

*Anthony Kirk, Ph.D.
134 McCormick Street
Santa Cruz, CA 95062
831-427-2289*

27 February 2014

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

RE: 305 South Bayview Avenue

Dear Mr. Kuchenig:

The house at 305 South Bayview Avenue was placed in the City of Sunnyvale Cultural Resource Inventory in 1990 as a contributor to the proposed Bayview-McKinley Avenue Neighborhood Historic District. As you know, the Sunnyvale City Council never passed an ordinance creating this Historic District. Equally important, as stated in the DPR 523 form prepared by Jerry W. Nieto in November 1988 and used to nominate this house, the period of significance for the proposed district is 1917 to 1927. Although the exact date the house at 305 South Bayview Avenue was built is uncertain, it was after January 1930. It does not appear in the Sanborn Map Company set of sheets for Sunnyvale dating to that month but is clearly evident in a photograph taken on the occasion of the visit of the dirigible Akron to Sunnyvale on 31 May 1931 (in the Sunnyvale Heritage Park Museum). These two documents establish a construction date of circa 1930 to 1932, a minimum of three years after the period of significance for the proposed Bayview-McKinley Avenue Neighborhood Historic District. As such the house at 305 South Bayview is not eligible for listing as a contributor to the district.

I have evaluated the property as an individual cultural resource and found it to be not eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or the City of Sunnyvale Cultural Resource Inventory under any of the three sets of criteria (see attached DPR 523A and B forms). In my opinion, the property should be removed from the City of Sunnyvale Cultural Resource Inventory. If you have any questions, please feel free to telephone me.

Sincerely yours,



Anthony Kirk, Ph.D.

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

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*NRHP Status Code

*Resource Name or # (Assigned by recorder) 305 South Bayview 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 ca. 1930-32; aluminum sunscreen installed on front window and back porch roof built ca. 1992-94.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features: Garage

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme n/a

Area n/a

Period of Significance n/a

Property Type n/a

Applicable Criteria n/a

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

The origins of the city of Sunnyvale are traced to 1897, when Walter E. Crossman, a Wisconsin-born entrepreneur and developer, purchased two hundred acres of the former Rancho Pastoria de las Borregas from a son of the overland pioneer Martin Murphy Jr. Crossman laid out a town along a neat grid that stretched south from the Southern Pacific tracks to the San Francisco and San Jose Road (today's El Camino Real), offering for sale 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 new name of Sunnyvale. To further profit from what he heralded as the "City of Destiny," he formed the Sunnyvale Land Company and began to acquire surrounding acreage in the fertile Santa Clara Valley.

Businesses and manufacturers slowly responded to the attractions of the nascent village, which the founder boldly declared at the outset "will be the largest shipping point [on the Southern Pacific] outside San Jose." In 1904 the firm of Madison and Bonner, a fruit-drying and packing company, erected a shed on Evelyn Avenue near the railroad depot, establishing the foundations of the food-processing industry in Sunnyvale. Not long after, the Jubilee Incubator Company, a manufacturer of poultry incubators and brooders, located its plant just to the east, (continued on page 3)

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

*B12. References:

Santa Clara County Residential Unit Property Record, 305 South Bayview Avenue, Office of the Santa Clara County Assessor.

California History Center, De Anza College, *Images: Sunnyvale's Heritage Resources* (Sunnyvale, 1988).

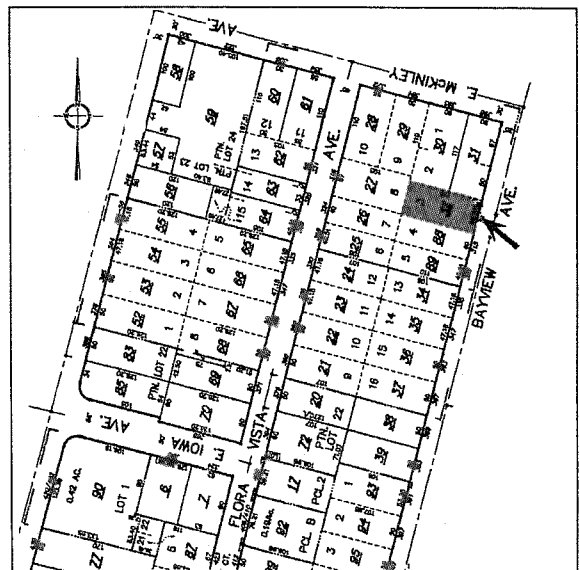
H. L. Horn, *History of the Del Monte Corporation Seed Plant* (Sunnyvale, ca. 1975).

Polk's Directory of San Jose City and Santa Clara County (1930-33).

Sanborn Map Co., *Sunnyvale, California* (1930-1943).

B13. Remarks:

(This space reserved for official comments.)



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 _____

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*Resource Name or #: (Assigned by recorder) 305 South Bayview 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; Mount Diablo B.M.

c. Address 305 South Bayview Avenue City Sunnyvale Zip 94086

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Santa Clara County APN 209-024-032

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

The single-family residence at 305 South Bayview Avenue is a one-story vernacular wood-frame house that was constructed sometime between January 1930 and May 1932 (DPR 523A Photo and figure 1). It is nearly square in plan, measuring 28-by-30 feet, with a projecting gabled bay on the north end of the east side, facing Bayview Avenue, that extends slightly more than a foot beyond the primary wall. A concrete stoop leads to the front door, which was purchased from an architectural warehouse and installed in 2005. It is protected by a pedimented doorhood supported by ornamented twin consoles. At the rear of the house, a large shed roof covers the stoop leading to the rear door, as well as the adjoining entry to a small partial basement. A much smaller shed roof presumably sheltered the entrance prior to the construction of the current shed sometime before 1994. The exterior walls of the house are clad with round-edge bevel siding. The moderately pitched cross-gabled roof is characterized by open eaves with minimal overhang and is finished with composition shingles, the same material originally used in roofing the house. Fenestration is asymmetrical and consists entirely of original wood-sash windows, except for a small double-hung vinyl-sash window on the north sides. Apart from a row of fixed windows across the front of the house, two of which, flanking the front (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 east and north sides, 2/11/14

*P6. Date Constructed/Age and

Sources: ☒ Historic

☐ Prehistoric ☐ Both

Ca. 1930-32; Sanborn Map Co., Sunnyvale, 1930 and 5/31/32 photo

*P7. Owner and Address:

Gwynneth Rayer

305 South Bayview Avenue
Sunnyvale, CA 94086

*P8. Recorded by: (Name, affiliation, and address)

Anthony Kirk, Ph.D.

134 McCornick Street
Santa Cruz, CA 95062

*P9. Date Recorded: 2/26/14

*P10. Survey Type: (Describe)

CEQA Review

*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)

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
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*Resource Name or # (Assigned by recorder) 305 South Bayview Avenue

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*Date 2/26/14

☒ Continuation ☐ Update

P3a. Description:

door, are decoratively divided into two small lights above a large lower light, nearly all the other windows are of the one-over-one double-hung type. An aluminum awning, which was added in the early 1990s, protects the large fixed-light window in the projecting gable from the morning sun.

The house, which appears to be in good condition, is set back moderately from Bayview Avenue, a built-out residential street characterized by a mix of older cottages and newer residences, the latter built for the most part within the last twenty years. To the front is a small yard with planting beds that suffer from a lack of maintenance and a patchwork of concrete slabs of various ages. To the rear is a large yard planted to fruit trees, including apple, fig, orange, and persimmon. A pea-gravel driveway extends past the north side of the house to a post-and-beam single-car garage that was remodeled to serve as a workshop thirty or more years ago (figure 2). It is rectangular in plan, with a packed-earth floor, and rests on the remnants of a deteriorated mudsill. The exterior walls are clad with round-edge bevel siding except below the gable on the east side, where plywood sheets are nailed to supporting studs. Fenestration is limited to a single small fixed window on the south side. Entry to the workshop is by a centered door on the east side. The low-pitched front-gabled roof features open eaves with narrow overhang and is finished with composition shingles nailed to the original wood shingles.

B10. Significance:

and the Goldy Machine Company began work on a facility. The pace of industrial development quickened in the aftermath of the great San Francisco earthquake and fire of 1906, when Crossman offered free land to companies willing to locate in Sunnyvale. Among the first to respond was the Joshua Hendy Iron Works, a leading San Francisco concern then celebrating its fiftieth anniversary, which accepted a thirty-two acre parcel on the north side of the rail line from Crossman's Sunnyvale Land Company and in 1907 completed construction of a huge foundry and machine works. Sunnyvale Canneries opened a plant the same year, as did Libby, McNeill & Libby, a Chicago-based meat-packing company making its first foray into the fruit- and vegetable-canning industry and destined to become the town's leading employer. By the following year, the population stood at 1,268, an increase of twelvefold since 1900. Though still young and raw, the town had a solid agricultural and industrial economy, a public school, several churches, a bank, a volunteer fire department, and a weekly newspaper.

Incorporated in 1912, Sunnyvale continued to grow rapidly over the years, with increases spurred by American entry into World War I, which saw nearly a thousand workers laboring around the clock at Hendy Iron Works; the expansion in the late 1920s of the Schuckl Canning Company, which earlier had acquired Sunnyvale Canneries; and the construction, in the following decade, of Sunnyvale Naval Air Station (Moffett Field). By 1940 the town could count nearly 4,400 residents, a figure representing decennial increases of 50 percent. Like countless other California communities, Sunnyvale was transformed by World War II, as hundreds of thousands of migrants surged west to work in the state's defense industries. Joshua Hendy, which manufactured the triple-expansion steam engines that powered the workhorse Liberty Ships, enlarged its operations until it was producing thirty engines a month. By the end of the war, the local economy rested solidly on manufacturing, as agriculture entered into a slow decline. At the close of the decade, the population stood at nearly ten thousand, a staggering increase of 100 percent in the span of ten years. With the arrival in the early 1950s of Lockheed Aircraft Company's Missile and Space Division, the City of Sunnyvale reached out to annex land, setting a pattern that, with the passage of time, led to strip development, urban sprawl, and, ultimately, the transformation of the community.

The land on which the house at 305 Bayview stands is part of the Obourn Addition, a subdivision laid out in late 1905 just to the south of the original City of Sunnyvale. The residence does not appear in the Sanborn Map Company set of Sunnyvale sheets for January 1930. It is clearly evident, however, in a photograph taken on the occasion of the visit of the dirigible Akron to Sunnyvale on May 31, 1932 (now in the collection of the Sunnyvale Heritage Park Museum), the two documents testifying to a construction date of circa 1930-32. The house is not associated with events that have made a significant contribution to the broad patterns of United States, California, or Sunnyvale city history, as required for listing under Criterion A of the National Register of Historic Places (NR) or Criterion 1 of the California Register of Historical

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*Date 2/26/14

☒ Continuation ☐ Update

Resources (CR). It is also not associated with an individual who distinguished himself within a context of national, state, or local history, as called for by Criterion B of the NR and Criterion 2 of the CR. It is said to have been built by the tailor-turned-welder Alfred E. Potts, who worked at the Joshua Hendy Iron Works, but there is apparently no verifiable documentation to support this contention, and even if true, there is no reason to believe that Potts achieved importance in a specific field. The original owner of the property is unknown, but it was acquired in 1948 by Manuel and Leonor C. Carvao, who subsequently sold it to their son, Gerald Carvao, and daughter, Aldina Cavallaro. In 1991 it was purchased by Joseph Wible, who conveyed it to the present owner three years later. None of the owners is known to have achieved prominence within a specific field or to have made a notable contribution to history. No doubt, the most significant individual associated with the property is Herman L. Horn, who rented the house for some months in 1932, when he was a foreman of the California Packing Corporation Seed Department, located in the former Madison and Bonner plant on Evelyn Avenue in Sunnyvale. Horn would go on to serve as Superintendent of the plant from 1934 to 1972, during which time the California Packing Corporation was renamed Del Monte Corporation.

Architecturally, the house is a small, simple structure, lacking in all decorative detailing apart from the ornamented twin brackets that support the pedimented doorhood. It possesses no pattern of physical features, or attributes, associated with a particular style, period, or region. It is clearly not the work of a prominent architect or a master builder, and by any standard it lacks architectural interest and significance. As such it is not eligible for listing in the NR under Criterion C or the CR under Criterion 3. Like most other single-family residences, there is, as well, no evidence that it is likely to yield information important to history, as called for by Criterion D of the NR and Criterion 4 of the CR. In addition to not meeting the criteria of the NR and CR, it does not meet any of the criteria of the City of Sunnyvale Cultural Resource Inventory.



Figure 1. Looking northeast toward west side, 2/11/14.

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☒ Continuation ☐ Update

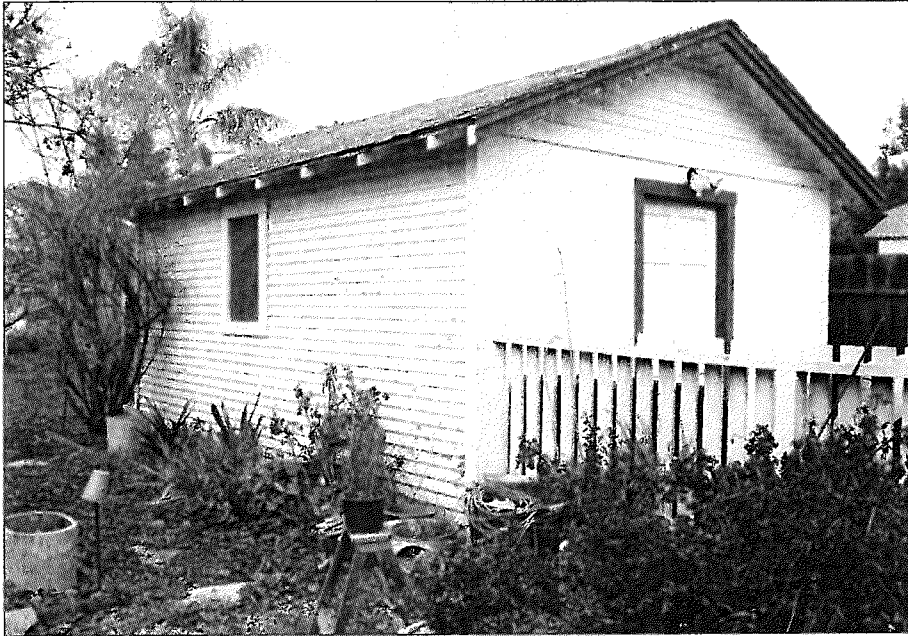


Figure 2. Shop, looking northwest at south and east sides, 2/11/14.