City of Sunnyvale

Notice and Agenda - Final

Heritage Preservation Commission

Wednesday, May 3, 2023	**7:00 PM**	**Online and Bay Conference Room (Room 145), City Hall, 456 W. Olive Ave., Sunnyvale, CA 94086**

Regular Meeting - 7 PM

Meeting Online Link: https://sunnyvale-ca-gov.zoom.us/j/93323345826

Public Participation

• In-person participation: You may provide public comment by filling out a speaker card (optional) and giving it to the Recording Officer.

*• Online participation: You may provide audio public comment by connecting to the meeting online or by telephone. Use the Raise Hand feature to request to speak (*9 on a telephone):*

Meeting Online Link: https://sunnyvale-ca-gov.zoom.us/j/93323345826
Meeting call-in telephone number: 833-548-0276 | Meeting ID: 933 2334 5826
*(*9 to request to speak | *6 to unmute/mute)*

• Watch the Heritage Preservation Commission meeting at https://www.youtube.com/SunnyvaleMeetings

• Submit written comments to the Heritage Preservation Commission no later than 4 hours prior to the meeting start to HeritagePreservation@sunnyvale.ca.gov or by mail to Sunnyvale Planning Division, 456 W. Olive Avenue, Sunnyvale, CA 94086-3707

• Review recordings of this meeting and past meetings at https://sunnyvaleca.legistar.com/calendar.aspx or http://youtube.com/SunnyvaleMeetings

Accessibility/Americans with Disabilities Act (ADA) Notice

Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance to provide public comment, or for other special assistance; please contact the City at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility to this meeting. The Planning

Division may be reached at 408-730-7440 or at planning@sunnyvale.ca.gov (28 CFR 35.160 (b) (1)).

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

ORAL COMMUNICATIONS

This category provides an opportunity for members of the public to address the Heritage Preservation Commission on items not listed on the agenda and is limited to 15 minutes (may be extended or continued after the public hearings/general business section of the agenda at the discretion of the Chair) with a maximum of up to three minutes per speaker. Please note the Brown Act (Open Meeting Law) does not allow the Heritage Preservation Commission to take action on an item not listed on the agenda. If you wish to address the Heritage Preservation Commission, please refer to the notice at the beginning of this agenda. Individuals are limited to one appearance during this section.

CONSENT CALENDAR

All matters listed on the consent calendar are considered to be routine and will be acted upon by one motion. There will be no separate discussion of these items. If a member of the public would like a consent calendar item pulled and discussed separately, please refer to the notice at the beginning of this agenda.

1. 23-0554 Approve the Draft Heritage Preservation Commission Meeting Minutes of April 5, 2023

Recommendation: Approve the Draft Heritage Preservation Commission Meeting Minutes of April 5, 2023, as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

If you wish to speak to a public hearing/general business item, please refer to notice at the beginning of this agenda. Each speaker is limited to a maximum of three minutes.

2. 23-0521 **Proposed Project:**

RESOURCE ALTERATION PERMIT: to remove 148 Crescent Avenue from the Heritage Resource Inventory and consider the impacts of an 18-unit townhouse development (#2021-7826) and minor exterior improvements for the house at 156 Crescent Avenue.

Location: 148 and 156 Crescent Avenue (APNs: 211-35-008 and

211-35-009)
File #: 2021-7265
Zoning: R-3/PD (Medium Density Residential / Planned Development)
Applicant / Owner: Samir Sharma (applicant) / Crescent Ave LLC (owner)
Environmental Review: A Class 32 categorical exemption relieves this project from California Environmental Quality Act (CEQA) provisions.
Project Planner: Momo Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov

Recommendation: Alternative 1: Approve the Resource Alteration Permit based on the Findings in Attachment 2 and subject to the Conditions of Approval in Attachment 3.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS & COMMENTS

-Commissioner Comments

INFORMATION ONLY REPORTS/ITEMS

ADJOURNMENT

Notice to the Public:

Any agenda related writings or documents distributed to members of this meeting body regarding any item on this agenda will be made available for public inspection in the originating department or can be accessed through the Office of the City Clerk located at 456 W. Olive Avenue, during normal business hours and in the Bay Conference Room on the evening of the Heritage Preservation Commission Meeting, pursuant to Government Code §54957.5.

Agenda information is available by contacting the Planning Division at 408-730-7440 or planning@sunnyvale.ca.gov.Agendas and associated reports are also available 72 hours before the meeting on the City's website at sunnyvale.ca.gov and during normal business hours at the NOVA Workforce Services reception desk located on the first floor of City Hall at 456 W. Olive Avenue.

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the public hearing or presented in writing

to the City at or before the public hearing.

PLEASE TAKE FURTHER NOTICE that Code of Civil Procedure section 1094.6 imposes a 90-day deadline for the filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5. Pursuant to the Americans with Disabilities Act (ADA), if you need special assistance in this meeting, please see the notice at the beginning of this agenda.

City of Sunnyvale

Agenda Item

23-0554 **Agenda Date:** 5/3/2023

SUBJECT
Approve the Draft Heritage Preservation Commission Meeting Minutes of April 5, 2023

RECOMMENDATION
Approve the Draft Heritage Preservation Commission Meeting Minutes of April 5, 2023, as submitted.

City of Sunnyvale

Meeting Minutes - Draft
Heritage Preservation Commission

Wednesday, April 5, 2023	**7:00 PM**	**Online and Bay Conference Room City Hall, 456 W. Olive Ave., Sunnyvale, CA 94086**

Regular Meeting - 7 PM

Public Participation

Accessibility/Americans with Disabilities Act (ADA) Notice

CALL TO ORDER

Chair Sharma called the meeting to order at 7:00 PM.

SALUTE TO THE FLAG

Chair Sharma led the salute to the flag.

ROLL CALL

Commissioner Caroompas arrived at 7:34 PM and was not present for items 1 and 2.

Commissioner Bratton's absence is excused.

Present: 6 - Chair Pamela Sharma
Vice Chair Sarosh Patel
Commissioner Steve Caroompas
Commissioner Dawn Hopkins
Commissioner Sue-Ellen Johnson
Commissioner Ashmita Rajkumar

Absent: 1 - Commissioner Jenny Bratton

ORAL COMMUNICATIONS

None.

CONSENT CALENDAR

1. 23-0483 Approve the Draft Heritage Preservation Commission Meeting Minutes of February 1, 2023

Vice Chair Patel motioned and Commissioner Hopkins seconded to approve the Draft Heritage Preservation Commission Meeting Minutes of February 1, 2023, as submitted.

Yes: 5 - Chair Sharma
Vice Chair Patel
Commissioner Hopkins
Commissioner Johnson
Commissioner Rajkumar

No: 0

Absent: 2 - Commissioner Bratton
Commissioner Caroompas

PUBLIC HEARINGS/GENERAL BUSINESS

2. 23-0482 **RESOURCE ALTERATION PERMIT:** To construct a second-story addition of 819 square feet to an existing one-story single-family home in the Taaffe-Frances Heritage Housing District, resulting in 2,799 square feet (2,322 square feet living area and 477 square feet garage) and 43% floor area ratio (FAR).
Location: 567 South Frances Street (APN: 209-29-011)
File #: 2022-7682
Zoning: R-0/HH (Low Density Residential, Heritage Housing Combining District)
Applicant / Owner: Brad Cox (applicant) / Rick Logsdon and Mindy Ward (owner)
Environmental Review: A Class 1 categorical exemption relieves this project from California Environmental Quality Act (CEQA) provisions.
Project Planner: Drew Taplin, Associate Planner, (408) 730-7407, dtaplin@sunnyvale.ca.gov

Associate Planner Drew Taplin presented the report with a slide presentation.

Chair Sharma noted she had questions for the applicant and Principal Planner George Schroeder responded that the Commission may ask the applicant questions once the public hearing is opened.

Vice Chair Patel asked staff about the data tale in Attachment 2 of the staff report. He confirmed with staff that the number of the existing stories should be one and not two.

Chair Sharma asked staff why the project is exempt from the California

Environmental Quality Act (CEQA) and Mr. Taplin responded that most single-family homes are categorically exempt from CEQA.

Vice Chair Patel asked staff about recommended condition DC-2 in Attachment 4, and whether any trees are proposed for removal. Mr. Taplin responded that this is a standard condition for tree protection during project construction and there are no trees proposed for removal.

Commissioner Johnson asked if the original home's footprint is proposed for expansion and Mr. Taplin responded no.

Chair Sharma opened the public hearing.

Brad Cox, project architect, acknowledged staff for their assistance in the process and presented a slide show to the Commission . He noted that the addition meets the Secretary of the Interior's Standards for Treatment of Historic Properties and the Taaffe-Frances Heritage Neighborhood Design Guidelines by integrating the second story addition into the existing building footprint, consistent architecture with the existing style, and limiting the visual impact of massing through greater setbacks on the second floor. He noted that the project historical evaluation emphasized the importance of the awning which is maintained in the proposal. He also noted that the second floor setbacks are generous with the neighbors' privacy in mind.

Rick Logsdon, owner, noted that the architect he selected for this project was important because Streamline Moderne homes in Sunnyvale are very unique. He also noted that the architect is a professor in architectural history.

Mindy Ward, owner, noted that the proposal is going to enhance the Taaffe Frances Heritage Housing District.

Commissioner Hopkins admired the architectural design of the proposed addition.

Commissioner Johnson noted that she had read the project historical evaluation and appreciated that the proposal was consistent with guidelines and would make their home more livable for the future.

Chair Sharma also appreciated the owners passion and consistency with the guidelines. She asked Mr. Cox about earthquake retrofitting and he responded that the shear walls in the basement will be added and the foundation will be improved.

Chair Sharma asked for any public comments and Recording Secretary Joey Mariano noted that there are no public speakers physically nor on the Zoom meeting.

MOTION:

Commissioner Hopkins motioned and Vice Chair Patel seconded the motion for Alternative 1: Approve the Resource Alteration Permit with the Conditions of Approval in Attachment 4.

The motion carried by the following vote:

Yes: 5 - Chair Sharma
Vice Chair Patel
Commissioner Hopkins
Commissioner Johnson
Commissioner Rajkumar

No: 0

Absent: 2 - Commissioner Bratton
Commissioner Caroompas

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS & COMMENTS

Commissioner Caroompas joined the meeting.

Chair Sharma thanked staff for providing the materials and walking them through the first onsite meeting.

Mr. Schroeder welcomed Commissioner Johnson to her first meeting. He updated the Commission with the study issue workshop results, where study issue CDD 19-04, Update to the Historical Context Statement to Include Historical Contributions Made By Asian Americans and Other Minorities, was ranked above the line, and will be brought as a budget supplement at the May 18th City Council budget workshop. The Council deferred study issues CDD 18-02, Update and Review of the Heritage Resource Inventory and CDD 19-06 Programs to Encourage Visitation to Heritage and Landmark Resources..

-Commissioner Comments

INFORMATION ONLY REPORTS/ITEMS

Commissioner Hopkins requested to hold a future meeting at the former Mello's Nursery site (currently occupied by 23 and Me) and Mr. Schroeder noted it depends on property owner approval.

ADJOURNMENT

Chair Sharma adjourned the meeting at 7:37 PM.

City of Sunnyvale

Agenda Item

23-0521 **Agenda Date:** 5/3/2023

REPORT TO HERITAGE PRESERVATION COMMISSION

SUBJECT

Proposed Project:

RESOURCE ALTERATION PERMIT: to remove 148 Crescent Avenue from the Heritage Resource Inventory and consider the impacts of an 18-unit townhouse development (#2021-7826) and minor exterior improvements for the house at 156 Crescent Avenue.

Location: 148 and 156 Crescent Avenue (APNs: 211-35-008 and 211-35-009)
File #: 2021-7265
Zoning: R-3/PD (Medium Density Residential / Planned Development)
Applicant / Owner: Samir Sharma (applicant) / Crescent Ave LLC (owner)
Environmental Review: A Class 32 categorical exemption relieves this project from California Environmental Quality Act (CEQA) provisions.
Project Planner: Momo Ishijima, (408) 730-7532, mishijima@sunnyvale.ca.gov

General Plan: Medium Density Residential
Existing Site Conditions: A one-story single-family house, a two-story single-family house, a warehouse building, and accessory structures

Surrounding Land Uses

North: Senior residential care facility across Crescent Avenue
South: Multi-family residential (apartment complex) and duplex
East: Multi-family residential (condominium development)
West: Multi-family residential (senior apartment complex)

Issues: Removal and alteration of Heritage Resources
Staff Recommendation: Approve the Resource Alteration Permit based on the Findings in Attachment 2 and subject to the Conditions of Approval in Attachment 3.

PROJECT DESCRIPTION

The proposed project is redevelopment of a combined 0.85-acre site with a three-story 18-unit townhouse development and minor exterior improvements to a 1,062-square foot single-family home (156 Crescent Avenue).

The 148 and 156 Crescent Avenue properties are both listed as heritage resources on Sunnyvale's Heritage Resource Inventory. The applicant proposes to remove 148 Crescent Avenue from the Heritage Resource Inventory, and demolish the house, detached garage, and covered patio structure. The house at 156 Crescent Avenue would be retained with minor exterior improvements, and the office, warehouse, and storage buildings in the rear would be demolished. The associated entitlements are a Special Development Permit and Tentative Map (#2021-7826), which will be considered by the Planning Commission tentatively scheduled on May 22, 2023.

Sunnyvale Municipal Code (SMC) Section 19.96.030(g) states that the Heritage Preservation Commission (HPC) is required to review all applications for permits regarding heritage resources that involve changing use, exterior alteration, or demolition. All related environmental documentation shall also be reviewed. Therefore, the HPC's role in the project is to make a decision on the proposed removal of 148 Crescent Avenue from the Heritage Resource Inventory and evaluate the proposed exterior alterations to the heritage resource to remain at 156 Crescent Avenue. The Planning Commission will make a decision on the overall townhome project with retention of the heritage resource at 156 Crescent Avenue.

See Attachment 1 for a map of the vicinity and mailing area for notices and Attachment 4 for the proposed project plans.

The Historical Resource Evaluation conducted by TreanorHL (Attachment 6) and a Peer Review Memorandum prepared by Page & Turnbull (Attachment 7) provide overviews of the historic qualities of the project site including the houses. Attached to the Historic Resource Evaluation report are Primary Record for the State of California Department of Parks and Recreation (DPR 523A) forms that provide detailed architectural descriptions, historical background and context, and historic evaluations. TreanorHL also conducted a compliance review of the project with the Secretary of the Interior's Standards for Rehabilitation (Attachment 8). The following staff report sections provide brief highlights from the DPR documents and other supplemental reports provided by the applicant.

Background

The area was originally developed as part of the Easter Gables subdivision plotted with narrow deep lots approximately one acre in size with bungalows at the front and poultry buildings and agricultural areas in the rear. The house at 156 Crescent Avenue was constructed in 1927 as a Craftsman-style bungalow. Tony and Elvira Parish operated the Parish Egg Basket, an egg retail business, at the site from the 1940s to the late 1960s. The Ranch-style house at 148 Crescent Avenue was constructed in 1953 and was expanded with a two-story rear addition in 1964. Rocco Furia, son of the Parish's, resided at this house with his family. The properties were under the ownership of the Parish-Furia families until the applicant purchased the properties in 2022.

The properties were included on the Sunnyvale Heritage Resource Inventory in 1979 as the "Crescent Avenue Streetscape". There were 10 bungalows identified at the time and over the years, some of the properties have been redeveloped with single-family and multi-family homes. Only four bungalows remain including the homes at 148 and 156 Crescent Avenue.

EXISTING POLICY

The proposed project is consistent with the purposes of the Heritage Preservation Ordinance. Resource Alteration Permit findings are included in Attachment 2.

ENVIRONMENTAL REVIEW

The Class 32 Categorical Exemption relieves this project from California Environmental Quality Act

(CEQA) provisions. Class 32 Categorical Exemptions include in-fill developments that are:

- Consistent with the General Plan and Zoning Ordinance;
- Within city limits on sites that are no more than five acres;
- Not on sitess that include habitats for endangered, rare or threatened species;
- Not having a significant effect on traffic, noise, air quality or water quality; and
- On sites that are adequately served by utilities and public services.

DISCUSSION

Present Site Conditions

The project site is located mid-block on the south side of Crescent Avenue between Manet Drive and Sunnyvale Saratoga Road, a six-lane Class I arterial street. The site is surrounded by two- to three-story multi-family developments and a duplex. The 148 Crescent Avenue site is a 6,450-square foot rectangular lot. The 156 Crescent Avenue site is 30,942 square feet and extends deeper beyond the front parcel (148 Crescent Avenue). The combined site is currently developed with two single-family homes, a detached garage with a patio cover, three accessory structures, a 5,800-square foot cold storage warehouse, surface parking, and landscaping.

Proposal

The proposed project includes the following:

1. 148 Crescent Avenue: The historical evaluation revealed that the Ranch-style house constructed in 1953 is ineligible for listing on the National Register of Historic Places and the California Register of Historic Resources under any evaluation criteria, such as association with significant events or persons, or informational potential. The house has been modified and does not retain distinctive characteristics of a style, type, period, or method of construction. The project proposes to delist the house and property from the Historic Resource Inventory, and demolish the house, detached garage, and patio cover.

2. 156 Crescent Avenue: The historical evaluation revealed that the Craftsman-style house constructed in 1927 is individually eligible for listing on the National Register and California Register under Criterion C/3 due to the year of construction and the physical integrity of the house conveying the period of significance. None of the accessory structures or warehouse are eligible. The project proposes to retain the house with plans for interior remodeling, and minor exterior improvements such as repairs and replacements of siding and windows, and painting.

3. Townhouse Development: The two lots will be combined for the development of 18 townhouse-style condominiums. The existing accessory structures and warehouses will be demolished.

Site Layout

The lot is narrow and deep measuring 120 feet wide at the street and 230 feet in length. The house at 156 Crescent Avenue will be retained at its current location. One three-story building with 10 units will be located on the west side and another three-story building with eight units will be located on the east side. A single driveway access is proposed from Crescent Avenue with five guest parking spaces, a small open amenity space, bicycle racks and mailboxes located at the south end.

Architecture
The house at 156 Crescent Avenue is a surviving example of the bungalows constructed as part of the Easter Gables subdivision. The 1,062-square foot rectangular house was constructed by H. A. Iverson and characterized by Craftsman-style details such as the front porch with square columns, exposed roof rafters, deep eaves with triangular braces, and half-hipped gable ends on the roof, and horizontal siding. The project proposes minor exterior improvements such as repairs and replacement of siding, windows, and painting which will not alter the character defining features of the historic house.

The proposed townhouses are designed to utilize and incorporate some of the above-listed Craftsman-style architectural elements in material, colors, and form to accompany the heritage resource. However, the design distinguishes itself from the house and does not physically impact the character-defining features of the house. (See Attachment 5 for the Color Board).

The historic evaluation, along with the peer review, found that the proposed exterior modifications to the heritage resource house is substantially compatible with the *Secretary of the Interior's Rehabilitation Standards for the Treatment of Historic Resources*. The evaluation concludes that the proposed development will provide a new backdrop to the existing house and will not impact the character-defining features or integrity of the heritage resource. The proposed designs complement the house without mirroring all of the architectural features.

Neighborhood Impacts and Compatibility
The action under consideration by the Heritage Preservation Commission is a Resource Alteration Permit for the delisting of the adopted Sunnyvale Cultural Resource and modification to accept a reduced site area with the proposed development and determine the appropriateness for rehabilitation plans for the heritage resource house.

The applicant proposes to develop 18 townhouses on the site, which will be reviewed by the Planning Commission for consistency with the Zoning Code. This type of redevelopment has been anticipated in the City's General Plan and Zoning since the site was zoned to allow for medium density residences. If redeveloped, the site will no longer provide any appearance of its former use as a poultry farm. The house at 156 Crescent Avenue will maintain a visible presence from street view and the community will continue to enjoy a heritage resource in an improved condition. The demolition of the existing home at 148 Crescent Avenue will not be impactful because it does not exhibit any significant characteristics of a style, type, period, or method of construction appropriate for preservation.

The proposed townhouse buildings are three stories at 35 feet in height. The project site is surrounded by multi-family developments which are similar in height. The senior apartment complex to the west is also three stories at 40 feet in height and the condominium development to the east is also three stories at 35 feet in height. Sufficient setbacks and landscaping will be maintained around the heritage resource house to preserve integrity.
A neighborhood outreach meeting was held on December 7, 2022. Five members of the public attended the meeting and expressed support of the project. Questions related to construction schedule, setbacks and availability of Below Market Rate units were raised.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

587 notices were sent to surrounding property owners and residents within 1,000 feet of the subject site in addition to standard noticing practices, including advertisement in the Mercury News and on-site posting. As of the time of staff report production, staff has not received any letters or calls from the public.

ALTERNATIVES

1. Approve the Resource Alteration Permit based on the Findings in Attachment 2 and subject to the Conditions of Approval in Attachment 3.
2. Approve the Resource Alteration Permit with modified conditions.
3. Deny the Resource Alteration Permit and provide direction to staff and the applicant where changes should be made.

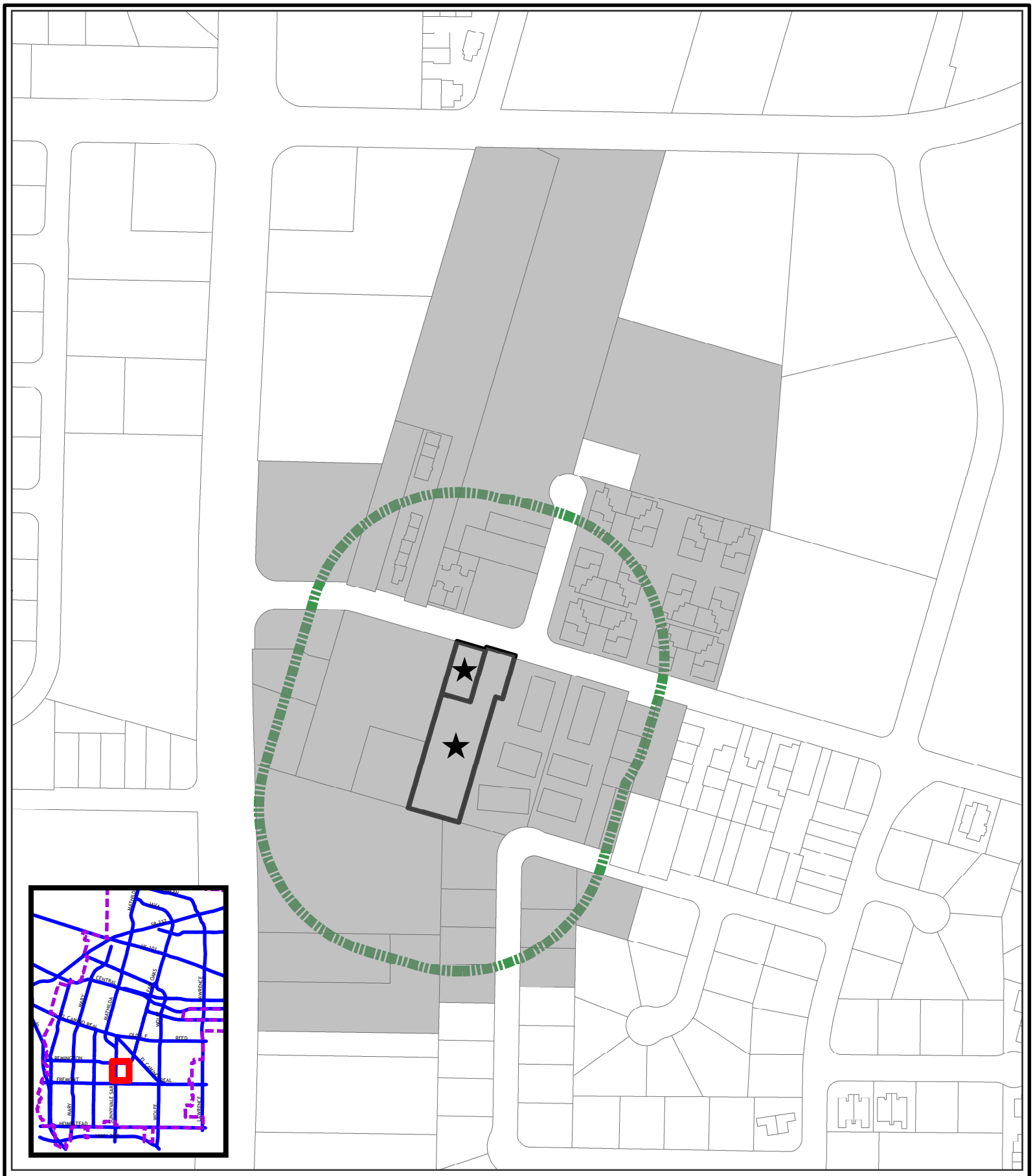
RECOMMENDATION

Alternative 1: Approve the Resource Alteration Permit based on the Findings in Attachment 2 and subject to the Conditions of Approval in Attachment 3.

Prepared by: Momo Ishijima, Senior Planner
Approved by: George Schroeder, Principal Planner

ATTACHMENTS

1. Vicinity and Noticing Map
2. Recommended Findings
3. Recommended Conditions of Approval
4. Site and Architectural Plans
5. Color Board
6. Historical Evaluation by TreanorHL
7. Peer Review by Page & Turnbull
8. Secretary of the Interior Standards Compliance Review by TreanorHL
9. CEQA Findings



2021-7265
148 and 156 Crescent Avenue
RESOURCE ALTERATION PERMIT (APNs: 211-35-008 and 211-35-009)
300-ft Area

0 75 150 300 Feet

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RECOMMENDED FINDINGS

RESOURCE ALTERATION PERMIT

Prior to the approval of a Resource Alteration Permit, or approval with modifications, the Heritage Preservation Commission shall find that:

1. The action proposed is consistent with the purposes of the Heritage Preservation Chapter of the Zoning Code; and
2. The action proposed will not be detrimental to a structure or feature of significance as a heritage resource;
3. The applicant has demonstrated that the action proposed is necessary to correct an unsafe or dangerous condition on the property pursuant to Sunnyvale Municipal Code Section 19.96.110; or
4. The applicant has demonstrated that denial of the application will result in immediate, undue, or substantial hardship pursuant to Sunnyvale Municipal Code Section 19.96.120.
5. If all of the findings in subsections (f)(2) through (f)(4) of this section are not made, the permit shall be denied.

The project is consistent with the purpose of the City's Heritage Preservation Ordinance in that it promotes the enjoyment and use of heritage resources appropriate for the residential use designation of the General Plan and Zoning Code. The proposed townhome project preserves and enhances the heritage resource at 156 Crescent Avenue, which results in diverse architectural styles, patterns of development, and design preferences reflecting phases of the city's history. The proposed townhome design complements the heritage resource to remain and inspires a more livable urban environment. The overall development plan for the site will enhance property values and provide needed housing to the City and its inhabitants through incentives for preservation and development. The rehabilitation plan for 156 Crescent Avenue develops and maintains an appropriate setting and environment for the heritage resource. The proposed plan is consistent with the Secretary of the Interior's Standards for Treatment of Historic Resources. The removal of 148 Crescent Avenue from the City's Heritage Resource Inventory is not detrimental as the studies have shown it is ineligible as an heritage resource.

RECOMMENDED
CONDITIONS OF APPROVAL AND
STANDARD DEVELOPMENT REQUIREMENTS
May 3, 2023

Planning Application 2021-7265
148 and 156 Crescent Avenue
Resource Alteration Permit to remove 148 Crescent Avenue from the Heritage Resource Inventory and consider the impacts of an 18-unit townhouse development (#2021-7826) and minor exterior improvements for the house at 156 Crescent Avenue.

The following Conditions of Approval [COA] and Standard Development Requirements [SDR] apply to the project referenced above. The COAs are specific conditions applicable to the proposed project. The SDRs are items which are codified or adopted by resolution and have been included for ease of reference, they may not be appealed or changed. The COAs and SDRs are grouped under specific headings that relate to the timing of required compliance. Additional language within a condition may further define the timing of required compliance. Applicable mitigation measures are noted with "Mitigation Measure" and placed in the applicable phase of the project.

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following Conditions of Approval and Standard Development Requirements of this Permit:

GC: THE FOLLOWING GENERAL CONDITIONS AND STANDARD DEVELOPMENT REQUIREMENTS SHALL APPLY TO THE APPROVED PROJECT.

GC-1. CONFORMANCE WITH APPROVED PLANNING APPLICATION:
All building permit drawings and subsequent construction and operation shall substantially conform with the approved planning application, including: drawings/plans, materials samples, building colors, and other items submitted as part of the approved application. Any proposed amendments to the approved plans or Conditions of Approval are subject to review and approval by the City. The Director of Community Development shall determine whether revisions are considered major or minor. Minor changes are subject to review and approval by the Director of Community Development. Major changes are subject to review at a public hearing. [COA] [PLANNING]

GC-2. PERMIT EXPIRATION:
The permit shall be null and void two years from the date of approval by the final review authority at a public hearing if the approval is not exercised, unless a written request for an extension is received prior to expiration date and is approved by the Director of Community Development. [SDR] [PLANNING]

GC-3. INDEMNITY:
The applicant/developer shall defend, indemnify, and hold harmless the City, or any of its boards, commissions, agents, officers, and employees (collectively, "City") from any claim, action, or proceeding against the City to attack, set aside, void, or annul, the approval of the project when such claim, action or proceeding is brought within the time period provided for an inapplicable state and/or local statutes. The City shall promptly notify the developer of any such claim, action or proceeding. The City shall have the option of coordinating the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding if the City bears its own attorney's fees and costs, and the City defends the action in good faith. [COA] [OFFICE OF THE CITY ATTORNEY]

GC-4. NOTICE OF FEE PROTEST:
As required by California Government Code Section 66020, the project applicant is hereby notified that the 90-day period has begun as of the date of the approval of this application, in which the applicant may protest any fees, dedications, reservations, or other exactions imposed by the city as part of the approval or as a condition of approval of this development. The fees, dedications, reservations, or other exactions are described in the approved plans, conditions of approval, and/or adopted city impact fee schedule. [SDR] [PLANNING/OCA]

BP: THE FOLLOWING CONDITIONS SHALL BE ADDRESSED ON THE CONSTRUCTION PLANS SUBMITTED FOR ANY DEMOLITION PERMIT, BUILDING PERMIT, GRADING PERMIT, AND/OR ENCROACHMENT PERMIT AND SHALL BE MET PRIOR TO THE ISSUANCE OF SAID PERMIT(S).

BP-1. CONDITIONS OF APPROVAL:
Final plans shall include all Conditions of Approval included as part of the approved application starting on sheet 2 of the plans. [COA] [PLANNING]

BP-2. RESPONSE TO CONDITIONS OF APPROVAL:
A written response indicating how each condition has or will be addressed shall accompany the building permit set of plans. [COA] [PLANNING]

BP-3. BLUEPRINT FOR A CLEAN BAY:
The building permit plans shall include a "Blueprint for a Clean Bay" on one full sized sheet of the plans. [SDR] [PLANNING]

BP-4. BEST MANAGEMENT PRACTICES:
The project shall comply with the following source control measures as outlined in the BMP Guidance Manual and SMC 12.60.220. Best management practices shall be identified on the building permit set of plans and shall be subject to review and approval by the Director of Public Works:

a) Storm drain stenciling. The stencil is available from the City's Environmental Division Public Outreach Program, which may be reached by calling (408) 730-7738.

b) Landscaping that minimizes irrigation and runoff, promotes surface infiltration where possible, minimizes the use of pesticides and fertilizers, and incorporates appropriate sustainable landscaping practices and programs such as Bay-Friendly Landscaping.

c) Appropriate covers, drains, and storage precautions for outdoor material storage areas, loading docks, repair/maintenance bays, and fueling areas.

d) Covered trash, food waste, and compactor enclosures.

e) Plumbing of the following discharges to the sanitary sewer, subject to the local sanitary sewer agency's authority and standards:

   i) Discharges from indoor floor mat/equipment/hood filter wash racks or covered outdoor wash racks for restaurants.

   ii) Dumpster drips from covered trash and food compactor enclosures.

   iii) Discharges from outdoor covered wash areas for vehicles, equipment, and accessories.

   iv) Swimming pool water, spa/hot tub, water feature and fountain discharges if discharge to onsite vegetated areas is not a feasible option.

   v) Fire sprinkler test water, if discharge to onsite vegetated areas is not a feasible option. [SDR] [PLANNING]

DC: THE FOLLOWING CONDITIONS SHALL BE COMPLIED WITH AT ALL TIMES DURING THE CONSTRUCTION PHASE OF THE PROJECT.

DC-1. BLUEPRINT FOR A CLEAN BAY:
The project shall be in compliance with stormwater best management practices for general construction activity until the project is completed and either final occupancy has been granted. [SDR] [PLANNING]

DC-2. CLIMATE ACTION PLAN – OFF ROAD EQUIPMENT REQUIREMENT:

a) Idling times will be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]), or less. Clear signage will be provided at all access points to remind construction workers of idling restrictions.

b) Construction equipment must be maintained per manufacturer's specifications.

c) Planning and Building staff will work with project applicants to limit GHG emissions from construction equipment by selecting one of the following measures, at a minimum, as appropriate to the construction project:

   i. Substitute electrified or hybrid equipment for diesel- and gasolinepowered equipment where practical.

ii. Use alternatively fueled construction equipment on-site, where feasible, such as compressed natural gas (CNG), liquefied natural gas (LNG), propane, or biodiesel.

iii. Avoid the use of on-site generators by connecting to grid electricity or utilizing solar-powered equipment.

iv. Limit heavy-duty equipment idling time to a period of 3 minutes or less, exceeding CARB regulation minimum requirements of 5 minutes. [COA] [PLANNING]

DC-3. DUST CONTROL

At all times, the Bay Area Air Quality Management District's CEQA Guidelines and "Basic Construction Mitigation Measures Recommended for All Proposed Projects", shall be implemented.

END OF CONDITIONS

148 CRESCENT AVENUE
SUNNYVALE, CALIFORNIA

PROJECT TEAM

DEVELOPER: TERRA HOLDINGS
CONTACT: SAMIR SHARMA — 257 CASTRO STREET, SUITE 224
BUSINESS: (206) 931-4169 — MOUNTAIN VIEW, CA 94041

ARCHITECT / PLANNER: BASSENIAN / LAGONI
CONTACT: TERESSA OEHRLEIN — 2031 ORCHARD DRIVE
BUSINESS: (949) 553-9100 — NEWPORT BEACH, CA 92660

CIVIL ENGINEER: BKF ENGINEERS
CONTACT: RUBEN MENDOZA — 1730 N. FIRST ST. SUITE 600
BUSINESS: (408) 467-9127 — SAN JOSE, CA 95112

LANDSCAPE ARCHITECT: RIPLEY DESIGN
CONTACT: ANNIKA CARPENTER — 1615 BONANZA STREET, SUITE 314
BUSINESS: (925) 938-7377 — WALNUT CREEK, CA 94596

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Site Summary:

Existing Single-Family Unit at 156 Crescent Ave. : 1 Unit
Proposed 3-Story, 10-plex and 8-plex : 18 Units

Total Homes : 19
Gross Site Area : 0.85 Acres
Gross Density : 22.3 Units/Acre

Total Landscaped Area Provided : 6,328 sq.ft.
Useable Common Open Space Area : 5,681 sq.ft.
(12' min. dimension)

Multi-Family Dwellings :

Parking Required :
19.46.060 Multi-Family Dwellings

2.0 Assigned Spaces per Unit 18 x 2 : 36
0.5 Unassigned Spaces per Unit 18 x 0.5 : 9
Total Spaces Required : 45

Parking Provided: Multi-Family Dwellings

2 Garage Spaces per unit 18 x 2 : 36
Uncovered Unassigned Spaces : 5
Total Spaces Provided : 41*

*Deviation sought under State Density Bonus Law

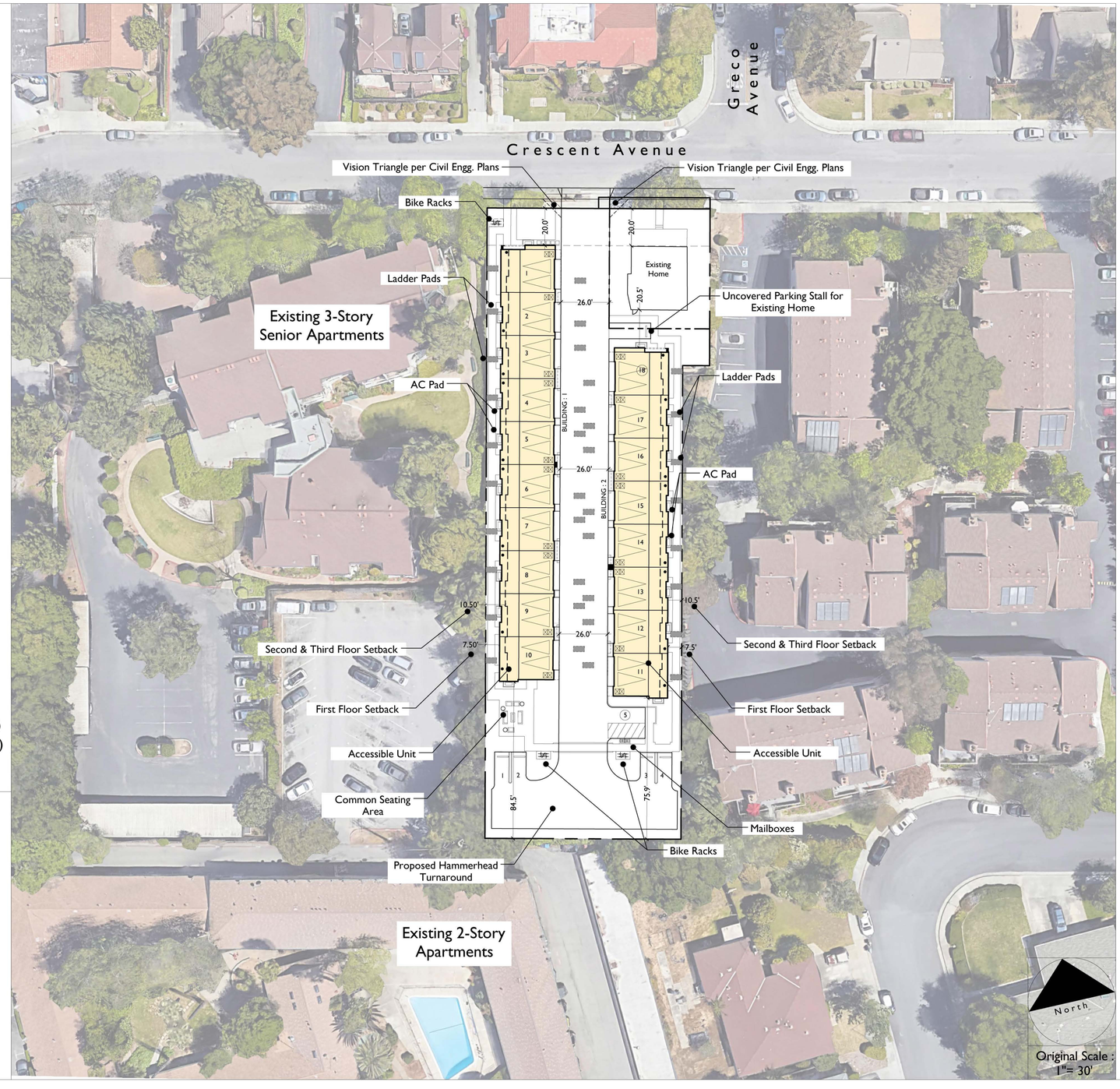
Building : 1
Floor Area (Living) - 15,236 sq.ft., Total Bldg. Area - 19,711 sq.ft.
Building : 2
Floor Area (Living) - 12,199 sq.ft., Total Bldg. Area - 15,792 sq.ft.

Total Landscaped Area Provided : 4,453sq.ft. (247 sq.ft./unit)
Useable Common Open Space Area : 4,048 sq.ft. (225 sq.ft./unit)
(12' min. dimension)

Existing Single-Family Unit at 156 Crescent Ave. :

Parking Provided : Existing Single-Family Dwelling
1 Uncovered parking stall

First Floor Area : 1,062 sq.ft.
Basement Floor Area : 142 sq.ft.
Habitable Attic Area : Not shown on available as-built plan
Total Landscaped Area Provided : 1,875 sq.ft.
Useable Common Open Space Area : 1,633 sq.ft.
(12' min. dimension)

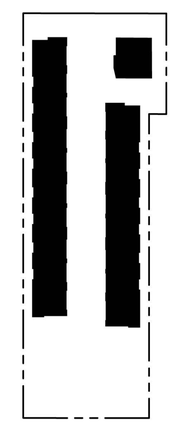


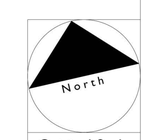
Building Coverage : (includes existing SFD at 156 Crescent Ave.)

Site Area
: ±37,023 sq.ft.

Building Footprint Area
: ±13,089 sq.ft.

Building Coverage
: ±35.3% (40% max. allowed)





Original Scale : 1"= 60'

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ARCHITECTURAL SITE PLAN

CRESCENT AVENUE

Sunnyvale , CA

0 2 4 8

980.21222

SP.1

02.07.23

TERRA HOLDINGS

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STREET SCENE

CRESCENT AVENUE

Sunnyvale, CA

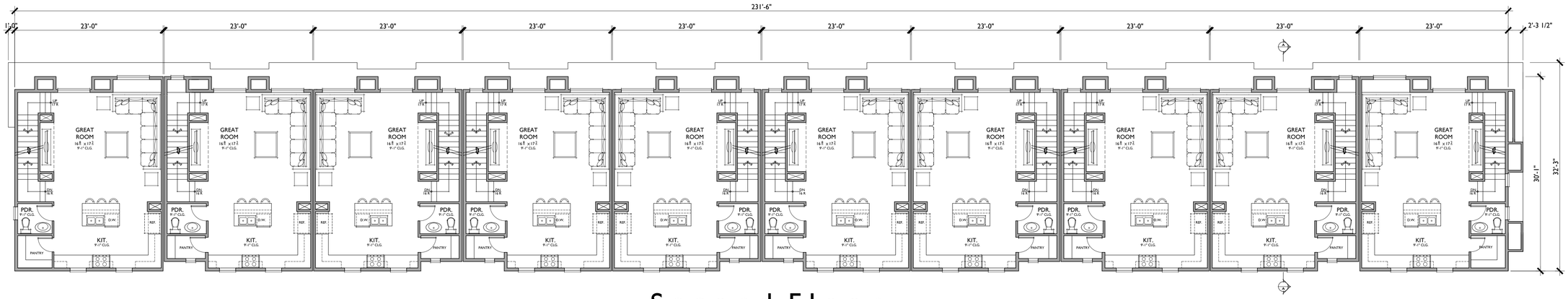
0 2 4 8

980.21222

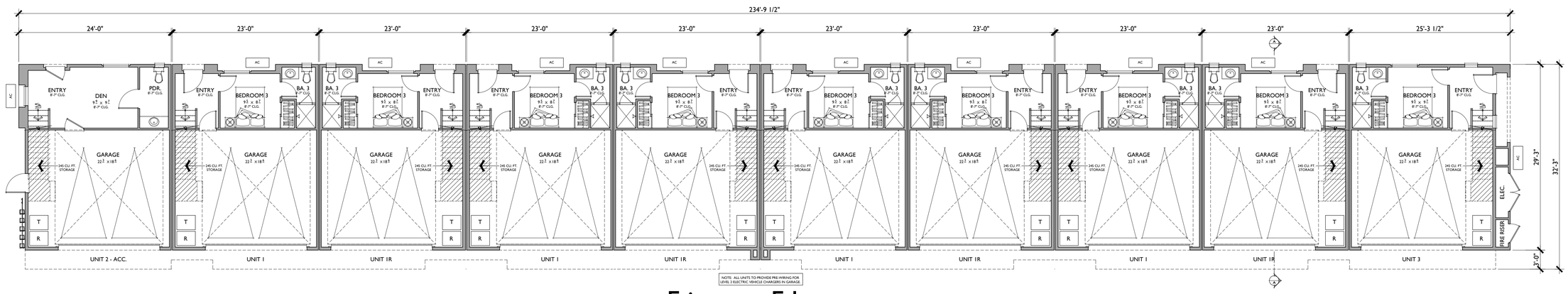
A-01

04.27.23

TERRA HOLDINGS



Second Floor



First Floor

UNIT 1

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	266 SQ. FT.
2ND FLOOR	637 SQ. FT.
3RD FLOOR	576 SQ. FT.
TOTAL	1,479 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.
PORCH	3 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 2 - Accessible

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	282 SQ. FT.
2ND FLOOR	662 SQ. FT.
3RD FLOOR	588 SQ. FT.
TOTAL	1,532 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 3

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	282 SQ. FT.
2ND FLOOR	662 SQ. FT.
3RD FLOOR	587 SQ. FT.
TOTAL	1,531 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.
PORCH	30 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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BUILDING 1

Floor Plans

CRESCENT AVENUE

Sunnyvale, CA

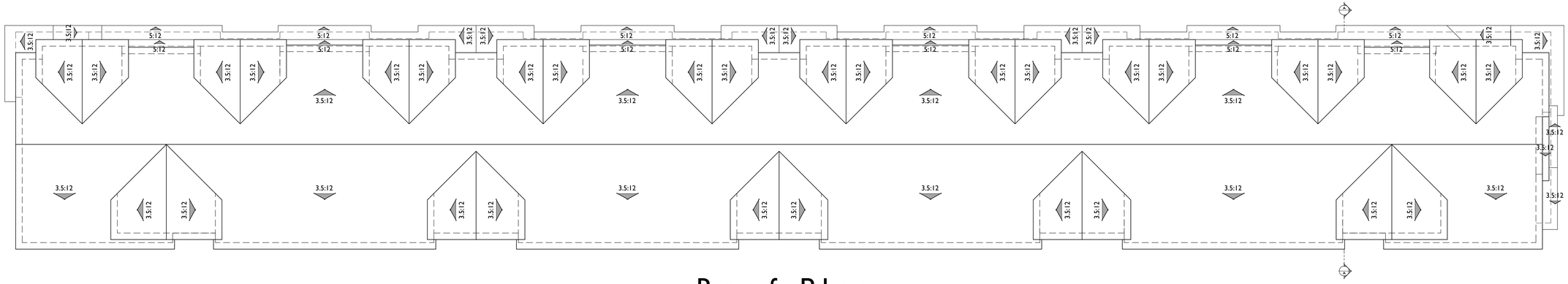
0 2 4 8

980.21222

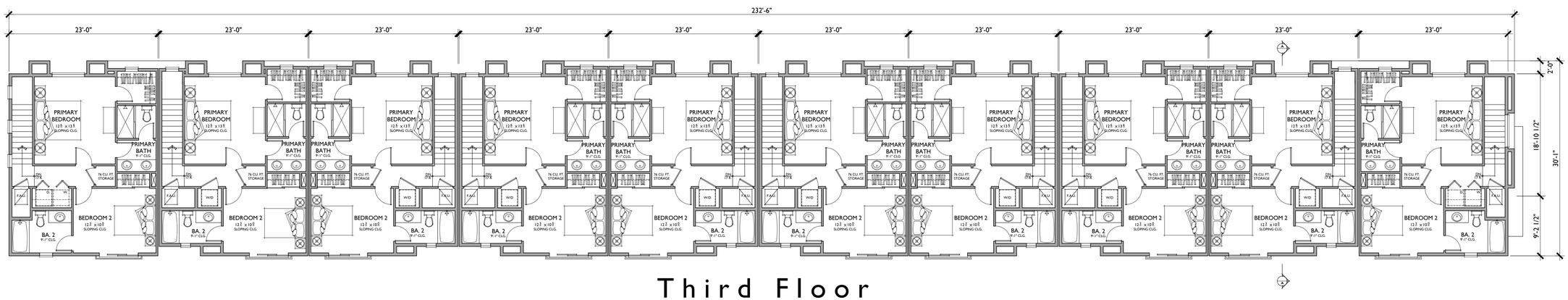
A-02

04.27.23

TERRA HOLDINGS



Roof Plan



Third Floor

UNIT 1

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	266 SQ. FT.
2ND FLOOR	637 SQ. FT.
3RD FLOOR	576 SQ. FT.
TOTAL	1,479 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.
PORCH	3 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 2 - Accessible

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	282 SQ. FT.
2ND FLOOR	662 SQ. FT.
3RD FLOOR	588 SQ. FT.
TOTAL	1,532 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 3

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	282 SQ. FT.
2ND FLOOR	662 SQ. FT.
3RD FLOOR	587 SQ. FT.
TOTAL	1,531 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.
PORCH	30 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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BUILDING 1

Floor Plans

CRESCENT AVENUE

Sunnyvale, CA

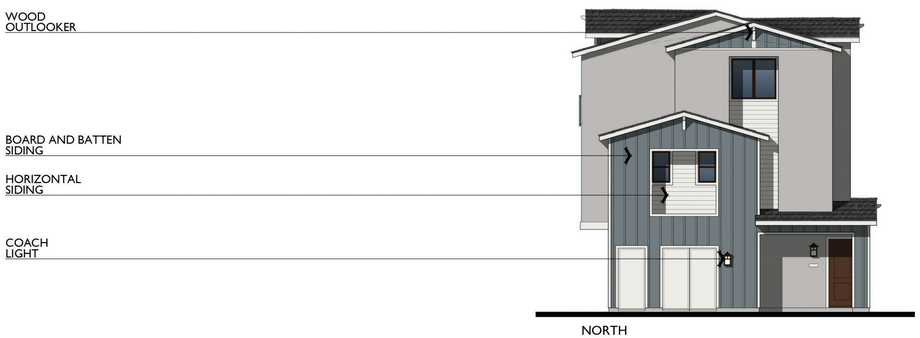
0 2 4 8

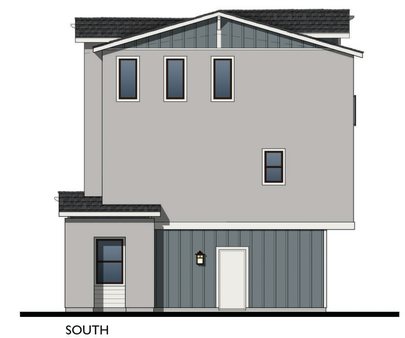
980.21222

A-03

04.27.23

TERRA HOLDINGS





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BUILDING I
Elevations

CRESCENT AVENUE
Sunnyvale, CA

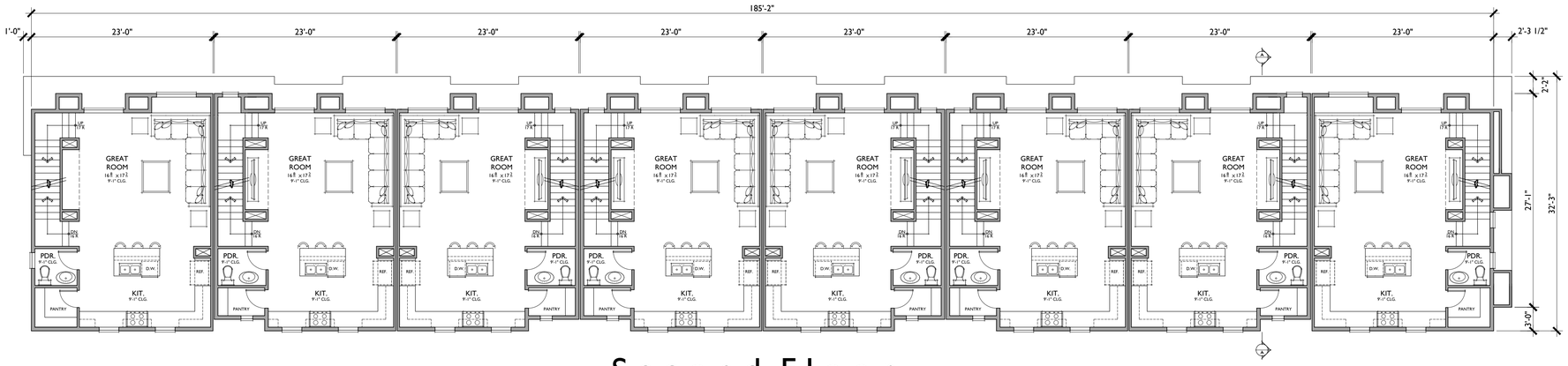
0 4 8 16

980.21222

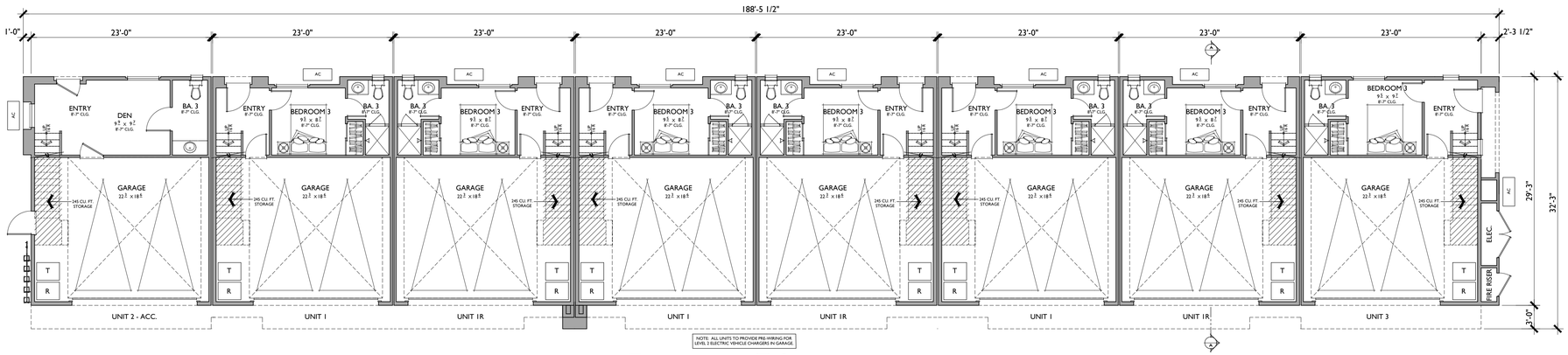
A-04

04.27.23

TERRA HOLDINGS



Second Floor



First Floor

UNIT 1

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	266 SQ. FT.
2ND FLOOR	637 SQ. FT.
3RD FLOOR	576 SQ. FT.
TOTAL	1,479 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.
PORCH	3 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 2 - Accessible

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	282 SQ. FT.
2ND FLOOR	661 SQ. FT.
3RD FLOOR	601 SQ. FT.
TOTAL	1,544 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 3

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	282 SQ. FT.
2ND FLOOR	662 SQ. FT.
3RD FLOOR	587 SQ. FT.
TOTAL	1,531 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.
PORCH	30 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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BUILDING 2

Floor Plans

CRESCENT AVENUE

Sunnyvale, CA

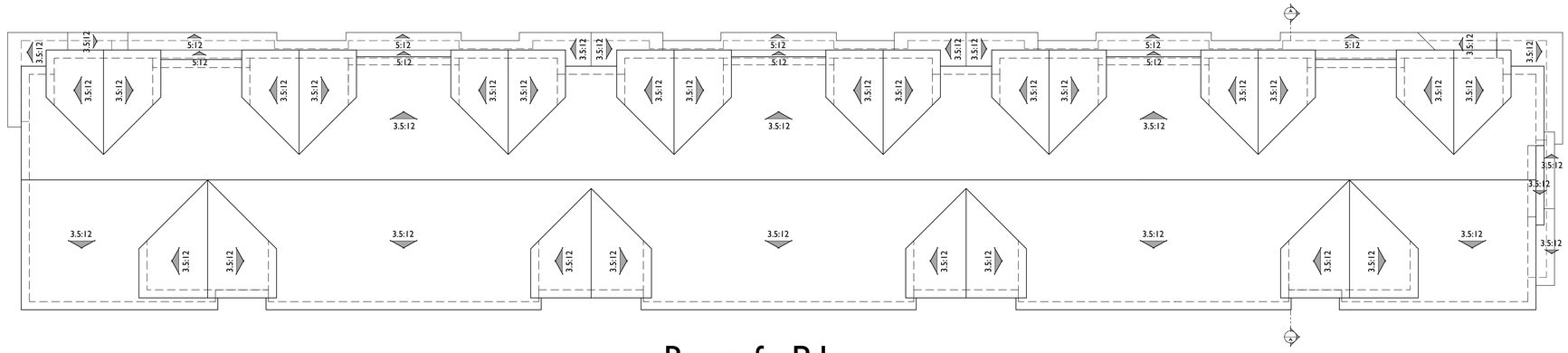
0 2 4 8

980.21222

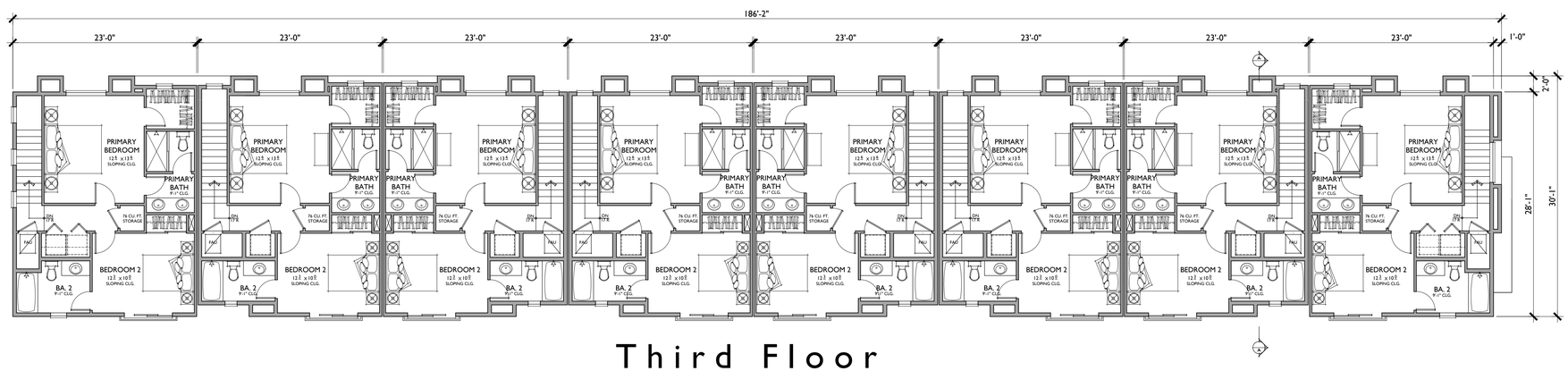
A-05

04.27.23

TERRA HOLDINGS



Roof Plan



Third Floor

UNIT 1

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	266 SQ. FT.
2ND FLOOR	637 SQ. FT.
3RD FLOOR	576 SQ. FT.
TOTAL	1,479 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.
PORCH	3 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 2 - Accessible

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	282 SQ. FT.
2ND FLOOR	661 SQ. FT.
3RD FLOOR	601 SQ. FT.
TOTAL	1,544 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

UNIT 3

3 BEDROOMS / 3.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	282 SQ. FT.
2ND FLOOR	662 SQ. FT.
3RD FLOOR	587 SQ. FT.
TOTAL	1,531 SQ. FT.
2 - CAR GARAGE	435 SQ. FT.
PORCH	30 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

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BUILDING 2

Floor Plans

CRESCENT AVENUE

Sunnyvale, CA

0 2 4 8

980.21222

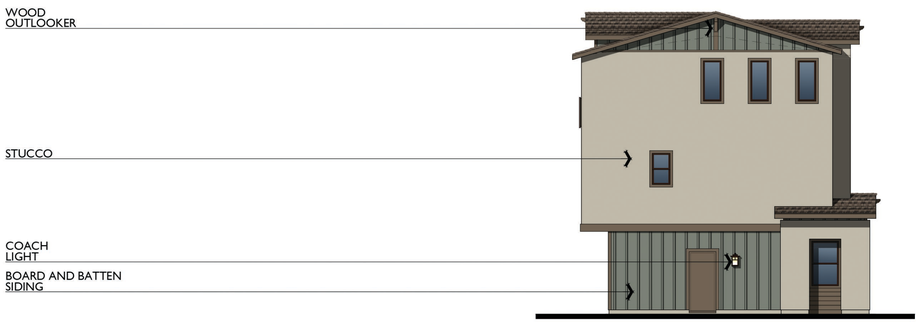
A-06

04.27.23

TERRA HOLDINGS

FRONT

BUILDING 2
1/4"=1'-0"



SOUTH

NORTH

EAST

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BUILDING 2
Elevations

CRESCENT AVENUE
Sunnyvale, CA

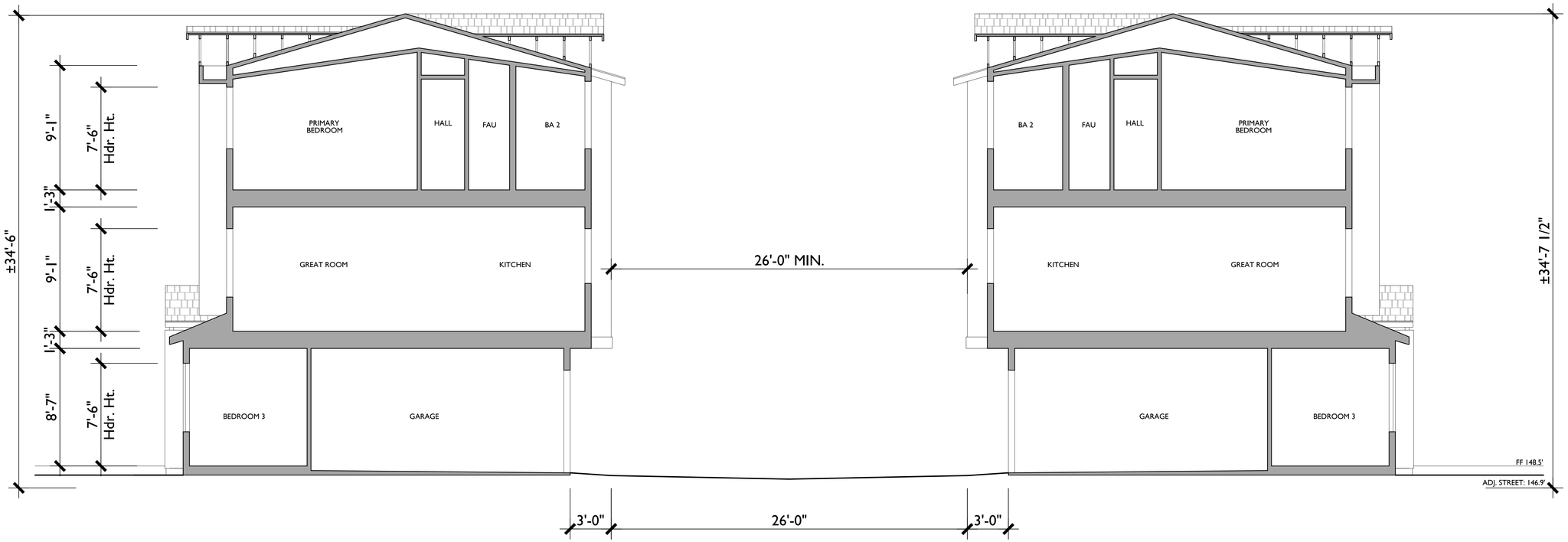
0 2 4 8

980.21222

A-07

04.27.23

TERRA HOLDINGS



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SITE SECTION

CRESCENT AVENUE

Sunnyvale, CA

0 2 4 8

980.21222

A-10

04.27.23

TERRA HOLDINGS

Simpson® Door Company

Stain or Paint? view more	◉ Stain ○ Paint
Wood Species	Fir
Slab Width view more	Feet 3, Inches 0, Fraction 0
Slab Height view more	8, 0, 0
Thickness view more	1 3/4"
Sticking Profile	Shaker
Panel Type	3/4" FP
Groove Type	None
Stile Width view more	4-7/16"
UltraBlock view more	Yes
DESIGN AND CONSTRUCTION ALTERATIONS	
Dutch	None
Modified Mortise & Tenon view more	○ Yes ◉ No
Two-Piece Laminated Stiles and Rails view more	○ Yes ◉ No
Engineered Stiles and Rails with 1/4" Veneer view more	○ Yes ◉ No
Mouldings view more	None

70782 SHAKER

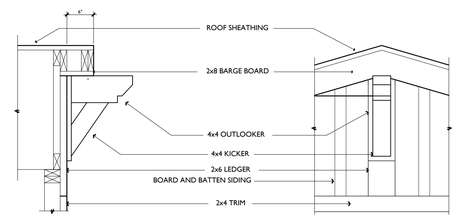
DOOR SPECIFICATIONS (AS SHOWN):

Wood Species: Fir

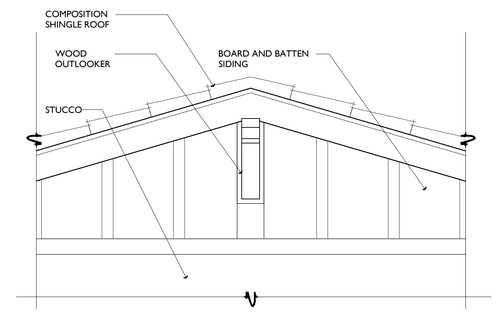
Profile: Shaker

Panel Type: 3/4" FP

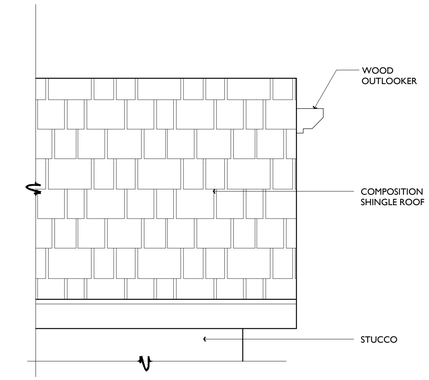
TYP. SIMPSON DOOR | 8



TYP. GABLE OUTLOOKER | 6



TYP. GABLE END DETAIL | 4



TYP. EAVE DETAIL | 1

Beckett 10.75" Wall Light with LED Bulb Weathered Zinc — 49721WZCL18

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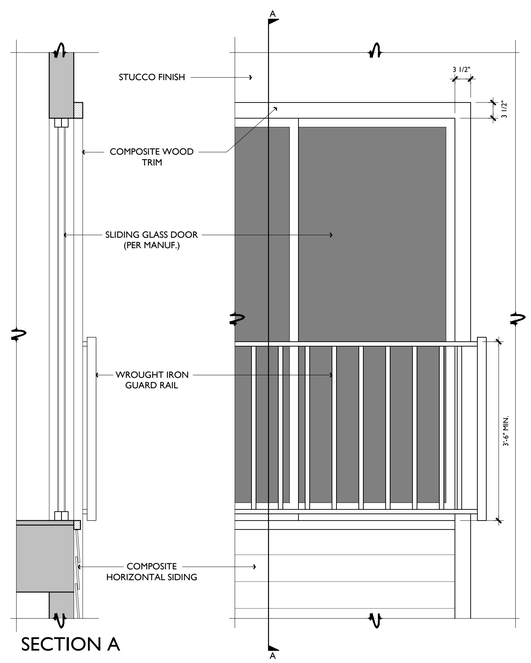
SPECIFICATIONS

Certifications/Qualifications	
Energy Star	Yes
Title 20 Compliant	Yes
	www.kichler.com/warranty
Dimensions	
Base Backplate	4.50 X 7.00
Extension	8.75"
Weight	4.70 LBS
Height	10.75"
Width	8.00"
Light Source	
Dimmable	Yes
Lamp Included	Included
Lamp Type	A19
Light Source	LED
Max or Nominal Watt	10W
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	150"
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount
Mounting Weight	3.40 LBS
Photometrics	
Color Rendering Index	92
Kelvin Temperature	3000K

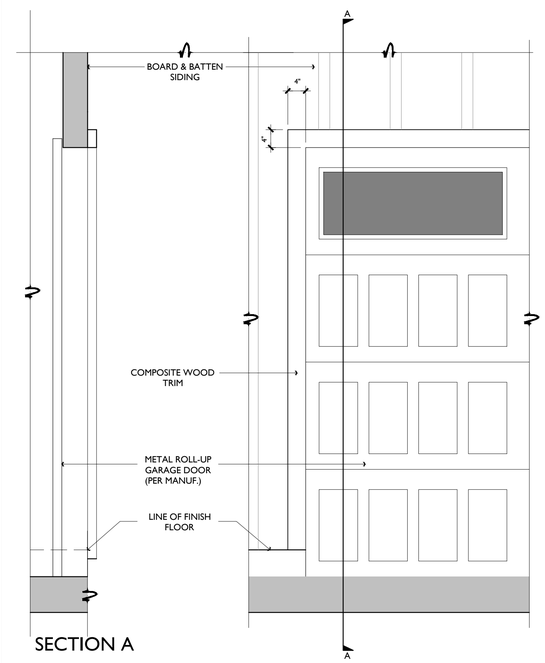
FIXTURE ATTRIBUTES

Housing	
Diffuser Description	Etched Seeded
Primary Material	Aluminum
Product/Ordering Information	
SKU	49721WZCL18
Finish	Weathered Zinc
Style	Arts and Crafts / Mission
UPC	783927562003
Finish Options	
	Weathered Zinc

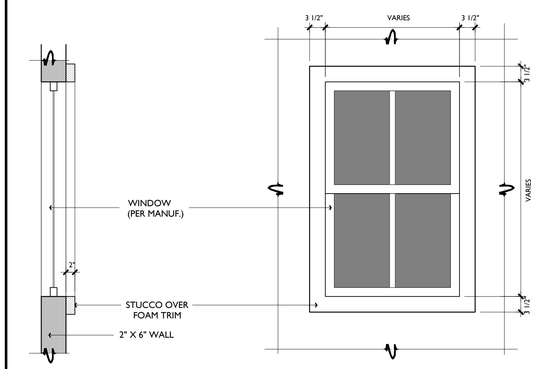
TYP. LIGHTING | 9



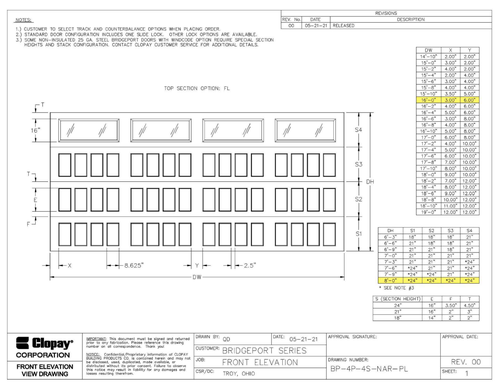
JULIET BALCONY | 7



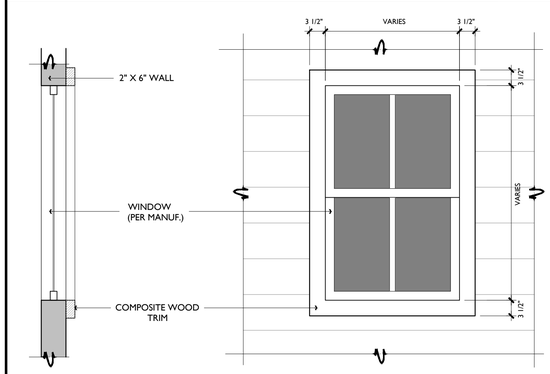
GARAGE DOOR DETAIL | 5



WINDOW TRIM AT STUCCO | 2



TYP. CLOPLAY GARAGE DOOR | 10



WINDOW TRIM AT SIDING | 3

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS
Copyright 2022 Bassenian | Lagoni Architects
2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

DETAILS

CRESCENT AVENUE

Sunnyvale, CA

980.21222

A-11

04.20.23

TERRA HOLDINGS

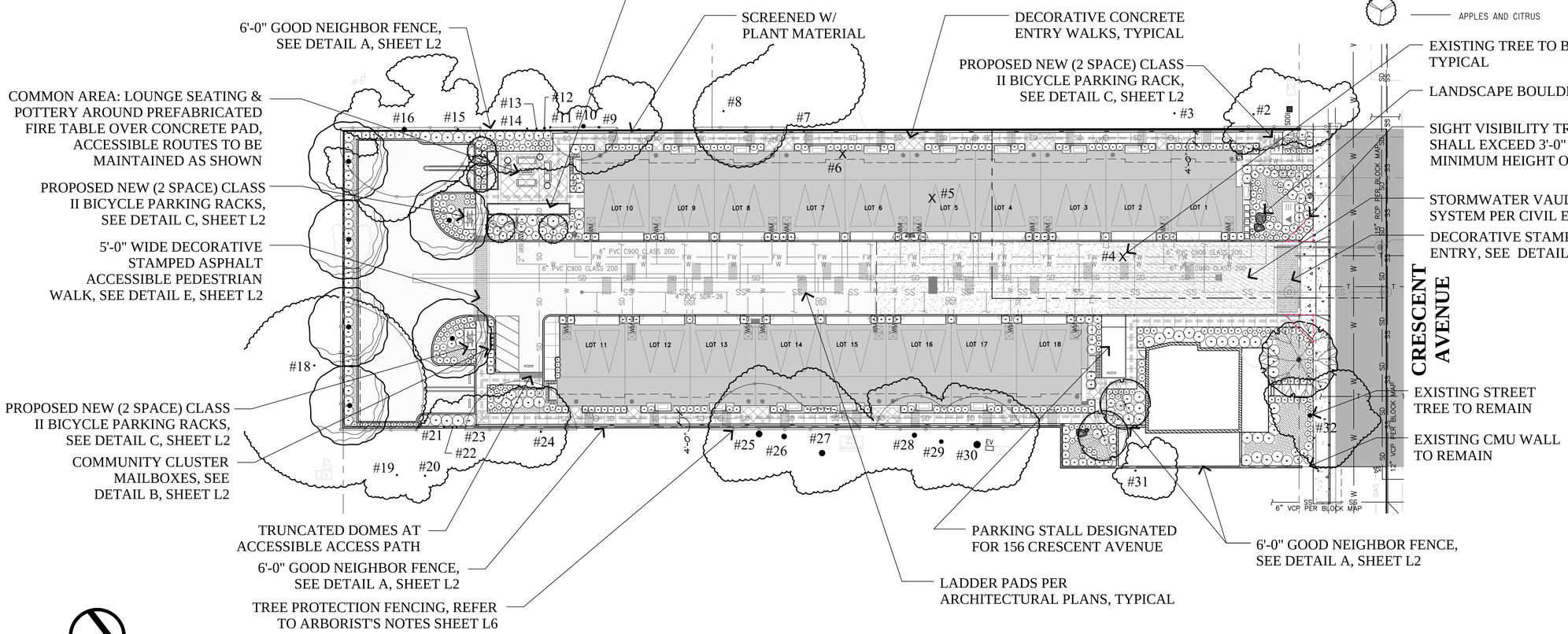
TREE PRESERVATION
CONSULT THE PROJECT ARBORIST IF ROOTS > 2" ARE ENCOUNTERED DURING ASPHALT DEMOLITION, GRADING, OR SIDEWALK CONSTRUCTION. IF APPROPRIATE, ROOTS SHALL BE CLEANLY PRUNED (WITH A HANDSAW OR SAWZALL) AND KEPT MOIST TILL BACKFILLED.

GRADING SHALL BE COMPLETED BY HAND WITHIN 5' OF THE TRUNK OF TREE. ALL PRUNING SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL PRUNING SHALL ADHERE TO ISA AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARDS AND BEST MANAGEMENT PRACTICES.

SHOULD TPZ ENCROACHMENT BE NECESSARY, THE CONTRACTOR SHALL CONTACT THE PROJECT ARBORIST FOR CONSULTATION AND RECOMMENDATIONS. CONTRACTOR SHALL KEEP TPZS FREE OF ALL CONSTRUCTION-RELATED MATERIALS, DEBRIS, FILL SOIL, EQUIPMENT, ETC. THE ONLY ACCEPTABLE MATERIAL IS MULCH SPREAD OUT BENEATH THE TREES. SHOULD ANY DAMAGE TO THE TREES OCCUR, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT ARBORIST TO APPROPRIATELY MITIGATE THE DAMAGE.

PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
EXISTING TREE TO REMAIN #XX SEE ARBORIST'S REPORT				
EXISTING TREE TO BE REMOVED #XX SEE ARBORIST'S REPORT				
SPECIMEN TREE QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	20-70' WIDE/70' HIGH	LOW
EVERGREEN SCREEN TREE LOPHOSTEMON CONFERTA	BRISBANE BOX	24" BOX	25' WIDE/35' HIGH	LOW
ACCENT TREES ACER BUERGERIANUM	TRIDENT MAPLE	24" BOX	25' WIDE/25' HIGH	MEDIUM
CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	15' WIDE/20' HIGH	LOW
APPLES AND CITRUS	DWARF FRUIT TREES	24" BOX	10' WIDE/10' HIGH	MEDIUM



NOTES:

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".

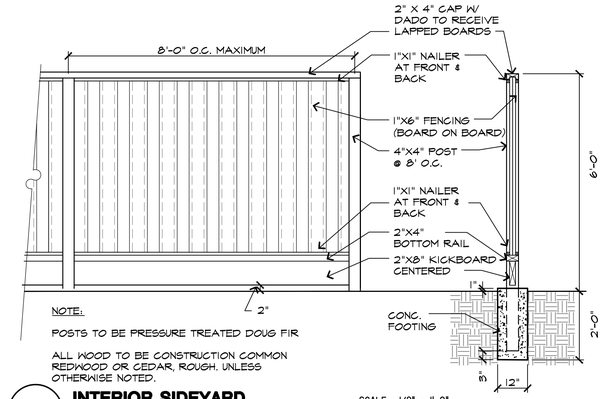
GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 inch = 20 ft.

RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
1615 BONANZA STREET
SUITE 314
WALNUT CREEK, CA 94596
TEL: 925.938.7377
www.ripleydesign.com

CRESCENT AVENUE
Sunnyvale
APRIL 25, 2023

Preliminary Landscape Site Plan

L1



NOTE:

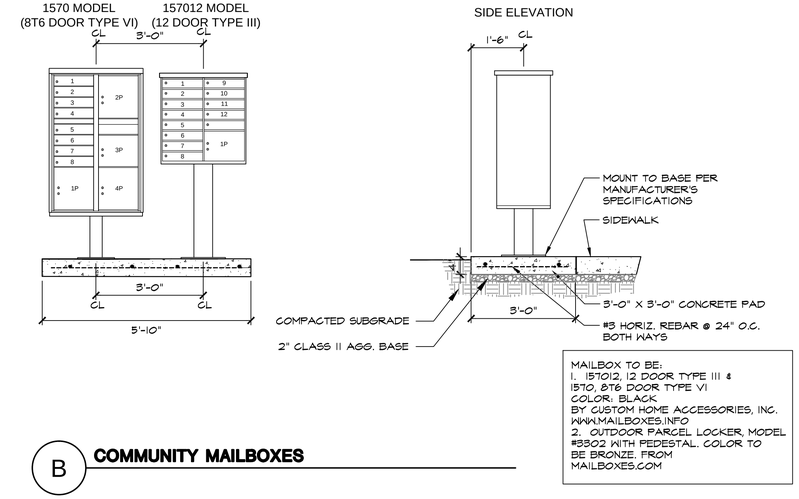
POSTS TO BE PRESSURE TREATED DOUG FIR

ALL WOOD TO BE CONSTRUCTION COMMON REDWOOD OR CEDAR, ROUGH. UNLESS OTHERWISE NOTED.

INTERIOR SIDEYARD WOOD FENCE W/ KICKERBOARD

SCALE: 1/2" = 1'-0"

024 -FacRur

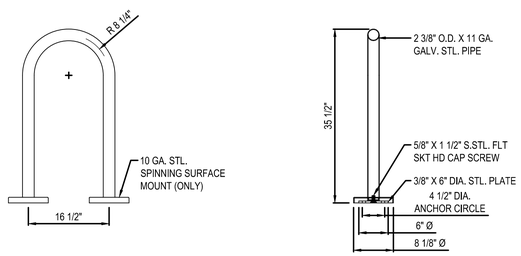


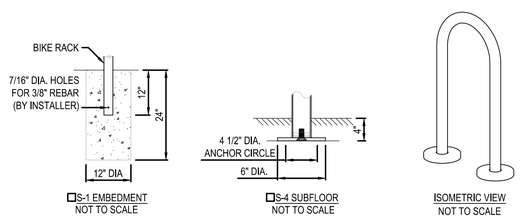
MAILBOX TO BE:
1. 1570 12, 12 DOOR TYPE III & 1570, 8T6 DOOR TYPE VI
COLOR: BLACK
BY CUSTOM HOME ACCESSORIES, INC.
WWW.MAILBOXES.INFO
2. OUTDOOR PARCEL LOCKER, MODEL #3302 WITH PEDESTAL. COLOR TO BE BRONZE. FROM MAILBOXES.COM

B COMMUNITY MAILBOXES

DuMor, inc.

DU MOR, INC.
15 INDUSTRIAL CIRCLE, P.O. BOX 142
MIFFLINTOWN, PA 17059-0142
TOLL FREE: 1-800-598-4018
PHONE: (717) 436-2106
FAX: (717) 436-9839
www.dumor.com

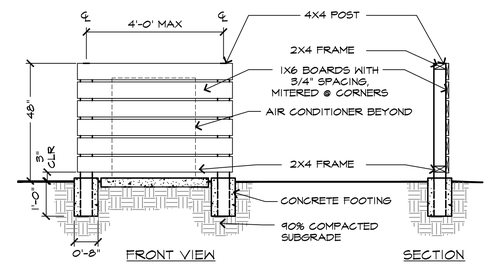




☑ SELECT DESIRED FINISH OPTION
☐ GALV. FINISH.
☐ COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.

C 83 SERIES BIKE RACKS

NOT TO SCALE



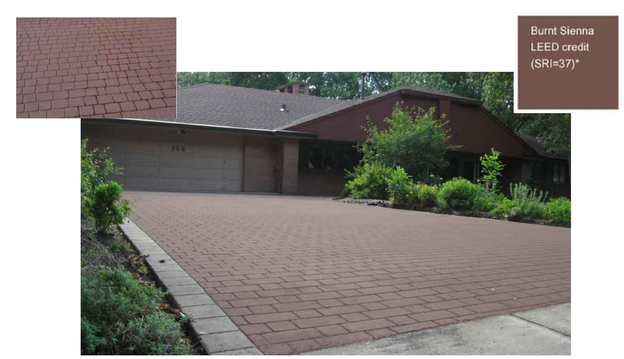
NOTE
ALL WOOD TO BE S4S DOUG FIR NO. 1, POST TO BE PRESSURE TREATED. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED. PAINT COLOR TO MATCH ARCHITECTURE BASE COLOR, SCREEN TO BE 3-SIDED.

USE SCREWS TO CONNECT BOARDS OF FRONT PANEL TO POSTS, SO THAT THEY CAN BE REMOVED TO PROVIDE ACCESS TO AC UNIT.

D AIR CONDITIONER SCREEN

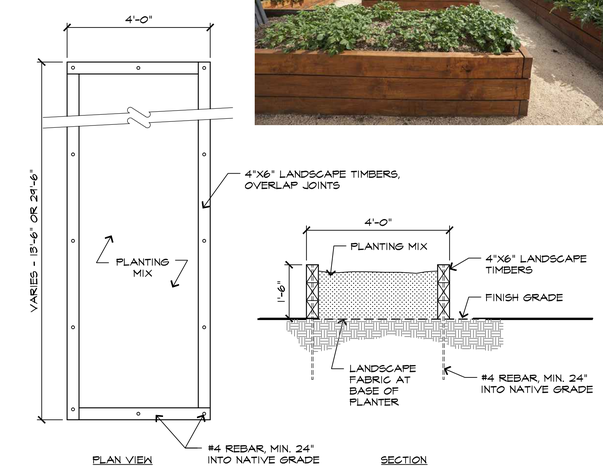
SCALE : 1/2"=1'-0"

024 - ScrnHd



NOTE:
1. STAMPED ASPHALT TO BE STREETPRINT GENUINE STAMPED ASPHALT COLOR TO BE: BURNT SIENNA. PATTERN: OFFSET BRICK. AVAILABLE AT WWW.SQUAREONEPAVING.COM TEL: 604-466-9902
2. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

E COLORED STAMPED ASPHALT



F RAISED PLANTER

SCALE : 1/2"=1'-0"

024 - PlntrRsdB

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CRESCENT AVENUE
Sunnyvale
APRIL 25, 2023

Preliminary Landscape Details

L2

NOTES

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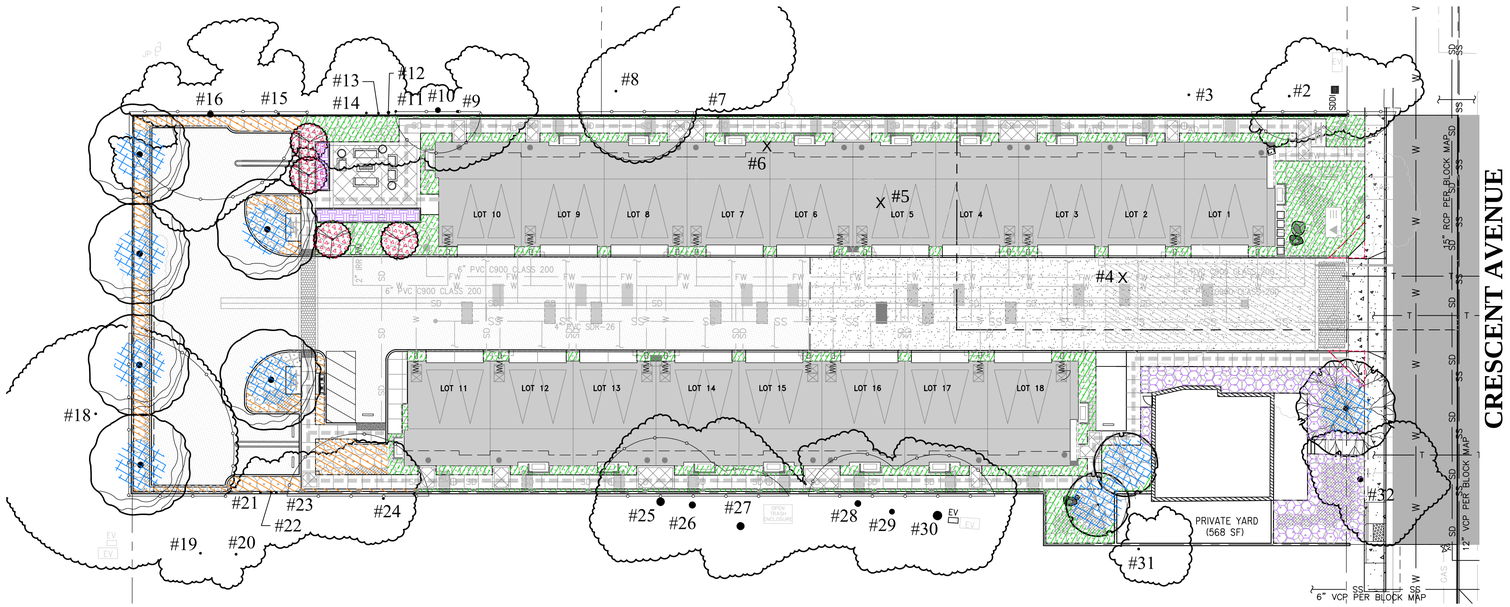
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. CONTRACTOR TO OBTAIN SOIL MANAGEMENT REPORT AFTER THE ROUGH SITE GRADING. CONTRACTOR SHALL FOLLOW PROVISIONS OF THE REPORT & A COPY SHALL BE SUBMITTED TO CITY,
5. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
6. IRRIGATION SYSTEM WILL BE EQUIP WITH INTEGRAL OR AUXILIARY SENSORS TO SUSPEND OPERATION DURING UNFAVORABLE WEATHER CONDITIONS, MANUAL SHUT-OFF VALVES AS CLOSE TO THE POINT-OF-CONNECTION TO MINIMIZE WATER LOSS IN AN EMERGENCY AND BACKFLOW PREVENTION DEVICE TO PREVENT WATER SUPPLY CONTAMINATION BY IRRIGATION SYSTEM.
7. IRRIGATION CONTROLLER SHALL BE WEATHER-BASED, USING ET RATES.
8. ALL PLANTING AREAS SHALL RECEIVE COMPOST AT A RATE OF FOUR (4) CUBIC YARDS PER 1,000 FEET OF PERMEABLE AREA, WHICH WILL BE INCORPORATED TO A DEPTH OF SIX (6) INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
9. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3". EXCEPT IN TURF AREAS, CREEPING OR ROTTING GROUNDCOVERS. TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE, UP TO 5% OF THE LANDSCAPE MAY BE LEFT WITHOUT MULCH.
10. TURF WILL NOT BE ALLOWED ON SLOPES GREATER THAN 25% WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE AND WHERE 25% MEANS 1 FOOT OF VERTICAL ELEVATION CHANGE FOR EVERY 4 FEET OF HORIZONTAL LENGTH.
11. THE PLANTING DESIGN SHALL AVOID FIRE-PRONE PLANT MATERIALS AND HIGHLY FLAMMABLE MULCHES.



WATER USE CALCULATIONS:

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASE ON THE FOLLOWING FORMULA:

MAWA = (ETo)(0.62)(0.55 X LA)

THE ESTIMATED TOTAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

$$ETWU = (ETo)(0.62)\left(\frac{PF \times HA}{IE} + SLA\right)$$

ETo = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
LA = LANDSCAPE AREA
HA = HYDROZONE AREA (SQUARE FEET)
PF = PLANT FACTOR FROM WUCOLS
IE = IRRIGATION EFFICIENCY (0.81)
0.55 = ET ADJUSTMENT FACTOR
0.62 = CONVERSION FACTOR (TO GALLONS)

REFERENCE EVAPOTRANSPIRATION (ETo) : 45.3

MAXIMUM APPLIED WATER ALLOWANCE: **88,976 GAL/YR**

MAWA= (45.3) X (0.62) X (0.55 X 5,760) = 88,976 GAL/YR

ESTIMATED TOTAL WATER USE: **43,245 GAL/YR**

LOW ETWU = (45.3) X (0.62) X $\frac{(0.20 \times 5,592)}{0.81}$ = 38,779 GAL/YR

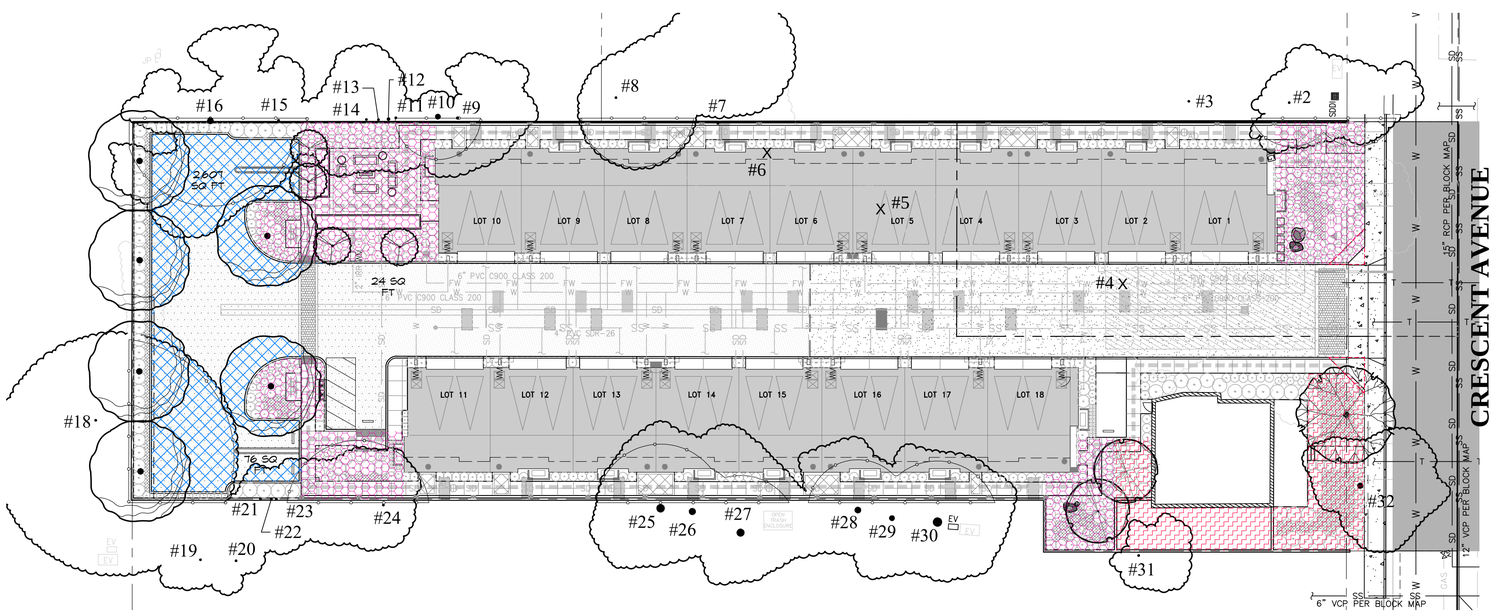
MED ETWU = (45.3) X (0.62) X $\frac{(0.60 \times 28)}{0.81}$ = 583 GAL/YR

HIGH ETWU = (45.3) X (0.62) X $\frac{(0.80 \times 140)}{0.81}$ = 3,883 GAL/YR

HYDROZONES

SYMBOLS	NAME TYPE	WATER USE	SQUARE FOOTAGE
	A-1 DRIP SHRUBS-SHRUB & GROUNDCOVER PLANTING AREAS	LOW	3,232 SQ FT
	A-3 BUBBLER TREES-ACCENT & PERIMETER TREES	LOW	63 SQ FT
	A-4 DRIP SHRUBS-PLANTING AREAS AT PARKING LOT	LOW	1,337 SQ FT
	A-5 DRIP SHRUBS-PLANTING AREAS AT EXISTING RESIDENCE	LOW	960 SQ FT
	A-6 BUBBLER TREES-FRUIT TREES AT COMMON SPACE	MED	28 SQ FT
	A-7 DRIP SEASONAL RAISED VEGETABLE PLANTERS	HIGH	140 SQ FT
TOTAL LANDSCAPED AREA			5,760 SQ FT

* PRIVATE YARD FOR DETACHED HOUSE NOT INCLUDED IN LANDSCAPED AREA



REQUIRED CANOPY TREE COVERAGE TO PARKING AREA RATIO (50%)

PARKING LOT AREA = 4,943 SF

TREE SHADE AREA = 2,607 SF

2,607 / 4,943 = 52.7%

SHADE LEGEND

PARKING ARE REQUIRED FOR SHADING

PARKING AREA SHADED BY PROPOSED TREES

USABLE OPEN SPACE LEGEND
(12' X 17' MINIMUM SIZE)

4,048 SQ FT / 18 MF UNITS = 225 SQ FT / UNIT

1,633 SQ FT / 1 SFD UNIT = 1,633 SQ FT / UNIT

LANDSCAPE AREAS

OVERALL SITE AREA

6,328 SQ. FT. PLANTING AREA / 37,383 SQ. FT. OVERALL SITE AREA = 17% LANDSCAPED A

PARKING LOT AREA

1,421 SQ. FT. PLANTING AREA / 7,028 SQ. FT. OVERALL PARKING LOT AREA = 20% LANDSC

N

GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 inch = 20 ft.

RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
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SUITE 314
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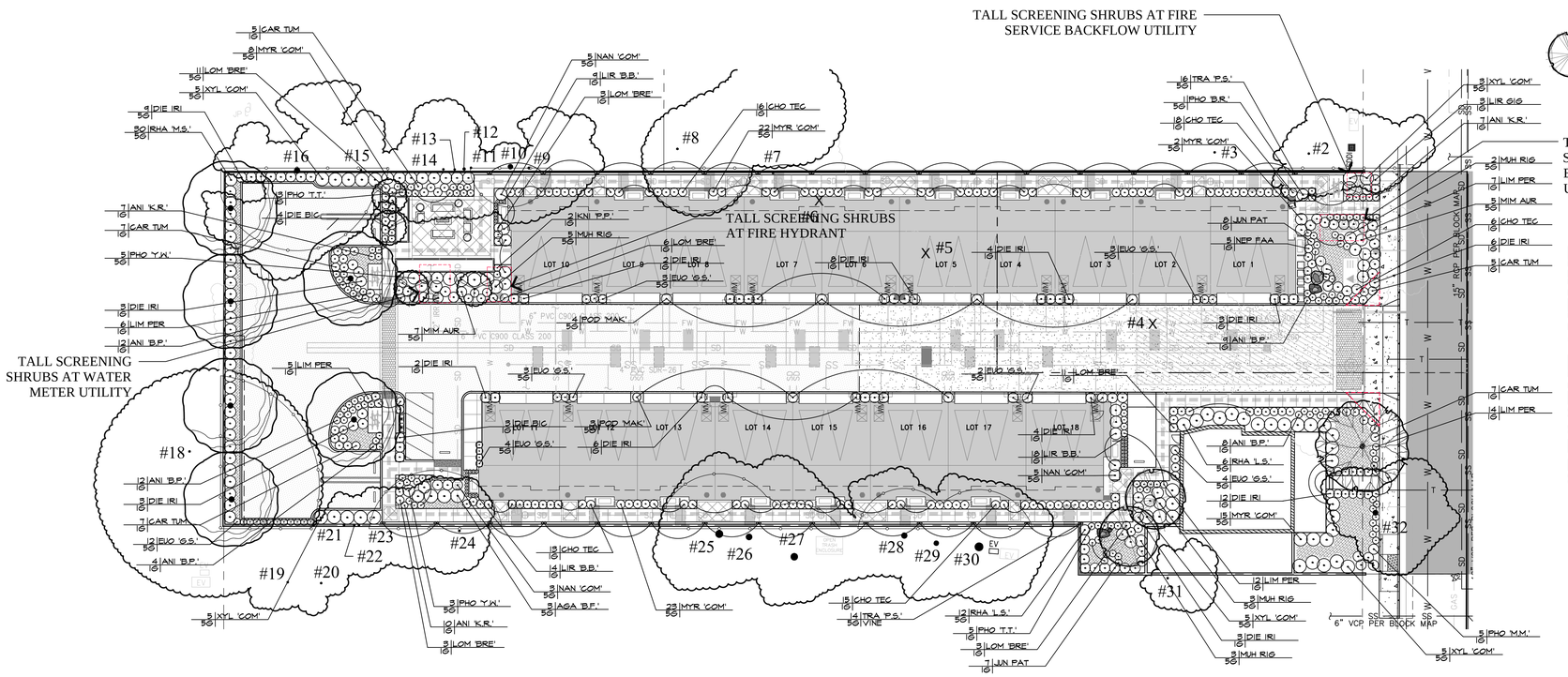
CRESCENT AVENUE
Sunnyvale
APRIL 25, 2023

Preliminary Landscape Hydrozone & Shading Plan

L3

PRELIMINARY PROPOSED TREE PALETTE

	BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
#XX	**EXISTING TREE TO REMAIN** #XX SEE ARBORIST'S REPORT				
X #XX	**EXISTING TREE TO BE REMOVED** #XX SEE ARBORIST'S REPORT				
	SPECIMEN TREE QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	20-70' WIDE/70' HIGH	LOW
	EVERGREEN SCREEN TREE LOPHOSTEMON CONFERTA	BRISBANE BOX	24" BOX	25' WIDE/35' HIGH	LOW
	ACCENT TREES CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	15' WIDE/20' HIGH	LOW
	APPLES AND CITRUS	DWARF FRUIT TREES	24" BOX	10' WIDE/10' HIGH	MEDIUM



PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME		
SHRUBS			
AGA 'B.F.'	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	LOW
ANI 'B.P.'	ANIGOZANTHOS 'BUSH PEARL'	KANGAROO PAW	LOW
ANI 'K.R.'	ANIGOZANTHOS 'KANGA RED'	KANGAROO PAW	LOW
ASP ELA	ASPIDISTRA ELATIOR	CAST IRON PLANT	LOW
CAM 'DEB'	CAMELLIA J. 'DEBUTANTE'	DEBUTANTE CAMELLIA	MED
CAM 'M.G.'	CAMELLIA J. 'MORNING GLOW'	MORNING GLOW CAMELLIA	MED
CAR TUM	CAREX TUMULICOLA	BERKELEY SEDGE	LOW
CHO TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	LOW
DAP ODO	DAPHNE ODORA	FRAGANT DAPHNE	LOW
DIE IRI	DIETES IRIDIOIDES	FORTNIGHT LILY	LOW
EUO 'G.S.'	EUONYMUS J. 'GREEN SPIRES'	GREEN SPIRE EUONYMUS	LOW
JUN PAT	JUNCUS PATENS	CALIFORNIA GREY RUSH	LOW
KNI 'P.P.'	KNIPHOFIA U. 'PINEAPPLE POPSICLE'	RED HOT POKER	LOW
LIM PER	LIMONIUM PEREZZI	SEA LAVENDER	LOW
LIR 'B.B.'	LIRIOPE 'BIG BLUE'	BIG BLUE LILYTURF	MED
LIR GIG	LIRIOPE GIGANTEUM	GIANT LILYTURF	MED
LOM 'BRE'	LOMANDRA L. 'BREEZE'	DWARF MAT RUSH	LOW
MIM AUR	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	LOW
MUH RIG	MUHLENBERGIA RIGENS	DEER GRASS	LOW
MYR 'COM'	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	LOW
NEP FAA	NEPETA FAASSENII	CATMINT	LOW
PHO 'B.R.'	PHORMIUM 'BLACK RAGE'	NEW ZEALAND FLAX	LOW
PHO 'M.M.'	PHORMIUM 'MAORI MAIDEN'	NEW ZEALAND FLAX	LOW
PHO 'T.T.'	PHORMIUM 'TINY TIGER'	NEW ZEALAND FLAX	LOW
PHO 'Y.W.'	PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	LOW
POD 'MAK'	PODOCARPUS M. 'MAKI'	CHINESE PODCARPUS	MED
RHA 'L.S.'	RHAMNUS C. 'LITTLE SUR'	LITTLE SUR COFFEEBERRY	LOW
XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW
GROUNDCOVER			
	APTENIA 'RED APPLE' 1 GALLON @ 36" O.C.	NO COMMON NAME	LOW
VINES			
TRA 'P.S.'	TRACHELOSPERMUM 'PINK SHOWERS'	PINK STAR JASMINE	MED

NOTES:

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N

GRAPHIC SCALE

0 20 40 60

(IN FEET)
1 inch = 20 ft.

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CRESCENT AVENUE
Sunnyvale
APRIL 25, 2023

Preliminary Landscape Planting Plan

L4

PISTACIA CHINENSIS
CHINESE PISTCHE

ACER BERGERANUM
TRIDENT MAPLE

CHILOPSIS LINEARIS
DESERT WILLOW

LIRIOPE GIGANTEA
GIANT LILY TURF

PHORMIUM T. 'TONY TIGER'
GREEN-CREAM DWARF ZEALAND

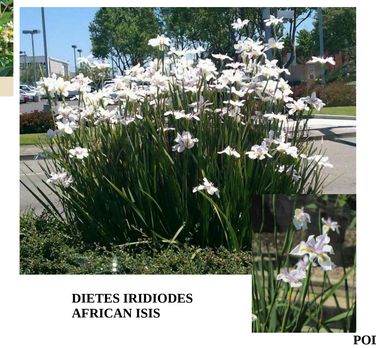
MYRTUS C. 'COMPACTA'
DWARF MYRTLE

PHORMIUM T. 'TONY TIGER'
GREEN-CREAM DWARF ZEALAND

LIMONIUM PREZII
SEA LAVENDER

CAMELLIA J. 'DEBUTANTE'
DEBUTANTE CAMELLIA

NANDINA D. 'COMPACTA'
DWARF HEAVENLY BAMBOO



DIETES IRIDIODES
AFRICAN ISIS

PODOCARPUS MACROPHYLLUS 'MAKI'
CHINESE PODOCARPUS

ASPIDISTRA ELATIOR
CAST IRON PLANT

CAREX TUMICOLA
BERKLEY SEDGE

LOMANDRA LONGIFOLIA 'BREEZE'
DWARF MAT RUSH

CHONDROPETALUM TECTORUM
CAPE REED

XYLOSMA C. 'COMPACTA'
COMPACT SHINY XYLOSMA

JUNCUS PATENS
CALIFORNIA GREY RUSH

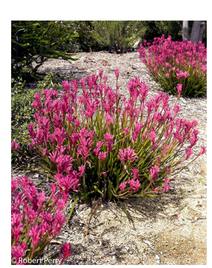
DAPHNE ODORA
FRAGRANT DAPHNE

PHORMIUM T. 'MAORI MAIDEN'
GREEN-CREAM DWARF ZEALAND

NEPETA FAASSENNII
CATMINT

EUONYMUS J. 'GREEN SPIRES'
GREEN SPIRES EUONYMUS

APTENIA 'RED APPLE'
RED APPLE APTENIA



ANIGOZANTHOS 'BUSH PEARL'
KANGAROO PAW

MUHLENBERFIA RIGENS
DEERGRASS

AGAVE ATTENUATA
FOXTAIL AGAVE

FESTUCA MAIREI
MAIRE'S FESCUE

PHORMIUM T. 'YELLOW WAVE'
GREEN-CREAM DWARF ZEALAND

KNIFOPHIA U. 'PINEAPPLE POPSI
PINEAPPLE RED HOT POKER

RIPLEY DESIGN GROUP
LANDSCAPE ARCHITECTURE
LAND PLANNING
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CRESCENT AVENUE
Sunnyvale
APRIL 25, 2023

Preliminary Landscape Plan
Plant Imagery

NOTES:

1. ALL TREES SHALL BE PLANTED AND STAKED PER CITY STANDARDS.
2. TREES BE PLANTED WITHIN 3' OF HARDSCAPE ELEMENTS, SHALL HAVE A LINEAR ROOT BARRIER INSTALLED ADJACENT TO THE HARDSCAPE ELEMENT AT TIME OF TREE PLANTING.
3. LANDSCAPE AND IRRIGATION SHALL COMPLY WITH CITY'S CURRENT WATER-EFFICIENT LANDSCAPE ORDINANCE.
4. ALL PLANTING AREAS SHALL BE AUTOMATICALLY IRRIGATED PER CITY STANDARDS. USING LOW-FLOW SPRAY, BUBBLERS OR DRIP METHODS.
5. ALL PLANTING AREAS SHALL BE MULCHED TO A MINIMUM DEPTH OF 3".

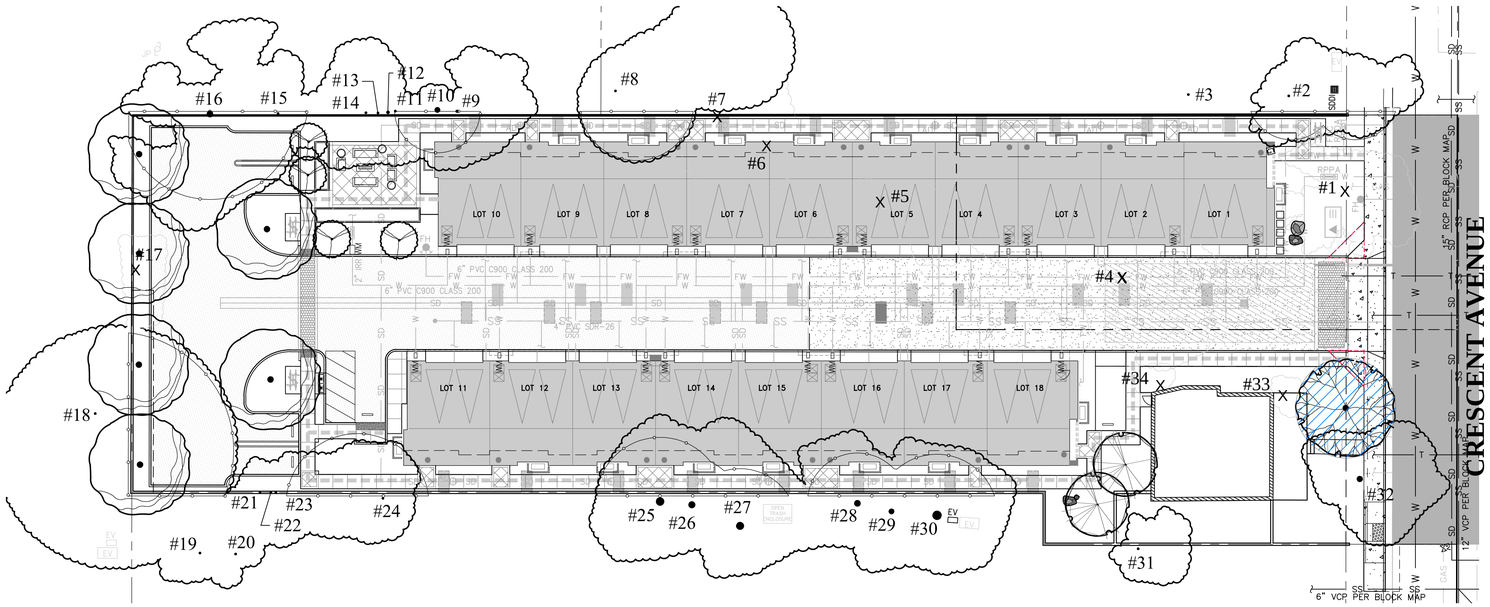
NOTE:
ALL EXISTING TREES FOR PRESERVATION AND NEW TREES SHALL BE PROTECTED IN ACCORDANCE WITH TREE PRESERVATION. REMOVED TRESS SHALL BE REPLACE WITH LIKE-KIND & LIKE-SIZE WITH A TREE REMOVAL PERMIT FROM THE CITY OF SUNNYVALE.

TREE PROTECTIVE FENCING, INSTALL PER ARBORIST'S SPECIFICATIONS

TREE MITIGATION

PROPOSED 24" BOX MITIGATION TREE

*PER CITY OF SUNNYVALE'S CRITERIA, TREE NO. 4 IS THE ONLY PROTECTED TREE (DIA. >38") TO BE REMOVED. PER THE CITY'S REPLACEMENT STANDARD, A TREE BETWEEN 36"-56" SHALL BE MITIGATED WITH EITHER, (3) 15 GALLON TREES OR (1) 24" BOX TREE.



PRELIMINARY PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WIDTH / HEIGHT	WATER USE
#XX **EXISTING TREE TO REMAIN** #XX SEE ARBORIST'S REPORT				
X #XX **EXISTING TREE TO BE REMOVED** #XX SEE ARBORIST'S REPORT				
SPECIMEN TREE QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	20-70' WIDE/70' HIGH	LOW
EVERGREEN SCREEN TREE LOPHOSTEMON CONFERTA	BRISBANE BOX	24" BOX	25' WIDE/35' HIGH	LOW
CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	15' WIDE/20' HIGH	LOW
APPLES AND CITRUS	DWARF FRUIT TREES	24" BOX	10' WIDE/10' HIGH	MEDIUM

GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 inch = 20 ft.

TREE PROTECTION

PRE-CONSTRUCTION PHASE
THE CONTRACTOR(S) SHALL MEET WITH THE ARBORIST TO REVIEW TREE PROTECTION RECOMMENDATIONS PRIOR TO ANY SITE DISTURBANCES.

REMOVE TREES AS RECOMMENDED BY ARBORIST REPORT.

PRIOR TO CONSTRUCTION OR GRADING, CONTRACTOR SHALL INSTALL 6' CHAIN-LINK FENCING TO CONSTRUCT A TEMPORARY TREE PROTECTION ZONE (TPZ) AROUND ALL TREES THAT WILL BE RETAINED. FENCING SHALL BE INSTALLED AS CLOSE TO TREE DRIPLINES AS POSSIBLE. THE FENCING THAT TYPICALLY ENCLOSES THE ENTIRE CONSTRUCTION SITE WILL SUFFICE FOR MOST OFF-SITE TREES, UNLESS OTHERWISE INDICATED ON THE TREE PROTECTION PLAN.

TPZ FENCING SHALL REMAIN IN AN UPRIGHT STURDY MANNER FROM THE START OF GRADING UNTIL THE COMPLETION OF CONSTRUCTION. FENCING SHALL NOT BE ADJUSTED OR REMOVED WITHOUT CONSULTING THE PROJECT ARBORIST.

FOUNDATION, GRADING, AND CONSTRUCTION PHASE
CONSULT THE PROJECT ARBORIST IF ROOTS > 2" ARE ENCOUNTERED DURING ASPHALT DEMOLITION, GRADING, OR SIDEWALK CONSTRUCTION. IF APPROPRIATE, ROOTS SHALL BE CLEANLY PRUNED (WITH A HANDSAW OR SAWZALL) AND KEPT MOIST TILL BACKFILLED.

GRADING SHALL BE COMPLETED BY HAND WITHIN 5' OF THE TRUNK OF TREE.
ALL PRUNING SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL PRUNING SHALL ADHERE TO ISA AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARDS AND BEST MANAGEMENT PRACTICES.

SHOULD TPZ ENCROACHMENT BE NECESSARY, THE CONTRACTOR SHALL CONTACT THE PROJECT ARBORIST FOR CONSULTATION AND RECOMMENDATIONS.
CONTRACTOR SHALL KEEP TPZS FREE OF ALL CONSTRUCTION-RELATED MATERIALS, DEBRIS, FILL SOIL, EQUIPMENT, ETC. THE ONLY ACCEPTABLE MATERIAL IS MULCH SPREAD OUT BENEATH THE TREES.
SHOULD ANY DAMAGE TO THE TREES OCCUR, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE PROJECT ARBORIST TO APPROPRIATELY MITIGATE THE DAMAGE.

LANDSCAPING PHASE
TREE PROTECTION ZONE (TPZ) FENCING SHALL REMAIN IN PLACE WITH THE SAME RESTRICTIONS UNTIL LANDSCAPE CONTRACTOR NOTIFIES AND MEETS WITH THE PROJECT ARBORIST.
AVOID ALL FILL WORK, GRADE CHANGES, AND TRENCHING WITHIN DRIPLINES UNLESS IT IS PERFORMED BY HAND.
PIPES SHALL BE THREADED UNDER OR THROUGH LARGE ROOTS WITHOUT DAMAGING THEM.
ALL PLANTING AND IRRIGATION SHALL BE KEPT A MINIMUM OF 10' AWAY FROM NATIVE OAKS. ALL IRRIGATION WITHIN THE DRIPLINES SHALL BE TARGETED AT SPECIFIC PLANTS, SUCH AS DRIP EMITTERS OR BUBBLERS. NO OVERHEAD IRRIGATION SHALL OCCUR WITHIN THE DRIPLINES OF NATIVE OAKS.
ALL PLANTING WITHIN OAK DRIPLINES SHALL BE COMPATIBLE WITH OAKS, CONSISTING OF PLANT MATERIAL THAT REQUIRES LITTLE TO NO WATER AFTER TWO YEARS' ESTABLISHMENT.

Advanced Tree Care

965 East San Carlos Ave, San Carlos

148 and 156 Crescent Ave., Sunnyvale
August 18, 2021

Summary:
The trees on the site are a mixture of natives and non natives.

There are 18 Significant trees on this and adjacent properties that may be impacted by construction.

There are 11 Significant trees on neighboring properties that should be protected during construction. Tree #s 2, 3, 8, 18, 24, 25, 26, 27, 28, 29, 30.

There are 3 Significant trees on this property that should be protected during construction. Tree #s 10, 15 and 16.

There are 4 Significant trees on this property that will be removed. Tree #s 1, 4, 5, 32

Tree #s 19, and 31 are 2 Not Significant trees on neighboring properties that should be protected during construction.. These trees are a good distance away from construction for their size and will not be impacted.

I have included an appraised value of each Significant tree in the Addendum

Tree Protection Plan

1. The Tree Protection Zone (TPZ) should be defined with protective fencing. This should be cyclone or chain link fencing on 1½" or 2" posts driven at least 2 feet in to the ground standing at least 6 feet tall. Normally a TPZ is defined by the dripline of the tree. I recommend the TPZ's as follows:-

Tree #s 2 and 3: TPZ should be at 12 feet the trunk closing on the fence line and sidewalk in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [8]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 8: TPZ should be at 16 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [8]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 10: TPZ should be at 12 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [8]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 15: TPZ should be at 8 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [8]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 16: TPZ should be at 24 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [8]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 18: TPZ should be at 33 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [8]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 24: TPZ should be at 20 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [8]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 25: TPZ should be at 18 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [8]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 26: TPZ should be at 13 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [8]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 27: TPZ should be at 16 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [8]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 28: TPZ should be at 14 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [8]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 29: TPZ should be at 12 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [8]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

Tree # 30: TPZ should be at 17 feet the trunk closing on the fence line in accordance with Type I Tree Protection as outlined and illustrated in image 2.15-1 and 2 [8]. Any work within the TPZ should be performed with hand tools only. No roots greater than 2" in diameter should be cut.

IMAGE 2.15-1
Tree Protection Fence at the Dripline

IMAGE 2.15-2
Tree Protection Fence at the Dripline

• **Type I Tree Protection**
The fences shall enclose the entire area under the **canopy dripline or TPZ** of the tree(s) to be saved throughout the life of the project, or until final improvement work within the area is required, typically near the end of the project *(see images 2.15-1 and 2.15-2)*. Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

2. Any pruning and maintenance of the tree shall be carried out before construction beg should allow for any clearance requirements for both the new structure and any constr machinery. This will eliminate the possibility of damage during construction. **The prun be carried out by an arborist, not by construction personnel**. No limbs greater than 4" i shall be removed.

3. Any excavation in ground where there is a potential to damage roots of 1" or more in di should be carefully hand dug. Where possible, roots should be dug around rather tha

4. If roots are broken, every effort should be made to remove the damaged area and cu its closest lateral root. A clean cut should be made with a saw or pruners. This will; any infection from damaged roots spreading throughout the root system and into the t

5. **Do Not**:[4]
   a. Allow run off or spillage of damaging materials into the area below any tree can
   b. Store materials, stockpile soil, park or drive vehicles within the TPZ of the tree
   c. Cut, break, skin or bruise roots, branches or trunk without first obtaining permissio city arborist.
   d. Allow fires under any adjacent trees.
   e. Discharge exhaust into foliage.
   f. Secure cable, chain or rope to trees or shrubs.
   g. Apply soil sterilants under pavement near existing trees.

6. Where roots are exposed, they should be kept covered with the native soil or four layer wetted, untreated burlap. Roots will dry out and die if left exposed to the air for too lon

7. Route pipes into alternate locations to avoid conflict with roots.[4]

8. Where it is not possible to reroute pipes or trenches, the contractor is to bore beneath the of the tree. The boring shall take place no less than 3 feet below the surface of the soil i avoid encountering "feeder" roots.[4]

9. Compaction of the soil within the dripline shall be kept to a minimum.[2] If access is req through the TPZ of a protected tree, the area within the TPZ should be protected from con either with steel plates or with 4" of wood chip overlaid with plywood.

10. Any damage due to construction activities shall be reported to the project arborist or city within 6 hours so that remedial action can be taken.

11. Ensure upon completion of the project that the original ground level is restored

Appraised values of trees. See Addendum for Table

Total value of Significant trees that may be impacted by construction	$327,290.00
Total value of Significant trees on this property	$126,430.00
Total value of Significant trees on neighbors' properties	$200,860.00
Total value of Significant trees on this property that will be removed	$78,100.00

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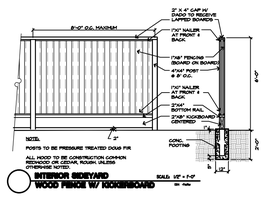
CRESCENT AVENUE
Sunnyvale
APRIL 25, 2023

Preliminary Tree Mitigation Plan

DESCRPITON	REFERENCE	MATERIAL & COLOR	DESCRPITON	REFERENCE	MATERIAL & COLOR

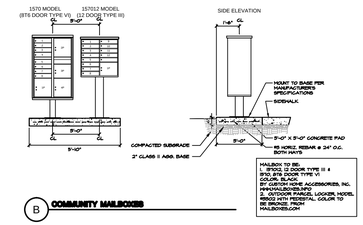
WOOD FENCE

MATERIAL:
CONSTRUCTION GRADE
REDWOOD OR CEDAR



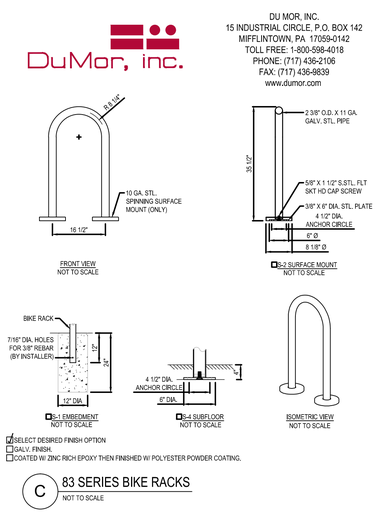
MAILBOX

COLOR: BLACK



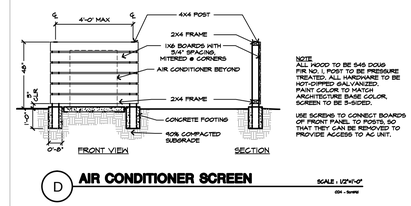
BIKE RACKS

COLOR: BLACK



AC SCREEN

COLOR: MATCH
ARCHITECTURAL BASE
COLORS AS SHOWN
MATERIAL: DOUG. FIR
WOOD



STAMPED ASPHALT

COLOR: BURNT SIENNA
PATTERN: OFFSET BRICK

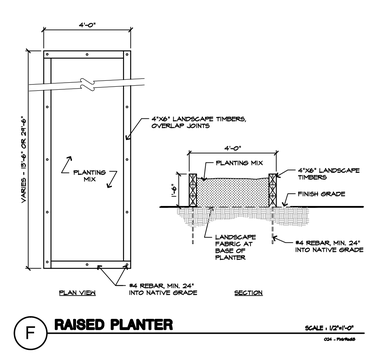
Burnt Sienna
LEED credit
(SRI=37)*

CONCRETE PAVING

COLOR: NATURAL
FINISH: BROOM

RAISED PLANTERS

MATERIAL:
CONSTRUCTION GRADE
REDWOOD OR CEDAR
TIMBERS



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CRESCENT AVENUE
Sunnyvale
APRIL 25, 2023

Preliminary Landscape Material and Color Board

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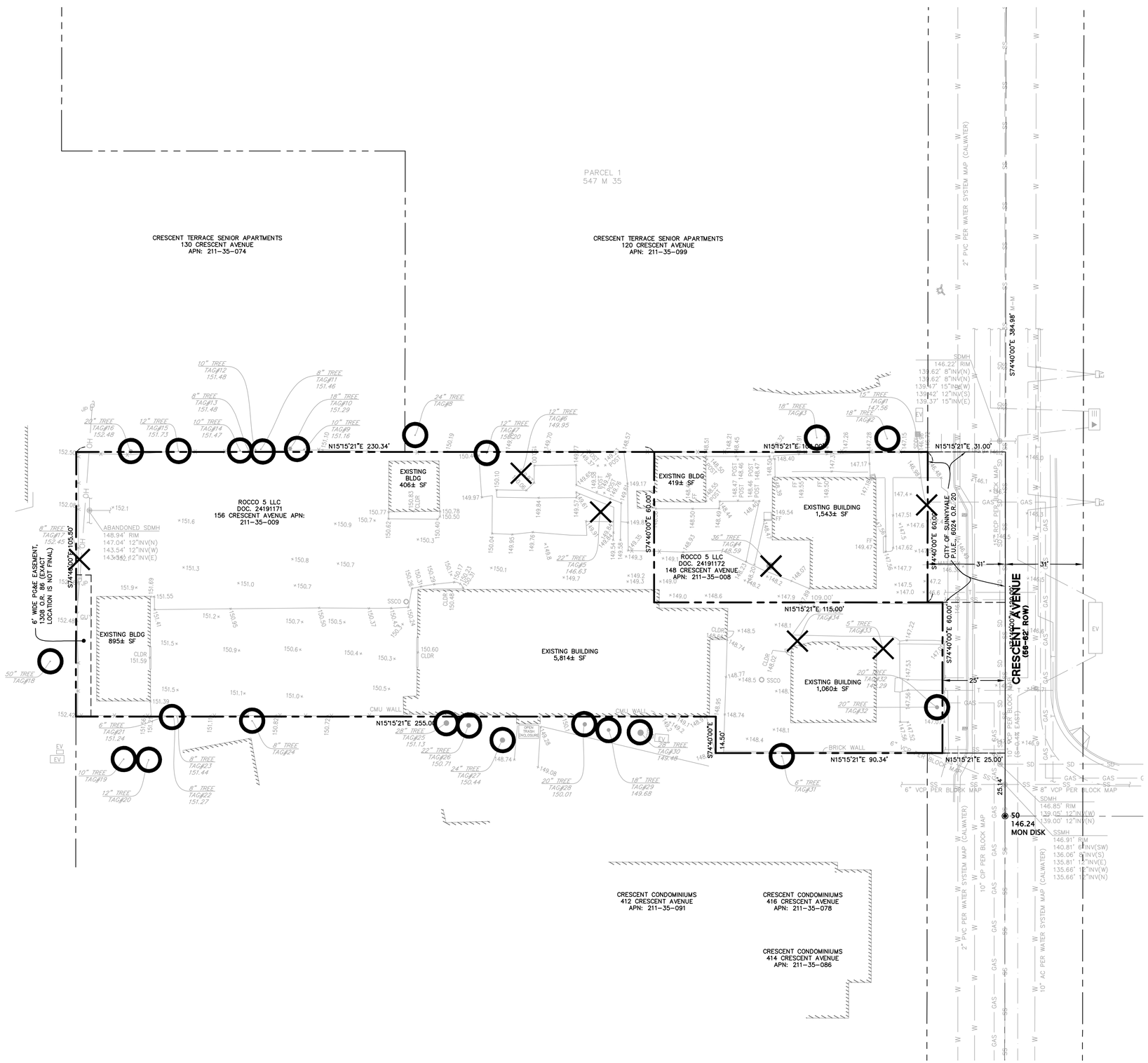

LEGEND

PROJECT BOUNDARY
ADJACENT LOT LINE
EASEMENT
ROAD CENTER LINE
STORMDRAIN LINE — SD — SD —
SANITARY SEWER LINE — SS — SS —
WATER LINE — W —
GAS LINE — GAS — GAS —
TELECOM LINE — T — T —
ELECTRICAL LINE
TREE TO REMAIN
TREE TO BE REMOVED

BENCHMARK

CITY OF SUNNYVALE BENCHMARK: BM No. 50

BRASS DISC IN TOP OF CURB NEXT TO CATCH BASIN AT THE NORTHWEST CURB RETURN, INTERSECTION OF REMINGTON DRIVE AND SUNNYVALE-SARATOGA ROAD.

ELEVATION = 139.046 FEET, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

SURVEY NOTES

1. ALL DISTANCES, DIMENSIONS AND ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.

2. UTILITY STRUCTURES SHOWN ON THIS SURVEY WAS BASED ON VISUAL SURFACE EVIDENCE. FOR EXISTING UNDERGROUND UTILITIES THE ACTUAL LOCATIONS MAY VARY; THEREFORE, THE TRUE LOCATIONS OF THESE UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY LINES.

3. TREE LABELS REPRESENT THE DIAMETER OF THE TREE TRUNK IN INCHES AT BREAST HEIGHT.

4. THE ABOVE BOUNDARY SHOWN IS BASED ON RECORD PAPER BOUNDARY ONLY. THE LINE WORK SHOWN ABOVE CAN BE USED FOR PRELIMINARY WORK ONLY. THE PAPER BOUNDARY SHOWN ABOVE IS NOT THE RESULT OF A RESOLVED BOUNDARY.

5. INFORMATION REGARDING BOUNDARY AND EASEMENTS; BKF ENGINEERS RELIED ON THE INFORMATION PROVIDED IN THE PRELIMINARY TITLE REPORT ISSUED BY ORANGE COAST TITLE COMPANY OF NORTHERN CALIFORNIA, ORDER NO. 520-2227669-60, DATED JULY 1, 2021.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
BOW	BOTTOM OF WALL
BW	BACK OF WALK
CLDR	CENTERLINE OF DOORWAY
CONC	CONCRETE
EG	EXISTING GROUND
EV	ELECTRIC VAULT
FL	FLOW LINE
GUY	GUY WIRE
JP	JOINT POLE
LG	LIP OF GUTTER
M-M	MONUMENT TO MONUMENT DISTANCE
O.R.	OFFICIAL RECORDS
SDMH	STORM DRAIN MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
STR	STAIRS
TC	TOP OF CURB
WM	WATER METER

GRAPHIC SCALE
20 0 20 40

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www.bkf.com

148 & 156 CRESCENT AVENUE
EXISTING CONDTIIONS AND TREE DISPOSITION PLAN

SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

Revisions

Date 04/17/2023
Scale AS SHOWN
Design EA/RM
Drawn EA
Approved:K
Job No 20211268

Drawing Number:
C1.0
2 OF 7

DRAWING NAME: \\BKF-SJ\vol4\2021\211268_148_&_156_Crescent_Ave\ENG\PLANNING\SHEETS\01_CA_EC.dwg
PLOT DATE: 04-26-23 PLOTTED BY: mend

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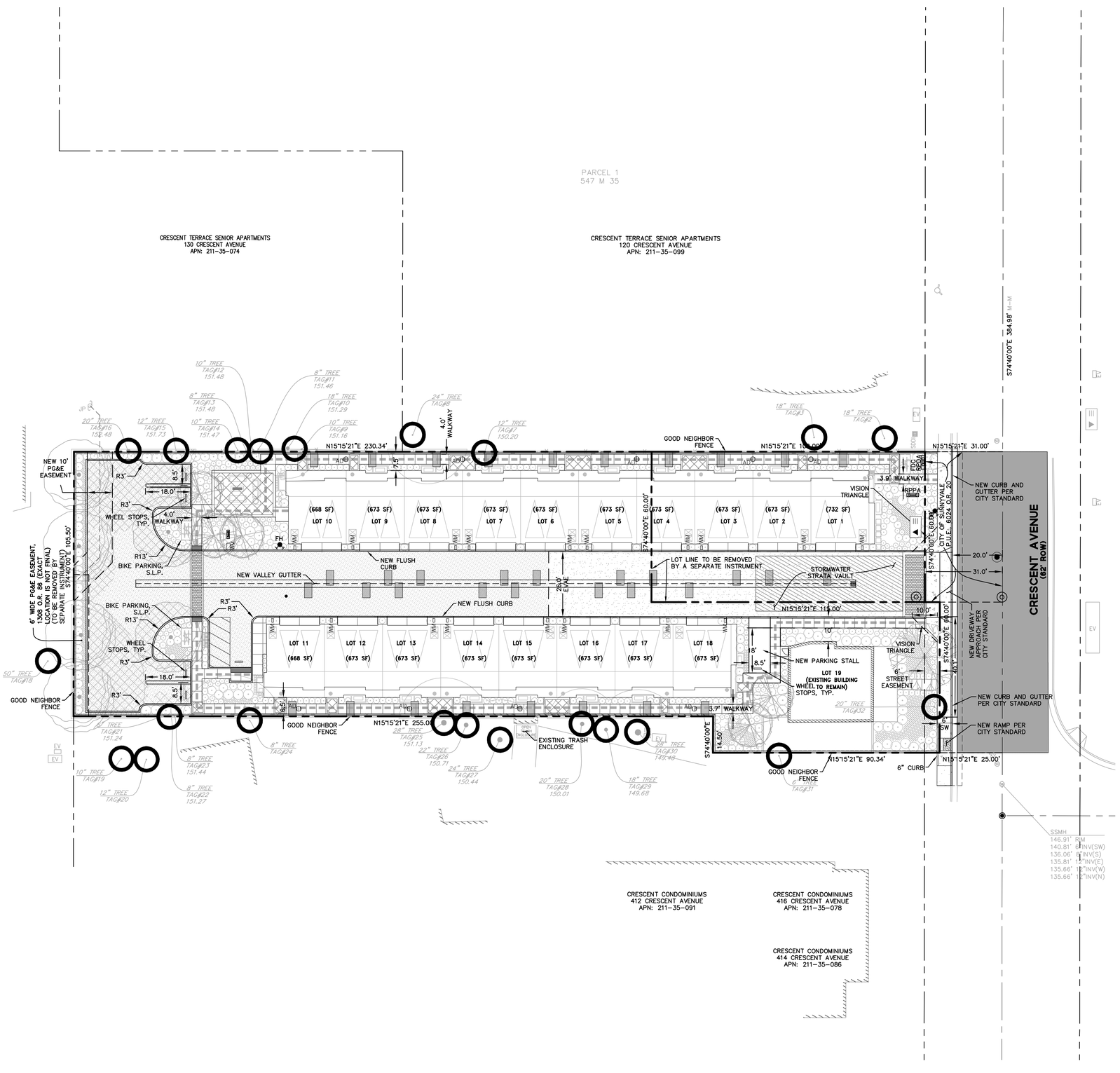

LEGEND

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- INTERIOR LOT LINE
- EASEMENT
- ROAD CENTER LINE
- CURB AND GUTTER
- SAWCUT LINE
- VISION TRIANGLE
- PEDESTRIAN PATH OF TRAVEL
- TYPE II SLURRY SEAL
- NEW CONCRETE SIDEWALK
- NEW FIRE ROAD SECTION SEE DETAIL 1 ON C6.0
- NEW AC SECTION
- LADDER PAD
- TREATMENT AREA
- STRATA VAULT
- TRANSFORMER (FOR REFERENCE ONLY)
- BUBBLER BOX
- SD AREA DRAIN
- OVERFLOW DRAIN
- SD MANHOLE
- FIRE HYDRANT
- WATER METER
- SANITARY SEWER CLEANOUT
- TREE TO REMAIN

ABBREVIATIONS

EV	ELECTRICAL VAULT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
SW	SIDEWALK
O.R.	OFFICIAL RECORDS
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSDE	PRIVATE STORMDRAIN EASEMENT
PWE	PRIVATE WATER EASEMENT
WME	WATER METER EASEMENT
EUCA	EXCLUSIVE USE COMMON AREA

NOTES

1. HAND DIG FOR EXCAVATION NEAR EXISTING TREES.
2. CONTRACTOR SHALL USE COOL SURFACE MATERIAL ON THE DRIVEWAY.

GRAPHIC SCALE
20 0 20 40

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148 & 156 CRESCENT AVENUE
PRELIMINARY SITE PLAN

SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

Revisions

Date 04/17/2023
Scale AS SHOWN
Design EA/RM
Drawn EA
Approved K
Job No 20211268

Drawing Number:
C2.0
3 OF 7

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PLOT DATE: 04-26-23 PLOTTED BY: mend

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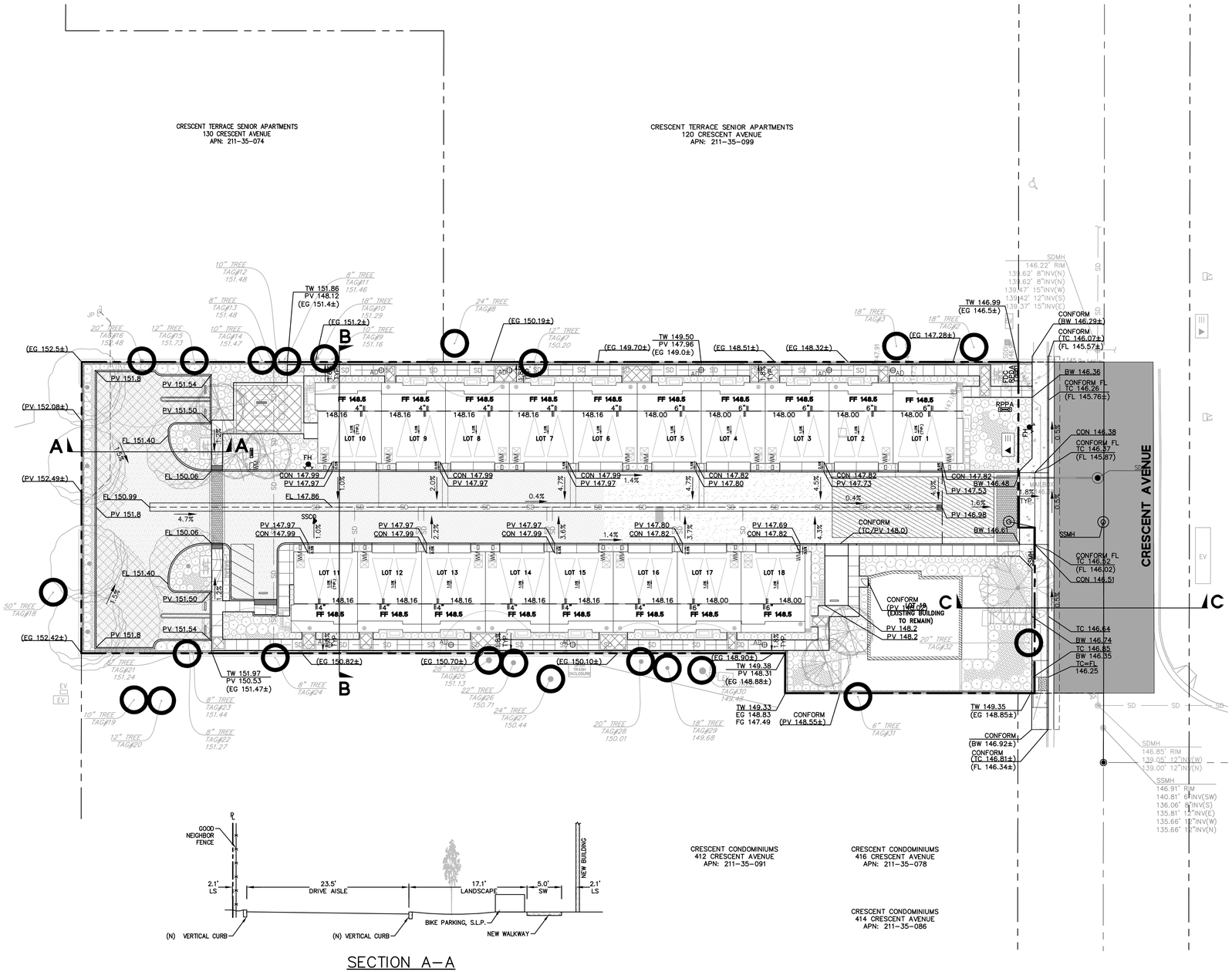

SECTION A–A
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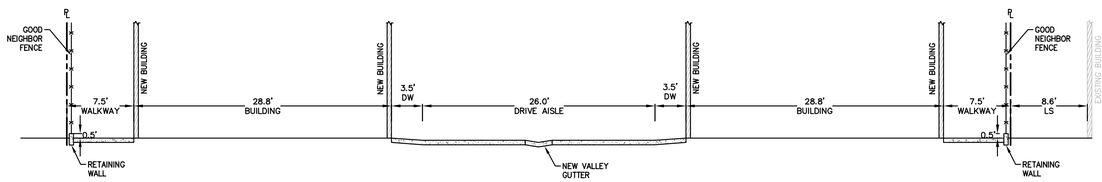

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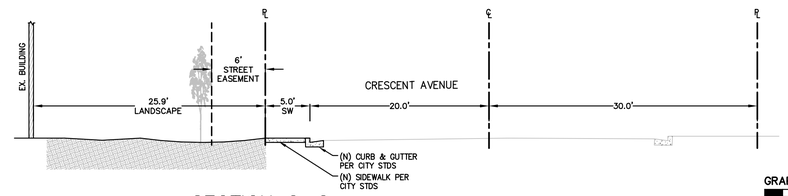

SECTION C–C
NO SCALE

LEGEND

PROJECT BOUNDARY
ADJACENT LOT LINE
INTERIOR LOT LINE
EASEMENT
ROAD CENTER LINE
GRADE BREAK
CURB AND GUTTER
STORM DRAIN LINE
TYPE II SLURRY SEAL
TREATMENT AREA
TREATMENT AREA
TRANSFORMER
OVERLAND RELEASE
STORM DRAIN AREA DRAIN
OVERFLOW DRAIN
BUBBLER BOX
SD MANHOLE
SANITARY SEWER CLEANOUT

ABBREVIATIONS

BW	BACK OF WALK
CB	CATCH BASIN
EG	EXISTING GRADE
FF	FINISHED FLOOR
FL	FLOW LINE
LP	LOW POINT
PUE	PUBLIC UTILITY EASEMENT
PV	PAVEMENT
TB	TOP OF BANK
TC	TOP OF CURB
TOE	TOE OF SLOPE
TYP	TYPICAL

GRAPHIC SCALE
20 0 20 40

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148 & 156 CRESCENT AVENUE
PRELIMINARY GRADING AND DRAINAGE PLAN

SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

Revisions

Date 04/17/2023
Scale AS SHOWN
Design EA/RM
Drawn EA
Approved K
Job No 20211268

Drawing Number:
C3.0
4 OF 7

DRAWING NAME: \\BKF-SJ\vol4\2021\211268_148_&_156_Crescent_Ave\ENG\PLANNING\SHEETS\03_CA_GRAD.dwg
PLOT DATE: 04-26-23 PLOTTED BY: mend

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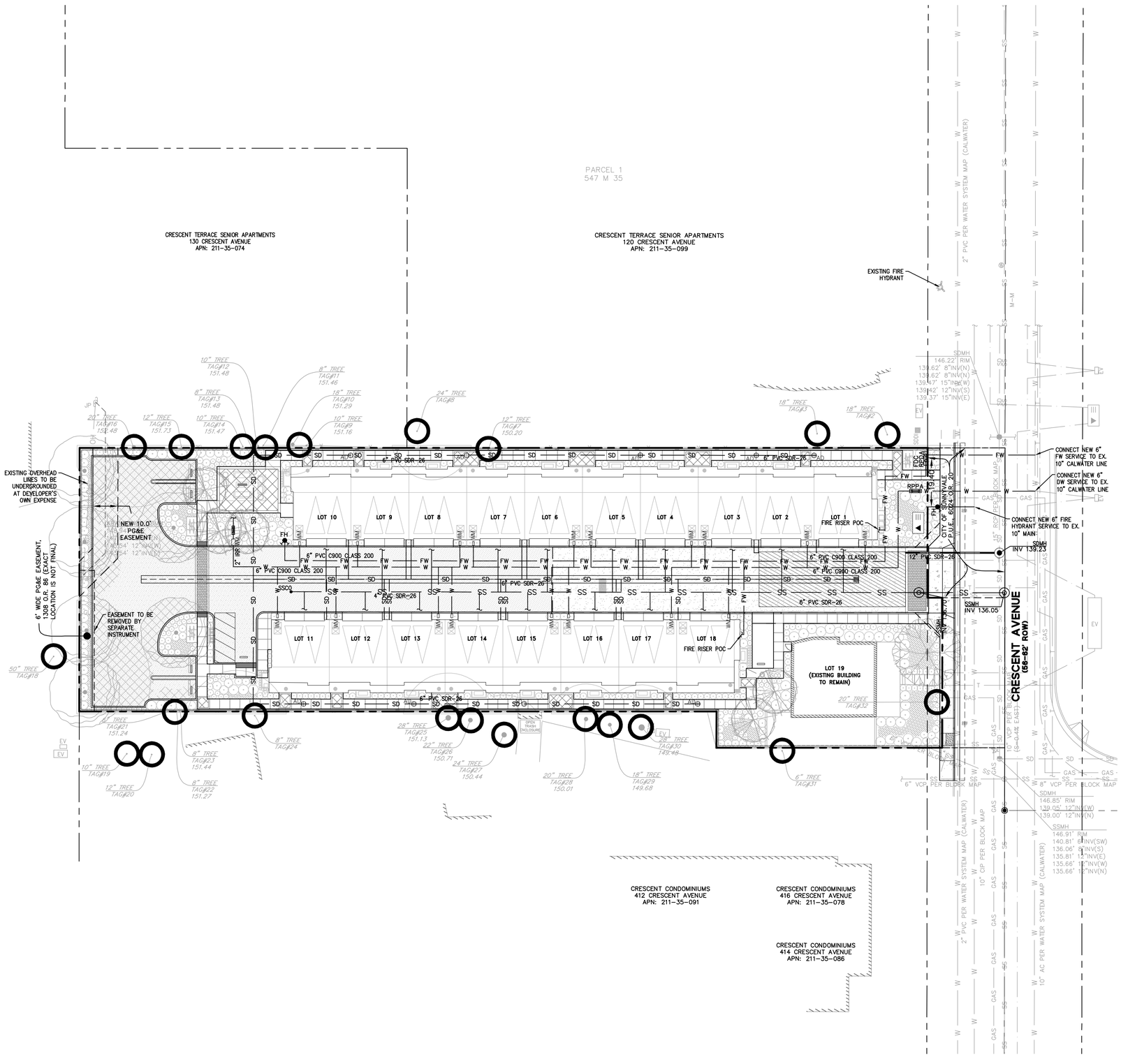

LEGEND

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- INTERIOR LOT LINE
- EASEMENT
- ROAD CENTER LINE
- SANITARY SEWER LINE — SS — SS
- STORM DRAIN LINE — SD — SD
- DOMESTIC WATER — W — W
- ELECTRICAL LINE — E
- JOINT TRENCH LINE (SHOWN FOR REFERENCE ONLY)
- CURB AND GUTTER
- TREATMENT AREA
- STRATA VAULT
- TRANSFORMER (FOR REFERENCE ONLY)
- STORM DRAIN AREA DRAIN — AD
- OVERFLOW DRAIN
- BUBBLER BOX
- SD MANHOLE
- SANITARY SEWER CLEANOUT — SSCO
- FIRE HYDRANT — FH
- WATER METER — WM
- TREE TO REMAIN
- REDUCED PRESSURE PRINCIPLE ASSEMBLY
- REDUCED PRESSURE DETECTOR ASSEMBLY

UTILITY NOTES

1. 10' PG&E EASEMENT SHOWN FOR REFERENCE ONLY. PENDING PG&E REVIEW AND APPROVAL OF JOINT TRENCH INTENT DRAWINGS.

GRAPHIC SCALE
20 0 20 40

BKF ENGINEERS
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SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
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148 & 156 CRESCENT AVENUE PRELIMINARY UTILITY PLAN

SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

Revisions

Date 04/17/2023
Scale AS SHOWN
Design EA/RM
Drawn EA
Approved
Job No 20211268

Drawing Number:
C4.0
5 OF 7

DRAWING NAME: \\BKF-SJ\vol4\2021\211268_148_&_156_Crescent_Ave\ENG\PLANNING\SHEETS\04_CA_UTIL.dwg
PLOT DATE: 04-26-23 PLOTTED BY: mend

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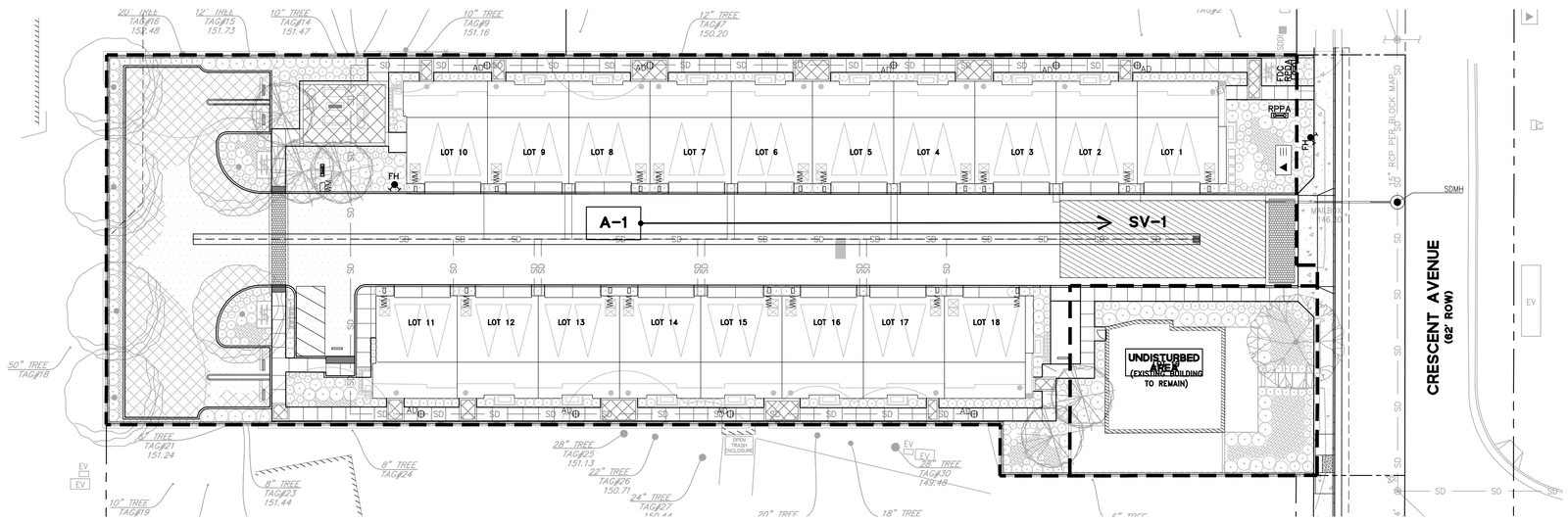
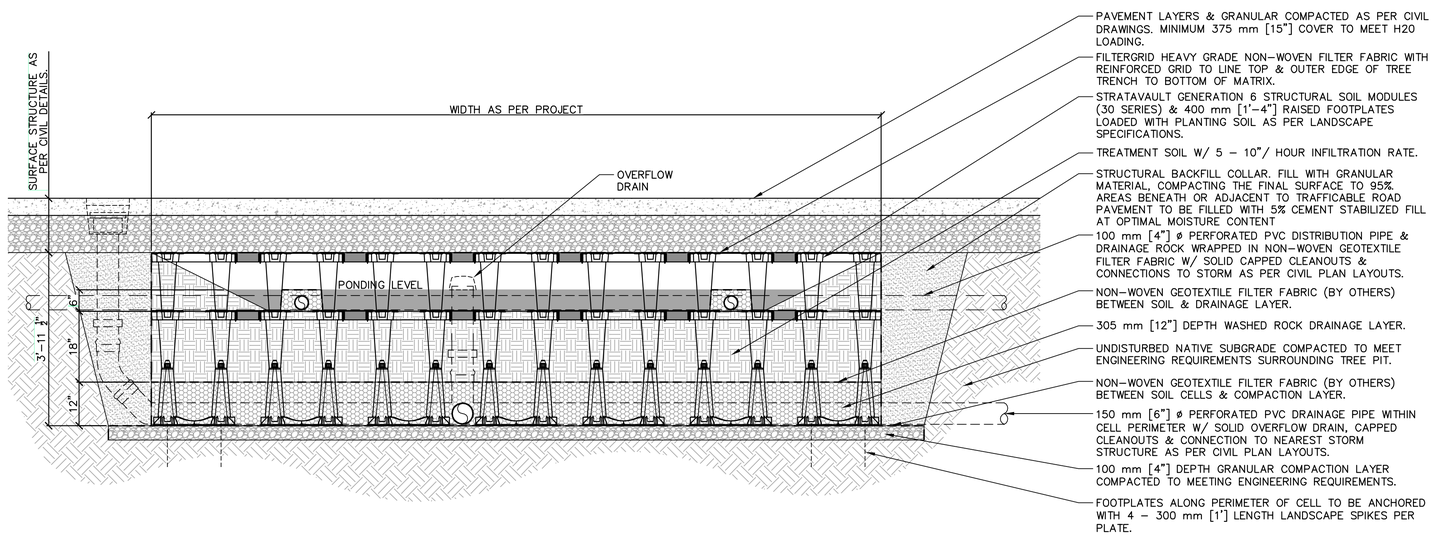
TREATMENT CONTROL MEASURE SUMMARY								
DMA	DRAINAGE AREA SIZE (SF)	PERVIOUS SURFACE (SF)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SF)	TYPE OF IMPERVIOUS SURFACE	WATER QUANTITY		PROPOSED TREATMENT CONTROLS
						REQUIRED (SF)	PROVIDED (SF)	
A-1	34,581	5,800	Landscape	28,781	ROOF/HARDSCAPE	1,151	1,288	SV-1
Undisturbed Area	3,812	500	Landscape	3,312	ROOF/HARDSCAPE	-	-	-
TOTAL	**38,393**	**6,300**	**--**	**32,093**	**--**	**1,151**	**1,288**	**--**

LEGEND

- PROJECT BOUNDARY
- DRAINAGE AREA BOUNDARY (A-8)
- POINT OF TREATMENT OF DRAINAGE AREA
- TREATMENT AREA
- STRATA VAULT
- OVERLAND RELEASE
- DRAINAGE SLOPE (SOFTSCAPE)
- DRAINAGE SLOPE (HARDSCAPE)





STRATA VAULT SECTION (TYPICAL)

GRAPHIC SCALE
20 0 20 40

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SUITE 600
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(408) 467-9100
www.bkf.com

148 & 156 CRESCENT AVENUE
PRELIMINARY STORMWATER MANAGEMENT PLAN

SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

Revisions

Date 04/17/2023
Scale AS SHOWN
Design EA/RM
Drawn EA
Approved:K
Job No 20211268

Drawing Number:
C5.0
6 OF 7

DRAWING NAME: \\BKF-Sj\vol4\2021\211268_148_&_156_Crescent_Ave\ENG\PLANNING\SHEETS\05_CA_SWMP.dwg
PLOT DATE: 04-26-23 PLOTTED BY: mend

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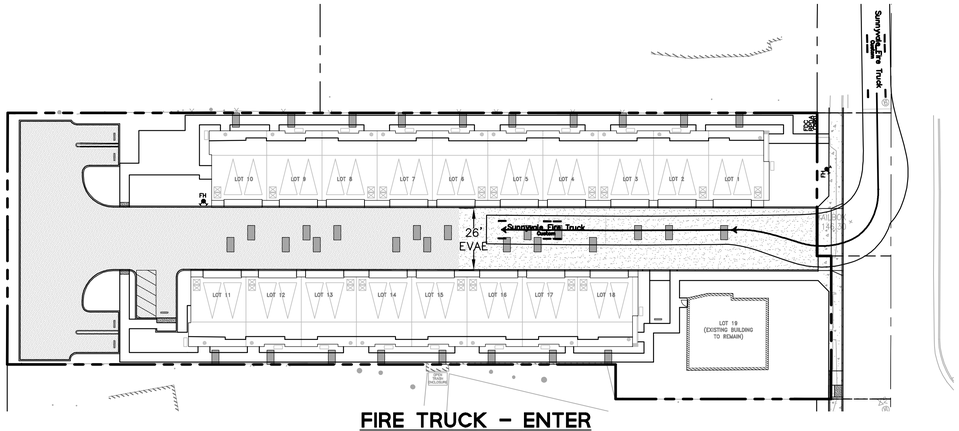
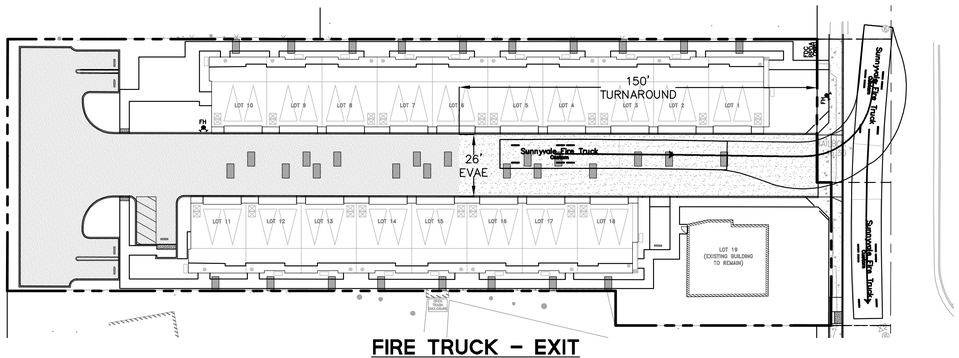
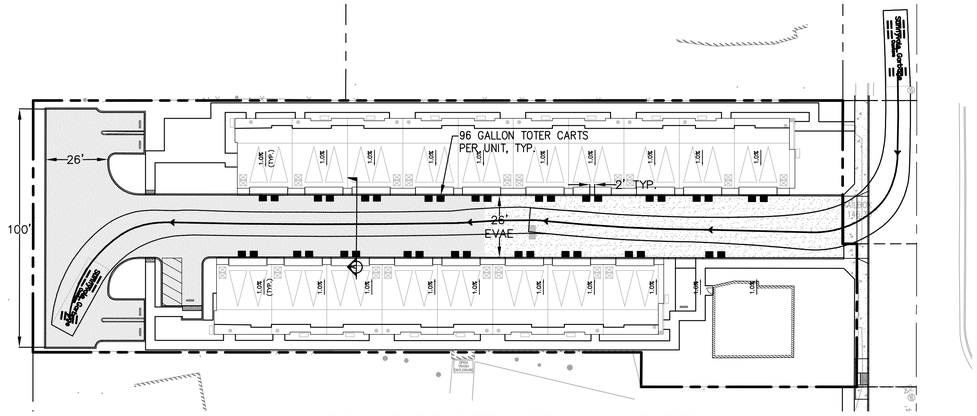


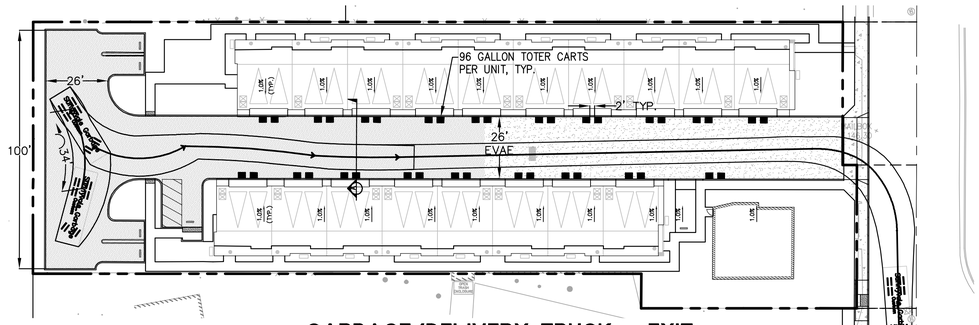
FIRE TRUCK – ENTER
SCALE 1:30



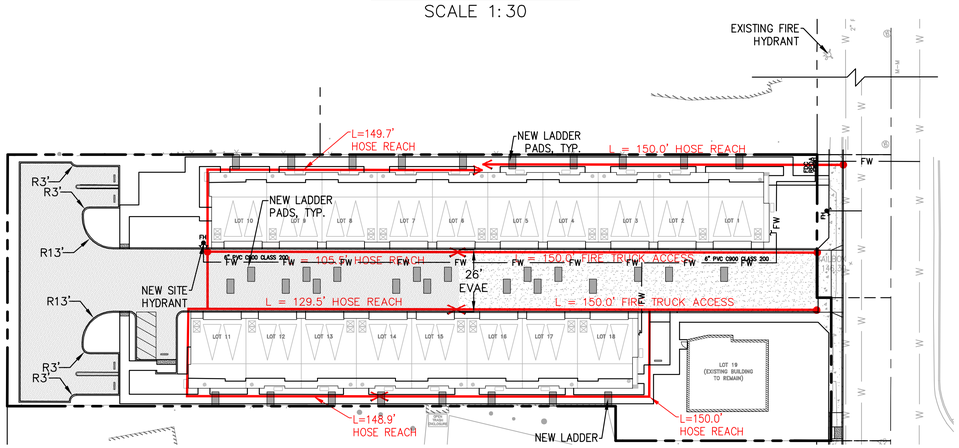
FIRE TRUCK – EXIT
SCALE 1:30



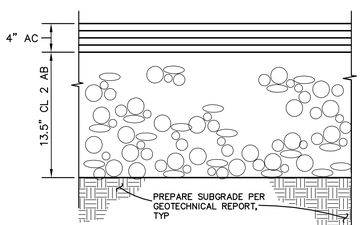
GARBAGE/DELIVERY TRUCK – ENTER
SCALE 1:30



GARBAGE/DELIVERY TRUCK – EXIT
SCALE 1:30

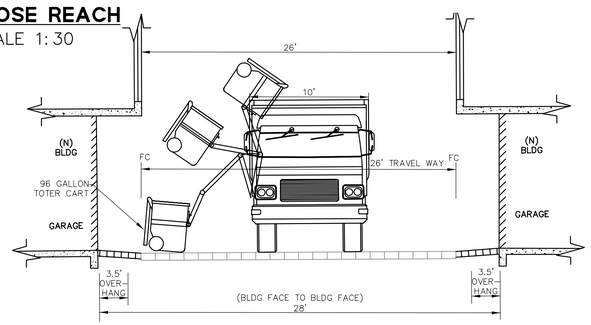


FIRE HOSE REACH
SCALE 1:30

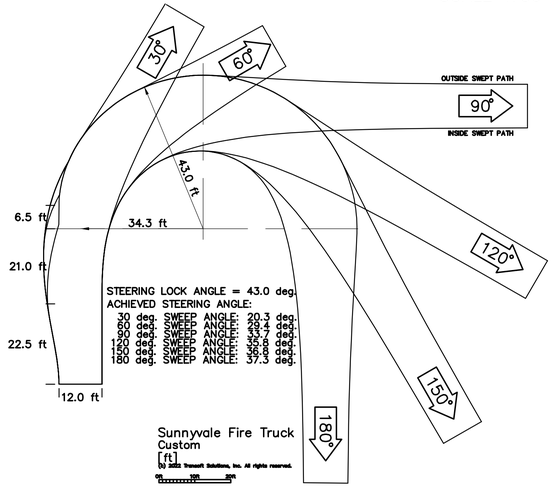


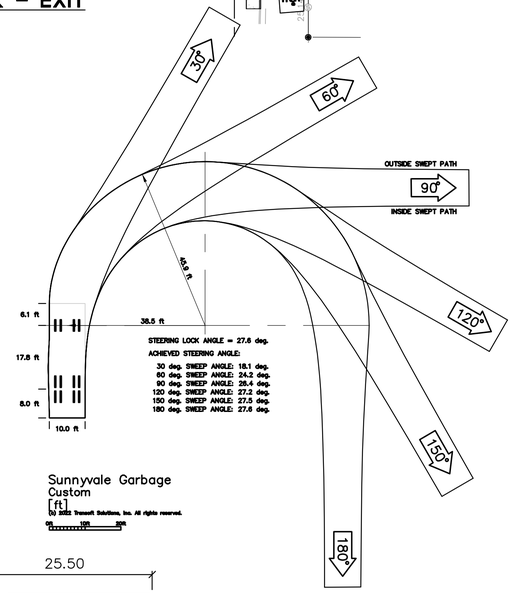
NOTES:
1. FIRE APPARATUS ACCESS ROAD SHALL BE ASPHALT, CONCRETE OR APPROVED ALL WEATHER DRIVING SURFACE AND IS CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 90,000 LBS. FIRE APPARATUS PAVEMENT SECTIONS TO BE VERIFIED WITH GEOTECHNICAL REPORT.

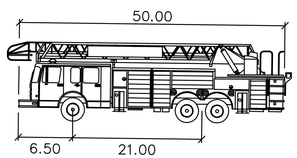
1 **FIRE APPARATUS PAVEMENT SECTION**
SCALE: NTS



TYPICAL SECTION A-A
N.T.S

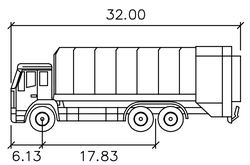






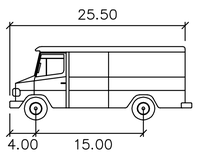
Sunnyvale Fire Truck

	feet
Width	: 12.00
Track	: 8.17
Lock to Lock Time	: 6.0
Steering Angle	: 43.0



Sunnyvale Garbage

	feet
Width	: 10.00
Track	: 7.50
Lock to Lock Time	: 6.0
Steering Angle	: 27.6



UPS TRUCK

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 30.0

GRAPHIC SCALE
30 0 30 60

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148 & 156 CRESCENT AVENUE
FIRE, GARBAGE, AND DELIVERY TRUCK VEHICULAR CIRCULATION
& FIRE HOSE REACH

SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

Revisions

Date 04/17/2023
Scale AS SHOWN
Design EA/RM
Drawn EA
Approved
Job No 20211268

Drawing Number:
C6.0
7 OF 7

DRAWING NAME: \\BKF-SJ\vol4\2021\211268_148_&_156_Crescent_Ave\ENG\PLANNING\SHEETS\06_CA_VEH.dwg
PLOT DATE: 04-26-23 PLOTTED BY: mend

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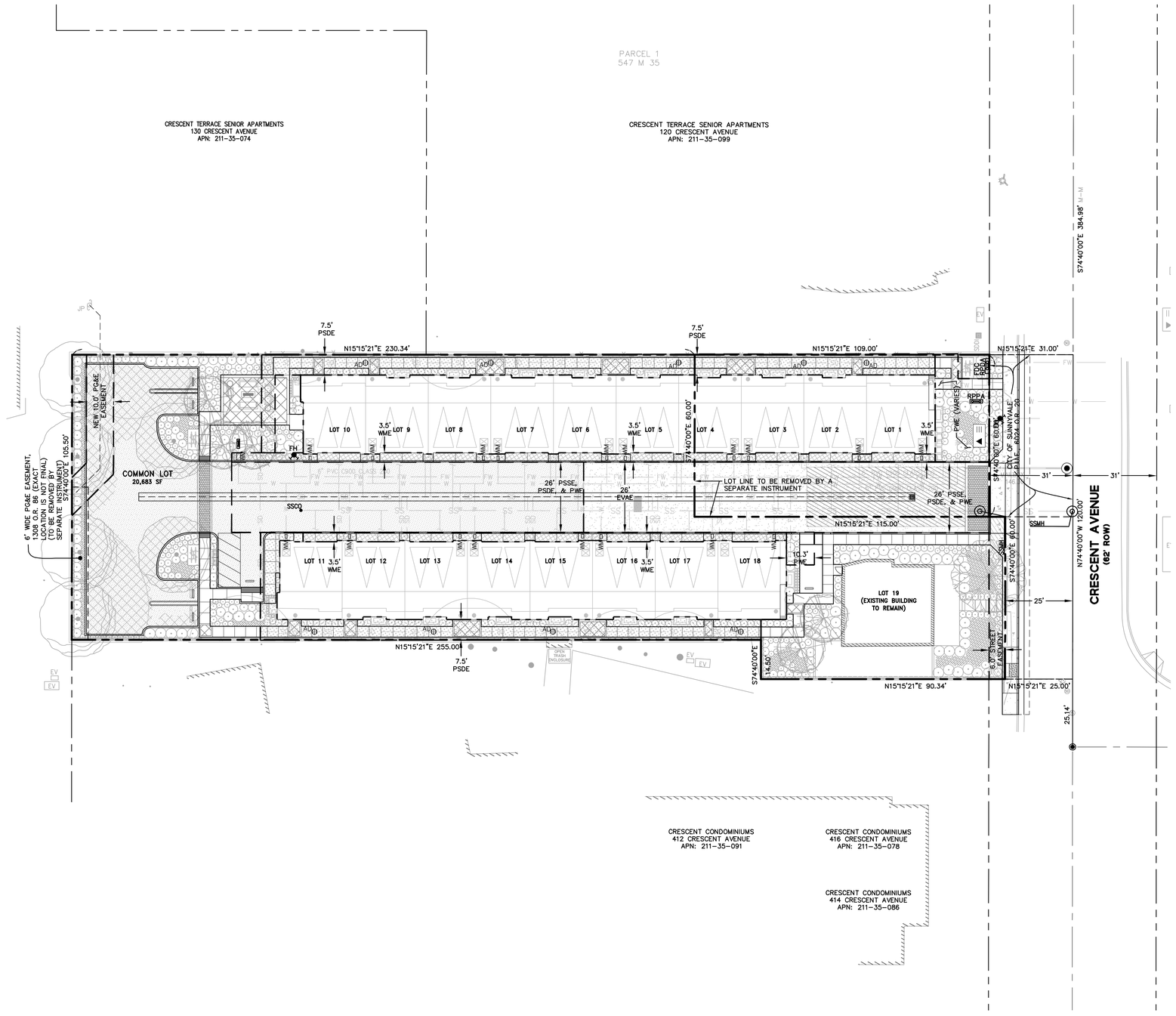
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
148 & 156 CRESCENT AVENUE
CITY OF SUNNYVALE, SANTA CLARA COUNTY, CA



LEGEND

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- INTERIOR LOT LINE
- EASEMENT
- ROAD CENTER LINE
- CURB AND GUTTER
- SAWCUT LINE
- NEW CONCRETE SIDEWALK
- NEW FIRE ROAD SECTION
- NEW AC SECTION
- PRIVATE STORM DRAIN EASEMENT (PSDE)
- PUBLIC WATER METER EASEMENT (WME)
- STREET EASEMENT
- NEW PEDESTRIAN PAVING
- TREATMENT AREA
- TRANSFORMER (FOR REFERENCE ONLY)

GENERAL NOTES

1. OWNER/DEVELOPER: SAMIR SHARMA
   1184 SOLANA DRIVE
   MOUNTAIN VIEW CA, 94040
2. CIVIL ENGINEER: BKF ENGINEERS
   1730 N. 1ST STREET SUITE #600
   SAN JOSE, CA 95112
   CONTACT(S): ISAAC KONTOROVSKY
   PHONE: 408-467-9100
3. PROPERTY: PARCEL 1: PORTION OF LOT 5 IN BLOCK A, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "EASTER GABLES MAP NO. ONE," WHICH MAP WAS FILED FOR RECORD ON THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON APRIL 1, 1929 IN BOOK X OF MAPS AT PAGE31.

   PARCEL 2: BEING A PORTION OF LOTS 5 AND 6 IN BLOCK "A" AS SAID LOTS AND BLOCK ARE SHOWN UPON MAP OF EASTER GABLES, MAP NO. L, WHICH SAID MAP WAS FILED FOR RECORD APRIL 1, 1920 IN BOOK "X" OF MAPS, PAGE 31, SANTA CLARA COUNTY RECORDS.
4. ASSESSORS PARCEL NO.: 211-35-008
   211-35-009
5. GENERAL PLAN (LAND USE): MEDIUM DENSITY RESIDENTIAL
6. EXISTING ZONING: R3
7. PROPOSED ZONING: R3
8. EXISTING USE: MULTI-FAMILY & SINGLE RESIDENTIAL
9. PROPOSED USE: MULTI-FAMILY RESIDENTIAL
10. GROSS AREA: ±0.86
11. NET AREA: ±0.86
12. NUMBER OF LOTS: 19
13. NUMBER OF LOTS: 19 DEVELOPABLE, 1 NON-DEVELOPABLE COMMON PARCEL
14. UTILITIES:
    A. WATER:
    PUBLIC STREETS: CITY OF SUNNYVALE
    PRIVATE STREETS: HOMEOWNERS ASSOCIATION

    B. SANITARY SEWER:
    PUBLIC STREETS: CITY OF SUNNYVALE
    PRIVATE STREETS: HOMEOWNERS ASSOCIATION

    C. STORM DRAIN
    PUBLIC STREETS: CITY OF SUNNYVALE
    PRIVATE STREETS: HOMEOWNERS ASSOCIATION

    D. GAS/ELECTRIC: PACIFIC GAS & ELECTRIC

    E. TELEPHONE: AT&T

    F. CABLE TV: COMCAST
14. BENCHMARK: CITY OF SUNNYVALE BENCHMARK: BM NO. 50. BRASS DISC ON TOP OF CURB NEXT TO CATCH BASIN AT THE NORTHWEST CURB RETURN, INTERSECTION OF REMINGTON DRIVE AND SUNNYVALE-SARATOGA ROAD. ELEVATION=139.046 FEET, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
15. TOPOGRAPHY: INFORMATION SHOWN IS BASED ON A GROUND SURVEY PREPARED BY BKF ENGINEERS CONDUCTED AUGUST 10, 2021.
16. FLOOD ZONE: THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOR INSURANCE RATE MAP COMMLOTY PANEL NO.06085C0208H
17. LOT SIZES:
    COMMON LOT = 20,683 SF
    LOTS 1-19 = 16,700 SF
    TOTAL = 37,383 SF

ABBREVIATIONS

EV	ELECTRICAL VAULT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
SW	SIDEWALK
O.R.	OFFICIAL RECORDS
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSDE	PRIVATE STORMDRAIN EASEMENT
PWE	PRIVATE WATER EASEMENT
WME	WATER METER EASEMENT
EUCA	EXCLUSIVE USE COMMON AREA

NOTES

1. THE TENTATIVE MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT AND CONFORMS TO THE REQUIREMENTS OF CHAPTER 18.20.050 & 18.20.060 OF THE CITY OF SUNNYVALE MUNICIPAL CODE.
2. LOTS SHOWN ON THIS TENTATIVE MAP WILL BE RESIDENTIAL CONDOMINIUM UNITS.
3. 10' PG&E EASEMENT SHOWN FOR REFERENCE ONLY. PENDING PG&E REVIEW AND APPROVAL OF JOINT TRENCH INTENT DRAWINGS.

GRAPHIC SCALE
20 0 20 40

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148 & 156 CRESCENT AVENUE
VESTING TENTATIVE MAP
SUNNYVALE SANTA CLARA COUNTY CALIFORNIA

Revisions

Date 04/17/2023
Scale AS SHOWN
Design EA/RM
Drawn EA
Approved K
Job No 20211268

Drawing Number:
TM1.0
1 OF 7

DRAWING NAME: \\BKF-SJ\vol4\2021\211268_148_&_156_Crescent_Ave\ENG\PLANNING\SHEETS\00_CA_TM.dwg
PLOT DATE: 04-26-23 PLOTTED BY: mend

CRESCENT AVENUE

DIGITAL COLOR BOARDS

MARCH 1, 2023

TERRA HOLDINGS

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

CRESCENT AVENUE

JOB# 980-21222

COLOR SELECTION CHART

TERRA HOLDINGS

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

PAINT: SHERWIN WILLIAMS
ROOF: GAF
WROUGHT IRON: SW 6990 CAVIAR
WINDOW FRAME: VPI - BRONZE

FEBRUARY 6, 2007
REVISED MAY 18, 2022(REVISED ALL SCHEMES TO CRAFTSMAN)
***REVISED SEPTEMBER 21, 2022(ROOF TO GAF)**

	1	2
TAILS, EAVES, KICKERS, BEAMS & GARAGE DOORS	SW 7005 PURE WHITE	SW 7040 SMOKEHOUSE
SHUTTERS & FRONT ENTRY DOORS	SW 6069 FRENCH ROAST	SW 6230 RAINSTORM
BASE STUCCO	SW 7668 MARCH WIND	SW 7638 JOGGING PATH
SIDING	SW 6235 FOGGY DAY	SW 6207 RETREAT
GABLE SIDING	SW 7005 PURE WHITE	SW 7040 SMOKEHOUSE
COMP ROOF	**CHARCOAL**	**MISSION BROWN**

SCHEME 1

COMP ROOF
GAF CHARCOAL

BASE STUCCO
SW 7688 MARCH WIND

SIDING
SW 6235 FOGGY DAY

FASCIA. EAVES, TRIM, HEADERS, POSTS,
GARAGE DOORS & BEAMS
SW 7005 PURE WHITE

FRONT ENTRY DOOR
SW 6069 FRENCH ROAST

GABLE SIDING
SW 7005 PURE WHITE

WROUGHT IRON
SW 6990 CAVIAR

SCHEME 2

COMP ROOF
GAF MISSION BROWN

BASE STUCCO
SW 7638 JOGGING PATH

SIDING
SW 6207 RETREAT

FASCIA. EAVES, TRIM, HEADERS, POSTS,
GARAGE DOORS & BEAMS
SW 7040 SMOKEHOUSE

FRONT ENTRY DOOR
SW 6230 RAINSTORM

GABLE SIDING
SW 7040 SMOKEHOUSE

WROUGHT IRON
SW 6990 CAVIAR

148 CRESCENT AVENUE

JOB# 980-21222

COLOR SELECTION CHART

PAINT: SHERWIN WILLIAMS
WINDOW FRAME: TBD
ROOF: EAGLE
STONE: CREATIVE MINES

FEBRUARY 27, 2023

TAILS, EAVES, KICKERS, BEAMS & GARAGE DOORS	SW 7005 PURE WHITE
tFRONT ENTRY DOORS	SW 6069 FRENCH ROAST
SIDING	SW 7010 WHITE DUCK
BRICK	EXISTING
COMP ROOF	WEATHERED WOOD

148 CRESCENT AVENUE

COMP ROOF
GAF BARKWOOD

SIDING
SW 7010 WHITE DUCK

FASCIA. EAVES, TRIM, HEADERS, POSTS,
GARAGE DOORS & BEAMS
SW 7005 PURE WHITE

FRONT ENTRY DOOR
SW 6069 FRENCH ROAST

TREANORHL

148-156 CRESCENT AVENUE, SUNNYVALE, CALIFORNIA

HISTORIC RESOURCE EVALUATION

DRAFT

APRIL 7, 2021

treanorhl.com

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3. METHODOLOGY 1
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1. INTRODUCTION

Samir Sharma has requested TreanorHL's assistance in evaluating two parcels at 148 and 156 Crescent Avenue in Sunnyvale (APN 211-35-008 and -009) for their eligibility as historic resources. The parcels have not been identified on any national or state historic resources inventory. Both 148 and 156 Crescent Avenue are listed on the City of Sunnyvale's Heritage Resources Inventory as heritage resources but not as local landmarks.[1] The following report provides an evaluation of the property's potential eligibility to be individually listed in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the local inventory.

2. SUMMARY OF FINDINGS

Upon completion of the survey and archival work, the property at 148 Crescent Avenue does not appear individually eligible for listing on the NRHP or CRHR as it was not found to possess sufficient historical significance. Even though the property at 148 Crescent Avenue was previously listed on the Heritage Resources Inventory, after further research and evaluation, it was not found to possess sufficient historical significance per relevant local criteria.

The single-family house at 156 Crescent Avenue appears individually eligible for listing in the NRHP and CRHR under Criterion C/3 at the local level as an exemplary extant illustration of a Craftsman style dwelling with a unique roof shape. The period of significance under Criterion C/3 is the year of construction, 1927. The house retains sufficient physical integrity to convey its significance as an individual resource. The single-family house also appears eligible for listing on the *City of Sunnyvale's Heritage Resource Inventory* under criterion (c). None of the accessory structure on the parcel appear eligible for listing on the federal, state, or local inventories.

3. METHODOLOGY

TreanorHL conducted a site visit on March 12, 2021 to evaluate the existing conditions, historic features, and architectural significance of the property. Due to the Covid-19 shelter-in-place order, TreanorHL did not conduct in-person research at local libraries or archives. However, available online research was completed including consultation with Sunnyvale city directories, historical aerials and photographs, newspaper articles, Santa Clara County Assessor's Office data, City of Sunnyvale Building Division, and various other online repositories.

4. PROPERTY DESCRIPTION

The subject properties are in the southern part of Sunnyvale. Located on the south side of the street and separated by a driveway, the properties at 148 and 156 Crescent Avenue feature two single-family houses and multiple accessory structures. Sunnyvale Saratoga Road runs to the west, and Sunnyvale Heritage Park is to the east. The immediate surrounding consists of low-rise single-family and multi-family residential buildings.

[1] *City of Sunnyvale Heritage Resources Inventory, rev. 2/20*, https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=25105 (accessed March 11, 2021).

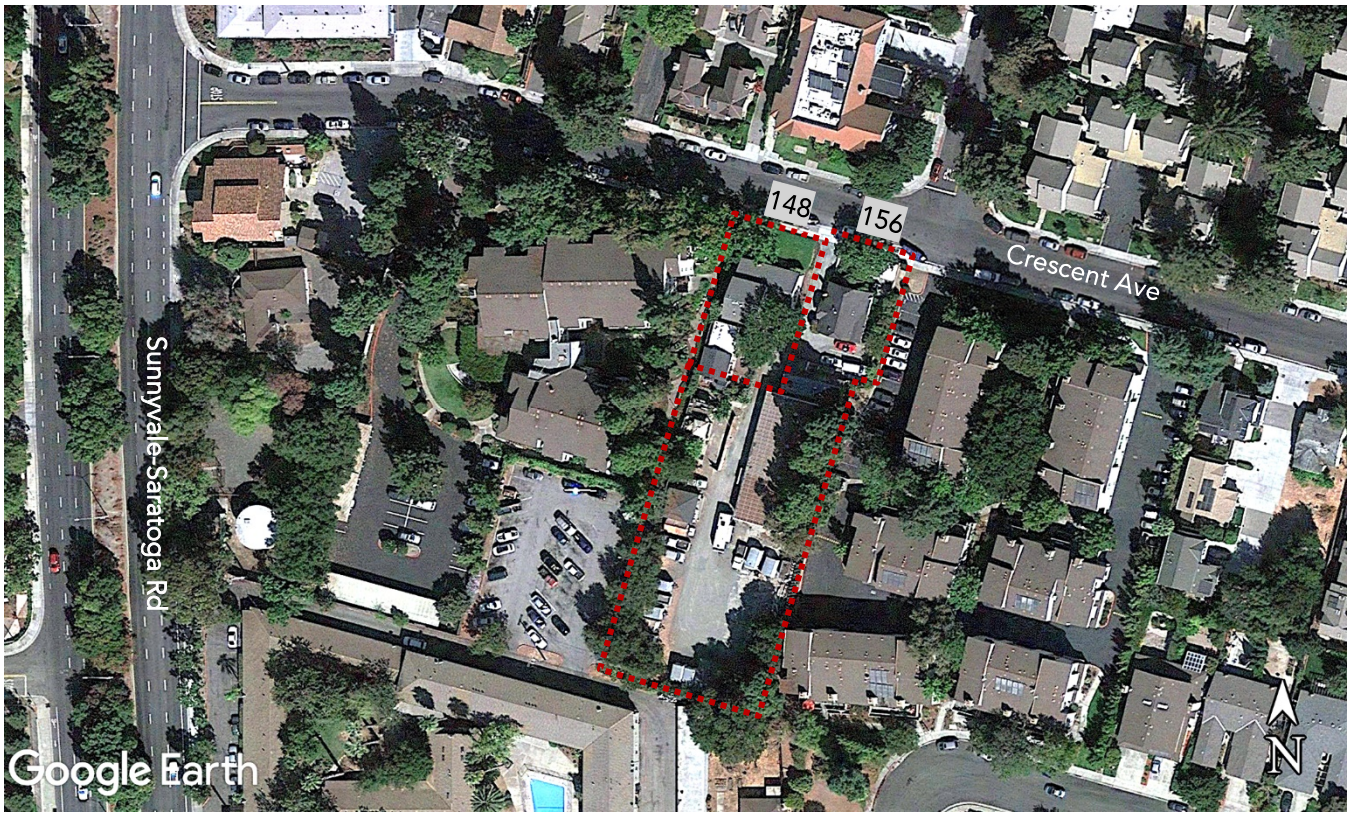

Figure 1. The subject properties at 148-156 Crescent Avenue, outlined in red (Google Earth, imagery date September 2020).

148 Crescent Avenue (APN 211-35-008)

This rectangular parcel features a two-story single-family house and a one-story accessory structure at the rear, southwest corner, of the parcel. Constructed in 1953 with a major addition in 1964, the single-family house is L-shaped in plan. The house is set back from the sidewalk, behind a front yard featuring a lawn, tree, and shrubs. Stylistically, the house is a simple mid-20th century side-gabled ranch house, later expanded with a two-story addition.

The front (north) elevation reveals both a shed-roofed one-story portion at the front, stepping back to the two-story gable-roofed portion of the house. The one-story portion continues east to create a gable-roofed "ell" which also attaches to the two-story portion. Horizontal vinyl siding clads the structure. Windows are steel casement in the one-story portion and aluminum sliders in the two-story addition. All windows feature simple wood trim.

The front elevation features an off-center front entry door accessed by two concrete steps leading to a small landing. Windows here feature decorative shutters. A brick chimney penetrates and extends above the roof.

A one-story detached garage is south of the house. The wood-frame structure has horizontal wood cladding and an asphalt shingle-clad gable roof. A single wood paneled door is on the east elevation. A simple shed roof supported with square wood posts is attached to the north elevation.

Figure 2. The front (north) and west façades of 148 Crescent Avenue.

Figure 3. The east and south façades of 148 Crescent Avenue.

Figure 4. The detached garage behind 148 Crescent Avenue.

156 Crescent Avenue (APN 211-35-009)

This parcel contains a two-story single-family Craftsman style house and four one-story accessory structures at the rear. A paved driveway runs to the west of the house.

The house is rectangular in plan and features a broad, asphalt shingle-clad gable roof with chamfers at the gable ends, and exposed rafters at the sides. Knee-brace brackets support the overhanging gable ends. The main entry is accessed via a projecting porch centered on the primary (north) elevation, which is covered by a similarly chamfered gable roof. A slight projection at the west elevation also features a chamfered gable. An exposed chimney graces the west side. Horizontal vinyl siding clads the house. Windows are double-hung wood sash with aluminum screens.

On the primary elevation, a pair of double hung windows are centered in the gable end. Larger double hung windows flank the entry porch. The entry door is a solid, paneled wood door covered by an aluminum screen door. Sidelights with vertically striated glass flank the door.

Four accessory structures are also found on the parcel. One is an L-shaped one-story structure with a gable roof over the long arm and a hipped roof over the shorter arm of the "L." The building has horizontal wood cladding, and metal casement and vinyl windows. Painted graphics on the building include a man, chickens, and flowers. A second accessory structure is a one-story metal warehouse building with a shallow gable roof. This structure has vertically ribbed metal cladding. It features large garage/loading doors. A third accessory structure is a square-plan hipped roof garage, with horizontal wood cladding, that appears to be of similar vintage to the house. This structure has a hipped roof, a large garage door on its primary elevation, and a person-door on its side elevation. The fourth structure is a large shed, with a barn door and exposed rafters. It features a low-sloped shed roof with exposed rafter tails, aluminum slider windows, and smooth, vertically placed plywood panels.

Figure 5. The front (north) and west façades of 156 Crescent Avenue.

Figures 6 and 7. The accessory structure and the warehouse at the 156 Crescent Avenue property.

Figures 8 and 9. The one-story garage and the shed on the 156 Crescent Avenue property.

5. ARCHITECTURAL STYLE

Lacking a clear architectural style, the house at 148 Crescent Avenue is vernacular in nature. Constructed in 1953 as a simple mid-20th century side-gabled ranch house and receiving a two-story addition in 1964, the building currently does not illustrate a definite architectural style. The garage behind the house is utilitarian.

The Craftsman design of the house at 156 Crescent Avenue was inspired by the Arts and Crafts period which was popular in the Bay Area during the first decades of the 20th century. The building features some characteristics of the style including its roughly rectangular plan with two stories; gable roof with broad, overhanging eaves and exposed rafters; the partial front porch with thick, tapered posts; and concrete foundation.[2] In Sunnyvale, the style was popular from 1905 through the 1930s. A variety of ornamentation, changes in gable motifs, differing window placements, and varied use of materials made it an ideal style for early tract housing.[3] The broad gable roof with chamfers of 156 Crescent Avenue makes this house stand out among typical Craftsman-style houses of the area.

On the 156 Crescent Avenue property, the L-shaped accessory structure is vernacular while the remaining garage, shed, and warehouse all appear utilitarian.

[2] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 25-26.
[3] *City of Sunnyvale Historical Context Statement* (2012), 37.

6. SITE HISTORY

According to the City of Sunnyvale (as per the County records), 156 Crescent Ave was constructed in 1927 and 148 Crescent Avenue was constructed in 1953.[4] No building permits associated with the initial constructions were found for the subject properties. The Sanborn fire insurance maps for Sunnyvale focus on the area around downtown, and do not cover the subject properties.

The 156 Crescent Street property first appears on the 1948 aerial photograph of the area. The neighborhood was still mostly agricultural then with what appears as single-family houses and associated warehouse-like structures, surrounded by orchards. The subject parcels featured the single-family house at 156 Crescent, a smaller detached structure at the rear, and a warehouse-like structure farther south. By 1953, the one-story house was constructed at 148 Crescent Avenue. The detached garage behind this house and a driveway to the west are also visible in the 1953 aerial photograph. This house received a two-story addition in 1964, modifying it to an L-shaped massing.

According to the aerial photographs, the one-story garage, the accessory structure, the warehouse, and the shed at the 156 Crescent Avenue property were constructed between 1953 and 1968.[5]

By the late 1960s, Sunnyvale was mostly urbanized with residential suburban subdivisions prominent around the subject parcels. In 1968, the northern side of Crescent Avenue still featured large expanses of orchards while the southern side had the same agriculture-oriented residential development. By 1980, almost all orchards were gone (except for the Heritage Park area) and multi-family residential buildings replaced the dwellings.

Construction Chronology – 148 Crescent Avenue (APN 211-35-008)

No building permits associated with the initial construction were found for the property. According to City of Sunnyvale's Building Safety Division, the house was constructed in 1953.[6] According to the permits on file, the residential building received an addition in 1964.[7]

1953 The one-story dwelling and the detached garage were constructed.

1964 A two-story addition and the detached garage were constructed.

Construction Chronology – 156 Crescent Avenue (APN 211-35-009)

No building permits associated with the initial construction were found for the property. According to City of Sunnyvale's Building Safety Division, the house was constructed in 1927.[8] No building permits were on file at the City of Sunnyvale. The chronology below is based on the available aerial photographs.

1927 The two-story dwelling was constructed.

1953-1968 The one-story garage, accessory structure, warehouse, and shed were constructed.

[4] Email communication with the City of Sunnyvale Building Safety Division.
[5] Google Earth, NETR Online Historical Aerials, UC Santa Barbara Library.
[6] Email communication with City of Sunnyvale, Building Safety Division, March 11, 2021.
[7] City of Sunnyvale Permit Services, Permit No. 18109106 and 18096282.
[8] Email communication with City of Sunnyvale, Building Safety Division, March 11, 2021.

Figure 10. 1948 aerial photograph of the area, the subject parcels outlined by the dashed red line (Google Earth).

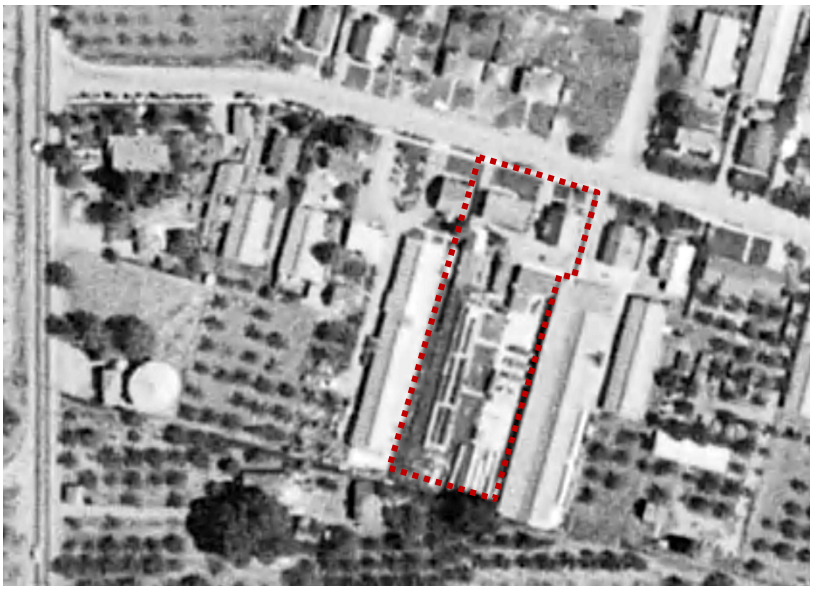

Figure 11. 1953 aerial photograph of the area, the subject parcels outlined by the dashed red line (NETR Online).

Figure 12. 1968 aerial photograph of the area, the subject parcels outlined by the dashed red line (UC Santa Barbara Library).

7. HISTORIC CONTEXT[9]

Sunnyvale's earlier history and economy was based on agriculture initiated by the Castro and Murphy families in the 1840s and 1850s. The San Francisco and San Jose Railroad arrived in 1864 with "Lawrence Station" in Santa Clara and "Murphy Station" in what would become Sunnyvale. The railroad provided easy access to the San Francisco market and paved the way for greater settlement and broader agricultural development in the Santa Clara Valley. More farmers came to the Sunnyvale area during the second half of the 19th century. Portions of the Murphy land around the local train stop were sold to real estate developer Walter Everett Crossman who subdivided the property for residential lots, promoted the community to future residents and businesses, and renamed the city Sunnyvale in 1901.[10] The city was incorporated in 1912 with a population of less than 2,000.[11]

Sunnyvale continued to grow through the first decades of the 20th century. The earliest industries were the Joshua Hendy Iron Works as well as food processing and canning industries. Despite industrial growth, agriculture remained the mainstay of Sunnyvale. During World War I and the postwar era Sunnyvale's development pattern started to shape with industrial plants and the railroad running east-west, the Murphy Avenue business district running north-south, and single-family homes in between. The 1930s' depression did not affect Sunnyvale as adversely since factory workers who lost their jobs were able to find work in agriculture.

World War II brought the business and building boom but also tipped the balance between agriculture and industry. Both high wages and available work created an agricultural labor shortage. Orchards were still profitable but secondary to industrial development. Larger industrial firms moved into the community and Sunnyvale became the industrial economic center of the Peninsula.

By 1950 Sunnyvale's population had grown to about 9,800. Taxes on farmland rose rapidly, making agricultural use impracticable and urging landowners to sell or develop residential subdivisions and shopping centers. The city continued to grow through the 1960s and 1970s, becoming the second largest city in the Santa Clara Valley.

[9] Unless noted, this section is summarized from James C. Williams, ed., *Images: Sunnyvale's Heritage Resources* (1988), 3-16.
[10] Archives & Architecture, *County of Santa Clara Historic Context Statement* (December 2004, revised February 2012), page 79.
[11] Archives & Architecture, *County of Santa Clara Historic Context Statement* (December 2004, revised February 2012), page 79.

Transportation corridors and street patterns changed to accommodate steadily increasing automobile traffic while agricultural land was converted to urban uses.

Residential Architecture[12]

Sunnyvale's residential architecture often included bungalow and period revival styles, which today constitute the majority of the City's older housing stock. Except for a few public structures, Sunnyvale buildings were constructed almost entirely by contract or on speculation by contractor/builders. Popular house plans were derived from pattern books, catalogs, or mail order designs available through the *Sunnyvale Standard*. Architectural styles varied depending on the period and popularity. The styles associated with Sunnyvale's residential development include Queen Anne, Craftsman/Bungalow, and Spanish Eclectic.

8. ARCHITECT/BUILDER

No architects or builders were found to have been associated with the subject properties.

9. OCCUPANCY HISTORY

The earliest known occupant of 156 Crescent Avenue was the Parish family. Tony Parish's residence was noted as "Crescent dr rt 1 box 270" in the 1940s city directories.[13] The 1960s Sunnyvale city directories list Tony and Elvira Parish residing at 156 Crescent Drive. The family business, Parish Egg Basket, was also listed at the same address; Tony was the president, Elvira the secretary-treasurer, and their son, Rocco Furia the vice president.[14]

Tony Parish founded a prosperous poultry business in 1942; however, the plant was destroyed by a fire in 1946. He started an egg retail business, Parish Egg Basket, shortly thereafter in 1946, which had grown to include 12 full-time employees including his wife and son by 1959. According to a 1959 newspaper article, eggs bought from Santa Clara Valley egg ranchers were inspected, boxed, and shipped from their plant at 20400 Crescent Drive—which was possibly the address for one of the subject properties.[15] The business and the Parish family stayed at 156 Crescent Avenue until at least 1968. According to the 1966 directory, Rocco and his wife Betty lived at 148 Crescent Avenue.[16]

10. REGULATORY FRAMEWORK

The regulatory background provided below offers an overview of national, state, and local criteria used to assess historic significance.

National Register of Historic Places Criteria

National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, describes the Criteria for Evaluation as being composed of two factors. First, the property must be "associated with an important historic context."[17] The National Register identifies four possible context types, of which at least one

[12] Largely summarized from *City of Sunnyvale Historical Context Statement* (2012), 35-37.
[13] Sunnyvale City Directories via Ancestry.com.
[14] Sunnyvale City Directories via Ancestry.com.
[15] "Parish Egg Basket, prosperous business grows after big fire," *Sunnyvale Standard,* May 19, 1959.
[16] Sunnyvale City Directories via Ancestry.com.
[17] National Park Service, *How to Apply the National Register Criteria for Evaluation, National Register Bulletin 15* (Washington, DC: United States Department of the Interior, 1997), 3.

must be applicable at the national, state, or local level. As listed under Section 8, "Statement of Significance," of the NRHP Registration Form, these are:

A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

B. Property is associated with the lives of persons significant in our past.

C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D. Property has yielded, or is likely to yield, information important to prehistory or history.[18]

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."[19] While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."[20] To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

> Location is the place where the historic property was constructed or the place where the historic event occurred...
>
> Design is the combination of elements that create the form, plan, space, structure, and style of a property...
>
> Setting is the physical environment of a historic property...
>
> Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property...
>
> Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory...
>
> Feeling is a property's expression of the aesthetic or historic sense of a particular period of time...
>
> Association is the direct link between an important historic event or person and a historic property.[21]

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.[22]

California Register of Historical Resources Criteria

The California Office of Historic Preservation's Technical Assistance Series #6, *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes. The criteria to be used when establishing the significance of a property for listing on the California Register of Historical Resources (CRHR) are very similar, with emphasis on local and state significance. They are:

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[18] National Park Service, *How to Complete the National Register Registration Form, National Register Bulletin 16A* (Washington, DC: United States Department of the Interior, 1997), 75.
[19] National Park Service, *National Register Bulletin 15,* 3.
[20] Ibid., 44.
[21] Ibid., 44-45.
[22] Ibid., 45.

1. It is associated with 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; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.[23]

The CRHR requires the establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet National Register of Historic Places (NRHP) integrity standards may be eligible for listing on the CRHR.[24]
California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.[25]

In addition to separate evaluations for eligibility for the CRHR, the state automatically lists on the CRHR resources that are listed or determined eligible for the NRHP through a complete evaluation process.[26]

Integrity
Second, for a property to qualify under the CRHR's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."[27] While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."[28] To determine if a property retains the physical characteristics corresponding to its historic context, the NRHP has identified seven aspects of integrity (identified above under the NRHP criteria), which the CRHR closely follows.[29]

City of Sunnyvale Criteria[30]

The city recognizes three levels of significance, ranked in descending from most significant as follows:

1) Local landmark /local landmark district,
2) Designated heritage resource/designated heritage resource district,
3) Heritage resource/heritage resource district.

[23] California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.
[24] *California Register and National Register: A Comparison*.
[25] *California Register and National Register: A Comparison*, 2.
[26] All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. California Office of Historic Preservation, *California Register of Historical Resources: The Listing Process*, Technical Assistance Series 5 (Sacramento, n.d.), 1.
[27] United States Department of the Interior, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, No. 15 (Washington, D.C., 1997), 3.
[28] *How to Apply the National Register Criteria for Evaluation*, 44.
[29] *How to Apply the National Register Criteria for Evaluation*, 1.
[30] Excerpted from Sunnyvale Municipal Code, Chapter 19.96. Heritage Preservation.

Designated heritage resources and heritage resource districts are those resources that have been designated by both the city and the state or federal government as historically significant.

"Local landmark" means a heritage resource which 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, and has been designated and determined to be appropriate for preservation by the city council.

"Designated heritage resource" means a heritage resource which has specific elements which are expressly found to meet one or more of the Criteria of the National Register of Historic Places as established by the Secretary of the Interior and incorporated by reference into this code and which has been designated and determined to be appropriate for preservation by the city council, and has been recognized by the state or the nation to be historically significant.

"Heritage resource" means improvements, buildings, portions of buildings, structures, signs, features, sites, scenic areas, views and vistas, places, areas, landscapes, trees, or other natural objects or objects of scientific, aesthetic, educational, political, social, cultural, architectural, or historical significance to the citizens of the city, the Santa Clara Valley region, the state, or the nation, which are designated and determined to be appropriate for preservation by the city council.

Any improvement, building, portion of buildings, structures, signs, features, sites, scenic areas, views, vistas, places, areas, landscapes, trees, or other natural objects or objects of scientific, aesthetic, educational, political, social, cultural, architectural, or historical significance can be designated a heritage resource by the city council and any area within the city may be designated a heritage resource district by the city council pursuant to provisions of this chapter if it meets the Criteria of the National Register of Historic Places, or one or more of the following:

(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;

(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.

11. SIGNIFICANCE EVALUATION

Current Historic Status

The subject properties at 148 and 156 Crescent Avenue have not previously been identified on any state or national historic resources inventory. Both properties are currently listed on the City of Sunnyvale Heritage Resources Inventory.[31]

148 Crescent Avenue

NRHP/CRHR Evaluation

Criterion A/1 – Association with significant events

The subject block developed in the early 20th century as part of the Santa Clara Valley's and Sunnyvale's agricultural growth. The dwelling at 148 Crescent Avenue was constructed in 1953 when the surrounding area was still heavily agricultural with orchards and farming-related buildings dotting the landscape. However, research did not show the subject property to be individually representative of any important patterns of agricultural or urban development within Sunnyvale; the subject property followed an already established model in the area and was among many dwellings that were constructed during this period. Therefore, the property at 148 Crescent Avenue does not appear eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 – Persons

No persons of known historical significance appear to have been associated with the subject property. Research indicates that the house was occupied by Rocco Furia and his family in the 1960s. Rocco was a member of the Parish family who founded and managed Parish Egg Basket, a local egg retail business. None of the family members are known as important figures in the history of Sunnyvale or California. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

Constructed in 1953 with a two-story addition in 1964, the house at 148 Crescent Avenue is a vernacular building with no distinct architectural style. It is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. No architect, designer or builder has been identified. The single-family house does not embody the distinctive characteristics of a type or architectural style. The utilitarian garage is of common construction and materials with no notable or special attributes, and it does

[31] *City of Sunnyvale Heritage Resources Inventory, rev. 2/20*, https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=25105 (accessed March 11, 2021).

not possess high artistic value. Therefore, the subject property does not appear eligible for listing on the NRHP or CRHR under Criterion C/3.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing on the NRHP or CRHR under Criterion D/4.

Integrity

Since 148 Crescent Avenue does not appear individually eligible for listing in the National Register or the California Register, an integrity assessment was not undertaken.

Local Evaluation

To be considered significant at the local level, the property must meet at least one of the thirteen criteria for nomination of heritage resources defined in the City of Sunnyvale's Municipal Code Section 19.96.050. Of these criteria, the first ten are relevant to the evaluation of the subject property:

(a) Even though the property is loosely associated with the mid-20th century agricultural history of Sunnyvale, it does not individually exemplify or reflect special elements of the city's cultural, social, economic, political, aesthetic engineering, architectural, or natural history.

(b) The Furia family is not identified as significant in local, state, or national history, nor is the property associated with significant events.

(c) The dwelling and the detached garage do not embody distinctive characteristics of a style, type, period, or method of construction, nor are they valuable examples of the use of indigenous materials or craftsmanship.

(d) No known builder, designer, or architect is associated with the property.

(e) The property does not contribute to the significance of an historic area, which would be defined as a geographically distinct 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) The property does not have a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature.

(g) Neither the dwelling nor the garage embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.

(h) The property is not similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.

(i) The property does not reflect 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) The subject property is not one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen.

The subject property does not appear eligible to be listed as a heritage resource on the City of Sunnyvale's Heritage Resource Inventory.

In conclusion, the property at 148 Crescent Avenue cannot be considered a historic resource since it does not appear individually eligible for listing on the NRHP or CRHR as it does not have significance under any criteria. Even though the property was previously listed on the Heritage Resources Inventory, after further research and evaluation, it was not found to possess sufficient historical significance per relevant local criteria.

156 Crescent Avenue

NRHP/CRHR Evaluation

Criterion A/1 – Association with significant events

The subject block developed in the early 20th century as part of the Santa Clara Valley and Sunnyvale's agricultural growth. The subject property was linked to the egg business based at this address from 1942 until at least 1968; so, it is associated with the agricultural development of the area in the mid-20th century. However, research did not show the subject property, including its accessory structures, to be individually representative of any important patterns of development within Sunnyvale; the subject property followed an already established model in the area and is among many that were developed during this period. Therefore, the property at 156 Crescent Avenue does not appear eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 – Persons

No persons of known historical significance appear to have been associated with the subject property. Research indicates that the house was occupied by Tony Parish and his family in the 1950s and the 1960s. Parish founded and managed Parish Egg Basket, a local egg retail business that was listed at this address. None of the family members are known as important figures in the history of Sunnyvale or California. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

Constructed in 1927, the house at 156 Crescent Avenue exhibits characteristics of the Craftsman bungalows of the early 20th century such as its roughly rectangular plan with two stories; gable roof with broad, overhanging eaves and exposed rafters; the partial front porch with thick, tapered posts; and concrete foundation. Although Craftsman style houses were abundant in the context of residential development in Sunnyvale and the Santa Clara Valley, its distinctive broad gable roof with chamfers at the gable ends makes the building stand out as a unique representation of this architectural style. It is of common construction and materials with no notable or special attributes. No architect, designer or builder has been identified. The utilitarian garage, accessory structure and warehouse are of common construction and materials with no notable or special attributes, and they do not possess high artistic value. Overall, the single-family house on the parcel appears eligible for listing on the NRHP and CRHR under Criterion C/3 at the local level as a significant representative of a Craftsman style house in Sunnyvale with a unique roof expression. The period of significance is the year of construction, 1927.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing on the NRHP or CRHR under Criterion D/4.

Integrity

The single-family house at 156 Crescent Avenue retains integrity of location since it has not been moved. It retains its integrity of association and feeling since it has been used as a dwelling since its construction. The building has received exterior alterations over time, including vinyl siding; however, it still communicates its early-20th century Craftsman architecture and retains sufficient integrity of design, materials, and workmanship. Integrity of setting has been compromised by the loss of orchards and recent multi-family residential

developments in the surrounding area. Overall, the property retains sufficient integrity to communicate its significance for its defined period of significance.

Local Evaluation

To be considered significant at the local level, the property must meet at least one of the thirteen criteria for nomination of heritage resources defined in the City of Sunnyvale's Municipal Code Section 19.96.050. Of these criteria, the first ten are relevant to the evaluation of the subject property:

(a) Even though the property is loosely associated with the agricultural history of Sunnyvale, it does not individually exemplify or reflect special elements of the city's cultural, social, economic, political, aesthetic engineering, architectural, or natural history.

(b) The Parish family is not identified as significant in local, state, or national history, nor is the property associated with significant events.

(c) The single-family house on the subject parcel embodies distinctive characteristics of a Craftsman bungalow from the early 20th century. The house also has a distinctive roof shape makes the building stand out as a unique representation of this architectural style in Sunnyvale. The accessory structures on the parcel are either vernacular or utilitarian. All of the buildings on site are of common construction and materials.

(d) No known builder, designer, or architect is associated with the buildings.

(e) The property does not contribute to the significance of an historic area, defined as a geographically distinct 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) The property does not have a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature.

(g) Neither the dwelling nor the accessory structures embody elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.

(h) The property is not similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.

(i) The property does not reflect 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) The subject property is not one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen.

The single-family house at 156 Crescent Avenue appears eligible to be listed as a heritage resource on the City of Sunnyvale's Heritage Resource Inventory since it meets criterion (c).

In conclusion, the single-family house at 156 Crescent Avenue appears individually eligible for listing on the NRHP and CRHR under Criterion C/3 at the local level as an exemplary extant illustration of a Craftsman style dwelling with a unique roof shape. The period of significance under Criterion C/3 is the year of construction, 1927. The house retains sufficient physical integrity to convey its significance as an individual resource. The single-family house on the parcel also appears eligible for listing on the City of Sunnyvale's Heritage Resource Inventory under criterion (c) as an example of a Craftsman bungalow from the early 20th century. None of the accessory structure on the parcel appear eligible for listing on the federal, state, or local inventories.

12. CONCLUSION

Based on the above evaluation of the property at 148 Crescent Avenue in Sunnyvale it does not appear that the subject property possesses sufficient historical significance for listing on either the NRHP or the CRHR. Even though the property at 148 Crescent Avenue was previously listed on the Heritage Resources Inventory, after further research and evaluation, it was not found to possess sufficient historical significance per relevant local criteria.

The single-family house at 156 Crescent Avenue appears individually eligible for listing in the NRHP and CRHR under Criterion C/3 at the local level as an exemplary extant illustration of a Craftsman style dwelling with a unique roof shape. The period of significance under Criterion C/3 is the year of construction, 1927. The house retains sufficient physical integrity to convey its significance as an individual resource. The single-family house on the parcel also appears eligible for listing on the City of Sunnyvale's Heritage Resource Inventory under criterion (c). None of the accessory structures on the parcel appear eligible for listing on the federal, state, or local inventories.

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----. *Heritage Resources Inventory, rev. 2/20*, https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=25105 (accessed March 11, 2021).

----. *City of Sunnyvale, Historical Context Statement.* 2012.

----. Permit Services.

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Library of Congress.

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----. *How to Complete the National Register Registration Form, National Register Bulletin 16A.* Washington, DC: United States Department of the Interior, 1997.

Sunnyvale City Directories.

Sunnyvale Municipal Code.

Sanborn Fire Insurance Maps.

Santa Clara County Assessor's Office.

Williams, James C., ed. *Images: Sunnyvale's Heritage Resources.* 1988.

Winter & Company. *Your Old House: Guide for Preserving San Jose Homes*. August 2003.

APPENDIX

DPR FORMS

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Review Code | Reviewer | Date | Listings

Page 1 **of** 8 ***Resource Name or #:** (Assigned by recorder) 148 Crescent Avenue
P1. Other Identifier:

***P2. Location:** **Not for Publication** ✓ **Unrestricted**
***a. County** Santa Clara **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** ____ **Date** ____ **T** ___; **R** ___; ___ **of** ___ **of Sec** ___; ____ **B.M.**
c. Address 148 Crescent Avenue City Sunnyvale Zip 94087
d. UTM: (Give more than one for large and/or linear resources) Zone ___, ____ mE/ ____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 211-25-008

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

The subject property is in the southern part of Sunnyvale. Located on the south side of the street, the parcel features a two-story single-family house and a one-story garage at the rear, southwest corner, of the parcel. Sunnyvale Saratoga Road runs to the west, and Sunnyvale Heritage Park is to the east. The immediate surrounding consists of low-rise single-family and multi-family residential buildings.

Constructed in 1953 with a major addition in 1964, the single-family house is L-shaped in plan. The house is set back from the sidewalk, behind a front yard featuring a lawn, tree, and shrubs. Stylistically, the house is a simple mid-20th century side-gabled ranch house, later expanded with a two-story addition. (See Continuation Sheet.)

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

***P3b. Resource Attributes:** (List attributes and codes)

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

P5b. Description of Photo: (view, date, accession #)
The front (north) and west façades, TreanorHL, March 2021.

***P6. Date Constructed/Age and Source:** ✓ Historic Prehistoric Both
1953, city records

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
TreanorHL
460 Bush Street San Francisco, CA

***P9. Date Recorded:** April 7, 2021

***P10. Survey Type:** (Describe)
Intensive survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") TreanorHL, *148-156 Crescent Avenue Sunnyvale, CA, Historic Resource Evaluation – Draft,* April 7, 2021

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 148 Crescent Avenue ***NRHP Status Code** _____
Page 2 **of** 8

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1953. (See Continuation Sheet.)

***B7. Moved?** ✓ **No** **Yes** **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:**

B9a. Architect: _____ b. Builder: _____
***B10. Significance: Theme** _____ **Area** _____
Period of Significance. _____ **Property Type** _____ **Applicable Criteria** _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Sunnyvale's earlier history and economy was based on agriculture initiated by the Castro and Murphy families in the 1840s and 1850s.[1] The San Francisco and San Jose Railroad arrived in 1864 with "Lawrence Station" in Santa Clara and "Murphy Station" in what would become Sunnyvale. The railroad provided easy access to the San Francisco market and paved the way for greater settlement and broader agricultural development in the Santa Clara Valley. More farmers came to the Sunnyvale area during the second half of the 19th century. Portions of the Murphy land around the local train stop were sold to real estate developer Walter Everett Crossman who subdivided the property for residential lots, promoted the community to future residents and businesses, and renamed the city Sunnyvale in 1901.[2] The city was incorporated in 1912 with a population of less than 2,000.[3]

Sunnyvale continued to grow through the first decades of the 20th century. The earliest industries were the Joshua Hendy Iron Works as well as food processing and canning industries. Despite industrial growth, agriculture remained the mainstay of Sunnyvale. During World War I and the postwar era Sunnyvale's development pattern started to shape with industrial plants and the railroad running east-west, the Murphy Avenue business district running north-south, and single-family homes in between. The 1930s' depression did not affect Sunnyvale as adversely since factory workers who lost their jobs were able to find work in agriculture.
(See Continuation Sheet.)

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

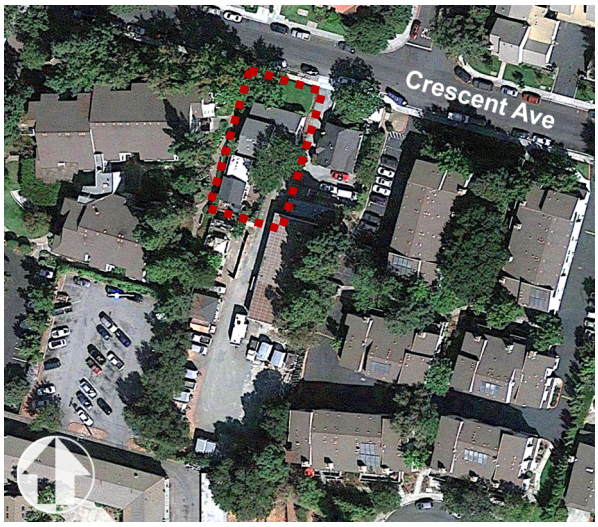
***B12. References:**
See Continuation Sheets.

B13. Remarks:

***B14. Evaluator:** TreanorHL
***Date of Evaluation:** April 7, 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



***P3a. Description, Continued:**

The front (north) elevation reveals both a shed-roofed one-story portion at the front, stepping back to the two-story gable-roofed portion of the house. The one-story portion continues east to create a gable-roofed "ell" which also attaches to the two-story portion. Horizontal vinyl siding clads the structure. Windows are steel casement in the one-story portion and aluminum sliders in the two-story addition. All windows feature simple wood trim.

The front elevation features an off-center front entry door accessed by two concrete steps leading to a small landing. Windows here feature decorative shutters. A brick chimney penetrates and extends above the roof.

A one-story detached garage is south of the house. The wood-frame structure has horizontal wood cladding and an asphalt shingle-clad gable roof. A single wood paneled door is on the east elevation. A simple shed roof supported with square wood posts is attached to the north elevation.

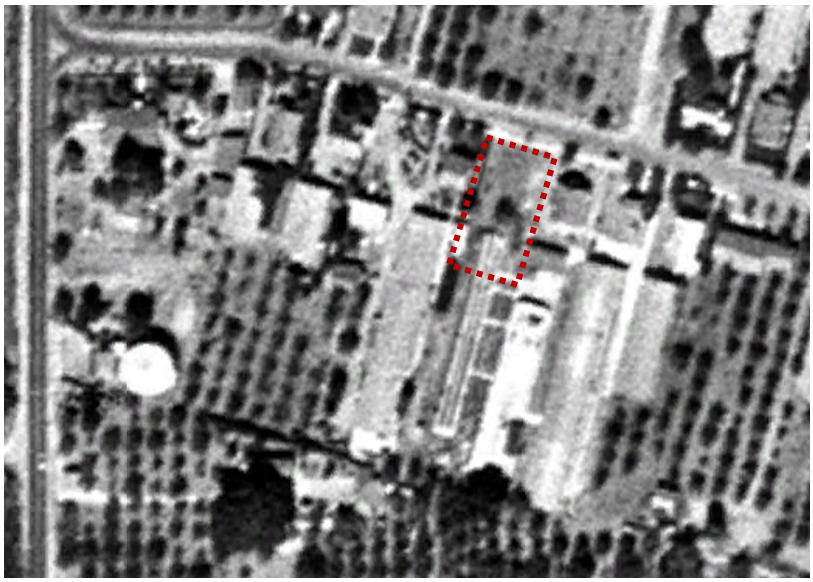
***B6. Construction History, Continued:**

According to the City of Sunnyvale (as per the County records), 148 Crescent Avenue was constructed in 1953.[4] No building permits associated with the initial constructions was found. The Sanborn fire insurance maps for Sunnyvale focus on the area around downtown, and do not cover the subject property. The 148 Crescent Street property, both the house and the garage, first appears on the 1953 aerial photograph of the area. The neighborhood was still mostly agricultural then with what appears as single-family houses and associated warehouse-like structures, surrounded by orchards. This house received a two-story addition in 1964, modifying it to an L-shaped massing.[5] By the late 1960s, Sunnyvale was mostly urbanized with residential suburban subdivisions prominent around the subject parcel. In 1968, the northern side of Crescent Avenue still featured large expanses of orchards while the southern side had the same agriculture-oriented residential development. By 1980, almost all orchards were gone (except for the Heritage Park area) and multi-family residential buildings replaced the dwellings.

Construction Chronology

1953 The one-story dwelling and the detached garage were constructed.[6]

1964 A two-story addition and the detached garage were constructed.[7]



1948 aerial photograph of the area, the subject parcel outlined by the dashed red line (Google Earth).

1953 aerial photograph of the area, the subject parcel outlined by the dashed red line (NETR Online).

1968 aerial photograph of the area, the subject parcel outlined by the dashed red line (UC Santa Barbara Library).

***B10. Significance, Continued:**

World War II brought the business and building boom but also tipped the balance between agriculture and industry. Both high wages and available work created an agricultural labor shortage. Orchards were still profitable but secondary to industrial development. Larger industrial firms moved into the community and Sunnyvale became the industrial economic center of the Peninsula.

By 1950 Sunnyvale's population had grown to about 9,800. Taxes on farmland rose rapidly, making agricultural use impracticable and urging landowners to sell or develop residential subdivisions and shopping centers. The city continued to grow through the 1960s and 1970s, becoming the second largest city in the Santa Clara Valley. Transportation corridors and street patterns changed to accommodate steadily increasing automobile traffic while agricultural land was converted to urban uses.

Residential Architecture[8]
Sunnyvale's residential architecture often included bungalow and period revival styles, which today constitute the majority of the City's older housing stock. Except for a few public structures, Sunnyvale buildings were constructed almost entirely by contract or on speculation by contractor/builders. Popular house plans were derived from pattern books, catalogs, or mail order designs available through the *Sunnyvale Standard*. Architectural styles varied depending on the period and popularity. The styles associated with Sunnyvale's residential development include Queen Anne, Craftsman/Bungalow, and Spanish Eclectic.

Architect/Builder
The research did not reveal any architect or builder associated with the property.

Architectural Style

Lacking a clear architectural style, the house at 148 Crescent Avenue is vernacular in nature. Constructed in 1953 as a simple mid-20th century side-gabled ranch house and receiving a two-story addition in 1964, the building currently does not illustrate a definite architectural style. The garage behind the house is utilitarian.

Occupants

According to the 1966 directory, Rocco Furia and his wife Betty lived at 148 Crescent Avenue.[9] Rocco Furia was noted as the vice president of Parish Egg Basket, the egg retail business at the adjacent 156 Crescent Avenue property.

Tony Parish started Parish Egg Basket in 1946, which had grown to include 12 full-time employees by 1959 including his wife Elvira, the secretary-treasurer, and their son Rocco Furia, the vice president. According to a 1959 newspaper article, eggs bought from Santa Clara Valley egg ranchers were inspected, boxed, and shipped from their plant at Crescent Drive.[10] The business stayed at 156 Crescent Avenue until at least 1968.[11]

Current Historic Status

The subject property at 148 Crescent Avenue has not previously been identified on any state or national historic resources inventory. The property is currently listed on the City of Sunnyvale Heritage Resources Inventory.[12]

Significance Evaluation – National Register of Historic Places (NRHP) & California Register of Historical Resources (CRHR) Evaluation[13]

Criterion A/1 – Association with significant events

The subject block developed in the early 20th century as part of the Santa Clara Valley's and Sunnyvale's agricultural growth. The dwelling at 148 Crescent Avenue was constructed in 1953 when the surrounding area was still heavily agricultural with orchards and farming-related buildings dotting the landscape. However, research did not show the subject property to be individually representative of any important patterns of agricultural or urban development within Sunnyvale; the subject property followed an already established model in the area and was among many dwellings that were constructed during this period. Therefore, the property at 148 Crescent Avenue does not appear eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 – Persons

No persons of known historical significance appear to have been associated with the subject property. Research indicates that the house was occupied by Rocco Furia and his family in the 1960s. Rocco was a member of the Parish family who founded and managed Parish Egg Basket, a local egg retail business. None of the family members are known as important figures in the history of Sunnyvale or California. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

Constructed in 1953 with a two-story addition in 1964, the house at 148 Crescent Avenue is a vernacular

building with no distinct architectural style. It is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. No architect, designer or builder has been identified. The single-family house does not embody the distinctive characteristics of a type or architectural style. The utilitarian garage is of common construction and materials with no notable or special attributes, and it does not possess high artistic value. Therefore, the subject property does not appear eligible for listing on the NRHP or CRHR under Criterion C/3.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing on the NRHP or CRHR under Criterion D/4.

Integrity

Since 148 Crescent Avenue does not appear individually eligible for listing in the National Register or the California Register, an integrity assessment was not undertaken.

Local Evaluation[14]

To be considered significant at the local level, the property must meet at least one of the thirteen criteria for nomination of heritage resources defined in the City of Sunnyvale's Municipal Code Section 19.96.050. Of these criteria, the first ten are relevant to the evaluation of the subject property:

(a) Even though the property is loosely associated with the mid-20th century agricultural history of Sunnyvale, it does not individually exemplify or reflect special elements of the city's cultural, social, economic, political, aesthetic engineering, architectural, or natural history.

(b) The Furia family is not identified as significant in local, state, or national history, nor is the property associated with significant events.

(c) The dwelling and the detached garage do not embody distinctive characteristics of a style, type, period, or method of construction, nor are they valuable examples of the use of indigenous materials or craftsmanship.

(d) No known builder, designer, or architect is associated with the property.

(e) The property does not contribute to the significance of an historic area, which would be defined as a geographically distinct 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) The property does not have a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature.

(g) Neither the dwelling nor the garage embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.

(h) The property is not similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.

(i) The property does not reflect 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) The subject property is not one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen.

The subject property does not appear eligible to be listed as a heritage resource on the City of Sunnyvale's Heritage Resource Inventory.

In conclusion, the property at 148 Crescent Avenue cannot be considered a historic resource since it does not appear individually eligible for listing on the NRHP or CRHR as it does not have significance under any criteria. Even though the property was previously listed on the City of Sunnyvale's Heritage Resources Inventory, after further research and evaluation, it was not found to possess sufficient historical significance per relevant local criteria.

***B12. References (Endnotes):**

[1] Unless noted, this section is summarized from James C. Williams, ed., *Images: Sunnyvale's Heritage Resources* (1988), 3-16.

[2] Archives & Architecture, *County of Santa Clara Historic Context Statement* (December 2004, revised February 2012), page 79.

[3] Archives & Architecture, *County of Santa Clara Historic Context Statement* (December 2004, revised February 2012), page 79.

[4] Email communication with the City of Sunnyvale Building Safety Division.

[5] Google Earth, NETR Online Historical Aerials, UC Santa Barbara Library.

[6] Email communication with City of Sunnyvale, Building Safety Division, March 11, 2021.

[7] City of Sunnyvale Permit Services, Permit No. 18109106 and 18096282.

[8] Largely summarized from *City of Sunnyvale Historical Context Statement* (2012), 35-37.

[9] Sunnyvale City Directories via Ancestry.com.

[10] "Parish Egg Basket, prosperous business grows after big fire," *Sunnyvale Standard,* May 19, 1959.

[11] Sunnyvale City Directories via Ancestry.com.

[12] *City of Sunnyvale Heritage Resources Inventory, rev. 2/20*, https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=25105 (accessed March 11, 2021).

[13] National Park Service, National Register Bulletin: How to apply the National Register criteria for evaluation, 75, https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm (accessed April 26, 2017); California Office of Historic Preservation, California Register and National Register: A Comparison, Technical Assistance Series 6 (Sacramento, 2001), 1.

[14] Excerpted from Sunnyvale Municipal Code, Chapter 19.96. Heritage Preservation.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Review Code | Reviewer | Date | Listings

Page 1 **of** 9 ***Resource Name or #:** (Assigned by recorder) 156 Crescent Avenue
P1. Other Identifier:

***P2. Location:** **Not for Publication** ✓ **Unrestricted**
***a. County** Santa Clara **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** ____ **Date** ____ **T** ___; **R** ___; ___ **of** ___ **of Sec** ___; ____ **B.M.**
c. Address 156 Crescent Avenue City Sunnyvale Zip 94087
d. UTM: (Give more than one for large and/or linear resources) Zone ___, ____ mE/ ____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 211-25-009

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

The subject property is in the southern part of Sunnyvale. Located on the south side of the street, this parcel contains a two-story single-family Craftsman style house and four one-story accessory structures at the rear. A paved driveway runs to the west of the house. Sunnyvale Saratoga Road runs to the west, and Sunnyvale Heritage Park is to the east. The immediate surrounding consists of low-rise single-family and multi-family residential buildings.

The house is rectangular in plan and features a broad, asphalt shingle-clad gable roof with chamfers at the gable ends, and exposed rafters at the sides. Knee-brace brackets support the overhanging gable ends. The main entry is accessed via a projecting porch centered on the primary (north) elevation, which is covered by a similarly chamfered gable roof. A slight projection at the west elevation also features a chamfered gable. An exposed chimney graces the west side. Horizontal vinyl siding clads the house. Windows are double-hung wood sash with aluminum screens. (See Continuation Sheet.)

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

***P3b. Resource Attributes:** (List attributes and codes)

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

P5b. Description of Photo: (view, date, accession #)
The front (north) and west façades, TreanorHL, March 2021.

***P6. Date Constructed/Age and Source:** ✓ Historic Prehistoric Both
1927, city records

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
TreanorHL
460 Bush Street San Francisco, CA

***P9. Date Recorded:** April 7, 2021

***P10. Survey Type:** (Describe)
Intensive survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") TreanorHL, *148-156 Crescent Avenue Sunnyvale, CA, Historic Resource Evaluation – Draft,* April 7, 2021

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 156 Crescent Avenue ***NRHP Status Code** _____
Page 2 **of** 9

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Craftsman
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1927. (See Continuation Sheet.)

***B7. Moved?** ✓ **No** **Yes** **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:**

B9a. Architect: _____ b. Builder: _____
***B10. Significance: Theme** _____ **Area** _____
Period of Significance. _____ **Property Type** _____ **Applicable Criteria** _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Sunnyvale's earlier history and economy was based on agriculture initiated by the Castro and Murphy families in the 1840s and 1850s.[1] The San Francisco and San Jose Railroad arrived in 1864 with "Lawrence Station" in Santa Clara and "Murphy Station" in what would become Sunnyvale. The railroad provided easy access to the San Francisco market and paved the way for greater settlement and broader agricultural development in the Santa Clara Valley. More farmers came to the Sunnyvale area during the second half of the 19th century. Portions of the Murphy land around the local train stop were sold to real estate developer Walter Everett Crossman who subdivided the property for residential lots, promoted the community to future residents and businesses, and renamed the city Sunnyvale in 1901.[2] The city was incorporated in 1912 with a population of less than 2,000.[3]

Sunnyvale continued to grow through the first decades of the 20th century. The earliest industries were the Joshua Hendy Iron Works as well as food processing and canning industries. Despite industrial growth, agriculture remained the mainstay of Sunnyvale. During World War I and the postwar era Sunnyvale's development pattern started to shape with industrial plants and the railroad running east-west, the Murphy Avenue business district running north-south, and single-family homes in between. The 1930s' depression did not affect Sunnyvale as adversely since factory workers who lost their jobs were able to find work in agriculture.
(See Continuation Sheet.)

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

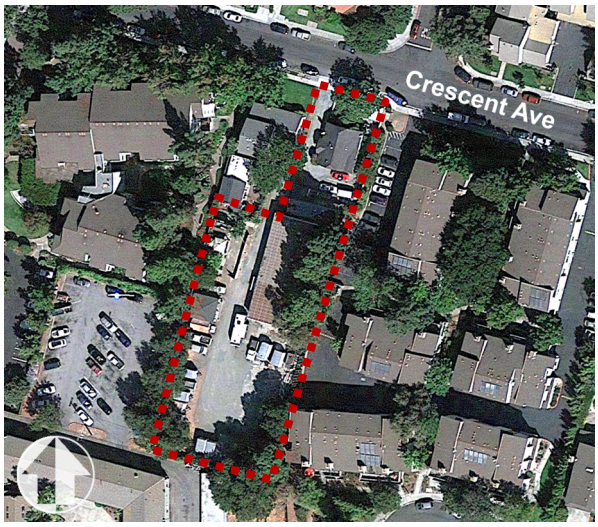
***B12. References:**
See Continuation Sheets.

B13. Remarks:

***B14. Evaluator:** TreanorHL
***Date of Evaluation:** April 7, 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



***P3a. Description, Continued:**

On the primary elevation, a pair of double hung windows are centered in the gable end. Larger double hung windows flank the entry porch. The entry door is a solid, paneled wood door covered by an aluminum screen door. Sidelights with vertically striated glass flank the door.

Four accessory structures are also found on the parcel. One is an L-shaped one-story structure with a gable roof over the long arm and a hipped roof over the shorter arm of the "L." The building has horizontal wood cladding, and metal casement and vinyl windows. Painted graphics on the building include a man, chickens, and flowers. A second accessory structure is a one-story metal warehouse building with a shallow gable roof. This structure has vertically ribbed metal cladding. It features large garage/loading doors. A third accessory structure is a square-plan hipped roof garage, with horizontal wood cladding, that appears to be of similar vintage to the house. This structure has a hipped roof, a large garage door on its primary elevation, and a person-door on its side elevation. The fourth structure is a large shed, with a barn door and exposed rafters. It features a low-sloped shed roof with exposed rafter tails, aluminum slider windows, and smooth, vertically placed plywood panels.

The accessory structure and the warehouse.

The one-story garage and the shed.

***B6. Construction History, Continued:**

According to the City of Sunnyvale (as per the County records), 156 Crescent Avenue was constructed in 1927.[4] No building permits associated with the initial constructions was found. The Sanborn fire

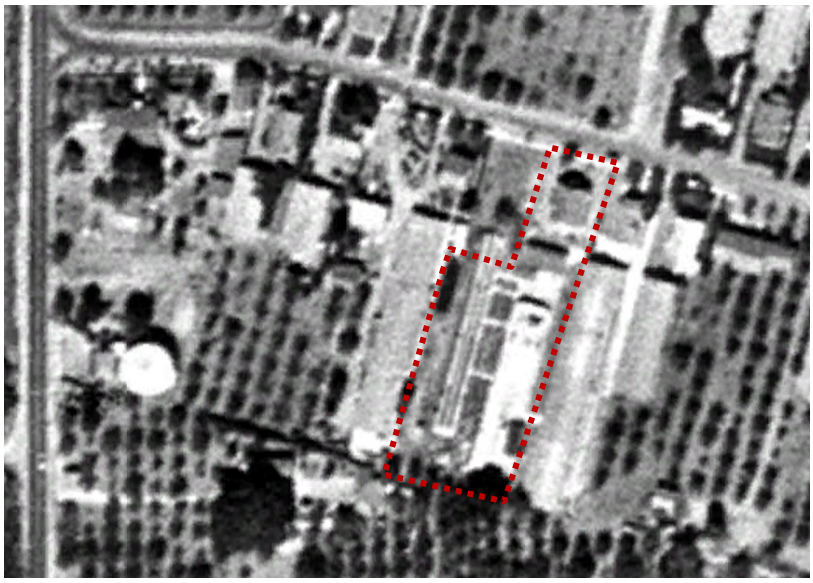
insurance maps for Sunnyvale focus on the area around downtown, and do not cover the subject property.

The 156 Crescent Street property first appears on the 1948 aerial photograph of the area. The neighborhood was still mostly agricultural then with what appears as single-family houses and associated warehouse-like structures, surrounded by orchards. The subject parcel featured the single-family house, a smaller detached structure at the rear, and a warehouse-like structure farther south. According to the aerial photographs, the one-story garage, the accessory structure, the warehouse, and the shed at the parcel were constructed between 1953 and 1968.[5]

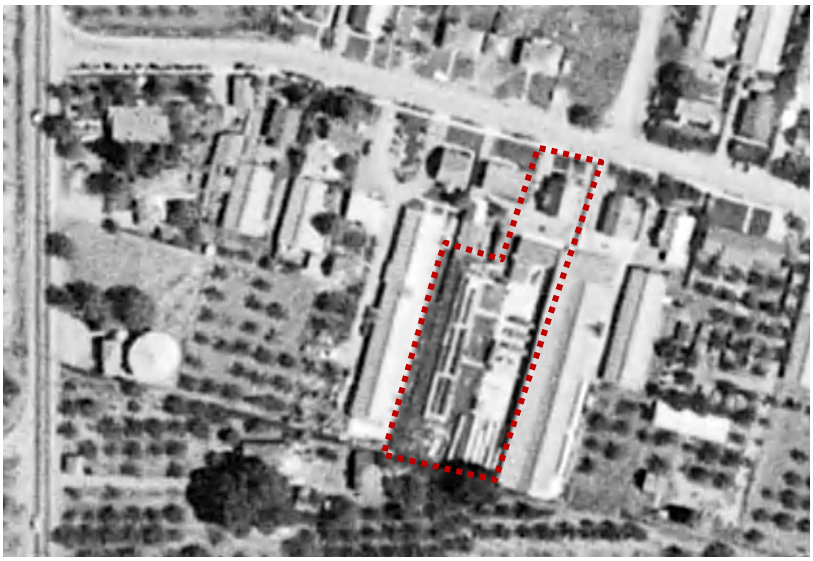
By the late 1960s, Sunnyvale was mostly urbanized with residential suburban subdivisions prominent around the subject parcels. In 1968, the northern side of Crescent Avenue still featured large expanses of orchards while the southern side had the same agriculture-oriented residential development. By 1980, almost all orchards were gone (except for the Heritage Park area) and multi-family residential buildings replaced the dwellings.

Construction Chronology
The chronology below is based on the available aerial photographs.

1927	The two-story dwelling was constructed.
1953-1968	The one-story garage, accessory structure, warehouse, and shed were constructed.



1948 aerial photograph of the area, the subject parcel outlined by the dashed red line (Google Earth).



1953 aerial photograph of the area, the subject parcel outlined by the dashed red line (NETR Online).

1968 aerial photograph of the area, the subject parcel outlined by the dashed red line (UC Santa Barbara Library).

***B10. Significance, Continued:**

World War II brought the business and building boom but also tipped the balance between agriculture and industry. Both high wages and available work created an agricultural labor shortage. Orchards were still profitable but secondary to industrial development. Larger industrial firms moved into the community and Sunnyvale became the industrial economic center of the Peninsula.

By 1950 Sunnyvale's population had grown to about 9,800. Taxes on farmland rose rapidly, making

agricultural use impracticable and urging landowners to sell or develop residential subdivisions and shopping centers. The city continued to grow through the 1960s and 1970s, becoming the second largest city in the Santa Clara Valley. Transportation corridors and street patterns changed to accommodate steadily increasing automobile traffic while agricultural land was converted to urban uses.

Residential Architecture[6]
Sunnyvale's residential architecture often included bungalow and period revival styles, which today constitute the majority of the City's older housing stock. Except for a few public structures, Sunnyvale buildings were constructed almost entirely by contract or on speculation by contractor/builders. Popular house plans were derived from pattern books, catalogs, or mail order designs available through the *Sunnyvale Standard*. Architectural styles varied depending on the period and popularity. The styles associated with Sunnyvale's residential development include Queen Anne, Craftsman/Bungalow, and Spanish Eclectic.

Architect/Builder
The research did not reveal any architect or builder associated with the property.

Architectural Style
The Craftsman design of the house at 156 Crescent Avenue was inspired by the Arts and Crafts period which was popular in the Bay Area during the first decades of the 20th century. The building features some characteristics of the style including its roughly rectangular plan with two stories; gable roof with broad, overhanging eaves and exposed rafters; the partial front porch with thick, tapered posts; and concrete foundation.[7] In Sunnyvale, the style was popular from 1905 through the 1930s. A variety of ornamentation, changes in gable motifs, differing window placements, and varied use of materials made it an ideal style for early tract housing.[8] The broad gable roof with chamfers of 156 Crescent Avenue makes this house stand out among typical Craftsman-style houses of the area.

The L-shaped accessory structure is vernacular while the remaining garage, shed, and warehouse all appear utilitarian.

Occupants
The earliest known occupant of 156 Crescent Avenue was the Parish family. Tony Parish's residence was noted as "Crescent dr rt 1 box 270" in the 1940s city directories.[9] The 1960s Sunnyvale city directories list Tony and Elvira Parish residing at 156 Crescent Drive. The family business, Parish Egg Basket, was also listed at the same address; Tony was the president, Elvira the secretary-treasurer, and their son, Rocco Furia the vice president.[10]

Tony Parish founded a prosperous poultry business in 1942; however, the plant was destroyed by a fire in 1946. He started an egg retail business, Parish Egg Basket, shortly thereafter in 1946, which had grown to include 12 full-time employees including his wife and son by 1959. According to a 1959 newspaper article, eggs bought from Santa Clara Valley egg ranchers were inspected, boxed, and shipped from their plant at 20400 Crescent Drive—which was possibly the address for one of the subject properties.[11] The business and the Parish family stayed at 156 Crescent Avenue until at least 1968.[12]

Current Historic Status

The subject property at 156 Crescent Avenue has not previously been identified on any state or national historic resources inventory. The property is currently listed on the City of Sunnyvale Heritage Resources Inventory.[13]

Significance Evaluation – National Register of Historic Places (NRHP) & California Register of Historical Resources (CRHR) Evaluation[14]

Criterion A/1 – Association with significant events

The subject block developed in the early 20th century as part of the Santa Clara Valley and Sunnyvale's agricultural growth. The subject property was linked to the egg business based at this address from 1942 until at least 1968; so, it is associated with the agricultural development of the area in the mid-20th century. However, research did not show the subject property, including its accessory structures, to be individually representative of any important patterns of development within Sunnyvale; the subject property followed an already established model in the area and is among many that were developed during this period. Therefore, the property at 156 Crescent Avenue does not appear eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 – Persons

No persons of known historical significance appear to have been associated with the subject property. Research indicates that the house was occupied by Tony Parish and his family in the 1950s and the 1960s. Parish founded and managed Parish Egg Basket, a local egg retail business that was listed at this address. None of the family members are known as important figures in the history of Sunnyvale or California. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

Constructed in 1927, the house at 156 Crescent Avenue exhibits characteristics of the Craftsman bungalows of the early 20th century such as its roughly rectangular plan with two stories; gable roof with broad, overhanging eaves and exposed rafters; the partial front porch with thick, tapered posts; and concrete foundation. Although Craftsman style houses were abundant in the context of residential development in Sunnyvale and the Santa Clara Valley, its distinctive broad gable roof with chamfers at the gable ends makes the building stand out as a unique representation of this architectural style. It is of common construction and materials with no notable or special attributes. No architect, designer or builder has been identified. The utilitarian garage, accessory structure and warehouse are of common construction and materials with no notable or special attributes, and they do not possess high artistic value. Overall, the single-family house on the parcel appears eligible for listing on the NRHP and CRHR under Criterion C/3 at the local level as a significant representative of a Craftsman style house in Sunnyvale with a unique roof expression. The period of significance is the year of construction, 1927.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing on the NRHP or CRHR under Criterion D/4.

Integrity

The single-family house at 156 Crescent Avenue retains integrity of location since it has not been moved. It retains its integrity of association and feeling since it has been used as a dwelling since its construction. The building has received exterior alterations over time, including vinyl siding; however, it still communicates its early-20th century Craftsman architecture and retains sufficient integrity of design, materials, and workmanship. Integrity of setting has been compromised by the loss of orchards and recent multi-family residential developments in the surrounding area. Overall, the property retains sufficient integrity to communicate its significance for its defined period of significance.

Local Evaluation[15]

To be considered significant at the local level, the property must meet at least one of the thirteen criteria for nomination of heritage resources defined in the City of Sunnyvale's Municipal Code Section 19.96.050. Of these criteria, the first ten are relevant to the evaluation of the subject property:

(a) Even though the property is loosely associated with the agricultural history of Sunnyvale, it does not individually exemplify or reflect special elements of the city's cultural, social, economic, political, aesthetic engineering, architectural, or natural history.

(b) The Parish family is not identified as significant in local, state, or national history, nor is the property associated with significant events.

(c) The single-family house on the subject parcel embodies distinctive characteristics of a Craftsman bungalow from the early 20th century. The house also has a distinctive roof shape makes the building stand out as a unique representation of this architectural style in Sunnyvale. The accessory structures on the parcel are either vernacular or utilitarian. All of the buildings on site are of common construction and materials.

(d) No known builder, designer, or architect is associated with the buildings.

(e) The property does not contribute to the significance of an historic area, defined as a geographically distinct 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) The property does not have a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature.

(g) Neither the dwelling nor the accessory structures embody elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.

(h) The property is not similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.

(i) The property does not reflect 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) The subject property is not one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen.

The single-family house at 156 Crescent Avenue appears eligible to be listed as a heritage resource on the City of Sunnyvale's Heritage Resource Inventory since it meets criterion (c).

In conclusion, the single-family house at 156 Crescent Avenue appears individually eligible for listing on the NRHP and CRHR under Criterion C/3 at the local level as an exemplary extant illustration of a Craftsman style dwelling with a unique roof shape. The period of significance under Criterion C/3 is the year of construction, 1927. The house retains sufficient physical integrity to convey its significance as an individual resource. The single-family house on the parcel also appears eligible for listing on the City of Sunnyvale's Heritage Resource Inventory under criterion (c) as an example of a Craftsman bungalow from the early 20th century. None of the accessory structure on the parcel appear eligible for listing on the federal, state, or local inventories.

***B12. References (Endnotes):**

[1] Unless noted, this section is summarized from James C. Williams, ed., *Images: Sunnyvale's Heritage Resources* (1988), 3-16.

[2] Archives & Architecture, *County of Santa Clara Historic Context Statement* (December 2004, revised February 2012), page 79.

[3] Archives & Architecture, *County of Santa Clara Historic Context Statement* (December 2004, revised February 2012), page 79.

[4] Email communication with the City of Sunnyvale Building Safety Division.

[5] Google Earth, NETR Online Historical Aerials, UC Santa Barbara Library.

[6] Largely summarized from *City of Sunnyvale Historical Context Statement* (2012), 35-37.

[7] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 25-26.

[8] *City of Sunnyvale Historical Context Statement* (2012), 37.

[9] Sunnyvale City Directories via Ancestry.com.

[10] Sunnyvale City Directories via Ancestry.com.

[11] "Parish Egg Basket, prosperous business grows after big fire," *Sunnyvale Standard,* May 19, 1959.

[12] Sunnyvale City Directories via Ancestry.com.

[13] *City of Sunnyvale Heritage Resources Inventory, rev. 2/20*, https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=25105 (accessed March 11, 2021).

[14] National Park Service, National Register Bulletin: How to apply the National Register criteria for evaluation, 75, https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm (accessed April 26, 2017); California Office of Historic Preservation, California Register and National Register: A Comparison, Technical Assistance Series 6 (Sacramento, 2001), 1.

[15] Excerpted from Sunnyvale Municipal Code, Chapter 19.96. Heritage Preservation.

TREANORHL

156 CRESCENT AVENUE, SUNNYVALE, CALIFORNIA

SECRETARY OF THE INTERIOR STANDARDS COMPLIANCE REVIEW

Revised

March 27, 2023

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1. INTRODUCTION

The following is an evaluation of the proposed project at 156 Crescent Avenue in Sunnyvale (APN 211-35-009). The existing two-story residence on the subject parcel, along with the adjacent house at 148 Crescent Avenue, was evaluated for historic significance by TreanorHL in August 2021. It was found eligible for listing on the National Register of Historic Places (NRHP) and on the California Register of Historic Resources (CRHR), while the adjacent house at 148 Crescent was not found to be significant. The single-family house at 156 Crescent Avenue is also listed on the City of Sunnyvale's Heritage Resources Inventory as a heritage resource.

This report includes an analysis of the proposed design, which consists of the rehabilitation of 156 Crescent Avenue, and the demolition of two utilitarian structures and the house at 148 Crescent Avenue to accommodate the construction of two new multi-family buildings. TreanorHL staff reviewed the proposed designs for compliance with the Secretary of Interior's Standards for Rehabilitation, and proposed recommendations for improving the project's historic compatibility. The design was revised based upon those recommendations, and the report concludes with a discussion of the revised design.

2. METHODOLOGY

The following documents were reviewed in preparing this report: the 148 Crescent Avenue Sunnyvale, California drawings by Bassenian/Lagoni Architecture dated November 9, 2022; TreanorHL's Historic Resource Evaluation dated August 27, 2021; and existing plans and elevations of 156 Crescent Avenue by AsBuilt Services dated August 30, 2022. Revised concept drawings by Bassenian/Lagoni Architecture, dated March 2, 2023 were created in response to our initial SOIS evaluation.

3. SUMMARY OF FINDINGS

Following a thorough review and compatibility assessment of the proposed project provided by Bassenian/Lagoni Architecture, TreanorHL finds that the proposed repairs for the existing house at 156 Crescent Avenue are acceptable, as very little work is proposed on the exterior. In our initial report, from February 2, 2023, we found the details on the new building design to be too literal in their attempt at compatibility with the historic house. We also recommended that the massing be rethought to break up the linearity of the structures. Specifically, we recommended that setbacks and projections be implemented to articulate and define the various townhouse units. The design was revised to eliminate many of the "historical" details that were proposed for the new structures.

4. SIGNIFICANCE SUMMARY

According to the Historic Resource Evaluation from August 2021:

> The single-family house at 156 Crescent Avenue appears individually eligible for listing in the NRHP and CRHR under Criterion C/3 at the local level as an exemplary extant illustration of a Craftsman style dwelling with a unique roof shape. The period of significance under Criterion C/3 is the year of construction, 1927. The house retains sufficient physical integrity to convey its significance as an individual resource. The single-family house also appears eligible for listing on the *City of Sunnyvale's Heritage Resource Inventory* under criterion (c). None of the accessory structure on the parcel appear eligible for listing on the federal, state, or local inventories.[1]

Character-defining features of the property include the following:

- Two-story, roughly rectangular massing
- Broad, gable roof with a wide overhang
- Exposed rafters
- Chamfered gable ends
- Projecting porch with chamfered gable roof
- Knee-brace brackets supporting the gable ends
- Wood-sash, double-hung windows
- Exposed chimney

156 Crescent Avenue (APN 211-35-009)
The following property description is sourced from the HRE from August 2021.

[1] TreanorHL, *148 & 156 Crescent Avenue, Historic Resource Evaluation,* August 27, 2021.

This parcel contains a two-story single-family Craftsman-style house and four one-story accessory structures at the rear. A paved driveway runs to the west of the house.

The house is rectangular in plan and features a broad, asphalt shingle-clad gable roof with chamfers at the gable ends, and exposed rafters at the sides. Knee-brace brackets support the overhanging gable ends. The main entry is accessed via a projecting porch centered on the primary (north) elevation, which is covered by a similarly chamfered gable roof. A slight projection at the west elevation also features a chamfered gable. An exposed chimney graces the west side. Horizontal vinyl siding clads the house. Windows are double-hung wood sash with aluminum screens.

On the primary elevation, a pair of double hung windows are centered in the gable end. Larger double hung windows flank the entry porch. The entry door is a solid, paneled wood door covered by an aluminum screen door. Sidelights with vertically striated glass flank the door.

Four accessory structures are also found on the parcel. One is an L-shaped one-story structure with a gable roof over the long arm and a hipped roof over the shorter arm of the "L." The building has horizontal wood cladding, and metal casement and vinyl windows. Painted graphics on the building include a man, chickens, and flowers. A second accessory structure is a one-story metal warehouse building with a shallow gable roof. This structure has vertically ribbed metal cladding. It features large garage/loading doors. A third accessory structure is a square-plan hipped roof garage, with horizontal wood cladding, that appears to be of similar vintage to the house. This structure has a hipped roof, a large garage door on its primary elevation, and a person-door on its side elevation. The fourth structure is a large shed, with a barn door and exposed rafters. It features a low-sloped shed roof with exposed rafter tails, aluminum slider windows, and smooth, vertically placed plywood panels.[2] (Figures 1-5)

Figure 1. The front (north) and west façades of 156 Crescent Avenue.

[2] TreanorHL, *148 & 156 Crescent Avenue, Historic Resource Evaluation,* August 27, 2021.

Figures 2 and 3. The accessory structure and the warehouse at the 156 Crescent Avenue property.

Figures 4 and 5. The one-story garage and the shed on the 156 Crescent Avenue property.

5. PROJECT DESCRIPTION

The proposed project includes minor alterations to the residence at 156 Crescent Drive, and the construction of two new townhouse-style condominiums to the south and southwest of the house. The house and garage at 148 Crescent Avenue, and the car port and two utilitarian buildings at the rear of 156 Crescent Avenue will be demolished. None of these structures appeared to be eligible historic resources in the previous study. The house at 156 Crescent Avenue will be preserved, and will undergo repairs to the exterior and minor alterations to the interior. On the exterior, the house including the front and back doors will receive new paint, and where necessary, siding will be repaired or replaced in kind and gutters will be repainted or, if necessary, replaced. The interior floors will be refurbished, the bathroom will be updated, and the interior completely repainted.[3]

Two new multi-family buildings, Buildings 1 and 2, will be constructed south of 156 Crescent Avenue. The new buildings essentially mirror each other. However, Building 1 includes 10 units, while Building 2 has 8, for a total of 18 condominium townhouses. The garage elevations face each other, creating an internal courtyard that is essentially the driveway for the complex. The main entries to the units are located on the outward-facing elevations, which appear to be accessed by long, narrow pathways.

The previous design:

Windows include single hung, sliders and fixed, all multi-lite. The window material, and the type of divided lite is not described. In plan, the buildings are long, linear rectangles, clad in stucco and horizontal siding. Roofs are shallow-gabled composite-shingle-clad, with cross gables introduced above some projections. The west elevation of Building 1 (east elevation of Building 2) features shallow one-story projections with gable roofs at the first and third floors, differentiated from the stucco wall with horizontal siding. The gable ends feature board-and-batten siding and a centered, narrow

[3] Samir Sharma to Nancy Goldenberg, Attached document of email, "Proposed Project Description,148 & 156 Crescent Ave, Sunnyvale, CA 94087," January 12, 2023.

outlooker, or bracket. A pent roof spans the length of the first floor, interrupted by three gabled entryways. Sheltered beneath the roofs are nine two-panel doors and multi-lite windows with stucco-over-foam surrounds. Fenestration on the second floor includes a mix of single, paired, and grouped multi-lite windows with the same surrounds. Projecting bays with gable roofs sit between single and paired multi-lite windows on the third floor. Some multi-lite windows incorporate non-functioning shutters.

The second and third floors project over the first floor on the east elevation of Building 1/west elevation of Building 2. 10 two-car garages span the first floor (Building 2 includes 8 garages). Multi-pane windows are repeated across the second floor. Full-height multi-lite windows with false-balcony railings and non-functional shutters dominate the third floor. The wide, third-floor four projecting bays feature much smaller board-and-batten gable ends with outlookers.

A layered wall of shallow projecting and recessed sections with two gable ends comprise the north façades of both buildings. A single door is tucked into a recessed entryway with a small divided lite window to the west. Three other doors sit to the west on the first floor. Divided lite windows with shutters are on the second and third floors. The south elevations feature a single door, and five divided lite windows (figure 9).

Figure 6. Aerial view of the subject building, parcel outlined in dashed red (Google Earth, imagery date March 2022).

Figure 7. View from Crescent Avenue of the 156 Crescent Avenue with the proposed new buildings.

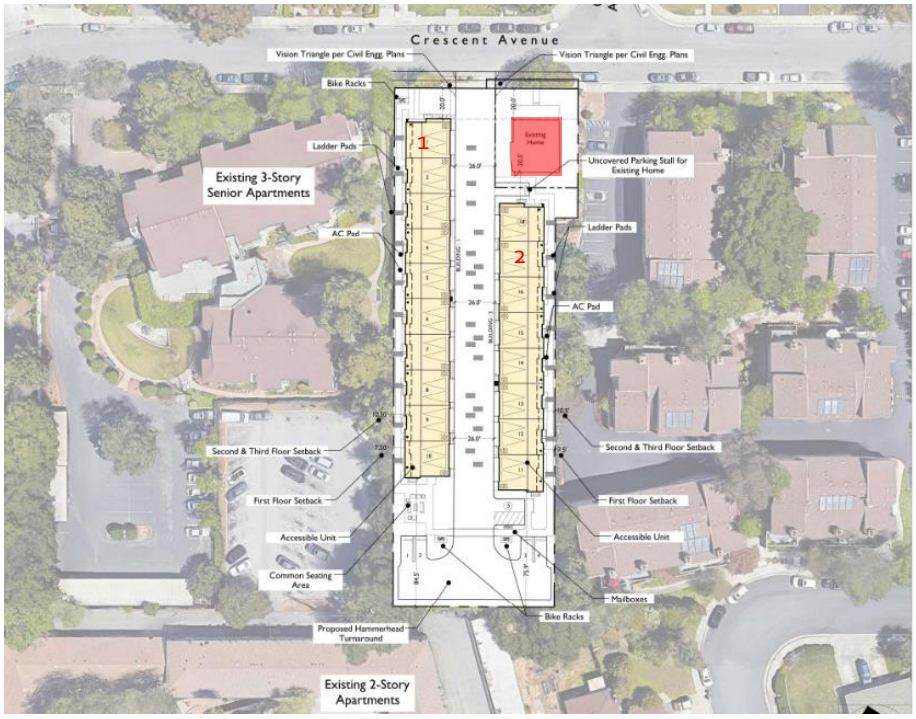

Figure 8. The proposed site plan with new buildings labeled in red, and the existing house at 156 Crescent Avenue blocked out in red (Bassenian/Lagoni Architecture, November 2022).

Figure 9. View of all elevations of Building 1 (Bassenian/Lagoni Architecture, November 2022).

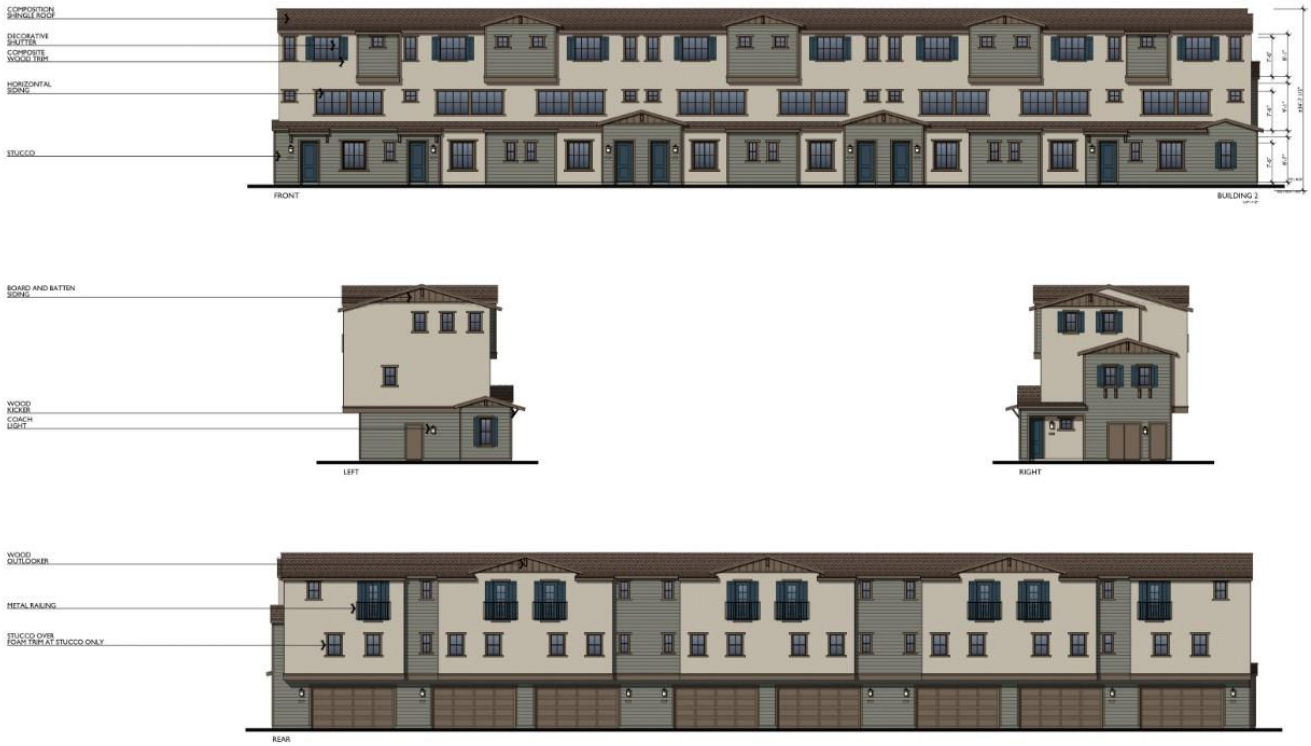

Figure 10. View of all elevations of Building 2 (Bassenian/Lagoni Architecture, November 2022).

Figure 11. Rendering of a street view from Crescent Avenue, view of the existing building and the 2 proposed buildings (Bassenian/Lagoni Architecture, November 2022).

6. SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

The building at 156 Crescent Avenue appears individually eligible for listing in the CRHR and NRHP. Therefore, the proposed project must comply with the Secretary of the Interior's Standards for Rehabilitation. Since the exterior of 156 Crescent Avenue will receive only maintenance-type work, such as painting and siding repair, a full Secretary of the Interior's Standards evaluation is not required. Should more exterior alterations eventually be proposed, an SOIS evaluation of the house itself should be undertaken.

The proposed new buildings will provide a new contextual backdrop for the existing house. Since context is one of the seven components of integrity that are evaluated during a historical evaluation, these buildings must be evaluated for their relation to the existing historic house. For a contextual evaluation, Standards 3, 9 and 10 are the most significant.

Standard 3

3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.

Analysis: The two proposed new structures include many features that appear to be Craftsman style, such as the outlookers beneath the gable ends, and the board-and batten detailing in the gable ends. There are also several generic "historic" details, including the non-functional shutters, the decorative balcony railings, and the divided lite windows. We assume that this was done to relate to the historic house. However, 156 Crescent is a simple Craftsman bungalow, that depends on its massing and symmetry to create a harmonious effect. To be compliant with Standard 3, the new buildings should have simpler, more contemporary detailing than the historic house. Instead of trying to apply Craftsman or generic historic detailing to the new structures, the buildings should take inspiration from the historic house, utilizing massing and proportion to a greater extent.

The qualities of the new buildings that are successful do just that. The simple, gently sloping rooflines, for example, relate to the gable roof of the existing house without trying to mimic it. If the new buildings had the same slope as that of the existing house, the buildings would be much too tall – the gentler gables allow the buildings to relate but not to dominate the site. We also appreciate the layering effect found on the design of the Crescent Avenue-facing elevations. This layering allows the buildings to visually step up from the scale of the historic house to the three-story height of the new buildings. However, again, the too-literal detailing found on these elevations is less successful.

Standard 9

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Massing:

The proposed new buildings are basically three-story linear rectangles, sited perpendicular to Crescent Avenue. They feature gable roofs, which soften the massing somewhat, and relate to the gable-roofed house without literally copying its roofline. The Crescent Avenue-facing elevations are layered, which helps to transition the massing from the one-and-one-half story historic house to the three-story multi-family buildings. We also appreciate the introduction of horizontal board siding in some parts of the buildings, which relate to the siding on the historic house.

However, the massing of the linear rectangles could be improved. Since the units will essentially be townhouses, perhaps the design could articulate the unit divisions with setbacks and projections, which would help to break up the linearity.

Size and scale:

While these buildings are taller than the historic house, the layering of the street-facing facades helps to transition from the smaller single-family house to the taller multi-family house. While the detailing is too literally "historic," this layering is effective. We also appreciate that roofs will be gabled with a lower slope than that of the existing house. The designers tried to further break up the roofline with small cross gables perpendicular to the main roofline. We find this less effective

than the overall roofline, although the idea of introducing cross-gables is fine. It is just that the elevation detailing below these cross-gables is less effective. On the west elevation of Building 1 (east elevation of Building 2), for example, these cross gables are located above shallow projections that are primarily black walls with two small windows. On the east elevation of Building 1/west elevation of Building 2, there are larger projections with small gables over tall windows with faux shutters and balconies. The relationship of the gable ends with the much wider projection is rather awkward.

Features:
As mentioned under Standard 3, many of the details found on the proposed new buildings are too literal in their attempt to establish a historic feeling and therefore, compatibility. Here again are the character-defining features of the existing house:

- Two-story, roughly rectangular massing
- Broad, gable roof with a wide overhang
- Exposed rafters at the side elevations
- Chamfered gable ends
- Projecting porch with chamfered gable roof
- Knee-brace brackets supporting the gable ends
- Wood-sash, double-hung windows
- Exposed chimney

In most cases, the design of the proposed buildings includes more "historic" details than found on the existing house. For example, the existing house has simple, one-over-one double or single hung windows. The new buildings, however, feature a variety of window types, but all are multi-lite. Generally, a better strategy is to simplify.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if
Compatibility Analysis:

The two new proposed buildings are standalone structures. The new buildings will not physically impact the character-defining features of the house. If the new construction were to be removed in the future, the essential form and integrity of the building and its environment will be unimpaired. Therefore, the proposed project complies with Standard 10.

7. DESIGN RECOMMENDATIONS

The following were recommendations made to the previous design.

1. Massing: Break up the linearity of the new buildings with more setbacks and projections. We suggest articulating the separate townhome units in this fashion. This will not only break up the massing but allow for better unit identity. It could also allow for the introduction of true balconies and/or porches.
2. Detailing: As stated above, the design includes too many literal historical references. The detailing should be simplified, and literal historical references avoided entirely.

8. REVISED DESIGN

The revised design (see attached elevation sheet) has eliminated most of the historical references that we felt were not in compliance with Secretary of the Interior Standard #3, which recommends that "each property shall be recognized as a physical record of its time, place and use." The previous design attempted to create a "Craftsman-Style" complex to coordinate with the adjacent Craftsman Style house. However, the existing house has very simple detailing, relying more on massing to convey its design. The proposed buildings applied many "historical" details that were more elaborate than anything on the historic home. We recommended simplifying the design of the new structures and relying more on massing than applied details.

The revised elevations now meet the Standards but are not necessarily good design. The previous version displayed a variety of window types – the revised design has only three – what appear to be sliders, one-over-one double hung windows, and small fixed windows. Roofs are composition shingle.

The outward-facing elevations (West, on the sheet that was provided) in the revised design are fairly successful. Materials include board and batten cladding, stucco, and horizontal cladding. Neither the board and batten nor the horizontal cladding are used in excess and are not contiguous on this elevation.

The other long elevation – the one facing inward, is less successful. This elevation also combines the materials listed above for the outward-facing elevations. Here, vertical, board-and-batten clad gabled sections alternate with stucco-clad areas. The board-and-batten extends from the gable tips to the ground. These gabled areas appear to be set behind the stucco areas, and at the ends the stucco portions overlap the vertical insets. We find the use of board and batten extending to the ground at these already tall, narrow insets to be visually disturbing. The use of board and batten cladding at the recessed base is fine, but a better result would be obtained by cladding these vertical, gabled insets with stucco, perhaps offsetting them from the projecting stucco areas with color rather than vertical cladding.

The short elevations – and particularly the north elevation, which faces Crescent Avenue – are even less successful. The north elevation juxtaposes horizontal cladding with board and batten, which we find visually disruptive We preferred the earlier design for this elevation to the revision.

9. CONCLUSION

When designing infill, or contextual new buildings that are contiguous with a historic building, it is not necessary, nor is it recommended, to mimic the architectural style of the historic building. The building should be compatible with, but distinct from the existing building. This means looking at materials, massing, proportion, datum lines and other qualities of the historic building and reinterpreting them into a modern building that coordinates with the historic building but is clearly distinct. It should not try to recreate the historical style.

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PAGE&TURNBULL

MEMORANDUM

DATE	April 29, 2022	PROJECT NUMBER	21332
TO	Momoko Ishijima, Senior Planner	PROJECT	148 and 156 Crescent Avenue, Sunnyvale Peer Review
OF	City of Sunnyvale Community Development Department 456 W. Olive Avenue Sunnyvale, CA 94086	FROM	Clare Flynn, Associate Cultural Resources Planner, Page & Turnbull; Stacy Kozakavich, Project Manager, Page & Turnbull
CC		VIA	Email

REGARDING 148 and 156 Crescent Avenue, Sunnyvale Peer Review Memorandum

INTRODUCTION

This Peer Review Memorandum has been prepared by Page & Turnbull regarding the properties at 148 and 156 Crescent Avenue (APN 211-35-008 and 211-35-009) in Sunnyvale. The memorandum was prepared at the request of the City of Sunnyvale (City).

148 and 156 Crescent Avenue are located on the south side of Crescent Avenue, between Sunnyvale-Saratoga Road to the west, Manet Drive to the east, and Offenbach Place to the south. 148 Crescent Avenue contains a single-family vernacular style residence comprised of a one-story house built in 1953 with a two-story rear addition constructed in 1964. The property also includes a wood framed two-car garage. The main house was built by an unknown architect or builder for Rocco Furia, the son of Tony and Elvira Parish, who owned the property at 156 Crescent Avenue from approximately 1942 to 1974. 156 Crescent Avenue contains a one-and-one-half-story Craftsman style single-family residence that was constructed around 1927 for one of several poultry ranches that made up the Easter Gables subdivision. The house was likely built by H.A. Iverson, who is credited with building all of the houses in the subdivision. Research did not reveal the original property owner. The property at 156 Crescent Avenue also contains a wood framed office building, garage, and storage shed, as well as a large, corrugated metal cold-storage warehouse, originally built to support Parish Egg Basket, a poultry and egg business operated by the Parish family from the 1940s to at least the 1970s. Based on aerial photographs, the ancillary buildings appear to have

been constructed in the 1950s and 1960s, well after the original development of the Easter Gables subdivision.

The original owners and builders of the properties have not been identified. The properties are not currently listed in the National Register or California Register. Both properties have been listed on the Sunnyvale Heritage Resources Inventory since 1979. They are also listed in the Built Environment Resources Directory (BERD) for Santa Clara County with the status code 7N, meaning that they need to be reevaluated.

In April 2021, TreanorHL prepared a Historic Resource Evaluation (HRE) for the properties at the request of the properties' owner. The HRE evaluated the properties' historic significance and eligibility for listing on the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), and Sunnyvale Heritage Resources Inventory. TreanorHL found the property at 148 Crescent Avenue to be ineligible for listing on the federal, state, and local registers but found the property at 156 Crescent Avenue eligible for listing on the National Register under Criterion C, California Register under Criterion 3, and the Sunnyvale Heritage Resources Inventory under Criterion (c) as a good local example of a house built in the Craftsman style. In October 2021, a second historic evaluation was completed by Anthony Kirk in the form of California Department of Parks and Recreation (DPR) 523 A and B forms. Kirk found both properties to be ineligible for listing on the federal, state, and local registers under any criteria.

At the request of the City, Page & Turnbull peer reviewed the HRE prepared by TreanorHL and the DPR 523 forms prepared by Anthony Kirk.

Overall, Page & Turnbull concurs with TreanorHL's and Kirk's findings that the property at 146 Crescent Avenue is not eligible for listing on the federal, state, or local registers under any criteria. Page & Turnbull also concurs with TreanorHL's finding that 158 Crescent Avenue should remain listed on the Sunnyvale Heritage Resources Inventory, appears eligible for listing on the National Register and California Register under Criterion C/3 (Architecture), and retains integrity as a representative example of a house built in the Craftsman style.

Additionally, Page & Turnbull finds that the property appears to be associated with a significant event: the development 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 156 Crescent Avenue no longer conveys its significance related to the Easter Gables subdivision on its own.

Methodology

Page & Turnbull reviewed the following documents for this memorandum (Appendices A and B):

- TreanorHL, 148-156 Crescent Avenue, Sunnyvale, California, Historic Resource Evaluation, April 7, 2021.
- Anthony Kirk, Department of Parks and Recreation 523 A and B Forms, "156 Crescent Avenue," October 14, 2021.
- "Easter Gables," Historic Resources Inventory forms, 1979.

Page & Turnbull conducted a site visit of the subject properties on April 11, 2022 to take photographs and observe existing conditions. Where gaps were identified in the research or analysis in either of the two reports, as outlined in the Peer Review sections that follow, Page & Turnbull conducted supplemental research and provided this additional information in the Additional Research Findings section. Research regarding the subject properties was conducted using online databases including Newspapers.com, the UC Santa Barbara Library FrameFinder website, HistoricAerials.com, and Ancestry.com.

PEER REVIEW OF HISTORIC RESOURCE EVALUATIONS

1. HRE by TreanorHL

The HRE completed by TreanorHL was commissioned by Rocco 5 LLC, the owner of 148 and 156 Crescent Avenue, and completed in April 2021. In the report, TreanorHL found the property at 148 Crescent Avenue to be ineligible for listing on the National Register or California Register under any criteria. The property at 156 Crescent Avenue, on the other hand, was found to be eligible for listing on the National Register and California Register under Criterion C/3 (Architecture) at the local level "as an exemplary extant illustration of a Craftsman style dwelling with a unique roof shape." The property was also found to be eligible for listing on the City of Sunnyvale's Heritage Resource Inventory under criterion (c). The period of significance was identified as 1927, the year the building was constructed. None of the existing accessory buildings were found to be eligible for listing on the federal, state, or local registers.

After reviewing TreanorHL's HRE, Page & Turnbull finds the overall organization of the report, introduction, summary of findings, methodology, regulatory framework, integrity, and bibliography sections to be consistent with accepted professional standards. The following section focuses on those portions of the HRE for which Page & Turnbull had comments.

AREAS FOR ADDITIONAL INFORMATION/DISCUSSION

Page & Turnbull's review found that the following sections/topics would benefit from additional development as discussed below:

4. Property Description

TreanorHL's property description section does not provide adequate information about the existing physical characteristics of the subject property. The section would benefit from the inclusion of a more complete description of the properties' location within Sunnyvale, including the streets that bound the subject block, site features of each property, and a brief description of ancillary buildings on each property, as well as a façade-by-façade description of each of the main buildings on the two properties. A description of the overall character and type of development that exists in the immediately surrounding area would also contribute to the significance evaluation and analysis of the property's historic integrity.

5. Architectural Style

TreanorHL's Architectural Style section provides some background information on the Craftsman style of architecture but could be improved by including a brief description of the development and aesthetics of the style, as well as a summary of the list of features and characteristics that are typical of the Craftsman style. Such a description would provide the necessary context to understand the degree to which the house at 156 Crescent Avenue is representative of the Craftsman style.

6. Site History

The site history prepared by TreanorHL provides insufficient information to understand the overall development of the properties at 148 and 156 Crescent Avenue. The section neglects to include that Crescent Avenue was originally part of a subdivision called Easter Gables, which was developed in the 1920s specifically for poultry farmers. The property at 156 Crescent Avenue, specifically, was originally built as part of the Easter Gables development. Furthermore, some of the information provided is not entirely accurate. While TreanorHL's report states that the earliest image of the property is a 1948 aerial photograph, Page & Turnbull found earlier 1931 and 1939 aerial photographs that show the house at 156 Crescent Avenue, shortly after the Easter Gables subdivision was developed.[1] These aerial photos show that 156 Crescent Avenue was part of a row of houses constructed along the street with long agricultural warehouses at the rear that were associated with the poultry industry. Additional aerial photographs from later periods can also be used to refine the timeline of changes to the properties, including the addition, removal, and alteration of ancillary buildings.

[1] Flight C-1870, Frame 125, Fairchild Aerial Surveys, 1931, UC Santa Barbara Library, FrameFinder; Flight C-5750, Frame 285-85, Fairchild Aerial Surveys, 1939, UC Santa Barbara Library, FrameFinder.

7. Historic Context

TreanorHL's historic context section provides a good brief summary of the history of Sunnyvale. However, because the subject properties were originally built in an agricultural area outside Sunnyvale's urban city limits as part of the Easter Gables subdivision, which was a unique subdivision specifically intended for residential and agricultural use, particularly for the poultry industry, further detail is needed about the history and development of the Easter Gables subdivision. These contexts would provide necessary information to complete the evaluation of the properties' significance under Criterion A/1 (Events).

8. Architect/Builder

TreanorHL's report includes no information about an architect or builder associated with the subject properties. However, background documentation for the Sunnyvale Heritage Resource Inventory indicates that the properties in the Easter Gables subdivision were designed and built by a real estate promoter named H.A. Iverson.[2] A brief biography of Iverson should be included to determine whether he is considered a master builder.

9. Occupancy History

The occupancy history is incomplete, due to limited access to research repositories during the COVID-19 pandemic. With many research repositories reopening to the public, additional research could be completed to review earlier city and county directories, if available, and determine whether the original or earlier property owners can be identified prior to the 1940s.[3] Also, if additional information is available for Tony and Elvira Parish and their son Rocco Furia, a brief biography of the family should be included in the report.

11. Significance Evaluation

The significance evaluation for 148 Crescent Avenue is generally sufficient, but it could be expanded in a few areas to fully justify the findings. Under Criterion A/1 (Events), the evaluation should include an analysis of the property's relationship to the development of the Easter Gables subdivision.

The significance evaluation for 156 Crescent Avenue should be expanded similarly to that for 148 Crescent Avenue and include an analysis of the property's relationship to the Easter Gables subdivision under Criterion A/1 (Events). Under Criterion B/2 (Persons), the evaluation should clarify the relative importance of the Parish Egg Basket business within the local poultry industry in order

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[2] "Easter Gables Subdivision," A Sunnyvale Inventory, 46, accessed April 13, 2022, https://www.yumpu.com/en/document/read/6201322/v-a-sunnyvale-inventory-city-of-sunnyvale/4.

[3] Page & Turnbull attempted to schedule a research appointment with the County, but no appointments were available by the time this peer review was required to be submitted.

to justify the finding that the Parish family is not historically significant. Based on evidence of the property's association with the Easter Gables subdivision, the local evaluations under criteria (i) and (j) should also be updated.

Character-Defining Features

For a property to be eligible for national or state designation under criteria related to type, period, or method of construction, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. Thus, TreanorHL's finding that 156 Crescent Avenue is eligible for listing on the federal, state, and local registers should be followed by a list of the character-defining features that convey the property's historic significance.

2. Anthony Kirk DPR 523 Forms

The DPR forms completed by Anthony Kirk were commissioned by Rocco 5 LLC, the owner of 148 and 156 Crescent Avenue, and completed in October 2021. Kirk found the properties at 148 Crescent Avenue and 156 Crescent Avenue to be ineligible for listing on the National Register, California Register, or Sunnyvale Heritage Resources Inventory under any criteria.

After reviewing the DPR 523 forms prepared by Anthony Kirk, Page & Turnbull finds the overall organization of the forms, historic contexts for the City of Sunnyvale and local poultry industry, and description of the site and ancillary buildings to be consistent with accepted professional standards and provide sufficient background information on the property. The following section focuses on those portions of the DPR 523 forms for which Page & Turnbull had comments.

AREAS FOR ADDITIONAL INFORMATION/DISCUSSION

Page & Turnbull's review found that the following sections/topics would benefit from additional development as discussed below:

Description

The physical description of the two properties should be expanded to include a façade-by-façade description of both of the main residences on the properties.

Significance

While the overall historic context for the City of Sunnyvale and poultry industry provide adequate information about these topics, a chronology of the development of the Easter Gables subdivision and the two subject properties over time should be included to show how buildings on the properties and the character of the neighborhood evolved over time. Brief biographies of the

Parish/Furia family and H.A. Iverson, the contractor responsible for building the houses in the Easter Gables subdivision, should be included to justify the findings in the significance evaluation.

Additionally, Kirk argues that the arrangement of windows at the front façade, clipped gable roof, application of aluminum siding over original wood siding prevent the house from being eligible under Criterion C/3 (Architecture) as a good example of Craftsman style architecture. While it may be true that Craftsman style houses often feature tripartite window arrangements and hipped or gabled roofs, there are many good examples of Craftsman style buildings with designs that do not fit this narrow description. Clipped gable roofs were not as common as hipped or gabled roofs, but were still used on many Craftsman houses.

Furthermore, although the installation of aluminum siding altered the building's original design, the siding is applied in horizontal strips so that it closely resembles horizontal wood siding unless viewed from up close. Furthermore, if the original wood siding survives underneath, the aluminum siding could be removed in the future to restore the building's original wood siding. Therefore, the existing aluminum siding does not detract from the building's ability to convey its original Craftsman style design to a sufficient degree to prevent it from being eligible as a good example of the style under Criterion C/3 (Architecture).

Page & Turnbull therefore disagrees with Kirk's finding. Additional information about the Craftsman style is included in the following section.

ADDITIONAL RESEARCH FINDINGS

Page & Turnbull conducted supplementary research to describe the property's existing conditions; the development of its immediate surroundings; biographical information regarding its previous owners, occupants, and builders; and architectural style. The results of this research have informed Page & Turnbull's opinion regarding the significance of the property in relation to its eligibility for listing on the national, state, and local registers.

Property Description

148 Crescent Avenue

148 Crescent Avenue is located on a small, roughly square-shaped parcel at the north side of the block bounded by Crescent Avenue to the north, Manet Drive to the east, Offenbach Place to the south, and Sunnyvale Saratoga Road to the west. Sunnyvale Heritage Park is located to the northeast of the block.

The main building at 148 Crescent Avenue is a one- and two-story single-family residence with a roughly L-shaped footprint, set on a concrete foundation. The residence consists of a one-story rectangular building with a two-story rear addition set at its southwest side. The building is clad in aluminum siding and has moderately sloped side-gabled roofs clad with composition shingles. Typical windows have fixed or casement metal frames with divided lites, narrow muntins, shallow sills, and no trim.

The primary, north façade faces Crescent Avenue and overlooks a small yard with a lawn (**Figure 1**). It is predominantly one story in height, with the north wall of the two-story rear addition projecting slightly above the roof ridge at the west side of the building. The façade features, from left (east) to right (west), a pair of four-lite typical casement windows with ornamental metal shutters; the primary entrance, with a four-paneled wood door glazed with a band of four small lights set high; a pair of four-lite typical casement windows; a brick chimney with stepped, sloped shoulders; and a 15-lite fixed typical window with ornamental metal shutters.

Figure 1. The primary, north facade, view southwest.

The east façade is comprised of the two-story east façade of the rear addition and one-story east façade of the original, front portion of the building (Figure 11**Figure 2**). The east façade of the addition is set back from the main volume of the original building and has a slight overhang at its second floor. A pair of large aluminum sliders is located at its first floor, and a smaller aluminum

slider is located at the north end of the second floor. The east façade of the main portion of the building features two typical windows that are centered below a wood vent in the gable end.

Figure 2. The east facade, view northwest.

The south façade is comprised of the two-story south façade of the rear addition and the one-story south façade of the main, original volume of the building (**Figure 3** and **Figure 4**). Fenestration on the south façade of the addition is concentrated in the façade's east half. A secondary entry accessed by a single concrete step with a metal pipe rail features a wood panel door with a glazed fanlight that is shaded by a small shed awning with composition shingles. Aluminum sliders are located at the first and second floor levels to the right (east) of the entry.

Figure 3. The south façade of the rear addition, view north.

Figure 4. The south facade of the main portion of the building, view north.

The west façade is one story tall at its north end and two stories tall at its south end, where the taller rear addition attaches to the original portion of the building (**Figure 5**). Two typical windows are located in the one-story original portion of the façade, followed by two secondary entrances in the two-story façade of the addition. Each of the entries is accessed by two concrete steps and features a wood panel door with integrated glazing in its upper half and a small awning with a shed roof and composition shingles. Fenestration at the second story above these entries consists of an aluminum slider, two fixed aluminum windows, and a second aluminum slider below a gable end vent.

Figure 5. The west facade, view south.

A two-car garage is located at the rear of the house (**Figure 6**). The garage has a front-gabled roof with composition shingles and features v-rustic wood siding, a wood panel door, and a swing-up garage door that is covered by a stained wood awning with corrugated metal roofing.

Figure 6. The garage and wood awning, view southwest.

156 Crescent Avenue

156 Crescent Avenue is located on an L-shaped parcel at the north side of the block bounded by Crescent Avenue to the north, Manet Drive to the east, Offenbach Place to the south, and Sunnyvale Saratoga Road to the west. Sunnyvale Heritage Park is located to the northeast of the block.

The main house on the property is a one-and-a-half story cottage with a rectangular footprint set on a concrete foundation (**Figure 7**). The building is clad with aluminum siding and has a clipped-gable roof clad with composition shingle roofing. The moderately pitched roof has a deep overhang and exposed rafters with projecting rafter tails. The building corners and cross-gabled sections feature knee braces. Typical windows are double-hung wood with undivided upper and lower sash, ogee lugs, shallow wood sills, and no trim. Some windows have contemporary aluminum-frame screens set into their openings.

Figure 7. 156 Crescent Avenue, view south.

The primary, north façade faces Crescent Avenue and overlooks a small yard with a mature tree (**Figure 8**). Centered at the primary façade, the building's main entrance is set within a porch with a clipped-gable roof with deep overhangs, exposed rafter tails, and knee braces, supported by square posts set on the low porch wall. The porch is accessed via a concrete staircase and has a painted tongue-and-groove wood floor. The entrance consists of an unglazed wood door with an aluminum screen door, flanked by ribbed glass sidelites. Typical windows are set to either side of the porch. A pair of double-hung wood windows with ogee lugs and three-lite divided upper sash is centered beneath the peak of the gable.

Figure 8. The primary, north façade of 156 Crescent Avenue, view south.

The west façade overlooks a paved driveway shared with the neighboring property, 148 Crescent Avenue (**Figure 9**). At its north side, this façade features a brick chimney with sloping shoulders, flanked by two typical windows. To the south of this, a slightly projecting cross-gabled section has a pair of typical windows.

Figure 9. The west facade of 156 Crescent Avenue, view east.

The south, rear façade overlooks a paved parking area between the cottage and an adjacent shed and warehouse (**Figure 10**). Openings at the first story are irregularly spaced and consist of, from left (west) to right (east), an entrance with a contemporary glazed, two-paneled wood door and narrow trim; a pair of undivided wood fixed windows; a pair of typical windows; and one typical window. A pair of typical windows is centered beneath the peak of the gable.

The east façade overlooks a narrow gravel walkway adjacent to the eastern property boundary (**Figure 11**). Three typical windows are spaced relatively evenly along the façade.

Figure 10. Rear, south facade of 156 Crescent Avenue, view northeast.

Figure 11. East façade of 156 Crescent Avenue, view south.

A one-story shed to the rear of the cottage appears to be in use as a residential or office unit (**Figure 12).** The small building consists of a rectangular volume with an asymmetrically gabled roof at the rear, and a hip-roofed enclosed porch addition at its northwest side. The building is clad in v-rustic wood siding of varying widths, and roofing consists of composition shingles. Windows include aluminum slider, aluminum casement, vinyl slider, and vinyl hung. A fully glazed wood door is located at the northeast side of the porch addition.

Figure 12. Shed behind the main house at 156 Crescent Avenue, view southeast.

A rectangular, high one-story cold-storage warehouse with corrugated metal siding is set to the rear of the shed, adjacent to the eastern property boundary (**Figure 13**). The warehouse features a low-pitched gable roof and is set on a concrete foundation. Along the west property line, there is a one-story garage with a square footprint and a hipped roof. The building has horizontal wood siding and a wood panel door with integrated glazing. A large one-story wood frame storage shed is located at the southeast corner of the property. The building has a shed roof with exposed rafter tails, plywood sheet cladding, a sliding utility door on its north façade, and metal slider windows.

Figure 13. The cold-storage warehouse, view south.

Surrounding Neighborhood

Most of the immediately surrounding neighborhood consists of large multi-family residential apartment complexes constructed in the latter half of the 20th and early 21st centuries with a small number of small single-family residences constructed in the early 20th century, including 156 Crescent Avenue, scattered amongst them (**Figure 14** to **Figure 17**).

Figure 14. Apartment complexes on the north side of Crescent Avenue directly to the northeast of the subject properties.

Figure 15. Apartment building at 412 Crescent Avenue, directly to the east of the subject properties.

Figure 16. 434 Crescent Avenue, view south. Source Google Street View, 2022.

Figure 17. 448 Crescent Avenue, view south. Source Google Street View, 2022.

Historic Context

Site History

The Easter Gables Subdivision

The properties at 148 and 156 Crescent Avenue are located in an area that was originally developed as part of a residential subdivision known as Easter Gables. The subdivision map for Easter Gables was filed by Tony and Jose Giangrande and Charles R. Forge in February 1929 for 37 parcels of land along Crescent Avenue to the east of Sunnyvale-Saratoga Road. Local contractor H.A. Iverson was hired to build a variety of bungalows in the subdivision, which was planned to feature houses at the front of long, deep lots, each with poultry houses at the rear.[4]

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. That 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.[5] Runnymede became one of the largest poultry producers in the United States with over 1,200 residents at its peak.[6]

[4] "Easter Gables Subdivision," A Sunnyvale Inventory, 46, accessed April 15, 2022, https://www.yumpu.com/en/document/read/6201322/v-a-sunnyvale-inventory-city-of-sunnyvale/4.
[5] East Palo Alto Historical and Agricultural Society, "Weeks Neighborhood Plan," 1997, 52-53.
[6] East Palo Alto Historical and Agricultural Society, "Weeks Neighborhood Plan," 1997, 49

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 20th century. Smythe's ideas were influenced by the discontent many felt with the realities of life in America's industrialized cities and a desire to return to the land. Smythe believed that a family could earn a living and reach economic self-sufficiency through farming small one- to two-acre parcels of land. The agricultural colonies would be located in close proximity to urban centers, which would serve as a market for the agricultural produce grown in the colonies. Smythe was directly involved with the development of such agricultural colonies in Payette, Idaho and several in California, including one in Tehama County, at Standish in Lassen County, San Ysidro in San Diego County, Los Terrenitos at the present-day site of Tujunga in Los Angeles County, and Hayward Heath in the hills above Hayward.[7] Research did not indicate that Smythe had a direct role in the establishment of the Easter Gables subdivision.

The Easter Gables subdivision, including the subject property at 156 Crescent Avenue, is visible shortly after its completion in a 1931 aerial photograph (**Figure 23 and Figure 23**). The photograph shows houses arranged in rows along the north and south sides of Crescent Avenue between Sunnyvale-Saratoga Road and Manet Drive, each with a long, narrow poultry house behind it. The surrounding area to the southern boundary of Sunnyvale was filled with agricultural fields.

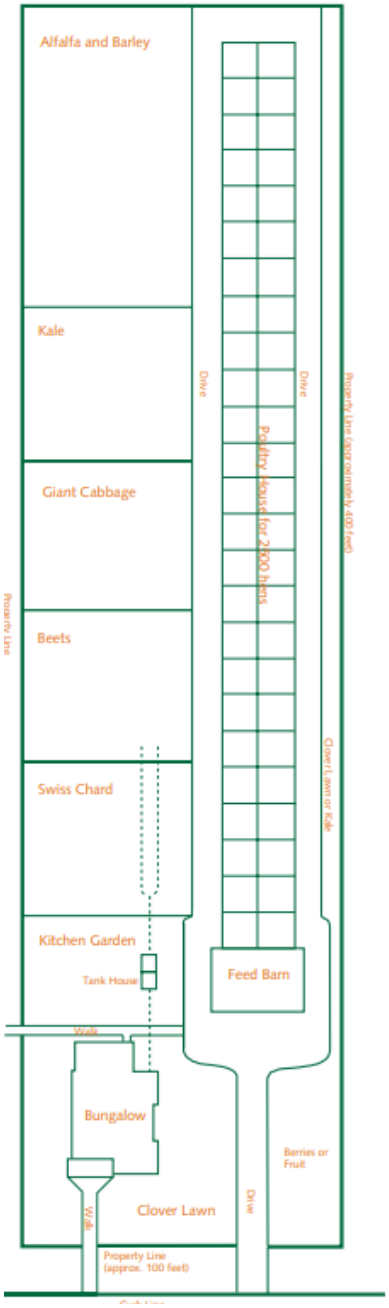

Figure 18. Typical layout of a lot in the Weeks Poultry Colony. Source: East Palo Alto Historical and Agricultural Society, "Weeks Neighborhood Plan," 1997, 52.

[7] 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).

Figure 19. Aerial photograph showing the Easter Gables subdivision surrounded by agricultural fields to the southeast of Sunnyvale. Source: Source: Flight C-1870, Frame 125, Fairchild Aerial Surveys, UCSB Library Framefinder. Edited by Page & Turnbull.

By the 1950s, the Easter Gables subdivision began to change. Although most of the original houses and poultry houses remained intact along Crescent Avenue, some had been removed, and several

new houses had been built. While the surrounding area continued to be dominated by agricultural fields, some areas had begun to be replaced by new residential and institutional developments, such as Fremont High School, to the southwest of Sunnyvale-Saratoga Road (**Figure 20** and **Figure 24**).

By the 1960s, much of the previously agricultural land surrounding the Easter Gables subdivision had been filled in with residential subdivisions (**Figure 21**). Nevertheless, the land immediately to the north of Easter Gables remained agricultural, and nearly all of the original houses and poultry houses remained intact along Crescent Avenue.

Documentation completed for the first Sunnyvale Heritage Resources Inventory in 1979 reported that most of the houses in the subdivision remained at that time.[8] However, aerial photographs show that by 1980, most of the houses on the north side of Crescent Avenue and most of the poultry houses on both sides of the street had been removed (**Figure 22**). New apartment complexes were built on the north side of the street. Since 1980, almost all of the remaining original houses have been demolished and replaced with apartment buildings. Only three of the original houses from the subdivision appear to survive at 156 Crescent Avenue, 434 Crescent Avenue, and 448 Crescent Avenue. No surviving poultry houses dating to the early 20th century are visible in aerial imagery.[9]

[8] "Easter Gables Subdivision," A Sunnyvale Inventory, 46.
[9] Google Maps, 2022.

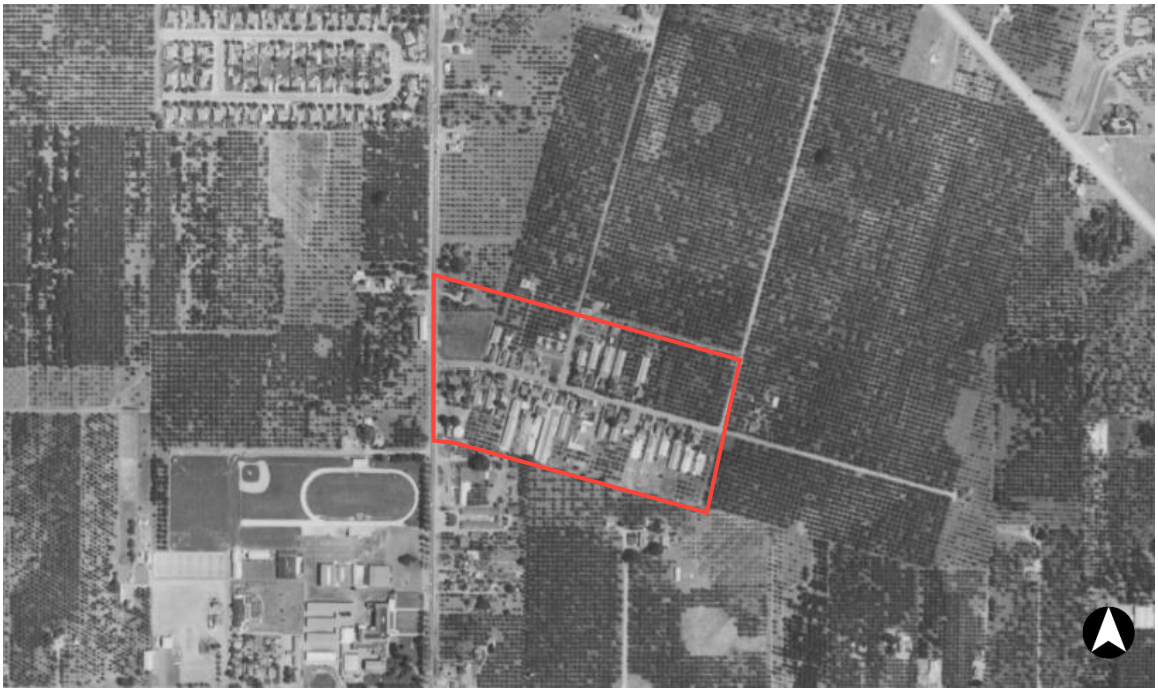

Figure 20. Aerial photograph showing the Easter Gables subdivision (outlined in red) and surrounding development in 1956. Source: Flight CIV-1956, Frame 4R-198, Aero Services Corporation, UCSB Library FrameFinder. Edited by Page & Turnbull.

Figure 21. Aerial photograph showing the Easter Gables subdivision (outlined in red) and surrounding development in 1965. Source: Flight CAS-65-130, Frame 7-169, Cartwright Aerial Surveys, UCSB Library Framefinder. Edited by Page & Turnbull.

Figure 22. Aerial photograph showing the Easter Gables subdivision (outlined in red) in 1980. Source: Historic Aerials. Edited by Page & Turnbull.

156 Crescent Avenue

According to records from the Santa Clara County Assessor, the house at 156 Crescent Avenue was originally constructed in 1927. This contradicts information in documentation for the Sunnyvale Heritage Resources Inventory, which suggests that the house was originally built as part of the Easter Gables subdivision when it was developed in 1929.[10] Based on available information, the exact date of construction is unclear. Nevertheless, the house was present at the time the Easter Gables subdivision was completed and contributed to its overall design. The house is visible in the 1931 aerial photograph (**Figure 23**). A paved sidewalk ran along Crescent Avenue in front of the house, and a long poultry house was located to the rear of the house to the southern property line.

Later aerial photographs indicate that the poultry house behind 156 Crescent Avenue was demolished between 1939 and 1948. Around 1942, the subject property came under the ownership

[10] TreanorHL, 148-156 Crescent Avenue, Sunnyvale, California, Historic Resource Evaluation, 2021, 6.

of Anthony "Tony" Parish and his wife Elvira, who opened a poultry and egg ranch at the subject property called Parish Egg Basket.[11] The business remained in operation at the subject property through at least 1974, when Tony died and the business passed to Elvira's son, Rocco Furia.[12] During the 1940s, the Parish family listed their address as "Rt3 Box 270, Crescent, Sunnyvale" or 702 Crescent Drive.[13] Aerial photographs taken in the 1960s show that several buildings were constructed at the rear of the house between 1960 and 1968. These included a small wood-framed building, reportedly initially used as a house and later expanded into an office, and a cold-storage warehouse for storing eggs immediately behind the house. A square-shaped garage was also added along the west property line, and a large shed for storing eggs was added at the southeast corner of the property.

Alterations identified in permit records on file with the City of Sunnyvale are limited to mechanical and electrical work or rezoning. No other physical alterations are documented in permit records or are visible in aerial photographs. Alterations observed during a site visit in 2022 include the installation of aluminum siding over the house's original wood siding, which likely also required the removal of original wood trim around the windows, and alterations to the sidelites at the front entrance with fluted translucent glazing.

148 Crescent Avenue

According to records from the Santa Clara County Assessor, the house at 148 Crescent Avenue was constructed in 1953.[14] The house appears to have been constructed as a residence for Rocco Furia, the son of Tony and Elvira Parish, who owned the immediately adjacent property at 156 Crescent Avenue. City directories list Rocco as living at 148 Crescent Avenue from at least the 1960s to the 1990s.[15] The house is visible in a 1956 aerial photograph (**Figure 24**). An outbuilding and open land were present to the rear of the house.

In 1964, a second-story addition and garage were constructed at 148 Crescent Avenue.[16] A shed was added around the same time (**Figure 25**). Building permit records and aerial photographs do not document any other exterior alterations to the property since the 1960s.

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[11] Anthony Kirk, Department of Parks and Recreation 523 A and B Forms, "156 Crescent Avenue," 2021.
[12] Kirk, Department of Parks and Recreation 523 A and B Forms, "156 Crescent Avenue," 3.
[13] "Rocco Furia," U.S. World War II Draft Cards Young Men, 1940-1947, Ancestry.com; Advertisement, *San Francisco Examiner*, 21 March 1943: 18.)
[14] TreanorHL, 6.
[15] Sunnyvale City Directories, Ancestry.com.
[16] TreanorHL, 6.

Figure 23. Aerial photograph showing the Easter Gables subdivision in 1931. The house at 156 Crescent Avenue is indicated by a red arrow. Source: Flight C-1870, Frame 125, Fairchild Aerial Surveys, UCSB Library Framefinder. Edited by Page & Turnbull.

Figure 24. Aerial photograph showing the Easter Gables subdivision in 1956. The subject property at 148 and 156 Crescent Avenue is outlined in red. Source: Flight CIV-1956, Frame 4R-198, Aero Services Corporation, UCSB Library Framefinder. Edited by Page & Turnbull.

Figure 25. Aerial photograph showing 148 and 156 Crescent Avenue (outlined in red) in 1968. Source: Historic Aerials. Edited by Page & Turnbull.

Builder

The original houses in the Easter Gables subdivision were reportedly built by real estate promoter H.A. Iverson. Henry A. Iverson was born in Denmark around 1898. In 1911, he immigrated to the United States.[17] 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.[18] 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.[19] By 1930, Iverson had moved to San Jose with his wife, Sylvia.[20] At the time, Iverson was listed as working as a salesman in the real estate industry.[21] In 1931, around the time Iverson was working as the

[17] 1930 United States Federal Census, Ancestry.com.
[18] "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.
[19] "Case Against H.A. Iverson Is Dismissed," *The Times* (Streator, Illinois), 25 April 1929: 9.
[20] 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.
[21] 1930 United States Federal Census, Ancestry.com.

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.[22] 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.

Owners/Occupants

Research did not reveal the identity of the original owner of the properties at 148 and 156 Crescent Avenue or any owners prior to the 1940s. The earliest known owners are Anthony "Tony" Parish and his wife, Elvira, who owned the property from approximately 1942 until Tony's death in 1974. Tony Parish was born in New Orleans, Louisiana around 1892.[23] As a young man, he moved to several different cities across the United States, where he worked as a tailor. In 1917, he was a tailor for the Scotch Wool Company in Chicago, Illinois.[24] By 1930, he had relocated to Philadelphia, where he continued to work as a tailor. It was likely here that he met his future wife, Elvira Furia, who was working as a button hole maker at a tailor shop in Philadelphia at the time.[25] By 1942, Tony had returned to New Orleans, where he worked as a tailor at Amalgamated Clothing Workers of America.[26] Around this time, he, Elvira, and Elvira's son, Rocco, from an earlier marriage, relocated to Sunnyvale and purchased the subject property on Crescent Avenue. The couple lived in the house at 156 Crescent Avenue and operated a poultry and egg ranch called Parish Egg Basket at the property.[27] As a young man, Rocco attended Fremont High School and worked on the family's poultry ranch.[28] In 1953, the family constructed a new house immediately to the west of their house at 148 Crescent Avenue, likely as a house for Rocco and his wife, Betty.[29] After Tony's death in 1974, Rocco took over ownership and management of Parish Egg Basket. Research did not reveal when the business ended operation. Rocco Furia continued to live at the house at 148 Crescent Avenue until at least 1993.[30] He died in 2018.[31]

---

[22] "San Jose Attorney Defendant in Suit," *Oakland Tribune*, 28 July 1931: 26; "Subdivision Man is Facing Charge," *Oakland Tribune*, 22 June 1931: 5.
[23] 1940 United States Federal Census, Ancestry.com.
[24] U.S., World War I Draft Registration Cards, 1917-1918, Ancestry.com.
[25] 1940 United States Federal Census, Ancestry.com.
[26] U.S. World War II Draft Registration Cards, 1942, Ancestry.com.
[27] Kirk, Department of Parks and Recreation 523 A and B Forms, "156 Crescent Avenue," 3.
[28] U.S. School Yearbooks, 1900-1999, Ancestry.com; U.S. World War II Draft Cards Young Men, 1940-1947, Ancestry.com.
[29] Kirk, Department of Parks and Recreation 523 A and B Forms, "156 Crescent Avenue," 3.
[30] City directories, Ancestry.com.
[31] U.S. Obituary Collection, 1930-Current, Ancestry.com.

Craftsman Style

The Craftsman style evolved from the English Arts and Crafts Movement and later, the work of innovative American architects working in the Midwest and California, in particular Frank Lloyd Wright and Greene & Greene.[32] The Craftsman style was utilized predominantly in residential properties and was dominant from the 1900s to the 1930s. The *Craftsman* magazine, published in America from 1901 to 1917, helped to disseminate the ideas associated with the style in North America, such as anti-industrialism and emphasis on handcrafted products. The Craftsman style took off in California during the first decade of the twentieth century in response to the work of Greene & Greene in Southern California. Additional influences included Japanese architecture, Swiss chalets, and the indoor/outdoor traditions of the Spanish and Mexican homes of the region.[33]

Elaborate one-off homes of the wealthy, such as the Gamble House in Pasadena, represent high style examples, while rows of more modest bungalows are found throughout California (**Figure 26**). Small-scale, wood-framed Craftsman bungalows could be constructed easily and affordably and were often available as kit houses or plans in pattern books during the 1890s through 1910s (**Figure 27**).[34] Craftsman bungalows are typically characterized by low-pitched gabled roofs with wide, unenclosed eave overhangs; decorative beams or braces; exposed rafter tails; tapered square columns or pedestals; and extending porch elements.[35] While gabled and hipped roofs are most common, by the mid- to late 1920s, many examples included clipped gable, or jerkinhead, roofs (**Figure 28** and **Figure 29**).

Figure 26: The Gamble House designed by Greene & Greene in Pasadena is a high-style example of

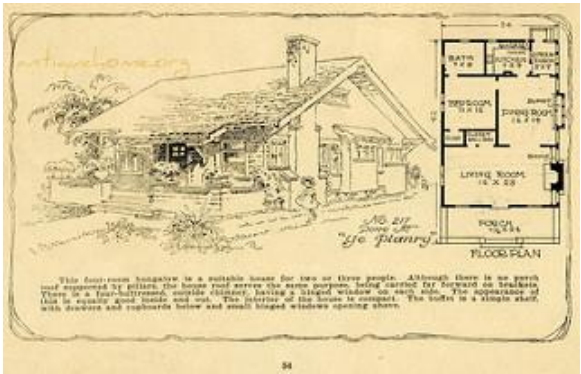

Figure 27: The 1908 "Ye Planry" is an example of a Craftsman bungalow kit house. Source: First

[32] Virginia Savage McAlester, "Craftsman: 1905 – 1930," in *A Field Guide to American Houses* (New York: Alfred A. Knopf, 2013), 568, 578.
[33] Rodney Douglas Parker, "The California Bungalow and the Tyrolean Chalet: The Ill-Fated Life of an American Vernacular," *Journal of American Culture* 15, vol. 4 (1992): 1.
[34] Ibid.
[35] McAlester, 568, 578.

the Craftsman style. Source: Page & Turnbull, 2011.

Figure 28. Craftsman-style kit house in the 1927 Sears, Roebuck and Co. Modern Homes catalog. Source: Sears, Roebuck and Co., *Honor Bilt Modern Homes*, 1927, Internet Archive.

Edition Catalog of Bungalow Plans, Los Angeles, 1908-1913 via Antiquehome.org.

Figure 29. Craftsman-style kit house in the 1925 J. C. Simpson Lumber Co. brochure.. Source: Antique Home Style.

The house at 156 Crescent Avenue displays many of the common characteristics of the Craftsman style, including its clipped gable roof with broad overhanging eaves, exposed rafter tails, and knee brace supports; partial-width front porch with angled square columns; and double-hung wood windows with ogee lugs, some with tripartite upper sashes. Page & Turnbull, thus, finds that the building is eligible under Criterion C/3 (Architecture) as a good example of a house built in the Craftsman style.

Character-Defining Features

For a property to be eligible for national or state designation under criteria related to type, period, or method of construction, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. These distinctive character-defining features are the physical traits that commonly recur in property types and/or architectural styles. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

The character-defining features of 156 Crescent Avenue include, but are not limited to:

House

- One-and-a-half story height and rectangular footprint
- Moderately pitched clipped gable roof with wide overhanging eaves, exposed rafters, projecting rafter tails, and decorative knee braces
- Partial width front porch with tapered square posts set on a low porch wall

- Double-hung wood sash windows
- Horizontal wood siding, if surviving under existing aluminum siding
- Brick chimney at west facade

Site

- Long, narrow parcel configuration
- Placement of the house at the front of the property, facing Crescent Avenue

CONCLUSION

Page & Turnbull reviewed an HRE prepared by TreanorHL and DPR 523 forms prepared by Anthony Kirk for the properties at 148 and 156 Crescent Avenue in Sunnyvale. In addition, Page & Turnbull staff conducted a site visit and supplemental historic research to document existing physical characteristics and evaluate the property's historic significance. Page & Turnbull concurs with both TreanorHL's and Anthony Kirk's determination that the house at 148 Crescent Avenue is not eligible under any criteria for listing on the National Register, California Register, or City of Sunnyvale's Heritage Resource Inventory. Page & Turnbull also concurs with TreanorHL's determination that the house at 156 Crescent Avenue is eligible for listing on the National Register and California Register under Criterion C/3 (Architecture) and the Sunnyvale Heritage Resources Inventory under Criterion (c) as a good local example of a house designed in the Craftsman style and retains integrity.

Based on supplemental research, Page & Turnbull found that 156 Crescent Avenue is associated with a significant event: the development of the Easter Gables subdivision, an unusual residential development designed for use in the local poultry industry, which appears to have been inspired by the Little Landers movement in the early 20th century. 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 156 Crescent Avenue cannot convey its significance related to the Easter Gables subdivision on its own.

APPENDIX A

TREANORHL, 148-156 CRESCENT AVENUE, SUNNYVALE CALIFORNIA, HISTORIC RESOURCE EVALUATION, APRIL 7, 2021

TREANORHL

148-156 CRESCENT AVENUE, SUNNYVALE, CALIFORNIA

HISTORIC RESOURCE EVALUATION

DRAFT

APRIL 7, 2021

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1. INTRODUCTION

Samir Sharma has requested TreanorHL's assistance in evaluating two parcels at 148 and 156 Crescent Avenue in Sunnyvale (APN 211-35-008 and -009) for their eligibility as historic resources. The parcels have not been identified on any national or state historic resources inventory. Both 148 and 156 Crescent Avenue are listed on the City of Sunnyvale's Heritage Resources Inventory as heritage resources but not as local landmarks.[1] The following report provides an evaluation of the property's potential eligibility to be individually listed in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and the local inventory.

2. SUMMARY OF FINDINGS

Upon completion of the survey and archival work, the property at 148 Crescent Avenue does not appear individually eligible for listing on the NRHP or CRHR as it was not found to possess sufficient historical significance. Even though the property at 148 Crescent Avenue was previously listed on the Heritage Resources Inventory, after further research and evaluation, it was not found to possess sufficient historical significance per relevant local criteria.

The single-family house at 156 Crescent Avenue appears individually eligible for listing in the NRHP and CRHR under Criterion C/3 at the local level as an exemplary extant illustration of a Craftsman style dwelling with a unique roof shape. The period of significance under Criterion C/3 is the year of construction, 1927. The house retains sufficient physical integrity to convey its significance as an individual resource. The single-family house also appears eligible for listing on the *City of Sunnyvale's Heritage Resource Inventory* under criterion (c). None of the accessory structure on the parcel appear eligible for listing on the federal, state, or local inventories.

3. METHODOLOGY

TreanorHL conducted a site visit on March 12, 2021 to evaluate the existing conditions, historic features, and architectural significance of the property. Due to the Covid-19 shelter-in-place order, TreanorHL did not conduct in-person research at local libraries or archives. However, available online research was completed including consultation with Sunnyvale city directories, historical aerials and photographs, newspaper articles, Santa Clara County Assessor's Office data, City of Sunnyvale Building Division, and various other online repositories.

4. PROPERTY DESCRIPTION

The subject properties are in the southern part of Sunnyvale. Located on the south side of the street and separated by a driveway, the properties at 148 and 156 Crescent Avenue feature two single-family houses and multiple accessory structures. Sunnyvale Saratoga Road runs to the west, and Sunnyvale Heritage Park is to the east. The immediate surrounding consists of low-rise single-family and multi-family residential buildings.

[1] *City of Sunnyvale Heritage Resources Inventory, rev. 2/20*, https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=25105 (accessed March 11, 2021).

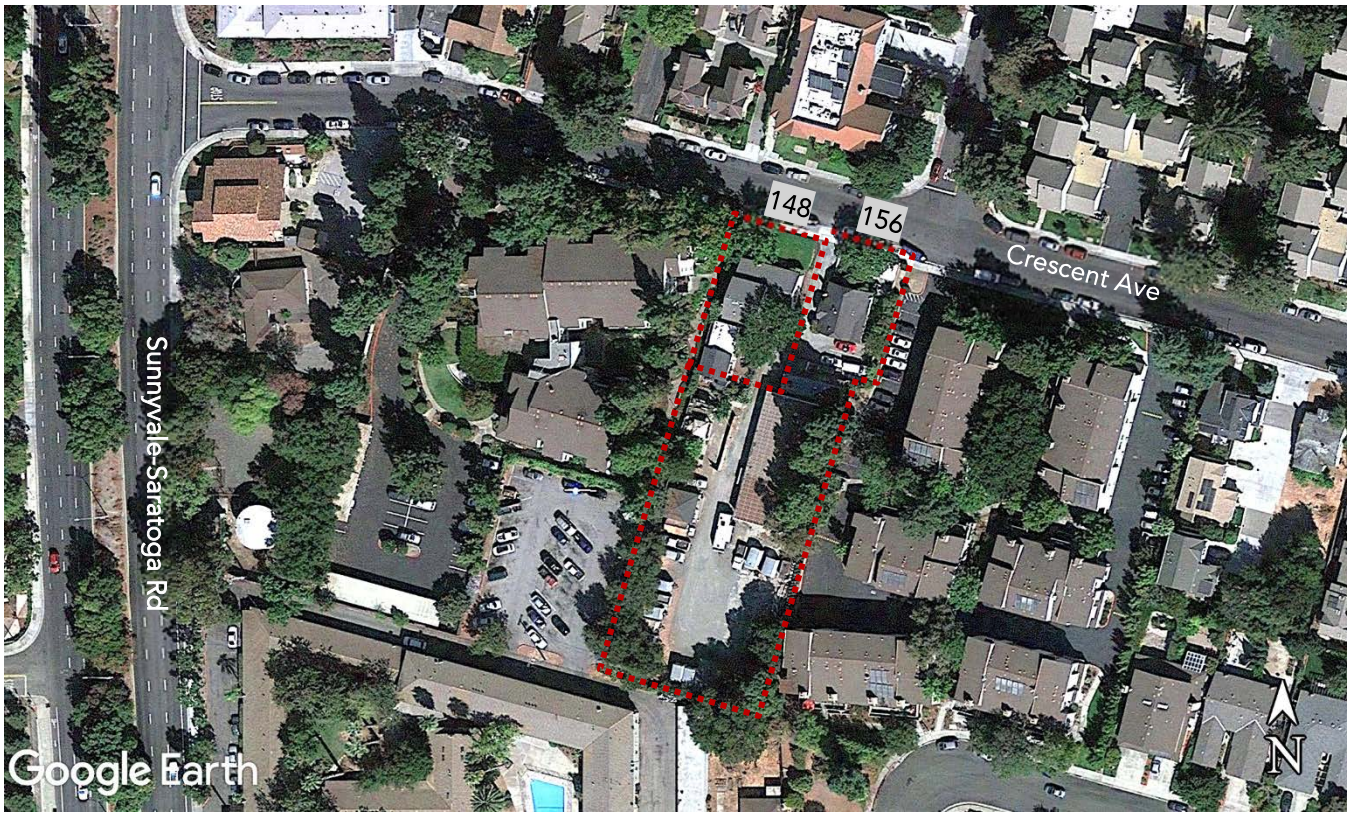

Figure 1. The subject properties at 148-156 Crescent Avenue, outlined in red (Google Earth, imagery date September 2020).

148 Crescent Avenue (APN 211-35-008)

This rectangular parcel features a two-story single-family house and a one-story accessory structure at the rear, southwest corner, of the parcel. Constructed in 1953 with a major addition in 1964, the single-family house is L-shaped in plan. The house is set back from the sidewalk, behind a front yard featuring a lawn, tree, and shrubs. Stylistically, the house is a simple mid-20th century side-gabled ranch house, later expanded with a two-story addition.

The front (north) elevation reveals both a shed-roofed one-story portion at the front, stepping back to the two-story gable-roofed portion of the house. The one-story portion continues east to create a gable-roofed "ell" which also attaches to the two-story portion. Horizontal vinyl siding clads the structure. Windows are steel casement in the one-story portion and aluminum sliders in the two-story addition. All windows feature simple wood trim.

The front elevation features an off-center front entry door accessed by two concrete steps leading to a small landing. Windows here feature decorative shutters. A brick chimney penetrates and extends above the roof.

A one-story detached garage is south of the house. The wood-frame structure has horizontal wood cladding and an asphalt shingle-clad gable roof. A single wood paneled door is on the east elevation. A simple shed roof supported with square wood posts is attached to the north elevation.

Figure 2. The front (north) and west façades of 148 Crescent Avenue.

Figure 3. The east and south façades of 148 Crescent Avenue.

Figure 4. The detached garage behind 148 Crescent Avenue.

156 Crescent Avenue (APN 211-35-009)

This parcel contains a two-story single-family Craftsman style house and four one-story accessory structures at the rear. A paved driveway runs to the west of the house.

The house is rectangular in plan and features a broad, asphalt shingle-clad gable roof with chamfers at the gable ends, and exposed rafters at the sides. Knee-brace brackets support the overhanging gable ends. The main entry is accessed via a projecting porch centered on the primary (north) elevation, which is covered by a similarly chamfered gable roof. A slight projection at the west elevation also features a chamfered gable. An exposed chimney graces the west side. Horizontal vinyl siding clads the house. Windows are double-hung wood sash with aluminum screens.

On the primary elevation, a pair of double hung windows are centered in the gable end. Larger double hung windows flank the entry porch. The entry door is a solid, paneled wood door covered by an aluminum screen door. Sidelights with vertically striated glass flank the door.

Four accessory structures are also found on the parcel. One is an L-shaped one-story structure with a gable roof over the long arm and a hipped roof over the shorter arm of the "L." The building has horizontal wood cladding, and metal casement and vinyl windows. Painted graphics on the building include a man, chickens, and flowers. A second accessory structure is a one-story metal warehouse building with a shallow gable roof. This structure has vertically ribbed metal cladding. It features large garage/loading doors. A third accessory structure is a square-plan hipped roof garage, with horizontal wood cladding, that appears to be of similar vintage to the house. This structure has a hipped roof, a large garage door on its primary elevation, and a person-door on its side elevation. The fourth structure is a large shed, with a barn door and exposed rafters. It features a low-sloped shed roof with exposed rafter tails, aluminum slider windows, and smooth, vertically placed plywood panels.

Figure 5. The front (north) and west façades of 156 Crescent Avenue.

Figures 6 and 7. The accessory structure and the warehouse at the 156 Crescent Avenue property.

Figures 8 and 9. The one-story garage and the shed on the 156 Crescent Avenue property.

5. ARCHITECTURAL STYLE

Lacking a clear architectural style, the house at 148 Crescent Avenue is vernacular in nature. Constructed in 1953 as a simple mid-20th century side-gabled ranch house and receiving a two-story addition in 1964, the building currently does not illustrate a definite architectural style. The garage behind the house is utilitarian.

The Craftsman design of the house at 156 Crescent Avenue was inspired by the Arts and Crafts period which was popular in the Bay Area during the first decades of the 20th century. The building features some characteristics of the style including its roughly rectangular plan with two stories; gable roof with broad, overhanging eaves and exposed rafters; the partial front porch with thick, tapered posts; and concrete foundation.[2] In Sunnyvale, the style was popular from 1905 through the 1930s. A variety of ornamentation, changes in gable motifs, differing window placements, and varied use of materials made it an ideal style for early tract housing.[3] The broad gable roof with chamfers of 156 Crescent Avenue makes this house stand out among typical Craftsman-style houses of the area.

On the 156 Crescent Avenue property, the L-shaped accessory structure is vernacular while the remaining garage, shed, and warehouse all appear utilitarian.

[2] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 25-26.
[3] *City of Sunnyvale Historical Context Statement* (2012), 37.

6. SITE HISTORY

According to the City of Sunnyvale (as per the County records), 156 Crescent Ave was constructed in 1927 and 148 Crescent Avenue was constructed in 1953.[4] No building permits associated with the initial constructions were found for the subject properties. The Sanborn fire insurance maps for Sunnyvale focus on the area around downtown, and do not cover the subject properties.

The 156 Crescent Street property first appears on the 1948 aerial photograph of the area. The neighborhood was still mostly agricultural then with what appears as single-family houses and associated warehouse-like structures, surrounded by orchards. The subject parcels featured the single-family house at 156 Crescent, a smaller detached structure at the rear, and a warehouse-like structure farther south. By 1953, the one-story house was constructed at 148 Crescent Avenue. The detached garage behind this house and a driveway to the west are also visible in the 1953 aerial photograph. This house received a two-story addition in 1964, modifying it to an L-shaped massing.

According to the aerial photographs, the one-story garage, the accessory structure, the warehouse, and the shed at the 156 Crescent Avenue property were constructed between 1953 and 1968.[5]

By the late 1960s, Sunnyvale was mostly urbanized with residential suburban subdivisions prominent around the subject parcels. In 1968, the northern side of Crescent Avenue still featured large expanses of orchards while the southern side had the same agriculture-oriented residential development. By 1980, almost all orchards were gone (except for the Heritage Park area) and multi-family residential buildings replaced the dwellings.

Construction Chronology – 148 Crescent Avenue (APN 211-35-008)

No building permits associated with the initial construction were found for the property. According to City of Sunnyvale's Building Safety Division, the house was constructed in 1953.[6] According to the permits on file, the residential building received an addition in 1964.[7]

1953 The one-story dwelling and the detached garage were constructed.

1964 A two-story addition and the detached garage were constructed.

Construction Chronology – 156 Crescent Avenue (APN 211-35-009)

No building permits associated with the initial construction were found for the property. According to City of Sunnyvale's Building Safety Division, the house was constructed in 1927.[8] No building permits were on file at the City of Sunnyvale. The chronology below is based on the available aerial photographs.

1927 The two-story dwelling was constructed.

1953-1968 The one-story garage, accessory structure, warehouse, and shed were constructed.

[4] Email communication with the City of Sunnyvale Building Safety Division.
[5] Google Earth, NETR Online Historical Aerials, UC Santa Barbara Library.
[6] Email communication with City of Sunnyvale, Building Safety Division, March 11, 2021.
[7] City of Sunnyvale Permit Services, Permit No. 18109106 and 18096282.
[8] Email communication with City of Sunnyvale, Building Safety Division, March 11, 2021.

Figure 10. 1948 aerial photograph of the area, the subject parcels outlined by the dashed red line (Google Earth).

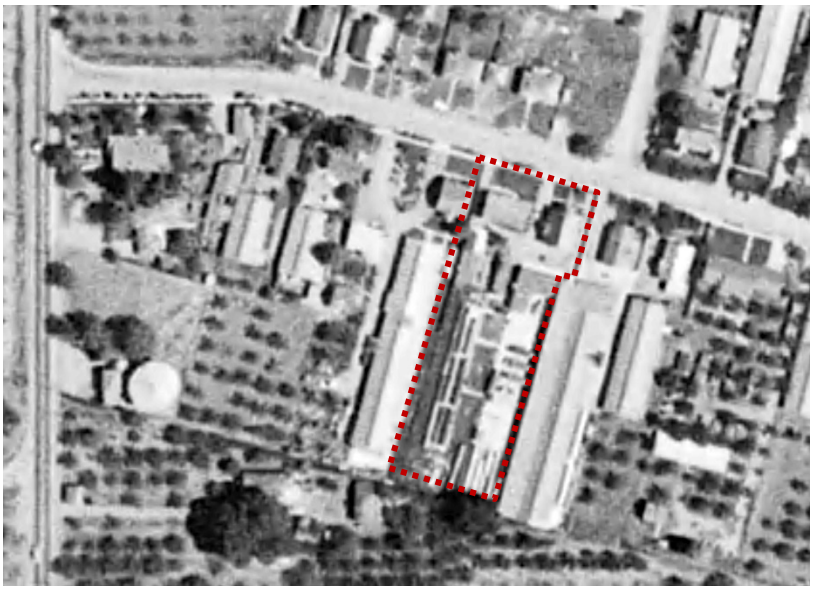

Figure 11. 1953 aerial photograph of the area, the subject parcels outlined by the dashed red line (NETR Online).

Figure 12. 1968 aerial photograph of the area, the subject parcels outlined by the dashed red line (UC Santa Barbara Library).

7. HISTORIC CONTEXT[9]

Sunnyvale's earlier history and economy was based on agriculture initiated by the Castro and Murphy families in the 1840s and 1850s. The San Francisco and San Jose Railroad arrived in 1864 with "Lawrence Station" in Santa Clara and "Murphy Station" in what would become Sunnyvale. The railroad provided easy access to the San Francisco market and paved the way for greater settlement and broader agricultural development in the Santa Clara Valley. More farmers came to the Sunnyvale area during the second half of the 19th century. Portions of the Murphy land around the local train stop were sold to real estate developer Walter Everett Crossman who subdivided the property for residential lots, promoted the community to future residents and businesses, and renamed the city Sunnyvale in 1901.[10] The city was incorporated in 1912 with a population of less than 2,000.[11]

Sunnyvale continued to grow through the first decades of the 20th century. The earliest industries were the Joshua Hendy Iron Works as well as food processing and canning industries. Despite industrial growth, agriculture remained the mainstay of Sunnyvale. During World War I and the postwar era Sunnyvale's development pattern started to shape with industrial plants and the railroad running east-west, the Murphy Avenue business district running north-south, and single-family homes in between. The 1930s' depression did not affect Sunnyvale as adversely since factory workers who lost their jobs were able to find work in agriculture.

World War II brought the business and building boom but also tipped the balance between agriculture and industry. Both high wages and available work created an agricultural labor shortage. Orchards were still profitable but secondary to industrial development. Larger industrial firms moved into the community and Sunnyvale became the industrial economic center of the Peninsula.

By 1950 Sunnyvale's population had grown to about 9,800. Taxes on farmland rose rapidly, making agricultural use impracticable and urging landowners to sell or develop residential subdivisions and shopping centers. The city continued to grow through the 1960s and 1970s, becoming the second largest city in the Santa Clara Valley.

[9] Unless noted, this section is summarized from James C. Williams, ed., *Images: Sunnyvale's Heritage Resources* (1988), 3-16.
[10] Archives & Architecture, *County of Santa Clara Historic Context Statement* (December 2004, revised February 2012), page 79.
[11] Archives & Architecture, *County of Santa Clara Historic Context Statement* (December 2004, revised February 2012), page 79.

Transportation corridors and street patterns changed to accommodate steadily increasing automobile traffic while agricultural land was converted to urban uses.

Residential Architecture[12]

Sunnyvale's residential architecture often included bungalow and period revival styles, which today constitute the majority of the City's older housing stock. Except for a few public structures, Sunnyvale buildings were constructed almost entirely by contract or on speculation by contractor/builders. Popular house plans were derived from pattern books, catalogs, or mail order designs available through the *Sunnyvale Standard*. Architectural styles varied depending on the period and popularity. The styles associated with Sunnyvale's residential development include Queen Anne, Craftsman/Bungalow, and Spanish Eclectic.

8. ARCHITECT/BUILDER

No architects or builders were found to have been associated with the subject properties.

9. OCCUPANCY HISTORY

The earliest known occupant of 156 Crescent Avenue was the Parish family. Tony Parish's residence was noted as "Crescent dr rt 1 box 270" in the 1940s city directories.[13] The 1960s Sunnyvale city directories list Tony and Elvira Parish residing at 156 Crescent Drive. The family business, Parish Egg Basket, was also listed at the same address; Tony was the president, Elvira the secretary-treasurer, and their son, Rocco Furia the vice president.[14]

Tony Parish founded a prosperous poultry business in 1942; however, the plant was destroyed by a fire in 1946. He started an egg retail business, Parish Egg Basket, shortly thereafter in 1946, which had grown to include 12 full-time employees including his wife and son by 1959. According to a 1959 newspaper article, eggs bought from Santa Clara Valley egg ranchers were inspected, boxed, and shipped from their plant at 20400 Crescent Drive—which was possibly the address for one of the subject properties.[15] The business and the Parish family stayed at 156 Crescent Avenue until at least 1968. According to the 1966 directory, Rocco and his wife Betty lived at 148 Crescent Avenue.[16]

10. REGULATORY FRAMEWORK

The regulatory background provided below offers an overview of national, state, and local criteria used to assess historic significance.

National Register of Historic Places Criteria

National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, describes the Criteria for Evaluation as being composed of two factors. First, the property must be "associated with an important historic context."[17] The National Register identifies four possible context types, of which at least one

[12] Largely summarized from *City of Sunnyvale Historical Context Statement* (2012), 35-37.
[13] Sunnyvale City Directories via Ancestry.com.
[14] Sunnyvale City Directories via Ancestry.com.
[15] "Parish Egg Basket, prosperous business grows after big fire," *Sunnyvale Standard,* May 19, 1959.
[16] Sunnyvale City Directories via Ancestry.com.
[17] National Park Service, *How to Apply the National Register Criteria for Evaluation, National Register Bulletin 15* (Washington, DC: United States Department of the Interior, 1997), 3.

must be applicable at the national, state, or local level. As listed under Section 8, "Statement of Significance," of the NRHP Registration Form, these are:

A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

B. Property is associated with the lives of persons significant in our past.

C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D. Property has yielded, or is likely to yield, information important to prehistory or history.[18]

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."[19] While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."[20] To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

> Location is the place where the historic property was constructed or the place where the historic event occurred...
>
> Design is the combination of elements that create the form, plan, space, structure, and style of a property...
>
> Setting is the physical environment of a historic property...
>
> Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property...
>
> Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory...
>
> Feeling is a property's expression of the aesthetic or historic sense of a particular period of time...
>
> Association is the direct link between an important historic event or person and a historic property.[21]

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.[22]

California Register of Historical Resources Criteria

The California Office of Historic Preservation's Technical Assistance Series #6, *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes. The criteria to be used when establishing the significance of a property for listing on the California Register of Historical Resources (CRHR) are very similar, with emphasis on local and state significance. They are:

---

[18] National Park Service, *How to Complete the National Register Registration Form, National Register Bulletin 16A* (Washington, DC: United States Department of the Interior, 1997), 75.
[19] National Park Service, *National Register Bulletin 15,* 3.
[20] Ibid., 44.
[21] Ibid., 44-45.
[22] Ibid., 45.

1. It is associated with 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; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.[23]

The CRHR requires the establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet National Register of Historic Places (NRHP) integrity standards may be eligible for listing on the CRHR.[24]
California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.[25]

In addition to separate evaluations for eligibility for the CRHR, the state automatically lists on the CRHR resources that are listed or determined eligible for the NRHP through a complete evaluation process.[26]

Integrity
Second, for a property to qualify under the CRHR's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."[27] While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."[28] To determine if a property retains the physical characteristics corresponding to its historic context, the NRHP has identified seven aspects of integrity (identified above under the NRHP criteria), which the CRHR closely follows.[29]

City of Sunnyvale Criteria[30]

The city recognizes three levels of significance, ranked in descending from most significant as follows:

1) Local landmark /local landmark district,
2) Designated heritage resource/designated heritage resource district,
3) Heritage resource/heritage resource district.

[23] California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.
[24] *California Register and National Register: A Comparison*.
[25] *California Register and National Register: A Comparison*, 2.
[26] All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. California Office of Historic Preservation, *California Register of Historical Resources: The Listing Process*, Technical Assistance Series 5 (Sacramento, n.d.), 1.
[27] United States Department of the Interior, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, No. 15 (Washington, D.C., 1997), 3.
[28] *How to Apply the National Register Criteria for Evaluation*, 44.
[29] *How to Apply the National Register Criteria for Evaluation*, 1.
[30] Excerpted from Sunnyvale Municipal Code, Chapter 19.96. Heritage Preservation.

Designated heritage resources and heritage resource districts are those resources that have been designated by both the city and the state or federal government as historically significant.

"Local landmark" means a heritage resource which 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, and has been designated and determined to be appropriate for preservation by the city council.

"Designated heritage resource" means a heritage resource which has specific elements which are expressly found to meet one or more of the Criteria of the National Register of Historic Places as established by the Secretary of the Interior and incorporated by reference into this code and which has been designated and determined to be appropriate for preservation by the city council, and has been recognized by the state or the nation to be historically significant.

"Heritage resource" means improvements, buildings, portions of buildings, structures, signs, features, sites, scenic areas, views and vistas, places, areas, landscapes, trees, or other natural objects or objects of scientific, aesthetic, educational, political, social, cultural, architectural, or historical significance to the citizens of the city, the Santa Clara Valley region, the state, or the nation, which are designated and determined to be appropriate for preservation by the city council.

Any improvement, building, portion of buildings, structures, signs, features, sites, scenic areas, views, vistas, places, areas, landscapes, trees, or other natural objects or objects of scientific, aesthetic, educational, political, social, cultural, architectural, or historical significance can be designated a heritage resource by the city council and any area within the city may be designated a heritage resource district by the city council pursuant to provisions of this chapter if it meets the Criteria of the National Register of Historic Places, or one or more of the following:

(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;

(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.

11. SIGNIFICANCE EVALUATION

Current Historic Status

The subject properties at 148 and 156 Crescent Avenue have not previously been identified on any state or national historic resources inventory. Both properties are currently listed on the City of Sunnyvale Heritage Resources Inventory.[31]

148 Crescent Avenue

NRHP/CRHR Evaluation

Criterion A/1 – Association with significant events

The subject block developed in the early 20th century as part of the Santa Clara Valley's and Sunnyvale's agricultural growth. The dwelling at 148 Crescent Avenue was constructed in 1953 when the surrounding area was still heavily agricultural with orchards and farming-related buildings dotting the landscape. However, research did not show the subject property to be individually representative of any important patterns of agricultural or urban development within Sunnyvale; the subject property followed an already established model in the area and was among many dwellings that were constructed during this period. Therefore, the property at 148 Crescent Avenue does not appear eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 – Persons

No persons of known historical significance appear to have been associated with the subject property. Research indicates that the house was occupied by Rocco Furia and his family in the 1960s. Rocco was a member of the Parish family who founded and managed Parish Egg Basket, a local egg retail business. None of the family members are known as important figures in the history of Sunnyvale or California. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

Constructed in 1953 with a two-story addition in 1964, the house at 148 Crescent Avenue is a vernacular building with no distinct architectural style. It is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. No architect, designer or builder has been identified. The single-family house does not embody the distinctive characteristics of a type or architectural style. The utilitarian garage is of common construction and materials with no notable or special attributes, and it does

[31] *City of Sunnyvale Heritage Resources Inventory, rev. 2/20*, https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=25105 (accessed March 11, 2021).

not possess high artistic value. Therefore, the subject property does not appear eligible for listing on the NRHP or CRHR under Criterion C/3.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing on the NRHP or CRHR under Criterion D/4.

Integrity

Since 148 Crescent Avenue does not appear individually eligible for listing in the National Register or the California Register, an integrity assessment was not undertaken.

Local Evaluation

To be considered significant at the local level, the property must meet at least one of the thirteen criteria for nomination of heritage resources defined in the City of Sunnyvale's Municipal Code Section 19.96.050. Of these criteria, the first ten are relevant to the evaluation of the subject property:

(a) Even though the property is loosely associated with the mid-20th century agricultural history of Sunnyvale, it does not individually exemplify or reflect special elements of the city's cultural, social, economic, political, aesthetic engineering, architectural, or natural history.

(b) The Furia family is not identified as significant in local, state, or national history, nor is the property associated with significant events.

(c) The dwelling and the detached garage do not embody distinctive characteristics of a style, type, period, or method of construction, nor are they valuable examples of the use of indigenous materials or craftsmanship.

(d) No known builder, designer, or architect is associated with the property.

(e) The property does not contribute to the significance of an historic area, which would be defined as a geographically distinct 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) The property does not have a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature.

(g) Neither the dwelling nor the garage embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.

(h) The property is not similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.

(i) The property does not reflect 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) The subject property is not one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen.

The subject property does not appear eligible to be listed as a heritage resource on the City of Sunnyvale's Heritage Resource Inventory.

In conclusion, the property at 148 Crescent Avenue cannot be considered a historic resource since it does not appear individually eligible for listing on the NRHP or CRHR as it does not have significance under any criteria. Even though the property was previously listed on the Heritage Resources Inventory, after further research and evaluation, it was not found to possess sufficient historical significance per relevant local criteria.

156 Crescent Avenue

NRHP/CRHR Evaluation

Criterion A/1 – Association with significant events

The subject block developed in the early 20th century as part of the Santa Clara Valley and Sunnyvale's agricultural growth. The subject property was linked to the egg business based at this address from 1942 until at least 1968; so, it is associated with the agricultural development of the area in the mid-20th century. However, research did not show the subject property, including its accessory structures, to be individually representative of any important patterns of development within Sunnyvale; the subject property followed an already established model in the area and is among many that were developed during this period. Therefore, the property at 156 Crescent Avenue does not appear eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 – Persons

No persons of known historical significance appear to have been associated with the subject property. Research indicates that the house was occupied by Tony Parish and his family in the 1950s and the 1960s. Parish founded and managed Parish Egg Basket, a local egg retail business that was listed at this address. None of the family members are known as important figures in the history of Sunnyvale or California. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

Constructed in 1927, the house at 156 Crescent Avenue exhibits characteristics of the Craftsman bungalows of the early 20th century such as its roughly rectangular plan with two stories; gable roof with broad, overhanging eaves and exposed rafters; the partial front porch with thick, tapered posts; and concrete foundation. Although Craftsman style houses were abundant in the context of residential development in Sunnyvale and the Santa Clara Valley, its distinctive broad gable roof with chamfers at the gable ends makes the building stand out as a unique representation of this architectural style. It is of common construction and materials with no notable or special attributes. No architect, designer or builder has been identified. The utilitarian garage, accessory structure and warehouse are of common construction and materials with no notable or special attributes, and they do not possess high artistic value. Overall, the single-family house on the parcel appears eligible for listing on the NRHP and CRHR under Criterion C/3 at the local level as a significant representative of a Craftsman style house in Sunnyvale with a unique roof expression. The period of significance is the year of construction, 1927.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing on the NRHP or CRHR under Criterion D/4.

Integrity

The single-family house at 156 Crescent Avenue retains integrity of location since it has not been moved. It retains its integrity of association and feeling since it has been used as a dwelling since its construction. The building has received exterior alterations over time, including vinyl siding; however, it still communicates its early-20th century Craftsman architecture and retains sufficient integrity of design, materials, and workmanship. Integrity of setting has been compromised by the loss of orchards and recent multi-family residential

developments in the surrounding area. Overall, the property retains sufficient integrity to communicate its significance for its defined period of significance.

Local Evaluation

To be considered significant at the local level, the property must meet at least one of the thirteen criteria for nomination of heritage resources defined in the City of Sunnyvale's Municipal Code Section 19.96.050. Of these criteria, the first ten are relevant to the evaluation of the subject property:

(a) Even though the property is loosely associated with the agricultural history of Sunnyvale, it does not individually exemplify or reflect special elements of the city's cultural, social, economic, political, aesthetic engineering, architectural, or natural history.

(b) The Parish family is not identified as significant in local, state, or national history, nor is the property associated with significant events.

(c) The single-family house on the subject parcel embodies distinctive characteristics of a Craftsman bungalow from the early 20th century. The house also has a distinctive roof shape makes the building stand out as a unique representation of this architectural style in Sunnyvale. The accessory structures on the parcel are either vernacular or utilitarian. All of the buildings on site are of common construction and materials.

(d) No known builder, designer, or architect is associated with the buildings.

(e) The property does not contribute to the significance of an historic area, defined as a geographically distinct 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) The property does not have a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature.

(g) Neither the dwelling nor the accessory structures embody elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.

(h) The property is not similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.

(i) The property does not reflect 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) The subject property is not one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen.

The single-family house at 156 Crescent Avenue appears eligible to be listed as a heritage resource on the City of Sunnyvale's Heritage Resource Inventory since it meets criterion (c).

In conclusion, the single-family house at 156 Crescent Avenue appears individually eligible for listing on the NRHP and CRHR under Criterion C/3 at the local level as an exemplary extant illustration of a Craftsman style dwelling with a unique roof shape. The period of significance under Criterion C/3 is the year of construction, 1927. The house retains sufficient physical integrity to convey its significance as an individual resource. The single-family house on the parcel also appears eligible for listing on the City of Sunnyvale's Heritage Resource Inventory under criterion (c) as an example of a Craftsman bungalow from the early 20th century. None of the accessory structure on the parcel appear eligible for listing on the federal, state, or local inventories.

12. CONCLUSION

Based on the above evaluation of the property at 148 Crescent Avenue in Sunnyvale it does not appear that the subject property possesses sufficient historical significance for listing on either the NRHP or the CRHR. Even though the property at 148 Crescent Avenue was previously listed on the Heritage Resources Inventory, after further research and evaluation, it was not found to possess sufficient historical significance per relevant local criteria.

The single-family house at 156 Crescent Avenue appears individually eligible for listing in the NRHP and CRHR under Criterion C/3 at the local level as an exemplary extant illustration of a Craftsman style dwelling with a unique roof shape. The period of significance under Criterion C/3 is the year of construction, 1927. The house retains sufficient physical integrity to convey its significance as an individual resource. The single-family house on the parcel also appears eligible for listing on the City of Sunnyvale's Heritage Resource Inventory under criterion (c). None of the accessory structures on the parcel appear eligible for listing on the federal, state, or local inventories.

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APPENDIX

DPR FORMS

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Review Code | Reviewer | Date | Listings

Page 1 **of** 8 ***Resource Name or #:** (Assigned by recorder) 148 Crescent Avenue
P1. Other Identifier:

***P2. Location:** **Not for Publication** ✓ **Unrestricted**
***a. County** Santa Clara **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** ____ **Date** ____ **T** ___; **R** ___; ___ **of** ___ **of Sec** ___; ____ **B.M.**
c. Address 148 Crescent Avenue City Sunnyvale Zip 94087
d. UTM: (Give more than one for large and/or linear resources) Zone ___, ____ mE/ ____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 211-25-008

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

The subject property is in the southern part of Sunnyvale. Located on the south side of the street, the parcel features a two-story single-family house and a one-story garage at the rear, southwest corner, of the parcel. Sunnyvale Saratoga Road runs to the west, and Sunnyvale Heritage Park is to the east. The immediate surrounding consists of low-rise single-family and multi-family residential buildings.

Constructed in 1953 with a major addition in 1964, the single-family house is L-shaped in plan. The house is set back from the sidewalk, behind a front yard featuring a lawn, tree, and shrubs. Stylistically, the house is a simple mid-20th century side-gabled ranch house, later expanded with a two-story addition. (See Continuation Sheet.)

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

***P3b. Resource Attributes:** (List attributes and codes)

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

P5b. Description of Photo: (view, date, accession #)
The front (north) and west façades, TreanorHL, March 2021.

***P6. Date Constructed/Age and Source:** ✓ Historic Prehistoric Both
1953, city records

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
TreanorHL
460 Bush Street San Francisco, CA

***P9. Date Recorded:** April 7, 2021

***P10. Survey Type:** (Describe)
Intensive survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") TreanorHL, *148-156 Crescent Avenue Sunnyvale, CA, Historic Resource Evaluation – Draft,* April 7, 2021

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 148 Crescent Avenue ***NRHP Status Code** _____
Page 2 **of** 8

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1953. (See Continuation Sheet.)

***B7. Moved?** ✓ **No** **Yes** **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:**

B9a. Architect: _____ b. Builder: _____
***B10. Significance: Theme** _____ **Area** _____
Period of Significance. _____ **Property Type** _____ **Applicable Criteria** _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Sunnyvale's earlier history and economy was based on agriculture initiated by the Castro and Murphy families in the 1840s and 1850s.[1] The San Francisco and San Jose Railroad arrived in 1864 with "Lawrence Station" in Santa Clara and "Murphy Station" in what would become Sunnyvale. The railroad provided easy access to the San Francisco market and paved the way for greater settlement and broader agricultural development in the Santa Clara Valley. More farmers came to the Sunnyvale area during the second half of the 19th century. Portions of the Murphy land around the local train stop were sold to real estate developer Walter Everett Crossman who subdivided the property for residential lots, promoted the community to future residents and businesses, and renamed the city Sunnyvale in 1901.[2] The city was incorporated in 1912 with a population of less than 2,000.[3]

Sunnyvale continued to grow through the first decades of the 20th century. The earliest industries were the Joshua Hendy Iron Works as well as food processing and canning industries. Despite industrial growth, agriculture remained the mainstay of Sunnyvale. During World War I and the postwar era Sunnyvale's development pattern started to shape with industrial plants and the railroad running east-west, the Murphy Avenue business district running north-south, and single-family homes in between. The 1930s' depression did not affect Sunnyvale as adversely since factory workers who lost their jobs were able to find work in agriculture.
(See Continuation Sheet.)

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

***B12. References:**
See Continuation Sheets.

B13. Remarks:

***B14. Evaluator:** TreanorHL
***Date of Evaluation:** April 7, 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

***P3a. Description, Continued:**

The front (north) elevation reveals both a shed-roofed one-story portion at the front, stepping back to the two-story gable-roofed portion of the house. The one-story portion continues east to create a gable-roofed "ell" which also attaches to the two-story portion. Horizontal vinyl siding clads the structure. Windows are steel casement in the one-story portion and aluminum sliders in the two-story addition. All windows feature simple wood trim.

The front elevation features an off-center front entry door accessed by two concrete steps leading to a small landing. Windows here feature decorative shutters. A brick chimney penetrates and extends above the roof.

A one-story detached garage is south of the house. The wood-frame structure has horizontal wood cladding and an asphalt shingle-clad gable roof. A single wood paneled door is on the east elevation. A simple shed roof supported with square wood posts is attached to the north elevation.

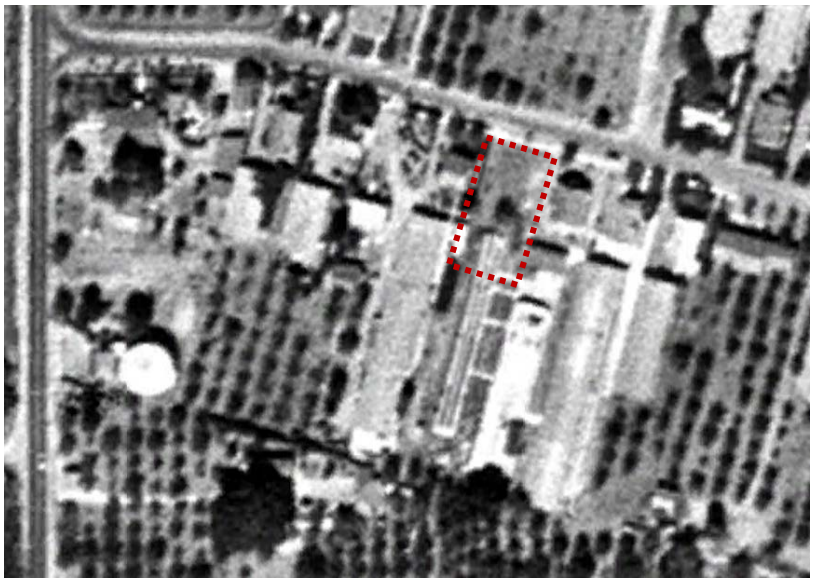
***B6. Construction History, Continued:**

According to the City of Sunnyvale (as per the County records), 148 Crescent Avenue was constructed in 1953.[4] No building permits associated with the initial constructions was found. The Sanborn fire insurance maps for Sunnyvale focus on the area around downtown, and do not cover the subject property. The 148 Crescent Street property, both the house and the garage, first appears on the 1953 aerial photograph of the area. The neighborhood was still mostly agricultural then with what appears as single-family houses and associated warehouse-like structures, surrounded by orchards. This house received a two-story addition in 1964, modifying it to an L-shaped massing.[5] By the late 1960s, Sunnyvale was mostly urbanized with residential suburban subdivisions prominent around the subject parcel. In 1968, the northern side of Crescent Avenue still featured large expanses of orchards while the southern side had the same agriculture-oriented residential development. By 1980, almost all orchards were gone (except for the Heritage Park area) and multi-family residential buildings replaced the dwellings.

Construction Chronology

1953 The one-story dwelling and the detached garage were constructed.[6]

1964 A two-story addition and the detached garage were constructed.[7]



1948 aerial photograph of the area, the subject parcel outlined by the dashed red line (Google Earth).

1953 aerial photograph of the area, the subject parcel outlined by the dashed red line (NETR Online).

1968 aerial photograph of the area, the subject parcel outlined by the dashed red line (UC Santa Barbara Library).

***B10. Significance, Continued:**

World War II brought the business and building boom but also tipped the balance between agriculture and industry. Both high wages and available work created an agricultural labor shortage. Orchards were still profitable but secondary to industrial development. Larger industrial firms moved into the community and Sunnyvale became the industrial economic center of the Peninsula.

By 1950 Sunnyvale's population had grown to about 9,800. Taxes on farmland rose rapidly, making agricultural use impracticable and urging landowners to sell or develop residential subdivisions and shopping centers. The city continued to grow through the 1960s and 1970s, becoming the second largest city in the Santa Clara Valley. Transportation corridors and street patterns changed to accommodate steadily increasing automobile traffic while agricultural land was converted to urban uses.

Residential Architecture[8]
Sunnyvale's residential architecture often included bungalow and period revival styles, which today constitute the majority of the City's older housing stock. Except for a few public structures, Sunnyvale buildings were constructed almost entirely by contract or on speculation by contractor/builders. Popular house plans were derived from pattern books, catalogs, or mail order designs available through the *Sunnyvale Standard*. Architectural styles varied depending on the period and popularity. The styles associated with Sunnyvale's residential development include Queen Anne, Craftsman/Bungalow, and Spanish Eclectic.

Architect/Builder
The research did not reveal any architect or builder associated with the property.

Architectural Style

Lacking a clear architectural style, the house at 148 Crescent Avenue is vernacular in nature. Constructed in 1953 as a simple mid-20th century side-gabled ranch house and receiving a two-story addition in 1964, the building currently does not illustrate a definite architectural style. The garage behind the house is utilitarian.

Occupants

According to the 1966 directory, Rocco Furia and his wife Betty lived at 148 Crescent Avenue.[9] Rocco Furia was noted as the vice president of Parish Egg Basket, the egg retail business at the adjacent 156 Crescent Avenue property.

Tony Parish started Parish Egg Basket in 1946, which had grown to include 12 full-time employees by 1959 including his wife Elvira, the secretary-treasurer, and their son Rocco Furia, the vice president. According to a 1959 newspaper article, eggs bought from Santa Clara Valley egg ranchers were inspected, boxed, and shipped from their plant at Crescent Drive.[10] The business stayed at 156 Crescent Avenue until at least 1968.[11]

Current Historic Status

The subject property at 148 Crescent Avenue has not previously been identified on any state or national historic resources inventory. The property is currently listed on the City of Sunnyvale Heritage Resources Inventory.[12]

Significance Evaluation – National Register of Historic Places (NRHP) & California Register of Historical Resources (CRHR) Evaluation[13]

Criterion A/1 – Association with significant events

The subject block developed in the early 20th century as part of the Santa Clara Valley's and Sunnyvale's agricultural growth. The dwelling at 148 Crescent Avenue was constructed in 1953 when the surrounding area was still heavily agricultural with orchards and farming-related buildings dotting the landscape. However, research did not show the subject property to be individually representative of any important patterns of agricultural or urban development within Sunnyvale; the subject property followed an already established model in the area and was among many dwellings that were constructed during this period. Therefore, the property at 148 Crescent Avenue does not appear eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 – Persons

No persons of known historical significance appear to have been associated with the subject property. Research indicates that the house was occupied by Rocco Furia and his family in the 1960s. Rocco was a member of the Parish family who founded and managed Parish Egg Basket, a local egg retail business. None of the family members are known as important figures in the history of Sunnyvale or California. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

Constructed in 1953 with a two-story addition in 1964, the house at 148 Crescent Avenue is a vernacular

building with no distinct architectural style. It is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. No architect, designer or builder has been identified. The single-family house does not embody the distinctive characteristics of a type or architectural style. The utilitarian garage is of common construction and materials with no notable or special attributes, and it does not possess high artistic value. Therefore, the subject property does not appear eligible for listing on the NRHP or CRHR under Criterion C/3.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing on the NRHP or CRHR under Criterion D/4.

Integrity

Since 148 Crescent Avenue does not appear individually eligible for listing in the National Register or the California Register, an integrity assessment was not undertaken.

Local Evaluation[14]

To be considered significant at the local level, the property must meet at least one of the thirteen criteria for nomination of heritage resources defined in the City of Sunnyvale's Municipal Code Section 19.96.050. Of these criteria, the first ten are relevant to the evaluation of the subject property:

(a) Even though the property is loosely associated with the mid-20th century agricultural history of Sunnyvale, it does not individually exemplify or reflect special elements of the city's cultural, social, economic, political, aesthetic engineering, architectural, or natural history.

(b) The Furia family is not identified as significant in local, state, or national history, nor is the property associated with significant events.

(c) The dwelling and the detached garage do not embody distinctive characteristics of a style, type, period, or method of construction, nor are they valuable examples of the use of indigenous materials or craftsmanship.

(d) No known builder, designer, or architect is associated with the property.

(e) The property does not contribute to the significance of an historic area, which would be defined as a geographically distinct 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) The property does not have a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature.

(g) Neither the dwelling nor the garage embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.

(h) The property is not similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.

(i) The property does not reflect 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) The subject property is not one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen.

The subject property does not appear eligible to be listed as a heritage resource on the City of Sunnyvale's Heritage Resource Inventory.

In conclusion, the property at 148 Crescent Avenue cannot be considered a historic resource since it does not appear individually eligible for listing on the NRHP or CRHR as it does not have significance under any criteria. Even though the property was previously listed on the City of Sunnyvale's Heritage Resources Inventory, after further research and evaluation, it was not found to possess sufficient historical significance per relevant local criteria.

***B12. References (Endnotes):**

[1] Unless noted, this section is summarized from James C. Williams, ed., *Images: Sunnyvale's Heritage Resources* (1988), 3-16.

[2] Archives & Architecture, *County of Santa Clara Historic Context Statement* (December 2004, revised February 2012), page 79.

[3] Archives & Architecture, *County of Santa Clara Historic Context Statement* (December 2004, revised February 2012), page 79.

[4] Email communication with the City of Sunnyvale Building Safety Division.

[5] Google Earth, NETR Online Historical Aerials, UC Santa Barbara Library.

[6] Email communication with City of Sunnyvale, Building Safety Division, March 11, 2021.

[7] City of Sunnyvale Permit Services, Permit No. 18109106 and 18096282.

[8] Largely summarized from *City of Sunnyvale Historical Context Statement* (2012), 35-37.

[9] Sunnyvale City Directories via Ancestry.com.

[10] "Parish Egg Basket, prosperous business grows after big fire," *Sunnyvale Standard,* May 19, 1959.

[11] Sunnyvale City Directories via Ancestry.com.

[12] *City of Sunnyvale Heritage Resources Inventory, rev. 2/20*, https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=25105 (accessed March 11, 2021).

[13] National Park Service, National Register Bulletin: How to apply the National Register criteria for evaluation, 75, https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm (accessed April 26, 2017); California Office of Historic Preservation, California Register and National Register: A Comparison, Technical Assistance Series 6 (Sacramento, 2001), 1.

[14] Excerpted from Sunnyvale Municipal Code, Chapter 19.96. Heritage Preservation.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Review Code | Reviewer | Date | Listings

Page 1 **of** 9 ***Resource Name or #:** (Assigned by recorder) 156 Crescent Avenue
P1. Other Identifier:

***P2. Location:** **Not for Publication** ✓ **Unrestricted**
***a. County** Santa Clara **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** ____ **Date** ____ **T** ___; **R** ___; ___ **of** ___ **of Sec** ___; ____ **B.M.**
c. Address 156 Crescent Avenue City Sunnyvale Zip 94087
d. UTM: (Give more than one for large and/or linear resources) Zone ___, ____ mE/ ____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 211-25-009

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

The subject property is in the southern part of Sunnyvale. Located on the south side of the street, this parcel contains a two-story single-family Craftsman style house and four one-story accessory structures at the rear. A paved driveway runs to the west of the house. Sunnyvale Saratoga Road runs to the west, and Sunnyvale Heritage Park is to the east. The immediate surrounding consists of low-rise single-family and multi-family residential buildings.

The house is rectangular in plan and features a broad, asphalt shingle-clad gable roof with chamfers at the gable ends, and exposed rafters at the sides. Knee-brace brackets support the overhanging gable ends. The main entry is accessed via a projecting porch centered on the primary (north) elevation, which is covered by a similarly chamfered gable roof. A slight projection at the west elevation also features a chamfered gable. An exposed chimney graces the west side. Horizontal vinyl siding clads the house. Windows are double-hung wood sash with aluminum screens. (See Continuation Sheet.)

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

***P3b. Resource Attributes:** (List attributes and codes)

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

P5b. Description of Photo: (view, date, accession #)
The front (north) and west façades, TreanorHL, March 2021.

***P6. Date Constructed/Age and Source:** ✓ Historic Prehistoric Both
1927, city records

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
TreanorHL
460 Bush Street San Francisco, CA

***P9. Date Recorded:** April 7, 2021

***P10. Survey Type:** (Describe)
Intensive survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") TreanorHL, *148-156 Crescent Avenue Sunnyvale, CA, Historic Resource Evaluation – Draft,* April 7, 2021

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

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 156 Crescent Avenue ***NRHP Status Code** _____
Page 2 **of** 9

B1. Historic Name: _____
B2. Common Name: _____
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Craftsman
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1927. (See Continuation Sheet.)

***B7. Moved?** ✓ **No** **Yes** **Unknown** **Date:** _____ **Original Location:** _____
***B8. Related Features:**

B9a. Architect: _____ b. Builder: _____
***B10. Significance: Theme** _____ **Area** _____
Period of Significance. _____ **Property Type** _____ **Applicable Criteria** _____
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Sunnyvale's earlier history and economy was based on agriculture initiated by the Castro and Murphy families in the 1840s and 1850s.[1] The San Francisco and San Jose Railroad arrived in 1864 with "Lawrence Station" in Santa Clara and "Murphy Station" in what would become Sunnyvale. The railroad provided easy access to the San Francisco market and paved the way for greater settlement and broader agricultural development in the Santa Clara Valley. More farmers came to the Sunnyvale area during the second half of the 19th century. Portions of the Murphy land around the local train stop were sold to real estate developer Walter Everett Crossman who subdivided the property for residential lots, promoted the community to future residents and businesses, and renamed the city Sunnyvale in 1901.[2] The city was incorporated in 1912 with a population of less than 2,000.[3]

Sunnyvale continued to grow through the first decades of the 20th century. The earliest industries were the Joshua Hendy Iron Works as well as food processing and canning industries. Despite industrial growth, agriculture remained the mainstay of Sunnyvale. During World War I and the postwar era Sunnyvale's development pattern started to shape with industrial plants and the railroad running east-west, the Murphy Avenue business district running north-south, and single-family homes in between. The 1930s' depression did not affect Sunnyvale as adversely since factory workers who lost their jobs were able to find work in agriculture.
(See Continuation Sheet.)

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

***B12. References:**
See Continuation Sheets.

B13. Remarks:

***B14. Evaluator:** TreanorHL
***Date of Evaluation:** April 7, 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)

***P3a. Description, Continued:**

On the primary elevation, a pair of double hung windows are centered in the gable end. Larger double hung windows flank the entry porch. The entry door is a solid, paneled wood door covered by an aluminum screen door. Sidelights with vertically striated glass flank the door.

Four accessory structures are also found on the parcel. One is an L-shaped one-story structure with a gable roof over the long arm and a hipped roof over the shorter arm of the "L." The building has horizontal wood cladding, and metal casement and vinyl windows. Painted graphics on the building include a man, chickens, and flowers. A second accessory structure is a one-story metal warehouse building with a shallow gable roof. This structure has vertically ribbed metal cladding. It features large garage/loading doors. A third accessory structure is a square-plan hipped roof garage, with horizontal wood cladding, that appears to be of similar vintage to the house. This structure has a hipped roof, a large garage door on its primary elevation, and a person-door on its side elevation. The fourth structure is a large shed, with a barn door and exposed rafters. It features a low-sloped shed roof with exposed rafter tails, aluminum slider windows, and smooth, vertically placed plywood panels.

The accessory structure and the warehouse.

The one-story garage and the shed.

***B6. Construction History, Continued:**

According to the City of Sunnyvale (as per the County records), 156 Crescent Avenue was constructed in 1927.[4] No building permits associated with the initial constructions was found. The Sanborn fire

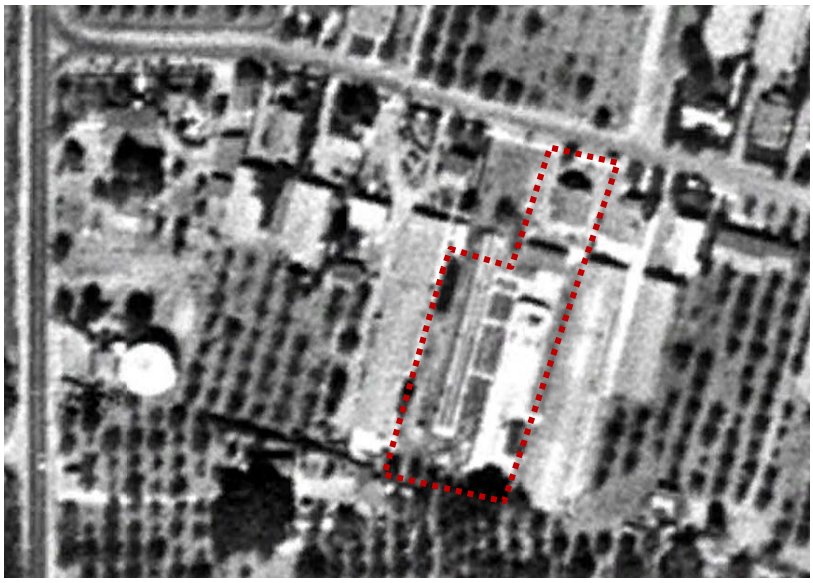
insurance maps for Sunnyvale focus on the area around downtown, and do not cover the subject property.

The 156 Crescent Street property first appears on the 1948 aerial photograph of the area. The neighborhood was still mostly agricultural then with what appears as single-family houses and associated warehouse-like structures, surrounded by orchards. The subject parcel featured the single-family house, a smaller detached structure at the rear, and a warehouse-like structure farther south. According to the aerial photographs, the one-story garage, the accessory structure, the warehouse, and the shed at the parcel were constructed between 1953 and 1968.[5]

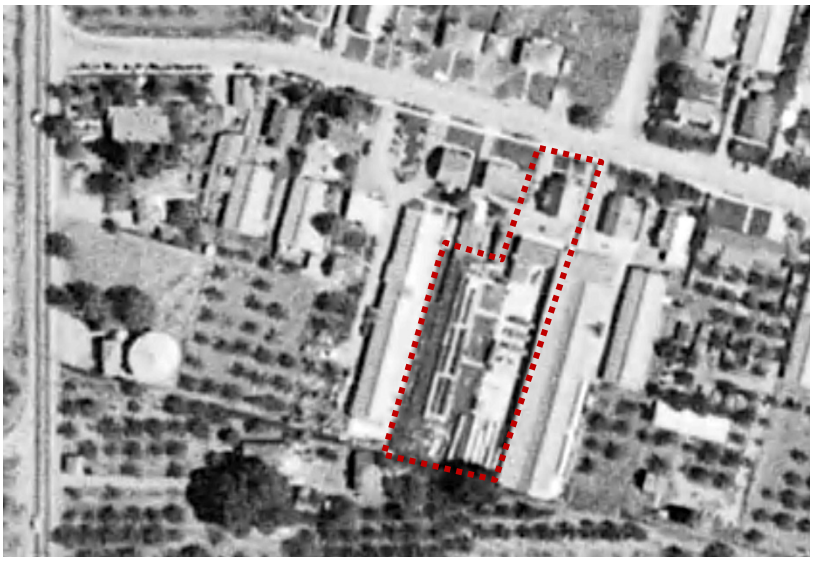
By the late 1960s, Sunnyvale was mostly urbanized with residential suburban subdivisions prominent around the subject parcels. In 1968, the northern side of Crescent Avenue still featured large expanses of orchards while the southern side had the same agriculture-oriented residential development. By 1980, almost all orchards were gone (except for the Heritage Park area) and multi-family residential buildings replaced the dwellings.

Construction Chronology
The chronology below is based on the available aerial photographs.

1927	The two-story dwelling was constructed.
1953-1968	The one-story garage, accessory structure, warehouse, and shed were constructed.



1948 aerial photograph of the area, the subject parcel outlined by the dashed red line (Google Earth).



1953 aerial photograph of the area, the subject parcel outlined by the dashed red line (NETR Online).

1968 aerial photograph of the area, the subject parcel outlined by the dashed red line (UC Santa Barbara Library).

***B10. Significance, Continued:**

World War II brought the business and building boom but also tipped the balance between agriculture and industry. Both high wages and available work created an agricultural labor shortage. Orchards were still profitable but secondary to industrial development. Larger industrial firms moved into the community and Sunnyvale became the industrial economic center of the Peninsula.

By 1950 Sunnyvale's population had grown to about 9,800. Taxes on farmland rose rapidly, making

agricultural use impracticable and urging landowners to sell or develop residential subdivisions and shopping centers. The city continued to grow through the 1960s and 1970s, becoming the second largest city in the Santa Clara Valley. Transportation corridors and street patterns changed to accommodate steadily increasing automobile traffic while agricultural land was converted to urban uses.

Residential Architecture[6]
Sunnyvale's residential architecture often included bungalow and period revival styles, which today constitute the majority of the City's older housing stock. Except for a few public structures, Sunnyvale buildings were constructed almost entirely by contract or on speculation by contractor/builders. Popular house plans were derived from pattern books, catalogs, or mail order designs available through the *Sunnyvale Standard*. Architectural styles varied depending on the period and popularity. The styles associated with Sunnyvale's residential development include Queen Anne, Craftsman/Bungalow, and Spanish Eclectic.

Architect/Builder
The research did not reveal any architect or builder associated with the property.

Architectural Style
The Craftsman design of the house at 156 Crescent Avenue was inspired by the Arts and Crafts period which was popular in the Bay Area during the first decades of the 20th century. The building features some characteristics of the style including its roughly rectangular plan with two stories; gable roof with broad, overhanging eaves and exposed rafters; the partial front porch with thick, tapered posts; and concrete foundation.[7] In Sunnyvale, the style was popular from 1905 through the 1930s. A variety of ornamentation, changes in gable motifs, differing window placements, and varied use of materials made it an ideal style for early tract housing.[8] The broad gable roof with chamfers of 156 Crescent Avenue makes this house stand out among typical Craftsman-style houses of the area.

The L-shaped accessory structure is vernacular while the remaining garage, shed, and warehouse all appear utilitarian.

Occupants
The earliest known occupant of 156 Crescent Avenue was the Parish family. Tony Parish's residence was noted as "Crescent dr rt 1 box 270" in the 1940s city directories.[9] The 1960s Sunnyvale city directories list Tony and Elvira Parish residing at 156 Crescent Drive. The family business, Parish Egg Basket, was also listed at the same address; Tony was the president, Elvira the secretary-treasurer, and their son, Rocco Furia the vice president.[10]

Tony Parish founded a prosperous poultry business in 1942; however, the plant was destroyed by a fire in 1946. He started an egg retail business, Parish Egg Basket, shortly thereafter in 1946, which had grown to include 12 full-time employees including his wife and son by 1959. According to a 1959 newspaper article, eggs bought from Santa Clara Valley egg ranchers were inspected, boxed, and shipped from their plant at 20400 Crescent Drive—which was possibly the address for one of the subject properties.[11] The business and the Parish family stayed at 156 Crescent Avenue until at least 1968.[12]

Current Historic Status

The subject property at 156 Crescent Avenue has not previously been identified on any state or national historic resources inventory. The property is currently listed on the City of Sunnyvale Heritage Resources Inventory.[13]

Significance Evaluation – National Register of Historic Places (NRHP) & California Register of Historical Resources (CRHR) Evaluation[14]

Criterion A/1 – Association with significant events

The subject block developed in the early 20th century as part of the Santa Clara Valley and Sunnyvale's agricultural growth. The subject property was linked to the egg business based at this address from 1942 until at least 1968; so, it is associated with the agricultural development of the area in the mid-20th century. However, research did not show the subject property, including its accessory structures, to be individually representative of any important patterns of development within Sunnyvale; the subject property followed an already established model in the area and is among many that were developed during this period. Therefore, the property at 156 Crescent Avenue does not appear eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 – Persons

No persons of known historical significance appear to have been associated with the subject property. Research indicates that the house was occupied by Tony Parish and his family in the 1950s and the 1960s. Parish founded and managed Parish Egg Basket, a local egg retail business that was listed at this address. None of the family members are known as important figures in the history of Sunnyvale or California. Therefore, the property does not appear eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

Constructed in 1927, the house at 156 Crescent Avenue exhibits characteristics of the Craftsman bungalows of the early 20th century such as its roughly rectangular plan with two stories; gable roof with broad, overhanging eaves and exposed rafters; the partial front porch with thick, tapered posts; and concrete foundation. Although Craftsman style houses were abundant in the context of residential development in Sunnyvale and the Santa Clara Valley, its distinctive broad gable roof with chamfers at the gable ends makes the building stand out as a unique representation of this architectural style. It is of common construction and materials with no notable or special attributes. No architect, designer or builder has been identified. The utilitarian garage, accessory structure and warehouse are of common construction and materials with no notable or special attributes, and they do not possess high artistic value. Overall, the single-family house on the parcel appears eligible for listing on the NRHP and CRHR under Criterion C/3 at the local level as a significant representative of a Craftsman style house in Sunnyvale with a unique roof expression. The period of significance is the year of construction, 1927.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The subject property does not appear eligible for listing on the NRHP or CRHR under Criterion D/4.

Integrity

The single-family house at 156 Crescent Avenue retains integrity of location since it has not been moved. It retains its integrity of association and feeling since it has been used as a dwelling since its construction. The building has received exterior alterations over time, including vinyl siding; however, it still communicates its early-20th century Craftsman architecture and retains sufficient integrity of design, materials, and workmanship. Integrity of setting has been compromised by the loss of orchards and recent multi-family residential developments in the surrounding area. Overall, the property retains sufficient integrity to communicate its significance for its defined period of significance.

Local Evaluation[15]

To be considered significant at the local level, the property must meet at least one of the thirteen criteria for nomination of heritage resources defined in the City of Sunnyvale's Municipal Code Section 19.96.050. Of these criteria, the first ten are relevant to the evaluation of the subject property:

(a) Even though the property is loosely associated with the agricultural history of Sunnyvale, it does not individually exemplify or reflect special elements of the city's cultural, social, economic, political, aesthetic engineering, architectural, or natural history.

(b) The Parish family is not identified as significant in local, state, or national history, nor is the property associated with significant events.

(c) The single-family house on the subject parcel embodies distinctive characteristics of a Craftsman bungalow from the early 20th century. The house also has a distinctive roof shape makes the building stand out as a unique representation of this architectural style in Sunnyvale. The accessory structures on the parcel are either vernacular or utilitarian. All of the buildings on site are of common construction and materials.

(d) No known builder, designer, or architect is associated with the buildings.

(e) The property does not contribute to the significance of an historic area, defined as a geographically distinct 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) The property does not have a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature.

(g) Neither the dwelling nor the accessory structures embody elements of architectural design, detail, materials, or craftsmanship that represent a significant structural or architectural achievement or innovation.

(h) The property is not similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif.

(i) The property does not reflect 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) The subject property is not one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen.

The single-family house at 156 Crescent Avenue appears eligible to be listed as a heritage resource on the City of Sunnyvale's Heritage Resource Inventory since it meets criterion (c).

In conclusion, the single-family house at 156 Crescent Avenue appears individually eligible for listing on the NRHP and CRHR under Criterion C/3 at the local level as an exemplary extant illustration of a Craftsman style dwelling with a unique roof shape. The period of significance under Criterion C/3 is the year of construction, 1927. The house retains sufficient physical integrity to convey its significance as an individual resource. The single-family house on the parcel also appears eligible for listing on the City of Sunnyvale's Heritage Resource Inventory under criterion (c) as an example of a Craftsman bungalow from the early 20th century. None of the accessory structure on the parcel appear eligible for listing on the federal, state, or local inventories.

***B12. References (Endnotes):**

[1] Unless noted, this section is summarized from James C. Williams, ed., *Images: Sunnyvale's Heritage Resources* (1988), 3-16.

[2] Archives & Architecture, *County of Santa Clara Historic Context Statement* (December 2004, revised February 2012), page 79.

[3] Archives & Architecture, *County of Santa Clara Historic Context Statement* (December 2004, revised February 2012), page 79.

[4] Email communication with the City of Sunnyvale Building Safety Division.

[5] Google Earth, NETR Online Historical Aerials, UC Santa Barbara Library.

[6] Largely summarized from *City of Sunnyvale Historical Context Statement* (2012), 35-37.

[7] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 25-26.

[8] *City of Sunnyvale Historical Context Statement* (2012), 37.

[9] Sunnyvale City Directories via Ancestry.com.

[10] Sunnyvale City Directories via Ancestry.com.

[11] "Parish Egg Basket, prosperous business grows after big fire," *Sunnyvale Standard,* May 19, 1959.

[12] Sunnyvale City Directories via Ancestry.com.

[13] *City of Sunnyvale Heritage Resources Inventory, rev. 2/20*, https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=25105 (accessed March 11, 2021).

[14] National Park Service, National Register Bulletin: How to apply the National Register criteria for evaluation, 75, https://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_2.htm (accessed April 26, 2017); California Office of Historic Preservation, California Register and National Register: A Comparison, Technical Assistance Series 6 (Sacramento, 2001), 1.

[15] Excerpted from Sunnyvale Municipal Code, Chapter 19.96. Heritage Preservation.

APPENDIX B

ANTHONY KIRK, DEPARTMENT OF PARKS AND RECREATION 523 A AND B FORMS, “148 AND 156 CRESCENT AVENUE,” 2021

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

 ***Resource Name or #:** (Assigned by recorder) 148 Crescent Avenue

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary)

***b. USGS 7.5' Quad** Cupertino **Date** 1995 **T** 7 S; **R** ; 2 W; **Sec** 1; Mount Diablo **B.M.**

c. Address 148 Crescent Avenue City Sunnyvale Zip 94087

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
County APN 211-035-008

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

The single-family residence at 148 Crescent Avenue is a two-story wood-frame house that was constructed in 1953 and enlarged in 1964 by the addition of a 714-square-foot second story, increasing the total area to 2,226 square feet (DPR 523A photo and figure 1). It faces north by east, or north as it is described in this report for simplicity and clarity, toward Crescent Avenue. The house is L-shaped in plan and rests on a concrete perimeter foundation. On the north side a single step leads to a concrete stoop and a paneled front door with a row of four small lights at the top. The exterior walls are clad with a light yellow or linen-colored vinyl siding. Side-gabled roofs cover both the original block of the house and the second-story addition. The low-pitched roofs are characterized by no overhang at the rake and minimal overhang at the eaves and are finished with composition shingles. Fenestration is asymmetrical and consists of eight-light casement-combination steel-sash windows and a large fifteen-light casement-combination steel-sash window on the ground floor and two-light sliding aluminum-sash in the second-story addition. An exterior brick chimney rises between the two windows west of the front door. (continued on page 3)

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

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

P5b. Description of Photo: (View, date, accession #) Looking southwest at north side, 9/16/21.

***P6. Date Constructed/Age and Sources:** ☒Historic ☐Prehistoric ☐Both
1953; Santa Clara County Assessor's Improvement Appraisal Record

***P7. Owner and Address:**
Rocco5, LLC
521 West Virginia Street
Coeur D'Alene, ID 83814

***P8. Recorded by:** (Name, affiliation, and address)
Anthony Kirk, Ph.D.
2644 State Street, No. 22
Santa Barbara, CA 93105

***P9. Date Recorded:** 10/14/21

***P10. Survey Type:** (Describe)
Intensive

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code

*Resource Name or # (Assigned by recorder) 148 Crescent Avenue

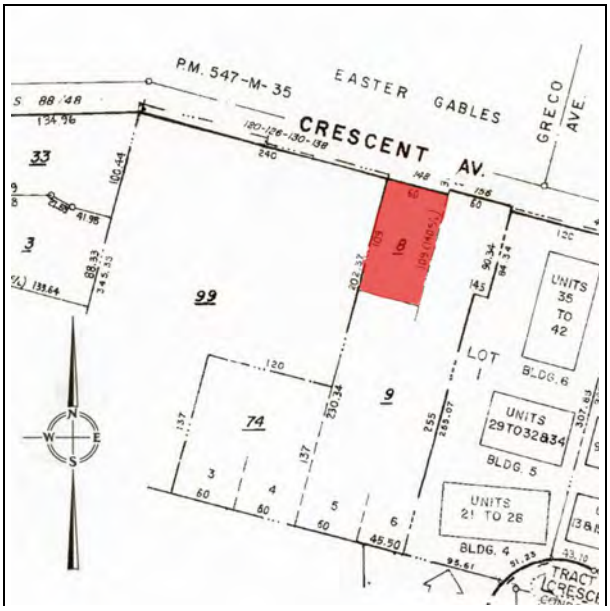
B1. Historic Name: None
B2. Common Name: None
B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence
*B5. Architectural Style: None
*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed 1953; second story built 1964.

*B7. Moved? ☒No ☐Yes ☐Unknown Date: Original Location:
*B8. Related Features:
B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

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

The pace of industrial development quickened in the aftermath of the great San Francisco earthquake and fire of 1906, when Crossman offered free land to companies willing to locate in Sunnyvale. Incorporated in 1912, Sunnyvale grew rapidly over the years. By 1940 the town counted nearly 4,400 residents. Like countless other California communities, Sunnyvale was transformed by World War II, as hundreds of thousands of Americans surged west to work in the state's defense industries. By the end of the war, the local economy rested solidly on manufacturing, (continued on page 3)

B11. Additional Resource Attributes (List attributes and codes):
*B12. References:
Improvement Appraisal Record, 148 Crescent Avenue, Office of the Santa Clara County Assessor.
Kent L. Seavey, *Images* (Sunnyvale, 1988).
TreanorHL, 148-156 Crescent Avenue, Sunnyvale, California: Historic Resource Evaluation (San Francisco, August 2021).
Samir Sharma, interview, 9/16/21.
B13. Remarks:
*B14. Evaluator: Anthony Kirk, Ph.D.
*Date of Evaluation: 10/14/21



(This space reserved for official comments.)

P3a. Description:

The house, which appears to be in good condition, is set back moderately from Crescent Avenue, a built-out residential street lined with apartment buildings and condominiums significantly more modern than 148 Crescent Avenue. They appear to have been constructed chiefly in the 1980s and later. An asphalt driveway runs along the west side of the house, extending to a front-gabled wood-frame two-car garage, with a swing-up overhead door, that rests on a concrete slab. The walls are clad with v-rustic siding, painted white. The roof is characterized by no overhang at the rake and moderate overhang at the eaves and is finished with composition shingles. In front of the garage a framework of unpainted wooden posts and beams supports a roof of corrugated aluminum panels. A handsome lawn extends from the front of the house to the sidewalk, while a variety of shrubs circle the residence. A towering elm is set at the front of the property, next to the driveway, and a massive Italian stone pine rises into the sky just behind the east end of the house.

B10. Significance:

while agriculture entered into decline. At the close of the decade, the population stood at nearly ten thousand, an increase of 100 percent in the span of ten years.

Among the industries associated with early Sunnyvale was poultry raising, which roughly dates to the turn of the century. In 1906 the Jubilee Incubator Company moved its operations to the town following the great earthquake and fire. Two years later E. A. Lodge established the Pebbleside Poultry Farm on eight acres of the old Collins-Scott Winery. The end of the 1920s created a bonanza for poultry, with egg prices rising and feed prices falling. The Easter Gable subdivision was developed along Crescent Avenue for the purpose of promoting the poultry industry. Bungalows were built close to the street and poultry houses constructed behind them on the deep lots that stretched out behind them. After Tony and Elvira Parish acquired the property at 156 Crescent Avenue, he purchased eggs from nearby egg ranchers, and, with the assistance of his employees inspected, boxed, and shipped them.

The house at 148 Crescent Avenue was originally the home of Rocco and Betty Furia. Born in Philadelphia, Pennsylvania, Furia was the son of Tony and Elvira Parish. Furia initially worked at the family chicken ranch, and following the death of his father in 1974, he became the owner of Parish Egg Basket. By this time, the poultry industry was not significant aspect of the history of Sunnyvale, which had become a modern city. The property does not appear eligible for listing in the National Register of Historic Places under Criterion A, the California Register of Historical Resources under Criterion 1, or the Sunnyvale Heritage Resources Inventory under Criteria a,e, or f. The property also does not have a meaningful association with an individual who made a significant contribution to national, state, or local industry. It does not appear eligible for listing in the National Register under Criterion B, the California Register under Criterion 2, or the Sunnyvale Inventory under Criterion b.

Architecturally, the residence stands on a parcel in the northwest corner of a large lot that the Parishes had acquired in 1942. The lot was subdivided prior to the construction of the house in 1953. It possesses no pattern of physical features, or attributes, associated with a particular style. The same may be said of the addition of the second story, which was built a little more than a decade later. Neither block of the house was the work of a prominent architect or a master builder. It lacks architectural interest and does not appear to be significant, even at the local level. It does not appear to meet Criterion C of the National Register, Criterion 3 of the California Register, or Criteria a, c, d, g, or j of the Sunnyvale Inventory. Like most single-family residences, there is no evidence that suggests it might yield information important in history. It does not appear eligible for listing in the National Register under Criterion D or the California Register under Criterion 4.

Figure 1. Looking northwest at south and east sides, 9/16/21.

Figure 2. Looking southeast at west and north sides of garage, 9/16/21.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

 *Resource Name or #: (Assigned by recorder) 156 Crescent Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted *a. County Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary)

*b. USGS 7.5' Quad Cupertino Date 1995 T 7 S; R ; 2 W; Sec 1; Mount Diablo B.M.

c. Address 156 Crescent Avenue City Sunnyvale Zip 94087

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

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

Santa Clara County APN 211-035-009

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

The single-family residence at 156 Crescent Avenue is a one-and-a-half story wood-frame Craftsman-style house, that was constructed in 1927 (DPR 523A photo and figure 1). It faces north by east, or north as it is described in this report for simplicity and clarity, toward Crescent Avenue. The house is rectangular in plan, with a small projecting bay on the west side, and rests on a concrete perimeter foundation. On the north side several steps lead to a small entry porch with a wooden floor. A paneled front door is flanked by striated sidelights. The sidelights were installed in the 1950s, and the current door replaced the original door in the same decade. The exterior walls are clad with white aluminum siding that covers the original wood siding, 2-lap round-edge bevel siding. All the window casings were removed in order to accommodate the new siding. The Improvement Appraisal Record provides no information on when the aluminum siding was installed, but it was not available in the United States until the late 1930s, and presumably it was not installed until the 1960s or 1970s. The moderately pitched front-gabled roof is characterized by moderate overhang and open eaves and is finished with composition shingles. At both the front and the back of the house the roof has a small hip or what is called a jerkinhead. The porch is also covered by a jerkinhead roof. Triangular knee-braces are (continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single Family Property; HP8 – Industrial Building

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

P5b. Description of Photo: (View, date, accession #) Looking southeast at north and west sides, 9/16/21

*P6. Date Constructed/Age and Sources: ☒Historic ☐Prehistoric ☐Both

1927; Santa Clara County Assessor's Improvement Appraisal Record

*P7. Owner and Address:

Rocco5, LLC
521 West Virginia Avenue
Coeur D'Alene, ID 83814

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

Anthony Kirk, Ph.D.
2644 State Street, No. 22
Santa Barbara, CA 93105

*P9. Date Recorded: 10/12/21

*P10. Survey Type: (Describe)

Intensive

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

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

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code

*Resource Name or # (Assigned by recorder) 156 Crescent Avenue

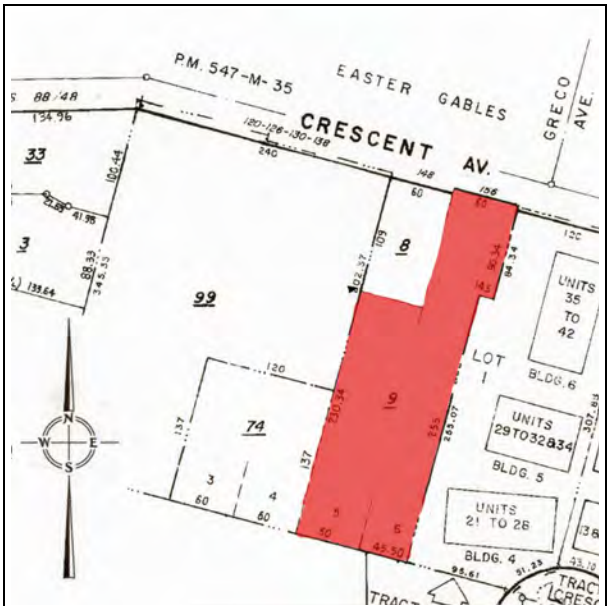
B1. Historic Name: None
B2. Common Name: None
B3. Original Use: Single Family Residence B4. Present Use: Single Family Residence
*B5. Architectural Style: Craftsman; no style
*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed 1927; front door replaced and sidelights installed ca. 1950s; exterior wooden siding covered with aluminum siding ca. 1960

*B7. Moved? ☒No ☐ Yes ☐Unknown Date: Original Location:
*B8. Related Features:
B9a. Architect: Unknown b. Builder: Unknown
*B10. Significance: Theme n/a Area n/a
Period of Significance n/a Property Type n/a Applicable Criteria n/a
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

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

The pace of industrial development quickened in the aftermath of the great San Francisco earthquake and fire of 1906, when Crossman offered free land to companies willing to locate in Sunnyvale. Incorporated in 1912, Sunnyvale grew rapidly over the years. By 1940 the town counted nearly 4,400 residents. Like countless other California communities, Sunnyvale was transformed by World War II, as hundreds of thousands of Americans surged west to work in the state's defense industries. By the end of the war, the local economy rested solidly on manufacturing, (continued on page 3)

B11. Additional Resource Attributes (List attributes and codes):
*B12. References:
Improvement Appraisal Record, 156 Crescent Avenue, Office of the Santa Clara County Assessor.
Kent L. Seavey, *Images* (Sunnyvale, 1988).
TreanorHL, 148-156 Crescent Avenue, Sunnyvale, California: Historic Resource Evaluation (San Francisco, August 2021).
Tony Furia, interview, 10/4/21.
Samir Sharma, interviews, 9/16/21 and 10/5/21.
B13. Remarks:
*B14. Evaluator: Anthony Kirk, Ph.D.
*Date of Evaluation: 10/12/21



(This space reserved for official comments.)

P3a. Description:

found on both the north and south sides of the house and embellish the front porch and projecting bay. An exterior brick chimney rises along the west side of the house, slightly north of the projecting bay. It is evident from the photograph attached to the Improvement Appraisal Record that the chimney originally rose considerably higher than it does today, perhaps by as much as five feet, and that an interior chimney, which provided ventilation for a gas heater in the basement, once penetrated the roof about a half-dozen feet to the northeast.

The house, which appears to be in good condition, is set back moderately from Crescent Avenue, a built-out residential street lined with apartment buildings and condominiums significantly more modern than 156 Crescent Avenue. They appear to have been constructed chiefly in the 1980s and later. A white picket fence encloses the front yard, which is covered with wood chips and which is divided into two small rectangular sections that are divided by a concrete path running from the sidewalk to the front porch. A tall tent stands at the northeast corner of the lot, close to a southern Magnolia, one of a number of large trees, including numerous coast live oaks, that enliven the yard.

An asphalt driveway runs along the west side of the house and continues to the southern end of the parcel, a distance of nearly 350 feet. Set along the driveway are a garage, a structure that includes a small office, a large cold-storage facility, and a shed, all of which were constructed between 1953 and 1968 (figures 2-6), by Parish Egg Basket. Directly behind the house, on the east side of the driveway, is a wood-frame building, which was originally built as a very small house and enlarged on three occasions, ultimately becoming, in part, an office (figure 2). It is L-shaped in plan, and rests on a concrete perimeter foundation. The exterior walls are clad with v-rustic siding. A glazed door provides entrance to the office. Fenestration consists of three aluminum-sash casement-combination windows and a single vinyl-sash window. The complex roof is composed of hipped and gabled sections and characterized by little overhang and finished with composition shingles. A large, colorful painting of a man carrying an egg basket and surrounded by chickens appears on the north side of the building, next to the primary entrance. Directly behind the office and adjacent to it is a large steel-frame cold-storage warehouse, with the primary entrance on the north side, through the back of the office (figure 3). The walls are formed of steel sheets, as is the roof. It rests on a concrete slab. The end-gabled roof is characterized by no overhang. Near the end of the parcel, also to the east of the driveway, is a large wood-frame shed that rests on a concrete slab (figure 4). It was originally used for the storage of eggs. The exterior walls are clad with plywood sheets. The shed roof is characterized by moderate overhang on the west side and no overhang on the other sides. It is finished with composition sheets. A large sliding door is set near the north end of the shed. A single sliding aluminum-sash window is installed near the door and another sliding aluminum-sash window defines the south side. On the west side of the driveway is a wood-frame two-car garage that rests on a concrete slab (figure 5). The walls are clad with v-rustic siding, and the low-pitched pyramidal roof is characterized by minimal overhang and finished with composition shingles. The overhead door was removed at an unknown date.

B10. Significance:

while agriculture entered into decline. At the close of the decade, the population stood at nearly ten thousand, an increase of 100 percent in the span of ten years.

Among the industries associated with early Sunnyvale was poultry raising, which roughly dates to the turn of the century. In 1906 the Jubilee Incubator Company moved its operations to the town following the great earthquake and fire. Two years later E. A. Lodge established the Pebbleside Poultry Farm on eight acres of the old Collins-Scott Winery. The end of the 1920s created a bonanza for poultry, with egg prices rising and feed prices falling. The Easter Gable subdivision was developed along Crescent Avenue for the purpose of promoting the poultry industry. Bungalows were built close to the street and poultry houses constructed behind them on the deep lots that stretched out behind them. After Tony Parish acquired the house at 156 Crescent Avenue in 1942, he purchased eggs from nearby egg ranchers, and, with the assistance of his employees inspected, boxed, and shipped them.

The property at 156 Crescent Avenue is not associated with events that have made an important contribution to the broad patterns of United States, California, or Sunnyvale history. The poultry industry was a significant aspect of Sunnyvale history through the end of the 1930s. World War II "tipped the balance between agriculture and industry,"

according to *Images: Sunnyvale's Heritage Resources* (City of Sunnyvale, 1988). Even orchards became "secondary to industrial development (pages 13-14)." The property does not appear eligible for listing in the National Register of Historic Places under Criterion A, the California Register of Historical Resources under Criterion 1, or the Sunnyvale Heritage Resources Inventory under Criteria a,e, or f. Tony and Elvira Parish owned Parish Egg Basket from 1942 until 1974, when Tony Parish died, and his son assumed control of the company. The Parish family, as such, owned the property when the egg industry was in decline. The property does not have a meaningful association with an individual who made a significant contribution to national, state, or local industry. It does not appear eligible for listing in the National Register under Criterion B, the California Register under Criterion 2, or the Sunnyvale Inventory under Criterion b.

Architecturally, the house exhibits several features associated with the Craftsman style, which was popular in the United States from about 1905 until roughly the end of the 1930s. It is a one-and-a-half stories in height, with a low-pitched roof and triangular knee-braces in the gables. The roof of the partial-width front porch is supported is supported by two battered square columns that rest on an enclosed balustrade. The windows are for the most part double-hung wood-sash and are not grouped. The window casings were removed in order to accommodate the aluminum siding and none of the original 2-lap round-edge bevel siding is visible. Better examples of the Craftsman style often have two narrow windows flanking a broad center window and frequently the upper sash is divided into three lights. More important, Craftsman roofs are typically gabled or hipped, and the clipped gable, or jerkinhead, roof is not associate with this style of architecture. The house does not appear to meet Criterion C of the National Register, Criterion 3 of the California Register, or Criteria a, c, d, g, or j of the Sunnyvale Inventory. Like most single-family residences, there is no evidence that suggests it might yield information important in history. It does not appear eligible for listing in the National Register under Criterion D or the California Register under Criterion 4.

Figure 1. Looking northeast at west and south sides, 9/16/21.

Figure 2. Looking southeast at north and west sides of office, 9/16/21.

Figure 3. Looking northeast at west and south sides of warehouse, 9/16/21.

Figure 4. Looking south at north and west sides of shed, 9/16/21.

Figure 5. Looking southwest at east and north sides of garage, 9/16/21.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
CLASS 32 CATEGORICAL EXEMPTION ANALYSIS

CEQA Guidelines Section 15332, known as the "Class 32 Infill Exemption", exempts projects from further CEQA review if the five criteria below are met. The following is staff's analysis:

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

   The General Plan land use designation for the project site is Medium Density Residential (15 to 24 dwelling units per acre), and the zoning designation is R-3/PD – Medium Density Residential / Planned Development combining district. The General Plan contains goals and policies to allow for residential uses, and the development of townhomes, apartments, and condominiums in the Medium Density Residential land use designation. The zoning designation allows multi-family developments with a Special Development Permit approval. The properties are also listed on the Sunnyvale Heritage Resources Inventory. The zoning regulations allow for construction, demolition, relocation, or material change to Heritage Resources with a Resource Alteration Permit.

   The project proposes to construct two three-story townhouse buildings and retain one single-story, single-family house at 156 Crescent Avenue. There will be a total of 19 units for a density of 22.5 dwelling units per acre meeting 94% of the General Plan maximum density designation of 24 dwelling units per acre. The project proposes to remove the two-story single-family residence at 148 Crescent Avenue from the Heritage Resources Inventory as the historical analysis has revealed that the ranch-style house was constructed in 1953 with a significant two-story addition in 1964 and is not considered historically significant. The house is proposed for demolition. The project proposes 2.7 Below Market Rate units (one very low income, one low income, and fractional in-lieu fee payment) meeting the City's BMR ordinance requirements.

   There will be a 10-unit building on the east side and an eight-unit building on the west side behind the single-family house. Each townhouse unit will have three bedrooms, 3.5 baths, and a two-vehicle garage. Minor exterior improvements are proposed for the house such as repairs to the siding and painting. There will be six uncovered parking spaces, an amenity open space area, bicycle racks, and mailboxes. The project generally conforms with the prescribed development standards in the General Plan and Municipal Code, and the requests for waivers from six development standards can be granted by the Density Bonus Law (Government Code Section 65915). The proposed development is considered compatible with the surrounding multi-family residential neighborhood character.

2. The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.

   The 0.85-acre project site is located within City limits and surrounded by two to three-story multi-family developments and a duplex all around. The site is located mid-block on the

south side of Crescent Avenue between Manet Drive and Sunnyvale Saratoga Road, which is a six-lane Class I Arterial Street. The project site would be served by existing utilities.

3. The project site has no value as habitat for endangered, rare, or threatened species.

   The site is currently developed with two single-family houses, a detached garage with a patio cover, three accessory structures, a 5,800-square foot cold storage warehouse, surface parking, and landscaping. The surrounding areas have been heavily modified by urbanization and multi-family apartment and condominium developments, and do not provide suitable habitat for endangered, rare, or threatened species. The City of Sunnyvale is not located within the Santa Clara Valley Habitat Conservation (SCVHC) plan area. The project site is not adjacent to riparian corridors nor includes tall buildings that would increase risks to birds. As conditioned upon approval of the project, the applicant will incorporate standard construction best management practices and will prepare pre-construction nesting bird survey before any demolition and construction activities that will not happen between September 1st and January 31st.

   An Arborist Report was prepared by Advanced Tree Care on August 18, 2021, and a memo was issued dated September 15, 2022, subsequent to building location site modifications. There are four protected trees onsite proposed for removal. There are 16 protected trees on neighboring properties close to the property lines. Sunnyvale Municipal Code Chapter 19.94 defines a protected tree as having a trunk size of at least 38 inches in circumference, as measured 4.5 feet from the ground. Protected size trees are required to be replaced per the City's Tree Replacement Policy. Recommendations for tree protection during construction and replacement tree planting will be included as part of the standard conditions of approval.

4. Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality.

   Traffic – The proposed project is not exempted from Vehicle Miles Traveled (VMT) analysis. However, the project will not trigger a transportation-related impact per CEQA as the site is located in an area where the VMT per Capita is at least 15% less than the Countywide Baseline Average.

   Noise – A Noise Assessment Study was prepared by Edward L. Pack Associates, Inc. on August 24, 2021, and a memo was issued dated September 15, 2022, subsequent to building location site modifications. The study and memo conclude that noise from the project operation (traffic) is not expected to significantly increase, would have a less than significant impact, and would continue to meet Sunnyvale noise standards. The study and memo note that the project construction can produce higher levels of noise for the neighboring properties temporarily and provide measures that will be adopted by the contractor to reduce noise impacts to the neighbors. Recommendations for mechanical equipment selection and standard measures for the reduction of construction noise and vibration will be incorporated as conditions of approval.

   Air Quality – A Community Risk Assessment was prepared by Illingworth & Rodkin, Inc. on August 19, 2021, and a memo was issued dated September 15, 2022, subsequent to

building location site modifications. The project size is well below the screening levels published by the Bay Area Air Quality Management District (BAAQMD) for conducting analysis of operational air pollutant or greenhouse gas emissions for CEQA review. Therefore, emissions modeling was not conducted. The project would have air pollutant and greenhouse gas emissions that are below the significance thresholds. The project would not be a source of Toxic Air Contaminations (TACs) that could lead to measurable increases in health risks, as the project would generate a small amount of traffic and not include any other sources of TACs. The project is not expected to have a significant impact on air quality. The assessment recommends construction measures that reduce emissions to 2.45 per million and the annual $PM_{2.5}$ concentration to 0.02 ug/m^3 which are mitigated values below the Bay Area Air Quality Management District (BAAQMD) thresholds. As conditioned upon approval of the project, the applicant will incorporate construction equipment measures and standard best management practices to address air quality during the course of construction, such as dust control measures.

Water Quality – Stormwater management is required by the Federal Government through the National Pollutant Discharge Elimination System (NPDES) program. The City of Sunnyvale complies with the NPDES requirement through participation in the Santa Clara Valley Urban Runoff Pollution Prevention Program (SCVURPPP). Projects are subject to Sunnyvale Municipal Code (SMC) Section 12.60. Compliance with these existing stormwater regulations and the City's Standard Requirements and Conditions of Approval would ensure that the project would not result in significant effects relating to water quality, consistent with the requirement of the Class 32 exemption under CEQA Guidelines Section 153332(d). The project does not propose any uses that would create unusual or intensive water contamination; the project will comply with all local, state, and federal regulations, best management practices, and will work with the City to ensure the appropriate services and infrastructure are in place to serve the project.

5. The site can be adequately served by all required utilities and public services.

   The project site is in a developed area with adequate utilities and services, such as water, sewer and solid waste. Public services are also adequately provided, such as police and fire. All required utilities and public services will continue to be provided after the completion of the proposed project.

Further, none of the exceptions to use of this exemption applies (CEQA Guidelines Section 15300.2)

a. Location: Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply to all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

   - The project site is not located in an area of sensitive or critical concern.

b. Cumulative Impact: All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

   - There is no evidence of a potential significant cumulative impact because successive projects of the same type in the same place have not been approved and are not currently proposed.

c. Significant Effect: A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

   - There is no evidence of unusual circumstances. The project is of the size and type contemplated by the General Plan. It is surrounded by developed uses and is developed itself. It is not located within a sensitive resource area.

d. Scenic Highways: A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

   - The project site is not within a highway designated as a state scenic highway.

e. Hazardous Waste Sites: A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

   - The project site is not located on a site which is included on any list compiled pursuant to Section 65962.4 of the Government Code. https://calepa.ca.gov/sitecleanup/corteselist/section-65962-5c/

f. Historical Resources: A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

   - The project sites, 148 and 156 Crescent Avenue, are listed on the City's Heritage Resources Inventory. A Historic Resource Evaluation was prepared by TreanorHL, dated April 7, 2021, and a subsequent Peer Review Memorandum was prepared by Page & Turnbull, dated April 29, 2022. Although both properties were included on the Heritage Resources Inventory list in 1979 as "Crescent Avenue Streetscape", the historic evaluations revealed that the ranch style house at 148 Crescent Avenue was constructed in 1953 with a significant two-story addition in 1964. The house is ineligible for listing on the National Register or California Register under any evaluation criteria. The project proposes to delist the site from the Historic Resources Inventory.

- The house at 156 Crescent Avenue was constructed in 1927 as a part of the Easter Gables subdivision. The project proposes to retain the house with minor exterior modifications such as siding and window repairs and replacements and exterior paint. The development of the site with 18 condominium units was evaluated for compliance with the Secretary of the Interior Standards for Rehabilitation by TreanorHL, dated February 1, 2023 and March 27, 2023. The evaluation concludes that 156 Crescent Avenue is individually eligible for listing on the National Register and California Register under Criterion C/3 due to the year of construction and the house retains physical integrity to convey the period of significance. None of the accessory structures or warehouse are eligible. The proposed condominium buildings will provide a new backdrop to the existing house, however, the new buildings will not impact the character-defining features or integrity of the house. The proposed designs complement the house without mirroring the architectural features. Therefore, the project would not cause a substantial adverse change in the significance of an historical resource.