

HISTORICAL AND ARCHITECTURAL EVALUATION

Mellow's Nursery
221 North Mathilda Ave.,
Sunnyvale, Santa Clara County, California
(APN #165-27-010)



Prepared for:

Spear Street Capital
Attn: Lyndsay Anne Erikson
One Market Plaza
Spear Tower, Suite 4125
San Francisco, CA 94105

Last revised 06.23.2015



ARCHIVES & ARCHITECTURE, LLC

PO Box 1332
San José, CA 95109-1332
<http://www.archivesandarchitecture.com>

Table of Contents

Table of Contents2

Introduction3

 Project Description.....3

 Location4

 Methodology of this Study6

 Previous Surveys and Historical Status.....6

 Summary of Findings.....6

Policy and Regulatory Context8

 Local Agency8

 California Environmental Quality Act10

 Integrity11

Attachments.....12

Cover image: 221 North Mathilda Ave.2015

Introduction

This Historical and Architectural Evaluation provides an historic analysis of the property located at 221 North Mathilda Avenue in the City of Sunnyvale. The study evaluates the historic significance of the site and related buildings to determine if the property is significant under the California Environmental Quality Act (CEQA) and to determine if a project proposed for the site would or would not have an adverse effect on a historic resource.

The evaluation presented in this report is based on a records search on the history of the property and an intensive-level field survey. The evaluation for significance was prepared using criteria of the California Register of Historical Resources and City of Sunnyvale policies and regulations.

The property owner contracted with Archives & Architecture, LLC, to prepare this report. The City's Planning Division within the Community Development Department has requested that a report such as this be submitted as a part of the development review process. The practice of the City of Sunnyvale is to require that this review be done by a qualified historian when a project involves a potential historic resource.

Archives & Architecture, LLC is a partnership of Leslie A.G. Dill, Historic Architect, Franklin Maggi, Architectural Historian, and Charlene Duval, Public Historian. The partners of the firm, in addition to staff historians are preservation professionals. The firm was founded in 1989 by the late Glory Anne Laffey, Historian, and has been constituted in its current form since 2003.

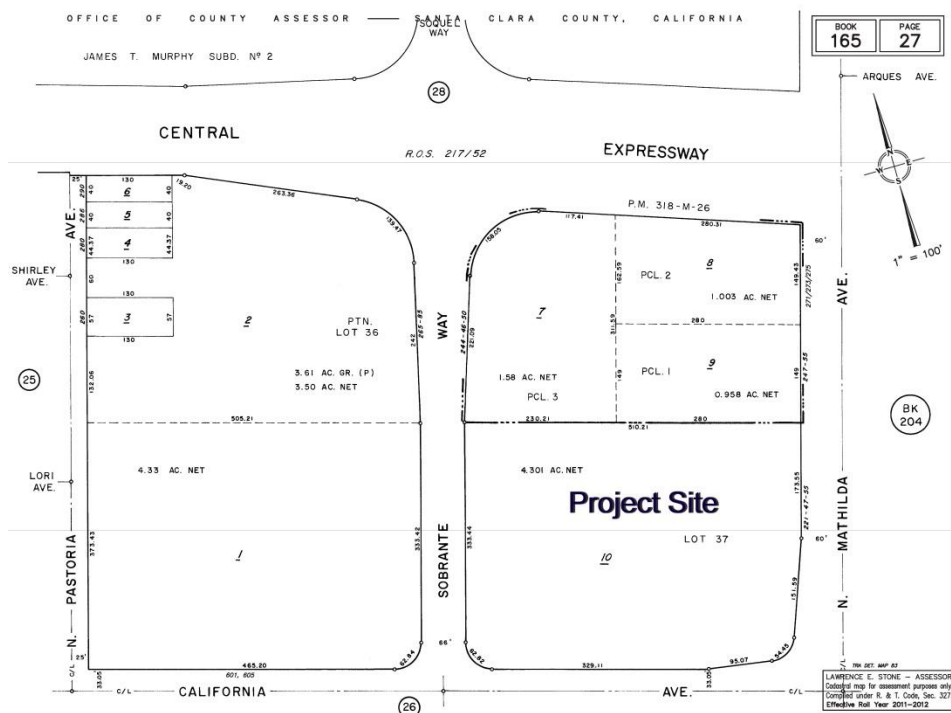
This report is being prepared for review by staff of the Planning Division, and at this time is intended for submittal to the Heritage Preservation Commission for review.

Project Description

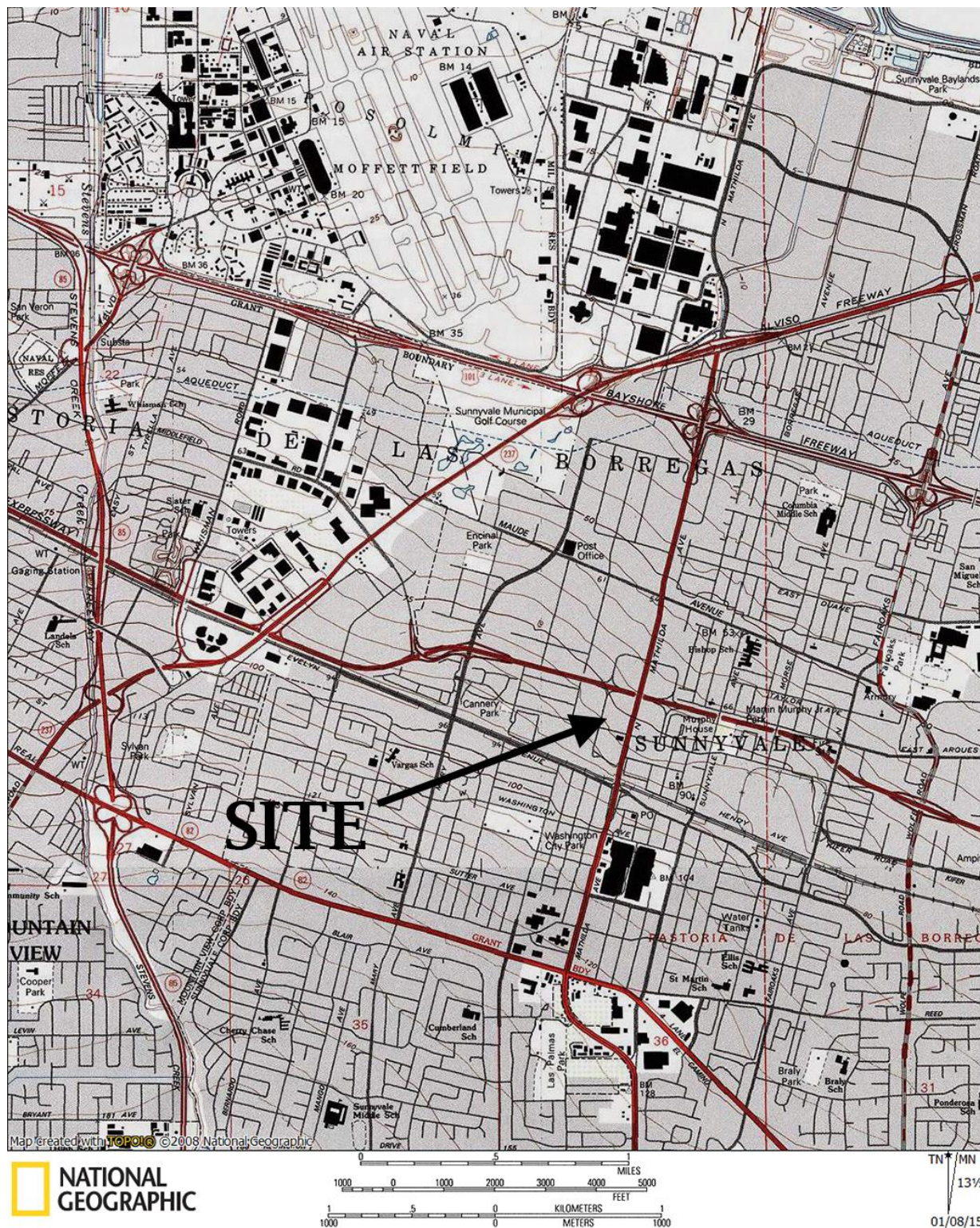
The property owner is planning to demolish the single-family house and related structures on this 4.301 net acres site to facilitate the construction of a new project. Planning staff determined that because the structure is listed on the City's Heritage Resources Inventory, the demolition must be reviewed pursuant to the procedures set forth under the Sunnyvale Municipal Code.

Location

Assessor Map (County of Santa Clara)



Area Map



Methodology of this Study

This document is presented in a report format and addresses the extant building and related structures on the project site. Within this report is an evaluation for historical significance according to criteria of the California Register of Historical Resources and City of Sunnyvale policies and regulations. The report includes a section on regulatory context. The attached DPR523 series forms present a detailed description, historical and architectural context, integrity, and significance, as well as a bibliography of sources of information and property data.

The site was examined in December of 2014 by staff of Archives & Architecture, LLC. Notes on the architecture, characteristic features of the extant buildings, and the neighborhood context were made. Digital photographs of the exterior of the buildings and views of the adjacent setting were taken at that time. Photographic documentation is included within the DPR523 series forms.

Historical research included review of historic maps, city directories, title transactions, local histories, and vital statistics. The research and historical investigation was prepared utilizing the methodology recommended by the National Park Service, as outlined in Preservation Briefs #17 -*Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (1988), and #35 -*Understanding Old Buildings: The Process of Architectural Investigation* (1994).

Previous Surveys and Historical Status

The property is presently listed on the City of Sunnyvale Heritage Resources Inventory. It is also listed on the Directory of Properties in the Historic Property Data File for the State of California, Office of Historic Preservation. The State Data File indicates that the property, identified as the Crossman Residence, Mellows Nursery, was reviewed and given a status code of 2S2 under Criterion A in 1991 under the Section 106 process of the National Historic Preservation Act (NHPA), with the Urban Mass Transportation Administration (now known as the United State Department of Transportation (DOT) as the Lead Agency. 2S2 is defined by the California Office of Historic Preservation as "Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR." In 1995, the property was apparently submitted again to the California Office of Historic Preservation but no action was taken and was relisted as 3S, eligible for the National Register.

Summary of Findings

The property at 221 North Mathilda Ave. in Sunnyvale has been the subject of past historical evaluations and review.

In 1979, it was included in the City's first survey of historic resources and identified as Mellow's Nursery with a historic association as the residence of Walter E. Crossman, a man who had played a key role in Sunnyvale's development. The house was described

as an exceptional Colonial Revival cottage with superb detailing. Urban/Rural Conservation, the City's consultant, found the home significant for its stylistic quality and historical associations.

In 1987, the California History Center reviewed and updated the Inventory. The historians found the house, described then as the More House, as a particularly fine example of a Colonial Revival cottage and included the property in the resulting publication *Images, Sunnyvale's Heritage Resources*.

In 1991, the property was surveyed and evaluated for the Urban Mass Transportation Administration as a part of the Section 106 process for the Pastoria/Mathilda LRT Alternative Refinement Study conducted by the Santa Clara Valley Transportation Authority. The property evaluation was reviewed at the federal level and found eligible for the National Register of Historic Places under Criterion A through a consensus, and subsequently listed on the California Register of Historical Resources.

The property was then again submitted to the California Office of Historic Preservation for reconsideration in 1995, but no action was taken. The property was then listed in the State Historic Property Data File as eligible for the National Register.

As a part of this current survey, investigation, and evaluation conducted by Archives & Architecture, LLC and attached as DPR523 series forms to this report, the property was found to still be eligible for the California Register under Criterion 1, and also eligible under Criteria 2, and 3. The property, containing the circa 1906 Wolfe & McKenzie designed house was found to be a distinctive representation of an early twentieth-century Neoclassical cottage and would therefore be eligible for the California Register under Criterion 3. It also appears, from evidence compiled as a part of this report, to be associated with Walter E. Crossman, the man considered to be the founder of the Sunnyvale as a city, and is the only remaining building known to be owned by him, his family, or their development company during the period in which he contributed to the early building of the town. Because Crossman, his vision, and the work of his development company were integral to the creation of the City of Sunnyvale, the property appears to meet Criteria 2 of the California Register.

Under the City's Heritage Preservation Ordinance, the property meets the Criteria to be a designated resource under Section 19.96.060 of the municipal code.

For the purposes of the California Environmental Quality Act, The City of Sunnyvale is required to consider historical significance if a property meets the criteria for listing, or is listed on the California Register. If the project proposed for this site will result in a significant impact to historic resources, the project will have a significant effect on the environment if it would demolish, or substantially alter, a historic resource.

Policy and Regulatory Context

Local Agency

City of Sunnyvale Preservation Ordinance

The City of Sunnyvale finds that the character and history of the city are reflected in its cultural, historical, and architectural heritage, that these historical and cultural foundations should be preserved as living parts of community life and development to build an understanding of the city's past so that future generations may have a genuine opportunity to appreciate, enjoy, and understand the rich heritage of the city, that with ever increasing pressures of modernization and urbanization, city landmarks, neighborhoods, and other areas of historical and cultural interest are threatened with demolition, and that pursuant to the provisions of the National Historic Preservation Act of 1966, as amended, the city of Sunnyvale joins with private concerns, the state of California, and the United States Congress to develop preservation programs and activities to give maximum encouragement to agencies and individuals undertaking preservation of the city's unique architectural, historical, aesthetic, and cultural heritage.

The purpose of the Heritage Preservation Ordinance (Sunnyvale Municipal Code, Title 19, Article 6, Chapter 19.96) is to promote the public health, safety, and general welfare, and

- (1) To safeguard the city's unique cultural heritage as embodied and reflected in the city's architectural history and patterns of cultural development;
- (2) To encourage and facilitate public knowledge, understanding, and appreciation of the city's historic past and unique sense of place and to encourage public participation in identifying heritage resources;
- (3) To promote the enjoyment, celebration, and use of heritage resources appropriate for the educational, cultural, recreational as well as material needs of people;
- (4) To preserve diverse architectural styles, patterns of development, and design preferences reflecting phases of the city's history and to encourage complementary contemporary design and construction and inspire a more livable urban environment;
- (5) To enhance property values and to increase economic and financial benefits to the city and its inhabitants through incentives for preservation;
- (6) To protect and enhance the city's attraction to tourists and visitors thereby stimulating business and industry;
- (7) To identify as early as possible and resolve conflicts between the preservation of heritage resources and alternative land uses by integrating the preservation of heritage resources into the comprehensive planning, management and development processes for both public and private property;

(8) To conserve valuable material and energy resources by ongoing use and maintenance of the existing built environment;

(9) To stabilize neighborhoods through the preservation of heritage resources and establishment of heritage resource districts; and

(10) To develop and maintain appropriate settings and environments for heritage resources.

To be considered culturally or historically significant at the local level, a resource must be evaluated and found to meet at least one of the thirteen Criteria for nomination of designated heritage resources defined in Section 19.96.050 of the Sunnyvale Municipal Code. Of these Criteria, the first ten are relevant to the evaluation of the property at 221 North Mathilda Ave., and are evaluated in the attached DPR523 series forms (attached). To be a "designated heritage resource," the property must have been designated by the City of Sunnyvale or by the State of California or federal government (Section 19.96.065(b)), or meets one 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 into this chapter.

California Environmental Quality Act

The California Environmental Quality Act (CEQA) requires regulatory compliance in regard to projects involving historic resources throughout the state. Under CEQA, public agencies must consider the effects of their actions on historic resources — a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment (Public Resources Code, Section 21084.1).

The CEQA Guidelines define a significant resource as any resource listed in or determined to be eligible for listing in the California Register of Historical Resources (California Register) (see Public Resources Code, Section 21084.1 and CEQA Guidelines Section 15064.5 (a) and (b)).

The California Register of Historical Resources was created to identify resources deemed worthy of preservation and was modeled closely after the National Register of Historic Places. The criteria are nearly identical to those of the National Register, which includes resources of local, state, and regional and/or national levels of significance.

Under California Code of Regulation Section 4852(b) and Public Resources Code Section 5024.1, an historical resource generally must be greater than 50 years old and must be significant at the local, state, or national level under one or more of the following four criteria:

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

Properties of local significance that have been designated under a local preservation ordinance (local landmarks register or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be historical resources for the purposes of CEQA unless a preponderance of evidence indicates otherwise (Public Resources Code, Section 5024.1g; California Code of Regulations, Title 14, Section 4850).

Integrity

California Code of Regulations Section 4852(c) addresses the issue of “integrity” which is necessary for eligibility for the California Register. Integrity is defined as “the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.” Section 4852(c) provides that historical resources eligible for listing in the California Register must meet one of the criteria for significance defined by 4852(b)(1 through 4), and retain enough of their historic character of appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

Attachments

Historic Property Recording

Attached to this report is the 1979 recording and evaluation for 221 North Mathilda Ave. prepared by Urban/Rural Conservation for the City of Sunnyvale.

Sunnyvale Inventory Update

Attached to this report is an excerpt from *Images, Sunnyvale's Heritage Resources*, prepared in 1989 by California History Center.

DPR523 series forms

Attached to this report are the DPR523 series forms prepared by Archives & Architecture, LLC in January, 2015 at the request of Spear Street Capital of San Francisco.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 2S2

Other Listings
Review Code

Reviewer

Date

Page 1 of 16 *Resource Name or #: (Assigned by recorder) 221 North Mathilda Ave.

P1. Other Identifier: Mellow's Nursery

*P2. Location: ☐ Not for Publication ☒ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Santa Clara

*b. USGS 7.5' Quad Mountain View Date 1997 T.6s.; R.2w.; Mount Diablo B.M.

c. Address 221 North Mathilda Ave. City Sunnyvale Zip 94086

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 585180mE/ 4137130mN

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

Assessor's Parcel Number: 165-27-010

West side of North Mathilda Avenue north of California Avenue.

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

This one-story house sits within a commercial plant nursery and horticultural ranch on a 4.301 acres site near central Sunnyvale. It was built around 1906 when the property was almost 10 acres in size. The rear half of the ranch was split off when the County of Santa Clara built Central Expressway through the northern part of Sunnyvale in the 1960s and created Sobrante Way to provide an onramp entrance to the expressway.

The design of the house was published in 1907 in an architectural plan book by the prominent local architectural firm of Wolfe & McKenzie. A similar house (no longer extant) was built on East Santa Clara Street in San Jose that appears derivative of this original design — as it wasn't specifically designed for that San Jose site.

(Continued on page 2, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP33. Farm/ranch

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



P5b. Description of Photo: (View, date, accession #)

View facing west, December 2014.

*P6. Date Constructed/Age & Sources:
☒ Historic ☐ Prehistoric ☐ Both

Ca. 1906, 109 years old, based on design.

*P7. Owner and Address:

221 N Mathilda, LLC
C/o Spear Street Capital
One Market Plaza Ste. 4125
San Francisco, CA 94086

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

Archives & Architecture LLC
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: Jan. 23, 2015

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture, LLC, "Historical and Architectural Evaluation, 221 North Mathilda Ave., Sunnyvale, Santa Clara County, California," 2015.

*Attachments: ☐ NONE ☒ Location Map ☒ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record ☐ Archaeological Record
☐ District Record ☐ Linear Feature Record ☐ Mining State Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 2 of 16 *Resource Name or # (Assigned by recorder) 221 North Mathilda Ave.

*Recorded by Archives & Architecture, LLC *Date 1/23/2015 ☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a Description)

During the first decade of the twentieth century, local architects and builders developed a new residential building form that was based on the new wood platform framing techniques developed in the 1890s during the late Victorian era. These new cottages and bungalows were generally raised, simple, rectangular volumes, with mostly hipped roofing systems. Some historians have referred to these designs as Colonial Revival, but what distinguishes the buildings from their earlier antecedents are the classical details, including use of Tuscan columns, and deep entablature panels that often include dentils, consoles, and refined wood drop siding with beveled edges in the form of a teardrop. These house designs also had strong primary volume with porches cut into the shape. The style was popular during the early years of the Arts and Crafts Movement (which it overlaps), and the interiors are often clearly Craftsman in detail. The exteriors also articulate many new popular Craftsman forms and details, such as multi-lite windows and deep eaves.

The style is distinctively identifiable in this house, and it exhibits a character that directly links it with the work of Wolfe & McKenzie when compared to other more vernacular Neoclassical houses of this period. Although the original Tuscan columns at the front porch are now missing, the Neoclassical character is still evident in the form of the house: the deep eaves, relatively steep roof pitch, entablature, large consoles, and teardrop siding.

The house is surrounded by much of its historic setting, as the house, although vacant for many years, continues to be a part of an agricultural site. The property, however, is no longer within the larger horticultural district that existed north of Sunnyvale during the first half of the twentieth century. The surrounding yard of the house has large specimen trees. The garage to the south and larger equipment barn to the west of the house were constructed at mid-century. To the rear of the equipment barn are the remains of a small older barn that was a part of the original development of the site at the beginning of the twentieth century.

The primary character of this 1300-plus square foot house is defined by the large gable pediment that projects forward over a large half-circle wall at the front of the parlor. This front bowed wing is offset to the left. The front façade to the right is wide and flat, containing a focal window with a 27-lite transom. To the left of the bow is a mini-front porch, crowned by a quarter-round ceiling and entablature that undulates back from the main front bow.

This unusual composition is uniquely Wolfe & McKenzie. The late Wolfe & McKenzie historian, George Espinola, noted the uncharacteristically small front porch when writing about this design. The stairs to the rounded porch flare out and two tall Tuscan columns would have originally risen above the stepped side walls of the wooden risers. The top of the columns were flush against the porch ceiling, and at this height, the base of the entablature begins, wrapping the building from this height to the roof soffit. At the top of the entablature is a thin dentil, an understatement to the three oversized consoles that ornament the front façade at untraditional angled positions, one directly over the steps. The four corners of the house are framed with squared engaged columns from ground to entablature, broken (segmented) by the line of the water table. An additional (fifth) column terminates the right side of the porch, and brackets a horizontal wainscot trim board that runs around the curved part of the front façade and then terminates at the flat front façade wall at the right side.

The very deep boxed eaves give the building a sense of the Prairie style which Frank Delos Wolfe would engage with years later. Espinola had also identified this early tendency towards horizontality in Wolfe & McKenzie's work. The horizontal character of this house is strongly expressed by the wide eaves that counter the front popup gable that sets the Neoclassical tone of the building.

The front gable is closed at the bottom to form a pediment; the bottom line being a continuation of the plane of the wide eaves that wrap the building. Dentil strips are tucked under the bargeboards within tympanum, and the attic window has an eight-lite sash, trimmed by wide edged flatboard casings topped with crown molding.

(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEETPrimary #
HRI #
Trinomial

Page 3 of 16

*Resource Name or # (Assigned by recorder) 221 North Mathilda Ave.

*Recorded by Archives & Architecture, LLC

*Date 1/23/2015

☒ Continuation ☐ Update*(Continued from page 2, DPR523a, P3a Description)*

The three front windows on the parlor bow are tall and rise from the horizontal wainscot trim to the bottom trim board of the entablature where they overlap this horizontal element (the architrave). This clipping of the trim board was not accidental; but a studied composition that provides surface linkage between architectural elements. The single-hung windows have 12-lite transoms, edged flatboard casings, and a horizontal mullion with ovolo molding that has a type of egg-and-dart shape that could be described as bead and rings. The two outer windows of this three-window set have large consoles carved with acanthus leaves centered above. The seemingly illogical placement is a play on the relationship of classical ornament to functional purpose, a vivid example of the mannerism in the design work of Wolfe & McKenzie.

The remaining windows along the side of the building and rear reflect the orientation of the building and its internal uses. On the south side facing the driveway area is a pair of single-hung windows with 18-lite transoms at the dining room. A high window at the front entry hall has 35 lites. Most of the remaining windows are simple double-hung one-over-one sash windows with edged flatboard casings and molded sills.

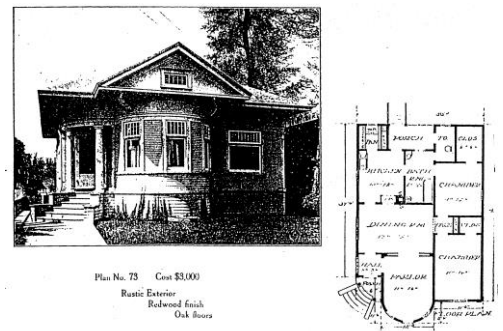
The front door is original and has an oval window within a recessed panel with bead and rings trim. Centered above the entryway is what appears to be an original, or early, light fixture. The rear door and screen lead to what appears to be a replacement rear deck. The rear porch is internal to the house and has a high window to the right of the rear door.

The mostly hipped roof consists of replacement composition shingles. The original wood ogee gutters appear to be deteriorated and are partially missing.

The cladding of the building consists of tri-bevel wood drop siding. There is only a slight teardrop to the bevels, typically indicating a date of construction earlier rather than later during the first decade of the twentieth century. The siding is matched both above and below the water table, emphasizing the height and increasing the apparent scale of the building. Below the wainscot are basement windows. The house has a brick foundation, and although there is no apparent fireplace in the building, a brick chimney rises above the roof at the kitchen and likely served as a flue for a stove within the centrally located dining room.

The building is in a deteriorated state. Eaves at the front porch show excessive deterioration, and the front porch and rear steps have been replaced. The Tuscan porch columns were likely removed at the time that the front porch was replaced. The plate glass at the large focal window on the front façade is gone and the opening covered with plywood.

The remaining site has three structures, two of which appear to have been built just before the mid-twentieth century. The two-car garage is a simple cross-gable structure with V-groove siding and sliding garage doors. The original roofing has deteriorated and the structure is presently topped with exposed plywood. An equipment building to its rear has matching detailing, but has been protected with a corrugated metal roof. The small barn to the rear is in a collapsed state.



From the original 1907 Book of Designs: Plan No. 73, Cost \$3,000 Rustic Exterior, Redwood finish, Oak floors

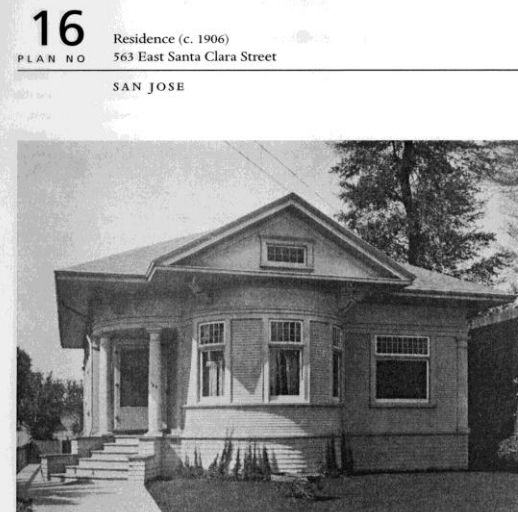
State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 4 of 16 *Resource Name or # (Assigned by recorder) 221 North Mathilda Ave.

*Recorded by Archives & Architecture, LLC *Date 1/23/2015 ☒ Continuation ☐ Update

(Continued from previous page)



This house's character comes from the large pedimented gable projecting out over a large half-circle bow window. This is a good example of how Wolfe & McKenzie would ignore the footprint of the walls below when developing a roof concept and how they organized elements of their elevations into horizontal strips.

The house has a very uncharacteristically small front porch created with two Tuscan columns. The small passage hallway includes a built-in bookcase, and the water boiler is located in the bathroom. Note how the compartmentalized toilet is accessible from both the bathroom and the back porch.

Up until the turn of the twentieth century, East Santa Clara Street was sparsely developed. General Naglee's estate stretched along the south street frontage, and large residences on big lots characterized the north side of the street. After Naglee Park opened in 1902, large property owners along the north frontage began to subdivide as well. This house, along with the Tuttle-Syer house (Plan No. 30), were typical of the houses being built on Santa Clara Street

across from Naglee Park. It is still unclear for whom the house was built or in exactly which year. Professor Lewis B. Wilson occupied the house in 1906, and fruit dealer O. A. Harlan lived there in 1908.

By the early 1920s, a number of factors combined to change the character of East Santa Clara Street from residential to commercial. The street became a major east-west artery for an increasing number of automobiles. In 1923, San Jose Hospital opened at the corner of North 15th and East Santa Clara streets, encouraging businesses that would serve staff, patients, and visitors. This house was moved that year to make way for a restaurant.

The house stood at 22 North 16th Street for the next 55 years. San Jose Hospital purchased it and had it demolished in 1979 to accommodate the hospital's expansion. Although the house did not survive, its appearance in the *Book of Designs* did help to perpetuate this efficient two-bedroom design. Another client must have liked it, because an identical house was built in Sunnyvale at 221 North Mathilda Avenue and still stands.

PLAN NO 16

45

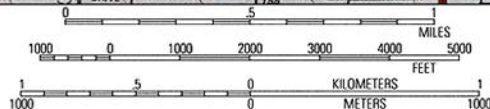
From *Cottages, Flats, Buildings & Bungalows: 102 Designs from Wolfe & McKenzie 1907*, by George Espinola, 2004, based upon *Book of Designs, Prepared from Designs Originated by WOLFE & MCKENZIE, Architects, San Jose, California*, by Wolfe & McKenzie, 1907.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial

Page 5 of 16 *Resource Name or # (Assigned by recorder) 221 North Mathilda Ave.

*Map Name: USGS Mountain View *Scale: n.t.s. *Date of Map: 1997



TN * MN
13 1/2
01/08/15

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

Primary #
HRI #

Page 6 of 16

*NRHP Status Code 2S2

*Resource Name or # (Assigned by recorder) 221 North Mathilda Ave.

B1. Historic Name: Walter E. and Diana Crossman House - Sunnyvale

B2. Common Name: Mellow's Nursery

B3. Original use: Horticultural ranch B4. Present Use: Plant nursery /ranch

*B5. Architectural Style: Neoclassical

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

Constructed circa 1906. Front porch replaced date unknown.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a Original Location: n/a

*B8. Related Features:

Garage, equipment barn, barn.

B9a Architect: Wolfe & McKenzie b. Builder: Unknown

*B10. Significance: Theme Architecture Area Sunnyvale

Period of Significance 1906-1917

Property Type Ranch

Applicable Criteria A (1), 2, 3

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

The site is the easterly portion of what was originally Lot 37 of the James T. Murphy Subdivision #2 - part of Lot 3 of the Partition of *Rancho Pastoria de las Borregas*, patented to Martin Murphy Jr. in Santa Clara County Maps Book I, Page 35 (July 6, 1896). Located on the west side of North Mathilda Avenue and north of West California Avenue, today the property consists of 4.301 net acres of what was originally a 9.64 acres parcel. The west property line is at Sobrante Way, a short collector that was created in the 1960s to access Central Expressway. The County of Santa Clara acquired this right-of-way, splitting the original 9+-acres parcel in two. The westerly half of the property was later sold and developed with an industrial use.

The 4.301 net acres site is currently listed on the California Register of Historical Places, determined eligible for the National Register of Historic Places in 1991 under Criterion A by a consensus as an individual property through the Federal Section 106 process. The property was subsequently resubmitted to the California Office of Historic Preservation in 1996 with no action taken.

(Continued on next page, DPR523L)

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

HP2. Single family property

*B12. References:

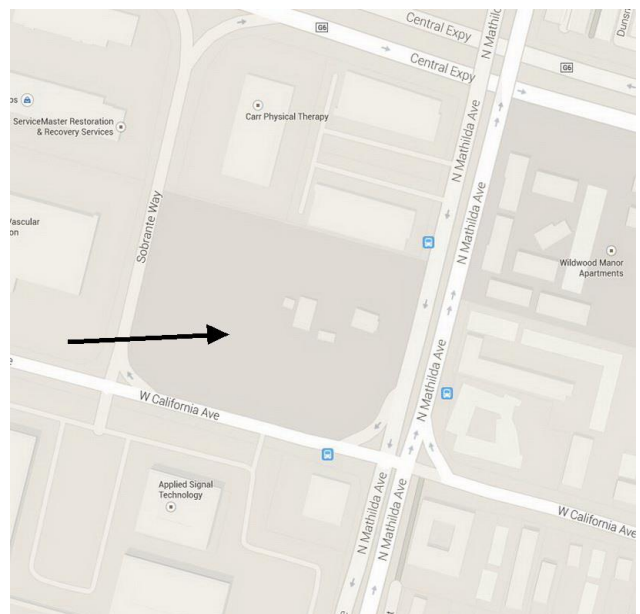
(See page 15, DPR523L Continuation Sheet)

B13. Remarks: Proposed demolition

*B14. Evaluator: Keeper (UMTA891122A-6/18/1991)
SHPO (4086-0033-000/10/29/1996)

*Date of Evaluation: (see above)

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEETPrimary #
HRI #
Trinomial

Page 7 of 16 *Resource Name or # (Assigned by recorder) 221 North Mathilda Ave.

*Recorded by Archives & Architecture, LLC *Date 1/23/2015 ☒ Continuation ☐ Update*(Continued from previous page, DPR523b, B10 Significance)***Historical Background and Context**

The central portions of present-day Sunnyvale lie within what was once the *Rancho Pastoria de las Borregas*. This rancho, originally granted by the Mexican government to Francisco Estrada and his wife Inez Castro in 1842, was patented to Martin Murphy Jr., an Irish-born immigrant who came to California in 1844 with the Stephens-Townsend-Murphy Party. Murphy acquired the property from heirs of the Estradas about 1850, and settled in the area, bringing his pre-fabricated house around Cape Horn from Bangor, Maine. The residence was named "Bay View" for its view of the San Francisco Bay, a name that today continues to be associated with the neighborhood east of Sunnyvale's downtown.

The area that would become Sunnyvale began to grow as an agricultural district during the early American period following the construction of the San Francisco and San Jose Railroad through Murphy's property in the 1860s. Murphy Station was established, and another (Lawrence Station) was constructed at the southern edge of Bay View. In 1884, Murphy died and his large holdings were partitioned among his children in 1896. San Jose real estate businessman Walter Everett ("W.E.") Crossman was hired to administer the estate. In 1897, Crossman acquired 200 acres from Patrick Murphy; this would later become central Sunnyvale.

Crossman developed a visionary plan for this property—to build a new city where sober citizens would own farms, their self-sufficient ranches surrounding a small factory town equipped to serve their agricultural needs.

The early post office name was "Encinal." Crossman tried to call the town "Murphy," and he published maps and advertisements with that name, but it was learned that other towns had already appropriated the names Encinal and Murphy. In 1901, a final name was chosen and the town became "Sunnyvale."

Crossman was a tireless promoter of what he called the "City of Destiny." He initially offered a free train ride, barbecue, and other incentives for buyers of newly subdivided properties that he had either created himself or helped to develop with financiers from San Jose. Crossman was responsible for a vigorous advertising campaign in the *San Jose Mercury* and other newspapers and magazines such as *Sunset*. At one point he erected a 100-foot-long billboard along the railroad line to advertise his new town, and for years, the W.E. Crossman Company and then the Sunnyvale Land Company ran large advertisements in which Crossman, writing in an engaging style, showed his enthusiasm for Sunnyvale, extolled the qualities of the town as both a wonderful place to call home and an excellent investment. Promotional materials repeatedly made statements that buyers would have "...an absolute certainty of doubling your money in six months."

In 1905, Crossman formed the Sunnyvale Land Company to further his land interests and one of its first actions involved acreage north of the railroad owned by Mary Carroll of the Murphy family. The development company was owned and run by the Crossmans, but a few years began to sell stock to raise capital to further its development aims. In 1906, Crossman helped found the Bank of Sunnyvale and was initially the President.

The 1906 San Francisco earthquake provided Crossman and his associates with further means of development and the chance to realize his vision of Sunnyvale as a manufacturing center, as he is said in local histories to have offered free land to companies to relocate after the conflagration. He had previously attracted such companies as Sunnyvale Canneries and Jubilee Incubator Company to Sunnyvale, and soon was able to get Joshua Hendy Iron Works, Goldy Machine Company, Hydro Carbon Company and the Libby, McNeil and Libby Food Processing Plant to the area. By 1912, two new schools were completed, a bank and the Volunteer Fire Department created, and Sunnyvale incorporated in December of that year.

(Continued on next page)

**State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET**

**Primary #
HRI #
Trinomial**

Page 8 of 16 *Resource Name or # (Assigned by recorder) 221 North Mathilda Ave.

*Recorded by Archives & Architecture, LLC *Date 1/23/2015 ☒ Continuation ☐ Update

(Continued from previous page)

In 1911, Crossman moved the Sunnyvale Land Company office to San Francisco and began working there himself; he also began selling stock. What turned out to be a shaky foundation of the Sunnyvale Land Company that had begun during the post-1906 recession began to be exposed shortly thereafter. In January of 1913, one of the newly appointed company directors discovered that three quarterly dividends had been paid to stockholders although the dividends had not been earned. He found also that all of the Sunnyvale Land Company's assets were pledged, including the notes given by stockholders for time payments, even as W.E. Crossman was distributing literature stating that the company was in excellent financial health based on a review by outside auditors.

The San Francisco office closed in September 1914 and Crossman announced that he would be focusing on the Sunnyvale office. But in September 1915, W.E. Crossman sold the Sunnyvale Land Company to two of Sunnyvale's most influential citizens, who were among his biggest early partners and later critics—Charles C. Spalding and Spalding's brother-in-law Charles Stowell. The Crossmans were subsequently excluded from management of the company and eventually, Walter E. Crossman retired and moved to Los Angeles.

Sunnyvale continued to flourish, due partly to Crossman's early foresight and vision. Hendy Iron Works served as a catalyst for population growth as World War I war time production centered on military needs such as marine engines and armaments. In the 1920s, canneries and poultry farms added to the growth of the city while in the 1930s, the Navy's founded the lighter-than-air dirigible base in 1933; the National Air Station Sunnyvale (later renamed Moffett Field Naval Air) was commissioned. Sunnyvale's growth was transformed during World War II with the influx of workers required to increase wartime production such as manufacturing the steam engines that propelled the Liberty ships. The small town, founded at the beginning of the twentieth century with a focus on job creation and self-sufficiency, was transformed by the 1950s and 1960s into a key center for the burgeoning industrialization of Silicon Valley and a center of world-wide technological innovation—Crossman's City of Destiny —was realized a millennium after his initial vision.

Property History

The subject property today known as 221 North Mathilda Ave. is the only existing Sunnyvale historic resource known to have been directly associated with Walter Everett ("W.E.") Crossman, the founder of Sunnyvale. The Crossmans, with Walter Crossman's wife Diana listed on the deed, owned 221 North Mathilda Ave. from July of 1912 to June of 1917. Prior to that date, from February 1906 to July 1912, 221 North Mathilda Ave., title to the property was under the Sunnyvale Land Company.

There are several indicators that the W.E. Crossman family lived in the subject property as well as owned it. It is well documented that the Crossmans lived on North Mathilda Avenue from 1907 through 1913, on a section of North Mathilda Avenue that had very few houses. In 1979, the *City of Sunnyvale Cultural Resources Inventory of September 1979* stated that 221 North Mathilda Avenue was W.E. Crossman's residence, based on oral interviews with members of the community.

However, a thorough search through deeds, newspapers such as the *Sunnyvale Standard* and *San Jose Mercury* of the years prior to 1920, city directories, and census reports provides no corroboration that the North Mathilda Avenue address where W.E. Crossman lived was the one known today as 221 North Mathilda Ave., nor has any other specific address been identified that could have been the Crossman residence. Sunnyvale historian Ann Hines, who provided historical information for the preparation of the *Cultural Resources Survey* in 1979, does not remember who provided her this information, and her original notes for this property no longer exist at the Sunnyvale Heritage Park Museum with other survey documentation.

In 1917, the Crossmans sold the subject property to Isabel J. Curtner. In 1918, Curtner married Budd D. More, and in February of 1920 the Mores moved into the subject property. From that point forward, both ownership and tenancy of 221 North Mathilda Ave. are clear.

(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEETPrimary #
HRI #
Trinomial

Page 9 of 16 *Resource Name or # (Assigned by recorder) 221 North Mathilda Ave.

*Recorded by Archives & Architecture, LLC *Date 1/23/2015 ☒ Continuation ☐ Update*(Continued from previous page)***1905-1906**

The house on 221 North Mathilda Ave. may have been built on the property before 1906, and the house itself, a prototype design of the architectural firm of Wolfe & McKenzie, has physical characteristics that imply construction during the early part of the first decade of the twentieth century. The large 1906 aerial map W.E. Crossman kept in his office titled "Sunnyvale: City of Destiny" shows what looks like a house, on the same location where the house exists today.

Lot 37 (see first paragraph of this section for property explanation) was initially created in 1896 when Charles M. Wooster subdivided a portion of Lot 3 of the Murphy Partition, which was recorded as the James T. Murphy Subdivision #2. The first owner of which a record is found is Byron Maginnis, who bought the subject property sometime before 1905. Originally from Canada, Byron had lived in Wisconsin where he met and married his wife Annie. According to Byron and Annie's granddaughter Edwinna Maginnis Jordan, in a 2012 addendum provided to *Sunnyvale: City of Destiny*, the Maginnises moved to California in 1891 to live near Annie's uncle, Sunnyvale postmaster and grocery store owner Fred Cornell.

Byron worked as a driver for the Sunnyvale water wagon, at some point moving to the San Joaquin Valley where he worked for a year and a half as superintendent on a Miller and Lux Ranch. The Maginnises returned to Sunnyvale, where they bought property and Byron became an orchardist. Although Byron did own the subject property for some period of time, it is unknown if he lived there or simply bought it for a short-term investment or to develop agriculturally. In the 1905 city directory, the Maginnises were listed as living on Arques Avenue in Sunnyvale, which suggests that they did not live on the Mathilda Avenue property, although they may have farmed it. The Maginnises lived on Arques Avenue until 1920, when they moved to San Jose.

In August of 1905, Byron Maginnis deeded the subject property to William S. Richards. Richards was president of the Security State Bank in San Jose, on whose board were real estate experts with Sunnyvale connections, such as prominent San Francisco real estate developer Charles M. Wooster, who had initially subdivided the property, and wealthy land baron Henry Curtner, who had family members living in Sunnyvale. Security State Bank had held the note on the Maginnis property. Richards personally invested in many properties, in Sunnyvale and elsewhere, throughout the 1890s and early 1900s. He did not live on the Mathilda Avenue property—his residence was an elegant two-story Victorian house in downtown San Jose—and the very short term of his ownership would seem to point to the fact that this purchase was just one of his many investments, and that possibly he had acquired it via a loan default with his bank. The property, although adjacent the new Sunnyvale town, was not in an area then planned for expansion.

In mid-1905, Crossman was involved in a complex deal with Mary Carroll on her part of the Murphy estate north of the railroad. By late 1905, the large Fair Oaks addition to Sunnyvale south of Maude Avenue had been recorded by Crossman's associates Schofield and Dusing, and by January 1906, W. S. Richards had finalized acquisition of land and recorded the Bay View Addition. In February, Crossman surveyed what had been the oak-studded Carroll property east of Mathilda just south of his earlier 10-acre subdivision of five lots, and this area became known as the Diana Park Tract. With the remaining area east of Sunnyvale Avenue and north of the railroad being assembled for industrial use, this flurry of real estate transactions began the effort to expand Sunnyvale northward towards the bay, where Crossman hoped to build a deep water port to serve the south bay area and the area's first airport.

Prior to that time, Crossman's subdivisions north of the railroad had followed the 10-acre lot pattern common in the area at the turn of the century. When W.S. Richards filed for the large Bay View Addition in late January 1906 (Maps Book L Page 21), many of the subdivision street names related to Crossman's employees in San Jose, implying they were working together on this project. Simultaneously, in January, Crossman was a founder of the Bank of Sunnyvale. Then, six months after acquiring the subject property in early February 1906, Richards sold the property in its 9.6 acres form to Walter E. Crossman's Sunnyvale Land Company while at the same time acquiring 10 acres from Sunnyvale Land Company within the city expansion area.

(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEETPrimary #
HRI #
Trinomial

Page 10 of 16 *Resource Name or # (Assigned by recorder) 221 North Mathilda Ave.

*Recorded by Archives & Architecture, LLC *Date 1/23/2015 ☒ Continuation ☐ Update*(Continued from previous page)***1906–1912**

Walter Everett ("W.E.") Crossman was born in 1858 in River Falls, Wisconsin to wagon maker Clark Crossman and his wife Amelia. At 18, he moved to South Dakota, where he was a merchant for the next ten years, during which time he married Diana Angel, also of Wisconsin. The Crossmans and their first child, Walter Allen, moved to San Jose California in 1887 where W.E. went into the real estate business and he and his wife had a daughter, Pauline.

Starting in 1897, when Crossman bought 200 acres of the Murphy estate in what is today Sunnyvale, he appeared to have few interests other than promoting his vision and selling land in Sunnyvale. In 1901, he separated from his real estate development partner William Orvis, the second of such partnerships he worked under during the 1890s. He sold and developed the properties on the former Murphy ranch under his own name, W.E. Crossman Company, but then formed the Sunnyvale Land Company in 1905 when plans started to formulate to expand the now growing town northward towards the bay. The company's stated purpose was to develop and sell the land north of the train depot, and the Sunnyvale Land Company consisted of the Crossman family—W.E. as president, son Walter vice-president, and wife Diana secretary and treasurer.

Property sales appeared to be vigorous, as the Sunnyvale Land Company, its principals the Crossmans, and even Crossman's secretary Maud Taylor engaged in real estate transactions as the company assembled and marketed properties for home building.

Through 1905, the Crossmans continued to live in San Jose and work out of a San Jose office where he had six employees, which would seem to be at odds with W.E. Crossman's campaign about Sunnyvale being an ideal place to live. In the January 14, 1906 issue of the *San Jose Mercury*, Crossman used one of his characteristically outsized display ads to announce that he was selling his San Jose home and he, his wife Diana, and daughter Pauline were going to move to Sunnyvale. The day before Richards had signed the deed transferring the subject property to Sunnyvale Land Company, and within a few days had apparently received in trade from them a 10-acres parcel within the expansion area, Crossman's new property, the subject property, sat west of Mathilda in an area of 10-acre ranchettes, but near the terminus of the planned California Avenue that was to run to the north end of the Diana Park Tract. On March 11, a new ad stated that Crossman had indeed become a citizen of Sunnyvale and he invited readers to visit him in his new home and to "view the beauties of Sunnyvale and its many advantages for a place for a home and investment, or for business."

The Crossmans lived in Sunnyvale from 1906 through 1913 and again between 1915 and 1917. In March 1906, a month after the Sunnyvale Land Company had purchased the property on North Mathilda Avenue, the Crossmans lived in a house on Francis Street, near the corner of Evelyn Avenue just south of the railroad depot. In October, 1907, they moved to Mathilda Avenue, where they lived for the next six years before moving to San Francisco. In 1915, they returned to Sunnyvale to live in a house on Murphy Avenue for nearly two years.

Son Walter A. Crossman with his wife Winifred and son William, and Crossman's secretary Maud Taylor all moved from San Jose to Sunnyvale in 1907. The Walter A. Crossman family moved to North Mathilda Avenue near the W.E. Crossmans.

Although the location of the W.E. Crossman family's Mathilda Avenue address has only been identified through secondary oral histories, several factors point to the probability that it was the subject property today known as 221 North Mathilda Ave. Crossman announced his intention to move on January 14, 1906. The Sunnyvale Land Company purchased the subject property in early February 1906, appearing to trade another more developable 10-acre property to W. S. Richards at the same time. The Sunnyvale Land Company owned the subject property for the next six and a half years, during which time they did not attempt to develop or sell it. This was uncharacteristic, as the Sunnyvale Land Company's purpose was to buy, subdivide, and sell property in Sunnyvale; they were not in the business of renting out agricultural ranch land and related houses. The Sunnyvale Land Company may have acquired, and kept, this property so that Crossman could make it his home, and Crossman, as owner of the Sunnyvale Land Company, could rent from the company rather than tying up his personal capital.

(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEETPrimary #
HRI #
Trinomial

Page 11 of 16 *Resource Name or # (Assigned by recorder) 221 North Mathilda Ave.

*Recorded by Archives & Architecture, LLC

*Date 1/23/2015

☒ Continuation ☐ Update*(Continued from previous page)*

In 1912, title to the 9.64 acres parcel that contains the subject property was transferred from the Sunnyvale Land Company to Diana Crossman. When Sunnyvale was incorporated later in 1912, the westerly city limits north of the railroad jogged to include the cannery site west of Mathilda, then bisected the 10-acre lots along North Mathilda Avenue, bringing the houses (but not fully the properties) into the new city limits. The Crossmans left Sunnyvale in 1913 due to marital and financial problems. When they moved back two years later, they moved into a different address which they rented. They kept the subject property at 221 Mathilda Ave. until 1917, at which time they moved permanently from Sunnyvale.

Why, then, is it so difficult to match the Crossman family to a specific residence for the years 1907-1913? The Crossmans were renters, at least until 1912, as were many other residents of Sunnyvale in the early twentieth century; the rush to buy and build on Sunnyvale land caused a severe housing shortage while owners of undeveloped property sought a place to live. This means that even when we know who owned significant property in Sunnyvale, we often cannot know who was actually living on the property. In addition, there were no street numbers in Sunnyvale until after the period of the Crossmans' residency. Street numbers in Sunnyvale do not appear in city directories until 1929 or in the census until 1930. It is often impossible to match individuals to specific houses, making residency difficult to prove both for the Crossmans and any potential tenants of 221 North Mathilda Ave.

The Crossman family was so well-known that mentions of their house in the newspapers refer only to the "Crossman home on Mathilda Avenue" without a cross street or other identification. City directories likewise do not help with the location of the Crossman home except to show that it is on "Mathilda Av." The 1910 census helps to place it more accurately: both W.E. Crossman and his son W.A. Crossman are identified among six households on "Mathilda Ave. North of RR."

The railroad tracks cut through Mathilda Avenue north of Evelyn Avenue. North Mathilda Avenue in 1910 ended at Maude Avenue. This would place the households indicated in this section of the census all on North Mathilda Avenue between Evelyn and Maude. W.E. Crossman's household is the first one listed for this section of Mathilda Avenue, next to that of Mary Mathies. Mary Mathies can be tracked through 1930 in the census and city directories; her residence was known to be on the east side of Mathilda near California. A later census enumeration (1940) shows a similar sequence, with Budd and Isabel More (later owners of the subject property), listed first on Mathilda, with the second being Dennis Green, who lived on the west side of Mathilda above California Avenue.

This suggests that the Crossman household is either the first one above the tracks on the west side (which would be the subject property) or it is the first one above the tracks on the east side, which would place it on property then owned by Madison and Ruth Watson, who are known to have built a house that later became the Dennis Green house at 212 North Mathilda Ave. An item in the October 24, 1907 *Sunnyvale Standard* says "Mr. W.E. Crossman and family have moved to their residence on Mathilda Ave., in the oaks." The reference to "the oaks" could identify their new residence as being in the Diana Park Tract, which Crossman referred to as "in the oaks" in a number of his descriptive display ads. But from early views of the area, the well-known oak grove of the Murphy ranch extended west across Mathilda onto the subject property.

The Diana Park Tract, developed for upscale residential housing, was on the east side of North Mathilda Avenue, across and to the southeast from the subject property. It was bounded by the railroad tracks to the south, Mathilda Avenue and Sunnyvale Avenue on the west and east, and California Avenue to the north. One of the more expensive of the tracts due to its "luxuriant grand old live oak trees," investors bought its lots quickly and by 1907, had begun building houses on them for sale and rental. The Diana Park Tract acquired electricity and graded streets by the summer of 1907, and it is likely that by extension, the west side of the street also got electricity at the same time due to its proximity. This may explain why the Crossmans were living in temporary housing until autumn of 1907, waiting for their new home to be built or to get modern amenities.

(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 12 of 16 *Resource Name or # (Assigned by recorder) 221 North Mathilda Ave.

*Recorded by Archives & Architecture, LLC

*Date 1/23/2015

☒ Continuation ☐ Update

(Continued from previous page)

The Diana Park Tract itself did not have lots that faced Mathilda; they face California Avenue or Beemer.

If Crossman was indeed living elsewhere along Mathilda, this meant that the subject property at 221 North Mathilda was probably rented out by the Sunnyvale Land Company to a farming family. The deeds show that the property was always designated as farmland. The 1910 census shows only one family that could be a tenant at 221 North Mathilda at that time—Shige Imai, his wife Yuka, and four servants. Imai is listed as a farmer in the 1910 census, and his four servants, all of whom are defined as "laborers" in the census, would suggest that the Imais lived on a property large enough to house these laborers. It is also possible that 221 North Mathilda Ave. is not even included in the 1910 census. In the 1930 census, for example, there seems to be no mention of the Budd More household at what is today 221 North Mathilda Ave., even though the Mores were living there at the time and were listed in the 1930 city directory.

Diana and Walter E. Crossman and their daughter Pauline lived on Mathilda Avenue until the end of 1913, during which time the women entertained regularly, and sometimes traveled, while Walter E. traveled extensively for business. In 1909, Crossman sold his interest in the Bank of Sunnyvale to C. A. Austin, and formed Sunnyvale Guarantee Loan and Investment Company, with C.C. Spalding as his Vice President, while Spalding, who had been cashier of Bank of Sunnyvale, became bank President. In 1911, Crossman opened the Sunnyvale Land Company office in San Francisco and worked from there. During this period, there were some family problems, and Walter E. had medical problems. Son Walter A. Crossman and his wife Winifred went through a divorce in 1911 that was ugly enough to be the topic of several news articles in papers throughout Northern California. Diana and W.E. themselves began what appeared to be a series of separations, when Diana and Pauline moved to Palo Alto for a period.

On July 22, 1912, the property now known as 221 North Mathilda Ave. was transferred from Sunnyvale Land Company to the Crossmans, with Diana Crossman on the deed. The Crossmans were not known to have purchased other property in their own name around that time and they may have assumed that this would be their permanent home. They may also have been making sure they kept important property in their own name in the wake of what was about to happen to the Sunnyvale Land Company.

The following year, 1913, was a bad one for the Sunnyvale Land Company and the Crossman family. Financial problems caused the Sunnyvale Land Company to sell 180 acres of unsold property to San Jose real estate developer William Atkinson. In December of 1913, *Investors Magazine* printed an article called "Sunnyvale Land Company Stock Scandal," which was a scathing indictment of W.E. Crossman and the Sunnyvale Land Company. The same month, the Crossmans sold all of their household furnishings to move to San Francisco. In an announcement in the *Sunnyvale Standard* in which the Crossmans list their household items for sale, it says that Diana, not the entire family, is moving, although it seems that W.E. joined her subsequently; later newspaper items indicate that the Crossmans were living together in San Francisco.

Crossman closed the San Francisco office in 1914 and announced that he would focus on the Sunnyvale office. In June 1915, the Crossmans moved back to Sunnyvale, where they rented the Murphy Avenue house belonging to Eliza Austin, whose husband, rancher and long-time Sunnyvale resident Sanford Austin, had recently died. Shortly after, in September, Crossman sold the Sunnyvale Land Company to C.C. Spalding and Charles Stowell.

The Crossmans' Mathilda Avenue house was apparently rented out after the Crossmans moved in 1913. The *Sunnyvale Standard* shows that in November of 1916, the G. Lester Tarleton family moved to Sunnyvale and "are now occupying the Walter Crossman house on N. Mathilda Avenue." G.L. Tarleton was an executive at Libby, McNeil & Libby. Unfortunately, the Tarletons moved to Selma, California in 1917 and there is no information to show who, if any, their predecessors or successors were. There are no further mentions of the "Walter Crossman house" found in the *Sunnyvale Standard*.

(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEETPrimary #
HRI #
Trinomial

Page 13 of 16 *Resource Name or # (Assigned by recorder) 221 North Mathilda Ave.

*Recorded by Archives & Architecture, LLC

*Date 1/23/2015

☒ Continuation ☐ Update*(Continued from previous page)*

On January 29, 1917, the Crossmans sold the subject property at 221 North Mathilda Ave. and on March 1, Diana Crossman once more left W.E. to live in San Francisco. W.E. stayed in Sunnyvale where he did some sales work for the Joshua Hendy Iron Works, traveling frequently to southern California to represent them, finally seemingly moving there between 1918 and 1920. Walter A. remarried and had a family with Lena Marie Gaus of San Francisco and went on to live in Escondido, California, where he raised oranges. Pauline Crossman married engineer Walter Dixon in 1919 and moved to San Francisco.

By 1920, Diana and W.E. had separated. Diana lived with Pauline and Charles Dixon in their homes in San Francisco and Berkeley where she died in 1930 at the age of 82. There is not much else known about W.E. Crossman. He had traveled to southern California for years, citing business reasons. It was said that he had acquired property in Los Angeles by trading some of his Sunnyvale holdings in 1907 when a nationwide depression began to slow business activity. The 1920 census shows him to be living on Hollywood Boulevard in Los Angeles, in a house he owns. He shares his house with a housekeeper and an odd mix of lodgers all in the movie business—a cinematographer, photographer, splicer, actor, and motion pictures technician. W.E. Crossman died March 9, 1926 at the age of 67.

1917–1944

On January 29, 1917, the Crossmans sold the subject property to Isabel J. Curtner. Twenty-four-year-old Isabel Curtner was the daughter of gentleman farmer Allan E. Curtner and his wife Rose of Sunnyvale and the granddaughter of Henry Curtner, the wealthy real estate magnate who was also vice-president of the Security State Bank in San Jose. Isabel still lived at home with her parents at the time she acquired the subject property, Isabel's family moved from San Jose, where Isabel had been a student at the Pacific Conservatory, to Sunnyvale around 1915. In January of 1918, Isabel married Budd Daniel More of Sunnyvale, a machinist who worked in Oakland.

Budd D. More, born in 1894, was the son of farmer James More and his wife Annetti, both native-born Californians. The family moved from Mendocino to Sunnyvale between 1910 and 1915, where James worked as a laborer. Once married, Budd and Isabel lived in Martinez and Oakland before moving back to Sunnyvale in 1920 to live on the subject property at 221 North Mathilda Ave., which Isabel had acquired three years previously.

The February 6, 1920 *Sunnyvale Standard* announced that "Mr. and Mrs. Bud More have moved into their new home, the Hathaway Place on Mathilda Ave." The Hathaways cannot be identified from public records so this clue is of no help in trying to build a chain of residency from the Crossmans to the Mores.

Budd More partnered with Robert Starr sometime around 1927 to run the first Associated Oil Station in Sunnyvale at the corner of El Camino Real and Sunnyvale-Saratoga Road. The Mores also cultivated the orchards at 221 North Mathilda Ave., and Budd calls himself a "rancher" in the 1930 census and a "farmer" in the 1940 census.

In October of 1944, the Mores recorded a sale of the subject property to Katon and Maria Mello. Katon was born in 1885 in the Azores, Portugal, and immigrated to the United States as a young man; Maria, also from the Azores, arrived about five years later. (The 1920 census gives Katon's immigration date as 1906 while the 1930 census says 1900.) The Mellors became known as the Mellows in local documents sometime in the 1940s.

In 1920, the Mellors lived in Sunnyvale, where they rented property on Mary Avenue and Katon worked as a farm laborer to support his wife and two children, Joseph and Anthony, known as Tony. Ten years later, the Mellors lived in Fremont, where they owned their own home and Katon is listed as a fruit orchardist. They were still living in Fremont in 1940. At some point, Katon and Maria transferred the subject property to their son Tony K. Mellow and his wife Eva, who show up on Mathilda Avenue in the 1947 directories. Tony and Eva Mellow operated Mellow's Nursery.

(Continued on next page)

**State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET**

**Primary #
HRI #
Trinominal**

Page 14 of 16 *Resource Name or # (Assigned by recorder) 221 North Mathilda Ave.

*Recorded by Archives & Architecture, LLC

*Date 1/23/2015

☒ Continuation ☐ Update

(Continued from previous page)

EVALUATION

This subject property is presently listed on the City of Sunnyvale Heritage Resource Inventory. Listing on the Inventory recognizes that the property has architectural or historic significance. As a part of project review within the City of Sunnyvale, the Heritage Preservation Commission must be consulted before any exterior change or demolition can occur to this property.

The property could be considered a "designated heritage resource," as defined by the Sunnyvale Municipal Code, Title 19, Article 6, Chapter 19.96. To be a designated heritage resource, the property must have been designated by the City of Sunnyvale or by the State of California or federal government (Section 19.96.065.(b)). The code section is unclear on when a property has been found eligible by the Keeper of the National Register, or listed on the California Register. Since the property is listed on the Heritage Resource Inventory, any person intending to carry out a material change in the exterior appearance of the resource through alteration, construction, relocation, or demolition must obtain a Resource Alteration Permit issued by the Heritage Preservation Commission. Because the property is listed on the Inventory, and been found eligible for the National Register, the project must comply with the California Environmental Quality Act (CEQA).

In reviewing the request for a Resource Alteration Permit, the Commission must first consider whether the resource is historically or culturally significant, based upon evidence submitted by staff and the applicant to aid its determination. If the Commission finds the resource to be culturally or historically significant, it shall schedule a public hearing to be held on the matter in accordance with the procedures set forth in Section 19.96.090 for landmark alteration permits. If the Commission does not find the resource to be culturally significant, the project must still comply with CEQA.

To be considered culturally or historically significant by the Commission, the resource must be evaluated and found to meet at least one of the thirteen Criteria for nomination of heritage resources defined in Section 19.96.050. Of these Criteria, the ten below are applicable to this property, based on the survey and investigation into the property at 221 North Mathilda Ave., the following statements are found applicable

- a) The property exemplifies and reflects special elements of the city's cultural, social, economic, political, aesthetic engineering, architectural, or natural history;
- b) A personage associated with the property, Walter E. Crossman, is identified as significant in local history;
- c) The house embodies distinctive characteristics of the Neoclassical style, a specific building type form the period at the beginning of the twentieth century;
- d) A notable architect, the firm of Wolfe & McKenzie, is associated with the house design;
- e) The property does not specifically contribute 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) 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 of the neighborhood, community, or the city of Sunnyvale;
- g) The house embodies elements of architectural design and detail that represents a significant architectural achievement or innovation of its time;
- h) The property is similar to other distinctive properties on the Inventory based on 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; and
- j) The property is a rare remaining example of its type in the city that possesses distinguishing characteristics of an architectural or historic type or specimen.

(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEETPrimary #
HRI #
Trinomial

Page 15 of 16 *Resource Name or # (Assigned by recorder) 221 North Mathilda Ave.

*Recorded by Archives & Architecture, LLC

*Date 1/23/2015

☒ Continuation ☐ Update*(Continued from previous page)***Integrity**

The house at 221 North Mathilda Ave. maintains most, but not all, of its historic integrity as per the National Register's seven aspects of integrity. The circa 1906 house is surrounded by its early ranch setting, with two ancillary buildings added sometime near mid-century. However, the nearby neighborhood has changed from an era of small ranchettes to an urban commercial/industrial district across from high density residential uses across North Mathilda Avenue. The house is a Neoclassical cottage with strong character-defining features, such as its raised form, entablature, bowed front façade with pediment above, applied consoles, and original fenestration including extensive use of small multi-lite Craftsman-style window units. Although the front porch and columns are missing, in general the many historic materials are preserved in their original form, including siding, trim, ornament, windows, and brick foundation. The missing porch affects the integrity, but pictures exist of how this was originally designed, and the porch, as well as the deteriorated soffit and eave above, appear to be repairable with in-kind replacements. The house does retain its residential feeling and its associations as an architect-designed house in a rural setting from the beginning of the last century.

(Continued from page 6, DPR523b, B12 References)

California History Center, *Sunnyvale, city of destiny*, 1974.
 California History Center, *Images: Sunnyvale's heritage resources*, 1988.
 California Office of Historic Preservation, *Directory of Properties in the Historic Property Data File for Santa Clara County*, 2003.
California Review, Great Increase in Value of the Property of the Sunnyvale Land Company, June, 1912.
 Espinola, George, *Cottages Flats Buildings & Bungalows, 102 Designs from Wolfe & McKenzie* 1907, 2004.
 Ignoffo, M.J., *Sunnyvale, from the City of Destiny to the Heart of Silicon Valley*, 1994.
 Jacobson, Yvonne, *Passing Farms: Enduring Values, California's Santa Clara Valley*, 1984.
 Peterson, Kay, *Sunnyvale Collage II*, 2000.
 Polk directories, 1911 - 1955.
 Sanborn Fire Insurance Maps, 1908, 1911, 1930, & 1943.
San Jose Mercury News/San Jose Evening News, 1896-1917.
 Santa Clara County Recorder, deeds and maps.
 Santa Clara County Transportation Agency, *Pastoria/Mathilda LRT alternative refinement study*, 1991.
 Sunnyvale Chamber of Commerce, *Sunnyvale California, Its Many Advantages in Location, Climate, Soil, etc., A Manufacturing and Fruit Raising Section*, 1907.
Sunnyvale Standard, various editions 1908 to 1923, microfilm at Sunnyvale Public Library.
 Urban/Rural Conservation, *City of Sunnyvale Cultural Resources Inventory*, 1979.
 US Federal Census, 1900 - 1940.
 Wolfe & McKenzie Architects, *Book of Designs, Prepared from Designs Originated by Wolfe & McKenzie, Architects*, 1907.
<http://sunnyvale.ca.gov/Portals/0/Sunnyvale/CDD/ContextStatementofSunnyvale2014.pdf>, accessed January 5, 2015.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

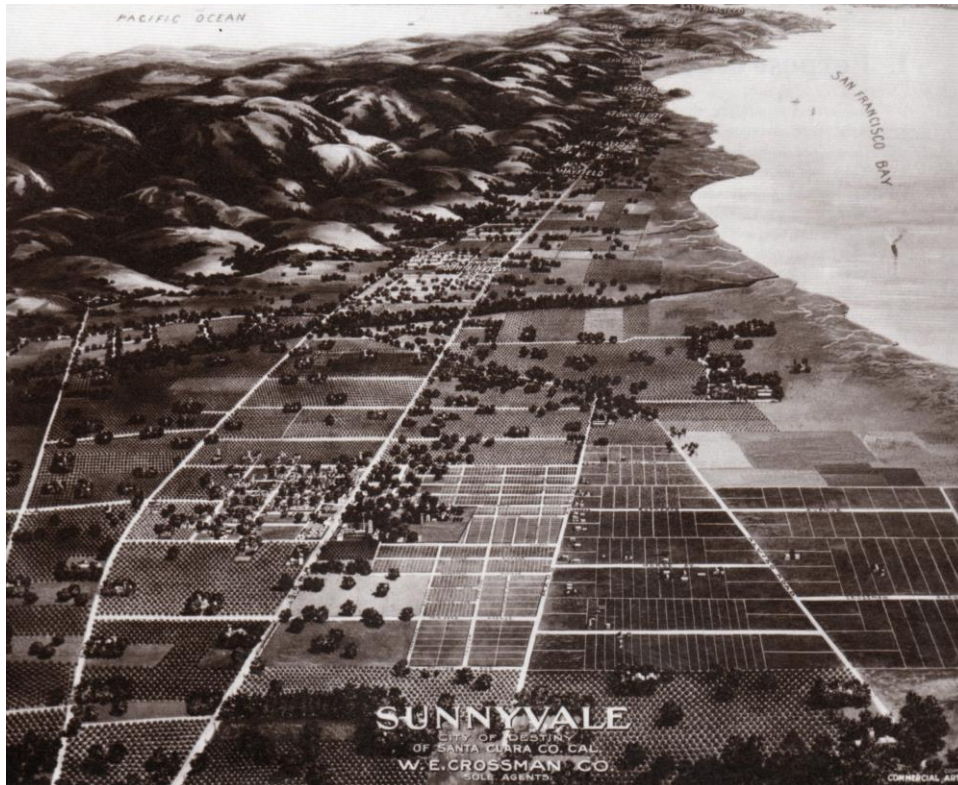
Primary #
HRI #
Trinomial

Page 16 of 16 *Resource Name or # (Assigned by recorder) 221 North Mathilda Ave.

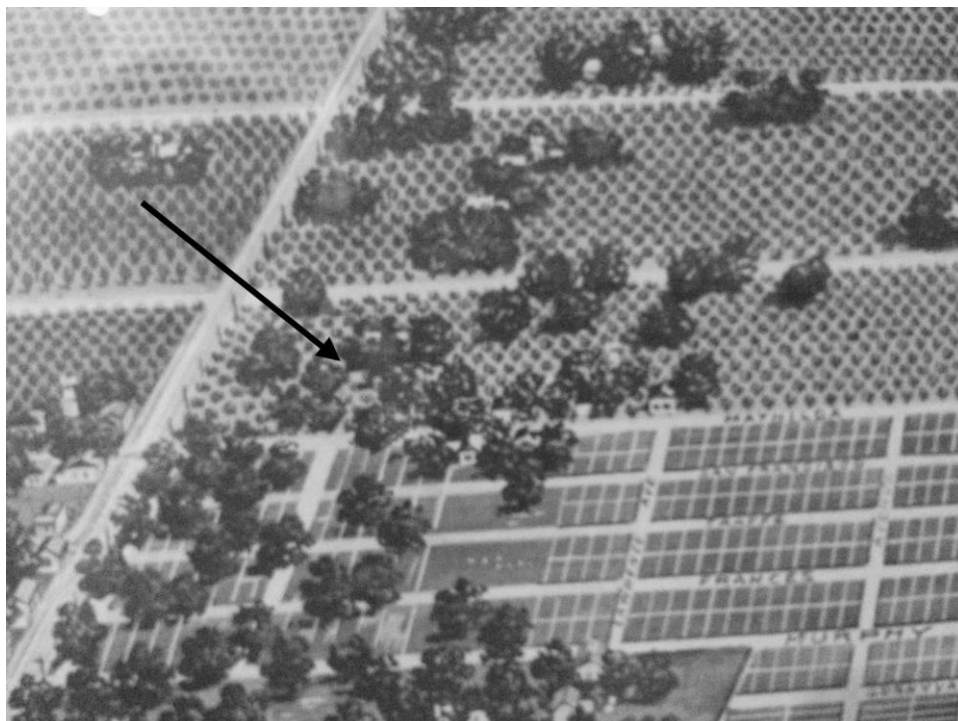
*Recorded by Archives & Architecture, LLC

*Date 1/23/2015

☒ Continuation ☐ Update



1906 promotional map for Sunnyvale



Excerpt from 1906 maps showing subject property.