

## **RECOMMENDED FINDINGS**

### **Landmark Alteration Permit**

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#### **Community Character Chapter - Heritage Preservation**

Policy CC-5.2: Enhance the visual character of the city by preserving diverse as well as harmonious architectural styles and design preferences, which reflect various phases of the City's history and cultural traditions of past and present residents.

1. The proposed project will be consistent with the purposes of the Heritage Preservation Ordinance. *(Finding Met)*

The proposed modifications to the single-family residence, as conditioned, are consistent with City ordinances and the U.S. Department of Interior's Standards for Rehabilitation. The proposal, as conditioned, provides an opportunity to add living area and make exterior modifications. The exterior alterations to the building façade and proposed addition do not reduce the distinguishing characteristics of this historic resource. The proposed modifications, as conditioned, respect the historic character of the block as a whole.

2. The proposal will not be detrimental to the significant historical features of the building. *(Finding Met)*

The single-family home is located in the 100 block of North Sunnyvale Avenue, the streetscape of which is a part of the Sunnyvale Heritage Resource Inventory. However, the property is not listed in the California Register of Historic Resources (CRHR), or National Register of Historic Places (NRHP) (See Attachment 5, Historic Evaluation Report). The additions are proposed to be located at the rear of the existing home. The proposed addition to the existing residence is not expected to have a detrimental visual or privacy impacts to the surrounding properties, as the design is compatible with the existing residence and the additions are located at approximately 69 feet setback from the rear property line.

The proposed modifications to the front facade include repainting, replacement of the existing metal railing with wooden railing on the front façade, replacement of wood sash windows with vinyl insert windows and modifications to roofing material on portions of front and side façade. The applicant proposes to utilize high-quality material for exterior modification that will complement the architectural style found in the existing residence and within the existing neighborhood. The proposed exterior modifications will enhance the appearance of the existing façades and restore the building to an attractive condition. These modifications will not have a negative impact on the character of the property or the overall heritage resource.