



City of Sunnyvale

Meeting Minutes Heritage Preservation Commission

Wednesday, April 2, 2014

7:00 PM

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

Special Meeting

CALL TO ORDER

SALUTE TO THE FLAG

ROLL CALL

Chair Stanek noted that Comm. Johnson's absence is not excused at this time, unless further noted. She also noted Councilmember Tara Martin-Milius was present as the council liaison.

Present: 6 - Commissioner Hannalore Dietrich
Commissioner Dixie Larsen
Commissioner Mike Michitaka
Commissioner Dale Mouritsen
Vice Chair David Squellati
Chair Jeanine Stanek

Absent: 1 - Commissioner Mark Johnson

PRESENTATION

None

PUBLIC ANNOUNCEMENTS

Chair Stanek welcomed the newly appointed commissioners, Comm. Hannalore Dietrich and Comm. Dixie Larsen.

Comm. Dietrich thanked the Commission and noted her involvement with the Friends of the Library organization.

Comm. Larsen thanked the Commission and described her background and involvement in Sunnyvale's history.

CONSENT CALENDAR

[14-0383](#)

Draft Minutes of the Heritage Preservation Commission
Meeting of January 8, 2014

Vice Chair Squellati moved and Commissioner Michitaka seconded the motion to approve the draft minutes of January 8, 2014 as presented. The motion carried by the following vote:

Yes: 4 - Commissioner Michitaka
Commissioner Mouritsen
Vice Chair Squellati
Chair Stanek

No: 0

Absent: 1 - Commissioner Johnson

Abstain: 2 - Commissioner Dietrich
Commissioner Larsen

PUBLIC COMMENTS

PUBLIC HEARINGS/GENERAL BUSINESS

14-0376

File #: 2014-7060

Location: 305 S. Bayview Avenue (APN: 209-24-032)

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: Gwynneth Rayer (applicant/owner)

Environmental Review:

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

Ryan Kuchenig, presented the staff report and provided a brief summary of the proposal. He noted that a historical evaluation was conducted by Anthony Kirk, architectural historian, which concluded that the home does not warrant a Heritage Resource designation. Mr. Kuchenig clarified that the report included a potential addition to the home. He explained that any future additions would be considered through a separate review process. He further noted that the property lacks architectural and historic significance, and that Alfred E. Potts, the original builder, is not considered notable in Sunnyvale's history.

Mr. Kuchenig noted the formatting changes in the report are due to the change in software for Boards and Commission documents, including reports.

Chair Stanek noted the State of California Department of Parks and Recreation reports (DPR 523 form) are also confusing at first glance.

Comm. Michitaka asked about the Heritage Resource Inventory and if the home is part of the Heritage District. He asked if there were any other homes in the area that are listed in the Heritage Resource Inventory.

Mr. Kuchenig responded there was a home on Flora Vista Avenue that was recently removed from the inventory. He described the Taaffe-Frances District, which does not include this property.

Comm. Dietrich noted that it appears that other homes on the street have had modifications, including two story additions and garages. She then described the adjacent home that had been rebuilt, and asked if those proposals had to meet certain criteria.

Mr. Kuchenig noted that such additions and new homes are reviewed in accordance with the City's Single Family Design Guidelines and the appropriate

permit process based on the scope.

Vice Chair Squellati clarified that these issues are not in the Heritage Commission's purview.

Chair Stanek mentioned her site visit, and discussed the proposal with Mr. Kirk, without any detail. She noted that the Historical Society did not have many photographs of the home from the past. She recalled that at the time the homes were initially listed, a formal professional study was not required. She noted that she was told that a member of the Heritage Preservation Commission at that time nominated these properties to be on the Heritage Resource List.

Comm. Larsen asked if a professional evaluation is now required.

Mr. Kuchenig responded in the affirmative.

Chair Stanek opened the public hearing.

Gwyneth Rayer, owner, stated that she was previously not aware that the property was listed in the Cultural Resource Inventory, and the previous owner was also not aware of the listing either. She had contracted a consultant, and he could not substantiate that it was built in 1928 as the record on file indicated. She presented a Sanborn Map, dated in 1930, that shows that the home was not there. She then presented an aerial photo, dated in 1932, where the home now appears. She noted that there are no notable architectural features, as Anthony Kirk has affirmed.

Comm. Mouritsen asked if the home is occupied.

Ms. Rayer noted that this is her primary residence.

Comm. Dietrich mentioned that from her visit, Ms. Rayer noted that the garage structure had a dirt floor. She also asked if the new prospective buyer has a proposed plan.

Chair Stanek clarified that, although she may ask, it is not in this Commission's purview.

Mr. Kuchenig noted that the owner or future owner may upgrade the interior; however, any changes to the exterior would have to be approved by the Heritage Preservation Commission if the home were to remain on the Heritage Resource Inventory.

Daryl Sid, neighbor, explained that there is an undue burden to homeowners who wish to find information that shows any historical significance. He noted that other homeowners may not have the economic capability to hire a historian to conduct research.

Comm. Dietrich asked staff if there is a possibility to re-examine the area and possibly delist these homes.

Mr. Kuchening noted that the Commisison may consider a study issue to re-examine homes currently on the list.

Chair Stanek closed the public hearing.

MOTION:

Chair Stanek made a motion for Alternative #2;. Determine that the single family home does not have local historic significance. Comm. Dietrich seconded. Motion carried as follows:

Yes: 6 - Commissioner Dietrich
Commissioner Larsen
Commissioner Michitaka
Commissioner Mouritsen
Vice Chair Squellati
Chair Stanek

No: 0

Absent: 1 - Commissioner Johnson

NON-AGENDA ITEMS & COMMENTS

Chair Stanek proposed a study issue to explore the possibility of reevaluating the Heritage Resource Inventory List.

Chair Stanek asked staff to re-distribute the Commission contact list.

Comm. Michitaka asked staff if they were able to follow up on the liability issue that was brought up at the last meeting.

Mr. Kuchenig noted that the City Attorney's office provides representation to Board and Commission members.

Mr. Kuchenig provided a summary of the 2014 Study Issue workshop. He noted that the update to the Murphy Design Guidelines was ranked seventh. The first five ranked study issues will be undertaken.

Councilmember Martin-Milius stated she was delighted to be a liaison for the Commission.

COMMISSIONER ORAL COMMENTS**INFORMATION ONLY REPORTS/ITEMS**

Chair Stanek mentioned the news articles about the murals on the Goodwill building facade. She pointed out that there is much praise and interest for the murals. She thanked the Commission for approving the murals as a Condition of Approval to the particular project.

Comm. Mouritsen asked if the artist, Morgan Bricca is local. Mr. Kuchenig noted that she is located in Los Altos, CA.

Vice Chair Squellati further discussed the issues that the owner of the property had to undertake in order to get the information to delist their property from the Heritage Resource Inventory.

ADJOURNMENT

Chair Stanek noted that this meeting was considered a special meeting, and the next regular meeting is scheduled for May 7.

The meeting adjourned at 8:05 p.m.