

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

PH 0676136

FOR NPS USE ONLY  
RECEIVED MAR 29 1979  
MAY 10 1979  
DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

*Bran*  
Picchetti Bros. Winery

RECEIVED

JAN 2 1978

AND/OR COMMON

Picchetti Ranch

OHP

2 LOCATION

*Sw of Cupertino at*

STREET & NUMBER

13100 Montebello Road

NOT FOR PUBLICATION

CITY, TOWN

Cupertino

CONGRESSIONAL DISTRICT

13

X VICINITY OF

STATE

California

CODE  
06

COUNTY

Santa Clara

CODE

085

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input checked="" type="checkbox"/> PARK
			<input checked="" type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME

Midpeninsula Regional Open Space District

STREET & NUMBER

375 Distel Circle, Suite D-1

CITY, TOWN

Los Altos

VICINITY OF

STATE

California

94022

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Same as #4 above

STREET & NUMBER

CITY, TOWN

STATE

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Historic American Buildings Survey

DATE

Summer 1978

X FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Heritage Conservation and Recreation Service

CITY, TOWN

Washington, D.C.

STATE

(See continuation sheet)

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

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## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Picchetti Ranch contains a complex of seven buildings built between 1880 and 1920 which retain their original design details. The setting also remains basically unaltered and is protected as public park land in a rural setting of orchards, grass-covered hills and oak woodland managed by the Midpeninsula Regional Open Space District.

The main building of interest is a red brick winery built into a hillside in 1896. Measuring 38 feet by 76 feet it has a rough stone cellar with an earthen floor and contains redwood wine-storage tanks, oak aging tanks and a large European cask with hand-carved ornamentation. The above ground level is undivided and used for storage. It has access via sliding doors on the south and west sides and has wood sashes on all but the south side. The roof is supported by rough wood beams. The hips of the roof's north end merge into a center ridge which forms a gable, constructed in wood on the south wall. The middle of the roof is capped by a large rectangular ventilation duct resembling a chimney. This building is unaltered and in good condition.

The "new" Picchetti house is located 145 feet north of the winery. The original wing was built in 1886 measures 27 feet by 33 feet and is a two-story wood frame building on a rough stone foundation with basement and attic. The exterior of the building has few embellishments, adhering to a simple New England style with typical wood sashes. The east front, originally designed as the main entrance, includes a narrow full-length veranda on both the first and second levels. The porch on the first level was recently rebuilt to resemble the original design. A small wall dormer window mounted by a gablet interrupts the slope of the ridged roof and is the main focus of the facade. As a result of the relocation of the property entrance road in 1890, emphasis shifted from the old east front to the south and west ends of the house. A new wing, similar in size and style was added to the west end of the original building at this time. The addition's south facade, which incorporates two doorways and a full-length porch, became the principal entrance side. The original wooden porch floor and steps have been replaced with concrete. On the addition's north facade is a gablet above a window similar to the ensemble on the east front of the original wing. The addition also includes a groundfloor fireplace in an interior wall but lacks a full attic. Instead, the ridged roof diminishes ceiling height towards the north and south walls of the second floor. The interior of the first floor was remodelled a year ago to make it suitable as a residence for an MROSD ranger. No structural changes were made, however, and the building is in good condition.

Another important building on the site is what is referred to as the "old house", circa 1880, standing on the north side of the winery and pressing house. It is a two-story frame structure with vertical wood siding. On the front of the structure is an exposed stairway to the second floor with the area underneath the stairs originally used as an aviary. In the 1950's a second front door was constructed and an interior door was sealed to provide privacy for ranch hands. A bathroom on the north side of the structure was also added at about that time and is visible from the exterior as a modern addition. The building is in fair condition.

(See continuation sheet)

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Picchetti Ranch is significant for its historic association with the agricultural heritage of the Santa Clara Valley. Its significance comes not from any noted personalities or unusual events associated with the property but from the fact that it is one of few surviving remnants of ordinary ranch life at the turn of the century.

Beyond its significance as a ranch, the building complex is also an example of a family operated vineyard and winery of the type that was prevalent in the Santa Clara Valley and foothills. The complex remains essentially unchanged with the most recent additions dating back to 1920 so that the ranch retains its original character. A visit is like stepping back in time to the last century when this was a new found country paradise.

Small wine-making operations like this one formed the backbone of the California wine industry. After the Civil War winegrowing was Santa Clara County's main form of commerce. Over 100 wineries were in operation by the turn of the century, which was more than were located in the renowned wine region of Napa County.

The Picchetti brothers, Secondo and Vincenzo, were <sup>among</sup> the first settlers on a ridge which they named "Monte Bello", or "beautiful mountain". They were also the first to plant grapes on this ridge which was to become one of Santa Clara County's important vineyard areas.\* First selling their grapes to other wine-makers, a winery was built on the property in 1896 and wine was bottled under the "Picchetti Bros." label until 1963.

The ranch started with an initial 160 acre purchase which increased to 500 acres by 1904. A phylloxera epidemic devastated vineyards in the area at the turn of the century. Prohibition dealt a further blow in the 1920's and mechanical cultivation began to replace the use of horses. The hillside vineyards were gradually replaced with orchards which became the principal form of agriculture in the Santa Clara Valley. Only 5 acres of grapes remain in cultivation today. The Midpeninsula Regional Open Space District purchased the ranch in 1976 which then consisted of 200 acres. Wine from the remaining vineyard is currently bottled by the prominent nearby Ridge Vineyards under the label "Ridge/Picchetti".

Since the ranch is so large (200 acres) and the major portion of the property has undergone many different uses (vineyards, orchards, cattle grazing and horse boarding) the boundaries for this application were drawn to include only the portion of the ranch that contains the building complex and thus the main historical interest.

\* California History Center, Cupertino Chronicle, De Anza College, Cupertino, 1975 pgs. 15-18.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

See continuation sheet

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1.54 acres

QUADRANGLE NAME Cupertino

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 10 58,07,20 4,12,77,20  
 ZONE EASTING NORTHING

B           
 ZONE EASTING NORTHING

C         

D         

E         

F         

G         

H         

### VERBAL BOUNDARY DESCRIPTION

The property is an oblong irregular parcel totalling 1.54 acres, bounded on the north by Montebello Road and on the remaining sides by property owned by the Midpeninsula Regional Open Space District. Boundaries are shown on the enclosed site plan

### LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE
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## 11 FORM PREPARED BY

NAME / TITLE

Cynthia DiGiovanni, Associate Environmental Planner

ORGANIZATION

Midpeninsula Regional Open Space District

DATE

December 29, 1978

STREET & NUMBER

375 Distel Circle, Suite D-1

TELEPHONE

(415) 965-4717

CITY OR TOWN

Los Altos,

STATE

CA

94022

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Kathy Mellan*

TITLE

DATE

3-26-79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

5-10-79

ATTEST:

KEEPER OF THE NATIONAL REGISTER

DATE

5-8-79

CHIEF OF REGISTRATION

FHR-8-300A  
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY
RECEIVED MAR 29 1979
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CONTINUATION SHEET

ITEM NUMBER 6

PAGE 1

Santa Clara County Heritage Resource Inventory  
October 1975  
Santa Clara County Historical Heritage Commission  
County Administration Bldg.  
San Jose, CA 95110

**NATIONAL REGISTER OF HISTORIC PLACES  
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CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

Other buildings on the site were all apparently constructed between 1900 and 1922. These include a wash house, grape pressing house, blacksmith shop, stable and garage.

The wash house is located 60 feet north of the main house and measures 15 feet by 32 feet. It is very similar in style to the "new" house, having both wooden sashes and shiplap siding. The building originally contained a brick bread-baking oven that was damaged in the 1906 earthquake and removed in 1950. This building is unaltered and in fair condition.

The grape pressing house is adjacent to the east wall of the winery. It consists of a typical ridged-roof barn, measuring 27 feet by 32 feet, together with a shed-like wing on the east, measuring 20 feet by 32 feet. Main access is via large sliding doors, hung on rails, on the north facade. This building is unaltered and in fair condition.

Thirty feet south of the pressing house is the blacksmith shop in fair condition which measures 20 feet by 30 feet. It is also a barnlike structure, having a ridged roof and access via one large sliding door on its north facade.

The stable, located 40 feet west of the winery, is similar in design to the pressing house except that the main ridged-roof hall has shed-like wings on both its east and west sides. The entire structure which is in fair condition measures approximately 50 feet by 65 feet, and main access is via large sliding doors on the north wall. A small room in the northwest corner of the stable formerly served as quarters for ranch hands.

The garage, built prior to 1922 and yet the most recent building on the site is located 25 feet north of the stable and measures 25 feet by 60 feet. Its roof is a combination of a hip and ridge design, similar to the one on the winery. The structure is oriented towards the east, and is divided into four compartments. The section at the south end of the buildings was converted from a wood shed to an office during the 1960's, when horses were boarded on the ranch. This office has been used by the Midpeninsula Regional Open Space District since it acquired the property, and temporary doors have been placed on the other garage compartments as protection from vandals. This building is in excellent condition.

All buildings remain essentially unaltered in their basic design details other than by deterioration. The minor modern additions do not detract from the overall historic integrity of the ranch complex. In addition, the setting reflects the original rustic environment of the turn-of-the-century.

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

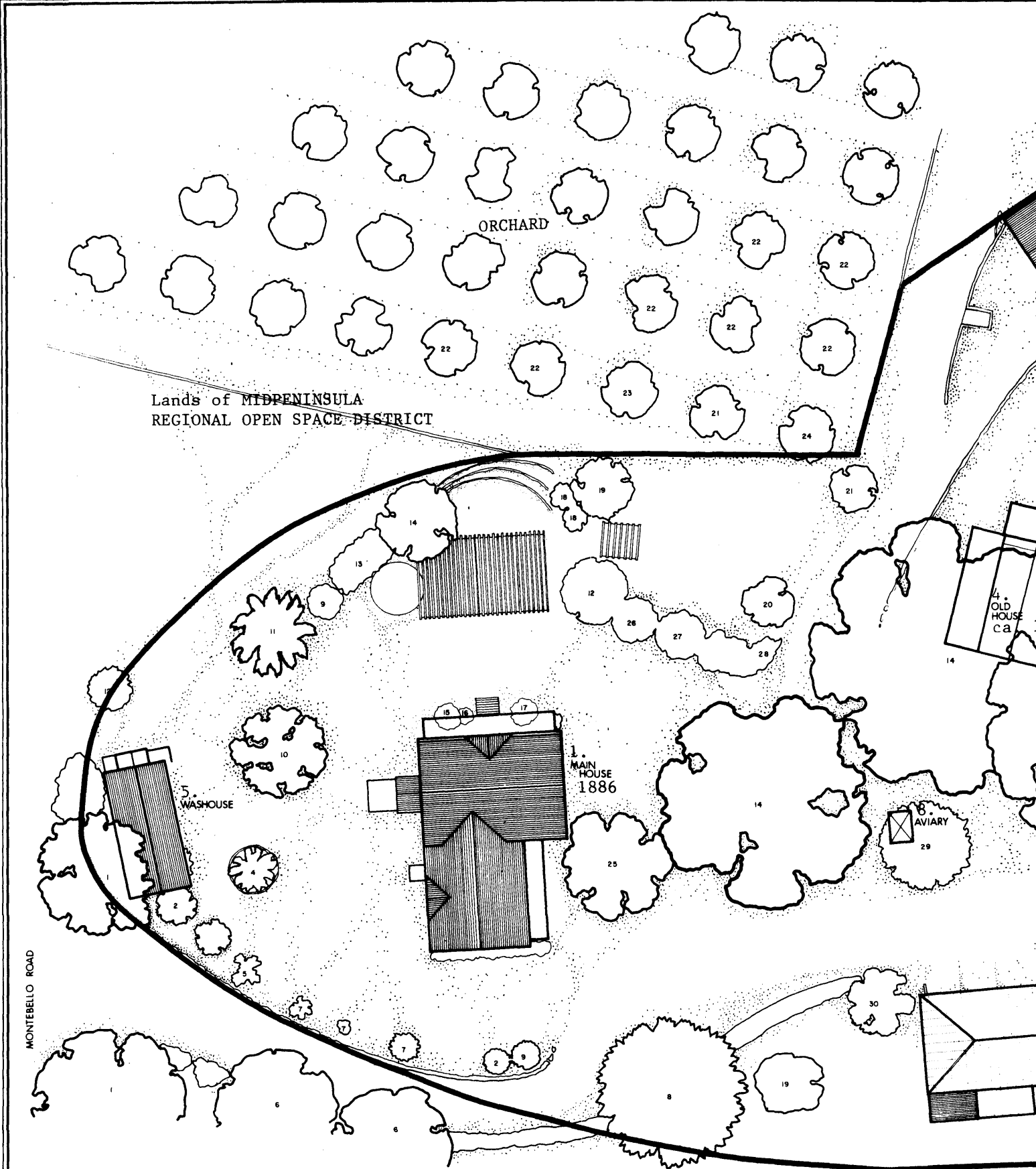
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CONTINUATION SHEET

ITEM NUMBER 9 PAGE 1

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- Beard, Lisa, Pioneer Picchetti Family of Cupertino, Unpublished report, California History Center, De Anza College, Cupertino, 1973.
- Butler, Phyllis, Valley of Santa Clara: Historic Buildings, 1792-1920; Jr. League of San Jose, San Jose, 1975. pg 015
- California History Center, Cupertino Chronicle, De Anza College, Cupertino, 1975, pgs. 15-18.
- Cupertino-Monta Vista Courier, Volume 27, Number 11, Nov. 14, 1973.
- Mitchell, Mary, Montebello Ridge, Unpublished report, California History Center, De Anza College, Cupertino, 1972.
- Reese, Bob, History of the Wineries, Unpublished report, California History Center, De Anza College, Cupertino.



Lands of MIDPENINSULA  
REGIONAL OPEN SPACE DISTRICT

ORCHARD

1. MAIN HOUSE  
1886

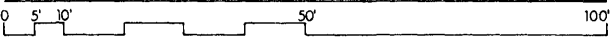
5. WASHHOUSE

8. AVIARY

4. OLD HOUSE  
ca. 1880

MONTEBELLO ROAD

SITE PLAN

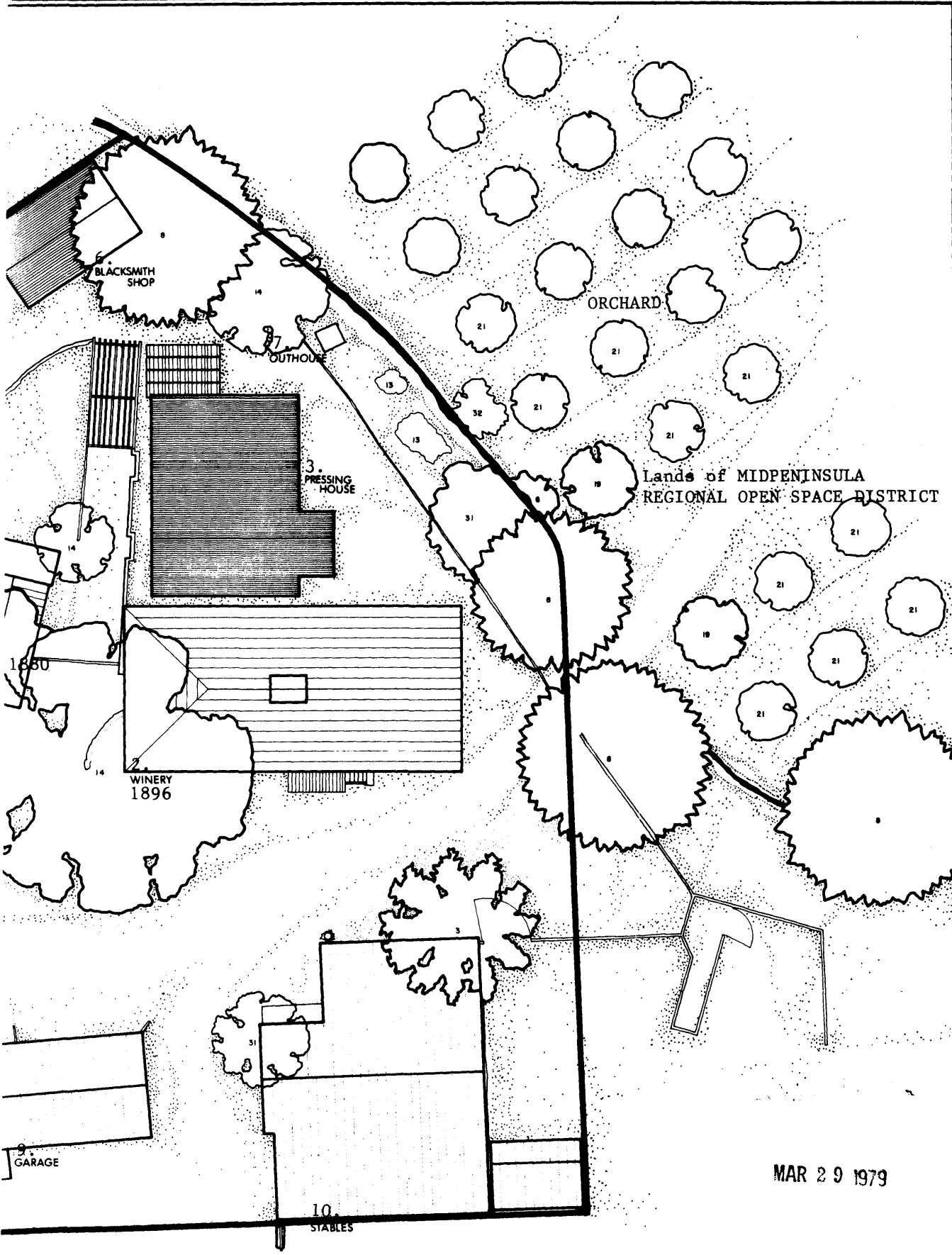


SCALE 1" = 30'



- |                         |                             |                         |
|-------------------------|-----------------------------|-------------------------|
| 1. CALIFORNIA BAY       | 9. DOUBLE PINK OLEANDER     | 17. SILVERLEAF COTONEAS |
| 2. LEMON                | 10. SOUTHERN MAGNOLIA       | 18. ENGLISH BOXWOOD     |
| 3. ARIZONA CYPRESS      | 11. CANARY ISLAND DATE PALM | 19. ENGLISH WALNUT      |
| 4. CALIFORNIA FAN PALM  | 12. POMEGRANTE              | 20. APPLE               |
| 5. KUMQUAT              | 13. GIANT REED              | 21. APRICOT             |
| 6. WESTERN BLACK WALNUT | 14. COAST LIVE OAK          | 22. FRENCH PRUNE        |
| 7. ORANGE               | 15. PYRACANTHA              | 23. YELLOW PLUM         |
| 8. COAST REDWOOD        | 16. HARDY FUSCHIA           | 24. CAROB               |





HISTORIC AMERICAN BUILDINGS SURVEY  
 SHEET 4 OF 4 SHEETS

SURVEY NO.

NAME AND LOCATION OF STRUCTURE  
**PICHETTI WINERY**  
 13100 MONTEBELLO ROAD, CUPERTINO, SANTA CLARA COUNTY, CALIFORNIA

MAR 29 1979

- ASTER
- 25 CHINA-BERRY
- 26 LILAC
- 27 ENGLISH HOLY
- 28 PERSIAN LILAC
- 29 BAILEY ACACIA
- 30 CALIFORNIA PEPPERTREE
- 31 BLUE ELDERBERRY
- 32 ALMOND

Lands of MIDPENINSULA  
 REGIONAL OPEN SPACE DISTRICT

DRAWN BY: JACK SCH  
 SANTA CLARA  
 OFFICE OF ARCHITECTURAL  
 HERITAGE CONSULTANTS  
 LIMITED STUDIOS