



City of Sunnyvale

Notice and Agenda - Final Heritage Preservation Commission

Wednesday, November 1, 2017

7:00 PM

West Conference Room, City Hall, 456 W.
Olive Ave., Sunnyvale, CA 94086

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

PRESENTATION

ORAL COMMUNICATIONS

This category provides an opportunity for members of the public to address the commission on items not listed on the agenda and is limited to 15 minutes (may be extended or continued after the public hearings/general business section of the agenda at the discretion of the Chair) with a maximum of up to three minutes per speaker. Please note the Brown Act (Open Meeting Law) does not allow commissioners to take action on an item not listed on the agenda. If you wish to address the commission, please complete a speaker card and give it to the Recording Secretary. Individuals are limited to one appearance during this section.

CONSENT CALENDAR

[17-1037](#)

Approve the Draft Heritage Preservation Commission Meeting Minutes of August 4, 2017

Recommendation: Approve the Draft Heritage Preservation Commission Meeting Minutes of August 4, 2017 as submitted.

PUBLIC HEARINGS/GENERAL BUSINESS

[17-0874](#)

Review Civic Center Master Plan Concepts and Provide Feedback on Project Alternatives

[17-0994](#)**File #:** 2017-7701**Location:** 316 Morse Avenue (APN: 204-040-025)**Zoning:** R-2**Proposed Project:**

RESOURCE ALLOCATION PERMIT to consider the historic significance of a single-family home which is listed as part of the Sunnyvale Heritage Resources Inventory.

Applicant / Owner: Catherine Liu (applicant) / Xiangyang Yao (owner)

Environmental Review: 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.

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

NON-AGENDA ITEMS & COMMENTS

-Commissioner Comments

INFORMATION ONLY REPORTS/ITEMS

ADJOURNMENT*Notice to the Public:*

Any agenda related writings or documents distributed to members of this meeting body regarding any item on this agenda will be made available for public inspection in the originating department or can be accessed through the Office of the City Clerk located at 603 All America Way, Sunnyvale, CA. during normal business hours and at the meeting location on the evening of the board or commission meeting, pursuant to Government Code §54957.5.

Agenda information is available by contacting Joey Mariano at (408) 730-7486. Agendas and associated reports are also available on the City's website at sunnyvale.ca.gov or at the Sunnyvale Public Library, 665 W. Olive Ave., Sunnyvale, 72 hours before the meeting.

Pursuant to the Americans with Disabilities Act, if you need special assistance in this meeting, please contact the Joey Mariano at (408) 730-7486. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35.160 (b) (1))



City of Sunnyvale

Agenda Item

17-1037

Agenda Date: 11/1/2017

SUBJECT

Approve the Draft Heritage Preservation Commission Meeting Minutes of August 4, 2017

RECOMMENDATION

Approve the Draft Heritage Preservation Commission Meeting Minutes of August 4, 2017 as submitted.



City of Sunnyvale

Meeting Minutes - Draft Heritage Preservation Commission

Wednesday, October 4, 2017

7:00 PM

West Conference Room, City Hall, 456 W.
Olive Ave., Sunnyvale, CA 94086

CALL TO ORDER

Chair Hannalore Dietrich called the meeting to order.

SALUTE TO THE FLAG

Chair Dietrich led the salute to the flag.

ROLL CALL

Chair Dietrich noted Comm. Mouritsen's planned absence.

Present: 6 - Chair Mike Michitaka
Vice Chair Hannalore Dietrich
Commissioner Melanie Holthaus
Commissioner Dawn Hopkins
Commissioner Dixie Larsen
Commissioner Kenneth Valenzuela
Absent: 1 - Commissioner Dale Mouritsen

PRESENTATION

None

ORAL COMMUNICATIONS

Ryan Kuchenig, Senior Planner, introduced himself and noted that he is the interim staff liaison for this Commission while Noren Caliva-Lepe, Senior Planner, is on maternity leave. He noted that the November meeting will include a presentation of the Civic Center Modernization Plan, voting and ranking of any proposed 2018 study issues, and a public hearing for a Resource Allocation Permit for the removal of a Heritage Resource from the Heritage Resource Inventory List. He also noted that a previous request from the Commisison regarding the study of the current Heritage Resource Inventory list, including consideration of nominating Fremont High School to the list.

CONSENT CALENDAR

[17-0952](#)

Approve the Draft Heritage Preservation Commission Meeting Minutes of July 12, 2017

Comm. Michitaka moved to approve the Draft Heritage Preservation Commission Meeting Minutes of July 12, 2017, as submitted. Vice Chair Hopkins seconded.

Motion carried as follows:

Yes: 5 - Chair Michitaka
Vice Chair Dietrich
Commissioner Holthaus
Commissioner Hopkins
Commissioner Valenzuela

No: 0

Absent: 1 - Commissioner Mouritsen

Abstain: 1 - Commissioner Larsen

PUBLIC HEARINGS/GENERAL BUSINESS

None

STANDING ITEM: CONSIDERATION OF POTENTIAL STUDY ISSUES

None

Discussion of Potential Study Issues for 2018

Mr. Kuchenig discussed voting and ranking of the potential study issues from the Commission will take place in the November meeting.

NON-AGENDA ITEMS & COMMENTS

None

-Commissioner Comments

Comm. Larsen noted the passing of Jeanine Stanek, previous Chair to this Commission, who served the Heritage Preservation Commission from 2006 through 2015. She noted her volunteerism for many other organizations for the City, such as the Sunnyvale Heritage Park Museum.

Comm. Michitaka noted that she led his interest to this Commission and trained him when he first joined. He mentioned her wealth of knowledge to this Commission. He

said during her time in the Commission she was involved with many Landmark Alteration Permits in the Downtown Historic District.

Chair Dietrich noted her first interaction was where she worked at the General Store at the Sunnyvale Heritage Park Museum during the parade at the Centennial Celebration Sunnyvale Parade in 2012.

Commissioners took a moment of silence to pay respect to the late Jeanine Stanek.

INFORMATION ONLY REPORTS/ITEMS

None

ADJOURNMENT

Chair Dietrich adjourned the meeting at 7:18 p.m.



City of Sunnyvale

Agenda Item

17-0874

Agenda Date: 11/1/2017

Review Civic Center Master Plan Concepts and Provide Feedback on Project Alternatives



City of Sunnyvale

Agenda Item

17-0994

Agenda Date: 11/1/2017

REPORT TO HERITAGE PRESERVATION COMMISSION

SUBJECT

File #: 2017-7701

Location: 316 Morse Avenue (APN: 204-040-025)

Zoning: R-2

Proposed Project:

RESOURCE ALLOCATION PERMIT to consider the historic significance of a single-family home which is listed as part of the Sunnyvale Heritage Resources Inventory.

Applicant / Owner: Catherine Liu (applicant) / Xiangyang Yao (owner)

Environmental Review: 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.

Project Planner: Ryan Kuchenig, (408) 730-7431, rkuchenig@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Residential Low Medium Density

Existing Site Conditions: Single Family Home

Surrounding Land Uses

North: Single Family Home

South: Commercial Retail/Office Building

East: Single Family Home

West: Single Family Home

Issues: Historic Significance of the Single-Family Home

Staff Recommendation: Determine that the single-family residence does not have local historic significance and recommend that the home be removed from the City Heritage Resource Inventory

BACKGROUND

Description of Proposed Project

The applicant is requesting a determination from the Heritage Preservation Commission in regards to the local historical significance of the property at 317 Morse Street, and staff is requesting a determination in order to conduct appropriate environmental review prior to reviewing building renovations or future redevelopment of the site.

See Attachment 1 for a map of the vicinity and mailing area for notices and Attachment 2 for the Data Table of the project.

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

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 applicant intends to build an addition and change the façade material of the home, there is a potential adverse impact to the environment 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 these are reviewed by local agencies, a historical and architectural evaluation is requested from the applicant, which evaluates 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 CEQA statute. In this case, the report for the residence at 316 Morse Avenue 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 should be removed from the City of Sunnyvale Heritage Resource Inventory because City adopted criteria are not met.

Required HPC Determination

The applicant has submitted a historic and architectural evaluation by a consultant; Brunzell Historical, which is included in Attachment 3. The evaluation, completed August 16, 2017, includes DPR (State of California Department of Parks and Recreation) 523A and B forms. The report concludes that property does not qualify for State or National registers and that the property does not meet any of the City’s criteria for designation. The evaluation states that the house was constructed between 1930 and 1932 by Fred Ferreira and occupied by the family until at least 1944. As stated in the attached DPR forms, several additions and alterations have been constructed by subsequent owners of the property over the years. Some of these modifications predate building permit requirements or were done without permits. The original DPR form could not be located for the property; therefore, it is not clear as to the reasoning behind the original nomination of the property on the City’s Heritage Resource list.

If the Commission determines that the structure has local historic significance, and significant modifications are proposed, further environmental review including an Initial Study would be required. An Environmental Impact Report (EIR) would likely be required 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 or other modifications to the home could proceed with appropriate environmental review based on the scope of the proposed project without concern for historic preservation.

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 Preservation 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)."

The criteria for the National Register for evaluating properties are included in Attachment D.

Public Contact: Nine notices were sent to surrounding property owners and residents adjacent to the subject site in addition to standard noticing practices, including advertisement in the Sunnyvale Sun Newspaper and on-site posting. No letters or calls were received from the public by staff.

Conclusion

Staff has reviewed the proposal to remove the home from the Heritage Resource Inventory and has concluded, based on the provided information including the revised DPR forms and the criteria listed in the Municipal Code, that the home should be removed from the inventory. It is unclear as to the original rationale for including the property within the City's Heritage Resource inventory; however, research has determined that original design has been significantly compromised over the years and that there is no evidence of notable people or events for historical context.

The home may have at one time exemplified classic craftsman style design; however, it has been altered significantly over the years and it is difficult to discern the original characteristics. The evaluation notes that the home has been significantly altered over the years, including the addition of second-story dormers that altered the original single-story massing and roofline. The enclosure of the front porch and replacement of wood-sash windows with aluminum sliders, as well as replacement of wood siding further change the architectural integrity of the original design. There are no known significant associations of the property with any persons considered prominent in the development of Sunnyvale. Staff concurs with the historical evaluation and recommends that the Heritage Preservation Commission determine that the residence at 316 Morse Avenue does not meet the criteria for a Heritage Resource as identified in Section 19.96.050 of the zoning ordinance.

ALTERNATIVES

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

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

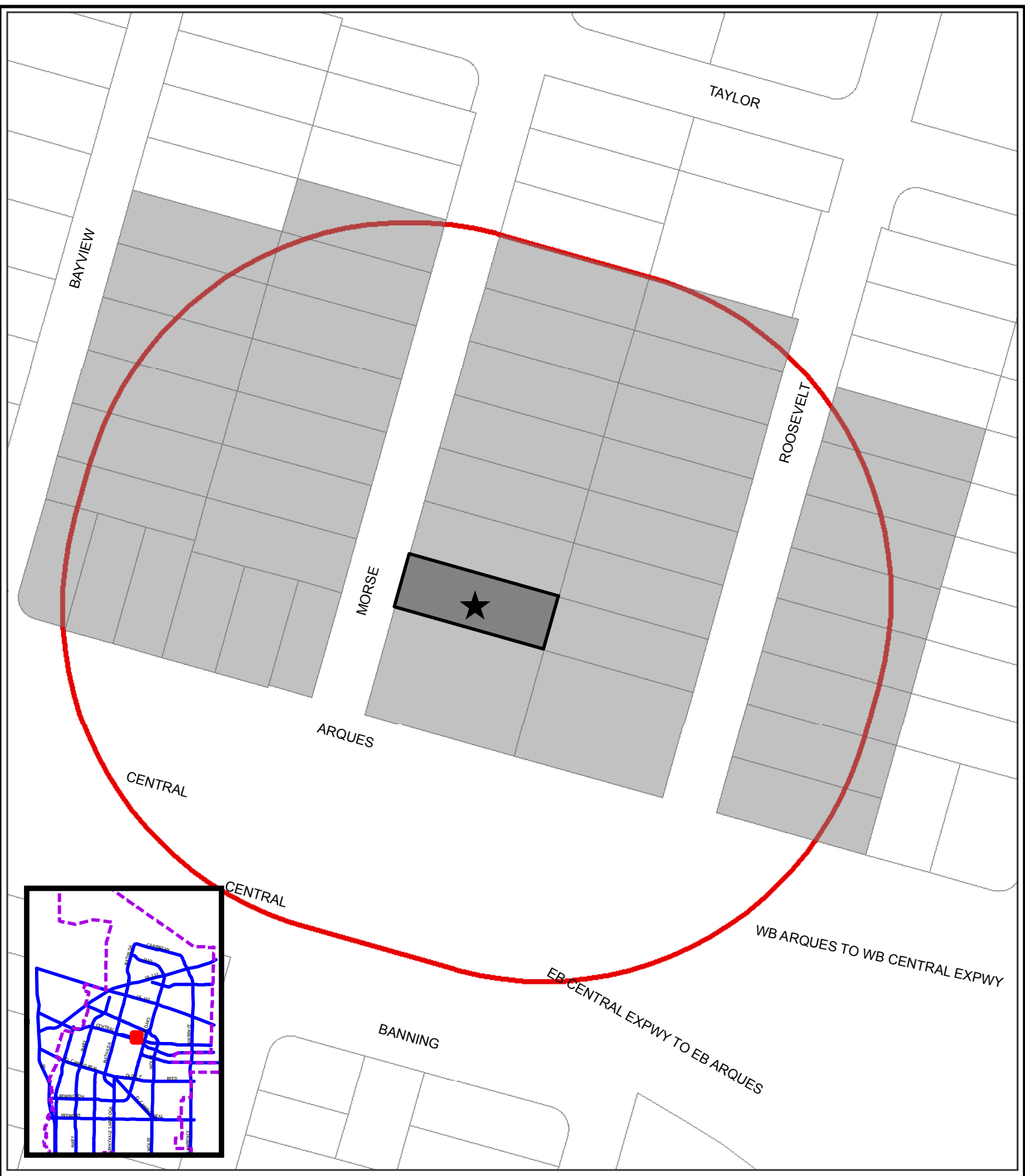
Prepared by: Ryan M. Kuchenig, Senior Planner

Approved by: Gerri Caruso, Principal Planner

ATTACHMENTS

1. Vicinity and Noticing Map

2. Proposal Letter from the Applicant
3. Evaluation Letter & DPR Forms Completed by Brunzell Historical



2017-7701
316 Morse Ave. (APN: 204-40-025)
Resource Allocation Permit
300-ft Area Map

0 35 70 140 Feet



Application for Resource Alteration Permit

316 Morse Ave, Sunnyvale, CA 94085

Parcel 204-40-025

Request, and supporting documentation, from Catherine Liu

August 18, 2017

I would like to request that the property located at 316 Morse Ave, Sunnyvale, CA 94085 [Parcel 204-40-025] removed from the Sunnyvale Heritage Resource Inventory.

The reasons is that this property was not well maintained, and the original architect has been faded away significantly. The property needs significant upgrades in order to improve the condition of the house. Removal from the Resource Inventory will allow for an easier permit process.

Examples of such work would include demolition of the garage [unusable] and construction of new; roof replacement; electrical upgrade; exterior siding replacement; heating system replacement; interior replacement of plaster ceiling. among other things. And I would like to add on for this property as duplex as well.

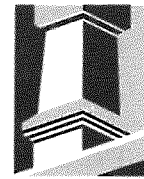
This decision is based City suggest heritage consultant Brunzell Historical. I have attached the report with the form and this letter.

Thank you;

I appreciate your consideration.

A handwritten signature in black ink, appearing to be 'Catherine Liu', with a stylized, flowing script.

Catherine Liu



BRUNZELL HISTORICAL

August 16, 2017

Catherine Liu
11883 Shasta Spring Court
Cupertino, California 95014

Subject: Historical Evaluation of the house at 316 Morse Avenue, Sunnyvale, Santa Clara County, California.

Dear Catherine,

The letter report that follows, along with the DPR 523 form attached, comprise the evaluation of the property at 316 Morse Avenue, Sunnyvale, Santa Clara County, California as required by the City of Sunnyvale.

Methodology

Brunzell Historical personnel conducted a site visit in July 2017. The site visit included collecting photographs of all exterior elevations of the buildings, the parcel, and the setting. Brunzell Historical conducted research through the City of Sunnyvale, the Santa Clara County Recorder's Office, the California Room at the San José Public Library, and online research at ancestry.com and other websites.

Summary of Findings

The City of Sunnyvale provided documentation from 1997 and 1988 indicating the property is on the local list of heritage resources. Although 316 Morse Avenue appears to have been added to that inventory in the late 1970s, the original DPR 523 form was not available. Both later documents call the house "considerably altered," and neither includes an evaluation section discussing the property's eligibility for historic listing under national, state, or local listing. In absence of any document arguing for the property's historical or architectural significance, the house appears to have been added to the list of heritage resources based on age alone. Broadly speaking, historic preservation practice and law require that qualified historic resources possess the following:

- Age: 50 years is the usual age threshold for consideration
- Significance: historic or architectural significance are required (criteria described below)
- Integrity: if a property is over 50 years old and qualifies under significance criteria, it must retain integrity

Significance Criteria

National Register of Historic Places

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- (a) That are associated with events that have made a significant contribution to the broad patterns of our history;
- (b) That are associated with the lives of significant persons in our past;

- (c) That embody the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction;
- (d) That have yielded, or may be likely to yield, information important to the prehistory or history of the area/region.

California Register of Historical Resources

California's standards are based on the national standards, and are stated slightly differently:

- 1) Associated 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 (Criterion 1).
- 2) Associated with the lives of persons important to local, California or national history (Criterion 2).
- 3) Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values (Criterion 3).
- 4) Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation (Criterion 4).

City of Sunnyvale Heritage Resources Inventory

The City of Sunnyvale has its own standards for its Heritage Resources Inventory, which restate the state and national criteria in greater detail.

- 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; prior zoning code § 19.80.060).

Property Description

This property is located on a shady residential street. There are sidewalks on both sides of Morse Avenue. The house is close to the sidewalk, with a low wooden fence and small front yard in between. It is surrounded by tall trees. The building is one-and-a half stories with a composition shingle roof featuring several levels of gables; windows are aluminum sliders. The front door, on the west elevation, is accessed by a set of wooden steps with one concrete step at the bottom. Ivy grows over the doorway, and the door is flanked by decorative stained-glass windows.

There are multiple entrances, including a second-story entrance, on the north elevation. A simple wooden deck on the east elevation is sheltered by a corrugated metal awning. The backyard is surrounded by trees, with the ground covered in sparse grass and a concrete driveway north of the house. There are several small outbuildings to the east of the house, including a garage with front-gabled roof and clapboard siding with a shed-roof addition to its north and a prefabricated metal garden shed.

The house appears to have originally been a modest example of a Craftsman house. However, no photographs or plans of its original form have been discovered, and it has been altered so extensively it is difficult to discern its original characteristics.

Significance Evaluation

NRHP/CRHR

The National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible.

Criterion A/1: 316 Morse Avenue is not associated with events that have made a significant contribution to the broad patterns of our history. It was originally developed as a dwelling for a working-class family during Sunnyvale's twentieth century growth as a farm town. Every property is developed within a specific historic context; however, not every property is historically significant. Research has not revealed any significant associations between the property and the development of Sunnyvale, or with any other important historic context. The building is therefore not eligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: 316 Morse Avenue is not significantly associated with the life of a person important to local, state, or national history. The Ferreira family were working-class members of Sunnyvale's Portuguese immigrant community. Research into their life histories has revealed no evidence that they were locally prominent or that they had any important impact on local history during the two decades they occupied the house. Therefore it is not eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: 316 Morse Avenue is not significant for its architecture. Its modest size and the simple massing of the original single-story front-gabled house indicate that it was a common example of inexpensive housing developed for working-class residents in the early twentieth century. Therefore, the house is not eligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 316 Morse Avenue does not appear to be a principal source of important information in this regard.

City of Sunnyvale

Although the City has a longer list of criteria than the NRHP or CRHR, its requirements are essentially a more detailed rendering of the state and national standards. The local criteria require historical or architectural/design significance like the state and national standards. In addition, a property may be locally significant as a neighborhood visual landmark, or because it is similar to another important local property, or because it is a rare surviving example of a property type. 316 Morse Avenue lacks significance under any of these criteria.

Integrity

Historic eligibility rests on integrity (the ability of a property to convey its historic identity) as well as significance. Loss of integrity, if sufficiently great, overwhelms significance and renders a property ineligible for historic listing. This property lacks significance, so integrity is irrelevant. However, if future research revealed significant associations between the property and an important historic context, it would still be ineligible for listing due to the extensive alterations that have been performed over the years. Many projects have resulted in radical changes to the property's original form. The most significant of these alterations are the large second story dormers (which destroyed the single-story massing and original roofline at the main façade), enclosure of the original front porch (an important character-defining feature of the main façade), replacement of wood-sash windows with inappropriate aluminum sliders, and replacement of wood siding with a variety of inappropriate modern materials. These changes altered original character-defining features and completely destroyed the building's integrity of design, materials, and workmanship. Therefore 316 Morse Avenue lacks sufficient integrity to convey its historic character.

Recommendations

The property lacks both the significance and integrity required for any level of historic listing. Research into its land use history and the City of Sunnyvale's documentation of the property's historic status did not reveal any rationale for its inclusion on the local Heritage Resource Inventory. It is likely that the property retained integrity when it was originally listed, but there is no evidence that it ever met the required significance criteria. 316 Morse Avenue should therefore be removed from the Heritage Resource Inventory in order to maintain the standards the City has set forth for inclusion on the list of historic resources. This action would both remove restrictions from the property that appear to have been applied in error and protect the credibility of the City's Heritage Resource Inventory.

Preparer's Qualifications

Kara Brunzell holds a Master's degree in Public History and has worked multiple facets of historic preservation and cultural resource evaluation since 2007. She meets the Secretary of Interior's Professional

Qualifications for both History and Architectural History. Her experience includes municipal preservation planning and working as the lead staff member of a non-profit preservation organization. Since 2012, she has worked full-time as a historical consultant, completing dozens of evaluations for CEQA and Section 106 compliance. Additionally, she has completed local and national register nominations, historic context statements, and HAER recordation. She frequently works in the greater Sacramento area and the Bay Area, and had also completed projects in Southern California, Oregon, and New York. In addition to work with historic-period domestic, agricultural, and commercial properties for private and municipal clients, she has evaluated post offices, military bases, university campuses, hospitals, church properties, and a NASA site. She is listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants for every county in California.

Please contact me by phone at 707/290-2918 or e-mail at kara.brunzell@yahoo.com with any questions or comments.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kara Brunzell".

Kara Brunzell, M.A.
Architectural Historian

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 7

*Resource Name or # (Assigned by recorder) 316 Morse Avenue

P1. Other Identifier: 316 Morse Avenue

***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** 2015 **T** ____; **R** ____; ____ **¼ of Sec** ____; ____ **B.M.**

c. Address 316 Morse Avenue **City** Sunnyvale **Zip** 94085

d. UTM: (give more than one for large and/or linear resources) **Zone** 10; 586500.41 mE/ 4137824.10 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) **APN:** 204-40-025

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This property is located on a shady residential street (photograph 2). There are sidewalks on both sides of Morse Avenue. The house is close to the sidewalk, with a low wooden fence and small front yard in between (photographs 1, 3). It is surrounded by tall trees. The building is one-and-a-half stories with a composition shingle roof featuring several levels of gables; windows are aluminum sliders. The front door, on the west elevation, is accessed by a set of wooden steps with one concrete step at the bottom. Ivy grows over the doorway, and the door is flanked by decorative stained-glass windows (photograph 4).

There are multiple entrances, including a second-story entrance, on the north elevation (photographs 5 – 7). A simple wooden deck on the east elevation is sheltered by a corrugated metal awning (photograph 7). The backyard is surrounded by trees, with the ground covered in sparse grass and a concrete driveway north of the house. There are several small outbuildings to the east of the house, including a garage with front-gabled roof and clapboard siding with a shed-roof addition to its north and a prefabricated metal garden shed (photographs 10 – 11).

***P3b. Resource Attributes:** (List attributes and codes) **HP2:** Single-family property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Photograph 1: West (main) elevation of building, camera facing east, photograph taken July 31, 2017.

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both
c1931

***P7. Owner and Address:**

Catherine Liu
11883 Shasta Spring Court
Cupertino, California 95014

***P8. Recorded by:** (Name, affiliation, address)

Kara Brunzell
1613 B Street
Napa, California 94559

***P9. Date Recorded:** July 31, 2017

***P10. Survey Type:** (Describe) 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 ☐ Photograph Record
☐ Other (list) _____

*Resource Name or # (Assigned by recorder) 316 Morse Avenue

B1. Historic Name: 316 Morse Avenue

B2. Common Name: 316 Morse Avenue

B3. Original Use: residence B4. Present Use: residence

*B5. Architectural Style: Unknown

*B6. Construction History: (Construction date, alteration, and date of alterations) Original construction, c1931

1953, siding replaced

1969, remodel & reroof, (addition)

1978, repair & rehabilitate, (addition)

1980-81, kitchen remodel, water heater, window replacement

Unknown, (prior to 1988), second story dormer additions, front porch enclosure, greenhouse addition at south

Unknown (after 1988), projection added to dormers, greenhouse removed, addition to garage

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9. Architect: none b. Builder: Fred Ferreira

*B10. Significance: Theme Residential Development Area Sunnyvale

Period of Significance _____ Property Type house Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house does not meet the criteria for listing on the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), or the local City of Sunnyvale heritage resource inventory (see continuation sheet).

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

*B12. References:

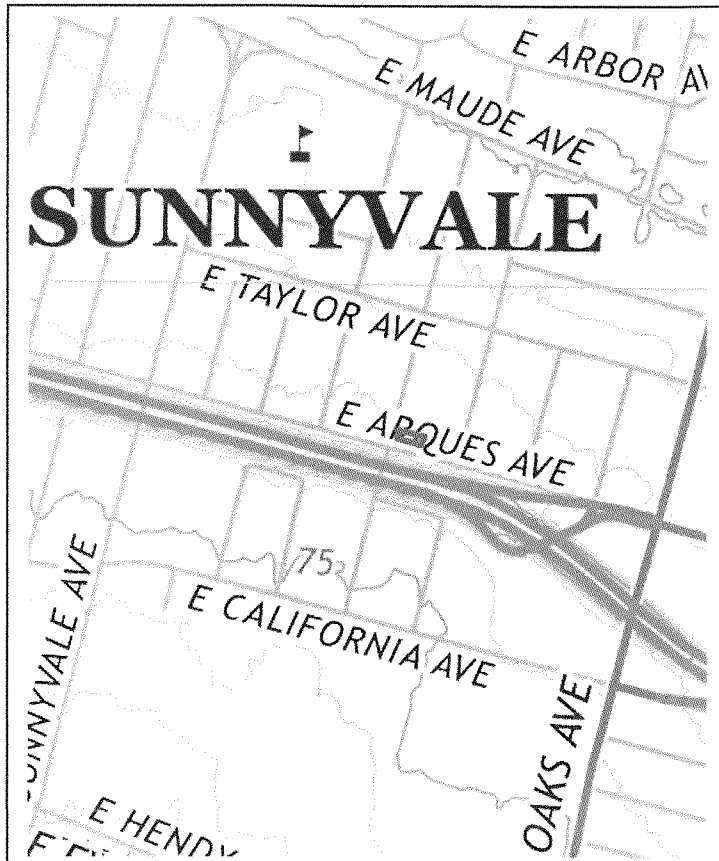
(See Footnotes)

B13. Remarks:

*B14. Evaluator: Kara Brunzell

*Date of Evaluation: July 31, 2017

(This space reserved for official comments.)



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*Recorded by Kara Brunzell

*Date: July 31, 2017 ☒ Continuation ☐ Update

*P3a. Description: (continued):



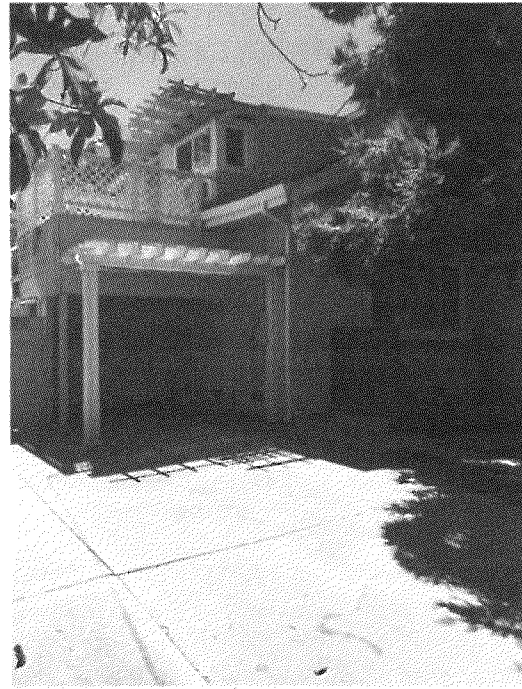
Photograph 2: Neighborhood setting, camera facing northeast, July 31, 2017.



Photograph 3: West (main) elevation, camera facing east, July 31, 2017.



Photograph 4: West elevation, detail, main entrance, camera facing east, July 31, 2017.

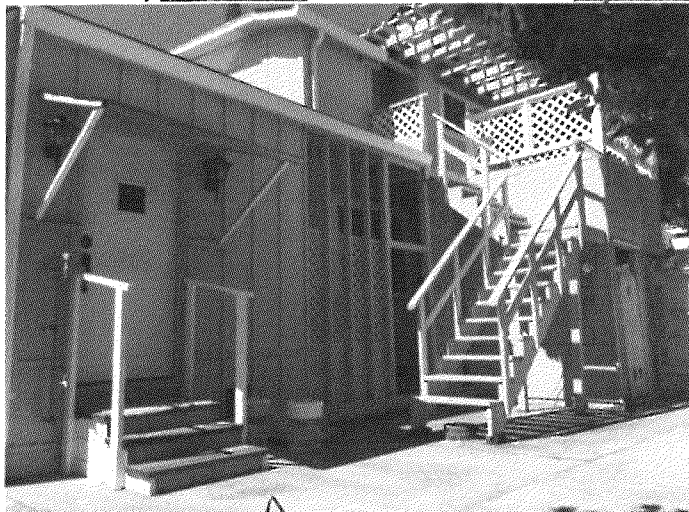


Photograph 5: West and north elevations, camera facing southeast, July 31, 2017.

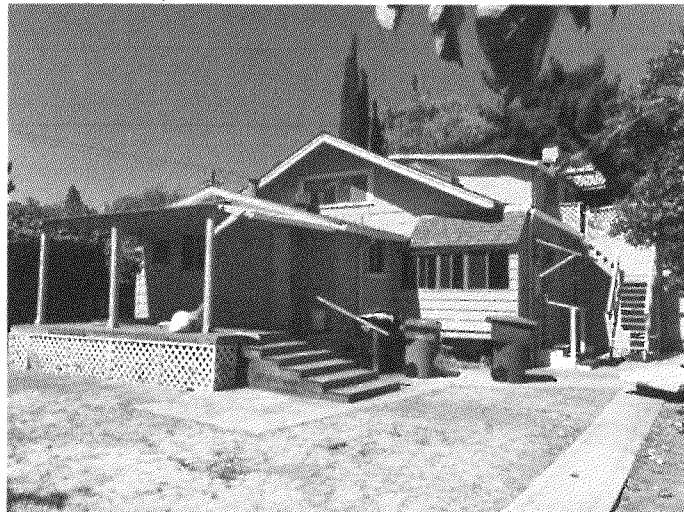
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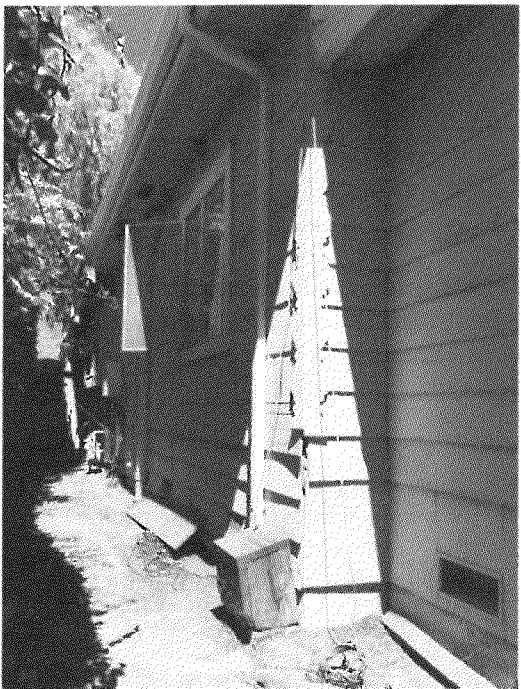
*Date: July 31, 2017 ☒ Continuation ☐ Update



Photograph 6: North elevation, camera facing east, July 31, 2017.



Photograph 7: North and east elevations, camera facing west, July 31, 2017.



Photograph 8: South elevation, camera facing northwest, July 31, 2017.



Photograph 9: South elevation, camera facing east, July 31, 2017.

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Photograph 10: Structures in backyard, camera facing southeast, July 31, 2017.



Photograph 11: Garage and adjoining shed, camera facing northeast, July 31, 2017.

B10. Significance (continued):

Sunnyvale

The Sunnyvale area, situated in the Santa Clara Valley between the southern Bay Area and the Santa Cruz mountains, was originally populated by Ohlone people. Spanish missionaries and explorers began arriving in the mid-18th century, and missions were established near the area beginning in the 1770s. In 1842, the Mexican government granted 8,800 acres to Francisco Estrada and his wife Inez Castro, calling it Rancho Pastoría de las Borregas in reference to its purpose raising herds for the mission. The expansive rancho covered the area that would become Sunnyvale and Mountain View. Rancho Pastoría de las Borregas was granted to Mariano Castro in 1845.¹

In 1850, Irish immigrant Martin Murphy Jr. established Bay View Ranch. He left Ireland in 1828, marrying his wife Mary in Quebec before they traveled to California together with three children in tow and another born on the way in 1844. Population growth began soon after the Murphys' arrival due to the Gold Rush. At one point, the Murphy family were the largest landowners in California. After Martin died in 1884 and Mary in 1892, their children divided the properties into 820-acre parcels, properties that would become the center of today's Sunnyvale.²

The San Francisco and San Jose Railroad was finished in 1864, becoming California's first complete railroad line; it passed through the Sunnyvale area thanks to Murphy's decision to allow the line to run across his property. Passenger and freight trains were running between San Francisco and San Jose, and stopping at Murphy's Station on the way, by 1870. The presence of the train station for shipping products attracted more farmers to the area, and the station gradually grew into a town. The first school opened in 1897. Charles Lincoln Stowell and Charles Clifton Spalding built the first large commercial building in town in 1906.³

Agriculture was the basis of the economy in Sunnyvale's early days; wheat was the primary crop at first, but tax laws and changes in soil made fruit more profitable around 1880. Walter Everett Crossman began a large housing tract in 1900, boosting local population and development; he called the area "Beautiful Murphy" and later "the City of Destiny." Murphy was the first name chosen by residents, but when the name was rejected for their post office, they settled on Sunnyvale. The 1906 earthquake devastated San Francisco but meant

¹ Nicholas Perry and Kimberly Chan, *Mountain View*, Arcadia Publishing, Charleston, 2012, ix; Diana Stickler, "A look back: Timeline of Mountain View history", San Jose Mercury News, February 25, 2007; Ben Koning and Anneke Metz with the Sunnyvale Historical Society, *Images of America: Sunnyvale*, Arcadia Publishing, Charleston, 2010, 8.

² Koning and Metz, 8, 11, 14, 19, 22; Perry and Chan, ix; Alia Wilson, "Driving through history: Sunnyvale's roots are traced through its street signs," The Mercury News, 22 September 2011.

³ Koning and Metz, 8, 13, 17; Wilson; SummerHill Homes: Communities of Distinction, "The History of Sunnyvale, California," SummerHill Homes Blog, 26 March 2015, accessed 9 August 2017.

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growth for Sunnyvale, as heavy manufacturers relocated there permanently following the disaster. Sunnyvale incorporated in 1912. The town campaigned for a naval base in the 1930s, and Naval Air Station Sunnyvale was established in 1933 between Sunnyvale and Mountain View, later becoming Moffett Field.⁴

The dominant industry in the area shifted gradually from agriculture through manufacturing to electronic technology. The construction of a plant for Sylvania Electronics Corp nearby was an early precedent to the region's focus on tech. Located at the heart of Silicon Valley, Sunnyvale was a hub of the computer revolution beginning in the 1970s. In the decades since, the tech industry has come to be a dominant factor in shaping the area, restructuring the economy and bringing in tech workers. Today, Silicon Valley is prosperous and high-priced, and the city of Sunnyvale is primarily suburban in character.⁵

316 Morse Avenue

According to Anthony Kirk's 2014 DPR, the property at 316 Morse Avenue originally belonged to the Obourn Addition, which was subdivided in 1905 by Ira T. Obourn and was, at the time, south of Sunnyvale. It consisted of 15 lots. Obourn was born in 1862 in Pennsylvania to German immigrants. He lived in California as early as 1906 and married a woman named Alwilda, who was born around 1865 in Indiana. During his time in Sunnyvale, Obourn worked as a crane operator for Hendy's Iron Works as well as growing a 21-acre pear orchard. He died in 1948.⁶

Kirk writes that the house was constructed sometime between 1930 and 1932. It was probably built by Fred Ferreira, and has been referred to as the Ferreira House. Fred Ferreira was born in 1890 in Portugal. He married a woman named Madeleine about 1913, and Fred, Jr., the first of their eleven children, was born in Portugal the following year. By 1915, the family had moved to Santa Clara. After the construction of the house the Ferreras lived there until at least 1944. By 1940, they were living in the house with eight children, who were between the ages of three and eighteen. Madeleine worked in a cannery for a time, like many other Portuguese immigrant women during this period. Fred was a common laborer and did farm work, moving into war work for the Oakland Foundry after 1940. Son Anthony joined U.S. navy as and served during World War II, while Fred, Jr. joined the merchant marines. In 1944, these two adult sons along with Beatrice and Angelina continued to reside at 316 Morse with their parents and the younger children. Manuel and Leonor C. Carvao purchased the property in 1948. Manuel Silveira Carvao was born in 1892 in Portugal. He immigrated to the United States as a teenager, arriving in 1910. In 1924, he married Leonor da Conceicao Bagaço; she was born in 1902 in Massachusetts. Their daughter Aldina was born in 1925, and son Gerald around 1933. At some point, according to Kirk, the Carvaos sold the property to their children Gerald and Aldina. Research did not reveal any evidence that the Carvao family ever lived in the house, and they apparently utilized it as a rental throughout the decades of their ownership. Manuel died in 1961 and Leonor in 1990. In 1991, the house was sold to Joseph Wible.⁷

The house has been repeatedly and significantly altered over the years. Building permits were not required during the decades the Ferreras occupied the house, but they are likely to have begun alterations within a few years of moving in. The original house would have been less than 1,000 square feet and by 1940 ten members of the family including two adults and four teenagers were residing there. They may have made small additions to the rear during this period. The bulk of the modifications took place after 1948. The Carvaos undertook many alteration and addition projects during the three decades they owned the house. Older building permits lack detail, and research has not revealed the first DPR 523 form for the house (which was presumably produced in the late 1970s), so the original footprint of the house and the dates of specific additions are unknown. The most significant changes to the building include:

- Replacement of original wood clapboard or drop siding (1953 & after 1988)
- Replacement of original wood windows with aluminum sliders (1980-81)
- Second story dormer addition (before 1988)
- Front porch enclosure & addition of decorative trim/sidelights (before 1988)
- Greenhouse addition at south (before 1988)

⁴ Koning and Metz, 8, 27; SummerHill Homes.

⁵ Stickler; Koning and Metz, 8.

⁶ City of Sunnyvale, "Images: Sunnyvale's Historic Resources," Prepared by the California History Center, De Anza College, 1988, 103; United States Federal Census, 1940; U.S. City Directories, 1822 – 1995; California, Death Index, 1940 – 1997.

⁷ 103; U.S. City Directories, 1822 – 1995; California, Death Index, 1940 – 1997; United States Federal Census, 1920, 1930, 1940; California, Marriage Index, 1949 – 1959.

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- Projection added to dormers (after 1988)
- Greenhouse removed (after 1988)
- Addition to garage (after 1988)
- Additions of deck, exterior stairs, pergolas, etc. at rear (unknown)

Evaluation:

The National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible.

Criterion A/1: 316 Morse Avenue is not associated with events that have made a significant contribution to the broad patterns of our history. It was originally developed as a dwelling during Sunnyvale's twentieth century growth as a farm town. Every property is developed within a specific historic context; however, not every property is historically significant. Research has not revealed any significant associations between the property and the development of Sunnyvale, or with any other important historic context. The building is therefore not eligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: 316 Morse Avenue is not significantly associated with the life of a person important to local, state, or national history. The Ferreira family were working-class members of Sunnyvale's Portuguese immigrant community. Research into their life histories has revealed no evidence that they were locally prominent or that they had any important impact on local history during the two decades they occupied the house. Therefore it is not eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: 316 Morse Avenue is not significant for its architecture. Its modest size and the simple massing of the original single-story front-gabled house indicate that it was a common example of inexpensive housing developed for working-class residents in the early twentieth century. Therefore, the house is not eligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 316 Morse Avenue does not appear to be a principal source of important information in this regard.

Historic eligibility rests on integrity (the ability of a property to convey its historic identity) as well as significance. Loss of integrity, if sufficiently great, overwhelms significance and renders a property ineligible for historic listing. The property lacks significance, so integrity is irrelevant. However, if future research revealed significant associations between the property and an important historic context, it would still be ineligible for listing due to the extensive alterations that have been performed over the years. Many projects have resulted in radical changes to the property's original form. The most significant of these alterations are the large second story dormers (which destroyed the single-story massing and original roofline at the main façade), enclosure of the original front porch, replacement of wood-sash windows with inappropriate aluminum sliders, and replacement of wood siding with a variety of inappropriate modern materials. These changes altered its original character-defining features and completely destroyed the building's integrity of design, materials, and workmanship. Therefore 316 Morse Avenue lacks historic integrity.

The house lacks the significance and integrity required for historic listing and has been assigned a Historic Resource Status Code of 6Z, and therefore does not qualify as a historic resource under CEQA.