

Archaeological Resource Management

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Mr. Robert Devaney
PO Box 390044
Mountain View, CA 94039

December 2, 2015

RE: HISTORIC EVALUATION OF THE PROPERTY AT 175 NORTH SUNNYVALE
AVENUE IN THE CITY OF SUNNYVALE

Dear Mr. Devaney,

As per your request our firm is submitting the enclosed historical evaluation of the property at 175 North Sunnyvale Avenue in the City of Sunnyvale. Based upon the requirements of the City of Sunnyvale, a methodology was designed which included the following services:

- a visual description of the structures including general appearance, condition, and architectural style
- exterior photography of the structure to generate description
- documentation of property ownership history
- State Historic Resources Evaluation forms (DPR) 523 for the structure

As a result of this investigation, it was determined that the property at 175 North Sunnyvale Avenue is not currently listed in the California Register of Historic Resources (CRHR) or the National Register of Historic Places (NRHP). Based upon the results of this investigation, it was determined that the property at does not appear to be eligible for listing in either of these registers. The structure is located within an historic resource on the City of Sunnyvale Heritage Resource Inventory. Although the structure does not appear to be individually eligible for listing in this register, the structure is chronologically and stylistically compatible with the historic elements of this resource, and should be viewed as contributing to the historic character of the block as a whole.

The proposed project calls for the demolition of the existing garage and replacement with a garage in a matching style on the same footprint (maintaining the feeling of the original streetscape) as well as an addition to the rear of the home. These proposed changes do not

appear to significantly impact the historic integrity of the residence, and no further recommendations are being made.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Cartier', with a stylized flourish at the end.

Robert Cartier, Ph.D.
Principal Investigator

RC/dj

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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Page 1 of 13Resource Name or # 175 N. Sunnyvale 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: Mt. View, CA Date: 2012 T : R : 1/4 of 1/4 of Sec : BM

c. Address: 175 N. Sunnyvale Avenue City: Sunnyvale Zip: 94086

d. UTM: _____

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

APN: 204-49-007

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

The structure at 175 North Sunnyvale Avenue is a single story vernacular residence in fair condition. The roof is cross-gabled, and surfaced with wooden shingles. The eaves are narrow and boxed, with enclosed rafters on the original portions or the residence. Exposed rafters can be seen on portions of the rear addition. The exterior walls are surfaced with horizontal wooden siding. The front façade features a narrow secondary gable above a small bay, adjacent to which is the porch, enclosed by a low wall and supported by sets of wooden posts. Fenestration throughout the majority of the residence is wooden framed, in a double-hung sash configuration.

*P3b. Resource Attributes: HP02 Single Family Res.

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

P5a. Photo or drawing (Photo required for buildings, structures, objects.)



P5b. Description of Photo: (View, date, accession #)
View of the front façade of 175 N. Sunnyvale Avenue

*P6. Date Constructed/Age and Sources

Historic ☒ Prehistoric ☐ Both ☐

Constructed 1915

*P7. Owner and Address:

Mr. Robert Devaney
PO Box 390044
Mt. View, CA 94039

*P8. Recorded by:

Robert Cartier
Archaeological Resource Management
496 North 5th Street
San Jose, CA 95112

*P9. Date Recorded: 12/2/15*P10. Survey Type: 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 ☐ Photographic Record ☐ Other (List): _____

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DEPARTMENT OF PARKS AND RECREATIONPrimary # _____
HRI # _____**BUILDING, STRUCTURE, AND OBJECT RECORD**Page 2 of 13

*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 175 North Sunnyvale AvenueB1. Historic Name: 175 N. Sunnyvale AvenueB2. Common Name: 175 N. Sunnyvale AvenueB3. Original Use: ResidentialB4. Present Use: Residential*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)

Based upon visual evaluation and available documentation, the structure at 175 North Sunnyvale Avenue was constructed in 1915. Since that time modifications have been made to the structure including additions to the rear of the home, likely completed in the mid-20 century, and reroofing.

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

*B8. Related Features:

Also present on the property is a small two door garage. This structure appears to have been constructed after the original residence, but appears to date from the early 20th century. The roof is front gabled and the exterior walls are surfaced with narrow wooden siding.

B9a. Architect: unknownb. Builder: unknown*B10. Significance: Theme architecture and shelterArea Sunnyvale, CAPeriod of Significance Inter-WarProperty Type Private ResidentialApplicable Criteria N/A

The land that became Sunnyvale was originally the *Rancho Pastorio de las Borregas*, granted to Francisco Estrada in 1842. In 1850, Martin Murphy, Sr. acquired approximately 5000 acres of the Rancho and renamed it Bayview Ranch. The Irish immigrant and his family had been in the wagon train party led by Elisha Stevens that crossed the Sierras in 1844, two years before the infamous journey of the Donner Party which followed the same route.

In 1864, the Central Railroad's line between San Francisco and San Jose crossed Murphy's property, and he was granted the right to establish the "Murphy's Station" and "Lawrence Station" stops. The community of Encinal, which would be renamed Sunnyvale in 1901 and become incorporated in 1912, grew around this railroad line. W. E. Crossman, who became a major landowner and developer in Encinal in 1898, described Sunnyvale as the "City of Destiny," and promoted the city as an industrial center.

See Continuation Sheet, Page 4

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

*B12. References:

See Continuation Sheet, Page 7

B13. Remarks:

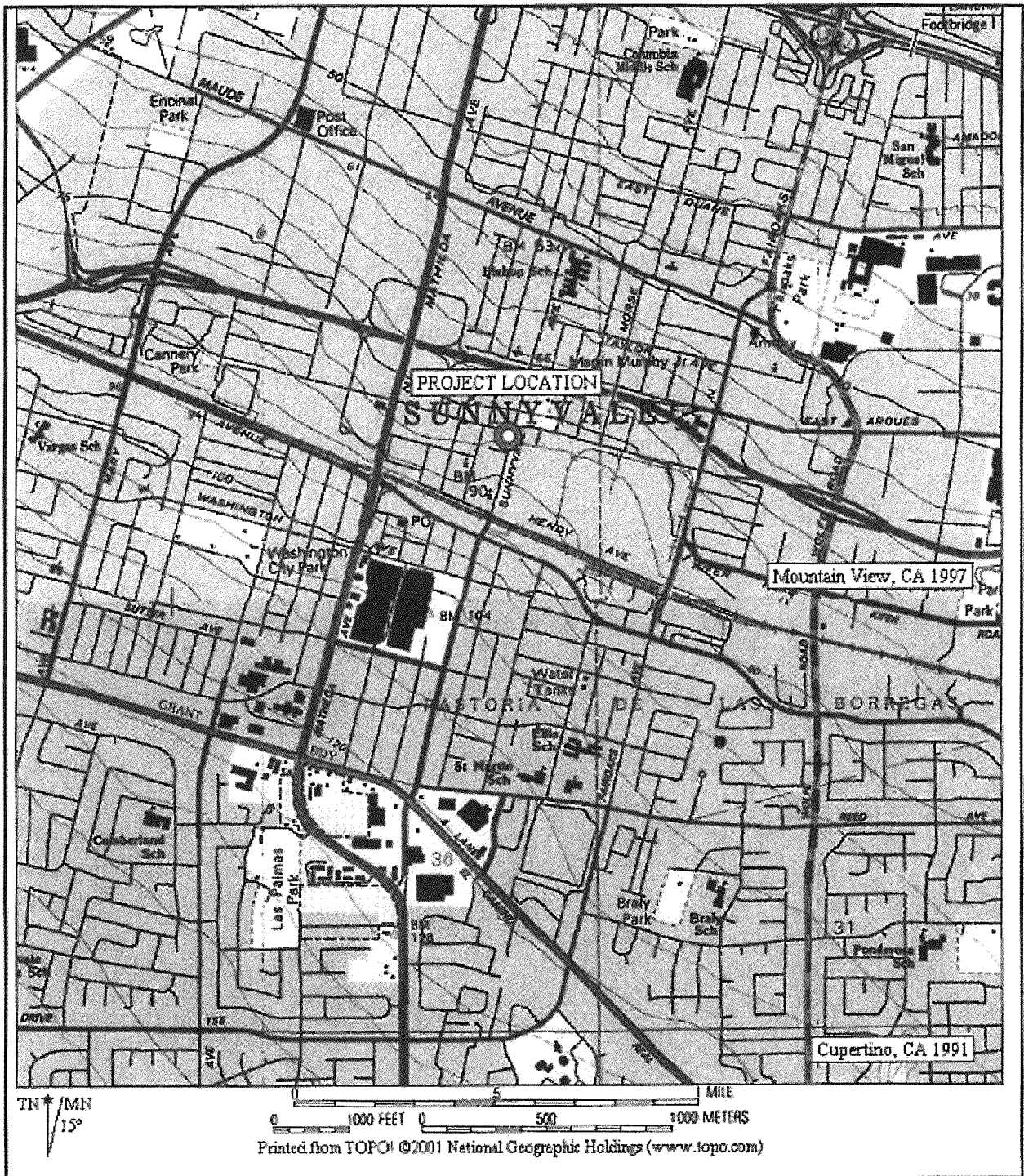
*B14. Evaluator: Robert R. Cartier*Date of Evaluation: 12/2/15

(This space reserved for official comments.)

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DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
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Trinomial _____

Page 3 of 13 Resource Name or # (Assigned by recorder): 175 North Sunnyvale Avenue
*Map Name: Mountain View, CA *Scale: 7.5 Minute *Date of Map: 1997



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CONTINUATION SHEET

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Continued from B10:

The property which now contains the structure at 175 North Sunnyvale Avenue made up a portion of Murphy's lands. In 1892 a portion of these lands were divided as part of the Murphy Partition, with the subject parcel being a portion of Lot 2 (Book G of Maps, page 74-75). The property consists of the southern half of Lot 8 in Block 2 of the Diana Park Tract, subdivided in 1906, part of Crossman's Addition to the City of Sunnyvale (Book L of Maps, Page 50). By 1915 when the residence was built, the property was owned by Gertrude and Matthew Bodem. The Bodem's owned the property until February 21, 1938, when it was sold to Merton E. and Mary E. Dimick (Book 710, Page 22). The following year the property was sold again, and granted to John J. and Annie Mattera on November 8, 1939 (Book 954, Page 397). The Mattera's owned the property until January 21, 1942, when it was sold to Joseph and Diana Braga (Book 1072, Page 498). It is likely during the Braga's ownership of the home that the existing rear additions were made to the residence. Joseph and Diana Braga would own the property together until Joseph's death on May 29, 1975 (Book B753, Page 503). Diana retained ownership of the property until July 25, 1997, when it was sold to Terry M. and Paul E. Appling (Assessor's Doc#13790221).

By 1999 the property was listed under only Terry Appling's name (Assessor's Doc#14861230). On September 3, 2010 the home was transferred to the current owner, Robert C. Devaney (Assessor's Doc#20855480).

California Register of Historic Resources Criteria

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association 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;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings). The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The residence at 175 North Sunnyvale Avenue is not currently listed on the California Register of Historical Resources. In addition the structure does not appear to be potentially eligible for listing in this register. The home is not associated with any known significant historical events thus it does not appear to qualify as potentially eligible under criterion 1. No historically significant persons appear to have been associated with the property, thus it does not appear to qualify as potentially eligible under criterion 2. It is not a good example of any architectural style, and thus does not appear to be eligible under criterion 3. In addition, the home does not appear to have the potential to yield significant historical information, and thus does not appear eligible under criterion 4.

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*Resource Name or # (Assigned by recorder)

175 North Sunnyvale Avenue*Recorded by Archaeological Resource ManagementDate 12/2/2015Continuation ☒ Update*National Register Criteria*

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

- A. That are associated with events that have made a significant contribution to broad patterns of our history;
- B. That are associated with the lives of persons significant in our past;
- C. That embody distinctive characteristics of type, period, or method of construction, or that represent the work of master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D. That have yielded, or are likely to yield, information important in prehistory or history.

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

- | | |
|--------------|----------------|
| 1. location | 5. workmanship |
| 2. design | 6. feeling |
| 3. setting | 7. association |
| 4. materials | |

The Residence at 175 North Sunnyvale Avenue is not currently listed on the National Register of Historic Places. In addition, the property does not appear to be potentially eligible for listing in this register. The home is not associated with significant historic events or persons, thus it does not appear to be potentially eligible for listing under criteria A or B. The structure is not a good example of any architectural style, and thus does not appear eligible for inclusion under criterion C. The property does not appear to be likely to yield information important in prehistory or history, thus it does not appear to qualify as potentially eligible under criterion D.

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The City of Sunnyvale's Heritage Resource Inventory

Chapter 19.96 regarding the City of Sunnyvale's Heritage Preservation outlines the guidelines for evaluating and nominating historic resources as follows: "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;
- (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 Historic Places, which are incorporated by reference into this chapter." (Taken from Chapter 19.96.050 of the Guidelines for Heritage Preservation.)

The property at 175 Sunnyvale Avenue is not currently individually listed on the City of Sunnyvale's Heritage Resource Inventory. In addition it does not appear to be potentially eligible for individual listing in this inventory under any of the criteria listed above.

However, the structure is located within the boundaries of a recorded historic resource on the Heritage Resource Inventory, identified as the 100 block of Sunnyvale Avenue. Although not individually eligible for listing, the structure is chronologically and stylistically compatible with the historic elements of this resource, and should be viewed as contributing to the historic character of the block as a whole.

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*Recorded by <u>Archaeological Resource Management</u>		Date <u>12/2/2015</u> Continuation <input type="checkbox"/> Update <input checked="" type="checkbox"/>
Continued from B12:		
Assessor's Office, County of Santa Clara 2015 Record search of assessed value and associated taxes for the property at 175 North Sunnyvale Avenue.		
Calloway, S. and E. Cromley 1996 <i>The Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present, Revised Edition.</i> Simon & Schuster, New York.		
Douglas, J. 1993 <i>Historical Footnotes of Santa Clara Valley.</i> San Jose Historical Museum Association, San Jose.		
Hoover, M. et al 1966 <i>Historic Spots in California.</i> Stanford University Press, Stanford California.		
McAlester, V. and L. McAlester 1997 <i>A Field Guide to American Houses.</i> Alfred A. Knopf, New York.		
Payne, S. 1987 <i>Santa Clara County: Harvest of Change.</i> Windsor Publications, Northridge, California.		
Recorder's Office, County of Santa Clara 2015 Record search of recorded information for the property at 175 North Sunnyvale Avenue.		
Sawyer, E. 1922 <i>History of Santa Clara County, California.</i> Historical Record Company, Los Angeles.		
Seavey, K. L. 1988 <i>Images: Sunnyvale's Heritage Resources.</i> Composite Arts, Sunnyvale, California.		
Thompson & West 1876 <i>Historical Atlas of Santa-Clara County, California.</i> Thompson & West, San Francisco.		
US Department of the Interior 1990 <i>The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings</i>		
US Department of the Interior 1982 Bulletin 15 - "How to Apply the National Register Criteria for Evaluation."		
Whiffen, M. 1992 <i>American Architecture since 1780, Revised Edition.</i> The MIT Press, Cambridge, MA.		

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Photo 1: View of the front façade of the residence.



Photo 2: View of the front porch of the residence.

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Photo 3: View of the main gable on the front façade.

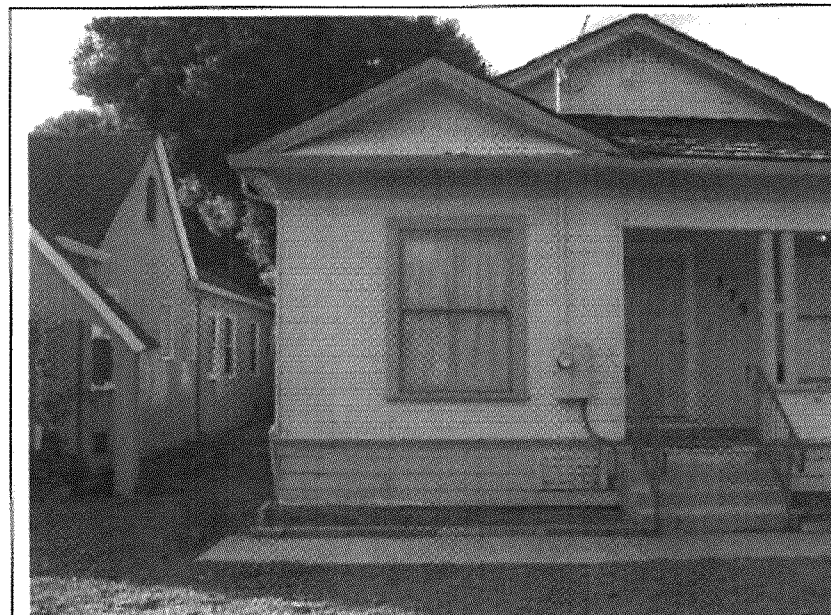


Photo 4: View of the bay on the southern side of the front façade.

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Photo 5: Oblique view of the residence from the southeast.



Photo 6: Oblique view along the northern façade.

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Photo 7: View of the central bay on the northern façade.

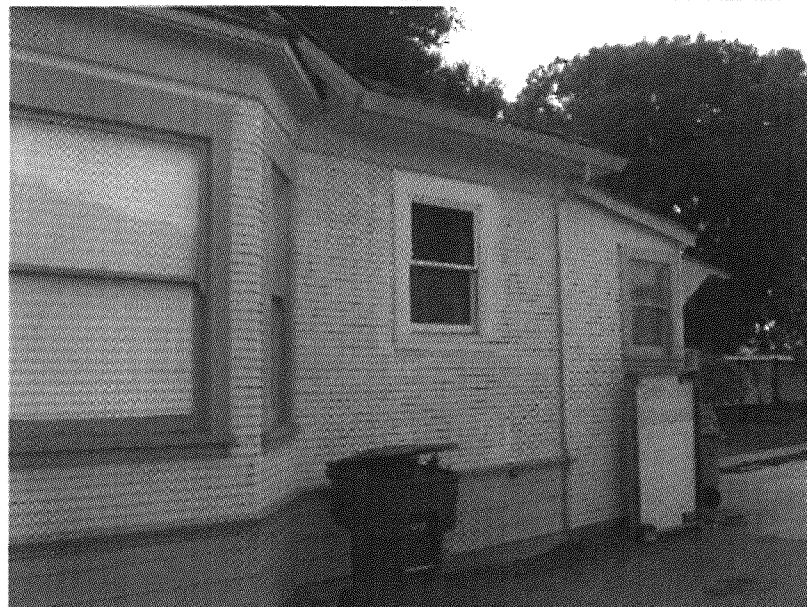


Photo 8: View of the rear portion of the northern façade, note rear addition.

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Photo 9: View of the rear façade showing existing rear addition.



Photo 10: View along the southern façade of the residence.

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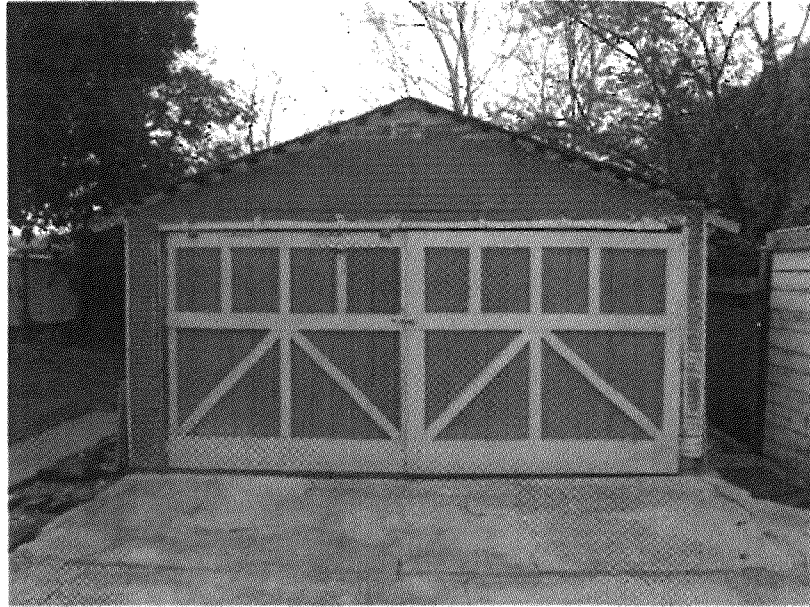


Photo 11: View of the front façade of the detached garage.



Photo 12: Side view of the detached garage.

