

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

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 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.

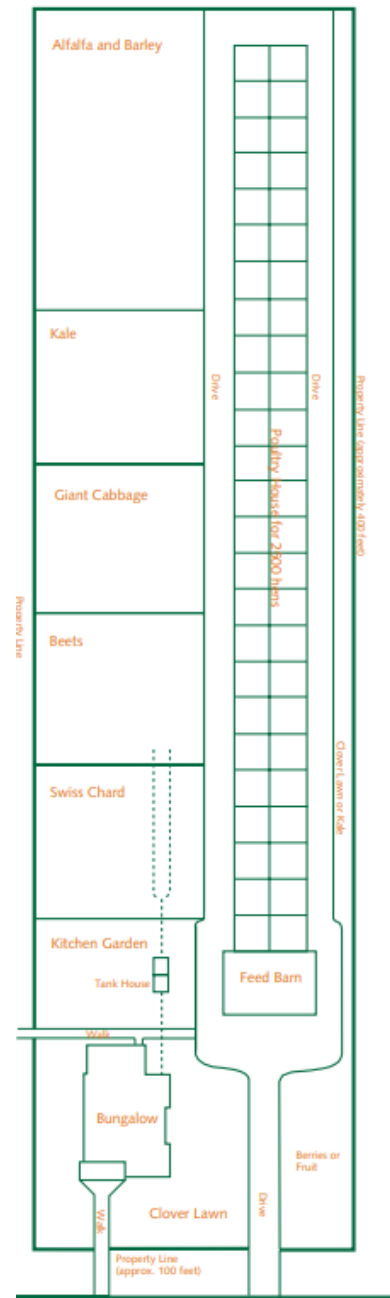


Figure 18. Typical layout of a lot in the Weeks Poultry Colony. Source: East Palo Alto Historical and Agricultural Society, “Weeks Neighborhood Plan,” 1997, 52.

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.

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

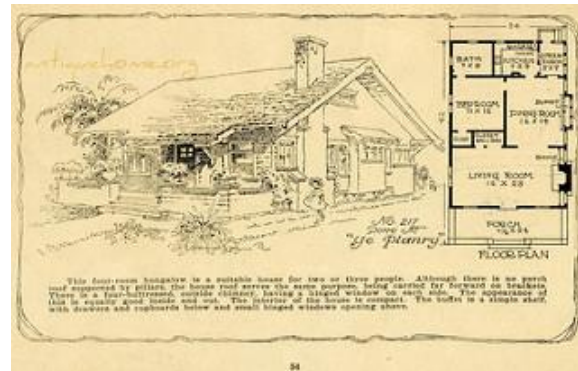


Figure 27: The 1908 "Ye Planry" is an example of a Craftsman bungalow kit house. Source: First

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



Table of Contents

- 1. INTRODUCTION1
- 2. SUMMARY OF FINDINGS.....1
- 3. METHODOLOGY1
- 4. PROPERTY DESCRIPTION1
 - 148 Crescent Avenue (APN 211-35-008)2
 - 156 Crescent Avenue (APN 211-35-009)4
- 5. ARCHITECTURAL STYLE.....5
- 6. SITE HISTORY6
- 7. HISTORIC CONTEXT8
- 8. ARCHITECT/BUILDER9
- 9. OCCUPANCY HISTORY9
- 10. REGULATORY FRAMEWORK9
 - National Register of Historic Places Criteria9
 - California Register of Historical Resources Criteria..... 10
 - City of Sunnyvale Criteria..... 11
- 11. SIGNIFICANCE EVALUATION 13
 - Current Historic Status 13
 - 148 Crescent Avenue..... 13
 - 156 Crescent Avenue 15
- 12. CONCLUSION 17
- BIBLIOGRAPHY 18
- APPENDIX 19



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).

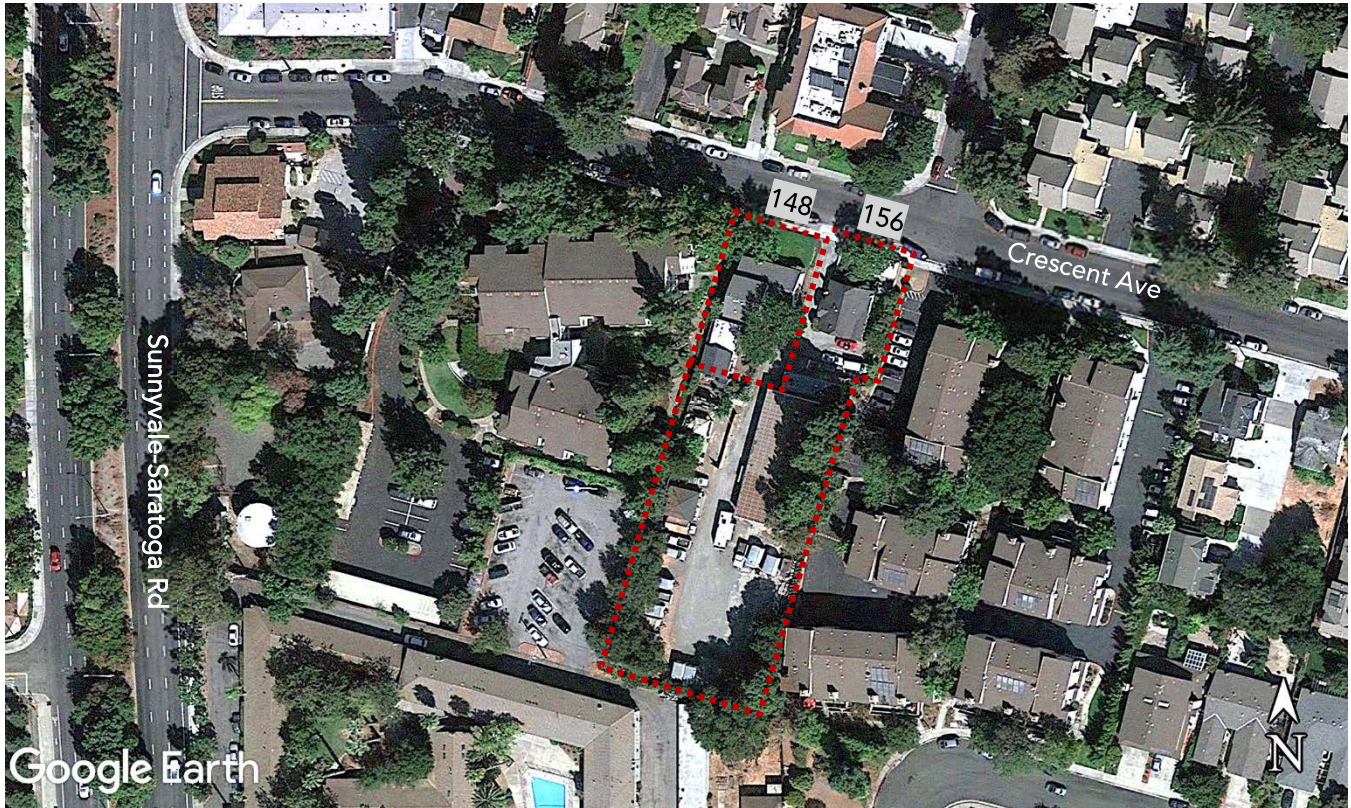


Figure 1. The subject properties at 148-156 Crescent Avenue, outlined in red (Google Earth, imagery date September 2020).

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).

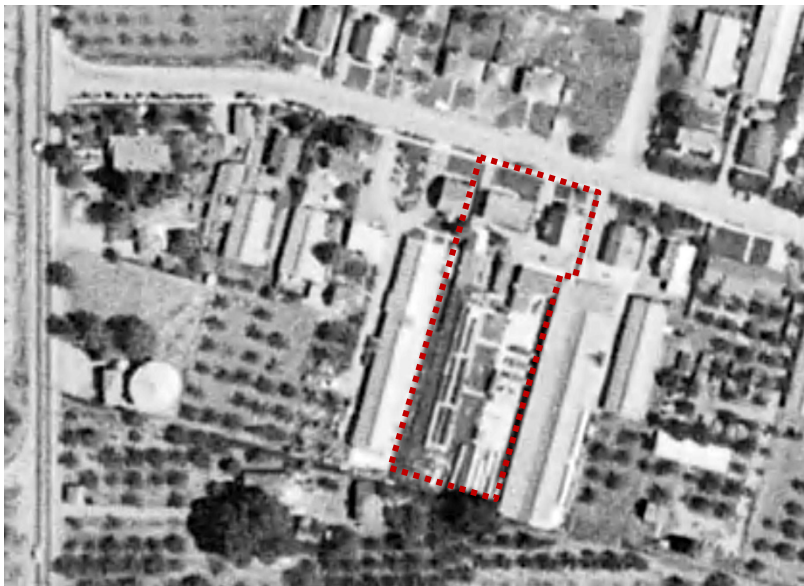


Figure 11. 1953 aerial photograph of the area, the subject parcels outlined by the dashed red line (NETR Online).



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

7. HISTORIC CONTEXT⁹

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 Architecture¹²

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 Criteria³⁰

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/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-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.

BIBLIOGRAPHY

Ancestry.com.

Archives & Architecture. *County of Santa Clara, Historic Context Statement*. December 2004 (Revised February 2012).

California Office of Historic Preservation. *California Register and National Register: A Comparison, Technical Assistance Series 6*. Sacramento, CA: California Department of Parks and Recreation, 2001.

----. *California Register of Historical Resources: The Listing Process*. Technical Assistance Series 5. Sacramento, CA: California Department of Parks and Recreation, n.d.

City of Sunnyvale. Building Safety Division.

----. *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.

Google Earth.

Historic Aerials by NETR Online. <https://www.historicaerials.com/viewer>.

Library of Congress.

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.

----. *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): _____

State of California  The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI#

*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) _____

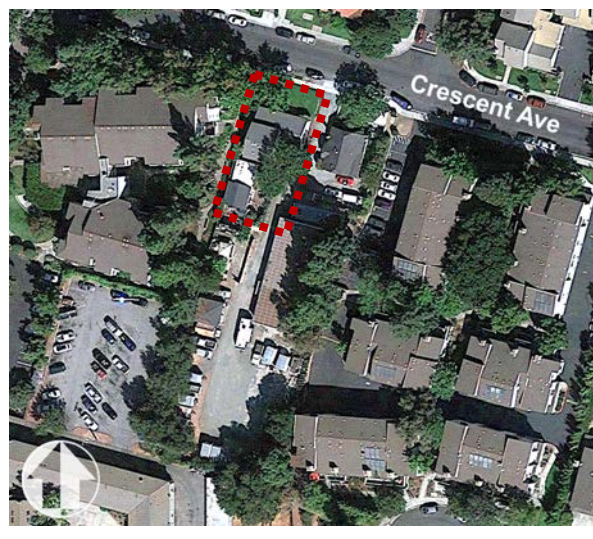
*B12. References:
 See Continuation Sheets.

B13. Remarks:

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

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



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 1953.⁴ 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

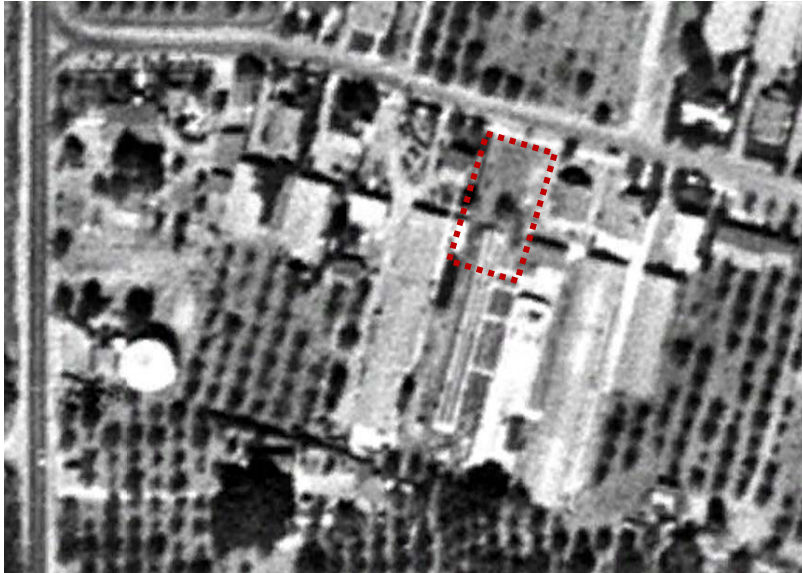
1953 The one-story dwelling and the detached garage were constructed.⁶

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

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 Architecture⁸

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-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 Historic Resources (CRHR) Evaluation¹³

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

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 Evaluation¹⁴

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.

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):

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.

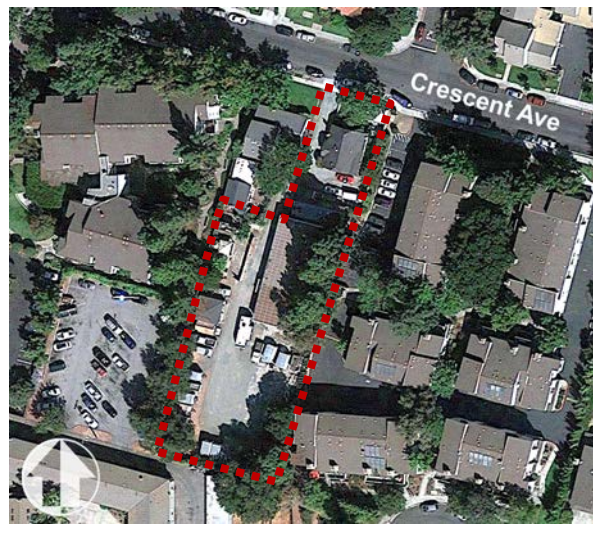
B13. Remarks:

*B14. Evaluator: TreanorHL

*Date of Evaluation: April 7, 2021

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



CONTINUATION SHEET

Property Name: 156 Crescent Avenue

Page 3 of 9

*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

CONTINUATION SHEET

Property Name: 156 Crescent Avenue

Page 4 of 9

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.

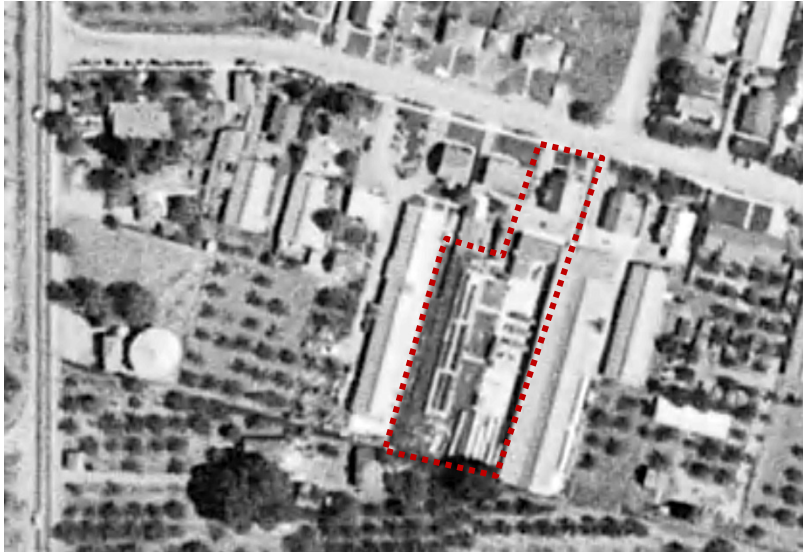


1948 aerial photograph of the area, the subject parcel outlined by the dashed red line (Google Earth).

CONTINUATION SHEET

Property Name: 156 Crescent Avenue

Page 5 of 9



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

CONTINUATION SHEET

Property Name: 156 Crescent Avenue

Page 6 of 9

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 Architecture⁶

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

CONTINUATION SHEET

Property Name: 156 Crescent Avenue

Page 7 of 9

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) Evaluation¹⁴

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.

CONTINUATION SHEET

Property Name: 156 Crescent Avenue

Page 8 of 9

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 Evaluation¹⁵

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.

CONTINUATION SHEET

Property Name: 156 Crescent Avenue

Page 9 of 9

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 _____

Page 1 of 4

*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

*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).

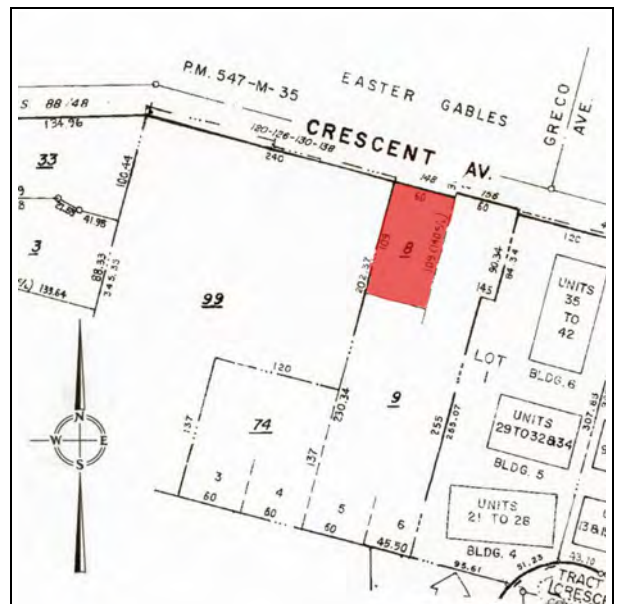
Samir Sharma, interview, 9/16/21.

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 _____

Page 1 of 6

*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)

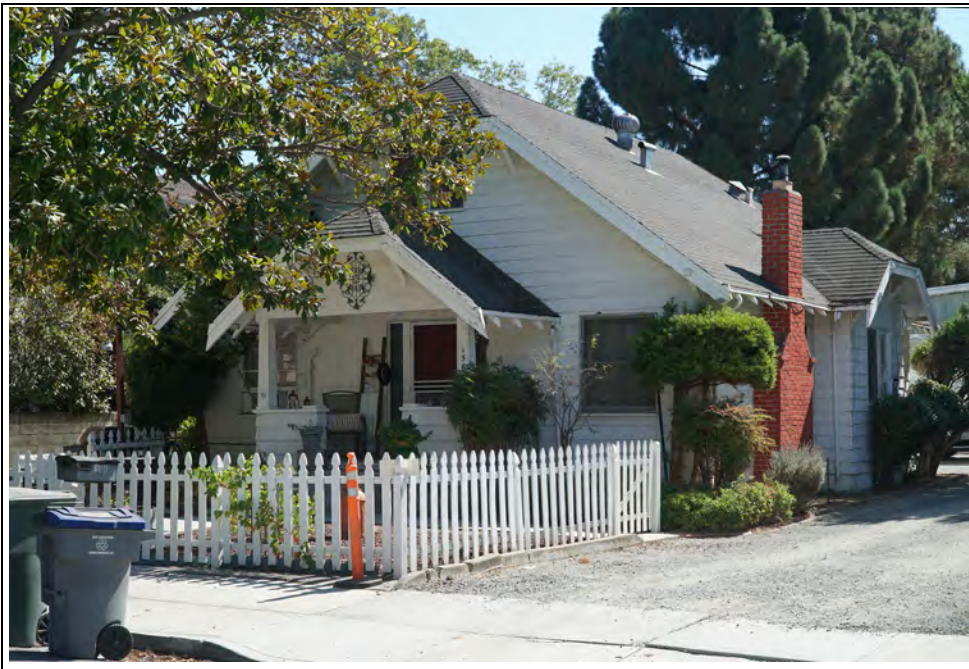
Santa Clara County APN 211-035-009

*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

*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.

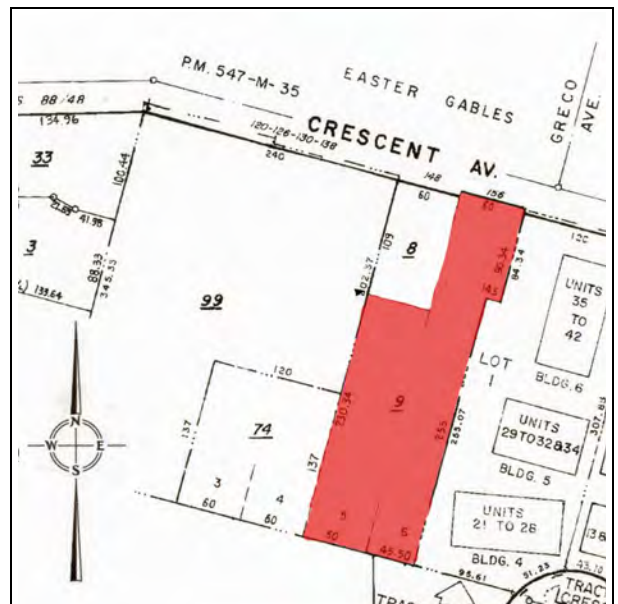
Samir Sharma, interviews, 9/16/21 and 10/5/21.

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 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.

Page 5 of 6

*Resource Name or # (Assigned by recorder)

*Recorded by Anthony Kirk, Ph.D.

*Date 10/12/21

Continuation Update



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.

