

TREANORHL

148-156 CRESCENT AVENUE, SUNNYVALE, CALIFORNIA  
HISTORIC RESOURCE EVALUATION

*DRAFT*

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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.<sup>1</sup> 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.

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

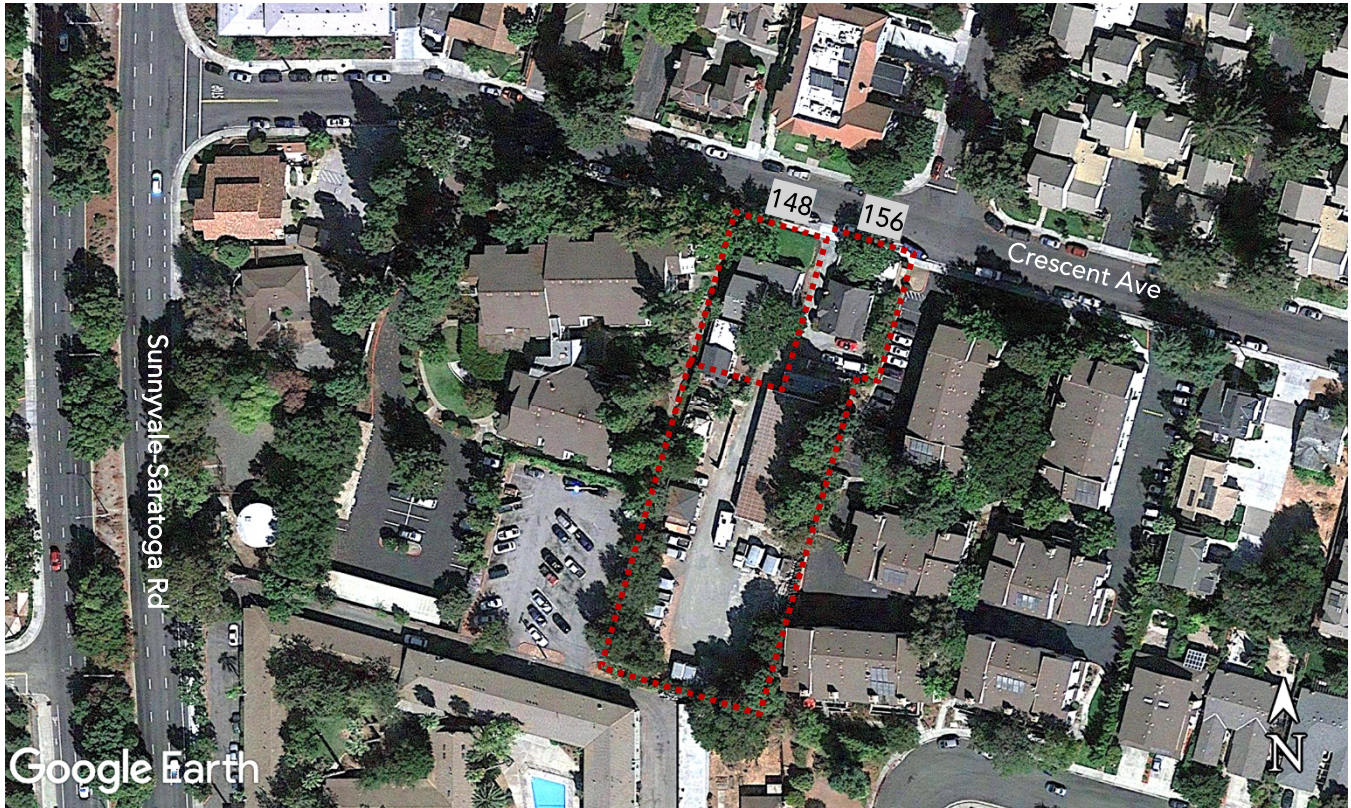


Figure 1. The subject properties at 148-156 Crescent Avenue, outlined in red (Google Earth, imagery date September 2020).

### 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-20<sup>th</sup> 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-20<sup>th</sup> 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 20<sup>th</sup> 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.<sup>2</sup> 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.<sup>3</sup> 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.

<sup>2</sup> Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 25-26.

<sup>3</sup> *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.<sup>4</sup> 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.<sup>5</sup>

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.<sup>6</sup> According to the permits on file, the residential building received an addition in 1964.<sup>7</sup>

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.<sup>8</sup> 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.

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<sup>4</sup> Email communication with the City of Sunnyvale Building Safety Division.

<sup>5</sup> Google Earth, NETR Online Historical Aerials, UC Santa Barbara Library.

<sup>6</sup> Email communication with City of Sunnyvale, Building Safety Division, March 11, 2021.

<sup>7</sup> City of Sunnyvale Permit Services, Permit No. 18109106 and 18096282.

<sup>8</sup> 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).

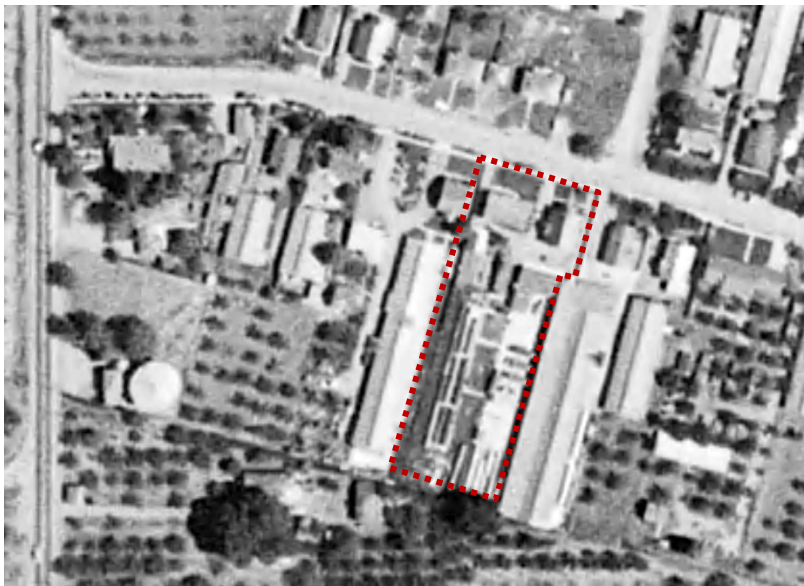


Figure 11. 1953 aerial photograph of the area, the subject parcels outlined by the dashed red line (NETR Online).



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

## 7. HISTORIC CONTEXT<sup>9</sup>

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 19<sup>th</sup> 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.<sup>10</sup> The city was incorporated in 1912 with a population of less than 2,000.<sup>11</sup>

Sunnyvale continued to grow through the first decades of the 20<sup>th</sup> 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.

<sup>9</sup> Unless noted, this section is summarized from James C. Williams, ed., *Images: Sunnyvale's Heritage Resources* (1988), 3-16.

<sup>10</sup> Archives & Architecture, *County of Santa Clara Historic Context Statement* (December 2004, revised February 2012), page 79.

<sup>11</sup> 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<sup>12</sup>**

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.<sup>13</sup> 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.<sup>14</sup>

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.<sup>15</sup> 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.<sup>16</sup>

## **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."<sup>17</sup> The National Register identifies four possible context types, of which at least one

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<sup>12</sup> Largely summarized from *City of Sunnyvale Historical Context Statement* (2012), 35-37.

<sup>13</sup> Sunnyvale City Directories via Ancestry.com.

<sup>14</sup> Sunnyvale City Directories via Ancestry.com.

<sup>15</sup> "Parish Egg Basket, prosperous business grows after big fire," *Sunnyvale Standard*, May 19, 1959.

<sup>16</sup> Sunnyvale City Directories via Ancestry.com.

<sup>17</sup> 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.<sup>18</sup>

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."<sup>19</sup> 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."<sup>20</sup> 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.<sup>21</sup>

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.<sup>22</sup>

### **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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<sup>18</sup> 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.

<sup>19</sup> National Park Service, *National Register Bulletin 15*, 3.

<sup>20</sup> *Ibid.*, 44.

<sup>21</sup> *Ibid.*, 44-45.

<sup>22</sup> *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.<sup>23</sup>

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.<sup>24</sup>

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.<sup>25</sup>

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.<sup>26</sup>

#### *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."<sup>27</sup> 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."<sup>28</sup> 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.<sup>29</sup>

#### **City of Sunnyvale Criteria<sup>30</sup>**

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.

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<sup>23</sup> California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.

<sup>24</sup> *California Register and National Register: A Comparison*.

<sup>25</sup> *California Register and National Register: A Comparison*, 2.

<sup>26</sup> 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.

<sup>27</sup> 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.

<sup>28</sup> *How to Apply the National Register Criteria for Evaluation*, 44.

<sup>29</sup> *How to Apply the National Register Criteria for Evaluation*, 1.

<sup>30</sup> 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.<sup>31</sup>

### 148 Crescent Avenue

#### NRHP/CRHR Evaluation

##### *Criterion A/1 – Association with significant events*

The subject block developed in the early 20<sup>th</sup> 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

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<sup>31</sup> City of Sunnyvale Heritage Resources Inventory, rev. 2/20, <https://sunnyvale.ca.gov/civicax/filebank/blobdownload.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-20<sup>th</sup> 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 20<sup>th</sup> 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-20<sup>th</sup> 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 20<sup>th</sup> 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-20<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> 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-20<sup>th</sup> 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.<sup>1</sup> 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 19<sup>th</sup> 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.<sup>2</sup> The city was incorporated in 1912 with a population of less than 2,000.<sup>3</sup>

Sunnyvale continued to grow through the first decades of the 20<sup>th</sup> 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.

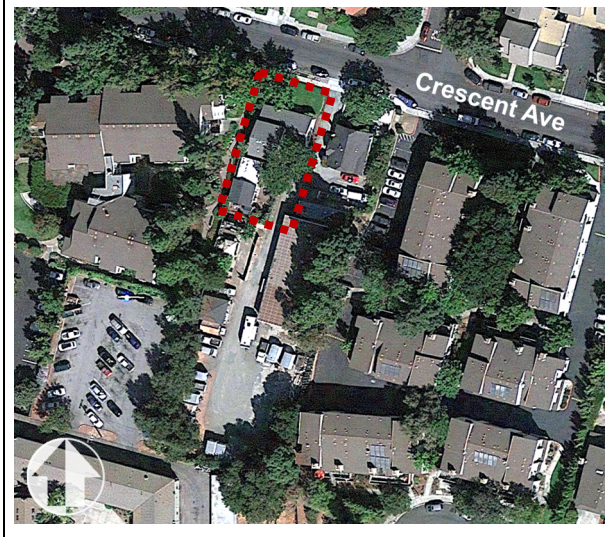
B13. Remarks:

\*B14. Evaluator: TreanorHL

\*Date of Evaluation: April 7, 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



## CONTINUATION SHEET

Property Name: 148 Crescent Avenue

Page 3 of 8

### \*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.<sup>4</sup> 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.<sup>5</sup> 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.<sup>6</sup>

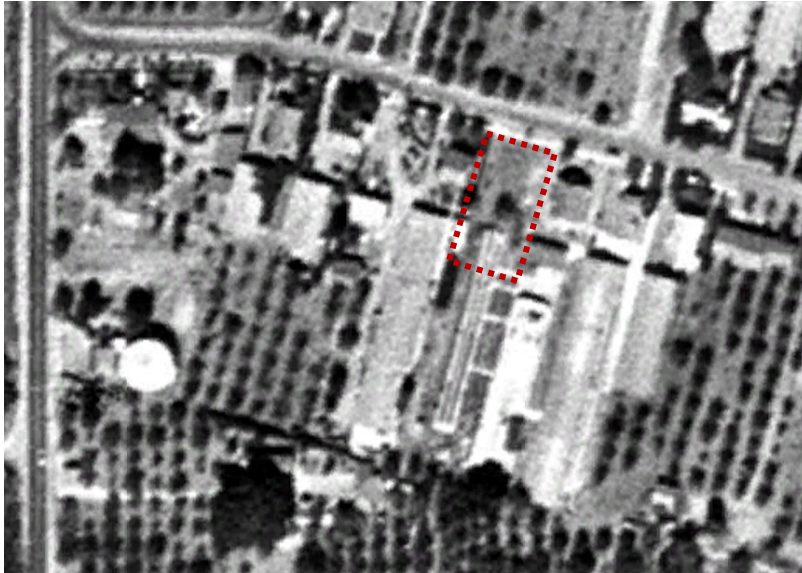
1964 A two-story addition and the detached garage were constructed.<sup>7</sup>



## CONTINUATION SHEET

Property Name: 148 Crescent Avenue

Page 4 of 8



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).

## CONTINUATION SHEET

Property Name: 148 Crescent Avenue

Page 5 of 8



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<sup>8</sup>**

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.

## CONTINUATION SHEET

Property Name: 148 Crescent Avenue

Page 6 of 8

### Architectural Style

Lacking a clear architectural style, the house at 148 Crescent Avenue is vernacular in nature. Constructed in 1953 as a simple mid-20<sup>th</sup> 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.<sup>9</sup> 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.<sup>10</sup> The business stayed at 156 Crescent Avenue until at least 1968.<sup>11</sup>

### **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.<sup>12</sup>

### **Significance Evaluation – National Register of Historic Places (NRHP) & California Register of Historic Resources (CRHR) Evaluation<sup>13</sup>**

#### *Criterion A/1 – Association with significant events*

The subject block developed in the early 20<sup>th</sup> 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

## CONTINUATION SHEET

Property Name: 148 Crescent Avenue

Page 7 of 8

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<sup>14</sup>**

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-20<sup>th</sup> 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.

## CONTINUATION SHEET

Property Name: 148 Crescent Avenue

Page 8 of 8

- (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):

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

<sup>2</sup> Archives & Architecture, *County of Santa Clara Historic Context Statement* (December 2004, revised February 2012), page 79.

<sup>3</sup> Archives & Architecture, *County of Santa Clara Historic Context Statement* (December 2004, revised February 2012), page 79.

<sup>4</sup> Email communication with the City of Sunnyvale Building Safety Division.

<sup>5</sup> Google Earth, NETR Online Historical Aerials, UC Santa Barbara Library.

<sup>6</sup> Email communication with City of Sunnyvale, Building Safety Division, March 11, 2021.

<sup>7</sup> City of Sunnyvale Permit Services, Permit No. 18109106 and 18096282.

<sup>8</sup> Largely summarized from *City of Sunnyvale Historical Context Statement* (2012), 35-37.

<sup>9</sup> Sunnyvale City Directories via Ancestry.com.

<sup>10</sup> "Parish Egg Basket, prosperous business grows after big fire," *Sunnyvale Standard*, May 19, 1959.

<sup>11</sup> Sunnyvale City Directories via Ancestry.com.

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

<sup>13</sup> 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](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.

<sup>14</sup> 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 \_\_\_\_\_  
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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.<sup>1</sup> 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 19<sup>th</sup> 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.<sup>2</sup> The city was incorporated in 1912 with a population of less than 2,000.<sup>3</sup>

Sunnyvale continued to grow through the first decades of the 20<sup>th</sup> 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.

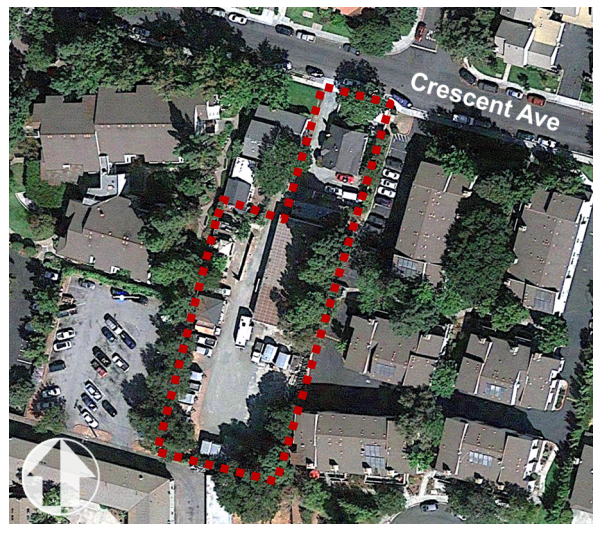
B13. Remarks:

\*B14. Evaluator: TreanorHL

\*Date of Evaluation: April 7, 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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### \*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.<sup>4</sup> No building permits associated with the initial constructions was found. The Sanborn fire



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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.<sup>5</sup>

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.

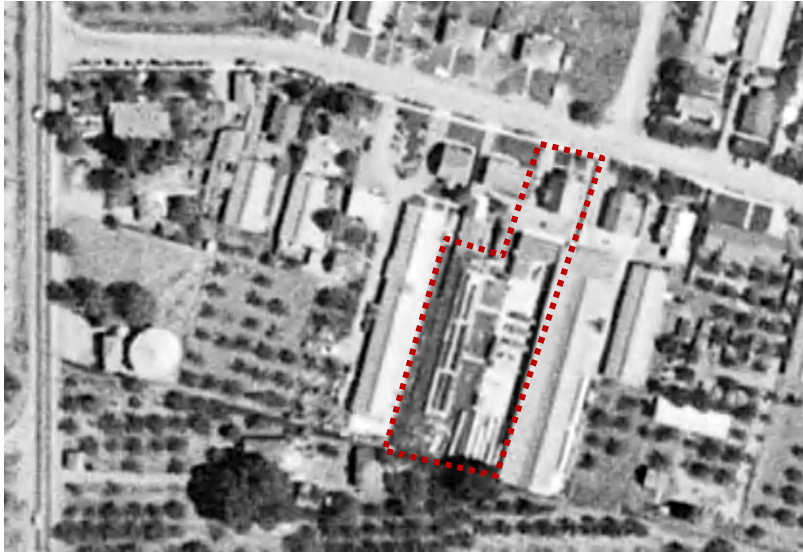


1948 aerial photograph of the area, the subject parcel outlined by the dashed red line (Google Earth).

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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

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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<sup>6</sup>**

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 20<sup>th</sup> 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.<sup>7</sup> 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.<sup>8</sup> 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.<sup>9</sup> 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.<sup>10</sup>

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.<sup>11</sup> The business and the Parish family stayed at 156 Crescent Avenue until at least 1968.<sup>12</sup>

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### *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.<sup>13</sup>

### *Significance Evaluation – National Register of Historic Places (NRHP) & California Register of Historical Resources (CRHR) Evaluation<sup>14</sup>*

#### *Criterion A/1 – Association with significant events*

The subject block developed in the early 20<sup>th</sup> 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-20<sup>th</sup> 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 20<sup>th</sup> 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.

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### *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-20<sup>th</sup> 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<sup>15</sup>**

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 20<sup>th</sup> 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.

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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 20<sup>th</sup> century. None of the accessory structure on the parcel appear eligible for listing on the federal, state, or local inventories.

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

- <sup>1</sup> Unless noted, this section is summarized from James C. Williams, ed., *Images: Sunnyvale's Heritage Resources* (1988), 3-16.
- <sup>2</sup> Archives & Architecture, *County of Santa Clara Historic Context Statement* (December 2004, revised February 2012), page 79.
- <sup>3</sup> Archives & Architecture, *County of Santa Clara Historic Context Statement* (December 2004, revised February 2012), page 79.
- <sup>4</sup> Email communication with the City of Sunnyvale Building Safety Division.
- <sup>5</sup> Google Earth, NETR Online Historical Aerials, UC Santa Barbara Library.
- <sup>6</sup> Largely summarized from *City of Sunnyvale Historical Context Statement* (2012), 35-37.
- <sup>7</sup> Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 25-26.
- <sup>8</sup> *City of Sunnyvale Historical Context Statement* (2012), 37.
- <sup>9</sup> Sunnyvale City Directories via Ancestry.com.
- <sup>10</sup> Sunnyvale City Directories via Ancestry.com.
- <sup>11</sup> "Parish Egg Basket, prosperous business grows after big fire," *Sunnyvale Standard*, May 19, 1959.
- <sup>12</sup> Sunnyvale City Directories via Ancestry.com.
- <sup>13</sup> *City of Sunnyvale Heritage Resources Inventory, rev. 2/20*, <https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=25105> (accessed March 11, 2021).
- <sup>14</sup> 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](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.
- <sup>15</sup> Excerpted from Sunnyvale Municipal Code, Chapter 19.96. Heritage Preservation.