

Unfortunately, the rapid pace of development engendered some significant losses to the City's heritage resources. Perhaps the greatest loss of all was the loss of Bayview Ranch, the Murphy homestead, which was demolished in 1961. In 1977, the City razed approximately 37 acres of its old downtown to make way for the Sunnyvale Town Center Mall, leaving only the 100 block of South Murphy Avenue intact. This action involved the loss of the old city hall, a landmark of great importance to Sunnyvale residents.

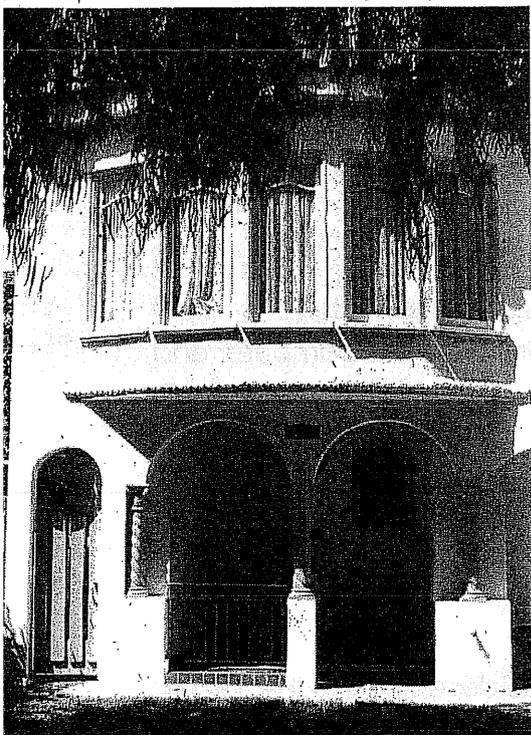
However, Sunnyvale still retains several intact 1920s, 1930s and 1940s industrial, commercial and residential buildings and neighborhoods. The Cultural Resources Inventory, completed in 1980, encourages the retention of these buildings and streetscapes to provide a visual record of Sunnyvale's vital past.



Sunnyvale Civic Center

Sunnyvale's expansionist period is now essentially over, with its outer boundaries pressed against those of its neighbors and with little land left within its boundaries for new development. The end of expansion does not signify completion or the end of change. It signifies only a new phase in the City's ongoing development process. There will, however, be a marked difference. The rapid expansion of the previous 30 years had primarily converted agricultural land to urban use, tending, with some exceptions, to by-pass previously developed land. From now on, virtually all change will either involve the replacement or renovation of earlier structures or redevelopment of previously developed sites and will take place in the immediate proximity of earlier development.

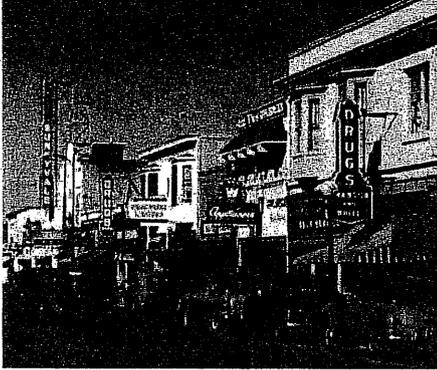
In recent years the City has received recognition for demonstrating excellence in providing government service, as marked by a visit from President Bill Clinton and Vice President Al Gore in 1993. That reputation has now become part of Sunnyvale's identity, and, therefore, part of its heritage.



Gorman Apartments, Murphy Avenue

Sunnyvale in 1995

Land Uses/Development Patterns

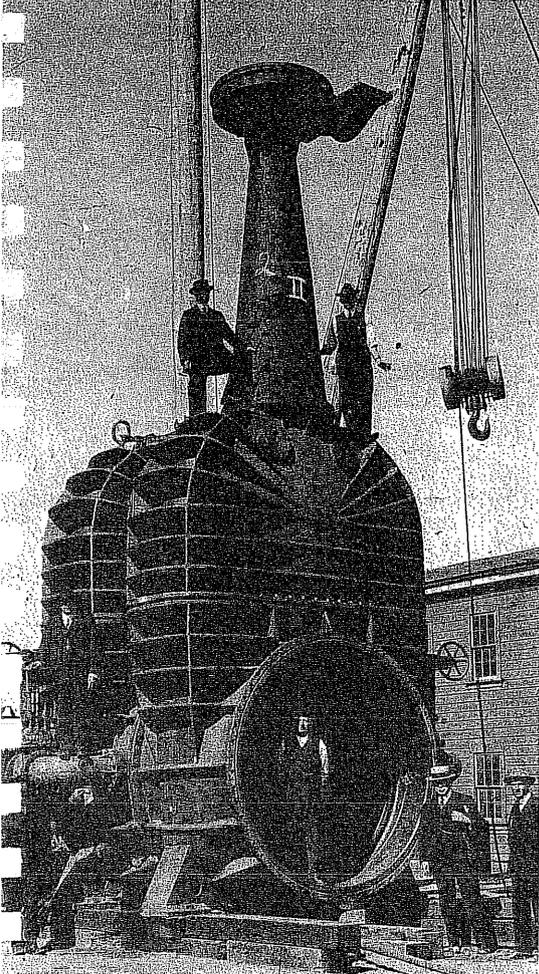


Murphy Avenue

Sunnyvale has evolved into a community with a strong job base, as well as residential and commercial development. The Association of Bay Area Governments (ABAG) estimated that there were approximately 107,570 jobs in Sunnyvale in 1995. The City contains a full range of land uses. This full range of uses is reflected in heritage resources which are also "full range" -- including residential, commercial and industrial properties.

In 1995, almost 98% of the land within the city's borders has been developed. While some of the industrial land in the northern portion of the city is underdeveloped, leaving room for further business expansion, most of the land which has been zoned for residential use has been developed. Only a few scattered infill sites remain. Under this scenario, there is strong pressure for redevelopment, especially in some older neighborhoods where property values have not kept up with the level of appreciation occurring in other residential neighborhoods. Some of the older homes are also located on larger lots, increasing the likelihood that their owners may choose to redevelop their properties.

Of a total of 81 structures designated as Cultural Resources from 1980 to 1995, the City has lost 15 due to redevelopment of the properties. Of these, 12 were residential properties and three were commercial properties. One home has been moved to another location to avoid demolition. Proposals for redevelopment of two large lots containing homes listed on the Inventory are being considered in 1995. Sunnyvale continues to be considered a desirable place to live. This fact, along with the lack of undeveloped land, may put increasing pressure on the City's Cultural Resources.

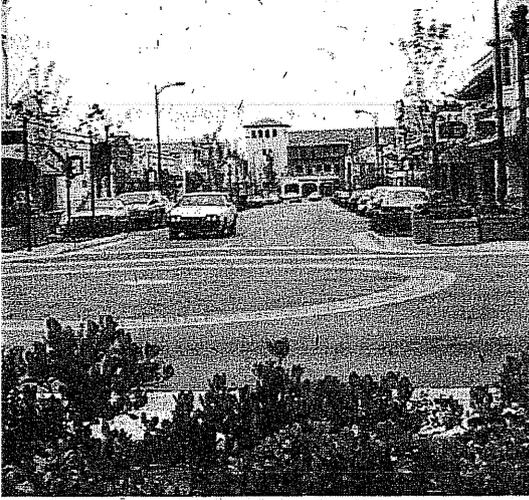


Hendy Iron Works, 1920, giant valve

Sunnyvale's Heritage Resources

Provisions of the Heritage Preservation Ordinance

The Heritage Preservation Ordinance was enacted in 1980, (Chapter 19.80 of the Municipal Code) and in 1982 the City Charter was amended to add the Heritage Preservation Commission as a formally authorized City commission. One of the commission's first duties was to evaluate the first draft of the City's Cultural Resources Inventory to determine which of the suggested resources should be included in the official Inventory, as well as what level of review and protection each resource should have. The Inventory was divided into two categories -- landmarks and cultural resources -- with landmarks being given a higher rating in terms of importance.



Murphy Avenue

Definitions

The Code does not specifically define what a cultural resource is. Instead, the term "heritage resource" is used, defined as follows:

"Heritage resource" means improvements, buildings, structures, signs, features, landscape, trees, sites, places, areas, or other artifacts of architectural, artistic, cultural, engineering, aesthetic, archeological, historical, political, or social significance to the citizens of Sunnyvale.

The term "heritage resource" has usually been used in a manner that suggests that it includes both landmarks and cultural resources. The Code does not provide a specific definition for "cultural resources" and does not provide designation criteria for cultural resources. In designating a structure, tree or artifact as a cultural resource, criteria "a" and "c" (below) are most often used to evaluate the designation proposal. Cultural resources are understood to be of less significance than landmarks and are therefore given less protection with regard to proposals for material changes or demolition. However, buildings with a cultural resource designation cannot be materially changed without review by city staff and cannot be demolished unless they are

her·it·age
(her/i tij)
re·source
(rē/sōrs)

advertised as available to be moved for 60 days prior to demolition.

The Code provides the following definition for the term landmark:

"Landmark' means any heritage resource that has been designated pursuant to this chapter for its value as part of the development, heritage or history of the city, state or nation. A landmark may be any of the following:

- (1) An individual structure or portion thereof or a natural feature, such as a tree;
- (2) An integrated group of structures in an area;
- (3) The site of a previous landmark;
- (4) Any combination of the above."



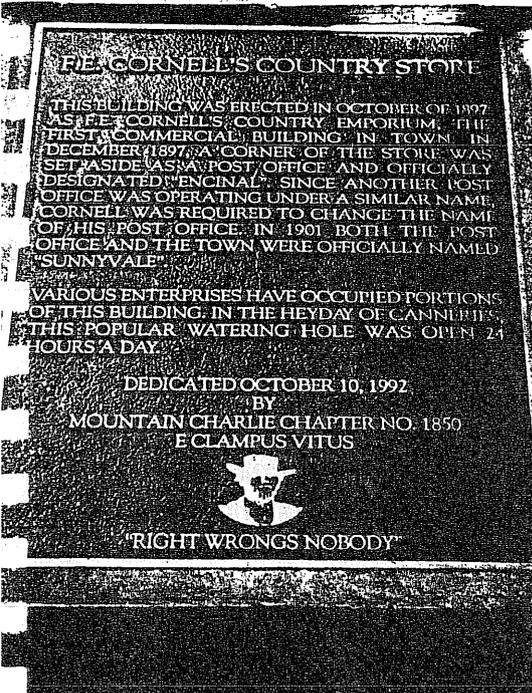
Murphy Avenue, 1910

The definition given for landmark district follows:

"Landmark district' means an area containing heritage resources, the collective integrity of which is essential to the sustained value of the separate individual resources and which has been designated a landmark district pursuant to this chapter."

However, since the Code does not provide a definition for cultural resources, it should be amended to provide a specific definition for "cultural resource" to distinguish it from the general term "heritage resource." Specific criteria for designation of cultural resources should be established. This action will clarify the decision-making process as to whether a resource should be designated as a cultural resource or as a landmark.

The Code provides a process for designation of landmarks as well as the designation criteria listed below. In addition to designating properties as landmarks, a significant level of protection is afforded to landmark properties to discourage inappropriate alteration or demolition. The Heritage Preservation Commission reviews applications for Landmark Alteration Permits, which are required for proposals that could materially change the exterior appearance of landmark properties. The Commission has final decision-making

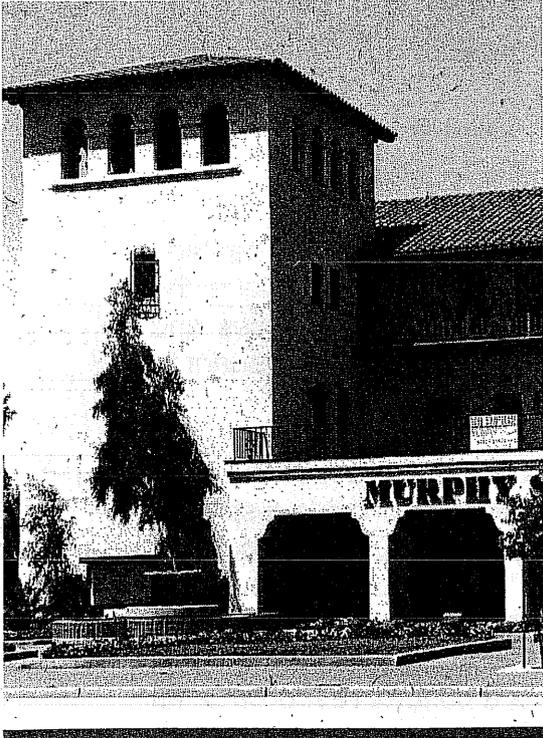


authority, except that the applicant can appeal the decision to Council.

Heritage Resource Criteria

The City has adopted the Secretary of the Interior's Guidelines for designation of National landmark properties to use in guiding the designation of the City's heritage landmark properties. The criteria for landmarks and landmark districts are as follows:

Murphy Station



- (a) It exemplifies or reflects special elements of the city's cultural, social, economic, political, aesthetic, engineering or architectural history; or
- (b) It is identified with persons or events significant in local, state or national history; or
- (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; or
- (d) It is representative of the notable work of a builder, designer, or architect; or
- (e) With respect to a landmark, its neighborhood and geographic setting is significant in that the proposed landmark materially benefits the historic character of the neighborhood, or the proposed landmark in its location represents an established and familiar visual feature of the neighborhood, community, or city; or
- (f) With respect to a landmark district that such landmark district is a geographically definable area, urban or rural, possessing a significant concentration or continuity of sites, buildings, structures or objects unified by past events, or aesthetically by plan or physical development; or
- (g) With respect to a landmark district, the collective value of the landmark district as a whole may be greater

than the value of each individual heritage resource or landmark within it.

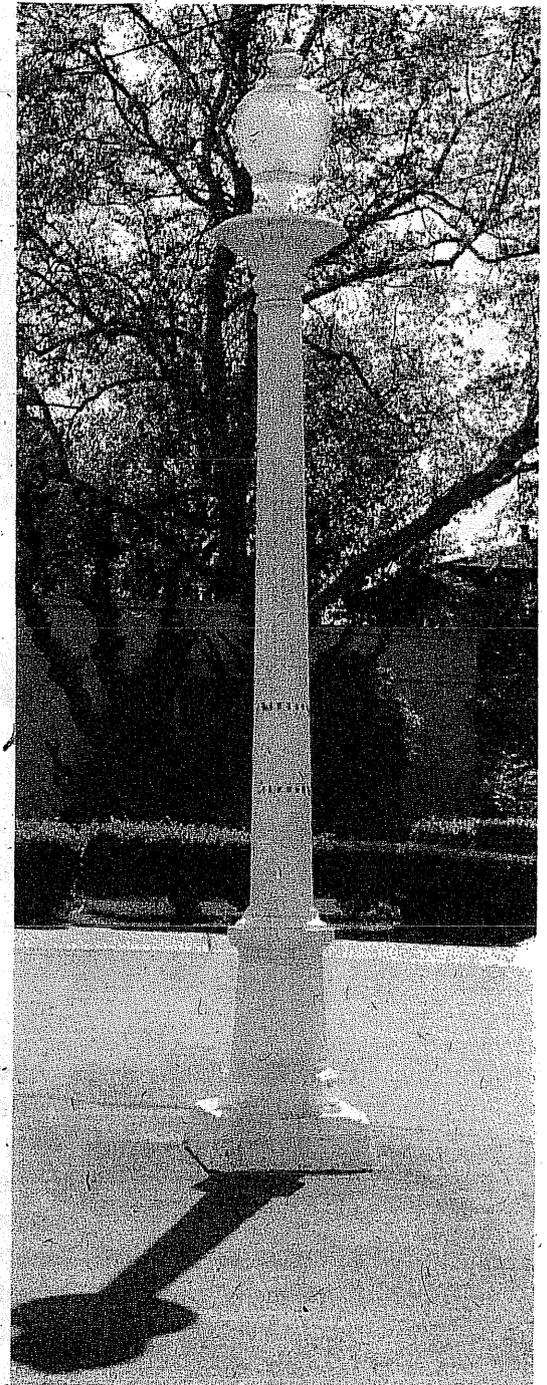
Hendy Iron Works Lamppost, Oak Court

The Heritage Resource Base

The following Table provides an overview of the number and types of landmarks and cultural resources which have been established, added and lost to demolition since 1980.

HERITAGE RESOURCES 1980 - 1995

LANDMARKS				
	1980	Additions	Demolished /Moved	1995
Residential	3	1	0	4
Industrial	3	0	1-converted to Commercial	2
District (Com.)	0	1 (36 bldgs.)		1 (37 bldgs.)
Other	1 (pr. trees)			1
Total	7			8
CULTURAL RESOURCES				
Residential	47	27	12	62
Commercial	5	0	3	2
Institutional	1	1	0	2
Streetscapes	5	0	?	5
Other	0	1 (lamppost)	0	1
Trees	0	18	2	16
Total	58	47	17	88



When the City established the official Cultural Resources Inventory in 1980, three residences, three industrial structures and one pair of trees were given landmark status. By 1995, four residential properties, three industrial structures, one pair of trees and one commercial neighborhood containing approximately 36 buildings (the Murphy Station Heritage Landmark District) had been given landmark status.

Fifty-three buildings and five streetscapes were designated as Cultural Resources in 1980. Since then an additional 28 buildings, 18 trees or tree groups and one lamp post have been designated as Cultural Resources. However, as noted above, 12 homes and three commercial buildings have been demolished and two trees have been removed since 1980. Most of these were lost as a result of redevelopment of the properties. Two homes have been moved to other locations within Sunnyvale. At this time, the City's Cultural Resources include a total of 66 buildings (two commercial buildings, one church and the Fremont Union High School, with the rest being residential), one lamp post, 16 trees or tree groups and five cultural resources streetscapes.

The Frances-Taaffe Heritage Housing District contains a majority of the homes that have been given a Cultural Resource designation, although Cultural Resource properties are scattered throughout the City. (See Appendix D for heritage resource addresses and the map located on the inside of the back cover for general locations of landmarks, cultural resources, streetscapes and the Heritage Housing District.)

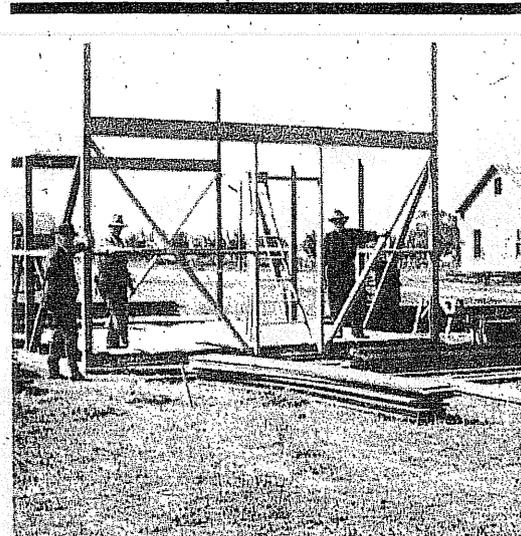
The fact that trees have been included on the cultural resource list reflects the recognition that trees are often valued landmarks, that they sometimes have historical associations and that the presence of mature trees adds a sense of permanence and stability which is especially valued in times of change. Since Sunnyvale's history is a history of ongoing change, it is not surprising that the preservation of mature trees has been highly valued.

In establishing the Cultural Resources Inventory, the Heritage Preservation Commission recognized the value of streetscapes as well as the value of individual buildings. Five streetscapes were identified as worthy of preservation. These

streetscapes include the 400-500s blocks of S. Frances Street, the Crescent Avenue streetscape, the 400-500 blocks of S. Murphy Avenue, the 100 block of N. Sunnyvale Avenue and the 500 block of Taaffe Street.

In addition to these resources, the City also has a resource that has not been fully utilized -- the memories of long time residents. Older residents have stories to tell about Sunnyvale's past which can help us to understand how things came to be as they are. They have known some of Sunnyvale's past leaders and know how the personalities of these individuals have affected the City's historical development. For example, the story of W. E. Crossman's efforts to create "the City of Destiny" is largely an oral tradition that was later recorded and documented. These heritage resources, although in some ways intangible, make an important contribution to Sunnyvale's heritage and should be acknowledged.

Records, photographs, books and other materials documenting Sunnyvale's history can be found in the archival collection of the City's public library and at the Sunnyvale Historical Museum. These are also heritage resources which are available to Sunnyvale residents and others interested in learning about the City's heritage and traditions.



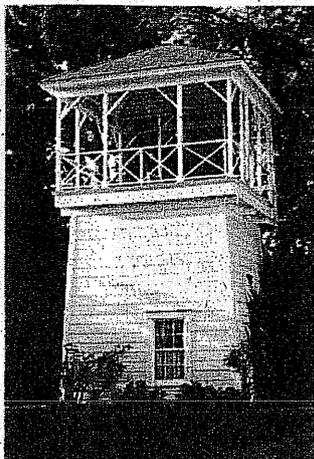
W. E. Crossman construction site

Condition of the City's Heritage Resources

In the summer of 1995, an initial windshield survey was conducted to obtain information on the condition of Sunnyvale's heritage resources. All of the landmark properties, including the Murphy Station Heritage Landmark District, were surveyed, along with the Vargas Redwood trees. In addition, 50 individual structures and seven trees designated as Cultural Resources and all of the Cultural Resources streetscapes were surveyed.

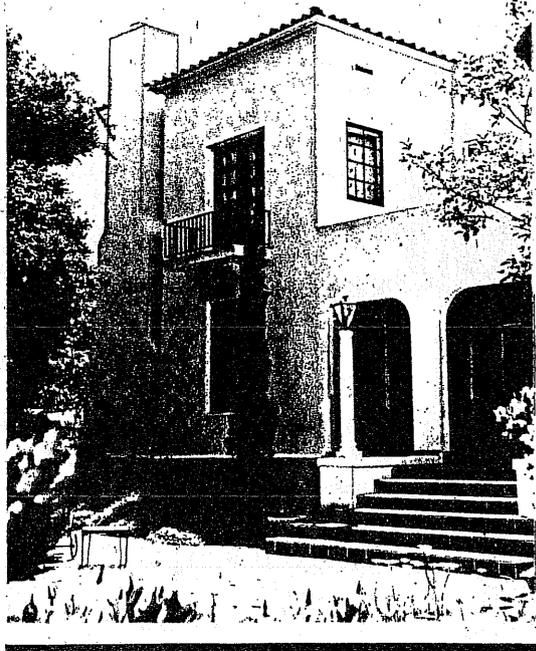
Landmarks

All of the individual properties that have been given landmark status appear to be in good to excellent condition. The Wright Ranch, Sunnyvale's oldest home, is presently undergoing structural repairs to correct some foundation



Wright Ranch Tank House

Briggs-Stelling Mansion



problems, with repair work to be completed soon. The Briggs-Stelling house underwent major renovation in the late 1980s and early 1990s and at this time the gardens are being restored. This home has been given its "double name" because it was owned at different times by two prominent Sunnyvale pioneers -- George H. Briggs and Henry S. Stelling. The Spalding house, home C. C. Spalding, who organized Sunnyvale's first bank, was moved in 1989 to a new location to save it from demolition and given landmark status after this process. The owners have restored the home and have prepared and are implementing an extensive landscaping plan for the property. The Del Monte building, used for many years as a seed processing center for the Del Monte Corporation, was relocated from the corner of Evelyn Avenue and S. Sunnyvale Avenue to the northeast corner of the Murphy Station Heritage Landmark District in 1993 in order to save it from demolition. The building was then extensively renovated and now serves as an anchor to the northern entrance of the district. The remaining landmark properties -- the Collins-Scott Winery, the Vargas Redwood trees, the Hendy Iron Works and the Libby Water Tower -- appear to be well maintained. See Appendix D for more information about Sunnyvale's landmark properties.

Heritage Housing District

The majority of the homes in the Frances-Taaffe Heritage Housing District (the 500 blocks of S. Frances Street and S. Taaffe Street and one home on the corner of S. Murphy Avenue and Olive Avenue) are in good to excellent condition. The property upkeep in this neighborhood appears to be consistent. Although some individual buildings show the need for improvement, the overall appearance of this neighborhood is that owners care about their properties and make an effort to maintain them. Renovations and new additions made after 1988, when the Heritage Housing Combining District was added to the neighborhood, have been consistent with the regulations governing the district. Most of the renovations have been simple improvements that have not changed the essential character of the homes and/or the neighborhood. However, there have been instances when properties have been repainted without obtaining staff review of the color, resulting in complaints by neighbors that inappropriate colors

South Frances Avenue



have been chosen. If an improvement does not require a building permit, a property owner may not be aware that staff should review the project. Informational material should be developed which can be mailed to property owners in a Heritage Housing District, explaining what the Heritage Housing District designation means and what procedures should be followed in making exterior changes to their properties.

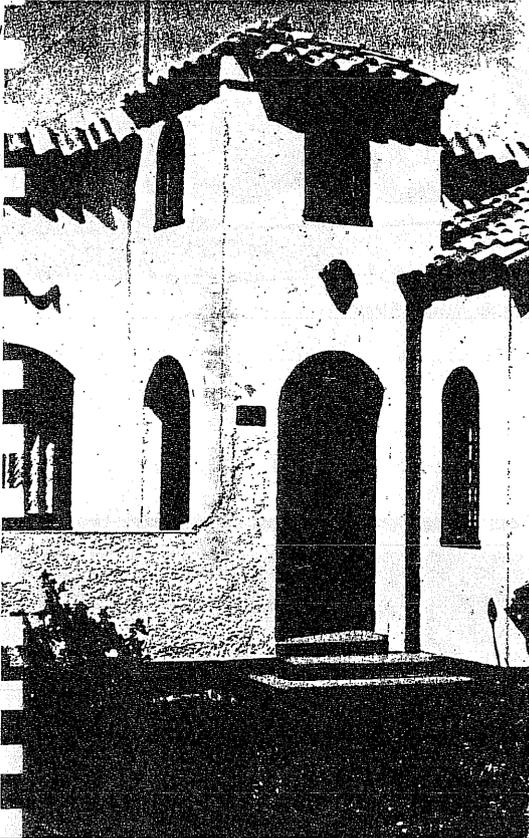


Cultural Resources

Fifty buildings, the Hendy lamp post and seven trees designated as Cultural Resources were surveyed, using a windshield survey process. The following table provides a summary of the findings of the windshield survey:

CONDITION OF SURVEYED CULTURAL RESOURCES

Structures	Condition				Total
	Poor	Fair	Good	Excellent	
Use					
Residential	2	13	15	16	46
Church				1	1
Commercial		2	1		3
Total	2	15	16	17	50
Trees	0	0	2	5	7
Other	0	0	0	1 (lamppost)	1
Total Surveyed Resources	2	15	17	24	58



South Murphy Avenue

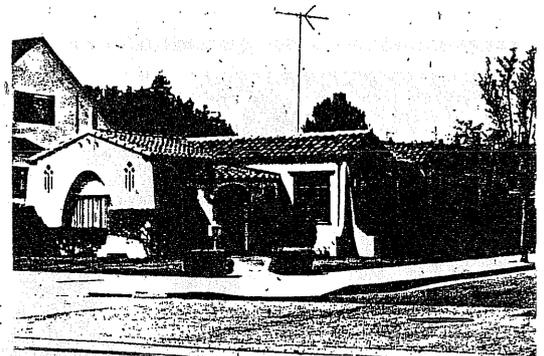
Of the individual Cultural Resource buildings which were surveyed, two were in poor condition, 15 were in fair condition, 16 were in good condition and 17 were in excellent condition. Since 17 buildings were considered to be in fair or poor condition, some follow-up code enforcement activity is needed. The Hendy lamp post, the only remaining lamp post in Sunnyvale which was made by the Hendy Iron Works, appears to be in good condition. Of the seven trees or tree groups which were surveyed, all appeared to be in good to excellent condition. However the surveyors were not arborists



and did not examine the trees closely. A more detailed examination of all of the trees on the Cultural Resources Inventory should be made periodically, in order to assure that they are being properly maintained.

Streetscapes

Some erosion has taken place with regard to the character of all of the streetscapes, but two of them have been significantly affected by change. The 400 block of South Frances Street has been impacted by a new small lot/small home single family development which has taken all but two properties on the west side of the block. The development surrounds the remaining two homes, making them appear awkward and out of context. While the east side of S. Frances has not been changed by this development, it had already been eroded. This block of the S. Frances Street streetscape should be reviewed to determine if enough remains to continue to list it on the Cultural Resources Inventory.



South Frances Street

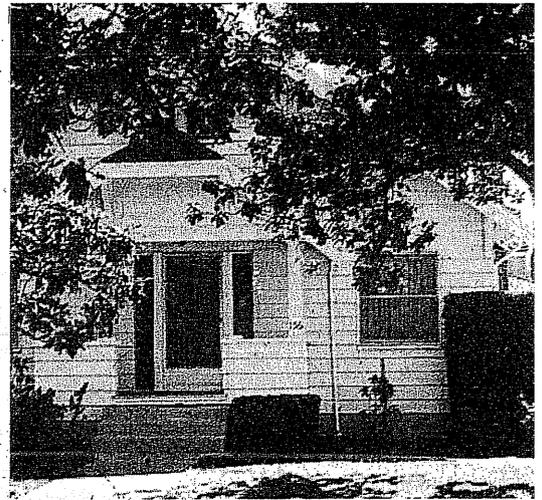
The Crescent Avenue streetscape has been even more profoundly affected by development that has completely changed its character. It is interesting to find that the actual number of buildings lost was not large (four bungalows and five to seven barns) but that the overall change was profound. This change is due, at least in part, to the nature and location of the new development that replaced the buildings that were demolished. While much of the previous streetscape consisted of small residential buildings and agricultural accessory buildings set back on deep lots, providing a "country feeling" to the development, the new development replacing the demolished structures consists of large two story apartment buildings and condominiums. The mass and bulk of these buildings completely overshadows the remaining six homes, which are set in pairs, with each pair surrounded and dwarfed by the massive new buildings.



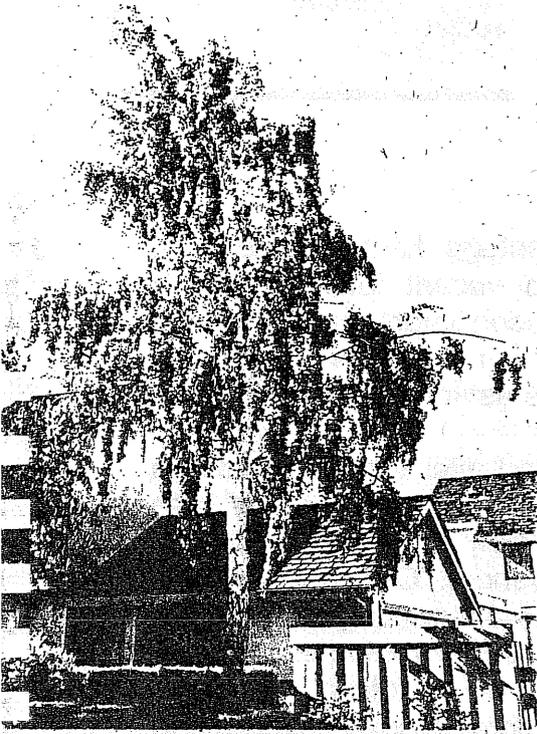
Crescent Street "Easter Gables" subdivision

The 1980 Heritage Preservation Sub-Element suggested exploring the possibility that this neighborhood might be given a National Register status. It was originally developed as the "Easter Gables" subdivision. It provided a combination of homes and barns for people who raised chickens that were

incubated by the Jubilee Incubator Company, one of the original agricultural industries brought to Sunnyvale through the efforts of W. E. Crossman. Unfortunately, at this time it seems unlikely that enough remains of the original neighborhood for it to be considered for National Register status, and, in fact, it is time to evaluate this streetscape to determine whether it should remain in the Inventory.

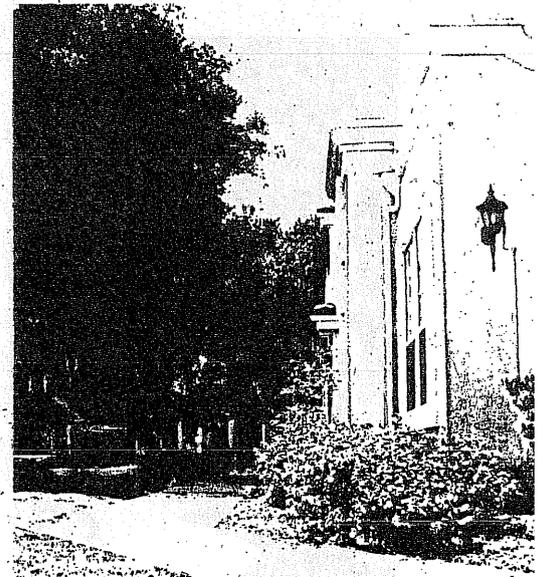


One of the problems with the designation of cultural resources streetscapes is that there is no definition for "cultural resource streetscape" in the code. With the exception of the Murphy Station Heritage Landmark District and the Frances-Taaffe Heritage Housing District, which are specifically addressed in the code, there is no protection provided against demolition and replacement of structures within cultural resources streetscapes if the buildings are not listed individually in the Inventory. There are also no guidelines for making decisions on whether or not a proposal for demolition of an existing structure and/or the addition of new development on the street will damage the integrity of the streetscape. The concept of "streetscape" -- what it is, what characteristics give it distinction and should be preserved, what kinds of activities threaten its integrity -- is very loosely understood, if understood at all. All parties involved -- the City Council, the Heritage Preservation Commission, the Planning Commission and staff -- need to develop more clarity about this concept and then consider the development of more specific policies to guide decisions which affect cultural resources streetscapes.



Crescent Street

Since new housing was constructed on the streetscapes, a potential conflict also exists between the City's desire to preserve heritage streetscapes and the City's desire to provide more housing units to meet the housing demand. This potential conflict should be addressed by a joint commitment by the Heritage Preservation Commission, the Planning Commission and the City's Community Development Department to work together closely whenever a proposal for new development within a cultural resources streetscape is proposed.



Townhomes surrounding Briggs-Stelling Mansion