

PAGE&TURNBULL



NORTHROP GRUMMAN MARINE SYSTEMS 401 EAST HENDY AVENUE BUILDING 16 PROPOSED PROJECT ANALYSIS

SUNNYVALE, CALIFORNIA
[21194]

PREPARED FOR RMW ARCHITECTURE AND INTERIORS
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I. INTRODUCTION

This Proposed Project Analysis has been prepared for RMW Architecture and Interiors (RMW) for a proposed project to rehabilitate Building 16 at the Northrop Grumman Marine Systems site at 401 East Hendy Avenue (APN 204-47-001) in Sunnyvale, California (**Figure 1 and Figure 2**). The site is located at the north side of East Hendy Avenue between North Sunnyvale Avenue to the west, North Fair Oaks Avenue to the east, and East California Avenue to the north.

Historically known as the Joshua Hendy Iron Works, the site was evaluated for historic significance in 2013 and found to be eligible for listing as a historic district in the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register).¹ Building 16 is a contributor to the Joshua Hendy Iron Works Historic District.

METHODOLOGY

This Proposed Project Analysis provides a summary of the current historic status and character-defining features of the eligible Joshua Hendy Iron Works Historic District. This memorandum considers the proposed project in relation to the historic district's character-defining features. It thereby analyzes the project's consistency with the Secretary of the Interior's (SOI) *Standards for the Treatment of Historic Properties*, specifically the *Standards for Rehabilitation*. This memorandum also analyzes project-specific and cumulative impacts of the proposed project to the Joshua Hendy Iron Works Historic District.

For the proposed new development at 401 East Hendy Avenue, Page & Turnbull reviewed a set of drawings for the planning application prepared by RMW, dated July 7, 2021, as well as two sets of updated drawings for Building 16, dated September 10, 2021 and June 24, 2022, respectively. This memorandum only addresses the revised set of drawings from June 2022, and follows a previous review completed by Page & Turnbull in September 2021. The June 2022 drawings are included in the **Appendix**. Page & Turnbull also reviewed the Historic Architectural Evaluation Report and associated DPR 523 Primary and District Record forms prepared by Ward Hill for the Joshua Hendy Iron Works in January 2013 and the National Historic Mechanical Engineering Landmark documentation prepared for the property by the American Society of Mechanical Engineers, dated December 14, 1978.

Page & Turnbull staff conducted a site visit to the subject property on July 30, 2021 to identify character-defining features and existing conditions of the Joshua Hendy Iron Works Historic District.

¹Ward Hill, "Historic Architecture Evaluation Report, Joshua Hendy Iron Works." (San Francisco: Prepared for HOK, January 2013).

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As Page & Turnbull staff was not permitted to take photographs at the site, all photographs in this report were provided to Page & Turnbull by RMW.

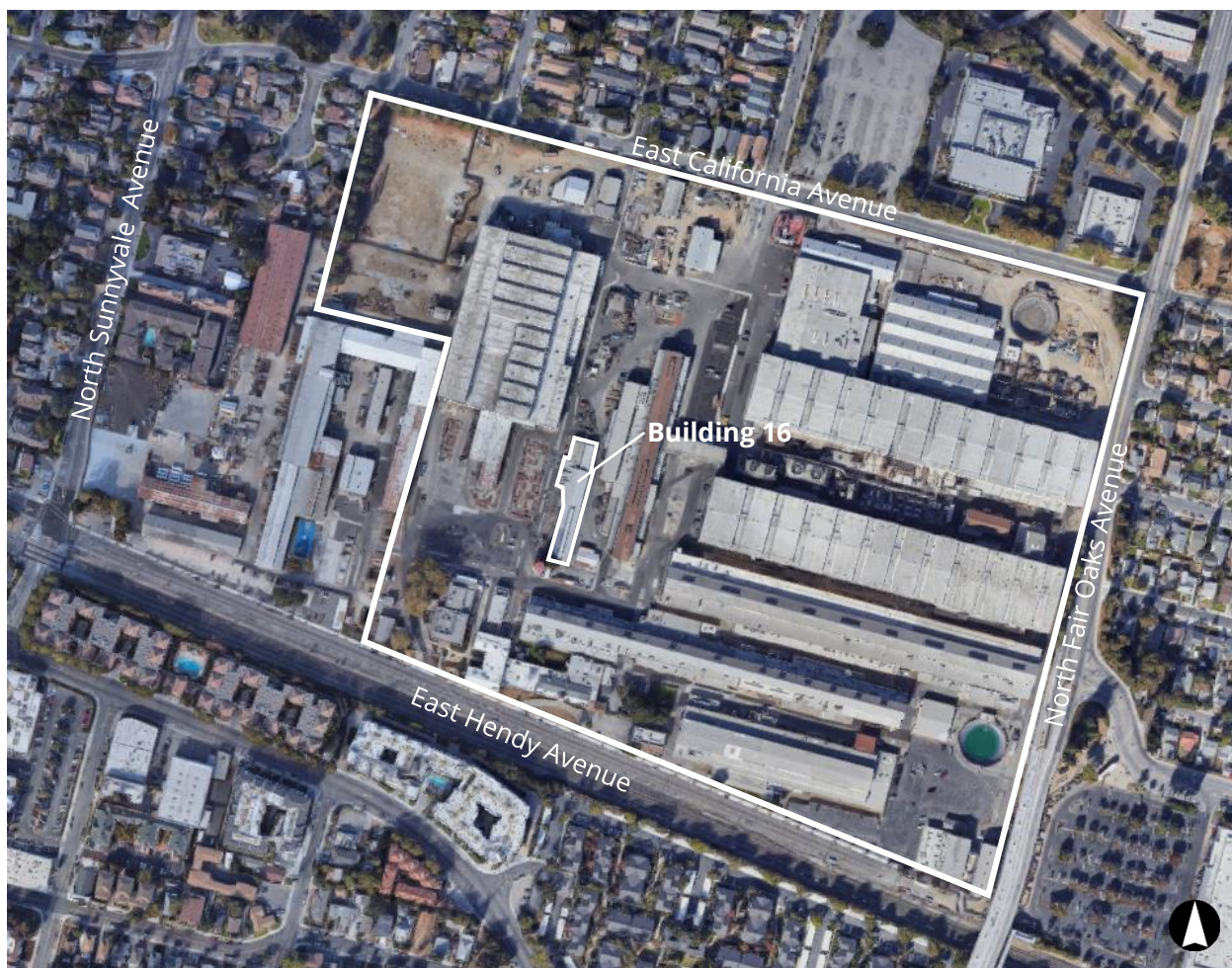


Figure 1. Aerial view of the subject property, with the parcel and boundary of the Joshua Hendy Iron Works Historic District outlined in white. Source: Google Maps. Edited by Page & Turnbull.

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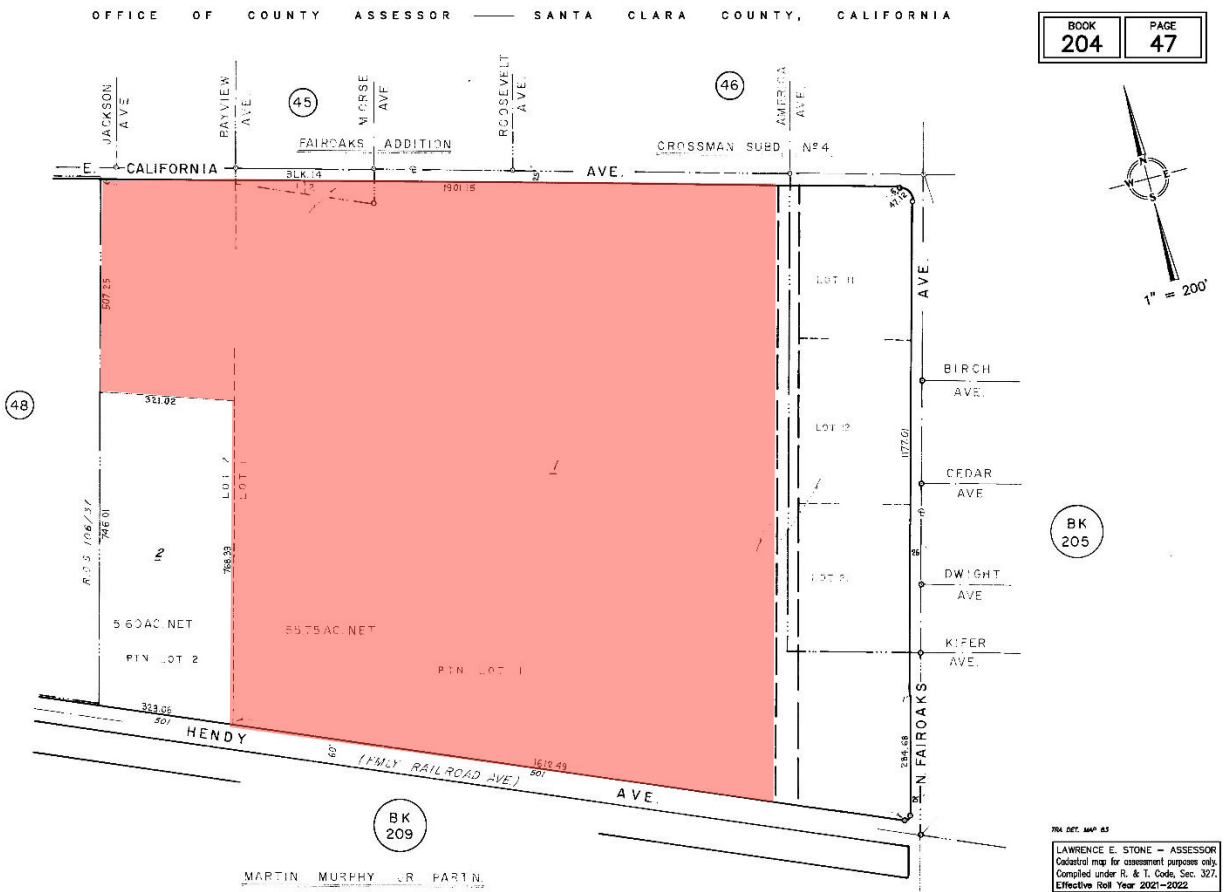


Figure 2: Parcel map, showing the location of the proposed project, shaded in red. Source: Office of the Assessor, County of Santa Clara, Office. Edited by Page & Turnbull.

II. EXISTING HISTORIC DESIGNATIONS & HISTORIC SIGNIFICANCE

EXISTING HISTORIC DESIGNATIONS

The following section examines the national, state, and local historic status currently assigned to the Joshua Hendy Iron Works site, as well as individual historic resources that have been identified within the property.

National Register of Historic Places

The National Register is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

The Joshua Hendy Iron Works site and associated buildings are not listed on the National Register.

California Register of Historical Resources

The California Register is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

The Joshua Hendy Iron Works site and associated buildings are not listed on the California Register.

California Historical Resource Status Codes

Properties listed or under review by the State of California Office of Historic Preservation (OHP) are listed within the Built Environment Resource Directory (BERD) and are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register or California Register.² Properties with a Status Code of "1" or "2"

² California State Office of Historic Preservation, Built Environment Resource Directory (BERD), Santa Clara County, updated March 2020.

are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of “3” or “4” appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of “5” have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of “6” are not eligible for listing in either register. Finally, a Status Code of “7” means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

The Joshua Hendy Iron Works site is listed in the BERD database for Santa Clara County with a status code of 3S, meaning that it appears eligible for listing in the National Register as an individual property, identified through survey evaluation.³ Buildings 11, 12, 16, 21, 31, 32, 33, 41, 51, 52, 61, 62, 73, 81, 82, 91, and 92 and the water tank are individually listed in the BERD database with status codes of 3D, meaning that each appears eligible for listing in the National Register as a contributor to a National Register-eligible district through survey evaluation.”⁴ Buildings 53 and 55 are listed with a status code of 7N, meaning they need to be reevaluated. Building 72 is listed with a status code of 7R, meaning it was identified in a Reconnaissance Level Survey but has not been evaluated.⁵ The most recent update to the BERD database was in March 2020.

City of Sunnyvale Heritage Resources Inventory

The City of Sunnyvale adopted its Heritage Resources Inventory, a list of heritage resources that have been officially designated or recognized by the City of Sunnyvale, in 1979. Per the City’s Municipal Code, “heritage resources” are “improvements, buildings, portions of buildings, structures, signs, features, sites, scenic areas, views and vistas, places, areas, landscapes, trees, or other natural objects or objects of scientific, aesthetic, educational, political, social, cultural, architectural, or historical significance to the citizens of the city, the Santa Clara Valley region, the state, or the nation, which are designated and determined to be appropriate for preservation by the city council.”⁶ The Sunnyvale Heritage Resources Inventory recognizes a hierarchy of heritage resources, including individual Local Landmarks and Local Landmark Districts; Designated Heritage Resources and Designated Heritage Resource Districts that have been formally designated locally and by the state and/or federal government; Heritage Resources and Heritage Resource Districts that have received

³ California State Office of Historic Preservation, Department of Parks and Recreation, *Technical Assistance Bulletin No. 8: User’s Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*, (Sacramento, November 2004).

⁴ Ibid.

⁵ Ibid.

⁶ Sunnyvale Municipal Code, 19.96.040. Definitions, accessed September 2, 2021, <https://qcode.us/codes/sunnyvale/>.

local designation; and Heritage Trees.⁷ The Sunnyvale Heritage Resources Inventory is a local register for the purposes of the California Environmental Quality Act (CEQA). Proposed alterations at properties listed on this register are subject to the regulations of Chapter 19.96 of the Sunnyvale Municipal Code.

The Joshua Hendy Iron Works was designated as a City of Sunnyvale Local Landmark in 1979. The American Chestnut tree in the courtyard behind the Administration Building (Building 72) is listed in Sunnyvale's Heritage Resources Inventory as a Heritage Tree.

Previous Historic Studies

Several historic studies have been completed for the Joshua Hendy iron Works site over the last 20 years. In 1998, the site was partially surveyed as part of the City of Sunnyvale Cultural Resources Intensive Survey and preliminarily found to be historically significant for its efforts to meet wartime production demands during World War II. Based on this assessment, the district was assigned a period of significance of 1940 to 1945. In 2013, historian Ward Hill completed an updated Historic Architecture Evaluation Report for the site, based on a more comprehensive survey of the site and its history. Based on this expanded survey, Hill found Joshua Hendy Iron Works site to be significant as a historic district at the local, state, and national level of significance under National Register Criteria A, B, and C and California Register Criteria 1, 2, and 3 with an expanded period of significance of 1906-1945.⁸

HISTORIC SIGNIFICANCE

Joshua Hendy Iron Works Historic District

The following summary of the historic significance of the Joshua Hendy Iron Works Historic District is excerpted from the "Historic Architecture Evaluation Report," prepared by Ward Hill in 2013.

The Joshua Hendy Iron Works Historic District is eligible under National Register Criterion A and California Register Criterion 1 because the company was the largest foundry operation in the Western United States, the first heavy industry in Santa Clara County and the internationally renowned manufacturer of mining equipment. The surviving six buildings or structures from the company's early (1906-07) period include the machine shop (Building 11), blacksmith shop (Building 16), foundry (Building 51), the carpentry shop (Building 52), the administration building (Building

⁷ Sunnyvale Municipal Code, 19.96.065. Ranking of heritage resources, alteration process, accessed September 2, 2021, <https://qcode.us/codes/sunnyvale/>; "City of Sunnyvale Heritage Resources Inventory," February 2020, accessed August 10, 2021, <https://sunnyvale.ca.gov/civicax/filebank/blobdload.aspx?BlobID=25105>.

⁸ Ward Hill, "Historic Architecture Evaluation Report, Joshua Hendy Iron Works," 38-41.

71) and the original Water Tower. The only major early building not extant today is the storage and compressor room (Building 14). The only other comparable historic industrial complex in the San Francisco Bay Area is Pier 70 in San Francisco which includes the original Union Iron Works buildings.

The Hendy plant also made a nationally recognized contribution to the World War II defense industry. Hendy received numerous awards during World War II for its unprecedented efforts in meeting urgent wartime production demands for both engines and ordnance. The company produced about one third of the EC-2 steam engines for the Liberty Ships, more than any plant in the world, 101 4-cylinder triple expansion steam engines for the Victory ships and 500 engines for the Corvette program. In another amazing feat, the Hendy workers produced 252 "Tiny Tim" rocket launchers in a single week.

The Historic District is significant under National Register Criterion B and California Register Criterion 2 because of its association with Charles Moore, a brilliant mechanical engineer, under whose management the Hendy plant during World War II was able to accomplish its significant contributions to the Allied war effort. He developed innovative mass production techniques and employee training programs. The major industrial buildings in the Historic District are also significant under National Register Criterion C and California Register Criterion 3. The original Hendy foundry (Building 51) and the machine shop (Building 11) are significant as building types as the earliest major extant industrial buildings in Santa Clara County. The major manufacturing buildings related to the World War II effort (Buildings 21, 31, 41 and 61) also are rare surviving examples of industrial buildings from this period. The monumental size and scale of the interiors of the major industrial buildings are particularly unique and notable for this period.⁹

The period of significance for the Joshua Hendy Iron Works Historic District under Criteria A/1, B/2, and C/3 for listing on the National Register and California Register is 1906 to 1945.

III. BRIEF ARCHITECTURAL DESCRIPTION

JOSHUA HENDY IRON WORKS HISTORIC DISTRICT

The Joshua Hendy Iron Works Historic District contains 35 buildings located on a 55.75 parcel (APN 204-47- 001) bounded by East California Avenue to the north, North Fair Oaks Avenue to the east, East Hendy Avenue to the south, and an adjacent parcel (APN 204-47-002) to the west (Figure 3). The parcel to the west is the former site of the Wooldridge Manufacturing Company. This property was acquired by Westinghouse Marine Division in 1957, outside the historic district's period of

⁹ Ward Hill, "Historic Architecture Evaluation Report, Joshua Hendy Iron Works," 39-40.

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significance of 1906 to 1945 and, therefore, is not part of the Joshua Hendy Iron Works Historic District.

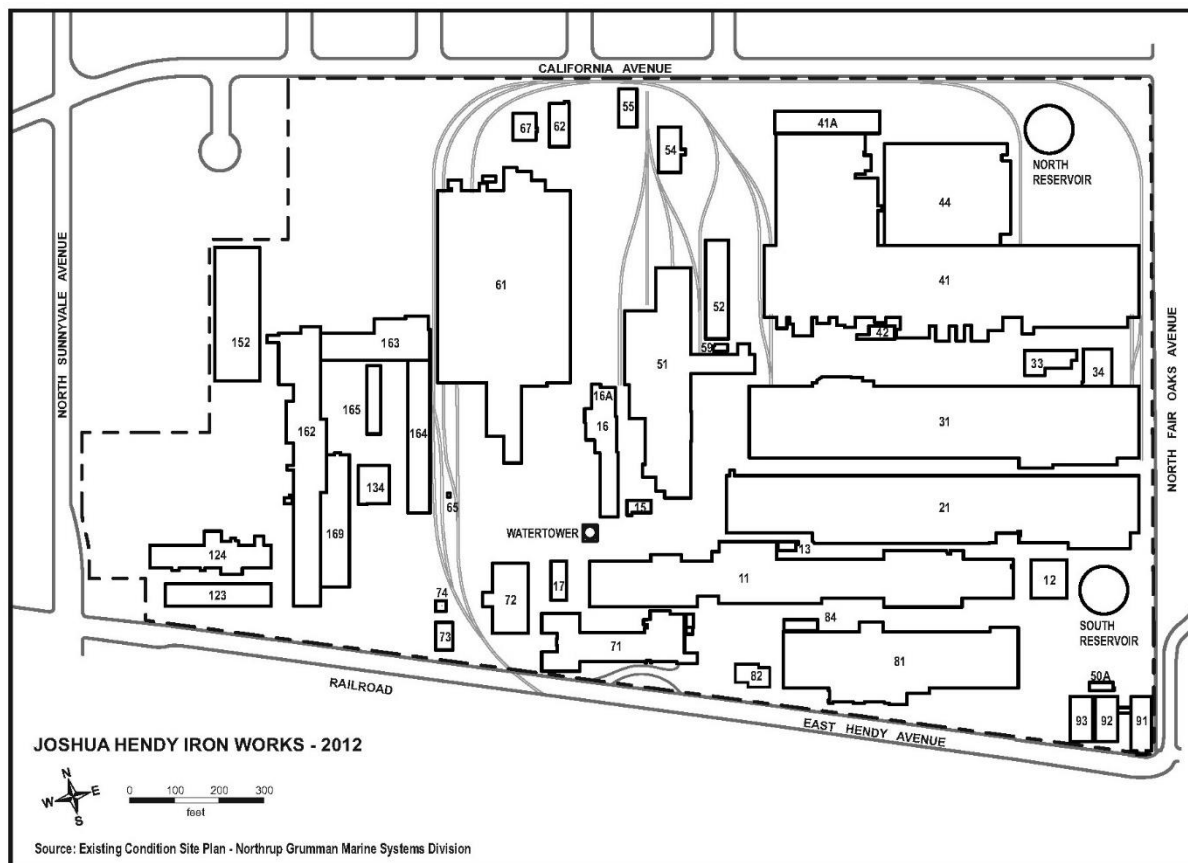


Figure 3. 2012 plan of the Northrop Grumman site, excerpted from Hill's 2013 Historic Architecture Evaluation Report. Note that Building 52 was demolished after preparation of this site plan.

The organization of buildings at the south end of the main foundry complex along East Hendy Avenue is primarily characterized by wood framed buildings with stucco exteriors that house company offices and employee support buildings. The Mission Revival-style Administration Building (Building 71) faces and is arranged roughly parallel to East Hendy Avenue. The primary landscaped components of the site are clustered around this building and include a curving front driveway flanked with tall palm trees, lawns, and trimmed hedges and a rear courtyard with a large lawn and rare American chestnut tree. The original Joshua Hendy Iron Works buildings that were constructed between 1906 and 1907 are located immediately to the north of the Administration Building. Originally part of a complex of eight buildings, only four of these buildings presently survive at the site. The Machine Shop (Building 11) follows the alignment of the Administration Building and is also parallel to East Hendy Avenue. The Foundry (Building 51) and Blacksmith Shop (Building 16) are

behind and perpendicular to these buildings. The original, 70-foot-tall Water Tower is located adjacent and to the west side of Building 11. These early plant buildings share a common form of a central gabled block with flanking lower shed roof side aisles. The major industrial buildings are wood framed buildings with long rectangular plans. Original exterior wood siding that clads these early buildings has been covered with vinyl siding.

Almost all of the major industrial buildings constructed during World War II feature heavy timber frame construction. Buildings from this period are generally arranged parallel to East Hendy Avenue. Like the earlier foundry buildings, original exterior wood siding that clads these buildings is covered with vinyl siding. Windows have also been covered with fiberglass. Building 81 is different from the other buildings and features steel frame construction. Large manufacturing buildings from this period (Buildings 31, 41 and 61) feature rectilinear forms and flat roofs with a series of repeating rectangular monitors. The interiors of these buildings include two or three free-span aisles. Another group of smaller wood framed support structures (Buildings 54, 55, 62 and 67) is located along California Avenue at the north end of the property. Circular water reservoirs that serve the plant's fire protection system are located at the northeast and southeast corners of the property.¹⁰

BUILDINGS 16 & 16A

Building 16 is one of the original buildings constructed as part of the Joshua Hendy Iron Works plant in 1906-1907 (**Figure 5 through Figure 9**). Originally used as a blacksmith shop, the main portion of the building is a one-story, double-height building constructed of heavy timbers. Oriented north-south, roughly perpendicular to East Hendy Avenue, it has a long, rectangular plan and a gabled roof. A gabled monitor roof runs along much of this roof at the south end of the building. The roofs appear to be covered with a roofing membrane. The building is clad with horizontal channel rustic wood siding; however, the original cladding is covered by horizontal vinyl siding that mimics wood. Typical fenestration consists of multi-light wood sash windows, some of which have been covered by plywood, large sliding metal garage doors, and metal doors with integrated glazing.

According to the 2013 report by Ward Hill, several smaller additions were constructed at the north end of the building during World War II (1943-1944) that expanded its capacity to approximately 18,000 square feet. These additions are also oriented north-south perpendicular to East Hendy Avenue but are shorter in height. Most of these additions have flat roofs with exposed rafter tails. One addition at the west side of the building features a series of fixed windows.

¹⁰ Hill, "Historic Architecture Evaluation Report, Joshua Hendy Iron Works," 22.

Building 16A is an addition at the northwest corner of Building 16. It features steel frame construction and a gabled roof, and its exterior and roof are clad with bolted standing seam metal panels. The date of construction of Building 16A is unclear. According to Ward Hill's 2013 report, the building was constructed in 1943; however, it does not appear at its current location in aerial photographs until several decades after World War II. The building may have been relocated to its existing location at the north end of Building 16 sometime in the late twentieth century. As Building 16A was not present at its existing location during the historic district's period of significance, it is not considered a contributing resource for the purpose of this report. Similarly, an addition at the west side of Building 16 appears to have been substantially altered since the end of the period of significance, based on a review of aerial photographs. It is, therefore, not considered a historically significant alteration or character-defining feature to Building 16 (**Figure 4**).

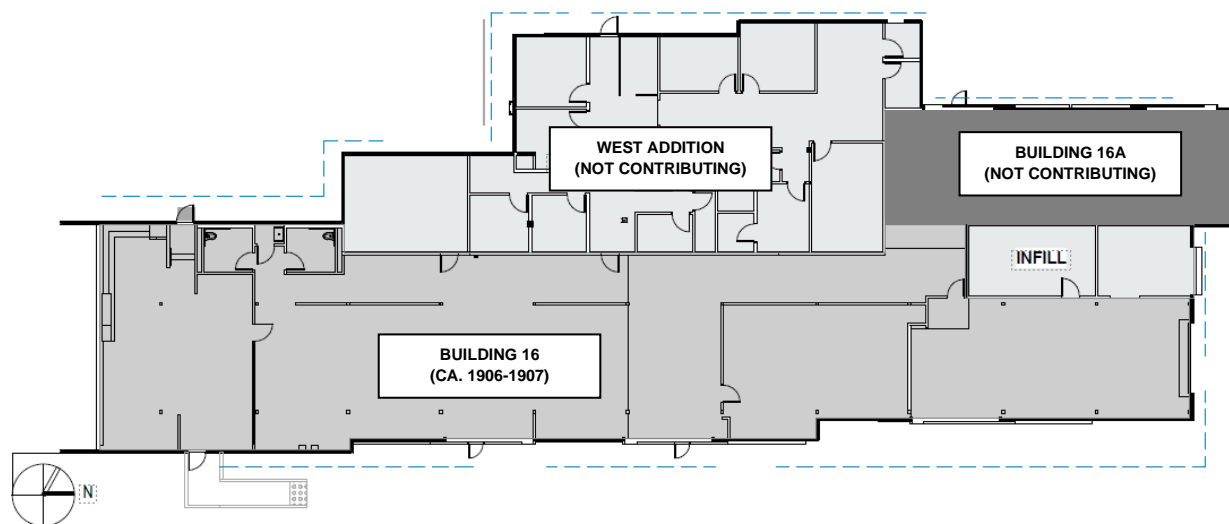


Figure 4. Diagram showing Building 16 and later additions. Source: RMW, edited by Page & Turnbull.

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Figure 5. Building 16 west façade, view south.



Figure 6. Building 16 east façade, view southwest.

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Figure 7. Building 16A, view southeast.



Figure 8. Heavy timber construction and roof trusses inside Building 16.



Figure 9. Original exterior channel rustic wood siding visible inside one of the additions.

IV. SUMMARY OF HISTORIC DEVELOPMENT

The Joshua Hendy Iron Works plant at the subject property was the second location of the company, which was originally founded in 1856 by English immigrant Joshua Hendy. Having arrived in San Francisco during the California Gold Rush, Hendy recognized the need for a company to manufacture mining equipment on the West Coast and established his iron works in San Francisco to meet the demand. Under Hendy's leadership, the company developed innovative new equipment that transformed the mining industry and put the Joshua Hendy Iron Works at the forefront of the design and manufacture of mining equipment.

Following the destruction of the company's original foundry and facilities during the 1906 San Francisco earthquake and fires, Joshua Hendy Iron Works constructed a new foundry at the subject property in Sunnyvale. The new foundry, consisting of eight buildings and a water tower, began operation in early 1907. At the time, it was the first heavy industrial development in Santa Clara County. Not long afterward, the original machine shop (Building 11) and foundry (Building 51) were expanded as part of efforts to produce marine turbine engines, valves, and fittings during World War I (**Figure 10 through Figure 12**).

Activity and production at the plant declined during the Great Depression. The company survived thanks to major orders for several large Depression-era public works projects, including construction of the Hoover Dam, and a temporary takeover by the Bank of California that kept the plant running.

In 1940, Charles Moore, owner of Moore Machinery in San Francisco, purchased a majority interest in the company. In the lead up to World War II and after war was declared, Moore secured millions of dollars in government contracts to produce engines for the Liberty Ships program, rocket launchers, and other war-related products. A massive building project commenced at the Sunnyvale site to transform the old iron works into an efficient, modern war production plant that could meet the massive demands of these wartime contracts. During this period, the Joshua Hendy Iron Works site expanded to 55 acres and constructed several large new buildings that increased the total building capacity from 146,000 square feet to over 1.2 million square feet.

With the abrupt decrease in the demand for war products after the war, many employees were laid off. The plant was sold first to the California Shipbuilding Company (Cal Ship) in 1946 and then to Westinghouse Electric in 1948. Westinghouse initially used the plant to manufacture industrial electric products, such as transformers, switch gears, circuit breakers, motors, compressors, hydraulic valves, and turbine engines. In the 1950s, the plant began to focus primarily on the production of missile launching systems and marine power generation and propulsion systems under the management of the Westinghouse Marine Division. To ramp up its operations at the site, Westinghouse purchased the neighboring Woolridge Machinery Company plant, located on the adjacent property to the west, in 1957 (**Figure 13**). Westinghouse continued to own and operate the plant until 1997, when it was sold to Northrop Grumman Marine Division.¹¹

¹¹ Hill, "Historic Architecture Evaluation Report, Joshua Hendy Iron Works," 4-16.

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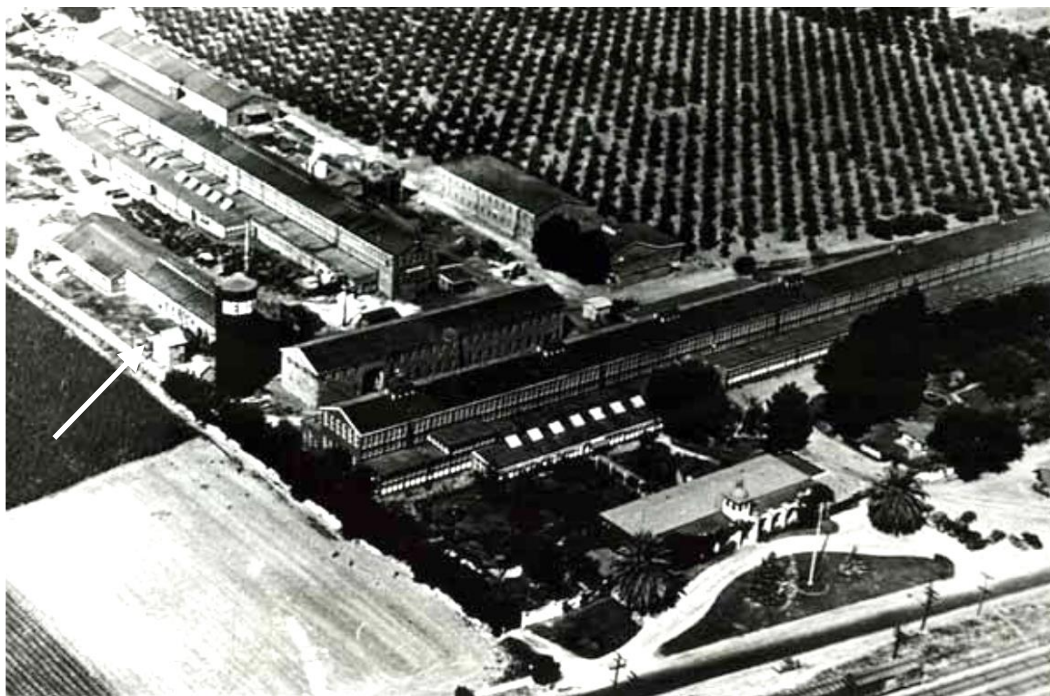


Figure 10. The Joshua Hendy Iron Works plant, prior to World War II (photograph undated). Building 16 is indicated by a white arrow. Source: Sunnyvale Historical Society.



Figure 11. Aerial photograph of the Joshua Hendy Iron Works site, 1931. Building 16 is indicated by a white arrow. Source: Flight C-1870, Fairchild Aerial Surveys, UCSB FrameFinder.

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Figure 12. View of the Joshua Hendy Iron Works plant in 1940. Building 16 is visible in the foreground.
Source: Sunnyvale Historical Society.



Figure 13. Aerial photograph of the Joshua Hendy Iron Works site, 1965. Source: Flight CAS-65-130, California Division of Highways, UCSB FrameFinder.

V. CHARACTER-DEFINING FEATURES

For a property to be eligible for national, state, or local designation under one of the significance criteria, the essential physical features (also known as character-defining features) that enable the property to convey its historic identity must be evident. To be eligible, a property must clearly contain enough of those characteristics, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials. Significance for architecture is supported by the retention of features that relate to design, materials, workmanship, location, setting, feeling, and association.

The following lists of character-defining features for the Joshua Hendy Iron Works Historic District, and Building 16 are based on Ward Hill's 2013 historic evaluation and DPR 523 Primary Record forms, an examination of available historic photographs, and Page & Turnbull's July 30, 2021 site visit. Interior character-defining features for Buildings 16 are not listed here, as interior spaces that are not publicly accessible are generally not considered under the purview of CEQA or City of Sunnyvale regulations.

JOSHUA HENDY IRON WORKS HISTORIC DISTRICT

The character-defining features of the Joshua Hendy Iron Works Historic District include but are not limited to:

Buildings

Massing & Form

- Administration Building (Building 71)
 - Variety of roof forms with a central tower topped by a domed cupola and lantern
 - Rectangular plan and symmetrical front façade of original building
 - U-shaped floorplan of west addition
- Pre-World War II plant buildings
 - Gabled roofs, often with flanking lower shed roof side aisles or gabled monitor roofs
 - Long, rectangular building plans
- World War II-era buildings
 - Rectilinear form with two or three free-span aisles
 - Typically aligned parallel to Hendy Avenue
 - Gabled or flat roofs, some with repeating bands of rectangular monitor roofs
 - Wood frame support structures near California Avenue
- One- to two-story building heights, many double-height

Materials

- Horizontal channel rustic wood or stucco siding
- Bolted metal panel siding
- Exposed wood and/or steel post and beam construction
- Exposed wood or steel roof trusses
- Red clay tile roofing

Fenestration

- Multi-lite wood sash windows
- Industrial steel sash windows
- Clerestory windows and skylights
- Bays of garage door openings for truck or railcar access
- Sliding wood and metal garage doors
- Roll-up garage doors
- Arched entrance to Administration Building (Building 71) flanked by buttresses with domed caps

Design Features & Architectural Details

- Minimal or no ornamentation or decorative features on plant buildings
- Domed cupola and lantern, curved Mission-style and stepped parapets, domed buttress caps, and outlines of arched openings on the Administration Building (Building 71)
- Moderne-style details such as horizontal stucco parapet banding on some service buildings
- Light wood frame construction of pre-World War II buildings
- Heavy timber or steel frame construction of World War II-era buildings
- Central breezeway inside Building 11 for Southern Pacific Railroad spur
- Large, open interior spaces

Site Features

- Water tower
- Curved driveway and palm trees in front of Administration Building (Building 71)
- Small landscaped park behind the Administration Building (Building 71)
- American Chestnut Tree in the courtyard behind the Administration Building (Building 71)
- Alignment of buildings at the south and east sides of the district parallel to East Hendy Avenue and East California Avenue
- Alignment of buildings behind Machine Shop perpendicular/at right angle to the Machine Shop and East Hendy Avenue

- Alignment of small wood framed buildings at the north end of the property to be perpendicular to California Avenue.
- North and south reservoirs

BUILDING 16

The character-defining features of Building 16 include but are not limited to:

Massing & Form:

- Long, rectangular plan
- One-story, double-height massing of main building
- Gabled roof with gabled monitor roof on main building
- Flat and gabled roofs on WWII-era additions

Materials:

- Channel rustic wood siding on main building

Fenestration:

- Multi-lite wood sash windows on façades and monitor roof
- Garage door opening locations and dimensions

Design Features & Architectural Details:

- Heavy timber construction
- Exposed wood roof truss structures

V. PROPOSED PROJECT ANALYSIS

PROPOSED PROJECT DESCRIPTION

The following description of the proposed project is based on a set of architectural drawings prepared by RMW for Building 16, dated June 24, 2022. These drawings are included in the **Appendix**.

The proposed project includes rehabilitation of Building 16 (the Blacksmith and Car Shop), one of the original ca. 1906-1907 foundry buildings, for continuing use as an office. Existing non-historic vinyl siding covering the façades would remain in place. Existing historic wood windows will be retained and restored. Existing sliding metal garage doors in all locations would also be retained. Non-historic fixed windows on an addition at the west side of the building would be unchanged, as well. Two existing doors in the same location would be removed, and the openings would be infilled

with new multi-lite windows that match the appearance of the other non-historic windows on the west façade with vinyl siding infill below to match the existing exterior siding. At the south façade of this addition, existing fixed windows would be replaced with a new main entrance to the building, consisting of an aluminum framed storefront system with a large glazed sidelite. A new steel canopy with a flat roof and wood slat infill would be installed in front of this entrance. At the steel framed addition, known as Building 16A, areas of deteriorated exterior metal panel siding would either be replaced with new metal siding or be covered by new metal panels. Lastly, louvered vents along the rooftop monitor, which are currently covered with vinyl siding, would be removed and stored for potential future re-use. The vent openings would be infilled with new windows to provide more light to the interior of the building.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The California Environmental Quality Act (CEQA) is state legislation (Pub. Res. Code §21000 et seq.) that provides for the development and maintenance of a high-quality environment for the present-day and future through the identification of significant environmental effects.¹² CEQA applies to “projects” proposed to be undertaken or requiring approval from state or local government agencies. “Projects” are defined as “activities which have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits and the approval of tentative subdivision maps.”¹³ Historic and cultural resources are considered to be part of the environment. In general, the lead agency must complete the environmental review process as required by CEQA.

According to CEQA, a “project with an effect that may cause a substantial adverse change in the significance of an historic resource is a project that may have a significant effect on the environment.”¹⁴ Substantial adverse change is defined as: “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historic resource would be materially impaired.”¹⁵ The significance of an historical resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance” and that justify or account for its inclusion in, or eligibility for inclusion in, the California Register.¹⁶ Thus, a project may cause a substantial change in a historic resource but still not have a significant adverse

¹² California Environmental Quality Act (CEQA), California legislative Information, accessed February 22, 2020, https://leginfo.ca.gov/faces/codes_displayexpandedbranch.xhtml?tocCode=PRC&division=13.&title=&part=&chapter=&article=&nodetreepath=30.

¹³ Ibid.

¹⁴ CEQA Guidelines subsection 15064.5(b).

¹⁵ CEQA Guidelines subsection 15064.5(b)(1).

¹⁶ CEQA Guidelines subsection 15064.5(b)(2).

effect on the environment as defined by CEQA as long as the impact of the change on the historic resource is determined to be less-than-significant, negligible, neutral or even beneficial.

Status of Property as a Historic Resource

In completing an analysis of a project under CEQA, it must first be determined if the project site possesses a historical resource. A site may qualify as a historical resource if it falls within at least one of four categories listed in CEQA Guidelines Section 15064.5(a). The four categories are:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852).
4. 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 (pursuant to section 5020.1(k) of the Pub. Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Pub. Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Pub. Resources Code sections 5020.1(j) or 5024.1.

In general, a resource that meets any of the four criteria listed in CEQA Guidelines Section 15064.5(a) is considered to be a historical resource unless “the preponderance of evidence demonstrates” that the resource “is not historically or culturally significant.”¹⁷

Based on analysis and evaluation contained in the 2013 Historic Architecture Evaluation Report and DPR 523 Primary Record Forms prepared by Ward Hill, the Joshua Hendy Iron Works site at 401 East Hendy Avenue meets the criteria for listing on the National Register and California Register. In addition, the Joshua Hendy Iron Works is a designated City of Sunnyvale Local Landmark. The property is, therefore, considered a historical resource under CEQA.

PROJECT IMPACTS ON INDIVIDUAL HISTORIC RESOURCES

Secretary of the Interior’s Standards

The *Secretary of the Interior’s Standards for the Treatment of Historic Properties* are used by federal agencies in evaluating work on historic properties, and have also been adopted by local government bodies across the country for reviewing proposed rehabilitation work on historic properties under local preservation ordinances. These standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. Under CEQA, projects that comply with the standards benefit from a regulatory presumption that they would have a less-than-significant adverse impact on a historic resource.¹⁸ Projects that do not comply with the standards may cause either a substantial or less-than-substantial adverse change in the significance of a historic resource.

The *Secretary of the Interior’s Standards for the Treatment of Historic Properties* offers four sets of standards to guide the treatment of historic properties: Preservation, Rehabilitation, Restoration, and Reconstruction. The four distinct treatments are defined as follows:

Preservation: The Standards for Preservation “require retention of the greatest amount of historic fabric, along with the building’s historic form, features, and detailing as they have evolved over time.”

Rehabilitation: The Standards for Rehabilitation “acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building’s historic character.”

¹⁷ CEQA Guidelines subsection 15064.5(a)(2).

¹⁸ CEQA Guidelines, subsection 15064.5(b)(3).

Restoration: The Standards for Restoration “allow for the depiction of a building at a particular time in its history by preserving materials from the period of significance and removing materials from other periods.”

Reconstruction: The Standards for Reconstruction “establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.”¹⁹

Typically, one treatment (and the appropriate set of standards) is chosen for a project based on the project scope. The proposed project scope is seeking to alter a historic building to facilitate its continued use while retaining the building’s historic character. The *Secretary of the Interior’s Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings* provide guidance for reviewing proposed work on historic properties, with the stated goal of making possible “a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.”²⁰ Therefore, the *Standards for Rehabilitation* will be applied.

STANDARDS FOR REHABILITATION ANALYSIS

The following analysis applies each of the applicable *Standards for Rehabilitation* to the proposed project at Building 16 at 401 East Hendy Avenue. This analysis is based upon the set of architectural drawings prepared by RMW for Building 16, dated June 24, 2022 (**see Appendix**).

Rehabilitation Standard 1: *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

Building 16 was historically built as a blacksmith shop, while Building 16A was reportedly constructed during World War II to serve as a maintenance shop. Currently, the buildings retain an industrial use and are used for office space and in a manufacturing capacity. The proposed project plans to convert the buildings into office and staff assembly space. While different from the building’s historic use, the new use would primarily result in alterations to the non-contributing interior finishes of the buildings and would not require dramatic changes to the building’s distinctive exterior materials and features, nor to the characteristic exposed post and beam construction and roof trusses at the interior of the building.

¹⁹ Anne E. Grimmer, *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Washington, D.C.: National Park Service, 2017).

²⁰ National Park Service, “Rehabilitation as a Treatment,” accessed July 2, 2019, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>.

Therefore, the proposed project would be in compliance with Rehabilitation Standard 1.

Rehabilitation Standard 2: *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.*

The historic character of Building 16 would not be significantly impacted by the proposed alterations. No distinctive materials or features of the building would be removed or altered, nor would significant spatial relationships be impacted as a result of the work. Three existing fixed windows and two doors on a non-historic addition at the west façade of the building would be removed and replaced with new windows or doors. Existing wood louvers in the monitor roof that are covered with vinyl siding would also be removed and replaced with new windows. The existing windows, doors, and louvers are not considered to be distinctive or character-defining features of Building 16, and replacing them would not impact the historic fenestration or overall integrity of the building.

Therefore, the proposed project would be in compliance with Rehabilitation Standard 2.

Rehabilitation Standard 3: *Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.*

As designed, the proposed project at Building 16 would not create a false sense of historical development. No conjectural features or elements from other properties are proposed to be added to Building 16 or 16A. The new wood and steel canopy added at the south façade of the addition at the west façade of Building 16 would have a contemporary design that easily distinguishes it as a non-historic feature. A new glazed door and sidelite at the south façade of an addition at the west façade of Building 16 would also feature contemporary designs and materials that readily identify them as non-historic alterations. New windows that would replace two existing doors at the west façade of this addition would be similar in design to the other fixed, undivided non-historic windows along the façade and would, therefore, not impact the addition's ability to convey its original date of construction. Similarly, new windows that would replace existing wood louvered vents in the roof monitor would also have a contemporary undivided lite design.

Therefore, the proposed project would be in compliance with Rehabilitation Standard 3.

Rehabilitation Standard 4: *Changes to a property that have acquired significance in their own right will be retained and preserved.*

With a period of significance spanning from 1906 to 1945, the historic materials and features comprising Building 16 represent an overall combination of original features and a series of alterations made over several decades. Changes to the building that occurred during this period of significance, including the construction of additions at the north and west sides of the building during World War II, are considered to be historically significant. Although the 2013 report by Ward Hill lists Building 16A as a contributor to the historic district, this specific addition is not visible in historic aerial photographs until several decades after World War II. The building may have been relocated to its existing location from elsewhere within the site, but this appears to have occurred long outside the historic district's period of significance. Thus, Building 16A is not considered a historically significant alteration or character-defining feature of Building 16 for the purposes of this review. Nevertheless, alterations to the exterior of Building 16A would be minimal and are limited to replacing existing deteriorated metal siding with new metal siding to match or overlaying new metal panels over the top of the existing metal siding such that the building's existing appearance would be relatively unchanged. Similarly, an addition at the west side of Building 16 appears to have been substantially altered since the end of the period of significance, based on a review of aerial photographs. It is, therefore, not considered a historically significant alteration or character-defining feature to Building 16. Existing fixed, undivided lite windows the west façade of this addition would remain in place. Two doors at this façade would be replaced with new windows of a similar design to the other windows on the façade. Three other fixed, undivided windows on this addition's south façade would be removed and replaced with a large glazed door and sidelite. A new wood and steel canopy with a flat roof would be added in front of the new door to form a new entrance to Building 16. This would modify the building's existing circulation; however, existing character-defining door openings – such as the sliding garage doors at other facades – would be retained, such that historic circulation patterns remain discernable. Given the uncertainty of the addition's date of construction and the limited and discrete location of these alterations, these alterations are considered minor and would not negatively impact the overall integrity of Building 16.

No other later alterations or features that post-date the historic district's period of significance have occurred that have acquired significance in their own right. Overall, significant features added after 1906 but prior to the end of the period of significance would be retained.

Therefore, the proposed project would be in compliance with Rehabilitation Standard 4.

Rehabilitation Standard 5: *Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project would preserve the distinctive materials, features, finishes, and construction techniques that characterize Building 16. Existing historic multi-lite wood windows and sliding metal garage doors would be retained in all locations. Non-historic exterior vinyl siding that covers the building would be left in place, preserving the historic wood siding underneath. As previously described, existing fixed windows and three doors on an addition at the west façade of the building would be replaced as part of the project. This addition does not appear to be historic; thus, replacing these windows and doors would not impact any of the character-defining features or materials of Building 16. Existing louvered wood vents along the monitor roof would also be removed, and new windows would be installed in the openings. The wood louvered vents are currently covered with non-historic vinyl siding and are not considered character-defining features of Building 16. Nevertheless, they would be stored after removal so that they can be reinstalled in the future, if desired. Thus, the removal of this feature would not impact the distinctive features that characterize the building. Similarly, existing deteriorated metal siding at the Building 16A addition would be replaced in kind or covered with new metal panel siding. This addition, including its existing metal siding, is not considered historic or character-defining; thus this alteration would not impact the building's historic materials, finishes, or features. No alterations are proposed that would impact the characteristic form or massing of the building.

Therefore, the proposed project would be in compliance with Rehabilitation Standard 5.

Rehabilitation Standard 6: *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The project proposes to retain existing historic multi-lite wood windows on all façades of Building 16. Windows that are damaged or have some deteriorated components would be repaired rather than replaced to provide a weathertight envelope. Deteriorated metal panel cladding on the non-historic Building 16A addition would be either replaced with similar metal cladding, or new metal panel cladding would be installed over the top to seal the building, while preserving the existing cladding underneath. As previously described, this metal cladding is not considered historic. Thus, replacing or covering the feature with similar new metal cladding would not result in the replacement of a distinctive feature. The project does not include any additional work to address deteriorated features.

Therefore, the proposed project would be in compliance with Rehabilitation Standard 6.

Rehabilitation Standard 7: *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

As designed, the project does not propose any chemical or physical treatments to existing historic features or materials.

Therefore, the proposed project would be in compliance with Rehabilitation Standard 7.

Rehabilitation Standard 8: *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.*

Identification or evaluation of archaeological resources were not undertaken as part of this scope. The proposed project at Building 16 would not include any ground-disturbing activities. Therefore, no archeological resources would be impacted by this project. Thus, the proposed project would be in compliance with Rehabilitation Standard 8."

Rehabilitation Standard 9: *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.*

The project proposes to make several exterior alterations to Building 16. As designed, a new main entrance to Building 16 would be constructed at the south façade of an addition on the west side of the building. This would include replacing three existing fixed windows on the façade with a new glazed door and sidelite and constructing a new wood and steel canopy in front of the entrance. As the addition is not considered historic, removing the windows at this location would not destroy any historic features that characterize Building 16. Both the entrance and canopy would feature contemporary designs and materials that differentiate them from surrounding historic fabric. The one-story height and wood and steel construction of the canopy is consistent with the scale and industrial design of Building 16. While the use of large amounts of glazing is not consistent with the industrial character and fenestration pattern of the building, the alterations are limited to a small, discrete location of an addition to the west façade and would, therefore, have minimal impact on Building 16's overall historic integrity. Additionally, two doors on the west façade of this addition at the west side of the building would also be replaced with new fixed, undivided lite wood windows of a similar design to existing, non-historic windows on the facade. These windows are visually distinct from the historic multi-lite wood windows on the rest of the building. The existing windows and

doors on the west addition are not considered to be historic or character-defining features of Building 16. Thus, the new windows proposed for this location would be compatible with the materials and overall design of Building 16 while being differentiated from existing historic windows.

Lastly, deteriorated metal siding on the addition (Building 16A) at the north side of the building would either be replaced with new metal siding or covered with new metal siding. As the addition is not considered to be historic or character-defining, removing or covering this siding would not impact any historic features or materials of Building 16.

Therefore, the proposed project would be in compliance with Rehabilitation Standard 9.

Rehabilitation Standard 10: *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Proposed work at Building 16 includes the creation of a new main entrance to Building 16 at the south façade of an addition on the west side of the building. The new entrance would include replacing existing windows at the location with a glazed door and sidelite and constructing a new wood and steel canopy in front of the entrance. The addition where this new entrance is to be located is not considered to be a historic or character-defining feature of Building 16. Furthermore, the canopy will not be attached to the addition. Thus, the proposed new entrance would not affect the essential form or integrity of Building 16 when it is completed or if it is removed in the future.

The project also proposes to remove existing wood louvered vents from the monitor roof and infill the openings with new windows. The louvered vents are currently covered with non-historic vinyl siding. Although the vents are not considered a character-defining feature of the building, they would be carefully stored so that they can be reinstalled in the future, if desired. As a result, the removal of these vents would be reversible and would not have a permanent impact on the appearance of Building 16.

Therefore, the proposed project as designed would be in compliance with Rehabilitation Standard 10.

ANALYSIS OF IMPACTS UNDER CEQA

As designed, the proposed project would be in compliance with all ten Rehabilitation Standards with respect to proposed work at Building 16. According to Section 15126.4(b)(1) of the Public Resources Code (CEQA), if a project complies with the Standards, the project's impact "shall be considered as mitigated to a level of less than a significant impact on the historical resource."²¹ Therefore, the proposed project as designed would not cause a significant impact on a historic resource under CEQA.

PROJECT IMPACTS ON THE JOSHUA HENDY IRON WORKS HISTORIC DISTRICT

The following section analyzes the impacts of the proposed project on the Joshua Hendy Iron Works Historic District. The proposed project is evaluated in terms of its compatibility with the historic district, using Standards 9 and 10 of the *Secretary of the Interior's Standards for Rehabilitation* as guiding principles.

Compatibility of the Proposed Project with the Historic District

The proposed project would be located within the boundaries of National Register and California Register-eligible Joshua Hendy Iron Works Historic District. The following discussion analyzes the proposed project's compatibility with the character-defining features of the Joshua Hendy Iron Works Historic District, as described in Section V, and is guided by Standards 9 and 10 of the *Secretary of the Interior's Standards for Rehabilitation*. This analysis is based upon the set of architectural drawings prepared by RMW for Building 16, dated June 24, 2022 (**see Appendix**).

MASSING AND FORM:

The proposed project would adhere to the characteristic massing and form of contributing buildings in the Joshua Hendy Iron Works Historic District. The majority of historic buildings in the district have regular rectilinear plans and gabled or flat roofs. Most of the buildings in the historic district are one- or two-story, double-height buildings. A proposed exterior addition to Buildings 16 be compatible with this characteristic massing and form of the historic district. A flat metal canopy would be constructed in front of a secondary entrance at the south façade of a non-historic addition on the west side of the building. As previously noted, flat roofs are characteristic of many historic buildings in the district, particularly those built during World War II. Furthermore, the canopy would be appropriately scaled to the entrance where it is constructed and would be installed below the existing building rooflines. Thus, the massing and form of the new elements that are planned to be

²¹ CEQA Guidelines, subsection 15064.5(b)(3).

constructed as part of the proposed project would be consistent with those characteristics of the historic district.

MATERIALS:

The simple, metal and wood construction of the canopy that is proposed to be added to Building 16 is consistent with the utilitarian materials used throughout the historic district, particularly the exposed steel post and beam structures and roof trusses that are present inside some of the contributing buildings. Deteriorated standing seam metal cladding at Building 16A would be addressed by either covering over damaged areas with new metal panels of a similar design or by replacing deteriorated cladding with new metal panels. While Building 16A is not considered historic, the use of new metal panels to repair damage to the existing metal panel siding would maintain the building's existing appearance, create an overall cohesive appearance, and reflect the industrial character of the district.

Thus, the proposed project is consistent with the characteristic materials that define the historic district.

FENESTRATION:

At Building 16, alterations to the existing historic fenestration would be minimal. Existing character-defining multi-lite wood windows that are not covered by vinyl siding would be retained and restored. Non-historic multi-lite steel windows at Building 16A would also be retained and restored. Alterations to the existing fenestration include the replacement of two non-historic doors at the west façade of an addition at the west side of the building with new fixed, undivided lite windows that are similar to the design of other non-historic windows on the addition; the replacement of non-historic windows at the south façade of the addition to install a new aluminum framed storefront entrance; and the replacement of louvered wood vents on the monitor roof with new windows with undivided lites. The proposed new windows and storefront entrance are consistent with the stripped down, minimal design of existing non-historic windows on the building and utilitarian character of the district while being clearly distinct from existing historic multi-lite wood and steel windows that characterize the district. Therefore, the proposed alterations to existing fenestration are compatible with the historic character of the Joshua Hendy Iron Works Historic District.

DESIGN FEATURES & ARCHITECTURAL DETAIL:

In keeping with the industrial character and use of most of the contributing buildings in the new canopy addition to Buildings 16 is utilitarian in design and features minimal ornamentation or extraneous design features. The simple, unadorned metal design of the new canopy subtly recalls

the steel construction and roof trusses inside some of the district's contributing buildings. Thus, the design features and architectural details associated with the proposed project, or relatively lack thereof, are consistent with the industrial design of the historic district.

SITE FEATURES:

The majority of the character-defining site features that are relevant to the proposed project are associated with the arrangement and alignment of the buildings on the site. The proposed alterations to Building 16 would not change the visibility or spatial relationship between any existing buildings within the historic district. Thus, the project is consistent with the historic site features of the Joshua Hendy Iron Works Historic District.

SUMMARY OF DISTRICT COMPATIBILITY

In summary, the proposed project is compatible with the majority of the character-defining features of the Joshua Hendy Iron Works Historic 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. While the large glazed storefront windows proposed for the new entrance are not strictly compatible with the characteristics of the historic district, the scale of this alteration is relatively small when compared to the overall scale of surrounding historic resources and the district as a whole. Overall, these considerations do not appear to represent a significant impact to the surrounding historic district, such that it would no longer be able to convey its historic significance.

Cumulative Impacts Analysis

The California Environmental Quality Act defines cumulative impacts as follows:

"Cumulative impacts" refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

- a) The individual effects may be changes resulting from a single project or a number of separate projects.
- b) The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable

probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.²²

Few projects appear to have been completed within the Joshua Hendy Iron Works Historic District over the last few years. Sometime between 2018 and 2021, Building 52 was demolished; the site is now used as a parking lot. Building 52 was one of the original eight foundry buildings constructed as part of the Joshua Hendy Iron Works between 1906 and 1907. Prior to this, three of the original iron works buildings had already been demolished at various times. As a result, only half of the original foundry buildings now remain. Any further demolition or loss of integrity of the remaining four foundry buildings would negatively impact the overall integrity of the district. The proposed new project includes alterations to one of the remaining four original foundry buildings, Building 16. As evaluated in the discussion above, the proposed project meets the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and, therefore, would not impair the overall integrity of Building 16.

Other projects that were apparent from a July 2021 site visit included covering the exterior of nearly all of the buildings and many window openings with vinyl siding. Although this has altered the exterior appearance of the buildings, the new siding appears to have been applied over the top of the original wood siding and multi-lite wood windows, effectively protecting them from deterioration. If removed in the future, the original appearance of the buildings would once again be exposed.

Taken together, these projects combined with the proposed work at Buildings 16 would not detrimentally affect the integrity of the Joshua Hendy Iron Works Historic District. The district continues to retain the vast majority of its contributing resources, most of which date to the World War II-era of its period of significance. Recent and proposed projects do not impair the historic district's overall ability to convey its significance as the first heavy industry in Santa Clara County, an internationally renowned manufacturer of mining equipment in the early twentieth century, and one of the largest foundries in the Western United States that made major contributions to the defense industry during World War II. It does not appear, therefore, that the proposed new building and other recent projects would represent a cumulative impact on the Joshua Hendy Iron Works Historic District pursuant to CEQA.

²² CEQA Statutes & Guidelines, Article 20, Subsection 15355.

VI. CONCLUSION

Page & Turnbull reviewed a proposed multi-component project that included the rehabilitation of Buildings 16 and 73 and construction of a new cafeteria and restroom at 401 East Hendy Avenue, located within the National Register- and California Register-eligible Joshua Hendy Iron Works Historic District. This report only addressed the proposed work at Building 16, which was evaluated for direct impacts on the individual contributing resource, based on the *Secretary of the Interior's Standards for Rehabilitation*, as well as the project's overall compatibility with the character-defining features of the historic district.

Based on this analysis, the proposed project does not represent a project-specific impact, nor does it contribute to a district-wide cumulative impact. Proposed alterations to Building 16 comply with the *Secretary of the Interior's Standards for Rehabilitation*. The various project components are overall compatible with the character-defining features of the historic district. Minor differences, such as the use of a more contemporary style and materials, subtly differentiate the new construction from historic construction. Lastly, the proposed project, in combination with other known recent construction in the area, does not appear to contribute to a cumulative impact on the Joshua Hendy Iron Works Historic District, such that it can no longer convey its historic significance. In sum, the proposed project would not have a significant effect on any existing individual contributing resources or the historic district as a whole and would not require a further analysis of cultural resource impacts under CEQA.

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Proposed Project Analysis
Project Number 21194

401 East Hendy Avenue
Sunnyvale, CA

VIII. APPENDIX

CONTENTS:

- Architectural drawings for Building 16 by RMW, dated June 24, 2022



RMW Architecture Interiors	30 E Santa Clara St. Suite 200 San Jose California 95113
Office 408 294-8000	Fax 415 294-1747
rmw.com	

CLIENT:



PROJECT NAME & ADDRESS:

NORTHROP
GRUMMAN

401 E. HENDY AVENUE
BUILDING 16
SUNNYVALE, CA 94086

ISSUE:	PLANNING REVIEW
ISSUE DATE:	06.24.2022

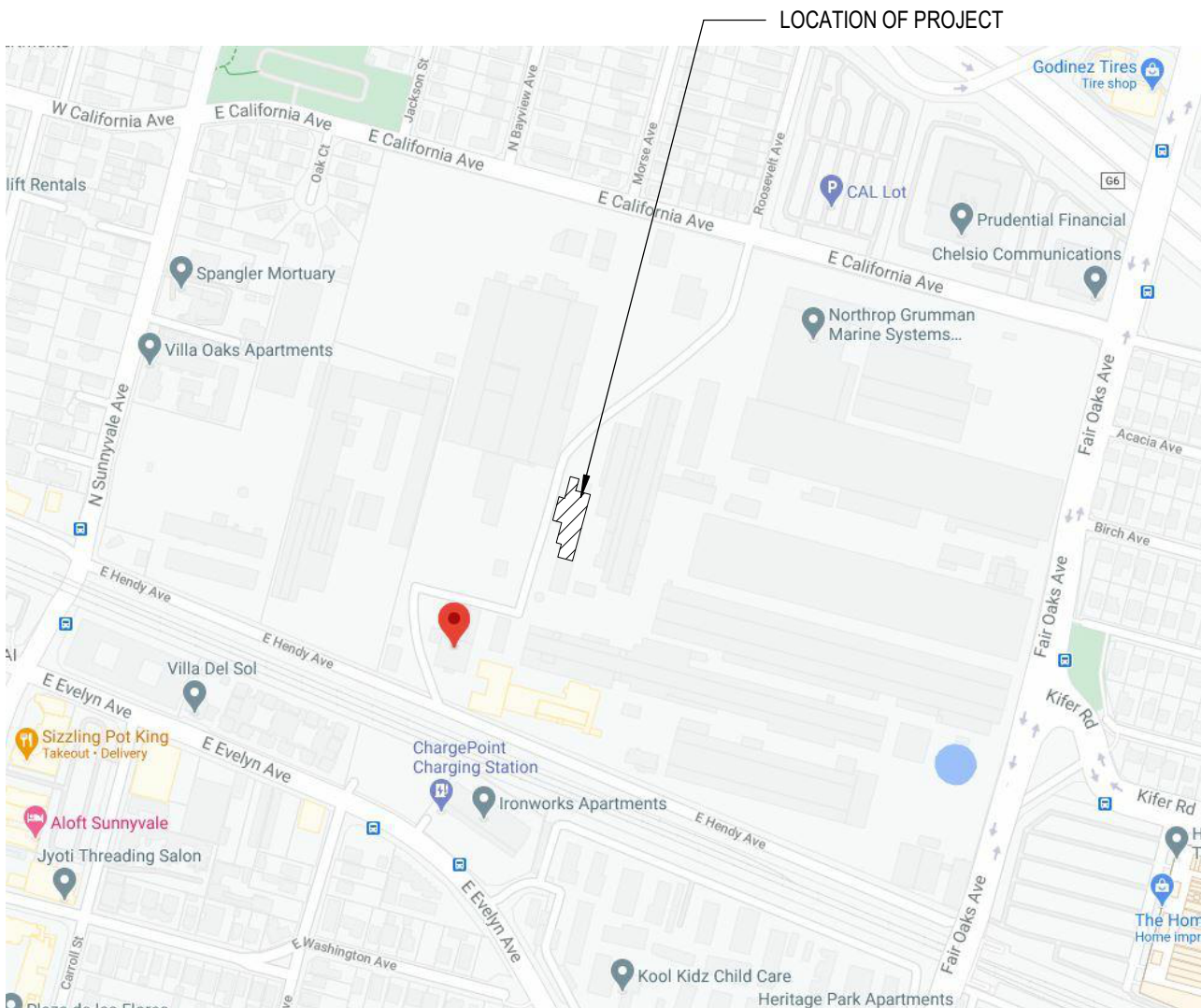
REVISIONS :

#	DESCRIPTION	DATE
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DRAWING INDEX

P0.0	PLANNING APPLICATION COVERSHEET
P0.1	PLANNING - CAMPUS MASTERPLAN
P1.0	BUILDING 16 - EXISTING EXTERIOR ELEVATIONS
P1.1	BUILDING 16 - PROPOSED EXTERIOR ELEVATIONS

VICINITY MAP



SCALE: 6" = 1'-0"

PROJECT NUMBER:	2202027
DRAWN BY:	Author
CHECKED BY:	Checker

STAMP:

NOT FOR
CONSTRUCTION

SHEET NAME:

PLANNING
APPLICATION
COVERSHEET

SHEET NUMBER:

P0.0

FAR SITE ASSESSMENT

FAR

GSF	SF
Included GSF	1,300,261
Exempt GSF	18,224
TOTAL GSF	1,318,485

Assessors Parcel Number			Study SF		Acres		Assessor SF		Acres	
Parcel One	204 46		143,560		3.30		145,490		3.34	
Parcel Two	204 47		2,669,265		61.28		2,715,966		62.35	
Parcel Three	204 48		260,251		5.97		260,251*		5.97*	
TOTAL Site Area			3,073,076		70.55		3,121,707		71.66	
FAR			42.3%				41.7%			

*Assessor map does not provide total for Parcel 204 48

Remaining Development	Study	Assessor
Entitled FAR	47%	47%
Entitled GSF	1,444,346	1,467,202
Existing Included GSF	1,300,261	1,300,261
Remaining GSF	144,085	166,941

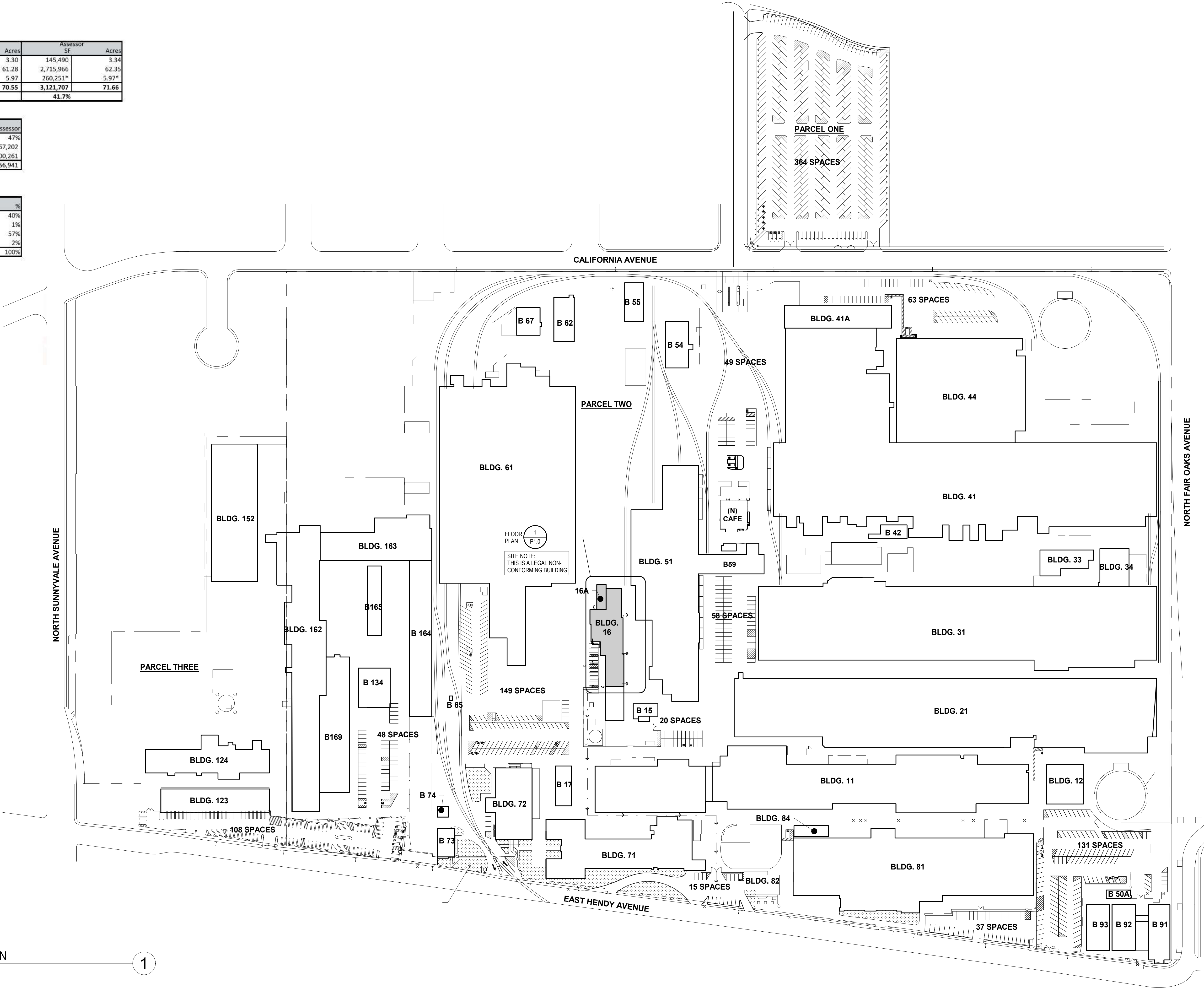
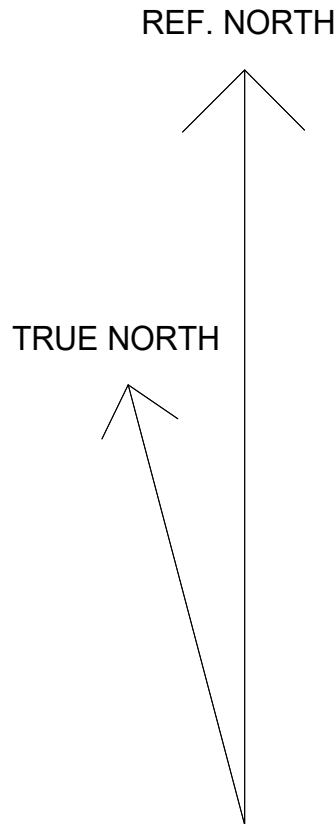
Site Coverage

Coverage	SF	%
Building Footprints	1,234,173	40%
Inhabitable Structures	45,048	1%
Parking/Paved Surfaces	1,744,325	57%
Landscaped Areas	49,530	2%
TOTAL Site Area	3,073,076	100%

Building Area by Use

Building Area by Use	SF
Manufacturing	63%
Office	14%
Warehouse/Storage	11%
Building Support	6%
Support Services	5%
Lab	2%
TOTAL	100%

REFERENCE: OCTOBER 1, 2009
FAR SITE ASSESSMENT BY HOK



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PROJECT NAME & ADDRESS:

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SUNNYVALE, CA 94086

ISSUE: PLANNING REVIEW
ISSUE DATE: 06.24.2022

REVISIONS :
DESCRIPTION DATE

SCALE: 1" = 100'-0"

PROJECT NUMBER: 2202027
DRAWN BY: Author
CHECKED BY: Checker

STAMP:

**NOT FOR
CONSTRUCTION**

SHEET NAME:

**PLANNING - CAMPUS
MASTERPLAN**

SHEET NUMBER:

P0.1

RAW

RMW
Architecture
Interiors

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California 95113

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CLIENT:

**NORTHROP
GRUMMAN**

PROJECT NAME & ADDRESS:

**NORTHROP
GRUMMAN**

401 E. HENDY AVENUE
BUILDING 16
SUNNYVALE, CA 94086

ISSUE: PLANNING REVIEW
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SCALE: As indicated

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SHEET NAME:
**BUILDING 16 - EXISTING
EXTERIOR ELEVATIONS**

SHEET NUMBER:

P1.0



EXTERIOR ELEVATION - NORTH

3



EXTERIOR ELEVATION - NORTHEAST
(WOOD FRAME BUILDING)

5



EXTERIOR ELEVATION - EAST
(WOOD FRAME BUILDING)

6



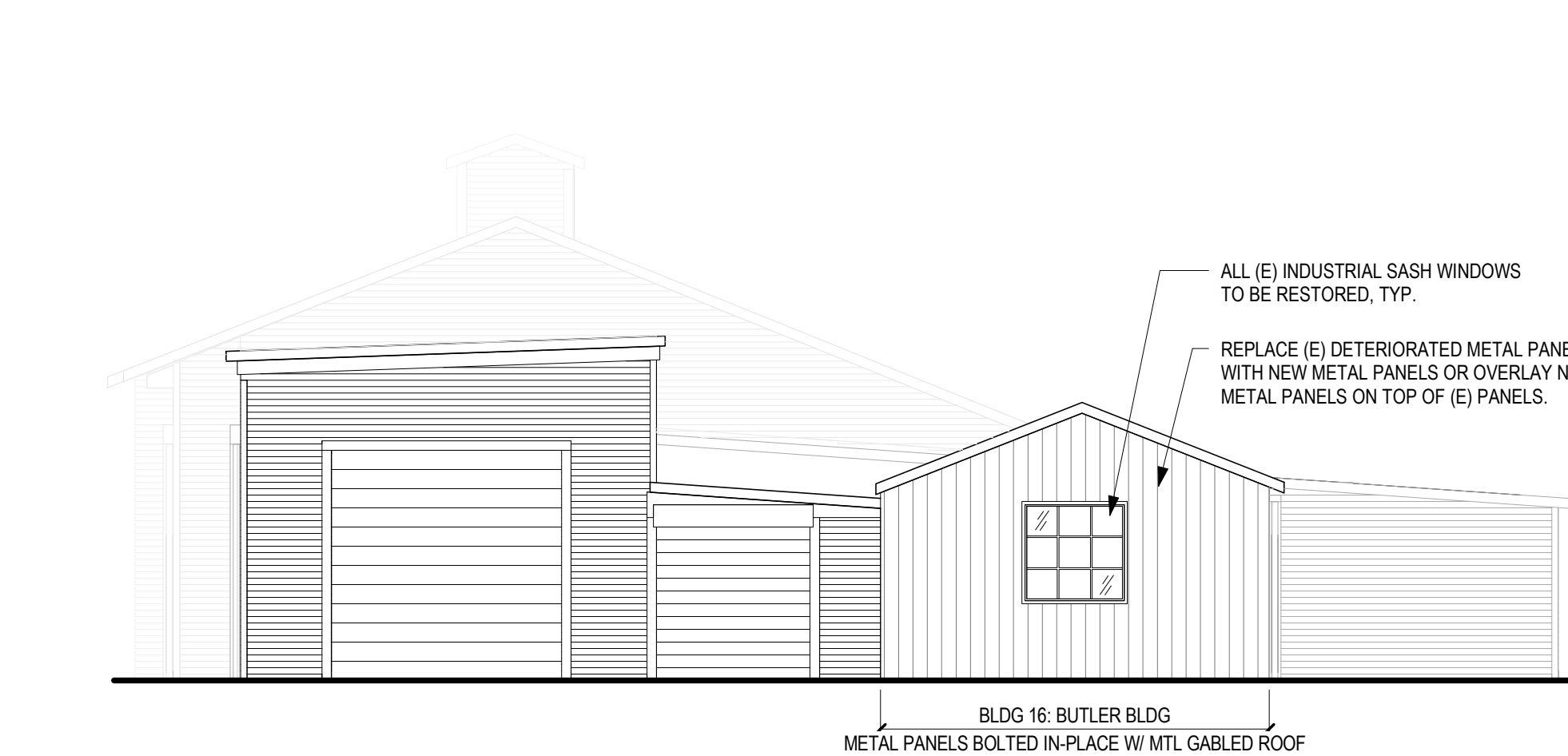
EXTERIOR ELEVATION - EAST
(WOOD FRAME BUILDING)

8



EXTERIOR ELEVATION - WEST

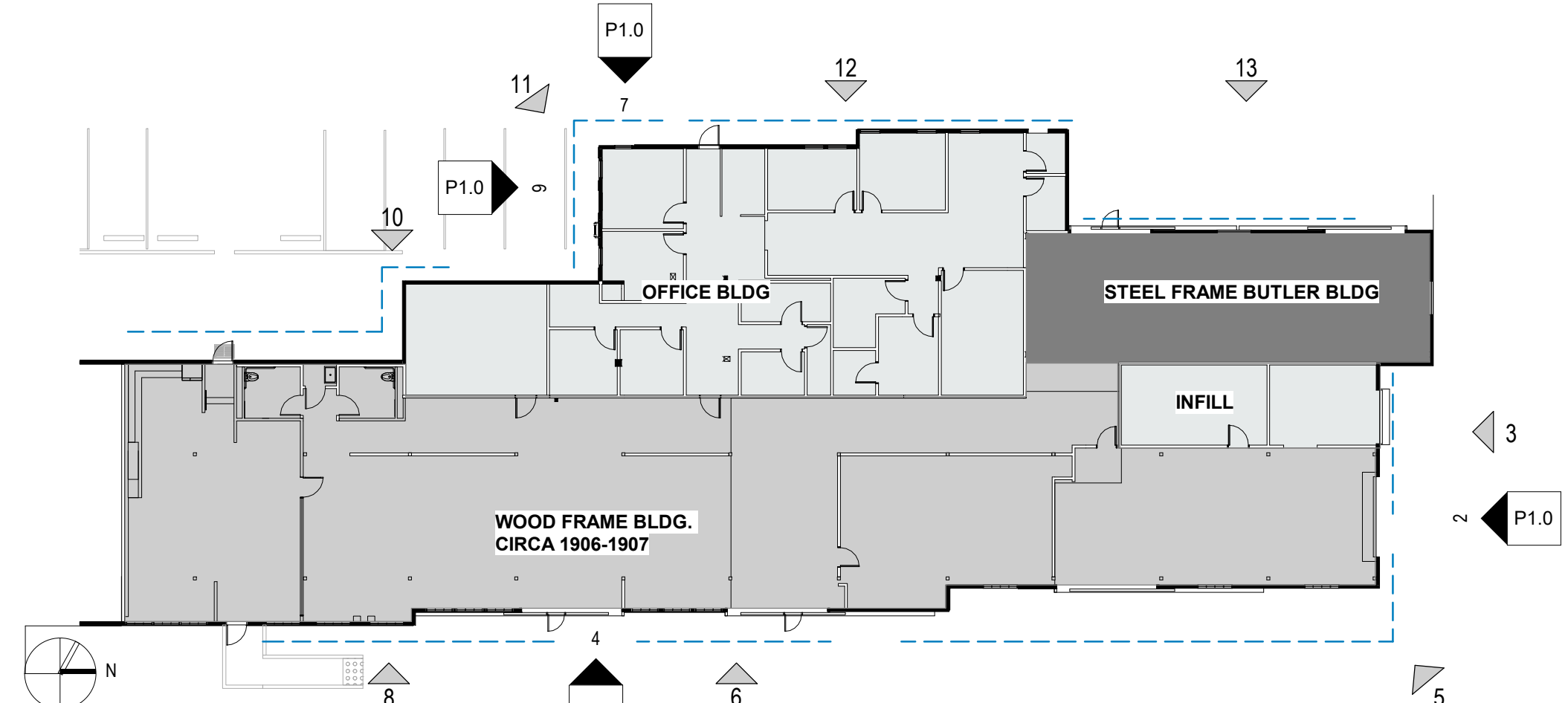
13



EXISTING EXTERIOR ELEVATION - NORTH

1/8" = 1'-0"

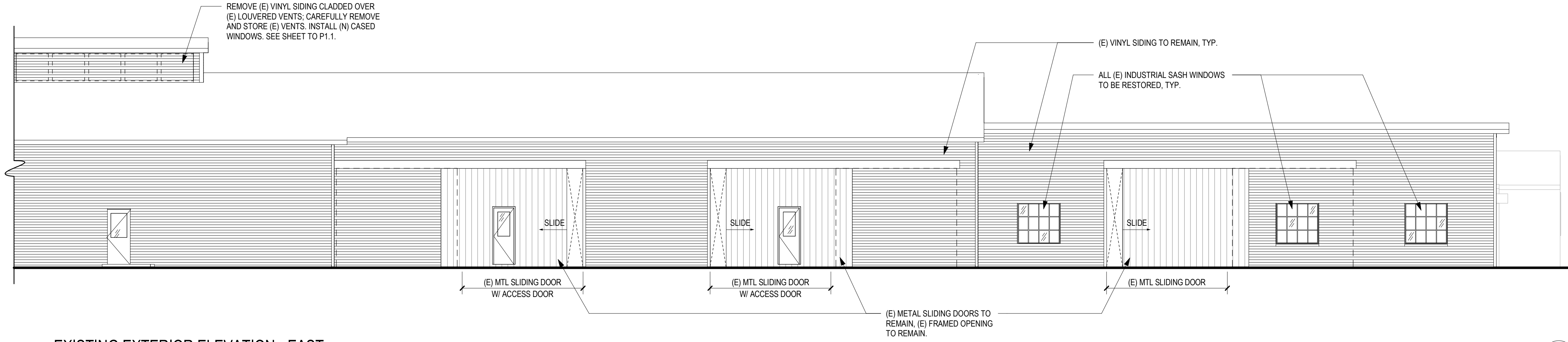
2



KEYPLAN

3/64" = 1'-0"

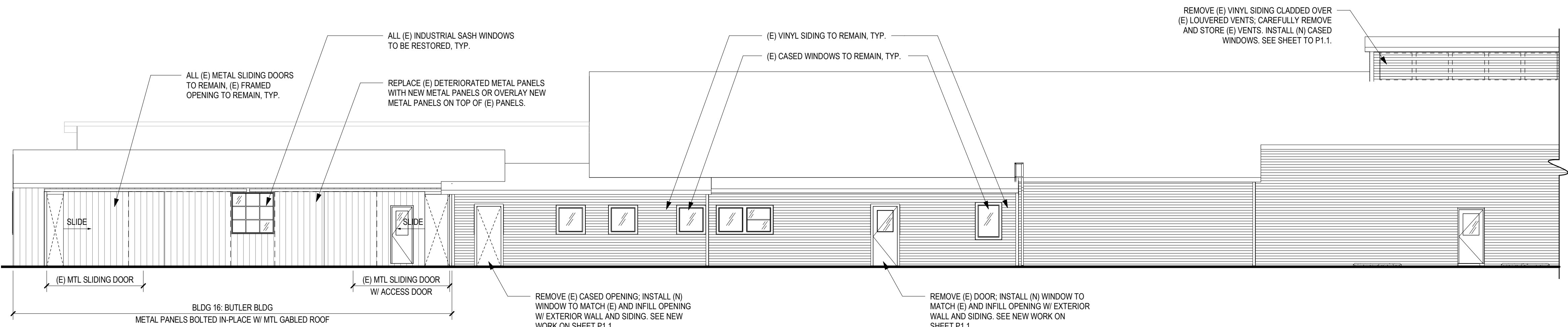
1



EXISTING EXTERIOR ELEVATION - EAST

1/8" = 1'-0"

4



EXISTING EXTERIOR ELEVATION - WEST

1/8" = 1'-0"

7



EXTERIOR ELEVATION - WEST

12



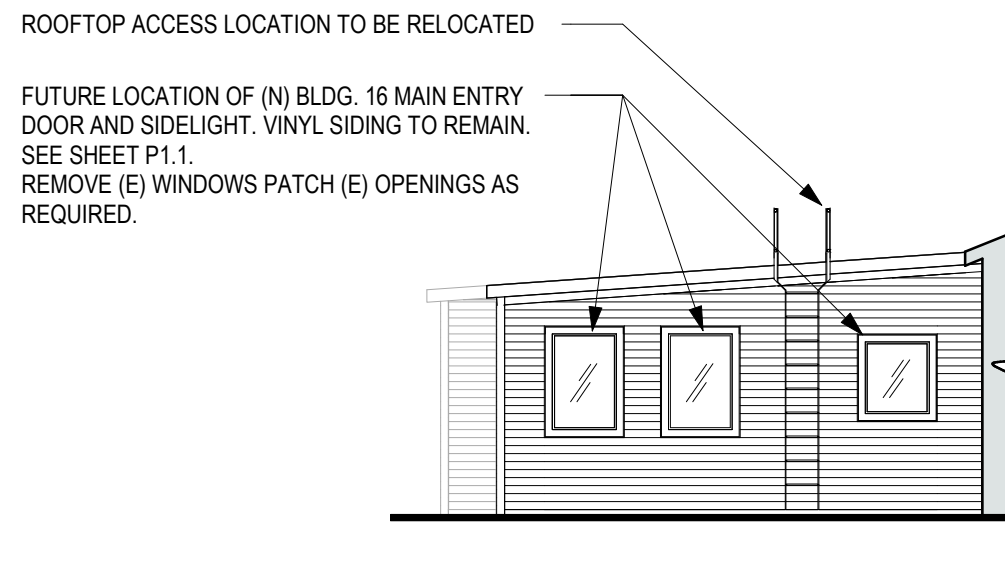
EXTERIOR ELEVATION - SOUTH WEST
(NEW ENTRANCE)

11



EXTERIOR ELEVATION - WEST

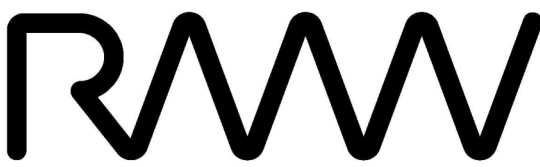
10



EXISTING EXTERIOR ELEVATION - WEST (FACING SOUTH)

1/8" = 1'-0"

9



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SHEET NAME:
**BUILDING 16 -
PROPOSED EXTERIOR
ELEVATIONS**

SHEET NUMBER:

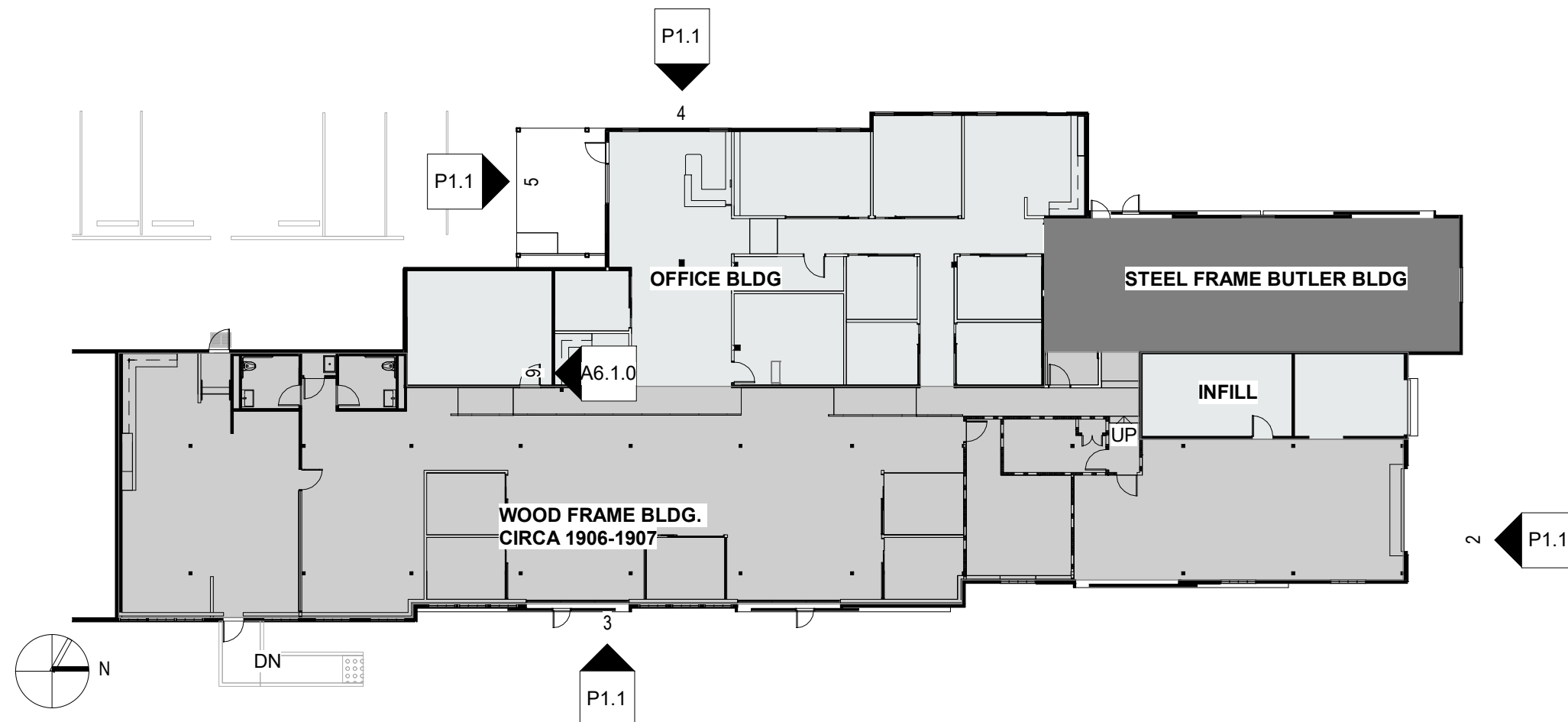
P1.1



EXTERIOR ELEVATION - NORTH

1/8" = 1'-0"

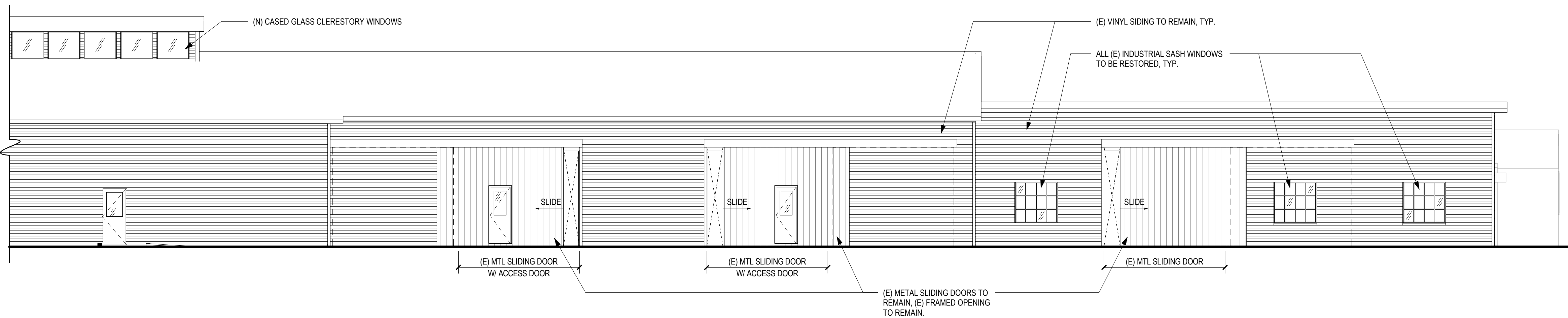
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KEYPLAN

3/64" = 1'-0"

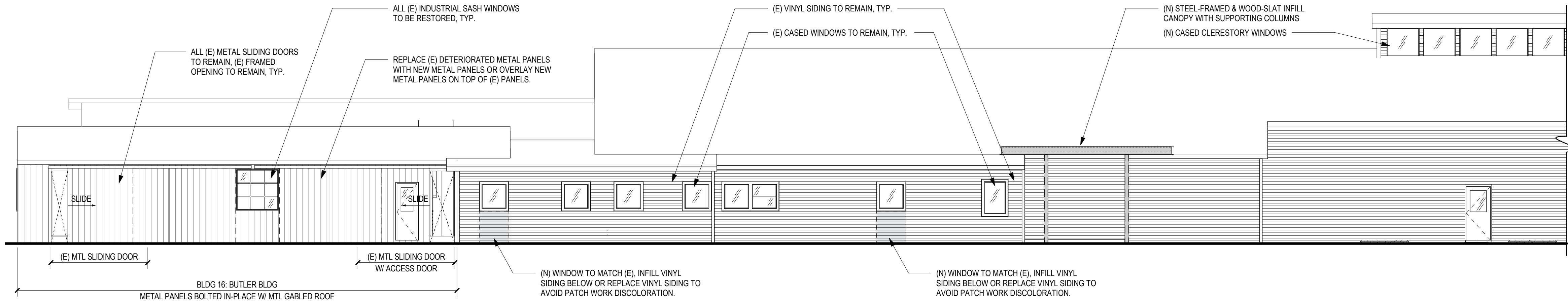
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EXTERIOR ELEVATION - EAST

1/8" = 1'-0"

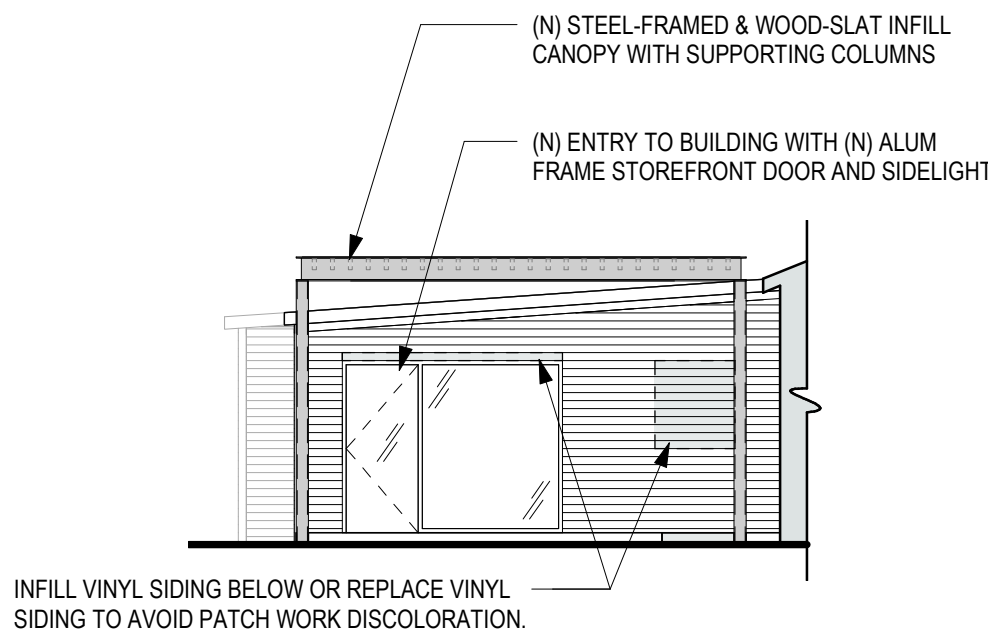
3



EXTERIOR ELEVATION - WEST

1/8" = 1'-0"

4



EXTERIOR ELEVATION - WEST ENTRY (FACING SOUTH)

NOT TO SCALE

5



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