



**CITY OF SUNNYVALE  
REPORT  
Heritage Preservation Commission**

**January 14, 2009**

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**SUBJECT:**           **2008-1042:** Application for a property located at **693 W. McKinley Avenue** (at Waverly St.) in an R-2 (Low-Medium Density Residential) Zoning District.

Motion               **Resource Allocation Permit** to consider the potential historic significance of a single family home which is listed as part of the Sunnyvale Heritage Resources Inventory.

**REPORT IN BRIEF**

**Existing Site Conditions**           Single Family Home

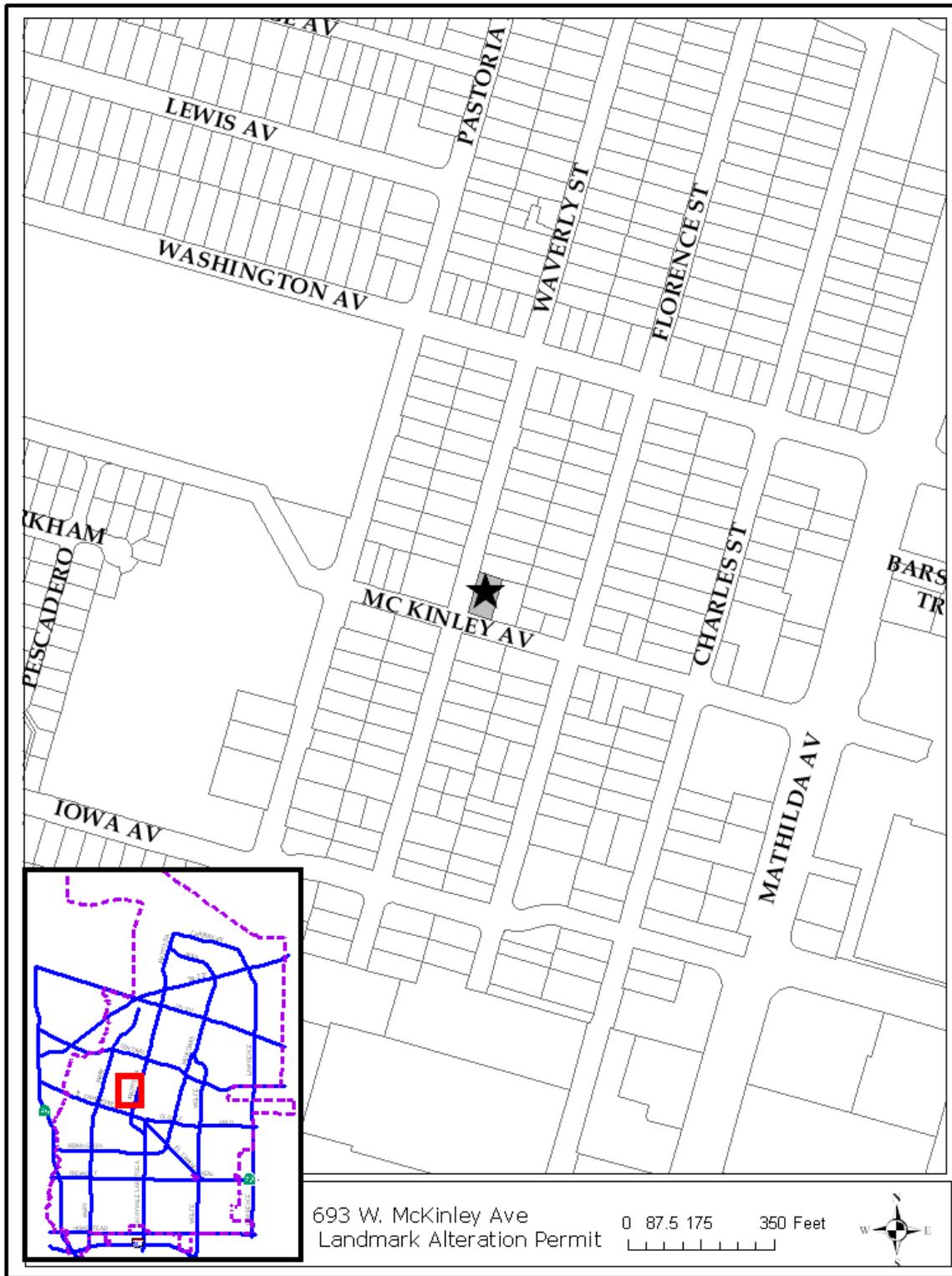
**Surrounding Land Uses**

North	Single Family Home
South	Single Family Home
East	Single Family Home
West	Single Family Home

**Issues**                               Historic Significance of the single-family home

**Environmental Status**           Environmental review will be conducted as required by California Environmental Quality Act provisions and City Guidelines upon determination of significance by the Heritage Preservation Commission.

**Staff Recommendation**           Determine that the single-family residence does have local historic significance and propose the home to remain on the City Heritage Resource Inventory



## **ANALYSIS**

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### **Description of Proposed Project**

The applicant is requesting a determination from the Heritage Preservation Commission in regards to the local historical significance of the subject property at 693 W. McKinley Avenue, and staff is requesting a determination in order to conduct appropriate environmental review.

### **Background**

**Previous Actions on the Site:** There are no previous actions related to this site.

The site was placed on the Heritage Resource list on May 5, 1987 by the City Council. The Sunnyvale Municipal Code contains requirements for any project that proposes construction, demolition, relocation, re-listing, or material changes to historic resources. The property is listed as part of the Sunnyvale Heritage Resource Inventory

A historic evaluation was prepared by Archaeological Resource Management in September 2008 (Attachment A). The report concluded that the single-family home did not meet any requirements for being listed in the National or California Register of Historical Resources. The report also determined that the structure may remain eligible for the City's Heritage Resource Inventory.

### **Environmental Review**

Under the California Environmental Quality Act (CEQA), any application that may cause a substantial adverse change to a Heritage resource is subject to environmental review. Since the application proposes to demolish the existing structure, there would be substantial and potentially adverse change if the structure is considered historic. CEQA statute states the following:

**“§ 21084.1, Historical Resource:** *A project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. For purposes of this section, a historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources, as defined in subdivision (k) of Section 5050.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence*

*demonstrates that the resource is not historically or culturally significant. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section.”*

Generally when projects such as this are reviewed by local agencies, a historical and architectural evaluation is requested which determines the historical significance of the structure at the National, State, and local levels. This report is used as “the preponderance of evidence” as stated in the statute. In this case, the report for the residence at 585 Old San Francisco Road determined that the single-family home is not eligible to be listed on the National and State registries of historic resources. The report also concluded that the single-family home may remain eligible for the City of Sunnyvale Heritage Resource Inventory.

#### **Required HPC Determination**

The applicant is requesting to remove the structure from the City’s Heritage Resource list. At this hearing, staff is requesting a determination from the Heritage Preservation Commission regarding the local significance of the project site so that the appropriate level of environmental review can be conducted for this project. If the Commission determines that the structure has local historic significance, then an Environmental Impact Report (EIR) would be required to be prepared if the home is proposed to be destroyed. If the Commission determines that the structure does not have local historic significance, redevelopment of the site could proceed with appropriate environmental review based on the proposed project.

An EIR would require approximately six months additional time to complete. The EIR would explore alternatives to the demolition of the structure and require greater public notice regarding the potential impact to the property. The intent of the report is to provide information regarding the home and disclose all impacts that de-listing the structure may create.

#### **Historic Preservation Policies**

In order to determine any local historic significance, the Heritage Commission should evaluate the home with respect to the City’s Municipal Code, Title 19 (Zoning Ordinance) which provides the criteria for nomination of a City Heritage resource. Criteria for evaluation and nomination of heritage resources in Section 19.96.050 of Title 19 state the following:

*“Any improvement, building, portion of buildings, structures, signs, features, sites, scenic areas, views, vistas, places, areas, landscapes,*

*trees, or other natural objects or objects of scientific, aesthetic, educational, political, social, cultural, architectural, or historical significance can be designated a heritage resource by the city council and any area within the city may be designated a heritage resource district by the city council pursuant to provisions of this chapter if it meets the Criteria of the National Register of Historic Places, or one or more of the following:*

- (a) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic engineering, architectural, or natural history;*
- (b) It is identified with persons or events significant in local, state, or national history;*
- (c) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;*
- (d) It is representative of the work of a notable builder, designer, or architect;*
- (e) It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically or by plan or physical development;*
- (f) It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Sunnyvale;*
- (g) It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant structural or architectural achievement or innovation;*
- (h) It is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif;*
- (i) It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;*
- (j) It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen;*
- (k) With respect to a local landmark, it is significant in that the resource materially benefits the historical character of a neighborhood or area, or the resource in its location represents an established and familiar visual feature of the community or city.*
- (l) With respect to a local landmark district, a collective high integrity of the district is essential to the sustained value of the separate individual resources;*
- (m) With respect to a designated landmark and designated landmark district, the heritage resource shall meet Criteria of the National Register of Historical Places, which are incorporated by reference into this chapter. (Ord. 2623-99 § 1 (part): prior zoning code § 19.80.060)."*

A historic and architectural evaluation has been provided by Archaeological Resource Management and is located Attachment A. As stated in the historical evaluation on page 5, the residence appears to qualify as eligible under criterion b. Emile Corboline, mayor of Sunnyvale from 1940 to 1947, grew up in the home. It is further noted that the home does not inhabit a recognized architectural style, however is a good example of an early 20<sup>th</sup> century working class vernacular residence, associated with workers at the Joshua Hendy Ironworks. This would indicate criterion c as being met. Furthermore, it is noted that many of the homes in the neighborhood are similar construction or slightly later chronology which can be generally be described as working class residential. Criterion e is met as the structure is compatible with the historic character of the neighborhood.

The report notes the most notable architectural features of the home are the segmented-arch openings on the front and sides of the semi-enclosed porch. Interior conditions of the structure are in good to fair condition and retain much of the original feeling. Some period detailing remains such as wainscoting and simple moldings. Flooring, countertops as well as fixtures in the bathroom, have been replaced. The report notes that the home appears to maintain its architectural and historical integrity; however, the home has suffered significant termite damage.

The report further notes that the home does not appear eligible to qualify for listing in either the California Register of Historic Resources or the National Register. The structure is not associated with persons or events of historic importance at the state or national level; it does not embody the distinctive characteristics of any architectural style or method, and does not appear to be likely to yield information important to the history of the state or the nation.

An additional source to consider is the *Images Sunnyvale's Historical Resources*, prepared by the California History Center, published by the City of Sunnyvale in 1988. This book provides information, a picture about the site, and the significance of the property. The book notes that Charles Fuller constructed this home just before 1914 as part of an early Sunnyvale housing tract. Its cross gabled hip roof relates it to the Queen Anne style, but there is none of the Victorian ornamentation associated with this building type. It further notes that the Corboline family moved into the home and one of their sons would later become mayor. (Attachment C).

The applicant has submitted a letter noting the request for the de-listing (Attachment B). It is noted that the house has many structural problems and significant termite damage (report also attached). It is also noted that the all the floors slope due to decay. The structural problems make the home hazardous to occupy and difficult for re-sale.

### **Fiscal Impact**

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No fiscal impacts other than normal fees and taxes are expected.

### **Public Contact**

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<b>Notice of Public Hearing</b>	<b>Staff Report</b>	<b>Agenda</b>
<ul style="list-style-type: none"> <li>• Published in the <i>Sun</i> newspaper</li> <li>• Posted on the site</li> <li>• 15 notices mailed to property owners and residents adjacent to the project site</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City of Sunnyvale's Web site</li> <li>• Provided at the Reference Section of the City of Sunnyvale's Public Library</li> </ul>	<ul style="list-style-type: none"> <li>• Posted on the City's official notice bulletin board</li> <li>• Posted on the City of Sunnyvale's Web site</li> </ul>

### **Conclusion**

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Staff has reviewed the proposal to remove the home from the Heritage Resource Inventory and has concluded based on the evaluation of the historical evaluation report and the criteria listed in the Municipal Code that the home should remain on the inventory. Staff also recognizes that the home has suffered significant damage to structural beams and considerable termite damage as evidenced by the applicant's information. However, the exterior of the home has retained a good deal of its historical and architectural integrity and could be preserved. Only minor modifications appear to have been made to roof and interior fixtures over time. No exterior additions appear to have been made and the original footprint remains as it has. Further restoration of the home could occur while preserving its historical integrity. Although there is no evidence that the home was occupied by Mr. Emile Corboline during his term as mayor, it was his childhood residence. It is also understood that previous "Heritage Resource" designated homes occupied by past Sunnyvale mayors have been demolished; however, coupled with the visual preservation of this structure, this resource is worthy for retention.

Staff concurs with the historical evaluation and recommends that the Heritage Preservation Commission determine that the residence at 585 Old San Francisco Road meets the criteria (specifically items b, c, and e) for a Heritage Resource as identified in Section 19.96.050 of the zoning ordinance.

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## **Alternatives**

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1. Determine that the single family home does have local historic significance.
2. Determine that the single family home does not have local historic significance.

## **Recommendation**

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Alternative 1.

Prepared by:

Ryan M. Kuchenig  
Project Planner

Reviewed by:

Gerri Caruso  
Principal Planner

Attachments:

- A. Historic and Architectural Evaluation
- B. Letter of Justification for Removal provided by Applicant
- C. Images of Sunnyvale Cultural Resources

## *Archaeological Resource Management*

*Robert R. Cartier, Ph.D.  
496 North 5th Street  
San Jose, CA 95112  
Telephone (408) 295-1373  
Fax (408) 286-2040  
email: armcartier@netscape.net*

September 14, 2008

Mr. Doug Larson  
Coldwell Banker  
10105 South De Anza Boulevard  
Cupertino, CA 95014

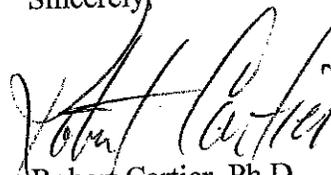
Dear Mr. Larson:

As per your request our firm is submitting the enclosed historical evaluation of the property at 693 West McKinley Avenue. Based upon the requirements of the City of Sunnyvale, a methodology was designed which included the following services:

- an evaluation of the property based on the criteria of the NRHP and CRHR
- an evaluation of the property using the criteria of the City of Sunnyvale Heritage Resource Inventory
- a State Historic Resources Evaluation form (DPR 523) for the property

Based upon the results of this investigation, it was determined that the property at 693 West McKinley Avenue does not appear to be eligible for listing in the California Register of Historic Resources or the National Register of Historic Places. However, the structure is currently listed on the City of Sunnyvale Heritage Resource Inventory, and appears to remain eligible for this listing. The structure is associated with Emile Corboline, former mayor of Sunnyvale from 1940 to 1947, it represents a good example of working-class vernacular architecture from the early 20<sup>th</sup> century, and it is compatible with the dominant character of the surrounding historic neighborhood. Therefore, based upon Chapter 19.96 of the City of Sunnyvale Municipal Code (the Historic Preservation Ordinance) it is recommended that the residence be retained, and the maintenance and preservation of the structure are encouraged.

Sincerely,

  
Robert Cartier, Ph.D.  
Principal Investigator

RC/dj

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

Page 1 of 12 Resource Name or # 693 West 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: Mountain View Date: 1997 T ; R ; 1/4 of 1/4 of Sec ; BM  
 c. Address: 693 West McKinley Ave City: Sunnyvale Zip: 94086

d. UTM: 10S 5 85 303mE/41 36 794mN  
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
 APN 165-12-059

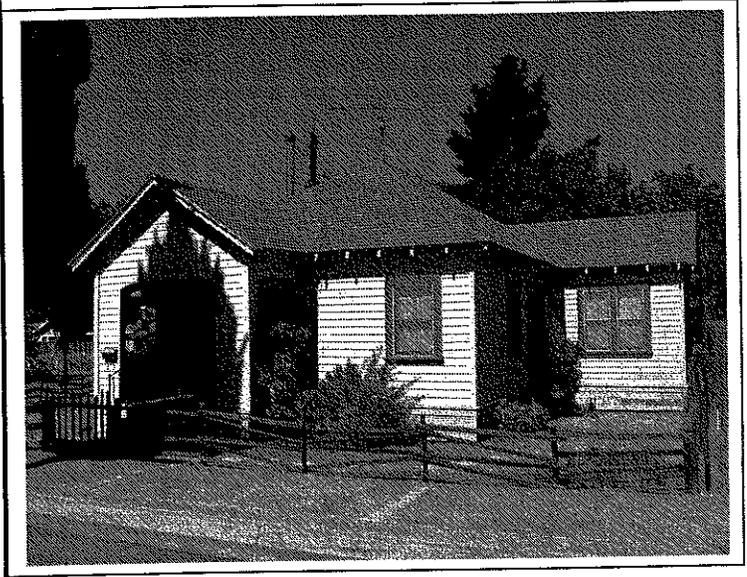
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)  
 The residence at 693 West McKinley Avenue is a single story vernacular home in fair condition. Surfaced with composition shingles, the roof form is complex, including both a hipped central portion, and cross gables. The eaves are narrow, and open with exposed rafters. The exterior walls are surfaced with beveled horizontal wooden siding. Small areas beneath some of the gables are surfaced with wooden shingles, painted to match the surrounding siding. Fenestration throughout the structure consists primarily of wooden framed windows in a double-hung sash configuration.

See Continuation Sheet, Page 4

\*P3b. Resource Attributes: (List attributes and codes.) HP02 Single Family Residence

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

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



\*P5b. Description of Photo: (View, date, accession #)  
 Oblique view of the front façade of the residence at 693 West McKinley

\*P6. Date Constructed/Age and Sources  
 Historic  Prehistoric  Both   
 Constructed 1914

\*P7. Owner and Address:  
 Genevieve R. Corboline  
 155 Charles Avenue  
 Sunnyvale, CA 94086

\*P8. Recorded by:  
 Robert Cartier  
 Archaeological Resource Management  
 496 North 5<sup>th</sup> Street  
 San Jose, CA 95112

\*P9. Date Recorded: 10/14/08

\*P10. Survey Type: Intensive

\*P11. Report Citation: (Cite Survey Report and other sources, or enter "none.")  
 None

\* Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  
 Photographic Record  Other (List):

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) 693 West McKinley Avenue

B1. Historic Name: Joseph Corboline Residence

B2. Common Name: 693 West McKinley

B3. Original Use: Residential B4. Present Use: Residential

\*B5. Architectural Style: vernacular

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
The residence at 693 West McKinley Avenue was constructed in 1914. Since that time only minor modifications appear to have been made to the structure, including refinishing the roof with composition shingles, and replacement of some interior fixtures. On a visual level, the home appears to retain a good degree of its architectural and historical integrity, although the home has been reported to suffer from significant termite damage.

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

\*B8. Related Features:

A small garage is also present on the property. This structure features a front gabled roof, with a small shed roof addition to one side. The exterior walls are surfaced with vertical wooden siding in a combination of flush and board and batten configurations.

B9a. Architect: Unknown b. Builder: Charles Fuller

\*B10. Significance: Theme Architecture and Shelter Area Sunnyvale, CA

Period of Significance 1870-1918 Property Type Private Residential Applicable Criteria N/A

The land on which the subject structure now sits was originally a portion of the Rancho Pastoria de las Borregas. Later it made up a section of lot #10 of the J. T. Murphy Subdivision No. 1. By 1908 the property was a portion of lots 23 and 24 of H.R. Fuller's Addition #2 to the City of Sunnyvale (Book L of Maps, Page 68). Based upon visual evaluation and available documentation (California History Center 1991, County of Santa Clara recorders documents) the residence at 693 West McKinley Avenue was constructed by Charles Fuller in 1914. On June 19 of that year, the home was sold by Harvey R. Fuller and his wife Nettie to Joseph Corboline. Joseph Corboline was a machinist at the Joshua Hendy Ironworks. Joseph, his wife Anna, and their children lived in the house for many years. One of Joseph's sons, Emile Corboline, was mayor of the City of Sunnyvale from 1940 to 1947. The Corboline family have retained ownership of the property until the present day. In 1959, after Joseph's death, the property was gifted by Anna Corboline in trust, for the remainder of her natural life, to her children Emile, Bernard, and Genevieve (Book 4323 of Official Records, Page 84). After her death in 1970, the property was officially transferred to their sons and daughter (Book 9070 of Official Records, Page 20). The house is currently owned by Genevieve Corboline, who was listed at this address until 2007.

See Continuation Sheet, Page 4

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

\*B12. References:

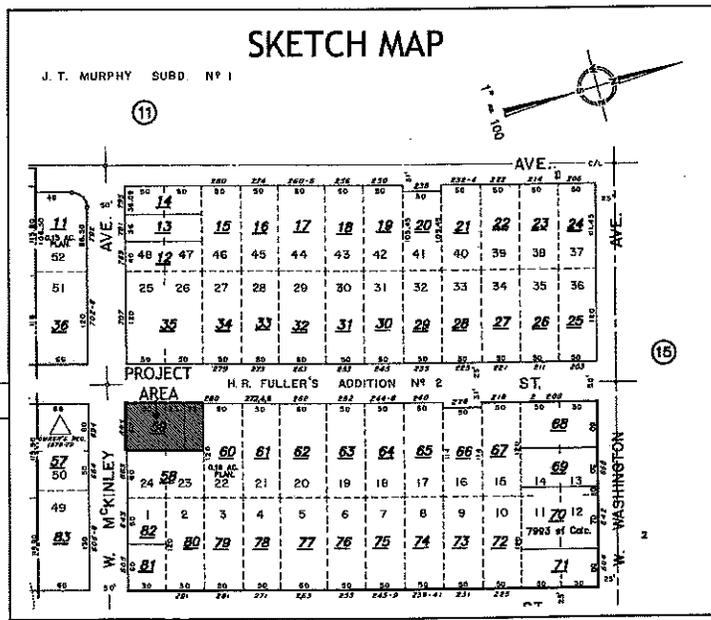
See Continuation Sheet, Page 7

B13. Remarks:

\*B14. Evaluator: Robert R. Cartier

\*Date of Evaluation: 10/14/08

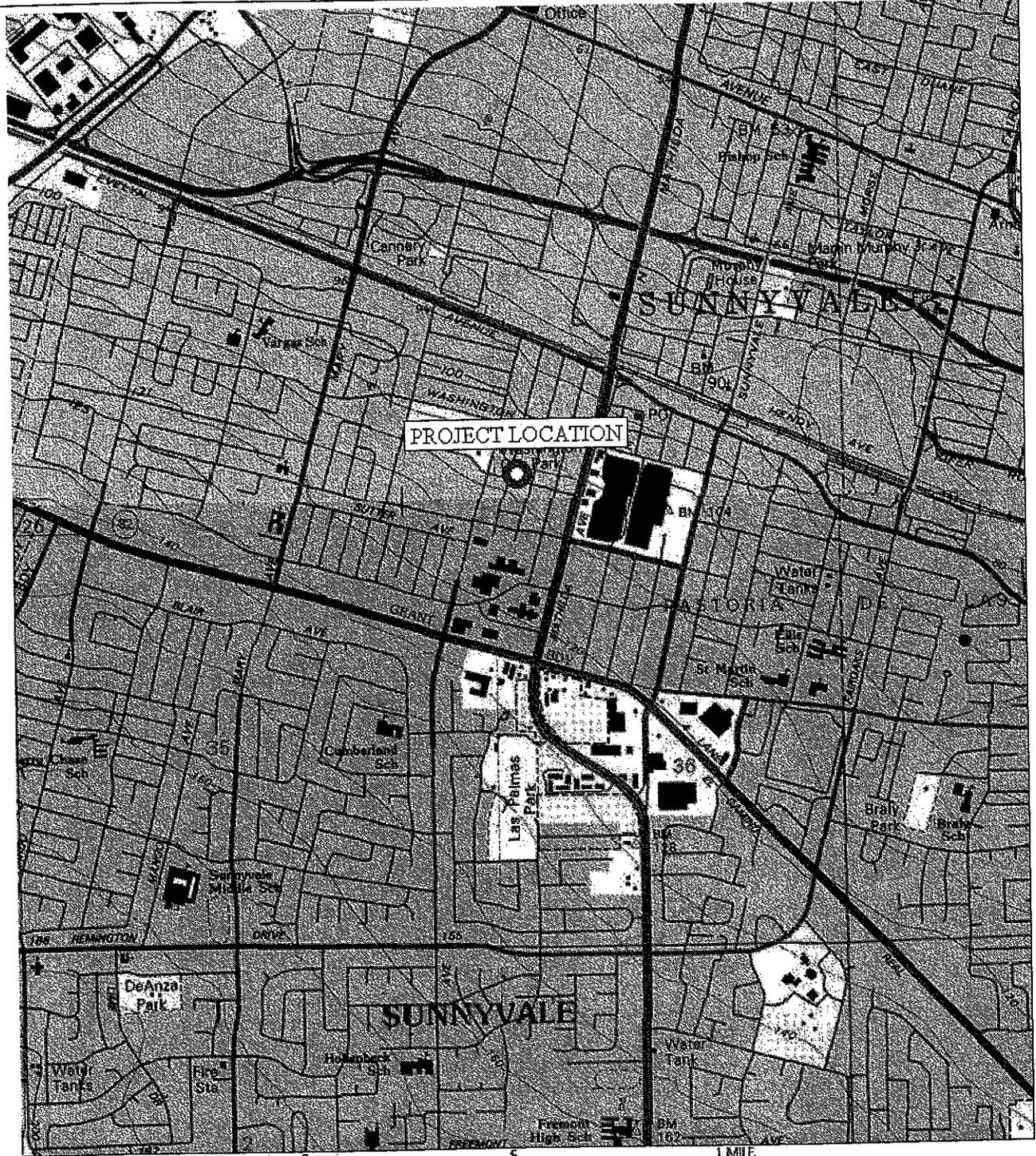
(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

Page 3 of 12 Resource Name or # (Assigned by recorder) 693 West McKinley Avenue  
 \*Map Name: Mountain View, CA \*Scale: 7.5 Minute \*Date of Map: 1997



TN \* / MIN  
 15°

0 1000 FEET 0 500 1000 METERS  
 Printed from TOPO! ©2001 National Geographic Holdings (www.topo.com)

State of California - The Resources Agency	Primary # _____
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<b>CONTINUATION SHEET</b>	Trinomial _____

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\*Recorded by Archaeological Resource Management Date 10/14/08  Continuation  Update

Continued from P3a:

The most notable architectural features of the residence are the segmented-arch openings on the front and sides of the semi-enclosed porch. The residence was constructed without a foundation, and the primary support beams rest directly on the soil below.

The interior of the structure is in good to fair condition, and retains much of its original feeling. Interior walls feature some period detailing such as wainscoting and simple moldings. The living room includes a small recessed bay window, with a built-in storage compartment. However, flooring, countertops, as well as some fixtures in both the kitchen and bathroom, have been replaced.

Continued from B10:

*The City of Sunnyvale's Heritage Resource Inventory*

Chapter 19.96 of the Sunnyvale Municipal Code regarding the City of Sunnyvale's Heritage Preservation ordinance outlines the guidelines for evaluating and nominating historic resources as follows: "Any improvement, building, portion of buildings, structures, signs, features, sites, scenic areas, views, vistas, places, areas, landscapes, trees, or other natural objects or objects of scientific, aesthetic, educational, political, social, cultural, architectural, or historical significance can be designated a heritage resource by the city council and any area within the city may be designated a heritage resource district by the city council pursuant to provisions of this chapter if it meets the Criteria of the National Register of Historic Places, or one or more of the following:

- (a) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering, architectural, or natural history;
- (b) It is identified with persons or events significant in local, state, or national history;
- (c) It embodies distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- (d) It is representative of the work of a notable builder, designer, or architect;
- (e) It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically or by plan or physical development;
- (f) It has a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of a neighborhood, community, or the city of Sunnyvale;
- (g) It embodies elements of architectural design, detail, materials, or craftsmanship that represents a significant structural or architectural achievement or innovation;
- (h) It is similar to other distinctive properties, sites, areas, or objects based on a historic, cultural, or architectural motif;
- (i) It reflects significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning;
- (j) It is one of the few remaining examples in the city, region, state, or nation possessing distinguishing characteristics of an architectural or historic type or specimen;
- (k) With respect to a local landmark, it is significant in that the resource materially benefits the historical character of a neighborhood or area, or the resource in its location represents an established and familiar visual feature of the community 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 Historic Places, which are incorporated by reference into this chapter." (Taken from Chapter 19.96.050 of the Guidelines for Heritage Preservation.)

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

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_

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 \*Recorded by Archaeological Resource Management Date 10/14/08  Continuation  Update

B10 Continued:

The structure at 693 West McKinley Avenue is currently listed on the City of Sunnyvale's Heritage Resource Inventory. The residence at 693 West McKinley Avenue appears to meet several of the criteria listed above. Emile Corboline, mayor of Sunnyvale from 1940 to 1947 grew up in the home, and can be considered a figure of local historical importance. Thus the residence appears to qualify as eligible under criterion b. The structure does not represent a recognized architectural style, however it is a good example of an early 20<sup>th</sup> century working-class vernacular residence, associated with workers at the Joshua Hendy Ironworks. Thus the structure appears to qualify as eligible under criterion c. Although not a part of a recognized historic district, the surrounding neighborhood contains many structures of a similar and slightly later chronology, and can generally be described as working class residential. Thus the residence is compatible with the historic character of the neighborhood, and appears to qualify as eligible under criterion e.

*California Register of Historic Resources Criteria*

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

1. Association with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings).

The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The structure at 693 West McKinley Avenue is not currently listed on the California Register of Historical Resources. In addition, the structure does not appear to be eligible for inclusion in this register under any of the criteria listed above. The structure is not associated with persons or events of historic importance at the state level, it does not embody the distinctive characteristics of any architectural style or method, and does not appear to be likely to yield information important to the history of the City of Sunnyvale, California, or the nation.

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\*Recorded by Archaeological Resource Management Date 10/14/08  Continuation  Update

*National Register Criteria*

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures.

The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

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

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

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

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

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

The structure at 693 West McKinley Avenue is not currently listed on the National Register of Historic Places. In addition, it does not appear to be potentially eligible for listing in this register. The structure is not associated with persons or events of historic significance, it does not embody the distinctive characteristics of a type, period, or method of construction, and does not appear likely to yield information important to history.

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION <b>CONTINUATION SHEET</b>	Primary # _____ HRI # _____ Trinomial _____
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Page 7 of 12 \*Resource Name or # (Assigned by recorder) 693 West McKinley Avenue  
 \*Recorded by Archaeological Resource Management Date 10/14/08  Continuation  Update

Continued from B12:

Assessor's Office, County of Santa Clara  
 2008 Record search of assessed value and associated taxes for the property at 693 West McKinley Avenue.

Calloway, S. and E. Cromley  
 1996 *The Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present, Revised Edition.* Simon & Schuster, New York.

Douglas, J.  
 1993 *Historical Footnotes of Santa Clara Valley.* San Jose Historical Museum Association, San Jose.

Hoover, M. et al  
 1966 *Historic Spots in California.* Stanford University Press, Stanford California.

McAlester, V. and L. McAlester  
 1997 *A Field Guide to American Houses.* Alfred A. Knopf, New York.

Payne, S.  
 1987 *Santa Clara County: Harvest of Change.* Windsor Publications, Northridge, California.

Recorder's Office, County of Santa Clara  
 2008 Record search of recorded information for the property at 693 West McKinley Avenue.

Sawyer, E.  
 1922 *History of Santa Clara County, California.* Historical Record Company, Los Angeles.

Seavey, K. L.  
 1988 *Images: Sunnyvale's Heritage Resources.* Composite Arts, Sunnyvale, California.

Thompson & West  
 1876 *Historical Atlas of Santa-Clara County, California.* Thompson & West, San Francisco.

US Department of the Interior  
 1990 *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*

US Department of the Interior  
 1982 *Bulletin 15 - "How to Apply the National Register Criteria for Evaluation."*

Whiffen, M.  
 1992 *American Architecture since 1780, Revised Edition.* The MIT Press, Cambridge, MA.

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

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Trinomial \_\_\_\_\_

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\*Recorded by Archaeological Resource Management Date 10/14/08  Continuation  Update

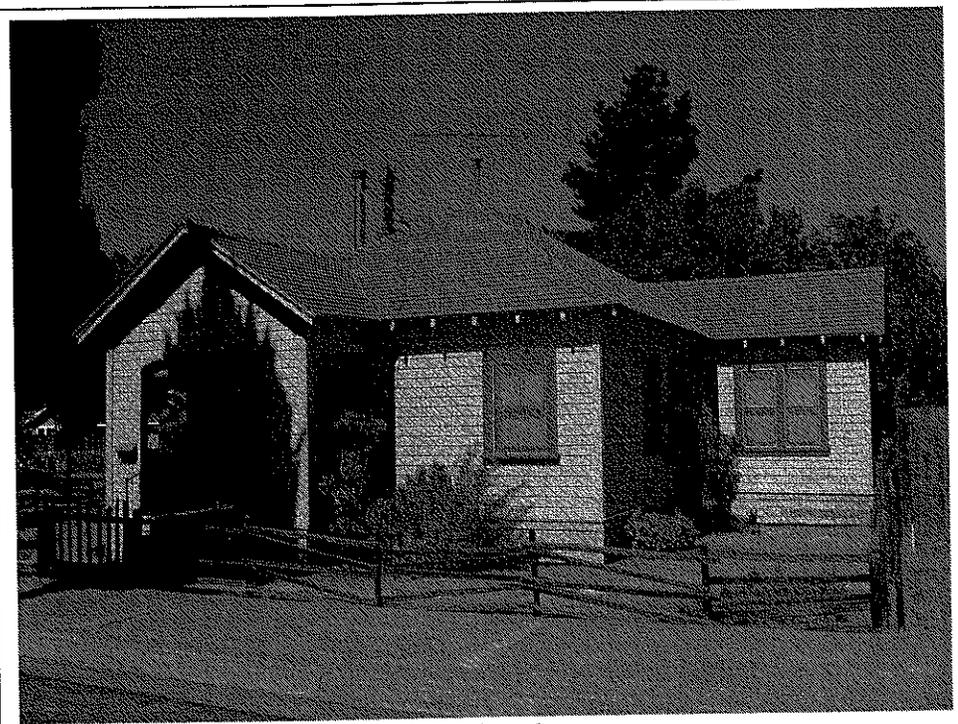


Photo 1: Oblique view of the front façade.

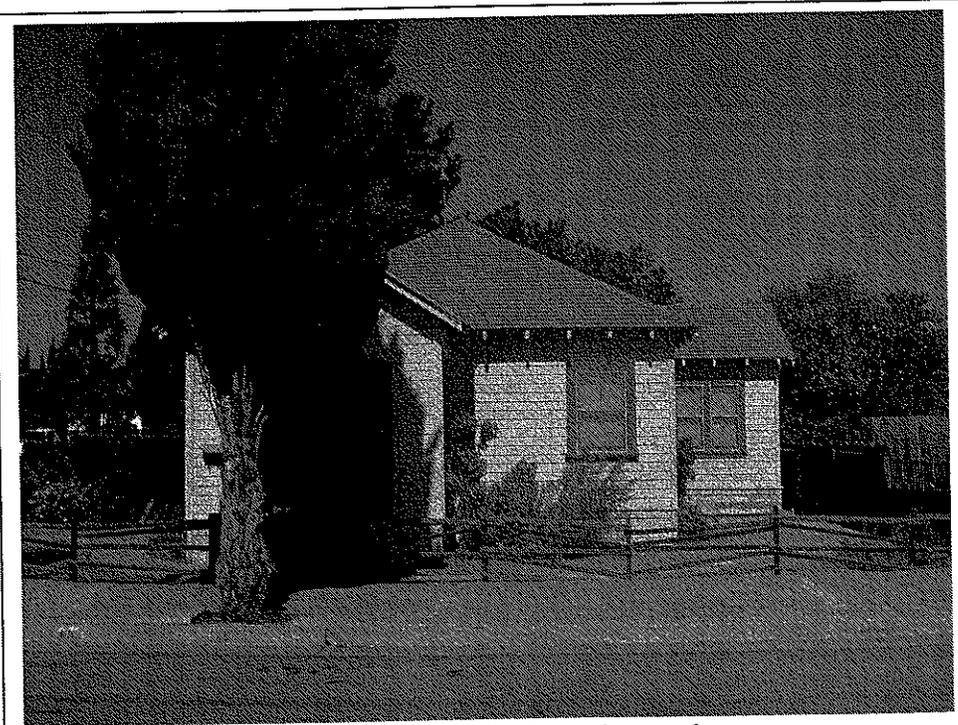


Photo: Direct view of the front façade from the south.

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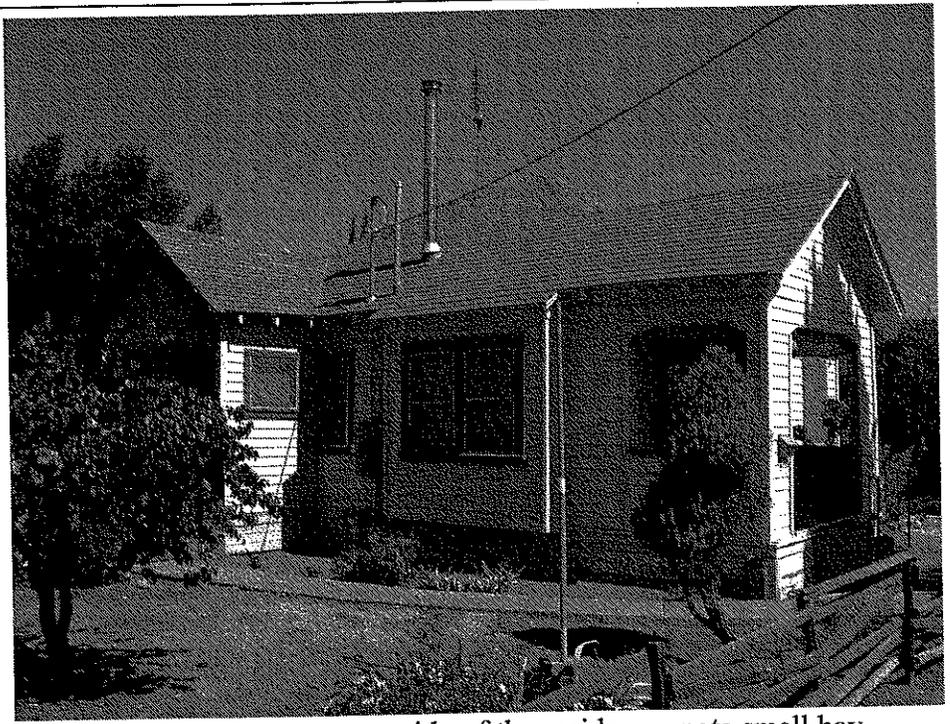


Photo 3: View of the western side of the residence, note small bay.

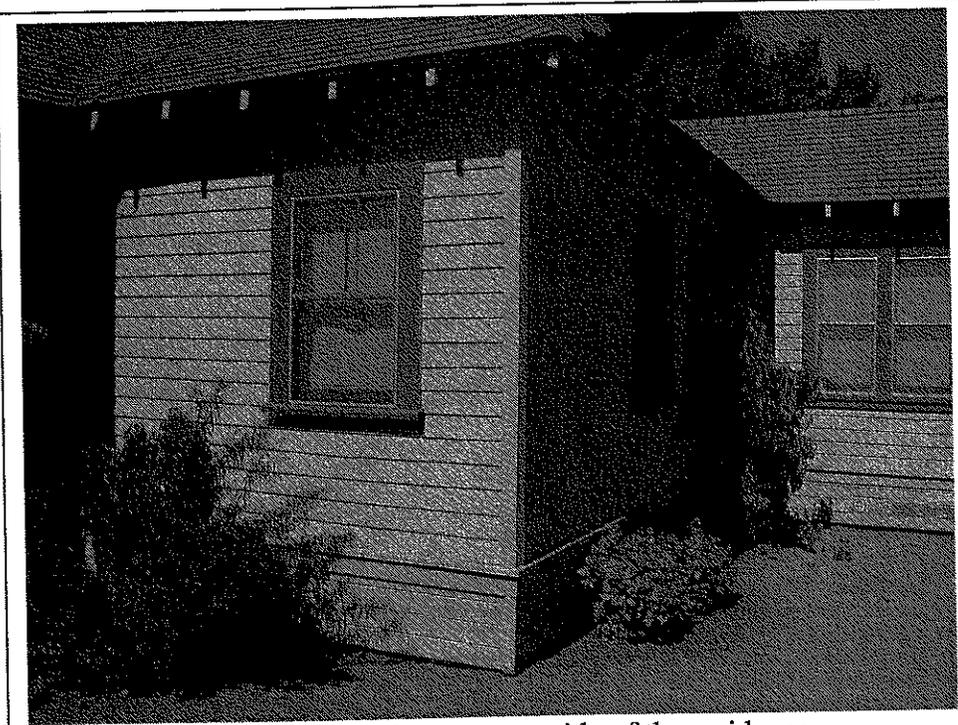


Photo 4: Detail of portion of the eastern side of the residence.

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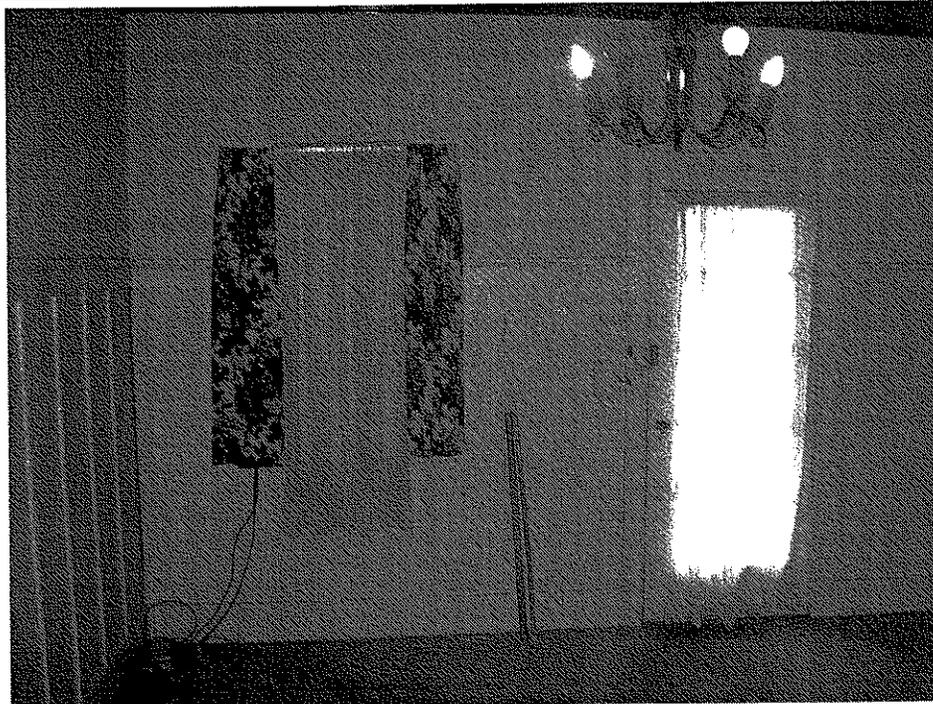


Photo 5: Interior view of the living room, note wainscoting.

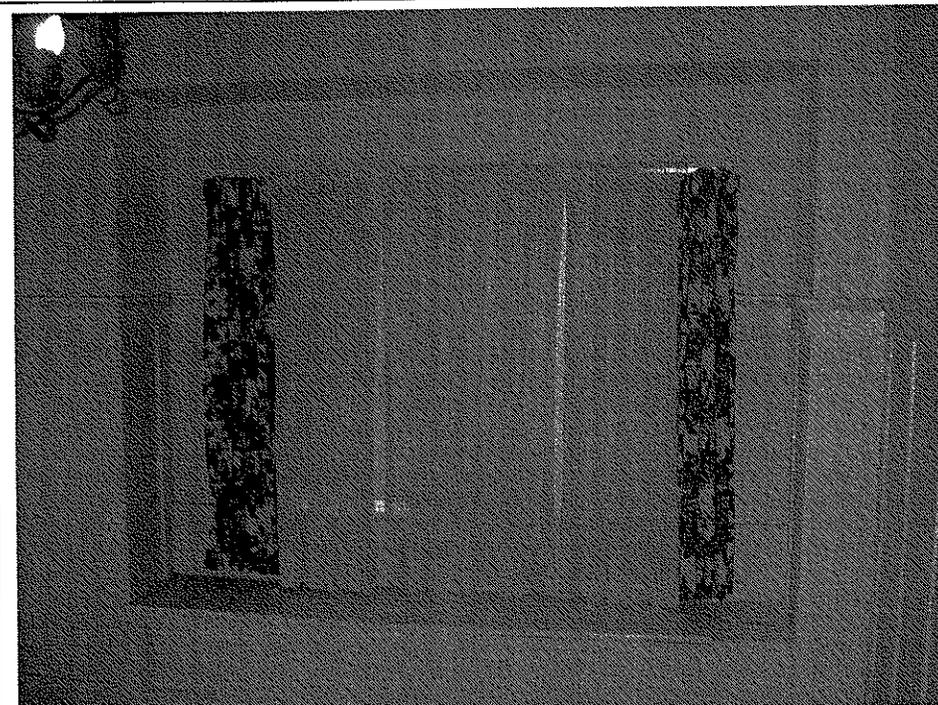


Photo 6: Detail of recessed bay in living room.

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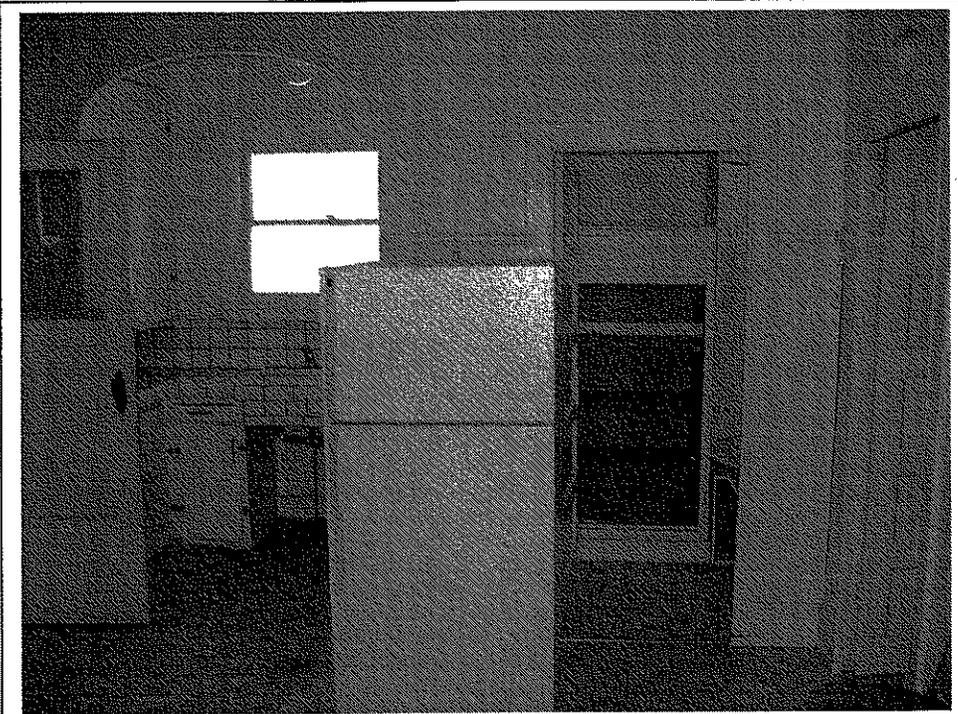


Photo 7: View of the kitchen, note arched entry to prep area.



Photo 8: View of the basement showing support beams.

State of California - The Resources Agency  
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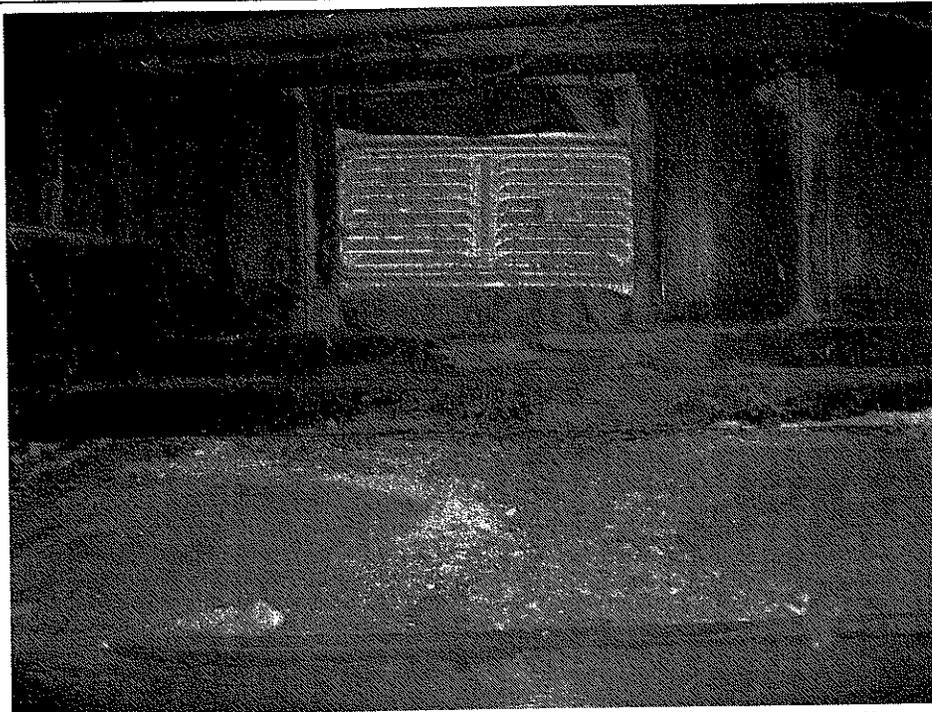


Photo 9: Detail of basement, showing beams resting directly on soil.



Photo 10: View of the small garage structure adjacent to the residence.





RESIDENTIAL BROKERAGE

10105 S. DEANZA BOULEVARD  
CUPERTINO, CA 95014  
(408) 252-1133 BUS  
(408) 252-0538 FAX

October 20, 2008

City of Sunnyvale  
Planning Department and  
Heritage Preservation Commission

Dear Sir/Madam:

Thank you for reviewing the status of 693 West McKinley as part of the Heritage Resources Inventory. This past year the last of two remaining Corbolines who had lived in the house died. Genevieve Corboline lived in the house until her death in February, 2008. There is no one in the family who wants to live there and the two parties who are responsible for its disposition, desire to sell the house. Unfortunately, the house has so many structural problems that it would be hazardous to occupy it and may not be saleable.

The house is only 584 sq. ft. according to the county records, plus a detached garage which is leaning and could collapse in the near future.

In addition, the house has no foundation. The 2x4 base boards sit directly on the ground and have been infested by subterranean termites for likely seventy or more years. All major support beams are thoroughly infested by termites. The bathroom has had severe water damage and dry rot over the years. All floors slope noticeably due to lack of structural support from the decaying under carriage. (See Able Exterminators, Inc. Termite Report dated August 14, 2008.)

Sunnyvale Assistant Planner, Noren Caliva, visited the house with me in August and had an opportunity to see the condition it is in. She went under the house to note the lack of a foundation. She saw the walls with termite debris at their base, inside, as well as the sloping floors.

We are asking the Heritage Preservation Commission to allow the property holders to remove the house from the Heritage Resources Inventory in order to sell to a buyer who will more than likely tear it down because it is not habitable in the current condition. Plus, it is too small to be a desirable home even if it were possible to repair it.

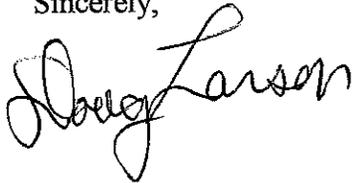
City of Sunnyvale and Heritage Preservation Commission

2.

I am a long-time Sunnyvale resident myself, moving here in 1971, and I appreciate the city's history and tradition. I was there September 27<sup>th</sup> for the grand opening of the Murphy House Museum. I'm a graduate of both Leadership Sunnyvale and S.N.A.P. I'm also a realtor and a realist. The house has a past but no future. No one is likely to buy it because of its sad state of disrepair. And the people entrusted with its care can't be expected to forever pour money into it.

In behalf of the current owners we respectfully request that the Heritage Preservation Commission remove 693 W. McKinley property from the Heritage Resources Inventory.

Sincerely,



Douglas Larson  
Realtor  
Coldwell Banker

Cc: I. Hensley  
J. Sears  
J. Yelland

Attachment

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 693	Street W. MCKINLEY AVE.	City SUNNYVALE	Zip 94086	Date of Inspection 08/12/08	Number of Pages 8
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ABLE EXTERMINATORS, INC.  
 P.O. BOX 5339  
 SAN JOSE, CALIFORNIA 95150  
 PHONE (408) 251-6500 - FAX# (408) 251-3652



Registration # PR0176      Report # 135667      Escrow #

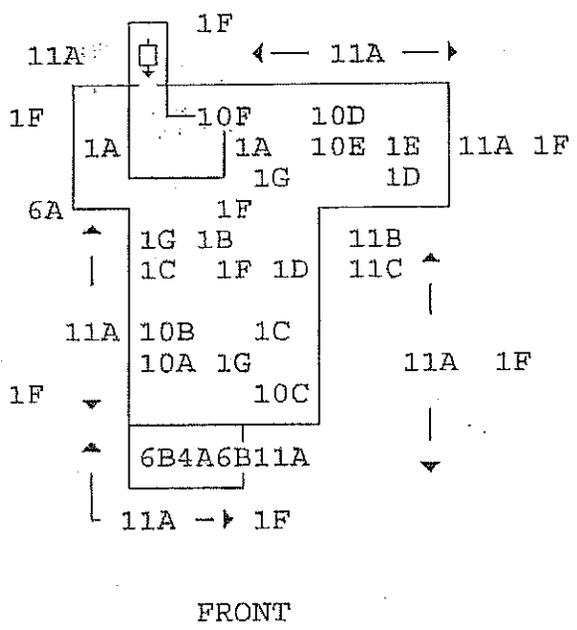
Ordered by: Doug Larson/Coldwell Banker R. E-mail Only Dlarson@cbnocal.com 00000-0000	Property Owner and/or Party of Interest: Unknown % Agent 00000-0000	Report Sent to:
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COMPLETE REPORT     LIMITED REPORT     SUPPLEMENTAL REPORT     REINSPECTION REPORT

General Description: One story, one family wood frame residence with wood siding exterior	Inspection Tags Placed: Basement
	Other Inspection Tags:

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any structures not on the diagram were not inspected.

Subterranean Termites     Drywood Termites     Fungus/Dryrot     Other Findings     Further Inspection   
 If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



Inspected by John van de Groenekan    State License No. PR10483    Signature *John van de Groenekan*

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 1418 Howe Avenue, Suite 18, Sacramento, California 95825-3204.  
 NOTE: Questions or problems concerning the above report should be directed to the manager of this company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov.    43M-41 (Rev. 10/01)

Building No.	Street	City	Zip	Date of Inspection	Page
693	W. MCKINLEY AVE.,	SUNNYVALE	94086	08/12/08	2 of 8

**SCOPE OF INSPECTION. IMPORTANT INFORMATION**

This is a report of an inspection for wood destroying pests and organisms of a vacant structure with carpets. This inspection is limited to visible and accessible areas of this structure. This inspection and report does not reveal building code compliance or non-compliance. For information about code compliance, a company that makes structural home inspections should be engaged. We have not inspected areas under appliances, storage or floor coverings nor did we inspect inside finished walls or ceilings. Inspection of these areas is not practical. If inspection of any of these areas is requested, we would perform that inspection for an additional charge. We did not inspect electrical, heating or mechanical systems nor did we inspect the plumbing systems except as may be specifically noted below. Inspection of these systems is beyond the scope of this inspection and report. **THE EXTERIOR SURFACE OF THE ROOF WAS NOT INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTORS' STATE LICENSE BOARD.** Wood members above eight (8) feet in height were visually inspected only. Further inspection is recommended. If any of these areas become accessible or if concealed infestations or damage become evident after the date of our original inspection, we will issue a supplemental report with recommendations and costs for corrections.

WE GUARANTEE TREATMENTS DONE BY THIS COMPANY FOR ONE YEAR FROM THE DATE OF COMPLETION. WE GUARANTEE WATER DAMAGE REPAIRS FOR THIRTY (30) DAYS FROM THE DATE OF COMPLETION. FUMIGATIONS ARE GUARANTEED FOR THREE YEARS FROM THE DATE OF THE FUMIGATION. WE CANNOT GUARANTEE WORK DONE BY THE OWNERS OR THE OWNERS' AGENTS. WE MAKE NO GUARANTEE AGAINST FUTURE INFECTIONS, ADVERSE CONDITIONS OR CONDITIONS PRESENT BUT NOT EVIDENT AT THE TIME OF OUR INSPECTION.

"NOTICE: REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS REGISTERED COMPANIES SHOULD LIST THE SAME FINDINGS (I.E. TERMITE INFESTATIONS, TERMITE DAMAGE, FUNGUS DAMAGE, ETC.). HOWEVER, RECOMMENDATIONS TO CORRECT THESE FINDINGS MAY VARY FROM COMPANY TO COMPANY. YOU HAVE A RIGHT TO SEEK A SECOND OPINION FROM ANOTHER COMPANY.

NOTE: This company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of the request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

NOTE: THIS COMPANY WILL REINSPECT WORK PERFORMED BY OTHERS FOR A REINSPECTION FEE OF \$175.00. OPEN WALL AND OPEN FLOOR INSPECTIONS ARE REQUIRED IF A CERTIFICATION OF THOSE AREAS IS DESIRED FROM THIS COMPANY.

Building No.	Street	City	Zip	Date of Inspection	Page
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NOTE: IF, DURING THE PERFORMANCE OF ANY REPAIRS, OR REINSPECTIONS, BY THIS COMPANY, ANY INFESTATIONS OR INFECTIONS ARE REVEALED THAT WERE NOT EVIDENT AT THE TIME OF OUR ORIGINAL INSPECTION, WE WOULD ISSUE A SUPPLEMENTAL REPORT WITH FINDINGS, RECOMMENDATIONS AND ADDITIONAL COSTS FOR CORRECTIONS.

NOTE: THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I/SECTION II CONDITIONS EVIDENT ON THE DATE OF INSPECTION. SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION. SECTION II ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND. FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(S) WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE THE INSPECTION AND CANNOT BE DEFINED AS SECTION I OR SECTION II.

(1) SUBSTRUCTURE AREA

1A. FINDING: The basement retaining walls were found to be in direct earth contact.

RECOMMENDATION: The owner is to contact a licensed and qualified contractor to examine and make the necessary repairs or revisions. All guarantees pertaining to this item are to be secured from the person or firm which performs the repair. SECTION II ITEM.

1B. FINDING: Heating ducts under the structure are deteriorated at the area indicated on the diagram. This condition existed prior to our inspection.

RECOMMENDATION: The owner should have a sheetmetal contractor or someone in this line of work check the heater ducts under the structure and make necessary recommendations for corrections. SECTION II ITEM.

1C. FINDING: Subterranean termite damage was found to the girders.

RECOMMENDATION: The owner is to contact a licensed and qualified contractor to examine and make the necessary repairs or revisions. All guarantees pertaining to this item are to be secured from the person or firm which performs the repair. SECTION I ITEM.

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1D. FINDING: Infestation by drywood termites was noted at the subarea and interior extending into inaccessible areas.

RECOMMENDATION: Due to the nature of these infestations, it will be necessary to seal the entire structure and fumigate it with Vikane or Zythor (both Sulfuryl Flouride). We will use tear gas (Chloropicrin) as a warning agent. The entire structure must be vacant for at least 48 hours for this process. We will use all due caution in our operation, however, we assume no liability for any damage to the roof coverings, solar panels, TV antennas or plantings adjacent to the structure. The occupants must sign the Occupants Fumigation Notice and comply with all of the instructions. SECTION I ITEM.

NOTE: It will be the owner's responsibility to ensure that all exterior openings (ie. ventilation and substructure access) are sealed prior to the fumigation start date. Able Exterminators, Inc. and it's subcontractors assume no liability for accidental injury to pets or other animals while performing fumigation.

NOTE: Instructions for preparation work and additional costs, if any, will be forthcoming and must be complied with in order for fumigation to commence.

NOTE: Fumigations performed by this company are guaranteed for three (3) years from the date of completion.

1E. FINDING: Drywood termite pellets were evident as noted in 1D.  
RECOMMENDATION: Remove or mask over all accessible termite pellets. It is possible for drywood termite pellets to sift down or reappear in these areas where they have been masked over. SECTION I ITEM.

1F. FINDING: Evidence of subterranean termite infestation was noted in the area indicated on the diagram.

RECOMMENDATION: Chemically treat the soil at probable entry points for the control of subterranean termites around the entire structure using Premise (Imidacloprid). In conventional construction, this may include, but is not limited to: rodding the soils around perimeter foundation walls, piers and plumbing pipes in the subarea. SECTION I ITEM

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1G. FINDING: Earth contact was found at the joist supports throughout the crawl space. There is evidence that subterranean termites have used this earth contact to enter the structure.

RECOMMENDATION: The owner is to contact a licensed and qualified contractor to examine and make the necessary repairs or revisions. All guarantees pertaining to this item are to be secured from the person or firm which performs the repair. SECTION I ITEM.

(4) PORCHES...STEPS

4A. FINDING: Fungus damage was found to the front porch decking.

RECOMMENDATION: The owner is to contact a licensed and qualified contractor to examine and make the necessary repairs or revisions. All guarantees pertaining to this item are to be secured from the person or firm which performs the repair. SECTION I ITEM.

(6) ABUTMENTS

6A. FINDING: The fence(s) attached to the structure create earth to wood contact(s).

RECOMMENDATION: Separate the fence(s) from the structure by installing metal flashing between the fence(s) and the structure. SECTION II ITEM.

6B. FINDING: We are unable to inspect the internal framing of the front porch walls due to the enclosed construction design.

RECOMMENDATION: Further inspection recommended. Cut and make an opening as practical to allow for further inspection. If no internal problems are found, install a standard size vent into opening made. No painting is included. UNKNOWN-FURTHER INSPECTION RECOMMENDED.

(8) GARAGES

NOTE: The carriage house was not connected to the structure; therefore, we do not include it in this report.

(10) OTHER...INTERIOR

10A. FINDING: There is a surface fungus condition located on the in the window box of the front room.

RECOMMENDATION: Scrape or wire brush this area to remove the visible fungus and treat the area with Tim-Bor (disodium octaborate tetrahydrate). SECTION I ITEM.

10B. FINDING: There are cracked interior wall finishes in the front window.

RECOMMENDATION: The owner is to contact a licensed and qualified contractor to examine and make the necessary repairs or revisions. All guarantees pertaining to this item are to be secured from the person or firm which performs the repair. SECTION II ITEM.

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10C. FINDING: Drywood termite damage and subterranean termite damage were found to the plywood wall coverings in the front right room.

RECOMMENDATION: The owner is to contact a licensed and qualified contractor to examine and make the necessary repairs or revisions. All guarantees pertaining to this item are to be secured from the person or firm which performs the repair. SECTION I ITEM.

10D. FINDING: Fungus damage was found to the subfloor of the hall bathroom beneath the toilet and claw foot tub.

RECOMMENDATION: The owner is to contact a licensed and qualified contractor to examine and make the necessary repairs or revisions. All guarantees pertaining to this item are to be secured from the person or firm which performs the repair. SECTION I ITEM.

10E. FINDING: There is a plumbing leak at the tub handle in the hall bathroom tub.

RECOMMENDATION: The owner should have a licensed plumber or someone in this line of work repair the leakage. Any guarantee desired should be secured from the party that actually performs the work. SECTION II ITEM.

10F. FINDING: There is a plumbing leak at the faucet for the kitchen sink.

RECOMMENDATION: The owner should have a licensed plumber or someone in this line of work repair the leakage. Any guarantee desired should be secured from the party that actually performs the work. SECTION II ITEM.

(11) OTHER...EXTERIOR

11A. FINDING: There is no concrete foundation beneath the structure creating direct earth contact with the wood members of the structure. There is surface fungus on the lower framing and subterranean termites have entered the structure at various points using this earth contact.

RECOMMENDATION: Owner is advised to contact a licensed foundation expert to analyze this area and make the needed changes to eliminate the fungus infections and break the earth to wood contact. SECTION I ITEM.

11B. FINDING: The eave boards have been damaged by fungus at the area indicated on the diagram.

RECOMMENDATION: Remove and replace the damaged wood members, paint the repaired areas with primer paint only. SECTION I ITEM.

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11C. FINDING: In connection with the wood repairs outlined in recommendation 11B, the roof covering may be damaged.  
RECOMMENDATION: Upon completion of our wood repairs, the owner should have a roofer or someone in this line of work check and repair the roof covering if necessary.  
SECTION I ITEM.

NOTE: IF, DURING THE PERFORMANCE OF ANY TREATMENTS, REPAIRS, OR REINSPECTIONS BY THIS COMPANY, ANY DAMAGE, INFESTATIONS, INFECTIONS, PLUMBING LEAKS OR FAULTY FIXTURES ARE REVEALED THAT WERE NOT EVIDENT AT THE TIME OF OUR ORIGINAL INSPECTION OR EXTEND INTO CURRENTLY INACCESSIBLE AREAS, WE WOULD ISSUE A SUPPLEMENTAL REPORT WITH FINDINGS, RECOMMENDATIONS AND ADDITIONAL COSTS FOR CORRECTIONS.

NOTE: If a complete certification is desired from this company, all Section I items would have to be completed.

NOTE: This Wood Destroying Pests & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold like condition. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you would like your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

NOTE: You must read and understand the scope of inspection and report. If you do not agree with and understand the scope of inspection, do not use this report for any purpose. Contact our office for further information.

NOTE: ABLE EXTERMINATORS, INC., assumes no liability for any conditions outlined in Unknown-Further Inspection items unless they are performed as outlined in the report.

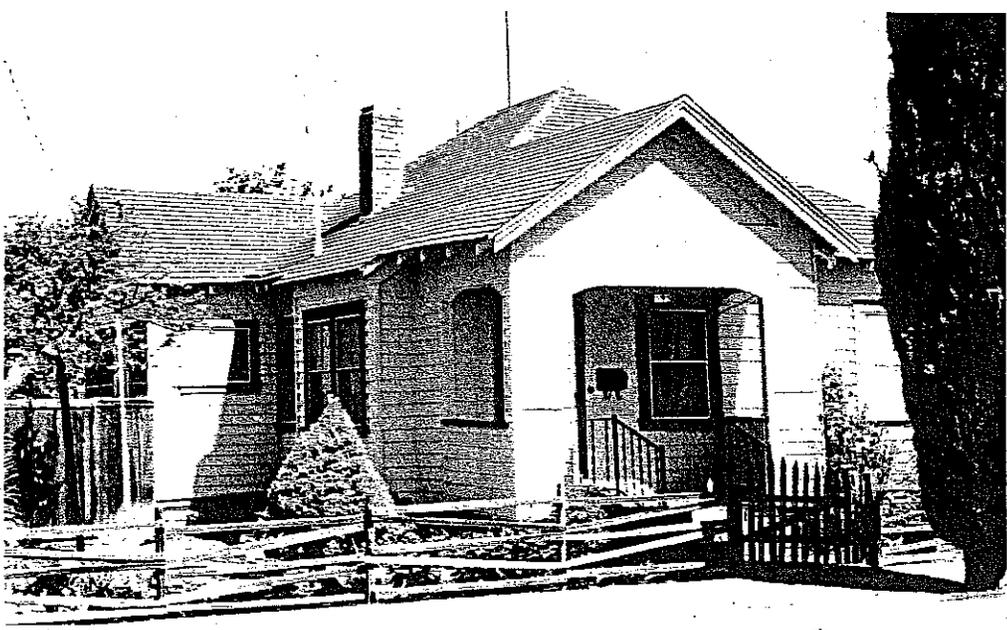
NOTE: "State law requires that you be given the following information: CAUTION-PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence these are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degrees of exposure, so exposure should be minimized."

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"If, within 24 hours following application, you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center 1-800-876-4766 and your pest control company immediately."

"For further information, contact any of the following: Your Pest Control Company (408) 251-6500; for Health Questions-The County Health Department (408) 299-5822; for Application Information-The Santa Clara County Agricultural Commissioner (408) 918-4600 or the Alameda County Agricultural Commissioner (510) 670-5232 and for Regulatory Information-the Structural Pest Control Board (800) 737-8188 located at 2005 Evergreen Street, Suite 150, Sacramento, Ca 95815-3831"

693 West McKinley Avenue



Just before 1914 Charles Fuller built this small one story, wood framed vernacular house as part of an early Sunnyvale housing tract. Its cross gabled hip roof relates it to the Queen Anne style, but there is none of the Victorian ornamentation associated with this building type. It is a simple working class home.

In 1914 Joseph Corboline, his wife Anna, and their first two 97

children moved from a rental house at Mathilda and Evelyn Streets into the new house. Joseph was a machinist with the Joshua Hendy Iron Works, and he had moved to Sunnyvale with the firm when its plant was destroyed in the 1906 San Francisco earthquake and fire. One of his sons, Emile Corboline, later became a Sunnyvale mayor.

\*Official inventory status pending Council action.