

*Anthony Kirk, Ph.D.
420 Alberto Way, No. 36
Los Gatos, CA 95032
408-827-4959*

23 October 2017

Ryan Kuchenig
Department of Community Development
City of Sunnyvale
456 West Olive Avenue
Sunnyvale, CA 94088

Dear Mr. Kuchenig:

In September of this year, I was asked by Shawn Karimi, owner of the property at 562 South Mathilda Avenue, to evaluate the Spanish Colonial Revival house located at that address. The residence was placed in the Sunnyvale inventory of historic properties in 1988, shortly after publication of the volume *Images: Sunnyvale's Heritage Resources*. As a review of the book makes clear, the examples of Spanish Colonial Revival properties in the City of Sunnyvale are for the most part extremely simple, lacking many of the decorative features associated with the style.

The Musso house at 562 South Mathilda Avenue not only lacks most of the common attributes of the style, but is notable for two prominent elements not related with Spanish Colonial Revival architecture: the decorative porch railing and the pointed focal window. Buildings constructed in this style do not possess a railing enclosing a porch or entranceway, and focal windows are invariable square or, as seen in better examples, arched, sometimes the arch deriving from Moorish precedents.

Should the house be removed from the Cultural Resources Inventory, the owner would demolish the residence and construct a building that would be consistent with the City's plan for Mathilda Avenue as the gateway to the center of Sunnyvale.

Sincerely yours,



Anthony Kirk, Ph.D.

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 5 *Resource Name or #: (Assigned by recorder) 562 South Mathilda Avenue

P1. Other Identifier:

*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 Location: Not for Publication Unrestricted *a. County Santa Clara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 1995 T 6 S; R 2 W; Mount Diablo B.M.
 c. Address 562 South Mathilda Avenue City Sunnyvale Zip 94086
 d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
 Santa Clara County APN 209-29-057

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

The single-family residence at 562 South Mathilda Avenue is a one-story wood-frame Spanish Colonial Revival house that was built in 1930, according to the Santa Clara County Residential Unit Property Record (DPR 523A Photo and figure 1). It is essentially rectangular in plan, encompassing 1,347 square feet, and rests on a concrete perimeter foundation. The houses faces west-northwest, or west as it is designated in this report for simplicity and clarity, toward South Mathilda. A concrete-floored integral front porch stretches along the northern section of the façade. It is distinguished by a decorative closed railing that is not typical of the style. On the north side of the house a small entry porch with a French door flanked by sidelights is partially protected by a small pent roof supported by consoles. At the rear of the house a paneled and glazed door, flanked on the north by a partial-width door, opens to a small utility room that appears not have had a door or doors when the house was built. The exterior walls are clad with lightly textured stucco painted a light-buff color. A cross-gabled roof, finished with red-clay Mission tile, covers the front of the house, while the rear of the house is protected by a flat roof with tiles capping the parapet. Fenestration is asymmetrical and composed entirely of one-over-one double-hung windows of various sizes, except for the tripartite focal window beneath the gable at the front. The focal window is not arched but, curiously, comes to a point at the apex. (Continued on page 3)

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

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



P5b. Description of Photo: (View, date, accession #) Looking southeast at north and west sides, 10/4/17

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 1930; Santa Clara County Residential Unit Property Record

*P7. Owner and Address:
 Shawn Karimi
 568 South Mathilda Avenue
 Sunnyvale, CA 94086

*P8. Recorded by: (Name, affiliation, and address)
 Anthony Kirk, Ph.D.
 420 Alberto Way, No. 36
 Los Gatos, CA 95032

*P9. Date Recorded: 10/13/17

*P10. Survey Type: (Describe)
 Intensive

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

- B1. Historic Name: None
- B2. Common Name: None
- B3. Original Use: Single-family residence
- B4. Present Use: Multiple-family residence
- *B5. Architectural Style: Spanish Colonial Revival
- *B6. Construction History: (Construction date, alteration, and date of alterations) Constructed 1930.
- *B7. Moved? No Yes Unknown Date: Original Location:
- *B8. Related Features: None
 - B9a. Architect: Unknown
 - b. Builder: Unknown
- *B10. Significance: Theme n/a Area n/a
 - Period of Significance n/a
 - Property Type n/a
 - Applicable Criteria n/a

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

The origins of the city of Sunnyvale are traced to 1897, when Walter E. Crossman, a Wisconsin-born entrepreneur and developer, purchased two hundred acres of the former Rancho Pastoria de las Borregas from Martin Murphy Jr., a son of the celebrated overland pioneer, Martin Murphy. Crossman laid out a town along a neat grid that stretched south from the Southern Pacific tracks to the San Francisco and San Jose Road (today's El Camino Real), and sold business lots, residential lots, and two-acre lots for small-scale orchardists. A visionary as well as a promoter, he sought to create a community that was both industrial and agricultural in character. He initially called the town Murphy, but shortly after the turn of the century, Crossman, in concert with other civic leaders, adopted the name of Sunnyvale. To further profit from what he heralded as the "City of Destiny," he formed the Sunnyvale Land Company and began to acquire surrounding acreage in the fertile Santa Clara Valley.

The pace of industrial development quickened in the aftermath of the great San Francisco earthquake and fire of 1906, when Crossman offered free land to companies willing to locate in Sunnyvale. Among the first to respond was the Joshua Hendy Iron Works, a leading San Francisco concern, then celebrating its fiftieth anniversary. The company accepted a thirty-two-acre parcel on the north side of the rail line from Crossman's Sunnyvale Land Company and in 1907 completed construction of a huge foundry and machine works. Sunnyvale Canneries opened a plant the same (Continued on page 3)

B11. Additional Resource Attributes (List attributes and codes):

*B12. References:

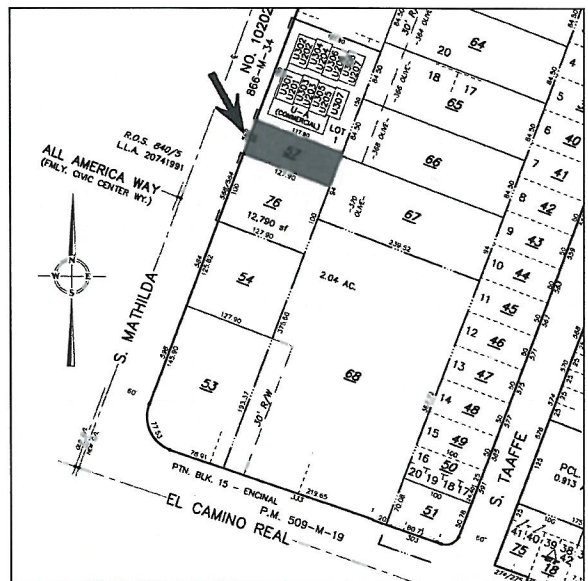
- Santa Clara County Residential Unit Property Record, Office of the Santa Clara County Assessor.
- Caroline Musso Ryan File, Sunnyvale Heritage Park Museum, Sunnyvale, CA.
- California History Center, De Anza College, *Images: Sunnyvale's Heritage Resources* (Sunnyvale, 1988).

B13. Remarks:

*B14. Evaluator: Anthony Kirk, Ph.D.

*Date of Evaluation: 10/13/17

(This space reserved for official comments.)



B10. Significance:

year, as did Libby, McNeill & Libby, a Chicago-based meat-packing company making its first foray into the fruit- and vegetable-canning industry and destined to become the town's leading employer. By the following year, the population stood at 1,268, an increase of twelvefold since 1900. Though still young and raw, the town had a solid agricultural and industrial economy, a public school, several churches, a bank, a volunteer fire department, and a weekly newspaper.

Incorporated in 1912, Sunnyvale continued to grow rapidly over the years. By 1940 the town could count nearly 4,400 residents, a figure representing decennial increases of 50 percent. Like countless other California communities, Sunnyvale was transformed by World War II, as hundreds of thousands of Americans surged west to work in the state's defense industries. Joshua Hendy, which manufactured the triple-expansion steam engines that powered the workhorse Liberty Ships, enlarged its operations until it was producing thirty engines a month. By the end of the war, the local economy rested solidly on manufacturing, as agriculture entered into a slow decline. At the close of the decade, the population stood at nearly ten thousand, an increase of 100 percent in the span of ten years. With the arrival in the early 1950s of Lockheed Aircraft Company's Missile and Space Division, the City of Sunnyvale reached out to annex land, setting a pattern that, with the passage of time, led to strip development, urban sprawl, and, ultimately, the transformation of the community.

The land on which the house at 562 South Mathilda stands does not appear in the Sanborn Map Company set of Sunnyvale sheets for January 1930 or for subsequent years. The residence is not associated with events that have made a significant contribution to the broad patterns of United States, California, or Sunnyvale history; nor is it associated with an individual who distinguished himself within the context of national, state, or local history. It was built for the Italian immigrants John Musso, who worked as a carpenter at Hendy Iron Works, his wife, Josephine Musso, and their family of two children, Caroline and Lui Musso. Following graduation from Fremont Union High School in the spring of 1937, Caroline Musso worked as a secretary for the Sunnyvale realtor R. W. Pedersen. She subsequently took employment as a secretary at Turbodyne Corporation and later Libby, McNeill and Libby. During WWII she was a stenographer for the Hendy Iron Works. In 1951 she took the position of secretary to Sunnyvale's first city manager, H. K. Hunter and continued almost continuously in this job until her retirement in 1980. Following the death of her mother in 1954, she acquired the house on Mathilda Street. She retired from the city in the autumn of 1962, when she married Thomas M. Ryan, a municipal court judge who had earlier served as a city councilman and as mayor of Sunnyvale. The couple took up residence on Hollenbeck Avenue, but following his premature death some eight months later, she returned to city hall, though she continued to live in the new house. The property on Mathilda Street was acquired earlier this year by Shariar Karimi.

Caroline Musso Ryan was an efficient and dedicated city hall employee, performing her duties with skill and integrity. Described as a "model employee," her importance to the city far exceeded the requirements of her position. She received countless awards during her employment, such as Woman of Achievement from the California Federation of Business and Professional Women's Clubs and Woman of the Year from the Sunnyvale Junior Women. She did not, however, make a contribution to the history of the United States, California, or the City of Sunnyvale that can be identified and documented. There is no evidence that she was significant within a specific historic context, such as Community Planning and Development or Politics / Government. Like Caroline Musso Ryan, none of the residents of the house on Mathilda Street is known to have achieved prominence within a specific field or to have made a meaningful contribution to history.

The house is a modest example of the Spanish Colonial Revival style, which sprang to prominence in 1915, after the opening of the Panama-California Exposition in San Diego. The buildings of Bertram Grosvenor Goodhue's fantasy city at Balboa Park were inspired by his study of the architecture of Spain and Mexico and aroused enormous interest in the building traditions of the Hispanic world. Increasingly throughout California, the southwest, and Florida, designers produced plans for houses, hotels, business blocks, churches, and other building types in a design mode that came to be known as Spanish Colonial Revival (even though some of what was built was more generally Mediterranean in character, showing the various influences of Italy and southern France). "By the 1920s," as the architectural historian David Gebhard observed, "it became *the* style for Southern California." It was widely popular through much of the state, including the City of Sunnyvale, where a surprisingly large number of relatively small, simple house were constructed in

the style. The best examples of Spanish Colonial Revival houses in Sunnyvale are the two-and-one-half story Briggs-Stelling residence—with its octagonal tower, large, raised entry porch, and French doors opening to a balcony—and the Caviglia house—with its square tower, iron grilles protecting several of the windows, and French doors opening to small balconies. These houses, though significant within the context of Sunnyvale history, are by no means exceptional examples of the style. Smaller, more modest Spanish Colonial Revival-style houses are scattered throughout the city, with a large number appearing in the five-hundred block of Frances Street. Among them is the Wesley Davis house, at 505 Frances Street, which is notable for its arched focal window, round entry hall and front door set back from an arched entrance, window grilles, decorative tile work, and a wood lintel over a window at the front (figure 2).

The house at 562 South Mathilda, by contrast, has no features associated with Spanish Colonial Revival architecture, apart from its asymmetry and stucco wall cladding, a French door on the north side, and a combination gabled roof, finished with red tile, and a flat, parapeted roof, finished with tar and gravel roof. The integral porch has a closed railing which is atypical of the style and a focal window that is pointed rather than arched, as is typical of Spanish Colonial Revival houses. They usually exhibit either a single arched focal window (such as the house at 527 Frances Street, which is not on the city inventory) or a tripartite arched focal window. Other features found on houses built in this style are missing, such as a round or square tower, an elaborated chimney top, an arcaded wing wall, a partially enclosed patio or garden, decorative iron sconces or tiles, casement windows, a dramatically carved door, and wood or iron window grilles. The roof, which is finished with red tile at the front and is flat at the rear is found on many small Spanish Colonial Revival residences in the city, but is rarely seen elsewhere. The house is clearly not the work of a prominent architect or a master builder and by any standard lacks architectural interest. It does not appear to be significant, even at the local level. Like most other single-family residences there is, as well, no evidence that it is likely to yield information important to history. The property does not appear to be eligible for listing in the City of Sunnyvale Cultural Resource Inventory, the California Register of Historical Resources, and the National Register of Historic Places.



Figure 1. Looking southwest at east and north sides 10/14/17.



Figure 2. Wesley Davis House, 505 South Frances Avenue.