



## MEMORANDUM

DATE September 11, 2025 PROJECT NUMBER 24208

TO Xuetong Zhai PROJECT 434 Crescent Avenue, Sunnyvale, CA

OF GKW Architects, Inc. FROM Clare Flynn, Page & Turnbull  
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CC Christina Dikas Brobst, Principal, VIA Email  
Page & Turnbull

REGARDING 434 Crescent Avenue, Sunnyvale, CA – SOI Standards Compliance Memorandum

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## INTRODUCTION

This Secretary of the Interior's (SOI) Standards Compliance Memorandum has been prepared at the request of GKW Architects in advance of the proposed modifications to an existing single-family house and construction of a multi-family residential building on the property at 434 Crescent Avenue, Sunnyvale, CA (APN 211-25-030). The property is an 11,340-square-foot rectangular parcel with an existing 960-square-foot single-family residence that is located at the north end of the lot and faces Crescent Avenue (**Figure 1 and Figure 2**). The extant residence is a one-story wood-framed Colonial Revival cottage that was built in 1930 (**Figure 3**). The new multi-family residential building will occur behind the existing residence at the center and south end of the lot.

434 Crescent Avenue is a locally designated Heritage Resource, first listed in the City of Sunnyvale Heritage Resources Inventory in 1979 and again in the updated Heritage Resources Inventory in 1987 and 2018. As stated in the 1987 inventory, it is one of the remaining buildings in the Easter Gables subdivision that retains its original appearance.<sup>1</sup> Page & Turnbull reevaluated the subject property in July 2024. That report concluded that 434 Crescent Avenue retains eligibility for designation on the City of Sunnyvale Historic Resources Inventory. As such, 434 Crescent Avenue is a historical resource for the purposes of California Environmental Quality Act (CEQA) review.

## Methodology

This report includes a summary of the property's current historic status, a brief physical description, a list of character-defining features that enable the property to convey its historic significance, a description of the proposed project, and an evaluation of the project according to the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. To review the proposed alterations, Page & Turnbull staff consulted proposed project drawing sets prepared by GKW Architect titled "434 Crescent Avenue Residential Development" (dated August 20, 2024; August 22, 2024; May 27, 2025;

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<sup>1</sup> Kent L. Seavey, "Easter Gables Subdivision," in *Images: Sunnyvale's Heritage Resources*, ed. James C. Williams (Sunnyvale, CA: City of Sunnyvale, 1988), 47.

and September 8, 2025) and a drawing set titled "434 Crescent Avenue Residential Remodel" (dated September 16, 2024).

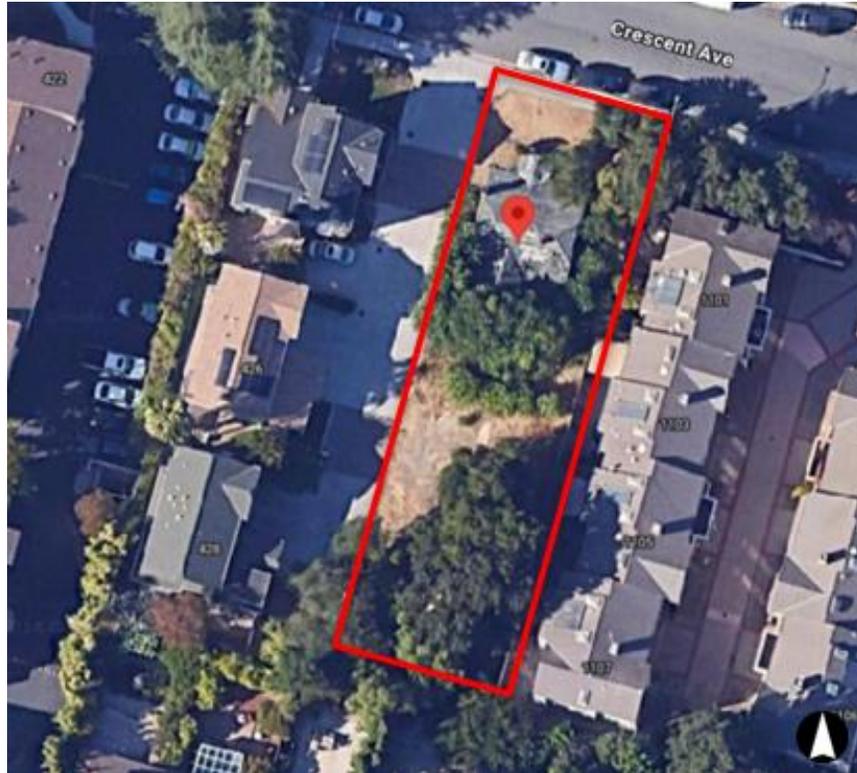


Figure 1: Aerial view of 434 Crescent Avenue. The subject parcel is outlined in red. Source: Google Earth 2024.  
Edited by Page & Turnbull.

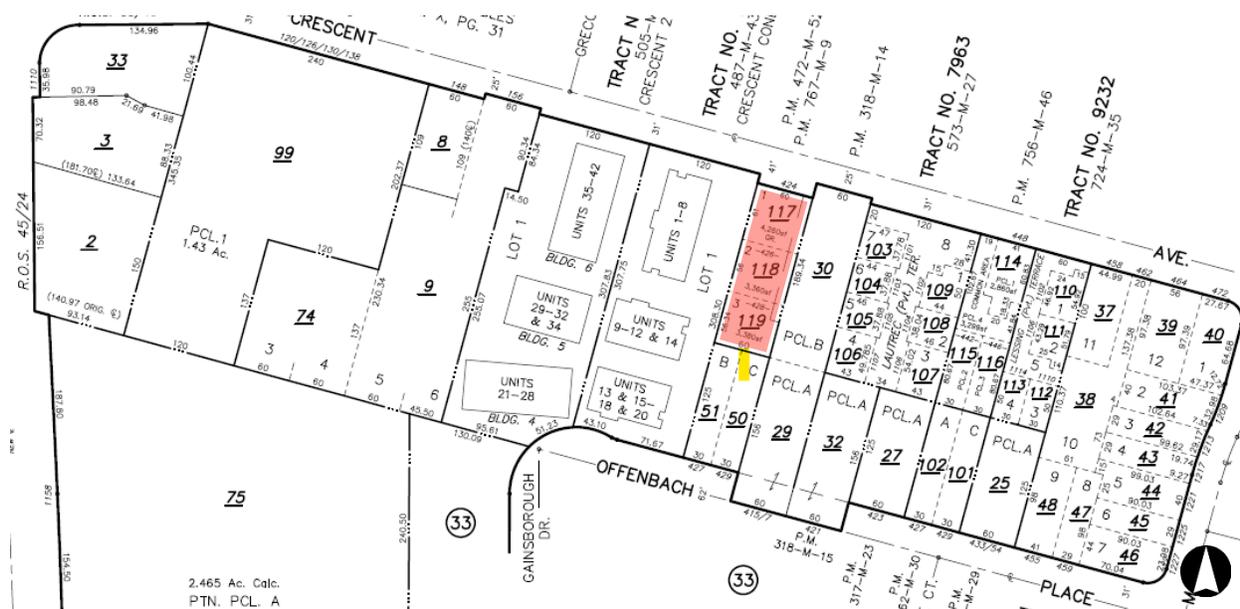


Figure 2: Assessor's map of the subject property, with the subject parcel shaded red. Source: Santa Clara County Assessor's Office. Edited by Page & Turnbull.



Figure 3: Primary (north) façade of 434 Crescent Avenue, view southeast.

## Summary of Findings

Page & Turnbull evaluated the proposed project for rehabilitation of a 1930 Colonial Revival residence and adjacent construction of a new three-story multi-family residential building using the *Secretary of the Interior's Standards for Rehabilitation*.<sup>2</sup> The proposed project complies with nine out of the ten Rehabilitation Standards but does not comply with Standard 9. The proposed project will retain the majority of the historic property's character-defining features, and the proposed new construction will be generally compatible yet differentiated from the historic residence. The new construction does not comply with Standard 9 due to its large scale and minimal setbacks relative to the historic residence. Although these aspects of the project do not meet Standard 9, the historic residence will continue to be able to convey its significance as a Colonial Revival house that was constructed in 1930 as part of the original Easter Gables subdivision. As such, the overall project would not have a substantial adverse effect on the significance of a historical resource under CEQA. Recommendations to revise the proposed project so that it is fully compliant with the Standards are provided at the end of this document.

## HISTORIC STATUS

### National Register of Historic Places

The National Register is the nation's most comprehensive inventory of historic resources. It is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

434 Crescent Avenue is not listed in the National Register of Historic Places.

### California Register of Historical Resources

The California Register is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

434 Crescent Avenue is not listed in the California Register of Historical Resources.

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<sup>2</sup> National Park Service, Technical Preservation Services: Rehabilitation Standards and Guidelines, electronic resource at <https://www.nps.gov/tps/standards/rehabilitation.htm>, accessed October 20, 2023.

## California Historical Resource Status Codes

Properties listed or under review by the State of California Office of Historic Preservation (OHP) are listed within the Built Environment Resource Directory (BERD) and are assigned a California Historical Resource Status (CHRIS) Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register or California Register.<sup>3</sup> Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource has not been evaluated for the National Register or the California Register or needs reevaluation.

The subject property is listed in the most recently published version of the BERD for Santa Clara County, dated September 2022, with a California Historical Resource Status Code of 7N, meaning it "needs to be reevaluated."<sup>4</sup> This means the record of a previous survey or evaluation affiliated with the State of California Office of Historic Preservation (OHP) is on file.

The subject property was reevaluated in July 2024. That report concluded that 434 Crescent Avenue retained eligibility for designation on the City of Sunnyvale Historic Resources Inventory. This reevaluation is described in more detail in the following section.

### City of Sunnyvale Historic Resources Inventory

The City of Sunnyvale's Heritage Resources Inventory was created in 1979 and updated in 1987 and 2018. In order for a property to be considered eligible for the Sunnyvale Heritage Resources Inventory, the property must meet the Criteria for the National Register of Historic Places eligibility OR one or more of 13 criteria defined in the City of Sunnyvale's Municipal Code Section 19.96.050:<sup>5</sup>

- A) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
- B) It is identified with persons or events significant in local, state, or national history;
- C) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;

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<sup>3</sup> California State Office of Historic Preservation, Built Environment Resource Directory (BERD), Santa Clara County, updated September 2022.

<sup>4</sup> California State Office of Historic Preservation, *Technical Assistance Bulletin No. 8*.

<sup>5</sup> "19.96.050 Criteria for Evaluation and Nomination of Heritage Resources," Chapter 19.96 Heritage Preservation, Charter of the City of Sunnyvale, CA, Accessed July 12, 2024, <https://ecode360.com/42733144>.

- D) It is representative of the work of a notable builder, designer, or architect;
- E) It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically or by plan or physical development;
- F) It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Sunnyvale;
- G) It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant structural or architectural achievement or innovation;
- H) It is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif;
- I) It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;
- J) It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen;
- K) With respect to a local landmark, it is significant in that the resource materially benefits the historical character of a neighborhood or area, or the resource in its location represents an established and familiar visual feature of the community or city;
- L) With respect to a local landmark district, a collective high integrity of the district is essential to the sustained value of the separate individual resources;
- M) With respect to a designated landmark and designated landmark district, the heritage resource shall meet Criteria of the National Register of Historical Places, which are incorporated by reference into this chapter.

434 Crescent Avenue is a designated Sunnyvale Heritage Resource listed on the original 1979 inventory and in the subsequent updates in 1987 and 2018.<sup>6</sup> Thus, the City of Sunnyvale has considered 434 Crescent Avenue a historical resource for the purposes of California Environmental Quality Act (CEQA) review.

In anticipation of the proposed project and in response to a request from the City of Sunnyvale, Page & Turnbull completed an updated evaluation of 434 Crescent Avenue in the form of California

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<sup>6</sup> "Heritage Resources Inventory," City of Sunnyvale, last modified September 2024, <https://www.sunnyvale.ca.gov/business-and-development/projects-in-sunnyvale/long-range-planning-initiatives/heritage-resources-inventory-update>.

Department of Parks and Recreation (DPR) 523 Forms in July 2024. That evaluation concluded that 434 Crescent Avenue retains eligibility for inclusion on the City of Sunnyvale Historic Resources Inventory under Criterion A (reflects special elements of the city's architectural history), Criterion C (embodies distinctive characteristics of the Colonial Revival style), and Criterion J (is one of the few remaining examples of residences built for the Easter Gables subdivision). The report also noted that, as of 2024, the subject property remains the best-preserved stand-alone example of the residences built for the Easter Gables subdivision. The period of significance for the single-family residence at 434 Crescent Avenue is 1930, the year of construction.

As such, 434 Crescent Avenue continues to be a historical resource for the purposes of California Environmental Quality Act (CEQA) review.

### Character-Defining Features of 434 Crescent Avenue

Character defining features of the residence at 434 Crescent Avenue listed in the 2024 DPR forms completed by Page & Turnbull include:

- One-story massing with a clipped-gable roof
- Symmetrical arrangement of the front façade
- Horizontal wood cladding
- Classically detailed entry portico with a pediment, arched opening, and paired Tuscan columns
- Wood window and door surrounds
- Paneled front door with side lights and a wood panel transom with decorative molding
- Grouped windows with decorative lites on the front façade
- Two double-hung wood sash windows with ogee lugs and decorative lites in the upper sash flanking the chimney
- Double-hung one-over-one wood sash windows with ogee lugs

### PROPOSED PROJECT DESCRIPTION

The following description of the proposed project is based on three proposed project drawing sets prepared by GKW Architects, three sets for construction of new townhomes and one for rehabilitation of the historic residence. The sets for new construction are titled "434 Crescent Avenue Residential Development," dated August 20, 2024 and updated May 27, 2025 and September 8, 2025, respectively. The set for rehabilitation of the historic residence is titled "434 Crescent Avenue Residential Remodel" and dated September 16, 2024. Separate correspondence with GKW Architects confirmed and clarified additional project details.

### Existing Residence

The proposed residential remodel would rehabilitate the exterior of the historic residence through the following scope of work:

- Concrete foundation: The concrete foundation will be repaired to eliminate cracks and re-level the section of foundation at the southwest corner of the residence that was damaged by tree roots at an earlier date.
- Wood siding and trim: Deteriorated siding and trim will be repaired in-kind or replaced where it is deteriorated beyond repair; Missing siding or trim will be replaced to match the original.
- Wood windows:
  - Fixed front (north) façade windows with decorative mullion patterns will be retained, and broken glass will be replaced.
  - Two double-hung windows on the west façade flanking the chimney will be replaced with wood Marvin simulated divided lite (SDL) window units with ogee lugs with a divided-lite pattern to match the existing windows.
  - Remaining double-hung sash one-over-one windows on the south end of the west façade, rear south façade, and east façade will be replaced with standard double-hung wood sash windows.
- Roof: Existing asphalt shingle roofing will be replaced with new asphalt shingle roofing.

Throughout the exterior of the building, repair and replacement will be carried out to match the existing features in material, dimension, detailing, and finish.

## New Construction

The proposed new construction will consist of a three-story multi-family residential building that contains four townhouses. The new construction will be built on the undeveloped portions of the lot behind (south of) the existing residence (**Figure 4 through Figure 12**). The overall building mass will be oriented north-south and have a generally rectangular footprint. It will measure approximately 96-feet long and 35-feet wide at its widest point and will be approximately 33-feet tall relative to the 18-foot height of the historic residence. The new building will have a 20-foot setback from the rear (south) property line and a 12-foot setback from the east property line. The north wall of the new construction will be separated from the south wall of the existing historic residence by 9'- 1" at the first and second floors and 14'-0" at the third floor.

The new townhouse building will feature a hipped roof with gabled and clipped-gable roof projections. Each unit will feature a two-car garage and recessed front door at the ground floor on the west façade, two upper residential floors, and small individually fenced backyards and second-floor balconies on the east side. The building will be clad with horizontal Hardie board cladding in an off-white color. Windows will be single-hung wood or aluminum-clad wood true divided lite units. The garage door panels will have a wood grain texture the roof will be clad with asphalt composite shingles in a dark grey color.

The building's primary façade will face west onto a wide driveway shared with a neighboring parcel. Individual units and unit entries at the west façade will be articulated through modulations in the façade plane, roofline setbacks, and the use of gabled and clipped-gabled dormers. The north facade of the proposed townhouse building will feature stepped-back volumes that are accentuated by shed-roof profiles at the first- and second-floor levels. The overall separation between the facades of the two buildings at the first floor will be 9'-1" at the first and second floors, and 14'-0" at the third floor.

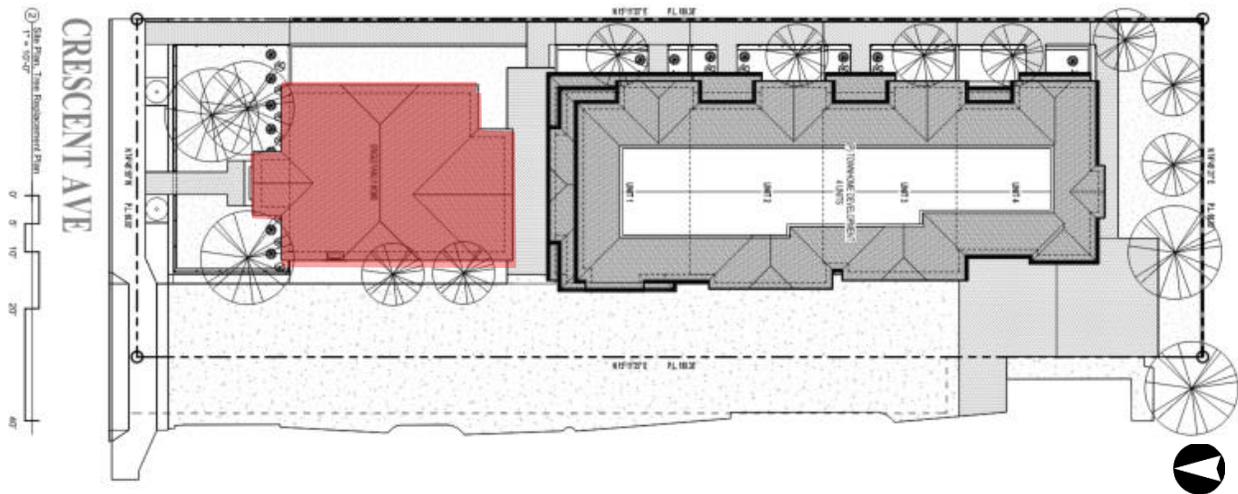


Figure 4: Proposed site plan, showing the historic residence highlighted in red. Source: GKW Architects, 434 Crescent Avenue Residential Development, Sheet GOO3, dated September 2025. Edited by Page & Turnbull.

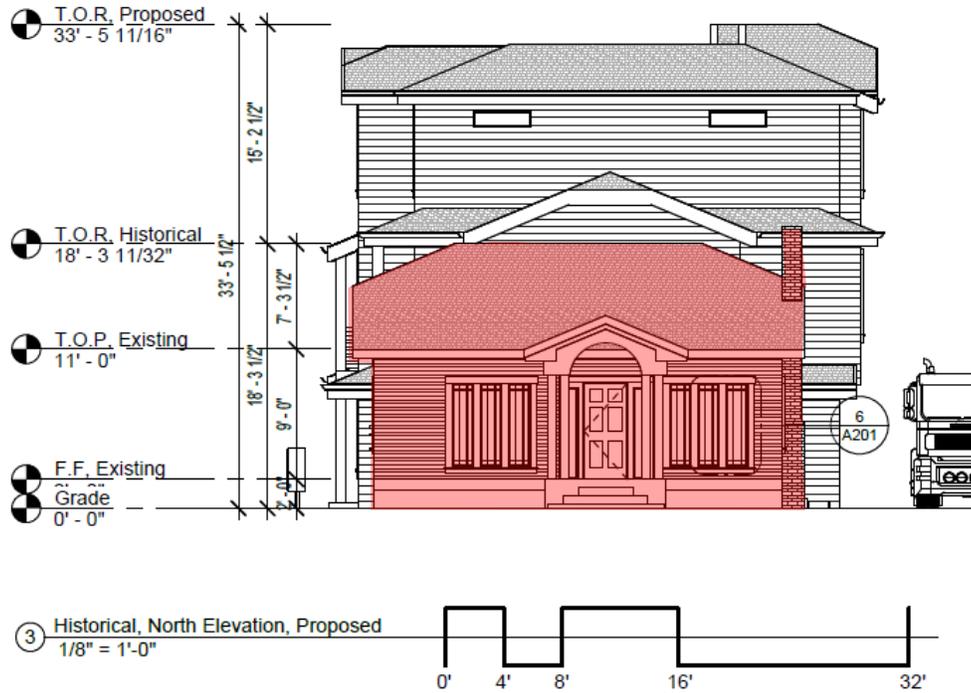


Figure 5: Proposed north elevation with the existing historic residence (highlighted in red) in the foreground and proposed townhouse in the background. Source: GKW Architects, 434 Crescent Avenue Residential Development, Sheet A201. September 2025. Edited by Page & Turnbull.

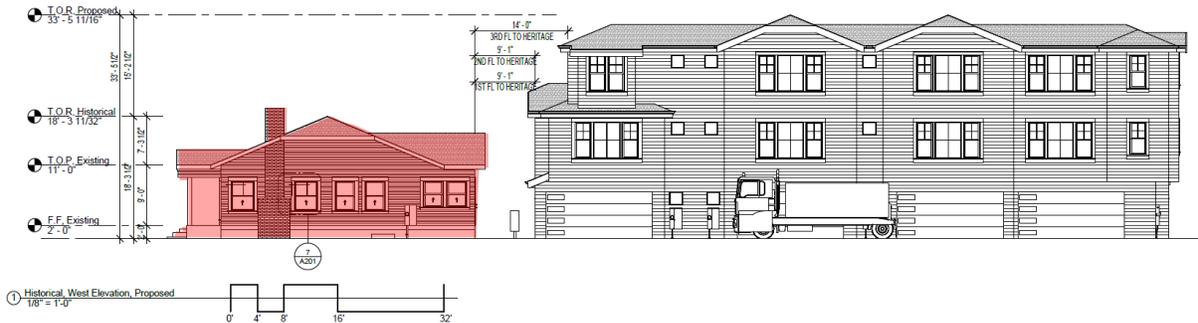


Figure 6: Proposed west elevation. The existing historic residence is shown at the left, highlighted red. The proposed new townhouse construction is at the right. Source: GKW Architects, 434 Crescent Avenue Residential Development, Sheet A201. September 2025. Edited by Page & Turnbull.



Figure 7: Proposed east elevation. The existing historic residence is shown at the right. The proposed new townhouse construction is at the left. Source: GKW Architects, 434 Crescent Avenue Residential Development, Sheet A201. September 2025. Edited by Page & Turnbull.

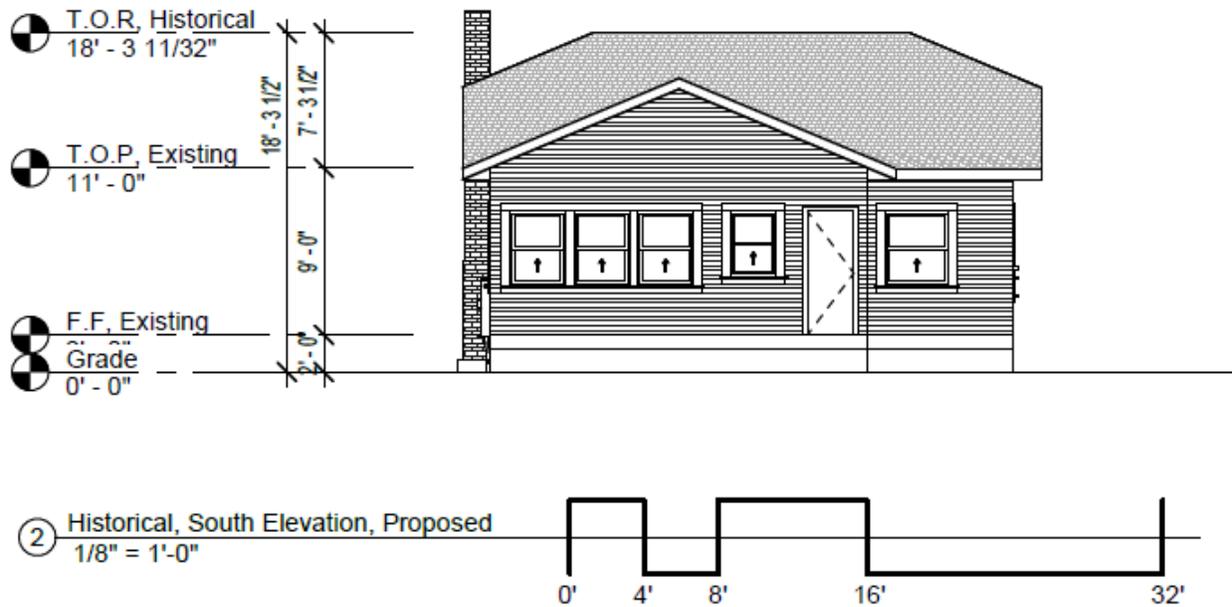


Figure 8: Proposed south elevation of the historic residence, showing window replacements. Source: GKW Architects, 434 Crescent Avenue Residential Development, A201. September 2025.



Figure 9: Axonometric view northwest. Source: GKW Architects, 434 Crescent Avenue Residential Development, Sheet A600. September 2025.



Figure 10: Axonometric view southwest. Source: GKW Architects, 434 Crescent Avenue Residential Development, Sheet A600. September 2025.



Figure 11: Axonometric view southeast. Source: GKW Architects, 434 Crescent Avenue Residential Development, Sheet A600. September 2025.



Figure 12: Axonometric view northeast. Source: GKW Architects, 434 Crescent Avenue Residential Development, Sheet A600. September 2025.

## SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

The *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (the SOI Standards and SOI Guidelines) provide guidance for reviewing proposed work on historic properties, with the stated goal of making possible "a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."<sup>7</sup> The SOI Standards are used by federal agencies and many localities in evaluating work on historic properties. The SOI Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. Conformance with the SOI Standards does not determine whether a project would cause a substantial adverse change in the significance of an historic resource. Rather, projects that comply with the SOI Standards benefit from a regulatory presumption that they would have a less-than-significant adverse impact on an historic resource.<sup>8</sup> Projects that do not comply with the SOI Standards may cause either a substantial or less-than-substantial adverse change in the significance of a historic resource under CEQA. In addition, projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the SOI Standards and SOI Guidelines have been determined not to have a significant effect on the environment. As such, they are categorically exempt from the provisions of CEQA.<sup>9</sup>

The *Secretary of the Interior's Standards* offer four sets of standards to guide the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. The four distinct treatments are defined as follows:

**Preservation:** The Standards for Preservation "require retention of the greatest amount of historic fabric, along with the building's historic form, features, and detailing as they have evolved over time."

**Rehabilitation:** The Standards for Rehabilitation "acknowledge the need to alter or add to a historic building to meet continuing new uses while retaining the building's historic character."

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<sup>7</sup> Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*, (U.S. Department of the Interior National Park Service Technical Preservation Services, Washington, D.C.: 2017), accessed August 29, 2024, <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>.

<sup>8</sup> CEQA Guidelines subsection 15064.5(b)(3).

<sup>9</sup> CEQA Guidelines subsection 15300 and 15331.

**Restoration:** The Standards for Restoration “allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods.”

**Reconstruction:** The Standards for Reconstruction “establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.”<sup>10</sup>

Typically, one set of Standards is chosen for a project based on the project scope. The proposed project scope seeks to alter a historic building for continued residential use and add a new residential building to the property. Therefore, the Standards for Rehabilitation, which are most relevant to the analysis of the proposed project, would be applied.

### SOI Standards for Rehabilitation Analysis

This analysis is based on the 434 Crescent Avenue Residential Development proposed project drawing sets prepared by GKW Architects, dated August 20 and August 22, 2024 and May 27, 2025, as well as email and phone correspondence with GKW Architects.

**Rehabilitation Standard 1:** *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

*Discussion:* The proposed project will rehabilitate the exterior of the subject property at 434 Crescent Avenue to continue the building’s historic use as a single-family residence. As such, the residence’s general appearance and its spatial setback from the public right of way will remain unchanged.

Construction of the three-story townhouses will occur separate from and approximately nine-feet behind the subject property at a portion of the site that is not character-defining or historically significant. As such, the new construction will not result in any direct physical alterations to the materials or features of the existing residence. While the new building will be adjacent to and taller than the historic residence, the historic building will continue to be the primary construction at the front of the site, distinct from the newer construction behind. The townhouses will be residential, a use consistent with the historic use of the property.

Therefore, the proposed project complies with Rehabilitation Standard 1.

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<sup>10</sup> Grimmer, *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings* (2017), accessed November 6, 2023.

**Rehabilitation Standard 2:** *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

*Discussion:* The proposed project will retain and preserve the character of the subject property. The distinctive materials and features of the property will be retained, including its one-story massing; clipped-gable roof; symmetrically organized front façade, horizontal wood cladding; classically detailed entry portico with a pediment, arched opening, and paired Tuscan columns; wood window and door surrounds, paneled front door with side lights and a wood panel transom with decorative molding; and grouped windows with decorative lites on the front façade. Architectural spaces such as the landing area created by the portico at the front of the house will not be changed.

The removal of character-defining features and materials is limited to elements that are damaged or deteriorated and require replacement. Cracks and deformation in the concrete foundation at the southwest corner of the residence will be repaired. Deteriorated wood cladding and trim will be repaired or replaced in-kind to match the original material, dimension, detailing, and finish. On the front north façade, broken glass will be replaced in the fixed windows with a decorative mullion pattern. On the west façade, the two double-hung windows with divided lites flanking the chimney will be replaced with new wood simulated divided lite window units with ogee lugs with a decorative lite pattern that matches the existing. Remaining missing or covered double-hung one-over-one sash windows on the south end of the west façade, the rear south façade, and the east façade will be replaced with standard double-hung wood sash windows. The covered door on the south façade will be repaired or replaced in-kind. The roof will be reclad using asphalt composite shingles in a grey color to match the existing roof covering.

Historically, the parcel accommodated two buildings, the single-family residence at the north end of the site with a poultry shed to the south behind. The new townhouse construction will occupy the site of the former poultry house. The historic spatial relationships on the site will not be affected.

As such, the property's characteristic materials, features, spaces, and spatial relationships will be retained.

Therefore, as planned, the proposed project complies with Rehabilitation Standard 2.

**Rehabilitation Standard 3:** *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

*Discussion:* The project does not propose any changes to the building or site that would create a false sense of historical development. No architectural elements will be installed from other historic properties.

Therefore, as planned, the proposed project complies with Rehabilitation Standard 3.

**Rehabilitation Standard 4:** *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

*Discussion:* The period of significance for the subject property at 434 Crescent Avenue is 1930, the existing residence's year of construction. The exterior of the property appears to have been minimally altered since 1930. No alterations dating outside of the period of significance have acquired significance in their own right.

Therefore, as planned, the proposed project complies with Rehabilitation Standard 4.

**Rehabilitation Standard 5:** *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

*Discussion:* As proposed, the project will preserve the distinctive features, finishes, construction techniques, and examples of craftsmanship that characterize the residence as a historic property. The character-defining features of the building which convey the techniques and craftsmanship of its construction include its horizontal wood cladding; clipped gable roof; classically detailed entry portico with a pediment, arched opening, and paired Tuscan columns; wood window and door surrounds; paneled front door with side lights and wood panel transom with decorative molding; grouped windows with decorative lites on the front façade; and one-over-one hung windows at other façades of the residence. The proposed project will retain these features.

Therefore, as planned, the proposed project complies with Rehabilitation Standard 5.

**Rehabilitation Standard 6:** *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

As described in the discussion for Standard 2, areas of damaged wood cladding and trim and windows at the front facade will be repaired. Where repair is not possible, the wood cladding and trim will be replaced to match the existing original features in material, dimension, detail, and finish.

Existing windows at the west, south, and east facades will be replaced with new window units that match the extant original windows in materials, dimensions, detailing, and finish. The covered door at the south façade will be repaired, if present, or replaced with a contemporary wood door that is compatible with the character of the house.

As designed, the proposed project complies with Rehabilitation Standard 6.

**Rehabilitation Standard 7:** *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

*Discussion:* Harsh chemical or physical treatments, such as sandblasting, are not proposed as part of the project.

Therefore, as designed, the proposed project complies with Rehabilitation Standard 7.

**Rehabilitation Standard 8:** *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

*Discussion:* The proposed project includes ground disturbing and excavation work to construct a new building on the south side of the historic residence. If any buried archaeological materials or deposits are encountered during ground-disturbing project activity, work should be halted immediately until a qualified archaeologist can identify and evaluate the finds. If archaeological resources are discovered, the City of Sunnyvale should be informed, and a qualified archaeologist should determine whether data recovery or other mitigation should occur.

If these procedures are followed, the proposed project will comply with Rehabilitation Standard 8.

**Rehabilitation Standard 9:** *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

*Discussion:* As discussed under Standards 2 and 5, the proposed project will retain all of the character-defining materials and features that characterize the historic residence at 434 Crescent Avenue. No character-defining site features were identified at the property outside of the existing residence.

The materials and features of the proposed townhouse building are generally compatible with and differentiated from those of the historic residence. The proposed materials—including horizontal Hardie board cladding, wood-grain textured garage door panels, true divided lite windows, asphalt composite shingle roofing, and hipped roof with gabled and clipped-gable roof projections draw inspiration from the clipped gabled roof, original horizontal wood cladding, wood doors, multi-lite wood windows, and existing composite shingle roofing of the historic building while being contemporary interpretations of these features.

While the materials and features proposed for the new townhouse construction comply with Standard 9, the overall size and scale of the new building do not meet this Standard. The new townhouse construction will introduce a new three-story building to the property that is much larger in scale, massing, and proportion than the small existing historic residence. The new construction will measure approximately 95-feet long and 37-feet wide and will be approximately 33-feet tall relative to the 18-foot height of the historic residence. Furthermore, the proposed townhouse will stand directly adjacent to the historic residence, with a gap of only nine to 14 feet between the two buildings. While the current configuration of stepped-back volumes on the north façade of the townhouse reduces the overall bulk of the new building, the variety of competing roof profiles and planes on the north façade distract from the simple profile of the historic residence. As a result, the larger construction looms over the historic building and dominates views of the house when seen from the street.

As such, as currently designed, the proposed project does not comply with Rehabilitation Standard 9.

**Rehabilitation Standard 10:** *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

*Discussion:* The proposed new townhouse construction is a separate building that will not physically touch the existing historic house. As such, if the new townhouse building is removed in the future, the essential form and integrity of the historic residence will be unimpaired.

Therefore, as planned, the proposed project complies with Rehabilitation Standard 10.

## Summary of Rehabilitation Standards Analysis

The proposed design for rehabilitation of the existing 1930 Colonial Revival residence and adjacent construction of a new three-story multi-family residential building complies with nine out of the ten

Secretary of the Interior's Standards for Rehabilitation. The proposed project will retain the majority of the historic property's character-defining features and the new construction will not directly physically alter the historic residence. The roof form, materials, and general detailing of the new construction on the site will be generally compatible yet differentiated from the historic residence. However, as currently designed, the new construction would not comply with Standard 9 due to its large scale and minimal setbacks relative to the historic residence and its use of incompatible window types. Recommendations to revise the project so that it fully complies with the Standards are provided below. Although the proposed new construction does not comply with Standard 9, the historic residence will continue to be able to convey its significance as a Colonial Revival house constructed in 1930 as part of the original East Gables subdivision. As such, the overall project would not have a substantial adverse effect on the significance of a historical resource under CEQA.

## Recommendations

If the goal of project design is to develop a project that fully adheres to the Secretary of the Interior's Standards for Rehabilitation, Page & Turnbull recommends several modifications to improve the overall compliance of the proposed project. First, Page & Turnbull recommends that the north façade of the new townhouse building be set back at least 15-feet from the south façade of the historic residence. If that is not possible, it is recommended that the third floor be set back further to reduce the height and visibility of the new construction when viewed from the street. It is also recommended that the gabled roof profile at the center of the second floor on the north façade of the townhouse be eliminated or simplified to reduce visual competition with the historic residence. In this way, the new construction will be visually deferential to the subject property and will enhance its ability to read as a separate and prominent building at the front of the site.

## ATTACHMENTS

**Attachment A:** California Department of Parks and Recreation Historic Resource Inventory form (2024)

**Attachment B:** City of Sunnyvale Heritage Resources Inventory (Rev. September 2024)

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>PRIMARY RECORD</b>	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>5S1</u>
Other Listings _____ Review Code _____ Reviewer _____ Date _____	

Page 1 of 12 Resource name(s) or number (assigned by recorder) 434 Crescent Avenue

**P1. Other Identifier:** \_\_\_\_\_

**\*P2. Location:**  Not for Publication  Unrestricted **\*a. County** Santa Clara  
**\*b. USGS 7.5' Quad** Cupertino, Calif. **Date** 2021  
**\*c. Address** 434 Crescent Avenue **City** Sunnyvale **Zip** 94087  
**d. UTM:** (Give more than one for large and/or linear resources) Zone 10S 585963.02 mE/ 4134778.40 mN  
**\*e. Other Locational Data:** Assessor's Parcel Number 211-35-030

**\*P3a. Description:**  
 434 Crescent Avenue is a one-story 960-square-foot single-family residence located at the north end of a narrow 11,340-square-foot rectangular parcel. It is situated on the south side of Crescent Avenue at the middle of a long block bounded by Manet Drive to the east, Sunnyvale-Saratoga Road to the west, and Offenbach Place to the south. The house is set back from the street behind a sidewalk and shallow open front yard. A wide concrete driveway borders the west side of the parcel and is shared with adjacent properties. The rear of the parcel is undeveloped and bordered with mature trees at its south end. The east property line is defined by a wood fence. The subject property is surrounded by town homes, apartment buildings, and a few single-family houses, most of which were constructed after 1980 (**Figure 1**).

The residence is a modest one-story wood-framed vernacular cottage with a simple rectilinear footprint; concrete foundation; a clipped-gable roof with a centered cross-gabled front portico with an arched opening and paired columns, cross-gabled rear wing, boxed eaves, and composition shingles; horizontal wood cladding with wood window and door surrounds; a combination of fixed and double-hung wood windows, some with decorative divided lites in a Craftsman-style pattern; a wood panel front door flanked by narrow side-lights with a wood-panel transom; and both an interior and an exterior brick chimney. It exhibits elements of the symmetrical organization and decorative detailing of the Colonial Revival style. (Continued on page 2)

**\*P3b. Resource Attributes:** HP2: Single-Family Residence

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other



**P5b. Photo:** (view and date)  
 View of primary (north) and side (west) façades, July 3, 2024.

**\*P6. Date Constructed/Age and Sources:**  Historic  Prehistoric  Both  
 1930 (Historic Newspapers)<sup>1</sup>

**\*P7. Owner and Address:**  
 Crescent Eternal, LLC  
 P.O. Box 3910  
 Los Altos, CA 94024

**\*P8. Recorded by:**  
 Stephanie Hodal, Page & Turnbull, Inc.  
 170 Maiden Lane, 5<sup>th</sup> Floor  
 San Francisco, CA 94108

**\*P9. Date Recorded:** July 19, 2024

**\*P10. Survey Type:** Intensive

**\*P11. Report Citation:** 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)

<sup>1</sup> "Sunnyvale," San Jose Mercury Herald, December 15, 1930, 19; "Sunnyvale's Newest Addition," San Jose Mercury Herald, May 17, 1931, 24.

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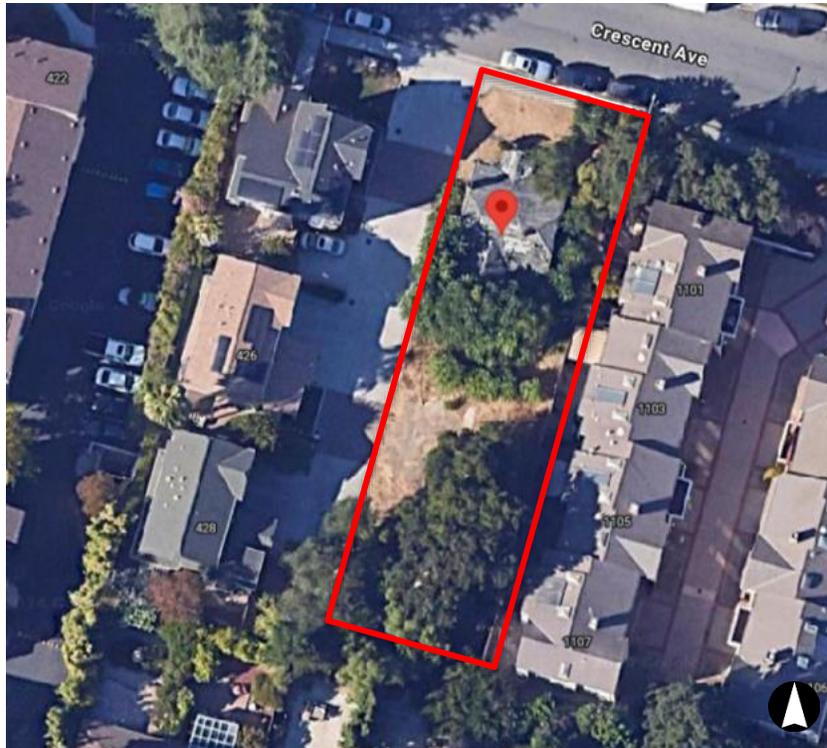
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\*Recorded by Page & Turnbull, Inc.

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**\*P3a. Description (Continued)**



**Figure 1: Aerial view 434 Crescent Avenue, the subject parcel outline in red. Source: Google Earth 2024. Edited by Page & Turnbull.**

The primary north façade is roughly symmetrical, arranged around a projecting entry portico and concrete landing (**Figure 2 and Figure 3**). This entry feature is located several feet to the right of the center of the façade composition. The center of the façade consists of a gabled portico with a curved underside and a pediment supported, at its north end, by paired Tuscan columns. The portico is set on a square concrete landing accessed via three stepped stairs. These lead to a wood panel front door flanked by narrow sidelights surmounted with a wood panel transom featuring a decorative wood medallion. The muntin pattern in the sidelights with decorative geometric divided lites. The portico is flanked by an identical grouping of three long vertical fixed windows with decorative geometric divided lites that are set between wide wood mullions above a deep wood sill.



**Figure 2. North façade, view south.**



**Figure 3. North façade, view southwest.**

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The west façade faces the driveway (**Figure 4**). The left (north) half of the façade is dominated by a brick exterior chimney with stepped sloped shoulders that penetrates the north slope of the roof. It is flanked by double-hung windows with decorative lites in the upper sash. The right (south) half of the façade, under the profile of the clipped-gable roof, contains a double-hung window with undivided lites and a second window opening covered with plywood. Shadowing on the horizontal wood cladding to the right of the covered window suggests that an additional window may have been removed. An attic vent with horizontal louvers is positioned at the upper center area of the façade. The far south end of the façade lies under the west slope of the rear cross-gabled wing (**Figure 5**). It features a single framed opening for a paired window. The left double-hung window has undivided sashes; the right window is covered with plywood.



Figure 4: West façade, view southeast.



Figure 5: West façade (left) and partial south façade (right), view northeast.

The south façade faces the rear backyard. It is organized into two parts with the projecting gabled wing on the left (west) and a recessed section of the main house to the right (east) (**Figure 6**). The gable end features asymmetrically arranged fenestration. From left to right it contains a tripartite window grouping, composed of double-hung windows with undivided sashes, a smaller single window opening that is covered with plywood, and a door opening at the far, right side of the façade, which is also covered. The recessed section of the façade features a single window opening on its left side (**Figure 7**). It is partially covered.



Figure 6: South façade, view north.



Figure 7: South façade (left) and partial east façade (right), view northwest.

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The east façade has three window openings of different sizes (**Figure 8 and Figure 9**). From left to right, these include a square double-hung window with undivided lites centered under the south slope of the roof; a plywood-covered window opening at the center of the façade with a wood-framed attic vent with horizontal louvers above; and a taller window opening, which is also covered with plywood and centered under the north slope of the roof.



**Figure 8: East façade, view northwest.**



**Figure 9: East façade, view southwest.**

The south side of the parcel consists of undeveloped land with mature tree cover at its southern boundary. The concrete and wood foundations of earlier buildings protrude above the soil line at some locations (**Figure 10 and Figure 11**).



**Figure 10: Rear south side of parcel, foundation shown with arrow, view northwest.**



**Figure 11: Rear south side of parcel, foundation shown with arrows, view northeast.**

The neighborhood immediately surrounding 1875 Waverly Street is characterized by two-story multi-family townhouse and apartment construction interspersed with several small single-family houses (**Figure 12, Figure 13, and Figure 14**). Cul-de-sac streets on the north and south sides of Crescent Avenue provide access into the deep parcels. Most of this construction was completed after 1980 in vernacular Contemporary or Neo-Traditional styles. In 2024, three houses that are also listed on the City of Sunnyvale Heritage Resources Inventory stand on the south side of Crescent Avenue in the same block as the subject property. In addition to subject property, these include 148 Crescent Avenue (built in 1953) (**Figure 15**), 156 Crescent Avenue (built in 1927) (**Figure 16**), and 448 Crescent Avenue (built in 1930) (**Figure 17**).

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Figure 12: 101-107 Lautrec Terrace (built 1988).



Figure 13: 1102-1114 Lessinger Terrace (built 2000).



Figure 14: 418-422 Crescent Avenue (built 1982).



Figure 15: 148 Crescent Avenue (built 1953).



Figure 16: 156 Crescent Avenue (built 1927).



Figure 17: 448 Crescent Avenue (built 1930).

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**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_

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\*Resource Name or # 434 Crescent Avenue  
 B1. Historic name: \_\_\_\_\_  
 B2. Common name: 434 Crescent Avenue  
 B3. Original Use: Single-family residence  
 B4. Present use: Single-family residence  
 \*B5. Architectural Style: Vernacular Colonial Revival

**\*B6. Construction History:**

According to an article published in the *San Jose Mercury Herald*, the residence at 434 Crescent Avenue was completed in December 1930 for owner George Wedel.<sup>2</sup> The property was developed as part of the Easter Gables subdivision, a residential subdivision that was designed specifically for poultry raising. A photo of the completed residence was featured in a May 1931 issue of the *San Jose Mercury Herald* (**Figure 18**).<sup>3</sup> The photo shows a poultry house with a gabled roof at the rear of the house. (Continued on page 7.)

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: N/A

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Architectural Development Area Sunnyvale  
 Period of Significance 1930 Property Type Single-Family Residential Applicable Criteria N/A

Historic Context – Sunnyvale:

The region surrounding Sunnyvale was the traditional home of the Ohlone people whose villages extended to the shore of San Francisco Bay. Spanish colonization began with the founding of Mission Santa Clara de Assis in 1777. After secularization, during the Mexican period, the area was part of the Rancho Posolmi y Posita de Las Animas and the Rancho Pastoria de Los Borregas.

The region's natural setting – enhanced by millennia of runoff from the Santa Cruz mountains, economical irrigation provided by a belt of Artesian wells, and a moderate and fog-free climate – made it an ideal agricultural location. European and American settlers entered the Santa Clara Valley in the 1850s to farm. Martin Murphy, Jr. established his Bayview Farm on lands of the Rancho Pastoria de Los Borregas in 1849, and his property became an early center for farming and ranching in the valley, as well as a social and political center for its growth. In 1864, the San Francisco and San Jose Railroad crossed Murphy's land, connecting the Santa Clara Valley to San Francisco and spurring the growth of a local farm economy based on wheat, barley, fruit, and grapes for wine.

At Murphy's death in 1884, his children divided up his 5,000-acre property. Other small farms began to appear in the area now called Encinal. In 1897, developer Walter E. Crossman purchased 200 acres from Murphy's son, Patrick, and laid out a plan for a future town on the site. In 1901, the community developed by Crossman was named Sunnyvale. Early development in the community's nascent downtown included several Mission and Mediterranean-style buildings. (Continued on page 7.)

B11. Additional Resource Attributes: N/A

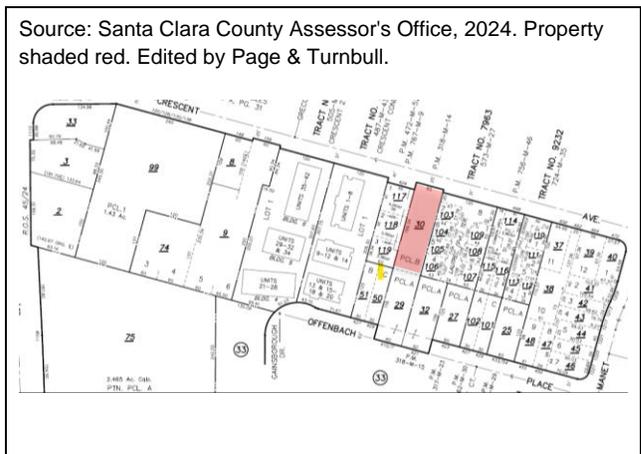
\*B12. References: Refer to footnotes

B13. Remarks: None

\*B14. Evaluator: Stephanie C. Hodal, Page & Turnbull, Inc.

\*Date of Evaluation: July 26, 2024

(This space reserved for official comments.)



<sup>2</sup> "Sunnyvale," *San Jose Mercury Herald*, December 15, 1930, 19. Wedel's last name is spelled "Wedell" in several sources; however, "Wedel" appears to be the most common and correct spelling.

<sup>3</sup> "Sunnyvale's Newest Addition," *San Jose Mercury Herald*, May 17, 1931, 24.

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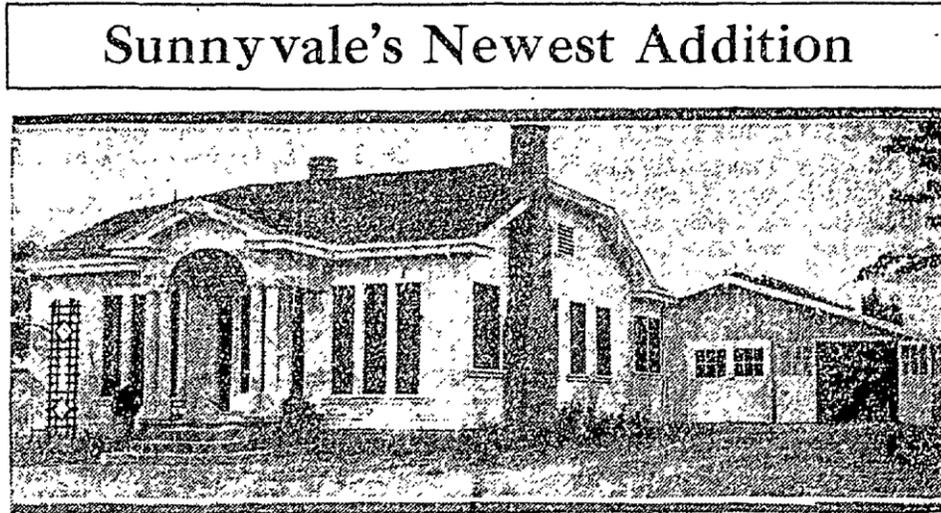
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**\*B6. Construction History (continued):**



The George Wedell home, shown above, is just one of the many new homes which have just been completed at Easter Gables, near Sunnyvale. A modern poultry-raising unit is connected with each home. Part of the poultry unit can be seen in the background of the photo.—Mercury Herald Photo.

**Figure 18: 434 Crescent Avenue pictured in 1931. Source: *San Jose Mercury Herald*.<sup>4</sup>**

An aerial photograph of Eastern Gables that was also taken in 1931 showed the subject property as one of 20 developed properties along Crescent Avenue and one of 13 located on the south side of the street (**Figure 19**). Some of the lots on each side of the street remained undeveloped. All of the developed properties, including 434 Crescent Avenue, included a small residence at the front of the lot and a poultry shed at the rear. The footprint of the poultry house at the rear of 434 Crescent Avenue was approximately one-third the size of those on adjacent properties. The residence's clipped side gabled roof, front portico, and general footprint were visible in the aerial photograph and match those of the extant building. The surrounding area consisted of agricultural fields.

The property at 434 Crescent Avenue remained unchanged from its appearance in the 1930s in an aerial photograph taken more than 30 years later in 1965 (**Figure 20**). All of the original properties in the Easter Gables subdivision, except one on the south side of Crescent Avenue, retained their small residences and poultry houses. Some of the previously undeveloped parcels were infilled with single-family residences. The surrounding land remained primarily agricultural, although some larger infill buildings had been constructed on the surrounding blocks.

Building inspection correspondence provided by the City of Sunnyvale Permit Center indicated that, by 1973, the rear poultry house at 434 Crescent Avenue was used for storage of office machines and equipment for a business known as Sunnyvale Liquidators. The one-story building, described as of being sheet metal construction, collapsed during a fire in 1974 and was demolished the same year.<sup>5</sup>

No historic building permits were available for the subject property through the City of Sunnyvale Permit Center. Based on visual observation, alterations to the property appear to include the removal of one window from the right side of the west façade and recladding of the opening with horizontal wood siding at an early date in the building's history. More recently, several wood windows on the east and west side facades and a window and door on the rear south façade have been covered with plywood. Water damage and rot at the eaves on the southeast rear corner of the residence is currently protected with plastic sheeting.

**\*B10. Significance:**  
**Historic Context (continued)**

After the San Francisco earthquake in 1906, Crossman attempted to lure businesses and residents from San Francisco by promoting the area as an industrial community with port access on the San Francisco. Between 1900 and 1912, the settlement's boundaries expanded from 200 to 2,000 acres. In 1912, the City of Sunnyvale was incorporated. World War I brought an influx of new residents to the area, who found work at new businesses such as the Hendry Iron Works, a canning company, and an

<sup>4</sup> "Sunnyvale's Newest Addition," *San Jose Mercury Herald*, May 17, 1941, 24. George Wedel's last name is incorrectly spelled as Wedell.

<sup>5</sup> "Warehouse Destroyed by Fire," *Peninsula Times Tribune* (Palo Alto, CA), September 30, 1974,3; Correspondence, Allen Riemer, Building Inspection Superintendent Sunnyvale to Richard Kolker, Reliance Investment and Loan Company, October 15, 1974 and October 24, 1974.

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Figure 19: 1931 aerial photograph showing the Easter Gables subdivision (outlined in red) surrounded by agricultural fields. A red arrow indicates the location of 434 Crescent Avenue. Source: 1931 Flight C-1870, Frame 125, Fairchild Aerial Surveys, University of California Santa Barbara FrameFinder. Edited by Page & Turnbull.



Figure 20: 1965 aerial photograph showing the Easter Gables subdivision (outlined in red) with adjacent new development. A red arrow indicates the location of 434 Crescent Avenue. Source: 1965 Flight CAS-65-130, Frame 7-169, Cartwright Aerial Surveys, University of California Santa Barbara FrameFinder. Edited by Page & Turnbull.

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expanding poultry industry. In 1931, Naval Air Station Sunnyvale was established as a naval dirigible airship base. In 1935, the facility was transferred to the Army and renamed Moffet Army Air Corp Base, further diversifying the city's economy with the addition of the military. Due to the presence of the base, Sunnyvale and Santa Clara County were designated as a critical defense area during World War II. A second boom in business and building construction occurred during the war as Sunnyvale companies ramped up production to meet wartime demands.

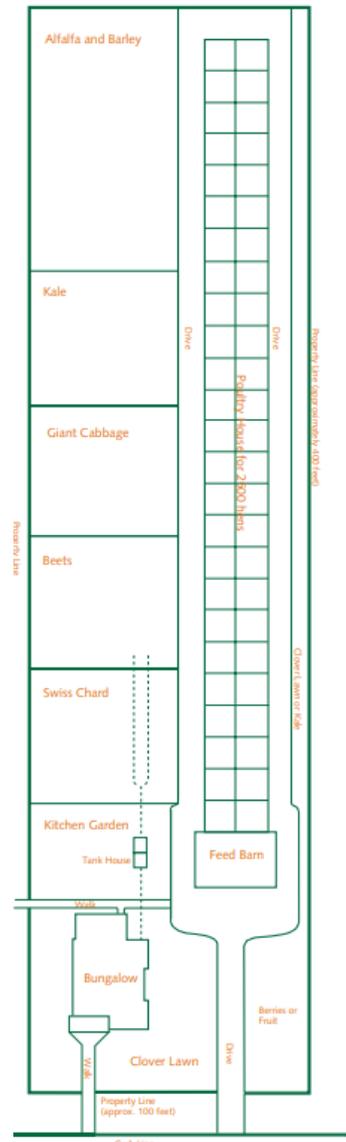
After World War II, the local Chamber of Commerce brought 100 new manufacturing companies to the city, tipping the town's economic balance toward industry. To meet the new uses, city master planning efforts replaced agricultural land with new tract housing, manufacturing facilities and offices, and civic and recreational developments. In 1950, Lockheed Corporations' Missile and Space Division moved to Sunnyvale, attracting thousands of families to the city. Sunnyvale's population grew from 10,000 in 1950 to 22,500 by 1954. By 1960, Sunnyvale was the second largest city in the Santa Clara Valley and, by 1970, most of the agricultural land in the area had been converted to urban use. In the 1980s and 1990s, Sunnyvale became an early player in the computer and semiconductor industries, leading to its role today as an international hub for the technology industry.<sup>6</sup>

Easter Gables Subdivision

In the first two decades of the twentieth century, Sunnyvale diversified its agriculturally-based economy with a number of poultry establishments. The Jubilee Incubator Company moved to the city from Oakland in 1906, and the Pebbleside Poultry Farm opened in 1908. By 1913, the Columbian Poultry Farm was located on Sunnyvale-Saratoga Road, near the subject property.<sup>7</sup> Both became large regional suppliers of chicks, poultry for cooking, and eggs. In 1923, the *Sunnyvale Standard* ran a series of articles on poultry farming, emphasizing the city's ideal climate for the industry and noting that poultry raising could be mixed with another city specialty, fruit farming, likely because both could occur on small plots with fruit benefitting from manure.<sup>8</sup>

The property at 434 Crescent Avenue was developed in the early 20<sup>th</sup> century as part of a subdivision known as Easter Gables that was specially designed to integrate single-family houses with backyard poultry-raising facilities. Partners Tony and Jose Giangrande and Charles R. Forge filed the subdivision map for Easter Gables in February 1929, laying out 37 parcels along the north and south sides of Crescent Avenue east of Sunnyvale-Saratoga Road. Each parcel was to combine a residence at the front of a long, deep lot, with a poultry house at the rear. The partners hired contractor H. A. Iverson to design and build a variety of bungalows for the project.<sup>9</sup> By December 1930, infrastructure (water, gas, electrical, and telephone) had been installed, 18 houses had been completed or were under construction, eight more were slated to begin construction, paving of Crescent Avenue was underway, and shrubbery was being installed on streetside parking strips.<sup>10</sup>

The Easter Gables subdivision appears to have been similar in plan and design to the Weeks Poultry Colony roughly 12 miles to the northwest in East Palo Alto. Also known as Runnymede, the Weeks Poultry Colony was subdivided by Charles Weeks between 1916 and 1925 for agricultural and residential use. The subdivision was laid out with deep, one-acre parcels, each with a small bungalow at the front of the lot and a long, narrow chicken house with adjacent agricultural land for growing produce running perpendicular to the street at the rear of the long lots.<sup>11</sup> Runnymede became one of the largest poultry producers in the country with over 1,200 residents at its peak.<sup>12</sup>



**Figure 21. Typical layout of a lot in the Weeks Poultry Colony. Source: East Palo Alto Historical and Agricultural Society, "Weeks Neighborhood Plan," 1997, 52.**

<sup>6</sup> "Sunnyvale Historic Context Statement," City of Sunnyvale Community Development Department, Planning Division. Accessed July 12, 2024, <https://www.sunnyvale.ca.gov/home/showpublisheddocument/1564/637820850929330000>.

<sup>7</sup> "Chickens At Work," *St. Helena Star* (St. Helena, CA), February 28, 1913, 1.

<sup>8</sup> nt L. Seavey, "Easter Gables Subdivision," in *Images: Sunnyvale's Heritage Resources*, ed. James C. Williams (Sunnyvale, CA: City of Sunnyvale, 1988), 46.

<sup>9</sup> Kent L. Seavey, "Easter Gables Subdivision," in *Images: Sunnyvale's Heritage Resources*, ed. James C. Williams (Sunnyvale, CA: City of Sunnyvale, 1988), 46-47.

<sup>10</sup> "Sunnyvale," *San Jose Mercury Herald*, December 15, 1930, 19.

<sup>11</sup> "East Palo Alto Historical and Agricultural Society, "Weeks Neighborhood Plan," 1997, 52-54.

<sup>12</sup> "East Palo Alto Historical and Agricultural Society, "Weeks Neighborhood Plan," 1997, 49.

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The design of the Weeks Poultry Colony was inspired by the ideas of the “Little Lands” movement, founded by William E. Smythe around the turn of the 20<sup>th</sup> century. Smythe’s ideas were influenced by discontent with urban life in industrialized cities and a desire to return to the land. Smythe believed families could earn a living and reach economic self-sufficiency through farming small one- to two-acre parcels of land. The agricultural colonies were to be located close to urban centers, which would serve as a market for the produce grown in the colonies. Smythe was involved in the development of such agricultural colonies in Payette, Idaho, and in California at Tehama County, Standish in Lassen County, San Ysidro in San Diego County, Los Terrenitos (present day Tujunga) in Los Angeles County, and Hayward Heath in Alameda County.<sup>13</sup> Research did not indicate that Weeks or Smythe had a direct role in the establishment of the Easter Gables subdivision.

The Easter Gables development supplied each parcel with poultry house equipment devised by J.T. Milligan, a leading breeder of white leghorn chickens. Milligan’s system, meant to eliminate the handwork required in poultry production, automated food hoppers and drinking fountains and simplified egg gathering. An advisor on the Milligan system was to be employed on the tract to advise homeowners.<sup>14</sup>

The nascent Easter Gables subdivision, including the subject property at 434 Crescent Avenue, is visible in a 1931 aerial photograph (**Figure 19**). The photograph showed houses arranged in rows along the north and south sides of Crescent Avenue between Sunnyvale-Saratoga Road and Manet Drive, each with a narrow poultry house behind it. The surrounding areas were filled with agricultural fields.

By the 1950s, several of the Easter Gables houses and poultry buildings along Crescent Avenue had been removed and replaced by new houses. New residential and institutional development in the surrounding agricultural area introduced a small number of houses and facilities, such as Fremont High School built to the southwest of Sunnyvale-Saratoga Road. By the 1960s, much of the previously agricultural land surrounding Easter Gables had been filled in with residential subdivisions. Nevertheless, the land immediately to the north of Easter Gables remained agricultural, and nearly all of the original residences and poultry houses remained intact along Crescent Avenue (**Figure 20**).

Documentation completed for the first Sunnyvale Heritage Resources Inventory in 1979 reported that most of the houses in the subdivision still remained at that time.<sup>15</sup> Aerial photographs show that one year later, by 1980, most of the poultry houses on both sides of the street had been removed and new apartment complexes built or under construction on the north side of the street. Since 1980, most of the remaining houses associated with the Easter Gables development have been demolished or have been significantly modified to serve as additions to adjacent townhouse construction. No surviving poultry houses dating to the early 20<sup>th</sup> century are visible in aerial imagery. The subject property remains as the best-preserved stand-alone example of the residences built for the Easter Gables subdivision.

Builder: Henry A. Iverson

Research indicates that the builder of the subject property was contractor H. A. Iverson who was hired by the developers of Easter Gables to design and build the residential bungalows at the front of the subdivision’s deep lots.<sup>16</sup>

Henry A. Iverson was born in Denmark around 1898. In 1911, he immigrated to the United States.<sup>17</sup> In the late 1920s, Iverson worked in Illinois, where he was credited with platting Calumet City near Chicago and gave real estate tours to sell lots in the area.<sup>18</sup> Around 1929, Iverson entered into a partnership to manufacture airplanes with a special safety device but was later charged with grand larceny for stealing patent papers for the device from his partner.<sup>19</sup> By 1930, Iverson had moved to San Jose with his wife, Sylvia.<sup>20</sup> At the time, Iverson was listed as working as a salesman in the real estate industry.<sup>21</sup> In 1931, around the time Iverson was working as the promoter for the Easter Gables subdivision, he was charged with a series of crimes and sought by authorities, including using bad checks as payment and violating the state contractors’ license act. Iverson fled before he could be captured.<sup>22</sup> Research revealed little additional information about Iverson’s life or career, including any other real estate subdivisions or buildings that may be associated with him.

<sup>13</sup> James E. Moss, “The Little Landers Colony of San Ysidro,” *The Journal of San Diego History, San Diego Historical Society Quarterly* 21, No. 1 (Winter 1975).

<sup>14</sup> “County’s First Egg-Producing Colony Opened,” *San Jose Mercury News*, April 9, 1929, 11.

<sup>15</sup> Kent L. Seavey, *Images: Sunnyvale’s Heritage Resources*, California History Center De Anza College for City of Sunnyvale, 1988, 46.

<sup>16</sup> Kent L. Seavey, *Images: Sunnyvale’s Heritage Resources*, California History Center De Anza College for City of Sunnyvale, 1988, 46-47.

<sup>17</sup> 1930 United States Federal Census, Ancestry.com.

<sup>18</sup> “Former Local Man Gathers Much Wealth,” *The Times* (Streator, Illinois), 29 August 1927: 9; “Former Ottawa Woman Brought Home for Burial,” *The Times* (Streator, Illinois), 8 July 1931: 10; “Local Party Pays Visit to Calumet City,” *The Times* (Streator, Illinois), 15 August 1927: 5.

<sup>19</sup> “Case Against H.A. Iverson Is Dismissed,” *The Times* (Streator, Illinois), 25 April 1929: 9.

<sup>20</sup> It is worth noting that these dates do not align with the County’s records that the house at 156 Crescent Avenue was constructed in 1927. Rather, they more closely align with the development of the Easter Gables subdivision in 1929.

<sup>21</sup> 1930 United States Federal Census, Ancestry.com.

<sup>22</sup> “San Jose Attorney Defendant in Suit,” *Oakland Tribune*, 28 July 1931: 26; “Subdivision Man is Facing Charge,” *Oakland Tribune*, 22 June 1931: 5.

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It is also possible that the house at 434 Crescent Avenue was purchased as a kit house and assembled on site by Iverson or Wedel. Clients selected kit houses or customized designs from a catalogue. Subsequently, parts for a complete house were delivered to a nearby depot or to an owner’s building site for assembly by hired labor or the homeowner. The design of the house at 434 Crescent Avenue is similar to kit house Styles 44, 263, and 295, which were contained in the 1925 Pacific Ready Cut Home Company catalogue. Prefabricated kit houses produced by the Pacific Ready Cut Home Company were sold in California and throughout the west in the early 20<sup>th</sup> century.<sup>23</sup>

**434 Crescent Avenue – Ownership & Occupancy History**

The following table outlines the known ownership and occupancy history of 434 Crescent Avenue. The information is compiled from city and telephone directories available through the San Jose Public Library and through online resources such as Newspapers.com and Ancestry.com.

Year of Occupancy	Known Occupants (known owners in bold)	Occupation (if listed)
1930-1940	<b>George James Wedel</b> <b>Florence Leone Doescher Wedel (wife)</b> George Franklin Wedel (son)	Industrial Pattern Maker
1941	<i>Unknown</i>	
1942	<b>I.A. Robinson</b>	Builder
1943-1956	<i>Unknown</i>	
1957	Rose M. Rivera	Unknown
1958-1967	<i>Unknown</i>	
1968	Bill G. Hunter	Unknown
1968-1973	<i>Unknown</i>	
1974	Sunnyvale Liquidators	Business furniture warehouse
1975-1979	<i>Unknown</i>	
1979-2019	Roy K. Jensen	Unknown

The earliest known owner of the property at 434 Crescent Avenue was George James Wedel and his wife, Florence, who lived at the property from approximately 1930 until mid-1940. George Wedel was born in Wisconsin in 1883. From 1900 to 1916, he lived in Milwaukee, working as an industrial pattern maker, crafting wood molds for production of metal parts, a profession he practiced throughout his career. He married Florence Leone Doescher of Platteville, Wisconsin in 1914.<sup>24</sup> In 1916, George purchased a half interest in the Spring City Pattern Works of Waukesha, Wisconsin, a company producing patterns for industrial, automotive, and locomotive businesses.<sup>25</sup> The couple sold an eight-room house in Milwaukee and relocated.<sup>26</sup> Their son, George Franklin Wedel, was born in Waukesha in April 1917. From at least 1918 to 1920, George was affiliated with the Waukesha Motor Company.<sup>27</sup> The family remained in Waukesha through at least March 1929 after which they moved to California.<sup>28</sup> In April 1930, the U.S. census recorded the Wedels as living in Oakland, California where George was again employed as a pattern maker. By late 1930, Wedel owned a house in the Easter Gables development at 434 Crescent Avenue to which the family moved in early 1931.<sup>29</sup> George continued to work as a pattern maker and the Wedels remained at the residence until 1940. In September 1940, George and Florence moved to San Diego where, by 1942, George was recorded as a pattern maker working at the Consolidated Aircraft Corporation.<sup>30</sup> After 1950, the couple moved to Los Angeles and then to Whittier where Florence died in 1956 and George died in 1971.<sup>31</sup> Research did not reveal any information about the Wedel’s time at the subject property or their involvement with poultry raising while residents there.

<sup>23</sup> Pacific Book of Homes, Volume 25,( Los Angeles: Pacific Ready Cut Homes, Inc., 1925), <https://archive.org/details/PacificReadyCutHomesIncPacificbookofhomesvol250001/page/n21/mode/2up>  
<sup>24</sup> “Married,” *Fennimore Times* (Fennimore, WI), June 24, 1914, 9.  
<sup>25</sup> “Letter From Mrs. Wedel,” *Platteville Journal and Grant County News* (Platteville, WI), March 15, 1916, 3; “Spring City Pattern Works Changes Hands,” *Waukesha Daily Freeman* (Waukesha, WI), January 20, 1922, 5.  
<sup>26</sup> “For Sale or Exchange,” *Waukesha Daily Freeman* (Waukesha, WI), March 23, 1916, 10.  
<sup>27</sup> 1918 World War I Draft Registration Card for George James Wedel through Ancestry.com.  
<sup>28</sup> “Society,” *Waukesha Daily Freeman* (Waukesha, WI), March 18, 1929, 2.  
<sup>29</sup> “Sunnyvale,” *San Jose Mercury Herald*, December 15, 1930, 19; “Sunnyvale’s Newest Addition,” *San Jose Mercury Herald*, May 17, 1931, 24.  
<sup>30</sup> “New Home in South,” *San Jose Mercury Herald*, September 19, 1940, 8; 1942 World War II Draft Registration Card for George James Wedel through Ancestry.com.  
<sup>31</sup> “Service Held for Mrs. Wedel,” *Whittier News* (Whittier, CA), August 14, 1956, 5; U.S. Census 1900-1950 through Ancestry.com.

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By 1942 the property was owned by builder I. A. Robinson.<sup>32</sup> Research did not uncover any additional information about Robinson or subsequent occupants.

**Evaluation: National Register of Historic Places and California Register of Historical Resources**

The property at 434 Crescent Avenue is not currently listed in the National Register of Historic Places (National Register) or the California Register of Historical Resources (California Register). The property is listed in the most recent published version of the California Historical Resources Information System (CHRIS) Built Environment Resource Directory (BERD) for Santa Clara County, dated September 2022, with a California Historic Resource Status Code of 7N (Needs to be reevaluated – formerly coded as may become National Register eligible with specific conditions). This means the record of a previous survey or evaluation affiliated with the State of California Office of Historic Preservation (OHP) is on file. The City of Sunnyvale has a Heritage Resources Inventory that was created in 1979 and updated in 2018. 434 Crescent Avenue is a designated Heritage Resource listed on the inventory.<sup>33</sup>

In order for a property to be considered eligible for the National Register of Historic Places (National Register) and/or the California Register of Historical Resources (California Register), the property must possess significance and retain integrity to convey that significance.

**Criterion A/1 (Events)**

434 Crescent Avenue does not appear to be individually eligible for listing in the National Register and/or California Register under Criterion A/1 (Events) for its association with any 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. Research did not indicate that any events significant to local, state, or national history took place at the property. 434 Crescent Avenue was developed around 1930 as part of the Easter Gables subdivision, a uniquely planned residential and agricultural development designed specifically for the poultry raising during its peak period in Sunnyvale. However, due to the loss of the original poultry house on the property behind the house, as well as the loss of the majority of the original houses and the other poultry houses within the Easter Gables subdivision, the house at 434 Crescent Avenue no longer conveys its significance related to the Easter Gables subdivision and the poultry raising industry on its own.

Therefore, 434 Crescent Avenue is not eligible for listing on the NRHP or CRHR under Criterion A/1.

**Criterion B/2 (Persons)**

434 Crescent Avenue does not appear to be individually eligible for listing in the National Register and/or California Register under Criterion B/2 (Persons) as a property associated with the life of a person important to local, state, or national history. Research did not indicate that any of the individuals associated with the subject property made significant contributions to local, state, or national history through their careers or personal lives. George Wedel, the original owner from approximately 1930 to 1940, was listed in newspaper articles, the U.S. Census, and other records as an industrial pattern maker throughout his career and does not appear to have been notably involved in the growth or development of the region's poultry industry. Based on available documentation, he does not appear to be associated with any important innovations or developments in pattern making, agriculture, or the community of Sunnyvale. Research did not reveal additional information about the lives, careers, or contributions of later owners or occupants.

Therefore, 434 Crescent Avenue is not eligible for listing on the NRHP or CRHR under Criterion B/2.

**Criterion C/3 (Architecture)**

434 Crescent Avenue does not appear to be individually eligible for listing in the National Register and/or California Register under Criterion C/3 (Architecture). The subject property was built in 1930 as a small wood-frame vernacular cottage with one-story massing and a simple footprint. The building exhibits characteristics of the Colonial Revival style through its use of a roughly symmetrical front façade, a clipped gable roof, horizontal wood siding, an accentuated entry with a projecting portico featuring an arched opening, pediment, and paired Tuscan columns. While the subject property expresses elements of this style, it is a modest and undistinguished example that also displays some characteristics of Craftsman design, such as its long, narrow front windows with divided lites. Houses of similar form and level of detail were constructed by the thousands in the early twentieth century by individuals and entrepreneurs and promoted by catalogue and kit house companies. As such, the subject property does not express the architectural qualities of the Colonial Revival style to a degree that rises to the level of state or national significance. In addition, the house was likely built by contractor H.A. Iverson and is not the work of a noted architect or builder.

Therefore, 434 Crescent Avenue is not eligible for listing in on the NRHP and CRHR under Criterion C/3.

**Criterion D/4 (Information Potential)**

<sup>32</sup> "Building Permits," *Peninsula Times Tribune* (Palo Alto, CA), Jun3 3, 1942, 3.

<sup>33</sup> "Heritage Resources Inventory," City of Sunnyvale, last modified September 2018, chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.sunnyvale.ca.gov/home/showpublisheddocument/1556/637820850915270000.

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The property at 434 Crescent Avenue does not appear to be individually eligible for listing in the National Register and/or California Register under Criterion D/4 (Informational Potential) as a building or property that has the potential to provide information important to the prehistory or history of the City of Sunnyvale, state, or nation. The "potential to yield information important to the prehistory or history of California" typically relates to archeological resources, rather than built resources. When Criterion D/4 does relate to built resources, it is relevant for cases when the building itself is the principal source of important construction-related information. The subject property does not feature construction or material types, or embody engineering practices that would, with additional study, provide important information. Evaluation of this property was limited to age-eligible resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

**Evaluation: Sunnyvale Heritage Resources**

In order for a property to be considered eligible for the Sunnyvale Heritage Resources Inventory, the property must meet the Criteria for the National Register of Historic Places eligibility OR one or more of 13 criteria defined in the City of Sunnyvale's Municipal Code Section 19.96.050:<sup>34</sup>

- A) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;

434 Crescent Avenue does not reflect elements of the city's cultural, social, economic, political, aesthetic, engineering or natural history. The property was developed as part of the Easter Gables subdivision, a uniquely planned residential and agricultural development designed specifically for the poultry industry during its peak period in Sunnyvale. However, due to the loss of the original poultry house on the property behind the house, as well as the loss of the majority of the original houses and the other poultry houses within the Easter Gables subdivision, the house at 434 Crescent Avenue no longer conveys its significance related to the Easter Gables subdivision on its own.

Despite this loss of association with Sunnyvale's agricultural and economic history, 434 Crescent Avenue is reflective of the early 20<sup>th</sup>-century architectural history of Sunnyvale. The property is representative of the variety of modest vernacular wood frame cottage houses (characterized as Bungalow style by the City of Sunnyvale), that were built in Sunnyvale during the period.<sup>35</sup>

Therefore, the property is significant under Criterion A for its architectural history.

- B) It is identified with persons or events significant in local, state, or national history

No events of local, state, or national significance have occurred at 434 Crescent Avenue. Additionally, research did not indicate that the first residents and owners of the property, the Wedel family, or subsequent owners and residents made any significant contributions to local, state, or national history.

Therefore, the property is not significant under Criterion B.

- C) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;

Although 434 Crescent Avenue is modest and small in scale, the building reflects the characteristics of a Colonial Revival style residence built in the early 20<sup>th</sup> century through its roughly symmetrical front façade, a clipped gable roof, horizontal wood siding, an accentuated entry with a projecting portico featuring an arched opening, pediment, and paired Tuscan columns.

Therefore, the property is significant under Criterion C.

- D) It is representative of the work of a notable builder, designer, or architect;

434 Crescent Avenue is not the representative work of a notable builder, designer, or architect. Research did not indicate that H. A. Iverson was a builder of note or that the design of the house was conceived by any architect.

Therefore, the property is not significant under Criterion D.

<sup>34</sup> "19.96.050 Criteria for Evaluation and Nomination of Heritage Resources," Chapter 19.96 Heritage Preservation, Charter of the City of Sunnyvale, CA, Accessed July 12, 2024, <https://ecode360.com/42733144>.

<sup>35</sup> Kent L. Seavey, "Easter Gables Subdivision," in *Images: Sunnyvale's Heritage Resources*, ed. James C. Williams (Sunnyvale, CA: City of Sunnyvale, 1988), 46.

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- E) It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically or by plan or physical development;

434 Crescent Avenue does not contribute to the significance of a historic area. The property was originally developed as part of the Easter Gables subdivision; however, Easter Gables is not a designated historic area or district. Demolition of most of the original Easter Gables houses and all poultry barns, reconfiguration of the local street pattern, and redevelopment of the subdivision with contemporary townhouses, apartments, and other recent housing has eliminated the visual relationship between the remaining original houses, such that a geographically definable concentration of historic and thematically related properties does not exist.

Therefore, the property is not significant under Criterion E.

- F) It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Sunnyvale;

434 Crescent Avenue does not represent an established and familiar visual feature in a neighborhood, community, or city of Sunnyvale.

Therefore, the property is not significant under Criterion E

- G) It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant structural or architectural achievement or innovation;

434 Crescent Drive does not represent a significant structural or architectural achievement or innovation. It is a modest single-family residence built using standard construction materials and techniques.

Therefore, the property is not significant under Criterion G.

- H) It is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif;

434 Crescent Avenue is not known to be similar to other distinctive properties.

Therefore, the property is not significant under Criterion H.

- I) It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;

As described under Criteria A, 434 Crescent Avenue was originally developed as part of the Easter Gables residential poultry farming subdivision in the early twentieth century. However, due to the loss of nearly all of the original residences and all of the poultry houses and facilities and the subsequent construction of contemporary infill housing along the street, the property no longer reflects any significant geographical patterns or distinctive elements of community planning.

Therefore, the property is not significant under Criterion I.

- J) It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen;

Since 1980, all but four of the remaining houses associated with the Easter Gables development have been subdivision. Three of those houses have been significantly modified to serve as additions to adjacent townhouse construction. In 2024, 434 Crescent Avenue retains its original design and construction features. It remains as the best-preserved stand-alone example of the residences built for the Easter Gables subdivision.

Therefore, the property is significant under Criterion J.

- K) With respect to a local landmark, it is significant in that the resource materially benefits the historical character of a neighborhood or area, or the resource in its location represents an established and familiar visual feature of the community or city;

434 Crescent Avenue does not benefit the historical character of a neighborhood and is not an established visual feature in the community or city.

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Therefore, the property is not significant under Criterion K.

- L) With respect to a local landmark district, a collective high integrity of the district is essential to the sustained value of the separate individual resources;

434 Crescent Avenue is not located in a landmark district.

Therefore, the property is not significant under Criterion L.

- M) With respect to a designated landmark and designated landmark district, the heritage resource shall meet Criteria of the National Register of Historical Places, which are incorporated by reference into this chapter.

Overall, 434 Crescent Avenue meets City of Sunnyvale criteria A, C, and J for listing on the Sunnyvale Heritage Resources Inventory.

Character-Defining Features

Character defining features of the residence at 434 Crescent Avenue include its one-story massing; clipped-gable roof; roughly symmetrical design of the front façade; horizontal wood cladding; classically detailed entry portico with a pediment, arched opening, and paired Tuscan columns; wood window and door surrounds; a paneled front door with side lights and a wood panel transom with decorative molding; and grouped windows with decorative lites on the front façade.

Integrity

The subject property has lost integrity of setting, feeling, and association with the Easter Gables subdivision due to the loss of the associated poultry house at the rear of the property, demolition of nearly all other original residences on the block, and the redevelopment of the surrounding Easter Gables parcels with contemporary multi-family houses and a new street pattern. Despite these changes, the residence at 434 Crescent Avenue has been minimally altered over time and retains integrity of location, design, materials, and workmanship. The residence remains clearly representative of a Colonial Revival cottage built in the early twentieth century.

Therefore, the property retains overall integrity.

Conclusion

The property at 434 Crescent Avenue is not individually eligible for listing in the National Register and/or California Register under any criteria. However, the property retains eligibility for designation on the City of Sunnyvale Historic Resources Inventory under Criteria A, C, and J. As such, California Historical Resource Status Code (CHRSC) of "5S1" has been assigned to the property, meaning that it is individually listed or designated locally.<sup>36</sup>

<sup>36</sup> California State Office of Historic Preservation Department of Parks and Recreation, *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*, Sacramento, November 2004.



# CITY OF SUNNYVALE HERITAGE RESOURCES INVENTORY

## HERITAGE RESOURCES

Sunnyvale's original Heritage Resources Inventory was adopted in 1979, recognizing properties which have architectural or historic significance. Since that time, the City has added over twenty additional Heritage Resources (adoption date in parentheses). Major exterior changes or demolitions must be approved by the Heritage Preservation Commission through a Resource Alteration Permit. For more information, please contact the Planning Division.

<p><b>BAYVIEW AVENUE</b> 252 S. Bayview</p> <p><b>BORREGAS AVENUE</b> 655 Borregas (3/22/83)</p> <p><b>CHARLES STREET</b> 297 Charles</p> <p><b>COOLIDGE AVENUE</b> 802 Coolidge</p> <p><b>CRESCENT AVENUE</b> Crescent Avenue Streetscape 156 Crescent 434 Crescent 448 Crescent</p> <p><b>FLORA VISTA AVENUE</b> 321 Flora Vista (8/21/90)</p> <p><b>FRANCES STREET</b> Frances Street Streetscape (400-500 Blocks) 432 S. Frances 454 S. Frances 464 S. Frances 471 S. Frances 498 S. Frances 500 S. Frances 505 S. Frances 575 S. Frances 580 S. Frances</p> <p><b>GALLOWAY COURT</b> 1409 Galloway</p>	<p><b>MARY AVENUE</b> 113 S. Mary (2/24/81)</p> <p><b>MATHILDA AVENUE</b> 221 N. Mathilda 235 S. Mathilda</p> <p><b>MCKINLEY AVENUE</b> 322 E. McKinley (9/11/84) 384 E. McKinley (8/21/90) 398 E. McKinley (8/21/90)</p> <p><b>MORSE AVENUE</b> 635 Morse (1/15/85)</p> <p><b>MURPHY AVENUE</b> Murphy Avenue Streetscape (400-500 Blocks) 161 N. Murphy 445 S. Murphy 519 S. Murphy 523-525 S. Murphy 529 S. Murphy 533-535 S. Murphy 585 S. Murphy 591 S. Murphy</p> <p><b>OAK COURT</b> 6 Oak Court Oak Court - Hendy Ironworks Lamppost (6/30/87)</p> <p><b>PASTORIA AVENUE</b> 274 S. Pastoria (moved from Mary/Central Ex.)</p> <p><b>RAMON DRIVE</b> 1358 Ramon (moved from 1535 Sunnyvale-Saratoga Rd.)</p>	<p><b>RANERE COURT</b> 1029 Ranere (7/28/81)</p> <p><b>REMINGTON DRIVE</b> 550 E. Remington - Bianchi Barn (2003)</p> <p><b>SARA AVENUE</b> 325 Sara (10/4/83)</p> <p><b>SUNNYVALE AVENUE</b> N. Sunnyvale Avenue Streetscape (100 Block) 184 N. Sunnyvale 229 N. Sunnyvale 506 S. Sunnyvale (1/12/82) 525 S. Sunnyvale (1/12/82)</p> <p><b>SUNNYVALE-SARATOGA ROAD</b> 1039 Sunnyvale-Saratoga Sunnyvale-Saratoga/Fremont (Fremont High School)</p> <p><b>TAAFFE STREET</b> Taaffe Streetscape (500 Block) 571 S. Taaffe</p> <p><b>WASHINGTON AVENUE</b> 306 E. Washington 368 E. Washington (3/22/83) 384 E. Washington (8/24/82) 388 E. Washington (8/24/82) 480 E. Washington</p> <p><b>WAVERLY STREET</b> 225 Waverly 279 Waverly 381 Waverly</p> <p><b>WRIGHT AVENUE</b> 1325 Wright</p>
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One-Stop Permit Center at City Hall, 456 W. Olive Ave., 408-730-7444  
Building and Planning hours are 8 a.m. - noon and 1 - 5 p.m.  
Sunnyvale.ca.gov

## HERITAGE TREES

The following trees are listed in Sunnyvale's Heritage Resources Inventory. Removal of a Heritage Tree must be approved by the Heritage Preservation Commission. For more information, please contact the Planning Division.

<p><b>BERNARDO AVENUE</b> 1650 S. Bernardo <i>Coast Live Oak</i></p> <p><b>CALGARY DRIVE</b> 1748 Calgary Drive <i>Coast Live Oak</i></p> <p><b>CALIFORNIA AVENUE</b> 130 E. California (Site of Murphy Homestead) <i>Palm Trees</i></p> <p><b>DARTSHIRE WAY</b> 814 Dartshire <i>Dawn Redwood</i></p> <p><b>FREMONT AVENUE</b> 871 E. Fremont (Former Butcher's Corner) <i>3 Coast Live Oak and 1 Valley Oak</i></p> <p><b>HENDY AVENUE</b> 501 E. Hendy <i>American Chestnut</i></p>	<p><b>HENDY AVENUE</b> 501 E. Hendy <i>American Chestnut</i></p> <p><b>HOLLENBECK AVENUE</b> 880-882 Hollenbeck (Bocks Ranch) <i>Sycamores</i></p> <p><b>IVES TERRACE</b> <i>Valley Oak</i></p> <p><b>MANZANITA AVENUE</b> 755 Manzanita <i>Coast Redwood</i></p> <p><b>PASTORIA AVENUE</b> 467 S. Pastoria <i>Coast Redwood</i></p> <p><b>PICASSO TERRACE</b> 674 Picasso <i>Coast Live Oaks</i></p>	<p><b>REMINGTON DRIVE</b> 550 E. Remington (Community Center) <i>California Live Oak</i></p> <p><b>SHERATON DRIVE</b> 696 Sheraton Drive <i>Coast Live Oak</i></p> <p><b>SUNNYVALE AVENUE</b> 545 S. Sunnyvale <i>Monkey Puzzle</i></p> <p><b>TOWN CENTER LANE</b> 2502 Town Center Lane (Town Center Trees) <i>Variety Tree Grove</i></p> <p><b>TIFFANY COURT</b> 679 Tiffany Court <i>Coast Live Oak</i></p>
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## RESOURCES AND TREES REMOVED FROM THE INVENTORY

The following structures and trees have been removed since the inception of the inventory. Removal date of structures is indicated in parentheses. Properties removed since 2004 have undergone special review by the Heritage Preservation Commission.

<p><b>ALBERTA AVENUE</b> 666 Alberta (Not Available)</p> <p><b>BAYVIEW AVENUE</b> 305 S. Bayview (8/21//90)</p> <p><b>CALIFORNIA AVENUE</b> 444 California (Libby's) (1998)</p> <p><b>CASCADE DRIVE</b> 1043 Cascade (1994)</p> <p><b>CHARLES STREET</b> 335 Charles (2018)*</p> <p><b>CRESCENT AVENUE</b> 120 Crescent (1984) 125 Crescent (1981) 138 Crescent (1984) 148 Crescent (2023) 410 Crescent (1982) 418 Crescent (1982) 428 Crescent (2002) 454 Crescent (1999)</p> <p><b>EL CAMINO REAL</b> 140 W. El Camino Real (Olson)(1999) 870 E. El Camino Real (Butcher Farmhouse)(1980) 1111 W. El Camino Real <i>Valley Oak</i></p>	<p><b>EVELYN AVENUE</b> 185 E. Evelyn (1986)</p> <p>394 E. Evelyn (Sunnyvale/Ryan Hotel)(2006)*</p> <p><b>FAIR OAKS AVENUE</b> 182 Fair Oaks (Cal Cannery) (1986)</p> <p><b>FLORA VISTA AVENUE</b> 329 Flora Vista (2010)</p> <p><b>FLORENCE AVENUE</b> 353 Florence (1998) 373 Florence (1999)</p> <p><b>FRANCES STREET</b> 479 Frances (1994)</p> <p><b>FREMONT AVENUE</b> 534 W. Fremont (1980)</p> <p><b>HEATHERSTONE AVENUE</b> 960 Heatherstone <i>Casa Delmas Magnolia</i></p> <p><b>MACARA AVENUE</b> 437 Macara (Evulich House) (1984)</p>	<p><b>MATHILDA AVENUE</b> 212 N. Mathilda (1990) 562 S. Mathilda (2018)*</p> <p><b>MAUDE AVENUE</b> 333 W. Maude (1980)</p> <p><b>MCKINLEY AVENUE</b> 435 E. McKinley (2018)* 437-439 E. McKinley (1998) 693 W. McKinley (2009)*</p> <p><b>MORSE AVENUE</b> 316 Morse (2017)*</p> <p><b>MURPHY AVENUE</b> 461 S. Murphy (2005)* 529 S. Murphy <i>California Black Walnut</i></p> <p><b>OLD SAN FRANCISCO ROAD</b> 585 Old San Francisco (2005)*</p> <p><b>SUNNYVALE AVENUE</b> 102 S. Sunnyvale (Brandt Building) (1983) 199 N. Sunnyvale (2005)*</p> <p><b>SUNNYVALE-SARATOGA ROAD</b> 1545 Sunnyvale-Saratoga (1992)</p>
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\* Removed by determination of the Heritage Preservation Commission



# CITY OF SUNNYVALE

## LOCAL LANDMARKS

Sunnyvale's Local Landmarks were adopted in 1979, recognizing properties and trees which are particularly important reminders of the community's heritage. Since that time, the City has added additional landmark properties. Major exterior changes must be approved by the Heritage Preservation Commission through a Landmark Alteration Permit. For more information, please contact the Planning Division.

**BRIGGS-STELLING HOUSE**  
822 Springfield Terrace

Originally constructed in the 1870's for George H. Briggs and extensively reconstructed in the 1920's for the Henry S. Stelling family, the mansion recounts the history of Sunnyvale. Briggs was one of the earliest pioneers who came from Boston in 1854. Stelling, the son of one of San Jose's first orchardists, grew pears and award winning cherries. Under his wife's care, the gardens surrounding the mansion became a showcase.

**COLLINS-SCOTT WINERY**  
775 Cascade Drive

Built in 1881 by the Collins brothers, the Collins-Scott Winery is the oldest brick building in Sunnyvale. In 1889 a private railroad was built on the property and more than 300 gallons of wine were shipped daily. In 1927 all of the buildings except the brick distillery were destroyed by fire. In 1965 the present owners, the Duane Heinlen family, remodeled the structure as it stands today.

**DEL MONTE BUILDING**  
114 S. Murphy Avenue

Built in 1904 by the Madison & Bonner packing Company, the building was used for processing dried fruit from nearby orchards. Cannery mergers in 1916 formed the California Packing Corporation now know as "Del Monte." From 1930 to 1986 the building was used for seed processing and research. In 1993, the building was moved to the northeast corner of the 100 block of S. Murphy Avenue (the Murphy Station Heritage Landmark District) to avoid demolition. The building has since been renovated for commercial use.

**HENDY IRON WORKS**  
(Northrop Grumman)  
501 E. Hendy Avenue

Constructed in 1906, Hendy Iron Works was an industrial pioneer in Sunnyvale. Originally producing equipment for mining gold and silver, the Company supplied Marine Engines in both World War I and World War II. In continuous operation from 1906 to 1946, the company was purchased by Westinghouse Electric in 1947. The water tower stored Sunnyvale's emergency water supply in the early 1900's.

**LIBBY WATER TOWER**  
460 W. California Avenue

McNeill & Libby opened in 1907 and by 1922 became the world's largest cannery. The original tower supplied water to the cannery and its workers and was replaced in 1965 by the present structure.

**505 S. MURPHY AVENUE**

The residence was built in 1939 by the Homer Pfeiffer family and remained in the family until it was sold in the mid-1980's. It is an excellent example of the Tudor Revival style as applied to the suburban house and embodies distinctive characteristics of homes constructed during this period of architecture.

One-Stop Permit Center at City Hall, 456 W. Olive Ave., 408-730-7444

Building and Planning hours are 8 a.m. - noon and 1 - 5 p.m.

[Sunnyvale.ca.gov](http://Sunnyvale.ca.gov)

**MURPHY STATION  
LANDMARK DISTRICT**  
100 Block of South Murphy  
Avenue

"Murphy Station" was established when Martin Murphy Jr., a California Pioneer, granted the railroad the right- of-way through his land in 1864. The stop saw the arrival and departure of important dignitaries who visited Murphy's Bayview Ranch, a focal point of political and social activity in the Santa Clara Valley.

In 1898 William Crossman, a real estate developer, purchased 200 acres from Murphy and named the town Encinal, "Place where the live oak grows." The first post office and general store were built on this street near the site of Murphy Station. The town was renamed Sunnyvale in 1901 and incorporated in 1912. The railroad and industrial buildings ran east and west and the business district ran north and south, providing the base from which Sunnyvale grew. The 100 block of South Murphy Avenue is the original downtown commercial district. Most of the structures were built between 1900 and 1940.

**SPALDING HOUSE**  
1385 Ramon Drive

Built in the early 1920's by C.C. Spalding, the mansion served as his family residence. Spalding was the first treasurer of the City of Sunnyvale and is best remembered for his contributions to the development of Murphy Avenue. He organized and established the Bank of Sunnyvale in 1906 and later became a State Legislator.

**STOWELL HOUSE**  
901 Sunnyvale/Saratoga  
Road

The Stowell House is so named because until 1999, when Dolly Stowell died, it had been the family residence of Sunnyvale pioneer Charles Stowell and his descendents. Stowell bought the home from F. C. Fry in 1899, who had built the home circa 1890. Stowell and his brother-in-law Charles Spaulding were prominent businessmen in the community. They built the S & S building on the corner of Murphy Avenue and Washington Avenue. They also were involved in the construction of several other prominent buildings, including the First Baptist Church and the U.S. Post Office.

**VARGAS REDWOOD TREES**  
1004 Carson Drive

These Coast Redwoods were planted in 1900 by Manuel Vargas, "Mr. Sunnyvale." The saplings were gathered during a family outing to Pescadero, and planted at the entrance to the Vargas family home.

**WRIGHT RANCH**  
1234 Cranberry Avenue

Originally part of a 320 acre ranch, this is Sunnyvale's oldest remaining ranch house. It was built circa 1870 by William Wright, a 49'er who left the gold fields to raise grain and stock.