



City of Sunnyvale

Agenda Item-No Attachments (PDF)

File #: 23-0256, Version: 1

REPORT TO HERITAGE PRESERVATION COMMISSION

SUBJECT

Proposed Project:

LANDMARK ALTERATION PERMIT to renovate 7,025 square feet of an existing office/manufacturing space with exterior alterations at Northrop Grumman.

Location: 401 Hendy Avenue (APN: 204-48-028)

File #: 2022-7443

Zoning: M-3

Applicant / Owner: Patrick Todd, RMW (applicant) / Northrop Grumman (owner)

Environmental Review: A Class 1 categorical exemption relieves this project from California Environmental Quality Act (CEQA) provisions.

Project Planner: Margaret Netto, Senior Planner (408) 730-7628, mnetto@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Industrial

Existing Site Conditions: Manufacturing

Surrounding Land Uses

North: Single-family homes on East California Avenue

South: Ironworks Apartments across Hendy Avenue and the railroad tracks

East: Home Depot and single-family homes on Fair Oaks Avenue

West: Apartments and Mortuary on North Sunnyvale Avenue

Issues: Compatibility with local landmark district

Staff Recommendation: Approve the Landmark Alteration Permit based on the Findings in Attachment 3 and subject to the Conditions of Approval in Attachment 4.

BACKGROUND

Description of Proposed Project

The proposed project consists of the rehabilitation of Building 16 (the Blacksmith and Car Shop), one of the original (ca. 1906-1907) Hendy Iron Works foundry buildings, for continued use as an office. The existing interior work environment and support spaces would be renovated, and exterior renovation with minimal modifications would occur to preserve and restore the current historic fabric while accommodating new egressing needs. The total building area is approximately 12,000 square feet, and the applicant proposes to renovate approximately 7,025 square feet.

Existing non-historic vinyl siding covering the façades would remain in place. Existing historic wood windows would be retained and restored. Existing sliding metal garage doors in all locations would also be retained. Non-historic fixed windows at the west side of the building would be unchanged. Two existing doors in the same location would be removed, and the openings would be infilled with

new multi-lite windows. These windows would match the appearance of the other non-historic windows on the west façade. Vinyl siding would be infilled below the windows to match the existing exterior siding.

At the south façade, 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 sidelight. 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.

The Hendy Iron Works site, currently occupied by Northrop Grumman, is a City of Sunnyvale Local Landmark. Sunnyvale Municipal Code (SMC) Section 19.96.090 requires a Landmark Alteration Permit for projects within a Local Landmark or Landmark District that include substantial exterior modifications such as a change of use; building additions; and modifications to exterior building facades such as change of colors, materials, and awnings.

The proposed project complies with all pertinent zoning requirements and does not involve expansion of Building 16. See Attachment 1 for a map of the vicinity and mailing area for notices; Attachment 2 for project data table; and Attachment 5 for the proposed project plans.

Previous Actions on the Site

The following table lists the history of notable Planning applications for this site within the past 30 years.

File Number	Brief Description	Review Authority/Decision	Date
2021-7952	Two new proposed buildings at Northrop Grumman: one 3,840 sq. ft. café and one 670 sq. ft. restroom building.	Staff/Approved	1/13/2022
2021-7045	For a 300 sq. ft. modular unit to be installed between Buildings 17 and 32 on the Northrop Grumman site.	Staff/Approved	2/2/2021

2007-0867	Add 426 sq. ft. mezzanine to the interior of Building 41. Remove existing 792 sq. ft. shed on property to reduce far/lot coverage which already exceed permitted levels.	Staff/Approved	8/20/2007
1990-0272	Add a 2,160 sq. ft. mezzanine in Building 152.	Zoning Administrator/Approved	8/28/1990
1990-0270	Add 2,688 sq. ft. to house equip for Building 72	Zoning Administrator/Approved	8/28/1990

Other Planning applications not included in the table were related to minor permits such as signs, temporary trailers, and parking lot paving.

There are no active Neighborhood Preservation cases on this property.

EXISTING POLICY

General Plan Goals and Policies: The applicable goals and policies from the Community Character Chapter of the General Plan along with a consistency analysis are included as recommended findings in Attachment 3.

Applicable Design Guidelines: The City's Design Guidelines provide recommendations for site layout, architecture, and design.

ENVIRONMENTAL REVIEW

A Class 1 categorical exemption relieves this project from California Environmental Quality Act (CEQA) provisions.

DISCUSSION

Present Site Conditions

The project site is located on 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.

Joshua Hendy Iron Works Historic District

The Joshua Hendy Iron Works Historic District contains 35 buildings including Building 16 on a 55.75-acre parcel 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 to the west. 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 significance of 1906 to 1945 and, therefore, is not part of the Joshua Hendy Iron Works Historic District. See Figure 1 below for a site

plan.

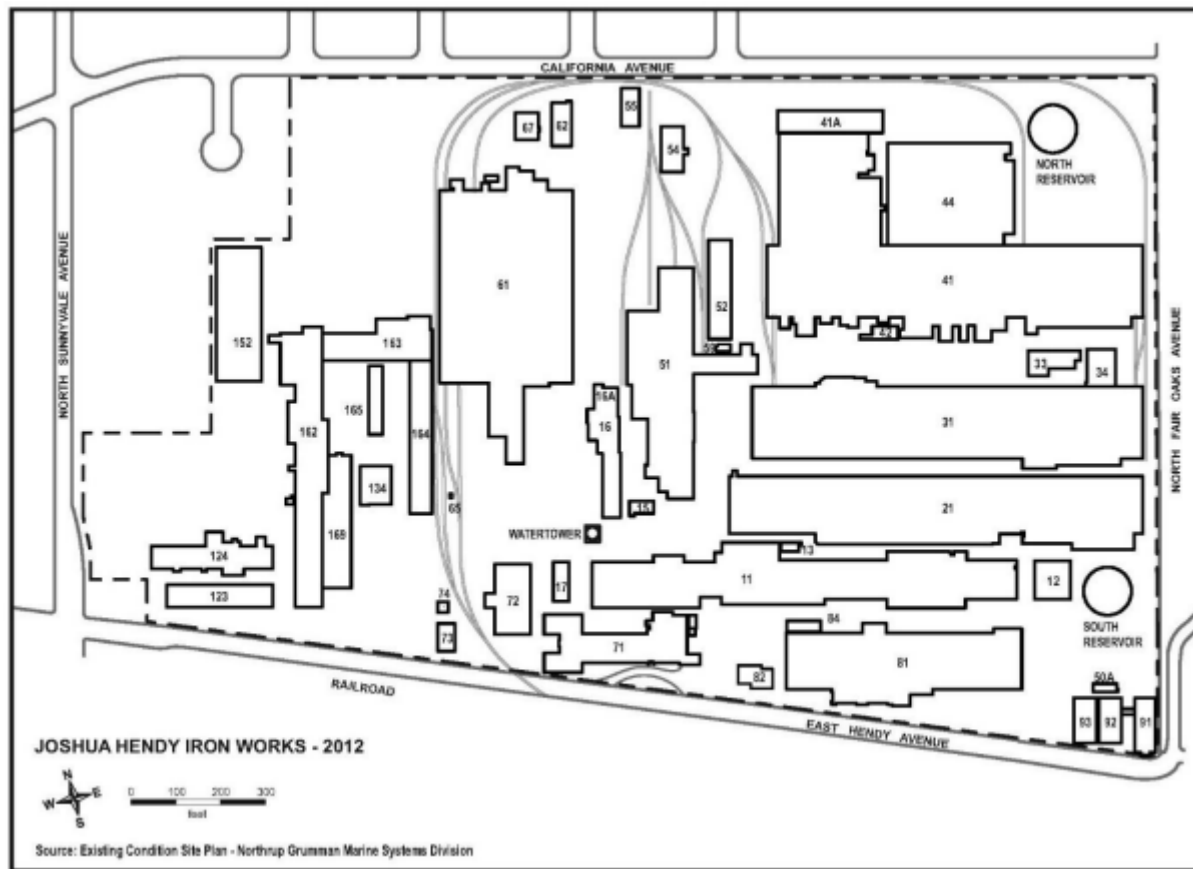


Figure 1. Joshua Hendy Iron Works Site Plan

Building 16 Architecture and Historic Evaluation

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 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

Page and Turnbull, a historic preservation firm, prepared a historic evaluation of the proposal (see Attachment 7). The evaluation concluded that 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. Additionally, the proposed minimalistic, contemporary design differentiates the new construction from existing historic resources. The evaluation notes that the large glazed storefront windows proposed for the new entrance are not strictly compatible with the characteristics of the historic district. However, 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, the evaluation found that these storefront windows 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.

Staff concurs that the proposed modifications are compatible with the historic district.

FISCAL IMPACT

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

PUBLIC CONTACT

Notice of Public Hearing

- Published in the *Sunnyvale Sun* newspaper
- Posted on the site
- 242 notices mailed to property owners and residents within 300 feet of the project site

Staff Report

- Posted on the City's website

Agenda

- Posted on the City's official notice bulletin board
- Posted on the City's website

Public Contact: Staff has not received any correspondence or phone calls from neighbors at the time of writing of this report.

ALTERNATIVES

1. Approve the Landmark Alteration Permit with the Conditions of Approval in Attachment 4.
2. Approve the Landmark Alteration Permit with modified conditions.
3. Deny the Landmark Alteration Permit provide direction to staff and the applicant where changes should be made.

STAFF RECOMMENDATION

Recommendation

Alternative 1: Approve the Landmark Alteration Permit based on the Findings in Attachment 3 and subject to the Conditions of Approval in Attachment 4.

Staff

Prepared by: Margaret Netto, Senior Planner
Approved by: George Schroeder, Principal Planner

ATTACHMENTS

1. Vicinity and Noticing Map
2. Project Data Table
3. Recommended Findings
4. Recommended Conditions of Approval
5. Site and Architectural Plans
6. Applicant's Project Description Letter
7. Historical Evaluation Report prepared by Page and Turnbull