

RECOMMENDED FINDINGS

Landmark Alteration Permit

General Plan Community Character Chapter – Heritage Preservation

Policy CC-5.2: Enhance the visual character of the City by preserving diverse as well as harmonious architectural styles, reflecting various phases of the City's historical development and the cultural traditions of past and present residents.

1. The proposed project is consistent with the purposes of the Heritage Preservation Ordinance. **Finding Met.**

The proposed project is consistent with applicable sections of the Sunnyvale Municipal Code and Joshua Hendy Iron Works Historic District (District). The project is compatible with the majority of the character-defining features of the District. The utilitarian design and materials proposed for a new canopy addition to Building 16, as well as alterations to existing non-historic windows and doors are consistent with the historic district's industrial character, while their minimalistic, contemporary design differentiates the new construction from existing historic resources.

2. The proposal will not be detrimental to the significant historical features of the building. **Finding Met.**

The project preserves and maintains the contributing characteristics of the subject building. A historic evaluation report validates the selection of materials and colors and concludes that the proposed design is consistent with the District. Therefore, the proposal will not be detrimental to the significant historical features of the building.

3. The applicant has demonstrated that the action proposed is necessary to correct an unsafe or dangerous condition on the property pursuant to Sunnyvale Municipal Code (SMC) Section 19.96.110. **Finding Met.**

The project preserves and restores the current historic fabric of the building with minimal modifications to accommodate building code ingress/egress requirements. The project revitalizes the currently exposed original steel sash and glass windows, but also modifies some of the openings of the single egress doors and windows to meet building code requirements.

4. The applicant has demonstrated that denial of the application will result in immediate, undue, or substantial hardship pursuant to SMC Section 19.96.120. **Finding met.**

The project provides continued use of the building while maintaining overall compatibility with the character-defining features of the historic district.