7. Owner and Address

Willi Krauss
592 Dawn Drive
Sunnyvale, CA 94087

P8. Recorded by: (Name, affiliation, and address)

Nancy Stoltz
20 Alvarado Avenue
*Mill Valley, CA 94941*P9. Date Recorded: *8/12/97*

P10. Survey Type: (Describe)

Intensive: follow-up of 1996 Reconnaissance Survey

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

Cultural Resources Survey by Nancy Stoltz for City of Sunnyvale, September, 1997

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