

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

Page 1 of 4 *Resource Name or # (Assigned by recorder): Novakovich Ranch

P1. Other identifier: HP-88-01

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad Cupertino Date 1980 Photorevised T .8 S. ; R .1 W. ; Mount Diablo B.M.

c. Address: 14251 Fruitvale Ave. City Saratoga Zip 95070
d. UTM:(give more than one for large and/or linear resources) Zone 10S ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

west side of Fruitvale Avenue north of Douglass Lane. APN# 397-16-003

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

The Novakovich Ranch is a deep 11-acre parcel with a working orchard including apricots, plums, almonds, cherries and peaches. The buildings are not visible from public right-of-way. City records indicate that the residence typifies a vernacular Queen Anne cottage of the late-nineteenth century. While having unique details, it also exhibits many of the common traits of the Victorian era in Saratoga, including asymmetry of form and decorative detailing. The classic Queen Anne form of this cottage includes the gabled-hip main roof, gabled bay window with scalloped-and-drilled eave trim, and an inset porch with spindlework decoration. The raised form, decorative corbels, shingled gable end, and arched ventilation window are important features that contribute to the historic character. In addition to the house, there are an original barn, water tower and possible carriage house. The water tower has been converted into living space. There is a fruit stand on the site as well as fruit-drying sheds.

*P3b. Resource Attributes: (List attributes and codes) HP33. Farm/ranch

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



P5b. Description of Photo:
(View, date, accession #)
Date unknown, from City files.

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both
c1890, 119 years old.

*P7. Owner and Address:

Leah Novakovich Trust et al
14251 Fruitvale Ave.
Saratoga CA 95070

*P8. Recorded By: (Name,
affiliation, and address)

F. Maggi, L. Dill, & J. Kusz
Archives & Architecture, LLC
PO Box 1332
San Jose, CA 95109

*P9. Date Recorded: 10/26/09

*P10. Survey Type: (Describe)

Reconnaissance

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

Archives & Architecture: City of Saratoga Statement of Historic Context, 2009.

*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

DPR 523A (1/95)

* Required Information

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

Primary #
 HRI #

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*NRHP/CRHR Status Code 3CS

Resource Name (Assigned by recorder) Novakovich Ranch

B1. Historic Name: Church Ranch

B2. Common Name: 14251 Fruitvale Ave.

B3. Original Use: Residence and fruit ranch

B4. Present Use: Residence and fruit ranch

*B5. Architectural Style: Queen Anne

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed circa 1890.

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a

*B8. Related Features:

Related features: Barn, water tower. Fruit stand may be a converted carriage house. Not visible from public right-of-way.

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture Area: Fruitvale West

Period of Significance: c1890

Property Type: Residential

Applicable Criteria: (1), (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Novakovich Ranch is listed on the Saratoga Heritage Resources Inventory, included as a part of HP-88-01. It qualified under Criteria a, c, and g:

- a) the property exemplifies and reflects special elements of the cultural, social, economic, aesthetic, and architectural history of Saratoga;
- c) the property embodies distinctive characteristics of the Queen Anne style, type and period; and
- g) the property contributed to a unique natural setting constituting a distinct area having special character.

The Navakovich Ranch also appears eligible for the California Register of Historical Resources under Criterion (1) and(3), as the house and ranch embody the distinctive characteristics of orchard property and the Queen Anne house-type from Saratoga's period of Horticultural Development.

(Continued on page 4, DPR523L)

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

*B12. References:

- Foote, H., *Pen Pictures for the Garden of the World*, 1888.
- Saratoga Heritage Preservation Commission, Historic Resources Inventory form, 1988.
- Saratoga News, June 8, 2005.

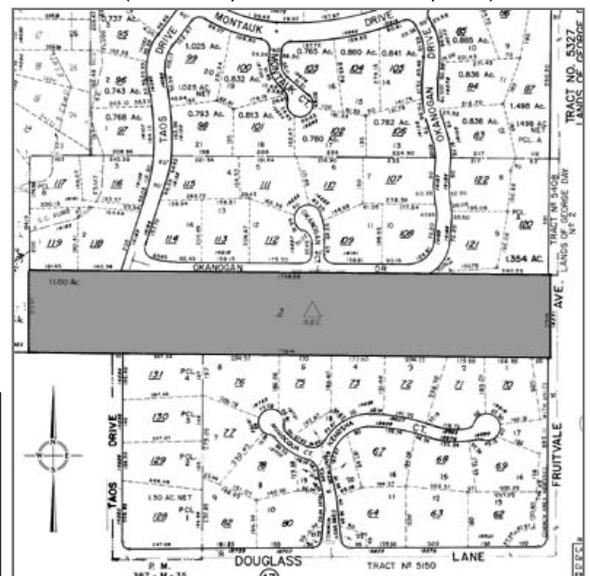
B13. Remarks: Listed Heritage Resource

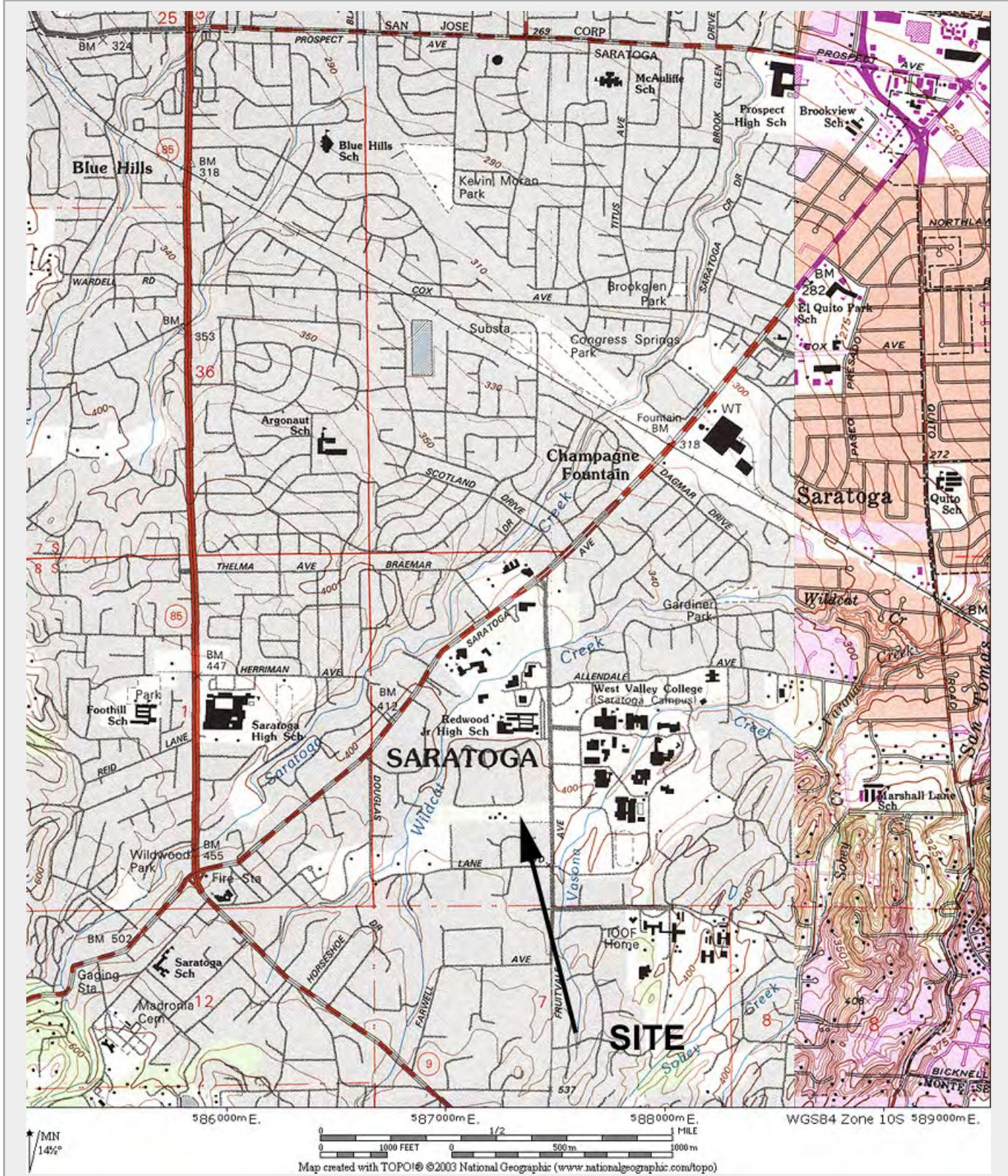
*B14. Evaluator: Franklin Maggi

*Date of Evaluation: October 26, 2009

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





CONTINUATION SHEET

Page 4 of 4 *Resource Name or # (Assigned by recorder) Novakovich Ranch

* Recorded By F. Maggi, L. Dill, & J. Kusz * Date 10/26/2009 Continuation Update

(Continued from page 2, DPR523b, B10)

Historical Background

The residence on this property was constructed about 1895. This 11-acre property is one of the last family-run orchards in Saratoga. Although owned over the years by various families such as the Church family as early as 1903, and possible the Joseph Butler family, the property's long time association is with the Novakovich family.

By the late 1880s, the property was a part of the larger John Hourecan farm of eighty acres. John Hourecan had acquired the property in 1863 and cleared the land, planting vines and raising barley and wheat and later hay. It appears that the ranch was subdivided about 1890, and Samuel J. and Mary Church, or another earlier member of the church family, constructed the house on what was then became an 11-acre property. The Churchs owned the property at least for 20 years, and had an orchard on the property at least as early as 1910. It is possible that later the property was sold to the J. J. Butler, who owned the 15 acres to the north, also located along Fruitvale Avenue. Matthew and Mary Novakovich purchased the property in 1925.

The Novakovich family was from Yugoslavia who immigrated to California in 1911, and to Saratoga in 1925. Once they purchased the land and they established an orchard. Their son, George, continued the family ownership and operation of the orchard, and the property continues to be owned by the Novakovich family, and the family grows apricots, cherries and other fruits. Since 1975, the Novakovich family has also been responsible for the overseeing Saratoga's Heritage Orchard on Fruitvale Avenue.

Integrity

The integrity of this property cannot be determined for this survey.