

*Anthony Kirk, Ph.D.
420 Alberto Way, No. 36
Los Gatos, CA 95032
408-827-4959*

16 January 2018

Aastha Vashist
Department of Community Development
City of Sunnyvale
456 West Olive Avenue
Sunnyvale, CA 94088

Dear Ms. Vashight:

In November 2017 I was retained by Luke and Meena Sequeira-Tapsall to evaluate proposed plans for an addition to their house at 435 East McKinley Avenue. This residence was placed in the Sunnyvale inventory of historic properties in 1988, shortly after the publication of the volume *Images: Sunnyvale's Heritage Resources*, which provides a context for the development of the city. The house was ostensibly build as a factory in the 1930s by Samuel De Vita, who, as early as the 1920s, had supposedly begun producing potato chips and salted nuts to be sold as snacks. The factory is said to have been later "converted into a home while retaining its unpretentious industrial design."

In the course of researching the history of the house, I discovered that it was constructed in 1938 as a single-family residence and used for the production of snack food for no more than four years, beginning in 1940. *Images* makes no mention of the production of potato chips and salted nuts as an important Sunnyvale industry. Additionally, it appears that various alterations to the façade of the house since it was used in part for the production of salted snacks have led to a loss of integrity. Given its history, the property should be removed from the Sunnyvale Cultural Resources Inventory.

Sincerely yours,



Anthony Kirk, Ph.D.

State of California -- The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # _____ HRI # _____
Other Listings _____ Review Code _____		Trinomial _____ NRHP Status Code _____
Reviewer _____		Date _____

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*Resource Name or #: (Assigned by recorder) 435 East McKinley Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary)

*b. USGS 7.5' Quad Cupertino Date 1995 T 6 S; R 2 W; Mount Diablo B.M.

c. Address 435 East McKinley Avenue City Sunnyvale Zip 94086

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

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

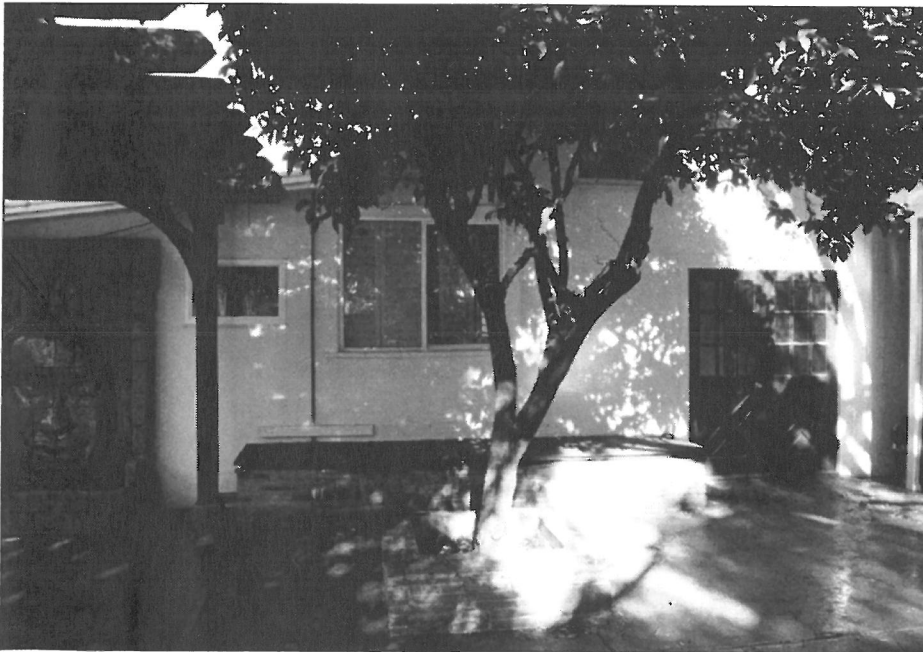
Santa Clara County APN 209-11-051

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

The single-family residence at 435 East McKinley Avenue is a one- and two-story wood-frame house that was constructed in 1938, according to the Santa Clara County Improvement Appraisal Record (DPR 523A Photo and figure 1). It is essentially rectangular in plan and encompasses approximately 2,693 square feet, including a partial basement. It rests on a concrete perimeter foundation. The house, which is built around an atrium, faces south by east, or south as it is designated in this report for simplicity and clarity, toward East McKinley. A concrete driveway leads to the front of the house and turns east, passing a glazed-and-paneled double entry door and stopping at a large outdoor dining room, crowned by a shed roof, with a barbeque at the one end. The exterior walls are clad with smoothly textured stucco painted a light buff color. The complex roof system is composed of a gabled and cross-gabled roof that is double pitched at the front of the house. A hipped roof covers a two-story tower at the northeast corner, which formerly held an Otis elevator. The roof is characterized by open eaves and minimal overhang. It is finished with composition shingles, except for the lower sections of the double-pitched roof, which are finished with composition sheets. Several skylights admit natural light to the house. Fenestration is asymmetrical and composed almost entirely of vinyl-sash (continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP2 – Single Family Property

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



P5b. Description of Photo: (View, date, accession #) Looking north at south side, 12/5/17

*P6. Date Constructed/Age and

Sources: ☒ Historic
☐ Prehistoric ☐ Both

1938; Santa Clara County Improvement Appraisal Record.

*P7. Owner and Address:

Luke & Meena Sequeira-Tapsall
435 East McKinley Avenue
Sunnyvale, CA 94086

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

Anthony Kirk, Ph.D.
420 Alberto Way, No. 36
Los Gatos, CA 95032

*P9. Date Recorded: 1/16/18

*P10. Survey Type: (Describe)
Intensive

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

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

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

Primary # _____
HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code

*Resource Name or # (Assigned by recorder) 435 East McKinley Avenue

B1. Historic Name: Sunnyside Food Products

B2. Common Name: None

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: None

*B6. Construction History: (Construction date, alteration, and date of alterations) Constructed 1938; alterations, chiefly to the interior, for the manufacture of potato chips and salted nuts, ca. 1940; garage converted to living quarters and bathroom, ca. 1975; replacement of wood-sash windows with vinyl-sash windows and construction of exterior dining room, ca. 1990.

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

Original Location: Unknown

*B8. Related Features: Outdoor dining room

B9a. Architect: Unknown

b. Builder:

*B10. Significance: Theme n/a

Area n/a

Period of Significance n/a

Property Type n/a

Applicable Criteria n/a

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

The house at 435 East McKinley Avenue is not associated with events that have made a significant contribution to the broad patterns of United States, California, or Sunnyvale history. It was constructed as a single-family residence and served for some four years as the headquarters of a business run by the occupants of the house, Samuel and Magdalene De Vita. The manufacturing and sale of potato chips and salted nuts is not an industry mentioned in *Images: Sunnyvale's Heritage Resources*, which provides a useful context for the development of Sunnyvale. The volume lists the Scott-Collins Winery, the Madison and Bonner Dried Fruit Packing Company, Libby, McNeil and Libby Canning Company as significant industries in early Sunnyvale, "which together have made Sunnyvale what it is today." (page 23) Wineries and fruit-packing plants reflected the early importance of local agriculture to Sunnyvale. There is no evidence that either potato chips or salted nuts were ever an important industry in the city. Given the brief time the Sunnyside Food Products company operated, there appears to be no reason to regard it as more than an interesting sidelight to the history of Sunnyvale.

The house is also not associated with an individual whose life was important within the history of the nation, the state, or the city. Samuel De Vita, for whom the house was built, worked as a carpenter, a salesman, (continued on page 3)

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

*B12. References:

Santa Clara County Improvement Appraisal Record, Office of the Santa Clara County Assessor.

435 E. McKinley United Avenue File, Sunnyvale Heritage Park Museum, Sunnyvale, CA.

Census of the States, 1920, 1930, 1940, Ancestry.com.

Santa Clara County Directory, 1932-45.

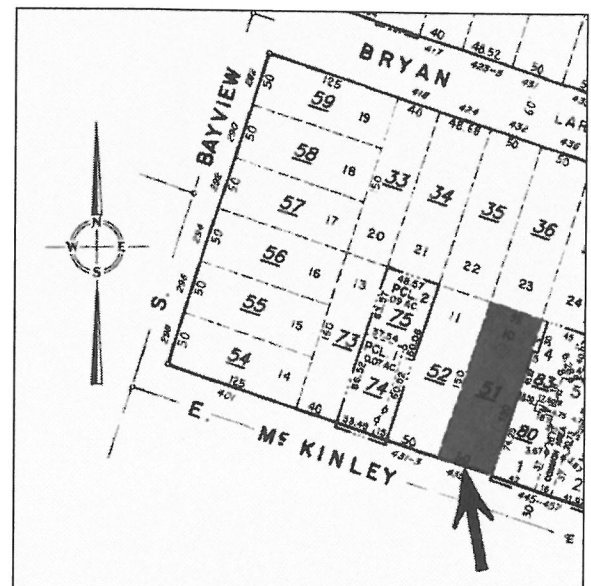
California History Center, De Anza College, *Images: Sunnyvale's Heritage Resources* (Sunnyvale, CA, 1988)

B13. Remarks:

*B14. Evaluator: Anthony Kirk, Ph.D.

*Date of Evaluation: 1/16/18

(This space reserved for official comments.)



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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

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Trinomial _____

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*Resource Name or # (Assigned by recorder) 435 East McKinley Avenue

*Recorded by Anthony Kirk, Ph.D.

*Date 1/16/18

☒ Continuation ☐ Update**P3a. Description:**

windows of various types, including double-hung, sliding, fixed, and casement. The single original glazed opening in the house is a stained-glass wood-sash window emblazoned with the word Sunnyside, set above and to the west of the front door, which, it should be noted, is not original.

As constructed in 1938, the one- and two-story house was rectangular in plan, with an atrium toward the rear of the dwelling. An integral garage stood at the southwest corner. The exterior walls were clad with smoothly textured stucco. The roof was characterized by open eaves with minimal overhang and was finished with composition shingles and possibly composition sheets. Fenestration consisted of wood-sash windows of various types: double-hung, fixed, casement, and possibly sliding. About 1940 the house was altered for the manufacture of potato chips, which were packaged and sold to bars and other outlets under the trade name Sunnyside. By no later than 1943, this "small one-horse business," as it was described in the county Improvement Appraisal Record, also packaged salted nuts. Within a year, the business failed, and the property was once again used exclusively as a residence. Phyllis and Byrd Helligas, who purchased the residence in the mid-1970's, radically altered the old garage at the southwest corner of the house, enclosing it and turning the space into suite consisting of a bedroom and bath. The couple ran the residence as a bed-and-breakfast inn for some fifteen years. In 1989 they sold the property to Harold and Arla Stevens, who are said to have modernized the house. It was presumably at this time that the original wood-sash windows were replaced with vinyl-sash windows and construction of exterior dining room with a barbeque undertaken. The house was converted to a duplex and did not become a single-family residence again until the late 1990s.

The house, which appears to be in fair condition, is set at the very back of the parcel, within several feet of the lot line. The handsomely landscaped front yard is distinguished by an enormous Chinese elm. East McKinley Avenue is exclusively residential in this stretch, with most of the houses dating from the 1950s through the 2000s.

B10. Significance:

a laborer, and, briefly, as a manufacturer and salesman of snacks. There is no reason to believe that he distinguished himself within a clearly defined historic context, which is also true of his wife Magdalena De Vita, who shared his life for no more than two or three years. They, like later residents of the property, contributed in one way or another to the life of Sunnyvale, but are not significant to the history of the city. Architecturally, the house is a simple vernacular structure, entirely lacking in decorative detailing. It does not embody the distinctive characteristics of a style of architecture, and there is no pattern of physical features, or attributes, associated with a particular period or region. It is clearly not the work of a prominent designer or builder, and it possesses neither architectural interest or significance. Like most other single-family residences, the house is not able to yield information important to history.

In addition to not being architecturally or historically significant, the house, it should be noted, has clearly lost its historic integrity for the four years it was used for the manufacture potato chips and salted nuts. Integrity, which is the ability of a property to convey its importance for a defined period of significance, comprises seven aspects: location, design, setting, materials, workmanship, feeling, and association. The house maintains its original location, and the setting is similar to when it was built. The design, however, is significantly different than when the house was used for the packing of potato chips and salted nuts. The façade has been radically altered by the conversion of the garage to living quarters, and the replacement of all the windows, except for the stained-glass window, as well as the introduction of a new front door. Additionally, the construction of the shed-roofed dining area that extends south from the house has changed the character of the façade. These changes entailed the loss of various original materials, which in turn led to the loss of workmanship and of feeling. The property does not appear to be eligible for the National Register of Historic Places or the California Register of Historical Resources. It should be removed from the City of Sunnyvale Cultural Resources Inventory.

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☒ Continuation ☐ Update

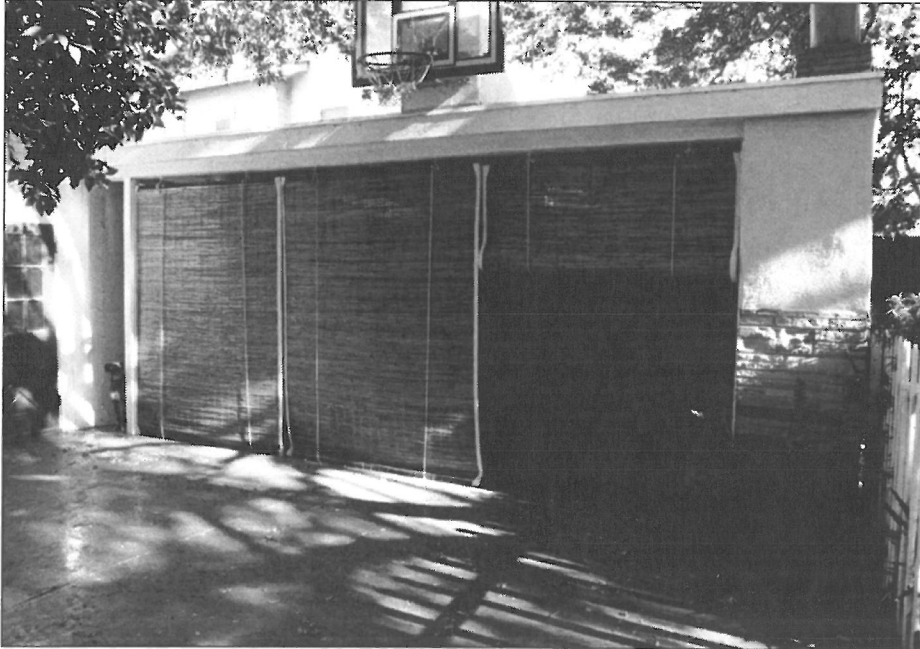


Figure 1. Looking northeast at west side of cooking and dining area, attached to house, ca. 12/5/17.