

A R C H I V E S & A R C H I T E C T U R E , L L C

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December 31, 2014

Michael Lam
225 Waverly St.
Sunnyvale, CA 94086

RE: Historical Evaluation in Sunnyvale for 225 Waverly St.

Dear Mr. Lam:

Please find attached completed historic property recordation forms (DPR523) prepared for your property located at 225 Waverly St., Sunnyvale, California. The forms were prepared for your use and submittal to the City of Sunnyvale in conjunction with an application for review of a proposed remodeling and addition to your residence.

This letter and the attached forms and sheets constitute an historical and architectural evaluation of the property, based on the significance statement made within the above referenced DPR523, pursuant to the City of Sunnyvale's Heritage Preservation Ordinance, and the Guidelines for Implementation of the California Environmental Quality Act (CEQA) – Preliminary Review of Projects and Conduct of Initial Study, to determine the significance of impacts to potential historical resources according to section 15064.5 of the California Code of Regulations.

For the purposes of CEQA, the City of Sunnyvale is required to consider historical significance if a property meets the criteria for listing on the California Register. Generally, properties that are at least 50 years old are considered historic and require some level of evaluation by the agency. The City of Sunnyvale utilizes the research, evaluation, and findings of qualified consultants to help them in determining whether a property might be historically significant in terms of CEQA.

The attached DPR523 forms dated December 31, 2014, which we prepared, document the historical and architectural aspects of the property at 225 Waverly St., Sunnyvale. The house was built about 1927. Our investigation was based on a review of ownership records, recorded occupancy, and historic fire insurance maps, as well as other secondary sources of historical information. The first identified occupants were Joseph and Marie Jelcick, who were first recorded living on the property in 1926-1927.

The property is presently listed on the Sunnyvale Heritage Resource Inventory. It has not been recorded on any state or national registers, although it has been catalogued within the State Historic Property Data File with an enumeration of 7K, meaning it was submitted to the Office of Historic Preservation for a re-evaluation, but no action was taken. We indicated in the DPR523 forms that the property does not appear to qualify for listing on the California or National Registers; and that the evaluation performed according to the City of Sunnyvale Criteria

for designation of historic resources found that the property continued to meet Criterion "c" and therefore meets the minimum requirements for continued listing on the Inventory.

The property was developed within the 1907 Fuller Addition to Sunnyvale No. 2. The subdivision and the surrounding neighborhood has not been identified as having potential significance as an early Sunnyvale residential neighborhood.

Renovation of this property including expansion, would not appear to cause an adverse impact to the environment as defined by CEQA, because the property is not historically significant according to the minimum requirements for listing on the California Register of Historical Resources.

Since the property is listed on the Heritage Resource Inventory, any person intending to carry out a material change in the exterior appearance of the resource through alteration, construction, relocation, or demolition must obtain a Resource Alteration Permit issued by the Heritage Preservation Commission, although minor modifications to heritage resources maybe processed by Sunnyvale city staff through the miscellaneous plan permit process. These permits may be issued without necessarily complying with any state or federal requirements related to their listing.

In reviewing the request for a Resource Alteration Permit, the Commission must first consider whether the resource is historically or culturally significant, based upon evidence submitted by staff and the applicant to aid its determination. In the event the commission finds the resource is not culturally or historically significant, it shall return the application to the department of community development for processing in accordance with other relevant city procedures. If the Commission finds the resource to be culturally or historically significant, it shall schedule a public hearing to be held on the matter in accordance with the procedures set forth in Section 19.96.090 for landmark alteration permits.

Our professional opinion as historians regarding the architectural design of the house is that it is not distinctive, although continues to convey its Craftsman character and early construction. It has been compromised somewhat by the changes at the rear. It is also not associated with significance personages, nor does it significantly contribute to the fabric of a neighborhood considered by the City to be historic.

Alterations should be done in a way that is compatible with the historic character of the structure. Interior alternations are not subject to review for compatibility, as are repairs that replace internal structural components and resurfaces exterior finishes with in-kind materials to match.

If you have any questions, please contact me.

Sincerely:

A handwritten signature in black ink, appearing to read 'Franklin Maggi', written in a cursive style.

Franklin Maggi, Architectural Historian

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

Primary #
HRI #

Trinomial
NRHP Status Code

7K

Other Listings
Review Code

Reviewer

Date

Page 1 of 12

*Resource Name or #: (Assigned by recorder) Jelcick House

P1. Other Identifier: None

*P2. Location: ☐ Not for Publication ☒ Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Santa Clara

*b. USGS 7.5' Quad Mountain View

Date 1997 T.6s.; R.2w.; Mount Diablo B.M.

c. Address 225 Waverly St.

City Sunnyvale Zip 94086

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 585180mE/ 4137130mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 165-12-028

west side of Waverly Street south of West Washington Avenue.

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

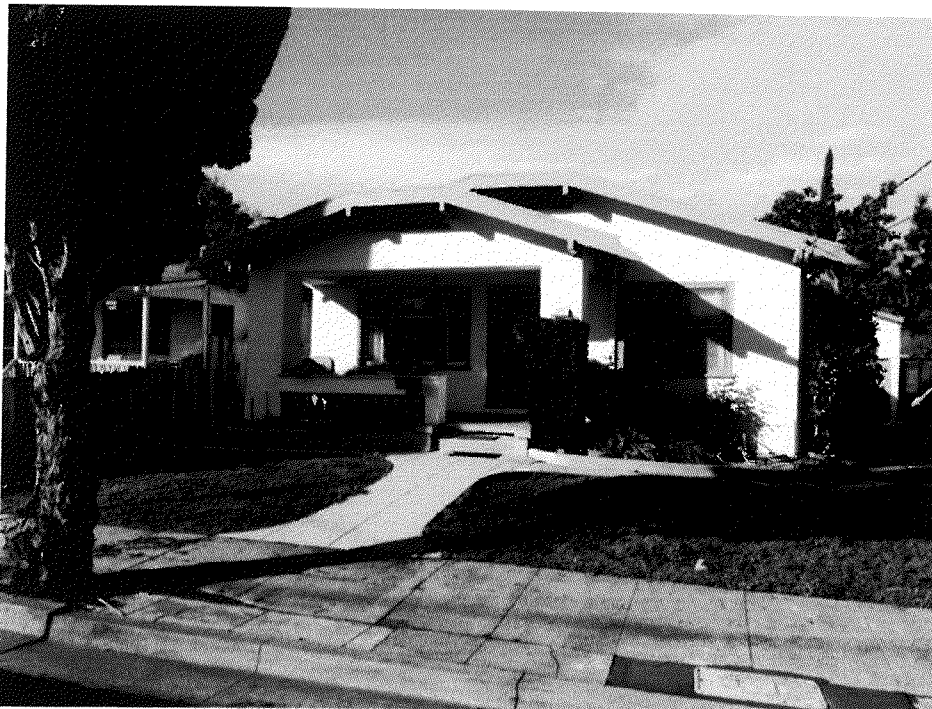
This one-story house, through its form and detailing, is representative of a 1920s residential building associated with the early years of Sunnyvale as a city. Vernacular in design, it is detailed in a way however that clearly connects it to contractor-built Craftsman-style houses of the period. The original building has had little modification during its 87-year-plus existence except for at the rear elevation.

The Craftsman design is recognizable by the form and detailing of the structure: its low, wide profile is emphasized by the truncated gables at the front facade. Craftsman houses such as this were popular in California from about 1905 to the late-1920s.

(Continued on page 2, DPR523L)

*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 #)

View facing west, December 2014.

*P6. Date Constructed/Age & Sources:

☒ Historic ☐ Prehistoric ☐ Both

Ca. 1927, Sanborn map, directories, 88 years old.

*P7. Owner and Address:

Michael Lam & Kerry
Buchholz Trustees et al
225 Waverly St.
Sunnyvale, CA 94086

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

Franklin Maggi & Sarah Winder
Archives & Architecture
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: Dec.31, 2014

*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 State Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List)

DPR 523A

* Required information

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 2 of 12

*Resource Name or # (Assigned by recorder) Jelcick House

*Recorded by Franklin Maggi & Sarah Winder

*Date 12/31/2014

☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a Description)

The property lies in an older neighborhood of mixed residential development south of West Washington Street. Although not considered a historic neighborhood by the City due to a lack of continuity and sense of historic place, the surrounding houses are of similar scale with many related to the early years of the subdivision.

The immediate setting for the house includes a moderately sized frontyard facing Waverly Street; the yard is landscaped primarily as lawn, with some foundation and perimeter plantings. The planting strip outside the street sidewalk includes an older street tree. The front porch is accessed by a concrete walkway that splits off and meanders around the sides of the house. The steps are concrete and porch covered with tile, and appear to have been patched or replaced sometime in the recent past. A typical interior side yard follows the south side of the house, and a concrete driveway fills the north side yard. A detached garage is located to the northwest of the house and is attached with an arched breezeway wall capped with tile.

The profile of the house is slightly raised, and asymmetrical, oriented but generally rectangular in footprint over a concrete foundation and partial basement. The ridge of the moderately sloped roof runs perpendicular to the street. The front facade is accented by a projecting offset front porch. The front porch has a subsidiary gable front, and the front door is set at the right side of a recessed wall. Both gable peaks are truncated, an architectural detail often called a jerkinhead. The roof at the rear facing the back yard has similar stepped gables, but the peaks lack the truncation. The gable bargeboards are wide and angle-cut to a blunted point beyond the roofline at the outer (lower) edges. The fascias sit over squared-off outriggers. Along the lower edges of the roof, the gutters rest above the exposed rafter tails concealing their drainage function except where they drain into metal downspouts. The rafter tails extend outward beyond the outer edges of the gutters.

The stucco clad walls of the house extend unbroken from ground to eaves. The stucco surfaces flow onto the porch walls, where large columns anchor the wide span of the front porch gable. Both the porch and main gable fronts have large louvered attic vents framed by outriggers. The front stucco-clad balustrade has a recessed row of turned pickets. The stucco cladding also wraps a chimney on the south side elevation, and a small bump out in the north elevation.

Tripartite windows are set within the porch. There is a central fixed focal window with upper five-lite transom, and flanking single-hung narrow side windows. The two vertical side windows are dog-eared, as are all of the other original wood double-hung windows around the house. To the right side of the porch a doubled set of double-hung windows have additional featured Craftsman-styled upper sash matching that of the focal tripartite set. This upper multi-lite sash can be found on other original windows along the sides and rear of the house, but the remaining windows at the rear have been replaced with simpler wood sash, metal sliders, or other fixed pane sash. All of the original windows have thin stucco mold trim and aprons; the newer windows have flat board trim.

The rear has been modified and likely expanded an earlier small open porch, but the finish stucco work was executed to match the original, thus it is difficult to determine the original configuration. Facing the west side at the rear is a modern slab door that leads to an open uncovered stoop surfaced with tiles. 2x4 railings have been added to the outer edge. To the north of the main rear elevation are cellar access doors tucked into an alcove.

The detached garage appears original to the house, and has a replacement single roll-up and side pedestrian access door from the driveway. The north wall has been moved inward a bit to correct a property line issue, and the original double-door opening was eliminated. The structure is simply gabled, stucco-clad, with wood drop-siding in the gables. The eaves are of moderate depth except at the rear elevation where a second story element has since been removed. A side entry consists of a modern slab door. Modern aluminum windows have been added to the south and west elevations, along with a brick planter.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial

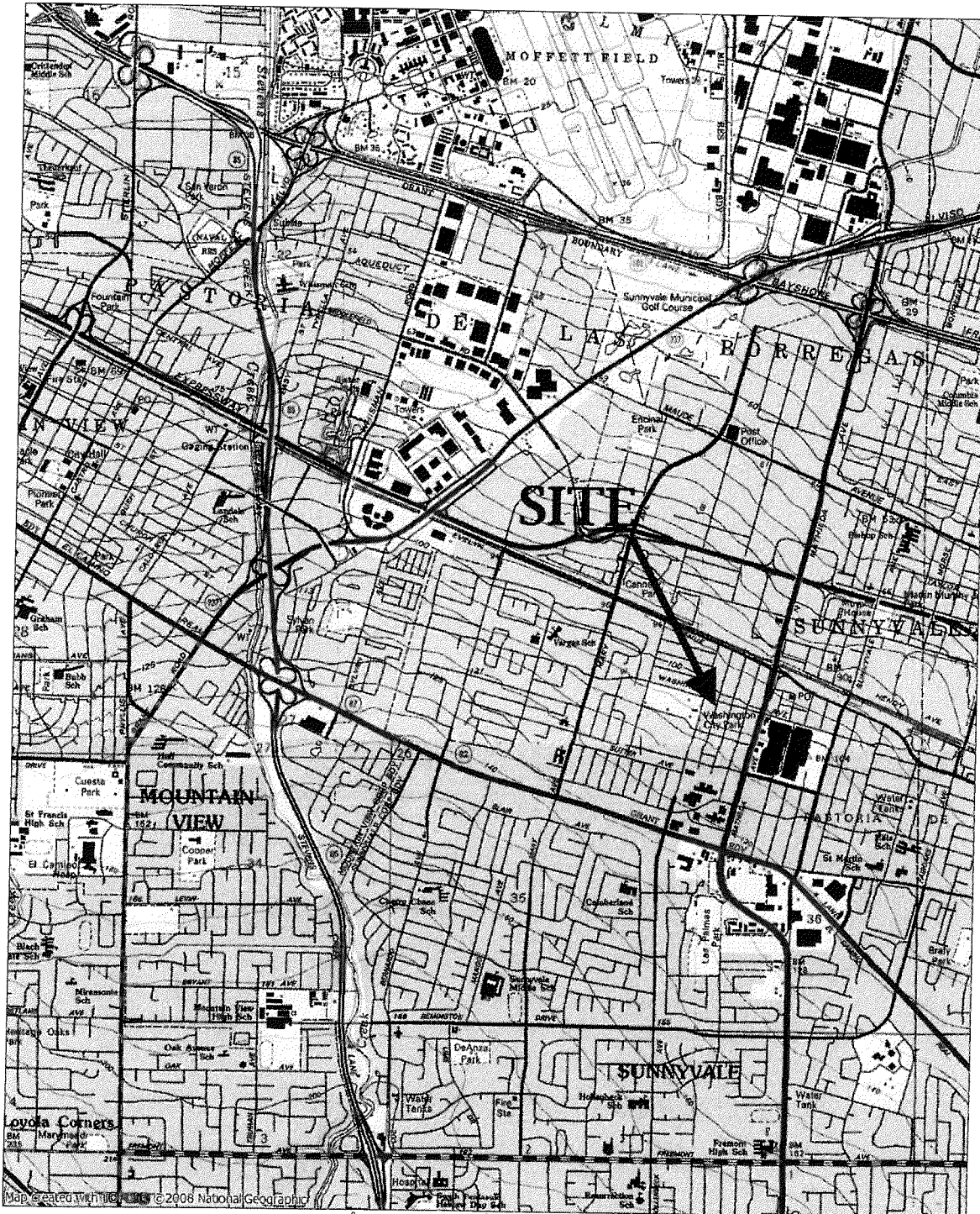
Page 3 of 12

*Resource Name or # (Assigned by recorder) Jelcick House

*Map Name: USGS Mountain View

*Scale: n.t.s.

*Date of Map: 1997



NATIONAL
GEOGRAPHIC



TN / MN
13 1/2
12/09/14

DPR523J

* Required information

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

Page 4 of 12

*NRHP Status Code 5S1

*Resource Name or # (Assigned by recorder) Jelcick House

B1. Historic Name: Joseph and Marie Jelcick House

B2. Common Name: None

B3. Original use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed ca. 1927. Garage wall moved 1978 (permit #2613).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a Original Location: n/a

*B8. Related Features:

Garage

B9a Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture Area Washington Planning Area

Period of Significance Property Type Residential Applicable Criteria None

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

The single family residence at 225 Waverly St. in the Sunnyvale Town Center neighborhood was initially constructed about 1927 on Lot 33 of H.R. Fuller's Addition No. 2 to Sunnyvale. This early tract was recorded March 4, 1907 in Book L, Page 68 of Deeds, and was established about five years before Sunnyvale formally became a separate city.

The first occupants of the property were Joseph Jack (Jacob) Jelcick, and his wife Marie. The couple maintained their residence at this location for about half a century. The subsequent long-term resident was Loretta Gray Hayes who sold the property to the current owners last year.

The house is listed on the City of Sunnyvale Heritage Resources Inventory, which recognizes properties which have architectural or historic significance. It was first surveyed in 1979 when the City contracted with Urban Rural Conservation to conduct an inventory of cultural resources within the city and develop a prioritization plan for the protection and enhancement of these resources for the future. A review and update in 1987-1988 by the California History Center included the subject property and provided an association of the house with a late Sunnyvale Parks superintendent, Joseph Jelcick.

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:

Ignoffo, M.J., Sunnyvale, from the City of Destiny to the Heart of Silicon Valley, 1994.

Polk directories, 1911 - 1964.

Sanborn Fire Insurance Maps, 1911, 1930, & 1943.

Santa Clara County Recorder, deeds and maps.

Urban/Rural Conservation, City of Sunnyvale Cultural Resources Inventory, 1979 (attached).

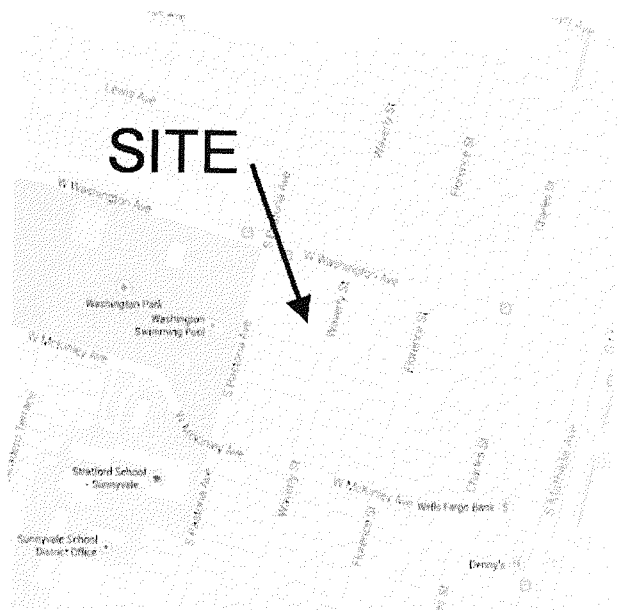
US Federal Census. 1920 - 1940.

B13. Remarks: Proposed remodeling/addition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: 12/31/2014

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEETPrimary #
HRI #
Trinomial

Page 5 of 12

*Resource Name or # (Assigned by recorder) Jelcick House

*Recorded by Franklin Maggi & Sarah Winder

*Date 12/31/2014

☒ Continuation ☐ Update*(Continued from previous page, DPR523b, B10 Significance)***Historical Background and Context**

The central portions of present-day Sunnyvale lie within what was once the *Rancho Pastoria de las Borregas*. This rancho, originally granted by the Mexican government to Francisco Estrada and his wife Inez Castro in 1842, was patented to Martin Murphy Jr., an Irish-born immigrant who came to California in 1844 with the Stephens-Townsend-Murphy Party. Murphy acquired the property from heirs of the Estradas about 1850, and settled in the area, bringing his pre-fabricated house around Cape Horn from Bangor, Maine. The residence was named "Bay View" for its view of the San Francisco Bay; a name that continues to be associated with the neighborhood east of Sunnyvale's downtown today.

The area that would become Sunnyvale began to grow during the early American period following the construction of the San Francisco and San Jose Railroad through Murphy's property in the 1860s. Murphy Station was established, and another (Lawrence Station) was constructed at the southern edge of Bay View. In 1884, Murphy died and his large holdings were divided among his children. In 1897, Murphy's son sold 200 acres that would later become central Sunnyvale to Walter and Diana Crossman.

Crossman had relocated in the late-1880s from Wisconsin to San Jose, where he settled with his wife and children. Crossman was a real estate agent and promoter with a vision of a planned community for his 200 acres. He laid out the new town in a grid with streets and one-acre lots. The early post office name was 'Encinal' and a new name was chosen in 1901, 'Sunnyvale'. Crossman continued to purchase more adjacent land into the twentieth century and formed the Sunnyvale Land Company to further his property development interests.

In the 1900s, Crossman began promoting Sunnyvale as the 'City of Destiny.' According to the City of Sunnyvale context statement, "Crossman laid out the City in such a way as to facilitate future physical expansion." The 1906 San Francisco Earthquake provided Crossman with further means of development as he promoted free land to companies that might want to relocate after the conflagration. He attracted the Joshua Hendy Iron Works, Goldy Machine Company, Jubilee Incubator Company, Hydro Carbon Company and the Libby, McNeil and Libby Food Processing Plant to the area. By 1912, two new schools were completed, a bank and the Volunteer Fire Department created and growth continued as Sunnyvale incorporated in December of that year with a population of 1200.

Hendy Iron Works served as a catalyst for population growth as World War I war time production centered on military needs such as marine engines and armaments. In the 1920s, canneries and poultry farms added to the growth of the city while in the 1930s, the Navy's founded the lighter-than-air dirigible base in 1933; the National Air Station Sunnyvale (later renamed Moffett Field Naval Air) was commissioned. Sunnyvale's growth was transformed during World War II with the influx of workers required to increase wartime production such as manufacturing the steam engines which propelled the Liberty ships. The small primarily agricultural town of the early twentieth century was transformed by the 1950s and 1960s into a key industrial community of the burgeoning Silicon Valley.

Property History

The subject property was created in 1907 when H.R. Fuller recorded his second addition to the original town plat recorded by Walter E. Crossman. Being the westerly portion of Lots 9 and 16 of the J.T. Murphy Subdivision No. 1, it consisted of 52 lots of about 6,000 square feet in size, framed by Pastoria Avenue on the west, Florence Street on the east, Washington Avenue on the north, and the lots south of McKinley Avenue on the south. By the time of the survey for the 1911 Sanborn Fire Insurance map, the tract had been sparsely developed, but over the next 20 years was almost fully built-out when surveyed a second time in 1930. Fuller was Sunnyvale's first mayor in 1913.

Joseph Jelcick (1895-1980) was living with his wife in Oakland when they decided to move to Sunnyvale in the 1920s. Joseph had originated from Yugoslavia, immigrating to the United States in 1913 when he was 18 years old. By 1919 he was in California when he married Marie Peyroulet, an immigrant from France.

(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 6 of 12

*Resource Name or # (Assigned by recorder) Jelcick House

*Recorded by Franklin Maggi & Sarah Winder

*Date 12/31/2014

☒ Continuation ☐ Update

(Continued from previous page)

Jelcick initially was employed in Sunnyvale as a road worker. In 1927, the time that he first appears in city directories with his wife Marie at 225 Waverly Ave., he was naturalized as an American citizen. By the end of the 1930s he had become a gardener, but his career was altered with the outset of World War II when he took a job in South San Francisco at Western Pipe & Steel. After the war he returned to gardening/caretaker work, and by the 1950s had become a parks superintendent for the City of Sunnyvale. Retiring in the 1960s, following the death of his wife Marie in 1970, he returned to Europe, where he died in 1980.

Subsequent owners were not researched as a part of this study. The property was acquired by the current owners in 2014 from Loretta Gray Hayes, who was the owner for at least 35 years.

Integrity

The house at 225 Waverly St. maintains most, but not all, of its historic integrity as per the National Register's seven aspects of integrity. The property is surrounded by a residential neighborhood that includes associated buildings from its early-twentieth-century period of construction; however, the setting includes a variety of house styles and types. The house is clearly understandable as a vernacular Craftsman Bungalow from the 1920s. It includes Craftsman forms and early-twentieth-century detailing. Most of the historic materials are preserved, including the stucco cladding, windows, porch, trim, outriggers, exposed rafter tails, and bargeboards. Some minor modifications have occurred at the building rear. The house retains its residential feeling and its associations with the vernacular development of this block from the first half of the twentieth century.

EVALUATION

This subject property is presently listed on the City of Sunnyvale Heritage Resource Inventory. Listing on the Inventory recognizes that the property has architectural or historic significance. As a part of project review within the City of Sunnyvale, the Heritage Preservation Commission must be consulted before any exterior change or demolition can occur to this property.

The property is also within a residential area initially called the Washington Planning Area and now known as the Sunnyvale Town Center neighborhood. This area was surveyed for historic resources in 1979, and the property was recorded by Urban Rural Conservation under contract with the City of Sunnyvale in August of that year. The City of Sunnyvale however has not "designated" either this property or the neighborhood as a local landmark or heritage resource district.

The property is not a "designated heritage resource," as defined by the Sunnyvale Municipal Code, Title 19, Article 6, Chapter 19.96. To be a designated heritage resource, the property must have been designated by the City of Sunnyvale or by the State of California or federal government (Section 19.96.065.(b)).

To be considered culturally or historically significant at the local level, the resource must be evaluated and found to meet at least one of the thirteen Criteria for nomination of heritage resources defined in Section 19.96.050. Of these ten Criteria, the first ten are relevant to the evaluation of the property at 225 Waverly St., and are evaluated below pursuant to the Criteria:

- a) The property does not exemplify or reflect special elements of the city's cultural, social, economic, political, aesthetic engineering, architectural, or natural history;
- b) The personages associated with the property, the Jelcick family, are not identified as significant in local, state, or national history. Although Joseph Jelcick was a long-time employee of the City, and retired as a Parks Superintendent, research into his life did not uncover activities that would distinguish his contributions to a level of significance that would associate his residence as an important place in Sunnyvale's history, nor is the property associated with significant events;

(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 7 of 12

*Resource Name or # (Assigned by recorder) Jelcick House

*Recorded by Franklin Maggi & Sarah Winder

*Date 12/31/2014

☒ Continuation ☐ Update

(Continued from previous page)

- c) The house does not embody distinctive characteristics of the Craftsman style, although it reflects a specific building type and period associated with early Sunnyvale;
- d) No known notable builder, designer, or architect has been found to be associated with the house design;
- e) The property is compatible with but does not specifically contribute 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. The 1979 survey found that this neighborhood lacked the visual continuity to constitute a significant streetscape;
- f) The property does not have a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of the neighborhood, community, or the city of Sunnyvale;
- g) The house does not embody elements of architectural design, detail, materials, or craftsmanship that represents a significant structural or architectural achievement or innovation of its time;
- h) While the house has some similar characteristics to other properties in the neighborhood, this property, nor adjacent properties, are not in themselves distinctive based on a historic, cultural, or architectural motif;
- i) The property does not reflect significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning; and
- j) The property is not a rare remaining example of its type in the city, region, state, or nation that possesses distinguishing characteristics of an architectural or historic type or specimen.

Because the property continues to meet Criterion "c" above, as the house reflects a specific building type and period associated with early Sunnyvale, it appears to continue to be eligible for the City of Sunnyvale Heritage Resources Inventory.

The property was also considered for eligibility for the California Register of Historical Resources (CR) and the National Register of Historic Places (NR). The property was not found eligible for either registers.

When considering California Register eligibility, the property must meet at least one of three Criteria for listing. The property as noted above is not individually significant to the development of Sunnyvale and is not associated with any significant events in local history, and thus would not appear eligible under CR Criterion (1) or NR Criterion A. The early persons associated with the residence were the Jelcick family, Joseph and Marie. As noted above, these owners/residents are not known for contributions to the community that are historically important, and the property would therefore not be eligible under CR Criterion (2) or NR Criterion B. The property was also not found eligible for listing under CR Criterion (3) or NR Criterion C, as the residence is a vernacular Craftsman house and not a distinctive representation of this style.

Character Defining Features

The character-defining features of this residential building include the low-slope roof with truncated hipped gables, the wide bargeboards and blunted lower ends, the outriggers, the exposed rafter tails set under the integral gutters, the louvered attic vents, the stucco walls, the original wood sash, multi-lite windows, and stucco-mold trim, the front porch massing and recessed turned pickets in the balustrade. The garage has been modified with the removal of the north wall and a second story wing that was located at the rear, and does not contribute directly to the significance of the house, as well as the changes to the rear elevation and arched breezeway wall.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 8 of 12

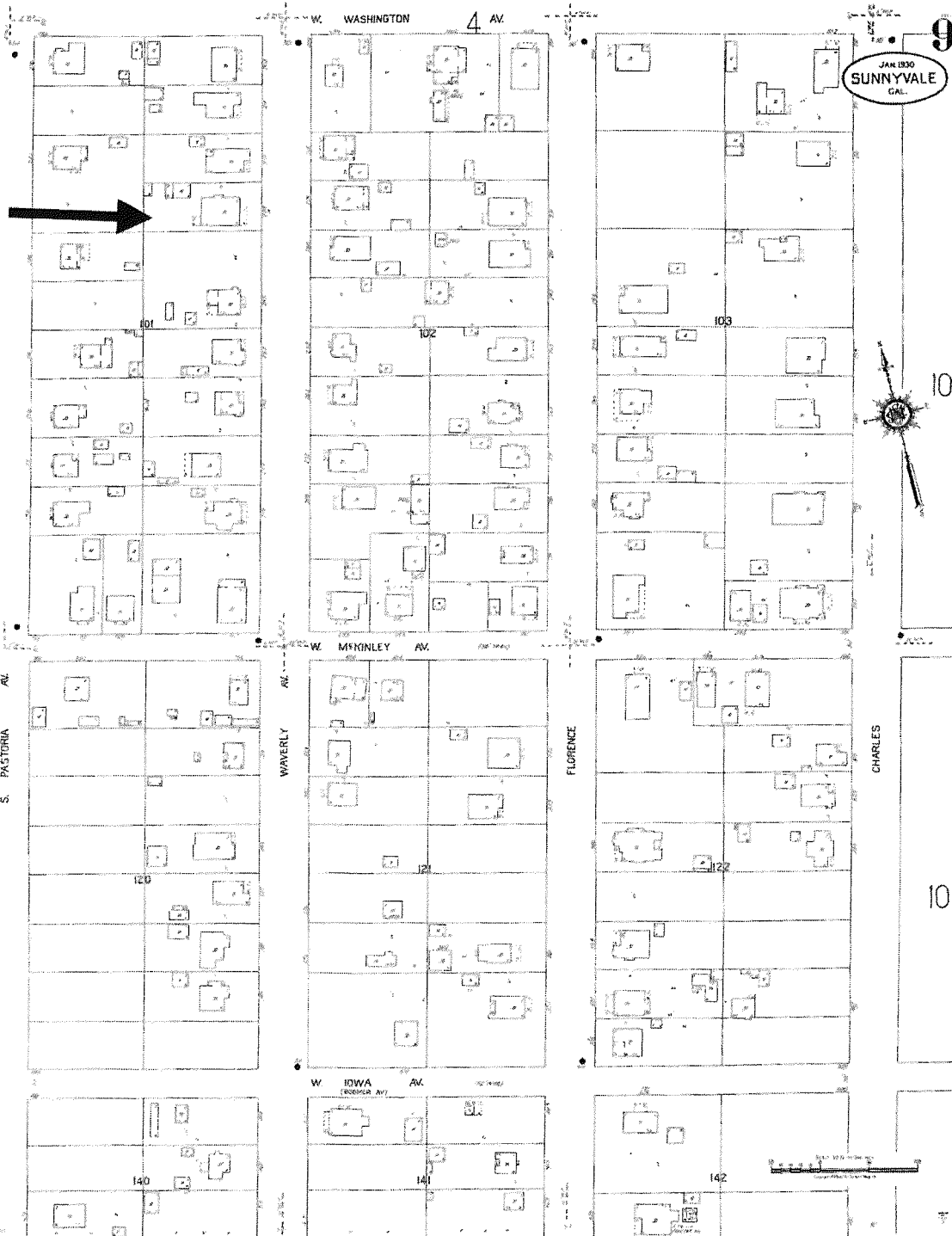
*Resource Name or # (Assigned by recorder) Jelcick House

*Recorded by Franklin Maggi & Sarah Winder

*Date 12/31/2014 ☒ Continuation ☐ Update

1930 Sanborn Fire Insurance map

9



9

10

10

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 9 of 12

*Resource Name or # (Assigned by recorder) Jelcick House

*Recorded by Franklin Maggi & Sarah Winder

*Date 12/31/2014

☒ Continuation ☐ Update



JELCICK HOUSE

225 Waverly Avenue

Once owned by Joseph Jelcick, an early Sunnyvale park superintendent, this one story, stuccoed version of the clipped gable Bungalow is another local example of variety within the style. It is rectangular in plan with a front gable and offset

open porch. The shaped front rafter is supported on projecting purlins, unusual for the Bungalow style. The house is located in the H. R. Fuller Tract and probably dates to the early 1920s.

From IMAGES Sunnyvale's Heritage Resources, City of Sunnyvale, 1988.



Front elevation, viewed facing northwest.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 10 of 12

*Resource Name or # (Assigned by recorder) Jelcick House

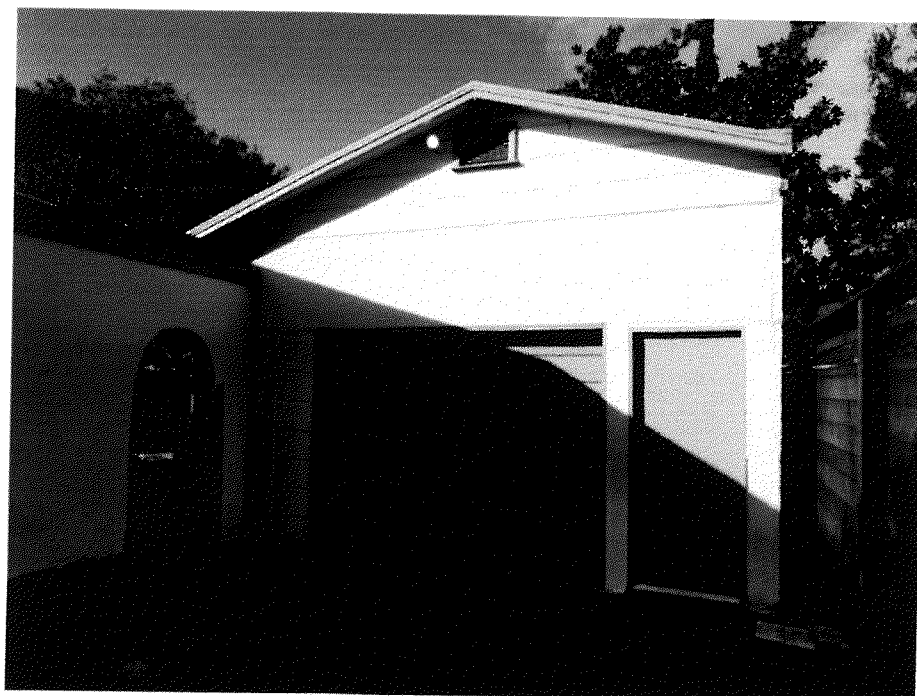
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*Date 12/31/2014

☒ Continuation ☐ Update



Side elevation at breezeway, viewed facing southeast.



Front of garage, viewed facing west.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 11 of 12

*Resource Name or # (Assigned by recorder) Jelcick House

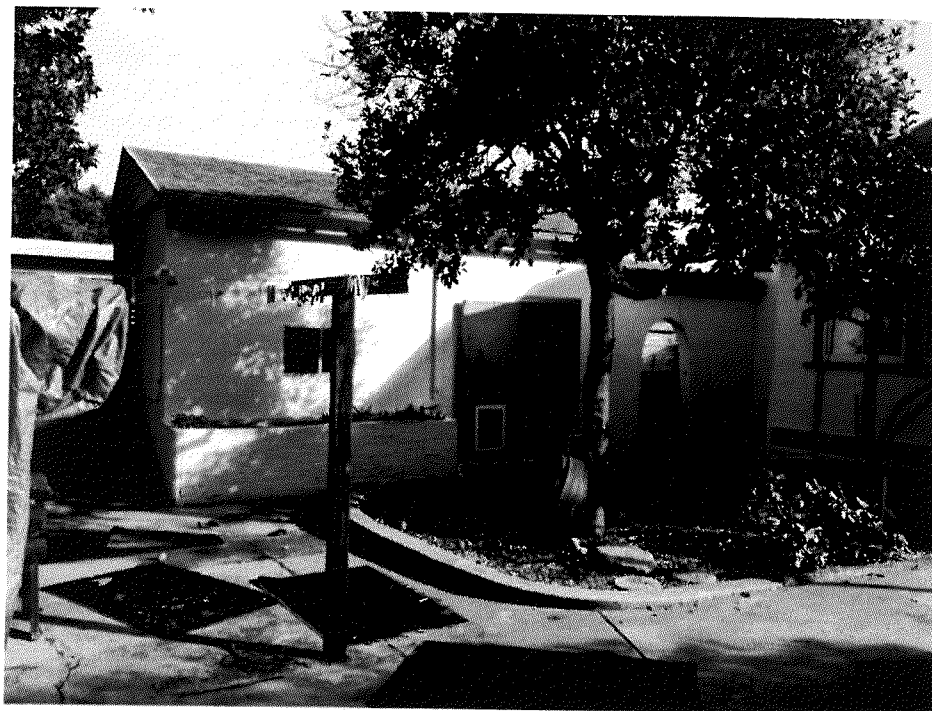
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*Date 12/31/2014

☒ Continuation ☐ Update



Rear of house at breezeway, viewed facing northeast.



Side view of garage, viewed facing north.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 12 of 12

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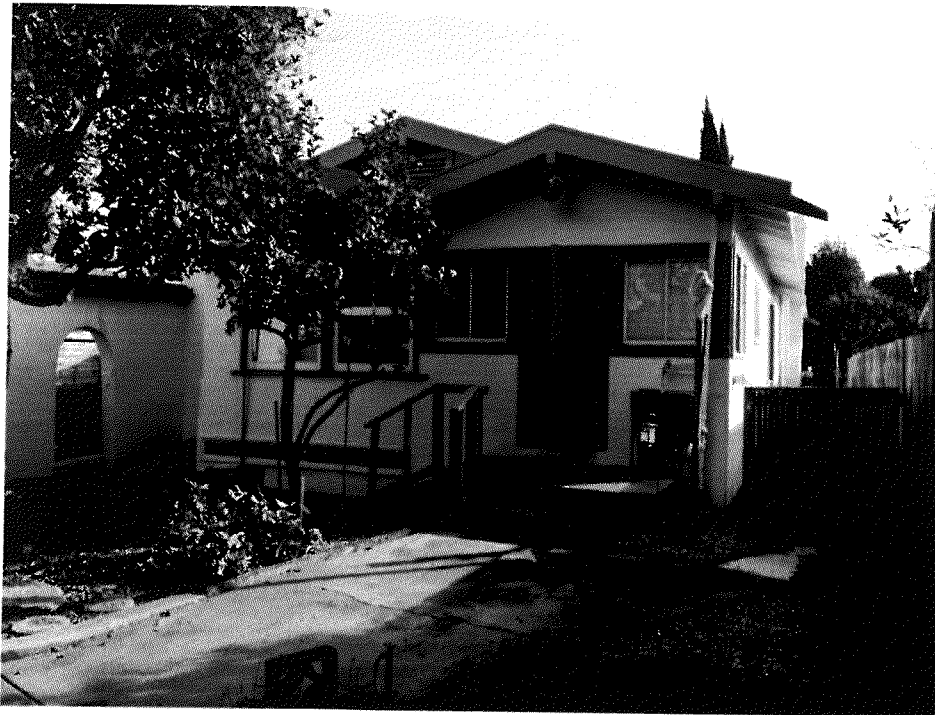
*Recorded by Franklin Maggi & Sarah Winder

*Date 12/31/2014

☒ Continuation ☐ Update



Interior side elevation, viewed facing east.



Rear elevation, viewed facing east.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

HISTORIC RESOURCES INVENTORY

Ser. No. _____
HABS _____ HAER _____ NR _____ SHL _____ Loc _____
UTM: A _____ B _____
C _____ D _____

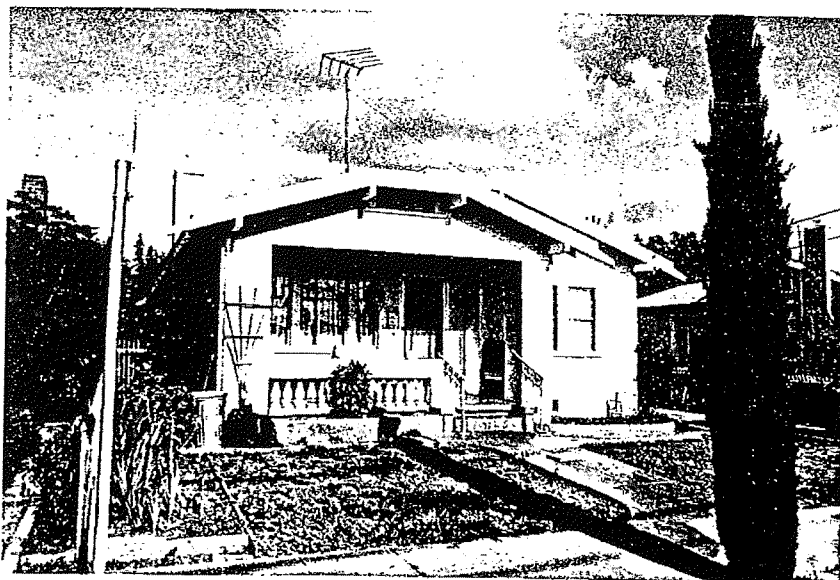
IDENTIFICATION

1. Common name: 225 Waverly Ave.
2. Historic name: none
3. Street or rural address: 225 Waverly Ave.
City Sunnyvale Zip _____ County Santa Clara
4. Parcel number: 163-22-071
5. Present Owner: Loretta G. Hayes Address: same
City _____ Zip _____ Ownership is: Public _____ Private ☒
6. Present Use: residence Original use: residence

DESCRIPTION

- 7a. Architectural style: Bungalow
- 7b. Briefly describe the present *physical description* of the site or structure and describe any major alterations from its original condition:

Rectangular in plan, this stuccoed bungalow arranges typical features in a delightful design. A clipped gable covers the porch and is echoed by the roof over the main block. Windows are treated in the characteristic bungalow way, with decorative mullions dividing the upper quarter of the sash. A classically derived porch balustrade is a rare feature. In good condition, the house is set upon a small lot.



8. Construction date:
Estimated 1910 Factual _____
9. Architect unknown
10. Builder unknown
11. Approx. property size (in feet)
Frontage 50' Depth 100'
or approx. acreage _____
12. Date(s) of enclosed photograph(s)
August 1979

13. Condition: Excellent ____ Good ☒ Fair ____ Deteriorated ____ No longer in existence ____
14. Alterations: stair rails
15. Surroundings: (Check more than one if necessary) Open land ____ Scattered buildings ____ Densely built-up ____
Residential ☒ Industrial ____ Commercial ____ Other: ____
16. Threats to site: None known ____ Private development ____ Zoning ☒ Vandalism ____
Public Works project ____ Other: ____
17. Is the structure: On its original site? ☒ Moved? ____ Unknown? ____
18. Related features: none

SIGNIFICANCE

19. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site.)

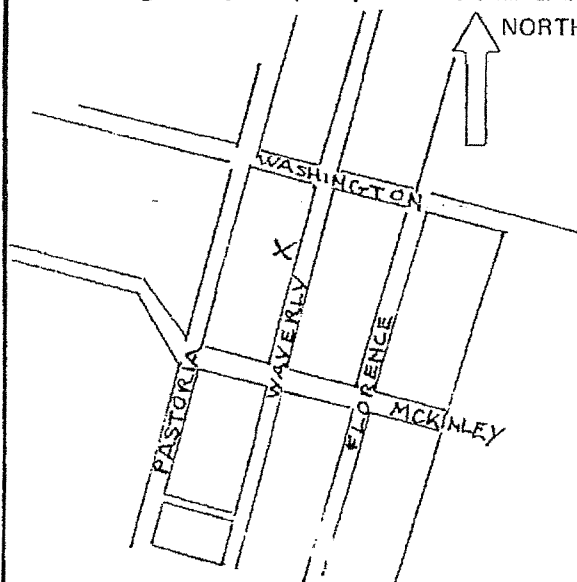
This bungalow, with its creative use of typical features, makes a delightful contribution to Sunnyvale's collection of bungalows. The house is located within the H.R. Fuller Tract, subdivided in 1907.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)
Architecture ☒ Arts & Leisure ____
Economic/Industrial ____ Exploration/Settlement ____
Government ____ Military ____
Religion ____ Social/Education ____
21. Sources (List books, documents, surveys, personal interviews and their dates).

Subdivision Map, Public Works "Old Subs" Map, by Edna Abrams, 1977.

22. Date form prepared Sept. 1979
By (name) Urban/Rural Conservation for
Organization the City of Sunnyvale
Address: 456 W. Olive
City Sunnyvale Zip ____
Phone: 408-738-5467

Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):





Telephone (408)

September 16, 1980

Ms. Loretta G. Hayes
225 Waverly Avenue
Sunnyvale, California 94086

Dear Ms. Hayes:

Recently you received a letter from me indicating that your property at 225 Waverly Avenue had been included in the City's inventory of significant cultural resources. On September 2, 1980, the City Council held a meeting on this matter and decided to postpone final action until a continued public hearing to be held at 8:00 p.m., September 30, 1980. The postponement was to allow time for the staff to provide you with additional information and answer any questions you may have concerning the effects of your property being included in the inventory.

Last November, a heritage resources survey was undertaken to identify properties within the City which have special historical or architectural significance. Criteria were established to determine which properties should be included in the final inventory. These criteria were:

1. The property be associated with events that have made a contribution to the broad patterns of history, or;
2. The property be associated with persons significant in our past, or;
3. The property embodies the distinctive characteristics of a type, period, or method of construction which represents the work of a master, or that possesses high artistic values, or that has yielded, or is likely to yield, information important in history.

Attached, is a page from the inventory which describes your property and gives the reasons for its being included in the inventory. If you would like to review the entire inventory, it is available at the Department of Community Development in City Hall and at the reference desk in the Library.

Inclusion in the inventory does not alter your freedom regarding what you may want to do with your property, nor does it mean you will have to open your home to the public.

What it does mean is that a review procedure will be created which will allow the City to remain informed regarding the status of its inventoried cultural resources. For instance, if you are planning any significant exterior change to the property requiring a City permit, you would be asked to provide information on how the modification would affect the heritage character of the exterior facade. This information would not have any bearing on the

September 16, 1980

2.

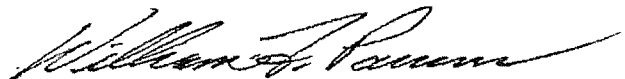
issuance of your City permit. It would simply give the Heritage Preservation Commission an opportunity to comment on your contemplated changes, and to provide information that may be of value to you.

For instance, provisions of the Building Code may be modified so that a remodeling or addition can be completed in a manner which is sensitive to the property's special character and original integrity. It is possible that there may be some economic advantages available that would encourage revitalization of the property. The purpose of the review is to establish a dialogue between the City and property owners to preserve, to the extent possible, the City's heritage resources. The Heritage Preservation Commission's role is to assist you in providing information that would be helpful to you regarding your property, as well as to educate the public about the benefits of preservation and community revitalization.

The Heritage Preservation Commission meets on the second Wednesday of each month, at 7:30 p.m., in City Hall and welcomes your participation in this process. The Commission will continue to refine and expand its survey to identify those structures and features throughout the City which provide residents with a sense of community. Any information you can contribute regarding your property, or other older properties in town, would be most gratefully received.

If you have any further questions or concerns regarding Sunnyvale's Cultural Resources Inventory, please contact the Commission Chairperson, Ann Hines at 738-0846, or myself at 738-5467.

Sincerely,



William F. Powers, Director
Community Development

WFP/AH:if
enc.