



Gkw Architects, Inc., AIA, Architect, LEED GA, CSLB
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434 Crescent Ave/ Application No: PLNG-2024-0719/ Narrative

April 4th, 2025

Margaret Netto, Planner / Community Development Department, City of Sunnyvale
456 W. Olive Avenue, Sunnyvale, CA 94086

Dear Mrs. Netto,

This project narrative is in regards to the property located at 434 Crescent Ave, Sunnyvale with Application No. PLNG-2024-0719, new construction 4 units townhomes. The intention of this narrative is to outline our efforts to preserve the historical residence in front of the new construction townhomes and keep the aesthetic consistency in the neighborhood in alignment with the goals of the Citywide Objective Design Standards from the City of Sunnyvale. Following the recommendations from Page & Turnbull SOI Standards Compliance Memorandum (p.g.21):

If the goal of project design is to develop a project that fully adheres to the Secretary of the Interior's Standards for Rehabilitation, Page & Turnbull recommends several modifications to improve the overall compliance of the proposed project. First, Page & Turnbull recommends that the north façade of the new townhouse building be set back at least 15-feet from the south façade of the historic residence. If that is not possible, it is recommended that the third floor be set back further to reduce the height and visibility of the new construction when viewed from the street. It is also recommended that the gabled roof profile at the center of the second floor on the north façade of the townhouse be eliminated or simplified to reduce visual competition with the historic residence. In this way, the new construction will be visually deferential to the subject property and will enhance its ability to read as a separate and prominent building at the front of the site.

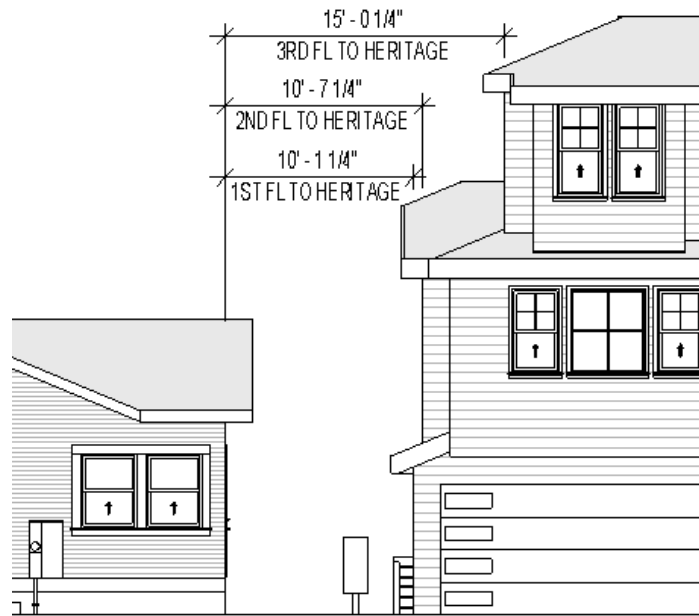
The proposed design incorporates the following elements:

- Matching the roof of the new construction townhomes with the historical residence to keep the consistent appearance
- Townhomes steps back at each floor from the historical residence. They are as follows: 1st Level 10'-1 ¼" / 2nd :Level 10'-7 ¼" / 3rd Level 15'-0 ¼"(See below building section)
- The two car garage and the staircase is designed at their minimum required size, which provides the maximum possible setback between the historical residence and the first-floor of the new townhomes.



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Building Section showing Separation distance below:



Please let us know if you have any questions or need additional information.

Sincerely,
Gkw Architects, Inc.