

**Council Date: May 12, 2009****SUBJECT: 2009-0149 Heritage Resource Nominations for Individual Properties (Study Issue)****REPORT IN BRIEF**

On May 15, 2007, the City Council considered a Study Issue: Heritage Districts and Individual Resources – New Residential Heritage Districts. As part of the Council decision on this study issue, staff was directed to further study possible Heritage Resource nominations for five individual properties and two neighborhoods within the City (See RTC [07-165](#), May 15, 2007). This report addresses the five individual properties only.

To complete the process of potentially designating individual properties, staff hired a historic consultant to conduct intensive research, contact property owners where possible and make recommendations on whether the properties meet the eligibility criteria as a local or state heritage resource. Based on that study, the consultant has identified only one of the five individual properties as a heritage resource (detailed individual reports are enclosed in Attachment A).

Address	Findings and Recommendation
1020 E. Ahwanee Ave.	Does not meet historical/design significance criteria.
270 S. Bayview Ave.	Does not meet historical/design significance criteria.
283 Charles St.	While this property was associated with a person of local significance, staff is concerned that the connection is not strong enough to justify nominating this property as a Heritage Resource and therefore is not recommending heritage resource designation. The Heritage Preservation Commission did, however, recommend in favor of nominating this property at their meeting of April 1, 2009.
444 Old San Francisco Rd.	Does not meet historical/design significance criteria.
1398 Wright Ave.	Does not meet historical/design significance criteria.

BACKGROUND

The Sunnyvale Heritage Resources Inventory was created in 1979. Since the establishment of the Heritage Preservation program, the City has undertaken

large historic surveys in the late 1990s and mid 2000s and pursued additional Heritage and Landmark designations.

In the mid-1990s, the City undertook a Reconnaissance Survey that looked at most of the neighborhoods in the city and evaluated neighborhoods and individual properties for potential as heritage resources. Based on the survey results, three neighborhoods were chosen for more in-depth research, Victory Village (southwest corner of Fair Oaks and California), Sunnyvale Manor Addition (northwest corner of Bayview and Morse) and Sunnymount Gardens (near the northwest corner of Sunnyvale-Saratoga and Remington). Based on a lack of property owner support and concern about the integrity of the districts, the City did not pursue formal historical designation for any of the three surveyed neighborhoods.

In the 2000s, staff, Heritage Preservation Commission members and City Council members noted deterioration in the historical integrity of older neighborhoods due to increasing property values and subsequent significant alterations. In 2006, the Heritage Preservation Commission and City Council directed staff to undertake another survey to proactively identify and potentially nominate new properties and neighborhoods to the Heritage Resources Inventory. This study had two steps – a preliminary (Reconnaissance) survey to identify properties with the potential for architectural or historical significance and then a subsequent in-depth research and outreach process to formally nominate a property or district to the Heritage Resources Inventory.

On May 15, 2007, the City Council directed staff to pursue additional research and outreach for five individual properties with potential historic or design significance. The research and actions recommended in this report are the last step in the historic surveys and nominations project for individual properties. The information regarding potential heritage housing districts are described in a separate report.

EXISTING POLICY

Heritage Preservation Sub-element

GOAL 6.3B: To enhance, preserve and protect Sunnyvale's heritage including natural features, the built environment and significant artifacts.

Policy 6.3B.5 Seek out, catalog and evaluate heritage resources which may be significant.

Action Statement 6.3B.5a Conduct surveys of older residential neighborhoods and those containing homes built by well known architects and/or containing homes of a distinctive design to determine if

such homes and streetscapes should be considered for inclusion in the Heritage Resources Inventory.

DISCUSSION

The following information is a general discussion about the heritage designation: what it means, how it affects property value, and what the nomination process is. Following that discussion is an explanation of the study, the public outreach conducted, and the findings.

What Properties Qualify for a Heritage Designation: Sunnyvale’s Heritage Preservation Code, SMC 19.96 *Heritage Preservation*, specifies that properties that meet the eligibility criteria for listing in the National Register of Historic Places are eligible for designation as heritage resource districts. Alternatively, a district is eligible for listing if it meets one or more of the local criteria.

In general, several local and state criteria are used to determine whether a property is a potential heritage resource. First, the structure must typically be at least 50 years of age at the time of designation. Secondly, the structure must embody distinctive characteristics of a style, type, period or method of construction, or be identified with persons or events significant in local, state or national history. There are other criteria that can be used, but these are the main three used in this study. (See Attachment A for complete list of criteria).

What a Heritage Designation Means: A heritage designation may be applied to an individual property or group of properties that have been identified as having historical and/or architectural importance to the City. This designation places specific restrictions on the property/district. The following is a comparison of regulations and restrictions between standard residential zoning districts and heritage residential districts:

	Standard Residential Neighborhood	Heritage Designation
Interior Changes not altering exterior	No planning review is necessary. Building permits are required.	Same.
Exterior changes	Planning design review may not be necessary.	Design is reviewed by staff.
Minor addition	Design is reviewed by staff. No notification is required.	Same.
Major / Two story Addition	Design is reviewed by Planning staff. >45% FAR requires PC review. Noticing radius of 200 ft. with comment period.	The design must be reviewed by the Heritage Preservation Commission at a public hearing with associated notice to neighbors.

	Standard Residential Neighborhood	Heritage Designation
Demolition	Notice to adjoining neighbors at time of issuance of demolition permit.	Historical evaluation of the building/site and review by the Heritage Preservation Commission, with an associated notice to adjacent neighbors is required.

How this Designation Could Affect Property Value: Additional restrictions and process requirements for modifying a historic home could reduce the flexibility a property owner has for modifying their home. Some buyers may not want to be restricted by owning a heritage home. On the other hand, some property owners find that the additional restrictions give the home additional value as the character of their neighborhood is more rigorously protected than in other non-historic neighborhoods.

The City does not track property values, so it is not known how heritage designation can affect the value. The City has one heritage district at this time, but staff is not aware of any complaints or information that values are any different than comparable homes in Sunnyvale.

Process to Designate an Individual Resource:

1. Staff conducts preliminary research to determine whether the resource/district has the potential to qualify as historic.
2. City Council (based on recommendations from staff and the Heritage Preservation Commission) directs staff to either conduct further research to determine eligibility or to do nothing further.
3. If the City Council chooses to pursue a nomination, additional research and surveying is undertaken.
4. During the research process, staff and/or the consultant contacts the individual property owners for information and feedback.
5. Based on the final research, staff determines if the property meets the significance criteria and makes a final recommendation based on the information received and property owner feedback.
6. City Council (based on recommendations from staff and the Heritage Preservation Commission) makes a final determination about whether to designate the property. **(This is the step being considered by this report).**

Property Research: Staff hired a historic consultant to conduct the research, contact the property owners where possible and make recommendations on whether the properties meet the eligibility criteria as a local or state heritage resource. Below is a summary of the homes researched and the

recommendation made by the consultant. Detailed individual reports are enclosed in Attachment A.

1. **Bettencourt Farmhouse – 1020 E. Ahwanee Avenue.** Sunnyvale has an early farming family of local significance named Bettencourt. However, the present owner and resident, Mr. John Bettencourt, is not descended from this family. Based on the information he provided, the house is believed to have been built in 1950. He and his wife bought the house about a year after it was built from an owner in San Francisco. In earlier years the property did have a pear orchard, but it was split when the Bayshore Freeway was built. He was never involved in agriculture and did not farm the orchard.

Significance: The property and residence have no significance to agriculture in Sunnyvale. Bettencourt is a fairly common surname, and it is possible that another family of the same name was involved in agriculture, perhaps on another property.

2. **270 S. Bayview Avenue.** Built in 1906, it is an older farmhouse style property. The home consists of an original hip roofed single-story cottage and a large two-story gable roofed addition to the north.

Significance: The property does not appear to possess design or historical significance as specified under the Heritage Preservation Ordinance, due to the substantial number of alterations that have occurred.

3. **Welford Cochrane House - 283 Charles Street.** The house was built around 1907 by Welford Cochrane as a residence for his family. His daughter, Edwina Cochrane Benner, became the first woman mayor of Sunnyvale and held a number of other important community positions. She resided in the house for approximately two years in early adulthood, prior to her marriage.

Significance: The property could have significance to the history of Sunnyvale for its importance as the only surviving residence associated with Edwina Cochrane Benner. It is the last remaining residence associated with Mrs. Benner. However, Mrs. Benner only resided in the house for a short period of time and it was before the period of significance when she served on the town board and city council. For that reason, the property would probably not qualify for California Register listing.

Due to the short duration in which Ms. Benner was associated with the property, and the fact that it was not during her time as a significant figure in local history, staff did not find the connection strong enough to justify nominating the property as a Heritage Resource. However, the Heritage Preservation Commission recommends to City Council that the property be listed as Heritage Resource as it is the last remaining

property associated with Mrs. Benner and the house has maintained its overall architectural integrity (see public contact section for more information about the Heritage Preservation Commission meeting).

4. **Tikvica House - 444 Old San Francisco Road.** Built in 1950 and associated with the Tikvicas, a family of local significance. They owned large tracts of Sunnyvale land and were involved in real estate development. The consultants interviewed Nicholas Tikvica regarding the history of the property and the family.

Significance: The property does not have particular historical significance. Though associated with the Tikvica family, the family's significance is in agriculture rather than local real estate development. The original Tikvica farmhouse, located at 1039 Sunnyvale Saratoga Road, is currently listed on the Heritage Resources Inventory.

5. **1398 Wright Avenue.** Brick home of design note built in 1953 by Joseph Trentadue. The exterior is primarily cement plaster with a "used" brick veneer that steps down in height across the main portion of the house to follow the sill line. The projecting gable is a dominant feature of the façade and is unusual for its forward leaning cant. The consultant and staff interviewed the current property owner and relatives of Joseph Trentadue as well as the current resident of the Trentadue farmhouse for related information.

Significance: The property and residence have no architectural or historical significance in Sunnyvale. The property is not an example of a distinctive style, type, period or method of construction. It does not meet the criteria for historical significance, as it is not the farmhouse associated with the Trentadue's orchard or any earlier agricultural use of the property.

FISCAL IMPACT

No fiscal impact expected with designation of any of the sites as Heritage Resources.

PUBLIC CONTACT

Staff sent letters to individual property owners in October 2008 of the study issue to consider their homes for potential nomination. Affected residents at Ahwanee, Old San Francisco, and Wright were also contacted by phone or in person.

- **1020 E. Ahwanee Avenue** – The owner was not interested in having their property nominated.
- **270 S. Bayview Avenue** – The owners were not interested in having their property nominated.

- **283 Charles Street** – Staff received a tentative response from the owners of 283 Charles Street at they were probably not in favor of listing the home as a Heritage Resource. This is the only property that could potentially be listed as a local Heritage Resource (not State or National listing).
- **444 Old San Francisco Road** - The historic consultant contacted the Tikvica family by phone regarding the property at 444 Old San Francisco Road.
- **1398 Wright Avenue** - The owners were not interested in having their property nominated.

Heritage Preservation Commission Hearing of April 1, 2009: The Heritage Preservation Commission heard testimony from the granddaughter of Welford Cochrane. She does not live at the house at 283 Charles Street but submitted information about the property and supported its nomination as a Heritage Resource (see Attachment E, Heritage Preservation Minutes of April 1, 2009 and Attachment F, Written Presentation from Beverly Cochrane David). Based on the information in the report, Heritage Preservation Commission recommends that the property be nominated as a Heritage Resource. In their discussion, the Commissioners mentioned that the house is the last remaining property associated with Mrs. Benner and it has maintained its architectural integrity. As this report was being prepared, the current property owner of 283 Charles Street was considering whether to support the listing of the home, but stated she was leaning against the nomination.

Public contact for the City Council meeting was made by posting the agendas on the City's official-notice bulletin board outside City Hall, in the Office of the City Clerk and at the Library. The agenda and report were posted on the City's Website and were made available at the Library and the Office of the City Clerk. Notices for the public hearings were also sent to the property owners of the subject properties.

ALTERNATIVES

1. Do not nominate any of the researched properties.
2. Consider nominating 283 Charles Street as a local Heritage Resource.
3. Direct staff to obtain additional information on one or more properties.

RECOMMENDATION

Staff recommends Alternative 1. Although the Heritage Preservation Commission found that the property at 283 Charles meets the criteria described for significance and should be listed as a Heritage Resource, staff is concerned that the property has minimal connection to Edwina Brenner and does not have a strong enough connection to justify the nomination. Despite the testimony given at the Commission's meeting, and the Heritage Commissioners' input, the property should not be listed. It should be noted, however, that the research completed by the historical historian provides rich detail on her life that will serve to preserve the important place she had in the City of Sunnyvale.

Reviewed by:

Hanson Hom, Director, Community Development

Reviewed by: Trudi Ryan, Planning Officer

Prepared by: Diana O'Dell, Senior Planner

Approved by:

Gary Luebbers

City Manager

Attachments

- A. Detailed Research Reports for Individual Properties
- B. Criteria for Listing of Heritage Resources
- C. 2006 Study Issue Paper: New Residential Heritage Districts
- D. Map of Individual Properties
- E. Minutes of Heritage Preservation Commission Meeting of April 1, 2009
- F. Written Testimony from Beverly Cochrane David presented at the Heritage Preservation Commission Meeting of April 1, 2009.

Evaluation of Potential Heritage Resources

February 9, 2009

In the fall of 2008, an historic resource survey update was initiated by the City of Sunnyvale. As part of this larger survey update that included two potential heritage districts, five individual properties in Sunnyvale were evaluated for their eligibility as heritage resources. The properties, all single-family residences, were selected by the City Council for evaluation from a list of potentially eligible properties previously identified by the staff. They have been evaluated for their potential eligibility as Heritage Resources under the Heritage Preservation ordinance, Chapter 19.96 of the Sunnyvale Municipal Code. They were also evaluated for their potential eligibility for the National Register of Historic Places and the California Register of Historical Resources. The properties were researched, documented and evaluated by historic preservation consultant, Nancy Stoltz, AIA, AICP, with assistance from architectural historian, Ward Hill.

Two of the five properties, 270 S. Bayview Avenue and 1398 Wright Avenue, were evaluated primarily for their potential architectural significance, while the other three were evaluated for their potential historical significance because of their possible associations with prominent people. Of the five properties evaluated, only one, 283 Charles Street, appears to meet the criteria for evaluation and nomination as a Heritage Resource.

A summary of the consultant's recommendations for each of the five properties is as follows:

- **1020 E. Ahwanee Avenue** - associated with the Bettencourt family, presumed to have significance in local agriculture. Though associated with John Bettencourt, he was not involved in farming; therefore the property does not appear to possess any significance to the history of agriculture in Sunnyvale and no further action to list the property is recommended.
- **270 S. Bayview Avenue** - potential architectural significance. The original design has been compromised by a large addition in 1971. The property no longer embodies the distinctive characteristics of its style or period and does not appear to possess design significance as specified under the ordinance. No further action to list the property is recommended.
- **283 Charles Street** - associated with Edwina Benner, Sunnyvale's first female mayor. The property appears to possess significance to the history of Sunnyvale for its importance as the only surviving residence associated with Mrs. Benner, who was important in the political life of the city from 1920 to 1945, and served as the city's first woman mayor in 1924. She was one of the earliest women known to hold that office in the state of California. The consultants recommend that the property be considered for designation as a heritage resource.
- **444 Old San Francisco Road** - associated with the Tikvica family, presumed to have significance in local real estate development. Though associated with the Tikvica family, the family's significance is in agriculture rather than real estate development. The family's significance has been recognized by the City with the listing of the old Tikvica farmhouse (previously the Ackerman house) at 1039 Sunnyvale-Saratoga Road as a heritage resource. Its present address is 1053 Tilton Drive.
- **1398 Wright Avenue** - potential architectural significance. The house was built by orchardist Joseph Trontadue in 1951 but does not appear to possess design significance as specified under the Heritage Preservation Ordinance and no further action to list the property is recommended. The family appears to be significant in local agriculture as orchardists. Their old farmhouse southeast of Wright Avenue and Cascade Drive, previously the Christiansen farmhouse (present address, 1409 Galloway Court) has been listed as a heritage resource.

More detail can be found in the individual evaluations for each property that follow.

1020 E. Ahwanee Avenue

Bettencourt Residence

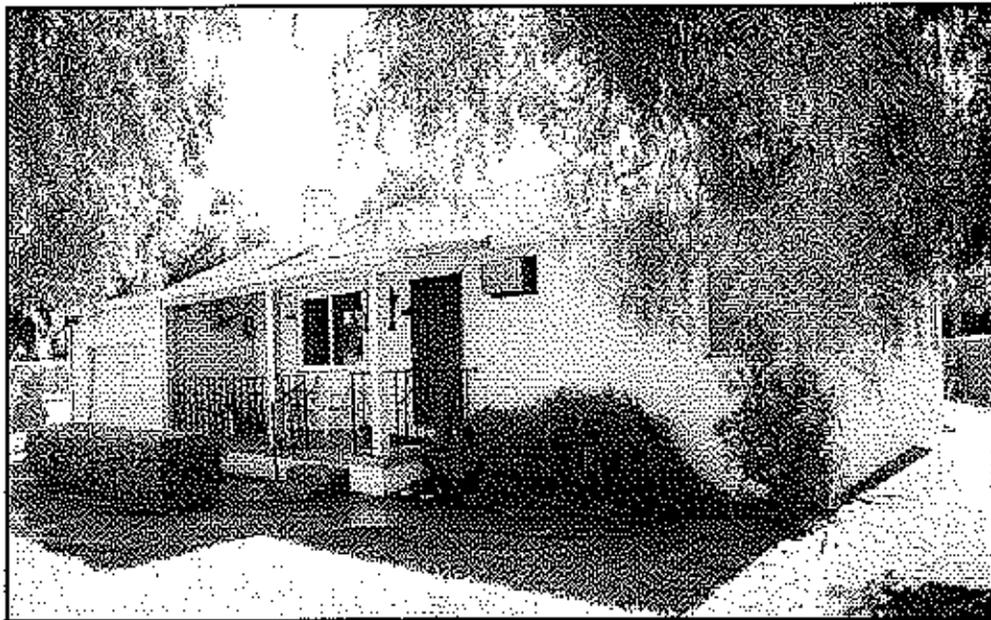
Location: South side of East Ahwanee Avenue, east of San Saba Court

Date Constructed: 1950 (estimated)

Builder: Unknown

Designer: Unknown

Potential Significance: association with early farming family - Bettencourt



Residence viewed from the north, on the property.

October, 2008

Description: The residence occupies a large lot and is well set back from the street and adjoining freeway. The site includes a residence and several outbuildings including sheds, an old outhouse and a garage. Much of the front portion of the lot is paved, but the area closer to the house is planted with a lawn and mature California pepper trees. The Bayshore Freeway (Highway 101) runs parallel and adjacent to Ahwanee Avenue in a roughly east west orientation. A church and associated school are located on the adjacent property directly to the east. There is another residence to the west on the next lot that appears to be a part of an adjacent residential subdivision on a cul-de sac. The property itself does not appear to be a part of a larger residential development.

The house is a single story, wood framed structure set on a raised foundation with an attached single car garage over a concrete slab. Its mass is generally rectangular and the roof is a simple gable form, with the ridge set more or less parallel to the street. The garage projects a few feet forward from the main façade, with a raised, covered front porch beside it. The porch

does not extend the full width of the house. It is supported by two simple wood posts and its roof is a continuation of the main gable roof. The front door and a wide window open onto the porch. A steel sash casement window is located near the western end of the front façade. It is paired with a similar window on the west side to form a corner window. The side and rear elevations are simple, with a door to the exterior on the east side and a number of steel sash casement windows randomly spaced on the back wall. The exterior cladding is cement plaster and the roof is covered in brown asphalt shingles.

Research Methodology: Research was conducted using several sources, including the Sunnyvale building permit records and planning files, the Sanborn Fire Insurance Company Maps and county directories for the Sunnyvale area and United State Census through 1930. However the most recent Sanborn map (1930 updated to 1943) did not include this property and it predates the estimated construction date of the residence. No entry was located in the 1930 census for a John Bettencourt in Sunnyvale. There were no building permit records on file with the City for this property. The County directories did not yield any information about the property, but did confirm that a John Bettencourt was a resident of Sunnyvale from 1949-50 on Rural Route 1. The consultants visited the property and interviewed the present owner and resident, Mr. John Bettencourt, who provided the information summarized below regarding the history of the property.

Brief History: Mr. Bettencourt was born in 1918 in Mountain View and came to the Sunnyvale area in the 1930s. He believes the house was built in 1950 and pointed to a date inscribed in the concrete at the well housing. He and his wife bought the house about a year after it was built from an owner in San Francisco. They moved from the Alviso – Mountain View Road area. In earlier years the property did have a pear orchard, but it was split when the Bayshore Freeway was built. He was never involved in agriculture and did not farm the orchard. He worked with heavy machinery in earth moving and grading and is mostly retired now.

Significance: The design, features and materials of the residence appear consistent with the estimated date of construction provided by Mr. Bettencourt. However, the Bettencourt family was not involved in farming and the residence dates from the period after the orchard lands had been split up. Therefore, the property and this residence in particular have no significance to agriculture in Sunnyvale. Bettencourt is a fairly common Portuguese surname, and it is possible that another family of the same name was involved in agriculture, perhaps on another property.

Recommendation: Since the property does not appear to possess any significance to the history of agriculture in Sunnyvale, nor any other known historical significance, the consultants recommend that no further action be taken to document or designate the property as an historical resource. This report should be kept on file in the event that questions regarding its potential significance arise in the future.

270 S. Bayview Avenue

Hanlon Residence

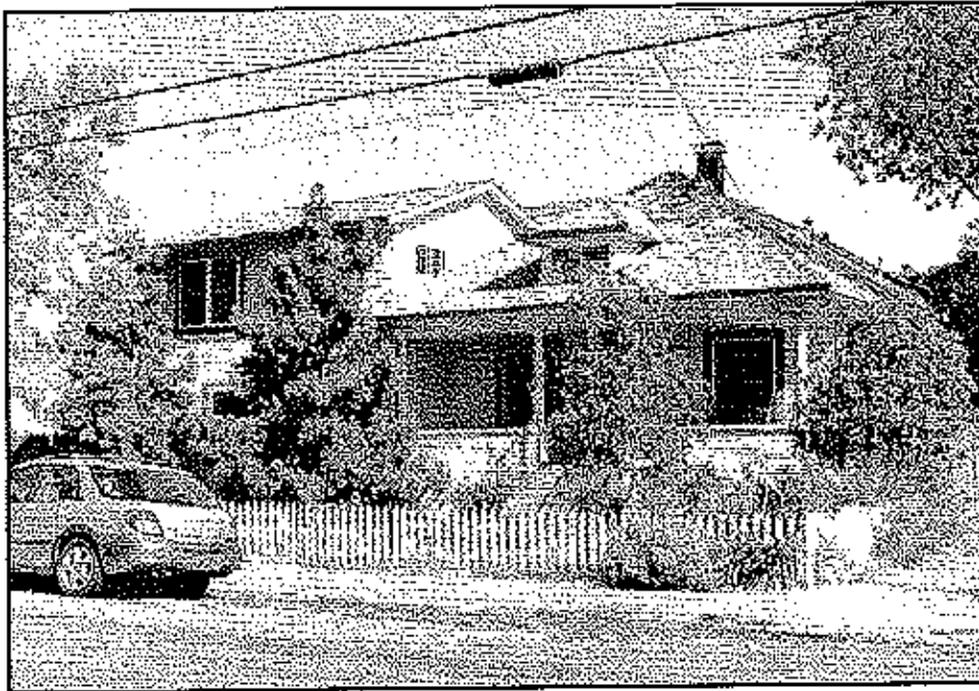
Location: East side of South Bayview Avenue, at northeast corner of Bryan Avenue

Date Constructed: c. 1907

Builder: Unknown

Designer: Unknown

Potential Significance: Architectural – example of a typical vernacular Neoclassical cottage



Residence viewed from the west: S. Bayview Avenue façade. October, 2008

Description: The house at 270 S. Bayview Avenue occupies a lot at the northeast corner of Bryan Avenue and is surrounded on all sides by residential development. The front and side yards have several small trees and various shrubs. A low, white picket fence encloses the perimeter of the front yard. A wood plank fence along Bryan Avenue encloses the side and back yards. A gable roofed two-car garage is located behind the house, with a paved asphalt driveway providing access to Bryan Avenue. Various additions to the original house located behind the major two story addition to the north appear to extend all the way to this garage structure on aerial views, though it is difficult to determine from the street view.

The single-family house consists of an original hip roofed single story cottage and a large two-story gable roofed addition to the north. The original Neo-classical style cottage is rectangular

in plan with a steeply pitched hipped roof covered with gray asphalt shingles. The front façade has a hipped attic dormer with louvers located in the roof above the central entry. Structurally the house is stud-wall, wood-frame construction with a perimeter concrete foundation. The exterior walls are covered with milled lap siding. The house has one over one, double-hung windows framed with plain, wide boards.

The symmetrical front façade has an entrance porch recessed below the main roof. Central concrete steps with a modern wrought iron railing lead up to the front entrance porch set on a raised base. Pairs of Tuscan columns set on a low perimeter porch wall support the roof overhang. Symmetrically arranged windows flank the central main entrance door. At the north end, the east façade of the house has a large modern two-story addition with a gable roof. The addition has modern metal windows and horizontal wood siding similar to that of the original house. The roof form and scale of the addition is incompatible with the form and style of the original house.

Research Methodology: Research was conducted using several sources, including the Sunnyvale building permit records, planning files and subdivision maps, the Sanborn Fire Insurance Maps and the Sunnyvale History Museum. There were recent building permit records on file with the City and permits listed from the early 1970s. The books, *Images – Sunnyvale's Historic Resources* and *Sunnyvale – From the City of Destiny to the Heart of Silicon Valley* were also consulted, as well as a newspaper article published in the *Sunnyvale Sun* on September 6, 2006. The consultants visited the property but did not interview the present owner, as there was adequate historical information available from other sources.

History: According to the *Sunnyvale Sun* article, the house was built in 1906, and the present owners, the Harlons, are the third owners of the property. They purchased it from long time owners, the Carl Forsberg family, in 1993. Some additional documentation was provided by primary sources. The residence was built across Bayview Avenue from the eastern boundary of W. E. Crossman's original town plat for "Murphy" and the area was not included on the 1908 Sanborn map. But the house appears on the Sanborn Map of October 1911, on a single lot, 50 feet in width. The maps indicate a single story house with covered front and back porches extending its full width, and an angled bay window on the south side facing Bryan Avenue. There is a house immediately behind it, fronting on Bryan Avenue and a house two lots to the north, with the intervening lot vacant, except for a small accessory building in the rear yard.

The subject property was part of the Larson Subdivision No. 1 that was recorded in 1907. It encompasses Lots 14 and 15, fronting on Bayview Avenue, each 50 feet wide and 125 feet deep. The Larson tract was a further subdivision of Lot 8 of the Mrs. M A Carroll Subdivision No. 1. The lots across Bayview Avenue on the west side were originally platted as double lots, 100 feet in width, but some were already shown as split on the October 1911 Sanborn Map. By January of 1930, the Sanborn map indicates that the remaining lots fronting on the east side of Bayview had been improved with houses, except for the adjacent lot to the north. The Lincoln Avenue frontage of this block had been nearly built out, but there were only three homes developed on Bryan Avenue by that time.

Given the fact that the lot was part of a larger subdivision in 1907, it is unlikely that the house was constructed before that date, or that it was a farmhouse as some have speculated. The property does consist of two lots; however, that would not provide sufficient area for farming. It is also unlikely that it was part of a pre-existing farm prior to the Larson subdivision in 1907 given the siting and orientation of the house at the corner of two city streets, one of which did not even exist. The homes built on lots so close to the center of town after 1906 were not

generally farmhouses, but small cottages for city residents. It is much more likely that this house was a city cottage, not a farmhouse. Building permit records indicate that a permits to add a living room, bedroom and bath were approved in July and August of 1971. This is presumably the large addition on the formerly vacant lot north of the house. Various permits were issued for re-roofing and repairs in the early to mid-1990s, for kitchen upgrades in 1997 and window replacement in 1999. It appears that all of the original windows and possibly the surrounding trim have been replaced.

Significance: This property was proposed for consideration as an historic resource for its potential design significance rather than its historical significance. Under the provisions of Sunnyvale's Heritage Preservation Ordinance and Criteria for evaluation (Chapter 19.96, Section 19.96.050), in order to be significant for design, the property would have to be a building or structure that meets one of the following criteria that are most relevant to design significance:

- (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;
- (g) It embodies elements of architectural design, detail, materials or craftsmanship that represents significant structural or architectural achievement or innovation; or
- (h) It is similar to other distinctive properties, sites, areas, or objects base on a historic, cultural or architectural motif.

Because of the large addition to the house, it no longer embodies the distinctive characteristics of its style and type, a Neo-classical style cottage. It is not known to be the representative work of a notable builder, designer or architect and its design does not represent a significant structural or architectural achievement or innovation. Though it may once have been similar to other distinctive properties, it could no longer be because of the change in scale and other alterations. The alterations have compromised the historic integrity of the building. It also does not appear that the property would meet any of Sunnyvale's other ordinance criteria to qualify for designation for historical significance. Therefore, the property does not appear to be eligible for local Sunnyvale listing as a Heritage Resource.

As it does not meet the local thresholds for design significance, it would clearly not meet the more stringent requirements of the California Register of Historical Resources or the National Register of Historic Places that recognize buildings that "embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master." Additionally it would not meet the requirement that it possess integrity under either definition. The regulations of the National Register of Historic Places define *integrity*, as "the ability of a property to convey its significance." Under the California Register regulations *integrity* is ". . . the authenticity of a property's physical identity, evidenced by the survival of characteristics that existed during the property's period of significance."

Recommendation: Since the property does not appear to possess design significance as specified under the Heritage Preservation Ordinance, nor any other known historical significance, the consultants recommend that no further action be taken to document or designate the property as an historical resource. This report should be kept on file in the event that questions regarding the potential significance of this property arise in the future.

283 Charles Street

Welford Cochrane House

Location: west side of Charles Street, north of McKinley Avenue

Date Constructed: c. 1907

Builder: Welford Cochrane

Designer: Unknown

Potential Significance: Historical - association with Sunnyvale's first woman mayor, Edwina Benner



Residence viewed from the east: Charles Street façade.

October, 2008

Description: The house at 283 Charles Street is located on the west side of the street, two parcels north of McKinley Avenue. A paved concrete driveway adjacent to the house on the south side leads to a carport at the back of the lot. Though they are not visible from the street, an aerial view of the property indicates that there are two additional accessory buildings located west of the carport, one with a flat roof, the other gabled. The minimal landscaping in the front yard includes a lawn and various shrubs in brick lined planters adjacent to the front façade and small planters with decorative plants in the front lawn. A concrete walkway leads from the sidewalk to the front entrance door and across the front of the house. Foundation plantings of shrubs and roses are bordered by a concrete walkway along the north side of the house. A low

fence constructed of wood posts and horizontal boards runs along the northern property boundary.

The single-story, single-family, rectangular plan house has a hipped roof with gabled dormers at the front (east) and south sides. Beneath the hip roof, there is a projecting corner bay at the northeast corner of the building and a similar single bay on the north wall at approximately the midpoint. Structurally the house is of stud-wall, wood-frame construction with a concrete foundation. A diamond vent opening inside the front dormer gable is surrounded by diamond shaped shingles. The south dormer has a window opening with a modern sliding window. The exterior walls are covered in milled, narrow lap siding and the roof is covered with asphalt shingles. The house generally has wood-sash, one over one, double-hung windows. The square corner bay has a large single pane window with a diamond pane transom above in each face. A similar window is set in the slightly wider bay on the north side.



**Residence viewed from the northeast:
Northeast Corner façade. October, 2008**



**Charles Street Façade
as pictured in *Images*, 1988
Courtesy of City of Sunnyvale**

Five concrete steps with a modern wrought iron railing lead up to the front entrance door (a modern steel security gate covers the door). The original entrance porch recessed under the main roof was filled in with windows and the existing entrance door. The entrance door, sidelights and transom filled in what was originally an opening to the entrance porch. The two

original bays of the porch to the left of the entrance door have also been filled with modern metal frame windows. Simply detailed pilasters frame the three original porch openings. The porch had been filled in by 1930, as the porch is shown on the 1911 Sanborn map but not on the 1930 map for this property. A photograph included in the book, *Images*, published in 1988, shows paired, double-hung windows with six-over-six light window sashes set within each porch bay. Building permit records show that the south dormer was added in September of 1984. It is not known when the pre-1930 windows in the enclosed front porch were removed and replaced with the present modern sliding windows.

Research Methodology: Research was conducted using several sources, including the Sunnyvale building permit records and planning files, the Sanborn Fire Insurance Maps, the Sunnyvale History Museum and county directories for the Sunnyvale area. There were recent building permit records on file with the City and the directories provided some early listings for the family. The books, *Images – Sunnyvale's Historic Resources* and *Sunnyvale – From the City of Destiny to the Heart of Silicon Valley* also provided some information. Newspaper articles from the *San Jose Mercury News* and the *New York Times* were also consulted.

The consultants visited the property but did not interview the present owner, as there was adequate historical information available from other sources. However Ms. Stoltz did contact Edwina Benner's niece, Beverly Cochrane David by phone to obtain additional information.

History: The house was built around 1907 by Welford Cochrane as a residence for his family. Family and other sources indicate that he came to California around 1883 from Louisiana to manage a vineyard for Welford's brother. The census records yielded more specific information. Welford Cochrane was born in Louisiana in March of 1856. In June of 1880, age 24 and single, he was living in Gretna, Louisiana, with his mother, Catherine, and his siblings – two brothers and four sisters – and a niece. He worked in a mill. By 1900, the census lists him on San Francisco Road in Santa Clara Township, married to Mary A. Cochrane since 1882, with four children: Daughters, Marilda W., Edwina A. and Elma M., and son, Amory W. His occupation was listed as vineyardist.

The area where the Cochranes settled was known as Butcher's Corners, after the Butcher family who had immigrated from England around 1881. They acquired 160 acres and planted orchards there, at present day Wolfe Road and El Camino Real. Welford and Mary Cochran's second child, Edwina Adaha Cochrane, was born there on August 1, 1885. Her older sister, Marilda had been born in Louisiana in October of 1883. So the family arrived in Sunnyvale sometime between the births of their first two daughters. Also living on San Francisco Road were Welford's mother, Catherine, and two elder brothers, Joseph and Edwin, along with a cousin and two servants, in a household headed by Joseph. His occupation was also listed as vineyardist.¹ Members of the Butcher family, including head of household, Emma Butcher, and her son, Rolla, in a separate household with his family, are also listed on San Francisco Road as orchardists.

The Cochrane family's settlement in the area predates the development of the town by Walter Crossman beginning in 1897 by 14 years or so. It occurred during the transition from wheat

¹ According to Beverly Cochrane David, her grandfather's family arrived by train in 1883. Historical documents she obtained from the California History Center at DeAnza College show that the land, comprising 40 acres on the north side of Old San Francisco Road and a smaller parcel on the south, was owned by his brother, Edwin O. Cochrane, a dentist residing in San Francisco. The land was planted in wheat up until 1885, then converted to vineyards managed by his two brothers, Welford and George.

farms to orchards that began with the death of Martin Murphy, Jr. in 1884, and the subsequent break up of the huge Murphy land holdings. According to family sources, the Welford Cochrane family's move into town was precipitated by the failure of the vineyard crop due to a blight, presumably phylloxera. He had taken up work as a carpenter and built the family home at 283 Charles Street around 1907. His brother, Joseph remained on San Francisco Road as a fruit farmer, according to the 1910 census. Welford Cochrane was reportedly responsible for the construction of other buildings in town, including Fred Cornell's grocery store, one of the earliest commercial buildings in town. Built in 1897, it also housed the first post office for the settlement initially known as *Encinal*, but soon christened *Sunnyvale*.

Cochrane is also reported to have built a number of houses on the 300 block of Frances Avenue. This block was redeveloped with the Sunnyvale Town Center and the homes were evidently relocated or demolished.² The Cochrane residence on Charles Street was west of the core of Sunnyvale at that time and the area was not included on the 1908 Sanborn map. But the house is shown on the Map of October 1911, on a single lot. On the map of January 1930, the house is shown on a double lot, together with a small accessory building on the lot to the south, near its southwest corner. By that time, the front porch of the house, originally open but covered, had been enclosed.

The Cochrane family is better known today for Welford and Mary's daughter, Edwina, who in 1924 became the first woman mayor of Sunnyvale. First elected to office in 1920, Edwina Cochrane Benner served continuously on the town's board of trustees, the early version of the city council, until 1945. She served as mayor again in 1937-38. She was one of the first women to be elected mayor in California. The only earlier mayor discovered by the consultants to date was Mrs. Ellen French Aldrich, the first woman mayor of Sawtelle, a city that was absorbed into Los Angeles in 1922.³ She was elected mayor in 1916.

In 1909, Edwina Cochrane married Carson C. Benner, a barber and volunteer fireman; they were living on Taaffe Street, according to the 1910 census. She was not employed then, but soon went to work for Libby, McNeill & Libby cannery, where she rose from a position of cashier to office manager and served the company for 33 years. By 1920, the couple had purchased a house on Frances Avenue and were living at 321 Frances, according to the 1930 census. This was the same block where her father reportedly built many of the houses. Edwina Benner held a number of other important community positions, particularly during World War II, and was honored in the 1950s with an elementary school named after her. When she died on May 14, 1955 at age 69, the flags at city hall were flown at half-mast to honor her memory.

Significance: The house is associated with Welford Cochrane and his daughter, Edwina Cochrane Benner, though more closely with him than with her. She was approximately 22 years old when the house was built around 1907, but was not known to be living in any other residence until after her marriage to Carson C. Benner two years later in 1909. Unfortunately, the Benner residence at 321 Frances Avenue, where she lived with her husband while serving her terms as mayor and community leader, was demolished. Therefore this house is the only known property with direct associations with her. Edwina Benner's significance to Sunnyvale is well known and documented; her father's is less known and not as easily documented. If he was, in fact, an important local carpenter/builder in the early days of the Murphy settlement, the house may have some historical significance for its associations with him as well.

² Beverly Cochran David believes that the house was initially relocated to California Street east of Fair Oaks after Mrs. Benner's death, but that it may no longer survive. If it survives, its present location is unknown.

³ "Woman Elected California Mayor." *The New York Times*, April 12, 1916.

The property at 283 Charles Street appears to be eligible for local Sunnyvale listing as a Heritage Resource. Under the Sunnyvale Criteria for evaluation (Chapter 19.96, Section 19.96.050) it appears to be significant under Criterion (b), as it is "identified with persons or events significant in local, state or national history," for its connections to Edwina Cochrane Benner and possibly to her father, Welford Cochrane.

Because it is not the residence associated with Mrs. Benner during the period of significance when she served on the town board and city council and twice as mayor - from 1920 to 1945 - it may be more difficult for the property to qualify for listing on the California Register of Historical Resources. Additionally, the alterations to the front porch, particularly the more recent replacement of the pre-1930 enclosed porch windows, have somewhat compromised the property's integrity. However, that alteration could be easily reversed. So it is possible to make a case for listing on the California Register. A stronger case could be made for California Register listing if the property could be shown to be important for its associations with Welford Cochrane as well, based on more substantial documentation. His significance to the early settlement of Murphy township and Sunnyvale for his contributions as a carpenter and builder is not well documented at the present time.

Though it is a fairly good example of a vernacular cottage of the period, the residence has been altered and does not appear to possess design significance or architectural distinction sufficient to qualify it for listing on the California Register for its design, construction or artistic values. If more research and documentation about Welford Cochrane's work indicates that he was in fact a notable local builder, the property might qualify locally as a Heritage Resource as representative of his work.

Recommendation: The property appears to possess significance to the history of Sunnyvale for its importance as the only surviving residence associated with Edwina Cochrane Benner, who was important in the political life of the city from 1920 to 1945. She also served as the first woman mayor of the city in 1924 and was one of the earliest women known to hold that office in the state of California. Therefore, the consultants recommend that the property be considered for designation as a heritage resource as defined in Chapter 19.96 of the Sunnyvale Municipal code. This report should be used as the basis for the designation and kept on file in the event that questions regarding its potential significance arise in the future.

444 Old San Francisco Road

Raymond Tikvica Residence

Location: South side of Old San Francisco Road, east of Cezanne Drive

Date Constructed: 1950 (estimated)

Builder: Unknown

Designer: Unknown

Potential Significance: associated with family significant in real estate and agriculture - Tikvica



Residence from the northwest: Old San Francisco Road façade, Oct. 2008

Description: The residence at 444 Old San Francisco Road occupies a large lot at the southeast corner of Cezanne Drive. Landscaping in the vicinity of the house includes several large, mature evergreen trees along Cezanne Drive. A wide driveway and parking pad, both paved in colored concrete unit pavers, provides access from Old San Francisco Road to an attached two-car garage and partially enclosed carport on the east side of the house. A concrete walkway leads from the driveway to the front yard, bordered by a lawn and various trimmed hedges adjacent to the house. The rear yard is enclosed by a vertical wood plank fence and includes a detached accessory building, located behind the house on the east side, with a swimming pool between the two structures. The rear yard has a paved playing court and a number of mature evergreen trees. The house is bordered on two sides by parking lots for the Life's Garden retirement community that is located on the adjacent property directly to the east. The frontage to the west and north is heavily developed with commercial buildings.

The single-story, single-family, wood-frame house has a long linear (although irregular) plan with the rooms arranged along an east/west axis and an ell projecting southward at the east end. The house has a cross hipped roof covered with flat tile in a terra cotta color. Two hipped bays project from the front façade intersecting the main roof. The exterior walls are covered with board and batten siding except at the central front bay, which is face in multi color rustic (used) brick veneer. The house has metal frame windows. The western end bay of the front façade has a large tripartite window with fixed panes. An exterior brick chimney is located around the corner on the west façade.

Research Methodology: Research was conducted using several sources, including the Sunnyvale building permit records and planning files, the Sanborn Fire Insurance Company Maps, the United States Census through 1930, United States military draft records and the book *Images – Sunnyvale's Historic Resources*. The most recent Sanborn map (1930 updated to 1943) did not include this property and it predates the estimated construction date of the residence. There were no original building permit records on file with the City and the directories did not yield any information about it. The consultants visited the property and Ms. Stoltz conducted a telephone interview with Nicholas Tikvica, brother of the owner, Raymond Tikvica, regarding the history of the property and the family.

History

The residence was built in 1950 for Raymond Tikvica and his wife Jacqueline as their family home. At that time it was located at the corner of a cherry orchard owned by the family. Mr. Nicholas (Nick) Tikvica said that his father, Nickolas, immigrated directly to Sunnyvale from Croatia in 1907 and began growing fruit. According to his World War I draft card, dated, June 5, 1917, Nickolas Tikvica was born December 30, 1888, in Dalmatia (then part of Austria, now Croatia). At that time, as a single man, he owned his own farm on Fremont Road in Cupertino.

By Feb. 6, 1920, he was married to Thelma (age 26) with a one-month old son, Raymond. Their address, as listed in the 1920 census, was 108 Fremont Avenue Highway. They owned their home, and his occupation was listed as "farmer," the industry "fruit farm." Raymond's place of birth was then identified as "Dalmacia" and Thelma was born in Washington of Dalmatian parents. By 1930, the family had grown with the addition of sons Lester (7 years old) and Nicholas (2 years old) and daughter Irene (6 months). Their address listed in the 1930 census is 196A Saratoga-Sunnyvale Road. They owned their home there and his occupation was listed as "orchardist", the industry "fruit ranch." At that time his place of birth was identified as Yugo Slavia and both their parents YugoSlavian.

His son, Nicholas (referred to here as Nick) lives in the family house that faces the Sunnyvale-Saratoga Road, but is accessed via Tilton Drive, a street to the west of the house developed at a later date. (Its address has been changed to 1054 Tilton Drive.) He moved back there some 24 years ago. It is located near Fremont High School, south of Remington Drive, facing Sunnyvale-Saratoga Road. According to Nick, his father immigrated in 1907 to Sunnyvale and bought that property in 1928 from William W. Ackerman. He and his two brothers joined their father in the orchard business. They eventually switched to real estate development as farming dried up in Sunnyvale. His brother Raymond lives in the house at 444 Old San Francisco Road. He had the house built by a contractor in 1950.

The earlier Tikvica family farm at Sunnyvale-Saratoga Road and Remington Drive originally included 20 acres and a house that was then approximately 10 years old when his father bought the property in 1928. His father farmed orchards there, and his holdings eventually grew to

approximately 500 acres throughout the Santa Clara Valley and beyond. Nick has remodeled the interior of the house and replaced the windows, but says that it retains much of its outward appearance. It now occupies a one-acre site. The book *Images – Sunnyvale's Heritage Resources*, published by the City of Sunnyvale in 1988, includes the Ackerman house at 1039 Sunnyvale-Saratoga Road. The book states that the house was built by "wealthy orchardist," William Ackerman, around 1920. It apparently is the house that Nickolas Tikvica purchased from Ackerman some 80 years ago. It is a one story, wood framed, cross-gabled bungalow. The house is not visible behind the tall wood fencing along Sunnyvale-Saratoga Road and is hemmed in by commercial development. However the house still exists and is already listed on the City's Heritage Resources Inventory.

It also does not appear that the property at 444 Old San Francisco Road, Raymond Tikvica's 1950 residence, would meet any of Sunnyvale's other ordinance criteria to qualify for designation for historical significance. It is not the farmhouse associated with the Tikvica's Sunnyvale orchard. Though the Tikvicas progressed from orchard farmers to real estate developers, they do not appear to be significant in the area of development. There has been no information to indicate that they did anything unusual or pioneering with their real estate developments and it is not clear whether their projects have reached the age of 50 years, which is the standard threshold used for historic resources. To be deemed significant, their accomplishments would need to be on the level of David Bohannon or Joseph Eichler, two real estate developers whose Sunnyvale projects were pioneering in the 1940s and 1950s for their methods of construction and/or design. It appears the Tikvica family's significance is in agriculture, as previously recognized by the City with the listing of the old farmhouse.

Recommendation: Since the property does not appear to possess historical significance as specified under the Heritage Preservation Ordinance, the consultants recommend that no further action be taken to document or designate the property as an historical resource. This report should be kept on file in the event that questions regarding the potential significance of this property arise in the future. A copy should also be placed in the file for 1039 Sunnyvale-Saratoga Road, as the history of the Tikvica family relates to that property as well.

1398 Wright Avenue

Trentadue House

Location: east side of Wright Avenue at the northeast corner of Cascade Drive

Date Constructed: 1951

Builder: Joseph Trentadue

Designer: Joseph Trentadue

Potential Significance: architectural – possible design of note.



Residence viewed from the west: Wright Avenue façade.

October, 2008

Description: The residence occupies a large corner lot with number of specimen trees, including large redwood trees near Cascade Drive. A detached carport abuts the house at its southeast corner. It is accessed from a short driveway on Cascade. Tall wood fencing on the south side of the house screens an in ground swimming pool. Though the house appears fairly compact when viewed from the street, there are extensive single story extensions or additions behind the main mass of the house, north of the carport, as well as a partial second floor that is not readily visible.

The house is a wood framed structure set on a raised foundation with a partial second floor and basement. From the front, it appears to be a single story house with a large projecting gable above the front entry in the "attic." It appears to be essentially rectangular in plan, with a small extension on the north side, set back farther from Wright Drive than the main mass of the

house. The house has a gable roof, with the ridge set parallel to Cascade Drive that steps down in height at the south end. A similar but lower height gable roof covers the north extension. The central portion of the main roof projects forward to form a covered entry porch, supported on either side by paired wood posts. The windows are of varying sizes, with wood frames and wood sash that is divided with horizontal lights of a uniform size.

The exterior is clad primarily in cement plaster, with a "used" brick veneer that steps down in height across the main portion of the house to follow the sill line. The projecting gable is a dominant feature of the facade and is unusual for its forward leaning cant. It is sheathed in wood shiplap siding. The roof is of clay pan (flat) tiles in a terra cotta color. Another unusual feature of the house is its adjustable metal slat awnings on the south side and the main west window.

When viewed from Cascade, a partial second story at the rear is visible at the central portion of the house. The extension on the north end that appeared quite small from the front can be seen to be long and narrow, with a cross-gabled roof form. The Lawsons built out and finished the second floor utilizing the existing attic space, but raised the roof in the rear to add a bathroom. They also converted the room at the north end, which was built as a workshop, into a bedroom and library. However, they did not alter the ground floor footprint of the house or the exterior of the front facade, so it retains its original appearance when viewed from the front.



Residence viewed from the south: Cascade Drive façade. October, 2008

The design of the house does not fit any particular style. It incorporates elements familiar to Mr. Trentadue, the builder, such as the clay tiles that were commonly used in his native Italy and a full basement that is not a common feature of mid-20th century California homes.

Research Methodology: Research was conducted using several sources, including the Sunnyvale building permit records and planning files, the Sanborn Fire Insurance Company Maps, the United States Census through 1930 and the book *Images – Sunnyvale's Historic Resources*. The most recent Sanborn map (1930 updated to 1943) did not include this property and it predates the estimated construction date of the residence. There were no building permit records on file with the City. The consultants visited the property and Ms. Stoltz conducted a

phone interview with the present owner and resident, Mr. Robert Lawson. She also contacted the Trentadue winery and spoke with Joseph Trentadue's granddaughter, Annette. In consultation with her parents, Leo and Evelyn Trentadue, she was able to clarify some information about the history of the house and the family in Sunnyvale. In addition Ms. Stoltz spoke by phone to Diane McKenna, who lives in the house that was the earlier Trentadue farmhouse, located nearby on Galloway Court. The resulting information is summarized below.

History: Robert Lawson and his wife, Margaret, purchased the house at 1398 Wright Avenue in 1962 from Joseph Trentadue. According to Mr. Lawson, Mr. Trentadue, an orchardist, told him on a subsequent visit to the house that he built it himself, to his own design, in 1951. At that time he lived in an earlier farmhouse located on present day Galloway Court (# 1409), which is a cul-de-sac located two blocks east of Wright Avenue, on the south side of Cascade Drive. That house, a Craftsman bungalow, was built by the Christiansen family in 1911. Joseph Trentadue was an orchardist growing cherries and apricots and maintained his Sunnyvale orchard until sometime in the early to mid 1950s. When the Lawsons purchased the house, the "landscaping" consisted only of the fruit trees of the orchard.

According to family members, Mr. Trentadue moved to Sunnyvale from San Francisco in 1933 with his wife, Irene, and son, Leo, who was then around 7 years old. The family is listed in the 1930 census in San Francisco, and both parents are identified as Italian, he immigrating in 1912 and she in 1923. He was working as a pattern maker in the building trades at that time. The family moved to Sunnyvale to farm, where they purchased the Christiansen house and farmed orchards that fronted on Wright Avenue. The orchards also encompassed the site of the house at 1398 Wright Avenue, but the cross street, Cascade Drive, had not yet been developed through his property. The old farmhouse house was oriented facing Wright Avenue, but was set back a distance from that street equivalent to two present day blocks.

Joseph's son, Leo Trentadue, grew up on the farm and married his wife, Evelyn, in August of 1950. The couple rented a small apartment while his father built the house at 1398 Wright Avenue at the present corner of Cascade. When the house was completed in 1951, the younger Trentadues took up residence in one of the houses and their parents lived in the other. Leo and Evelyn left Sunnyvale 1959 when they purchased 208 acres of land in the Alexander Valley near Healdsburg. They planted vineyards and began producing wine at their Trentadue winery. Some time later, at least by the time they sold the house to the Lawsons in 1962, Joseph Trentadue and his wife moved to Bennett Valley from Sunnyvale and retired there.

The old Christiansen farmhouse is still on its original site, but has been enlarged and altered and is now entered from Galloway Court, a cul-de sac that was subsequently built with access from Cascade Drive. An aerial photograph from January 1956, available at the Sunnyvale library's website, shows the orchards removed, with Cascade Drive, Galloway Court and the nearby streets laid out and possibly still under construction. The old farmhouse is the only building visible in that quadrant southeast of the intersection of Cascade where the orchard stood. However, the block of Wright Avenue north of Cascade that includes the subject property at 1398 Wright Avenue was fully developed with houses by then, as was the large block south of The Dalles that bordered the old orchard on the south.

Significance: This property was proposed for consideration as an historic resource for its potential design significance rather than its historical significance. Under the provisions of Sunnyvale's Heritage Preservation Ordinance and Criteria for evaluation (Chapter 19.96, Section 19.96.050), in order to be significant for design, the property would have to be a building or structure that meets one of the following criteria that are most relevant to design significance:

- (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;
- (g) It embodies elements of architectural design, detail, materials or craftsmanship that represents significant structural or architectural achievement or innovation; or
- (h) It is similar to other distinctive properties, sites, areas, or objects base on a historic, cultural or architectural motif.

The property is not an example of a distinctive style, type period or method of construction, nor does it use indigenous materials or craftsmanship. It is not the work of a notable builder or designer, nor does it embody a design or elements that represent significant structural or architectural achievement or innovation. The design is not similar to other distinctive properties, nor does it appear to be based on a recognized architectural motif. Therefore, the property does not appear to be eligible for local Sunnyvale listing as a Heritage Resource. As it does not meet these local thresholds for design significance, it would clearly not meet the more stringent requirements of the California Register of Historical Resources or the National Register of Historic Places that recognize buildings that "embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master."

It also does not appear that the property would meet any of Sunnyvale's other ordinance criteria to qualify for designation for historical significance, as it is not the farmhouse associated with the Trentadue's orchard or any earlier agricultural use of the property by the Christianson family. That house still exists at 1409 Galloway Court and is already listed on the City's Heritage Resources Inventory.

Recommendation: Since the property does not appear to possess design significance as specified under the Heritage Preservation Ordinance, nor any other known historical significance, the consultants recommend that no further action be taken to document or designate the property as an historical resource. This report should be kept on file in the event that questions regarding the potential significance of this property arise in the future. A copy should also be placed in the file for 1409 Galloway Court, as the history of the Trentadue family relates to that property as well.

19.96.050. Criteria for evaluation and nomination of heritage resources.

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).

Proposed New Council Study Issue

Number	GDD-39
Status	Pending
Calendar Year	2006
New or Old	New
Title	New Residential Heritage Districts
Lead Department	Community Development
Element or SubElement	Heritage Preservation Sub-Element

1. What are the key elements of the issue? What precipitated it?

When the Sunnyvale Heritage Resources Inventory was created in 1978 there were two areas of older homes that were identified as possible historic districts – the 100 block of Sunnyvale Avenue and the Crescent Avenue area. The City never took action to protect these districts and over the years structures have been lost (demolished or moved) from both areas thereby significantly reducing or eliminating their historic context and value.

The Heritage Preservation Commission has identified a need to survey the City for possible remaining historically significant districts so that the City can consider protected status prior to potential degradation. This study would authorize the completion of a windshield survey to map any residential district that could potentially contribute towards the historical significance of Sunnyvale. The survey would be completed by a consultant who would physically inventory selected areas of the City known to have historically significant homes. The survey would also require some research to identify homes previously occupied by prominent members of Sunnyvale. Finally, the survey would make a recommendation for each district on whether or not to pursue its incorporation as a Sunnyvale Heritage District.

The study would also review the current historic status of the Heritage Housing District on the 500 blocks of Frances and Taaffe to determine if the current zoning and policy are adequate to protect this district and if the district warrants additional protection by the City. Many of these homes are associated with prominent early citizens of Sunnyvale or have architectural significance to the City. In recent years some structures in this neighborhood have been elevated in status to Local Landmarks.

2. How does this relate to the General Plan or existing City Policy?

The Heritage Preservation Sub-Element

Policy 6.3B.5 - Seek out, catalog and evaluate heritage resources which may be significant.

Goal 6.3B.5a - Conduct surveys of older residential neighborhoods and those containing homes built by well known architects and/or containing homes of a distinctive design to determine if such homes and streetscapes should be considered for inclusion in the Cultural Resources Inventory.

Goal 6.3B.5d - Where it has been determined that a structure, streetscape, or

other heritage resource should be considered for designation as a cultural resource or as a landmark, institute the process to designate them accordingly.

3. Origin of Issue

Council Member(s)

General Plan

City Staff

Public

Board or Commission Heritage Preservation Commission

Board or Commission ranked this study issue ____ of ____
1 of 11

Board or Commission ranking comments

4. Multiple Year Project? Yes. Planned Complete Date 2007

5. Estimated work hours for completion of the study issue (use 5 or 8-hour increments)

Community Development	150
Finance	10
Office of the City Attorney	20
<hr/>	
Total Hours	180

6. Expected participation involved in the study issue process?

- Does Council need to approve a work plan? No
- Does this issue require review by a Board/Commission? Yes
- If so, which?
Heritage Preservation Commission
- Is a Council Study Session anticipated? No
- What is the public participation process?

Outreach meetings will be conducted with affected and/or interested property owners and business owners in the study areas.

7. Cost of Study

- Operating Budget Program covering costs
- 242 - Community Planning
- Project Budget covering costs
- Budget modification \$ amount needed for study
- \$8,000

Explain below what the additional funding will be used for

The funds will be used to hire a consultant to conduct a survey of the City's neighborhoods which could be considered to have historic value.

8. Potential fiscal Impact to Implement recommendations in the Study approved by Council

ATTACHMENT C

Page 3 of 3

- Capital expenditure range
- Operating expenditure range
- New revenues/savings range
- Explain impact briefly

\$500 - \$50K

None

None

This type of program could result in minimal expenditures such as publication of a brochure. If a district is identified future study may be needed to enhance design policies appropriate for that district. Staff does not anticipate any measurable increase in City revenue or expenses by implementation of a new Heritage Housing district.

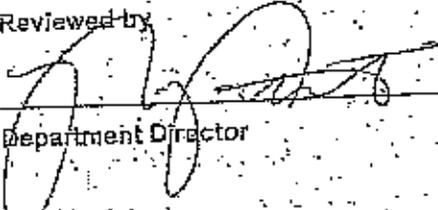
9. Staff Recommendation for this calendar year

Recommendation None

If 'For Study' or 'Against Study', explain

Note: If staff's recommendation is 'For Study' or 'Against Study', the Director should note the relative importance of this Study to other major projects that the department is currently working on or that are soon to begin, and the impact on existing services/priorities.

Reviewed by

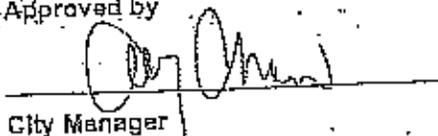


Department Director

11/1/05

Date

Approved by

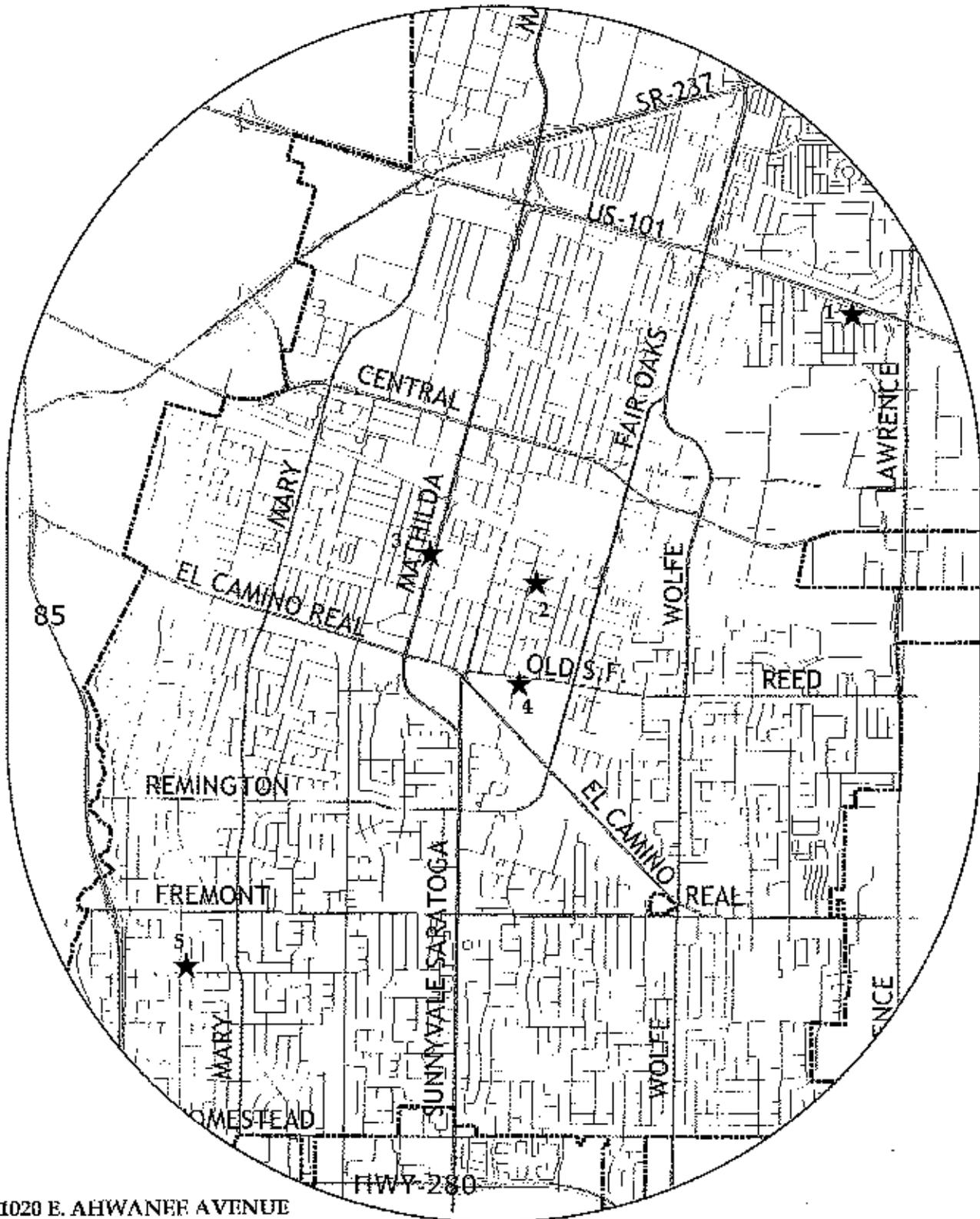


City Manager

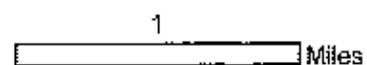
11/15/05

Date

INDIVIDUAL PROPERTIES BEING CONSIDERED FOR SUNNYVALE'S HERITAGE RESOURCES INVENTORY



1. 1020 E. AHWANEE AVENUE
2. 270 S. BAYVIEW AVENUE
3. 283 CHARLES STREET
4. 444 OLD SAN FRANCISCO ROAD
5. 1398 WRIGHT AVENUE



**MINUTES****SUNNYVALE HERITAGE PRESERVATION COMMISSION**

The Heritage Preservation Commission met in regular session in the Cypress Room, Senior Center, 550 East Remington Drive at 7:00 p.m. with Chair Jeanine Stanek presiding.

The meeting was called to order at 7:05 p.m.

ROLL CALL

Present: Chair Jeanine Stanek; Vice Chair Nancy McDonough; Comm. Anrit Verma; Comm. David Squellati; Comm. Nirmla Vaidyanathan

Absent: Comm. Frenchie Marsolais (unexcused)

Ryan Kuchenig, Associate Planner; Diana O'Dell, Senior Planner; Nancy Stoltz, Consultant; Joey Mariano, Recording Secretary

Comm. Squellati made a motion to excuse Comm. Verma from the March 3, 2009 meeting. Vice Chair McDonough seconded. Motion carried 5 – 0 with Comm. Marsolais absent.

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS

None

CONSENT CALENDAR

1.A. Approval of March 3, 2009 Draft Minutes

Chair Stanek noted a change to Comm. Verma's unexcused absence to an excused absence.

Vice Chair McDonough made a motion to approve the Draft Minutes of March 3, 2009 with the change to Comm. Verma's absence to be excused. Comm. Squellati seconded. Motion carried 5-0 with Comm. Marsolais absent.

PUBLIC COMMENTS

None

PUBLIC HEARINGS/GENERAL BUSINESS

A. **2009-0149: Council Study Issue** to research and recommend whether the five properties listed should be listed as Heritage Resources on the City of Sunnyvale's Heritage Resources Inventory.

- 1020 E. Ahwanee Avenue
- 283 Charles Street
- 270 S. Bayview Avenue
- 444 Old San Francisco Road
- 1398 Wright Avenue.

Chair Stanek discussed the public hearing process.

Diana O'Dell, project planner, presented the staff report and described the proposal. She noted staff's research efforts and concluded that the five properties do not meet the criteria to be on the Heritage Resource Inventory. She noted that the 283 Charles Street property is connected to Edwina Benner, first female mayor of Sunnyvale in 1924; however, the home was not her residence at the time she was mayor.

Chair Stanek opened the public hearing.

Nancy Stoltz, consultant, spoke about the historic significance of the property on 283 Charles Street, stating that it is associated with Sunnyvale's first female mayor, Edwina Benner.

Chair Stanek asked staff about the current family that lives there.

Chair Stanek opened the public hearing.

Beverly Cochrane David, granddaughter of Welford Cochrane, spoke about their family history with Sunnyvale.

Vice Chair McDonough asked about the home's current status today.

Chair Stanek closed the public hearing.

Comm. Squellati spoke in favor of the home on 283 Charles Street.

Comm. Verma stated her support to list the home as a local resource.

Vice Chair McDonough asked about restrictions, specifically for demolition.

Mr. Kuchenig referred to page 3 of 8 of the report noting restrictions to historic homes.

Comm. Squellati made a motion to consider nominating 283 Charles Street as a Local Heritage Resource. Comm. Vaidyanathan seconded. Motion carried 5 - 0 with Comm. Frenchie absent.

B. **2008-0926: New Residential Heritage Districts** - The City of Sunnyvale is studying the possibility of designating two neighborhoods (Fairorchard and Southwood) as Heritage Districts. Designation would include re-zoning the properties within these neighborhoods to

add a Heritage Housing (HH) Combining District. This is the final phase of a 2006 study which was intended to identify properties of historic significance within the City and provide them with additional protection through Heritage Resource status

Nancy Stoltz, consultant, spoke about the history of the proposed Heritage Housing Districts.

Ms. O'Dell presented the staff report. She noted that staff's recommendation was to not list Southwood as a heritage district and to list the Fairorchard neighborhood as a Heritage Housing District.

Comm. Squellati asked staff if the homes have the single story overlay. Staff confirmed that the single story overlay is now indefinite.

Comm. Vaidyanathan asked about the homes that are non-contributors. Staff responded that those homes would be included in the district, but not listed as a contributor.

Chair Stanek noted a correction on page 5 of 14 of attachment A, noting that the paragraph should state 1930's not 1940's. She asked staff if the Eichler Design Guidelines would be in line with this recommendation. Staff responded no, that they are separate studies.

Comm. Squellati asked if the single story overlay would be eliminated if the neighborhood becomes a Heritage District. Ms. O'Dell responded no and that the single-story overlay would remain.

Comm. Vaidyanathan asked staff about the values of homes that were in a heritage district.

Chair Stanek opened the public hearing

Penny Hutchinson, 400 Southwood Avenue, noted that second story additions are not allowed, as stated in their (Covenants, Conditions and Restrictions) CC&R's.

David Hutchinson, resident of 400 Southwood, noted concern about additional provisions for properties.

Manny Mendoza, resident, noted that most residents in Southwood are against the proposal. He asked what the pros and cons to the designation.

Chair Stanek asked staff to elaborate.

Ms. O'Dell explained what heritage designation means for properties in the district.

Ms. Stoltz noted context of the neighborhoods' heritage.

Tracy Tripp, resident of 448 Vine, is opposed to the Heritage designation.

Netty Lambert, resident 1617 Edmonton Ave, bought their Eichler in 1958 and stated that she is in favor of the heritage district proposal.

Chair Stanek closed the public hearing.

Comm. McDonough motioned for alternative 1b for the Southwood neighborhood. Comm. Squellati seconded. Motion carried 5 – 0 with Comm. Marsolais absent.

Vice Chair McDonough motioned for alternative 2a regarding the Fairorchard neighborhood. Comm. Vaidyanathan seconded. Motion carried 5 – 0 with Comm. Marsolais absent.

Mr. Kuchenig summarized the motions to the Commissioners and noted these items will be going to Planning Commission on April 27 and City Council on May 12, 2009 with the recommendations.

NON-AGENDA ITEMS AND COMMENTS

Mr. Kuchenig noted that City Council approved the Taaffe-Frances Design Guidelines.

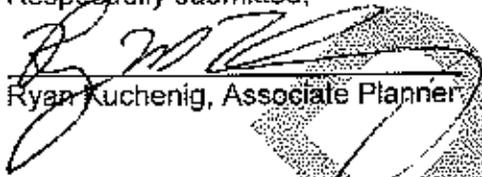
INFORMATION ONLY ITEMS

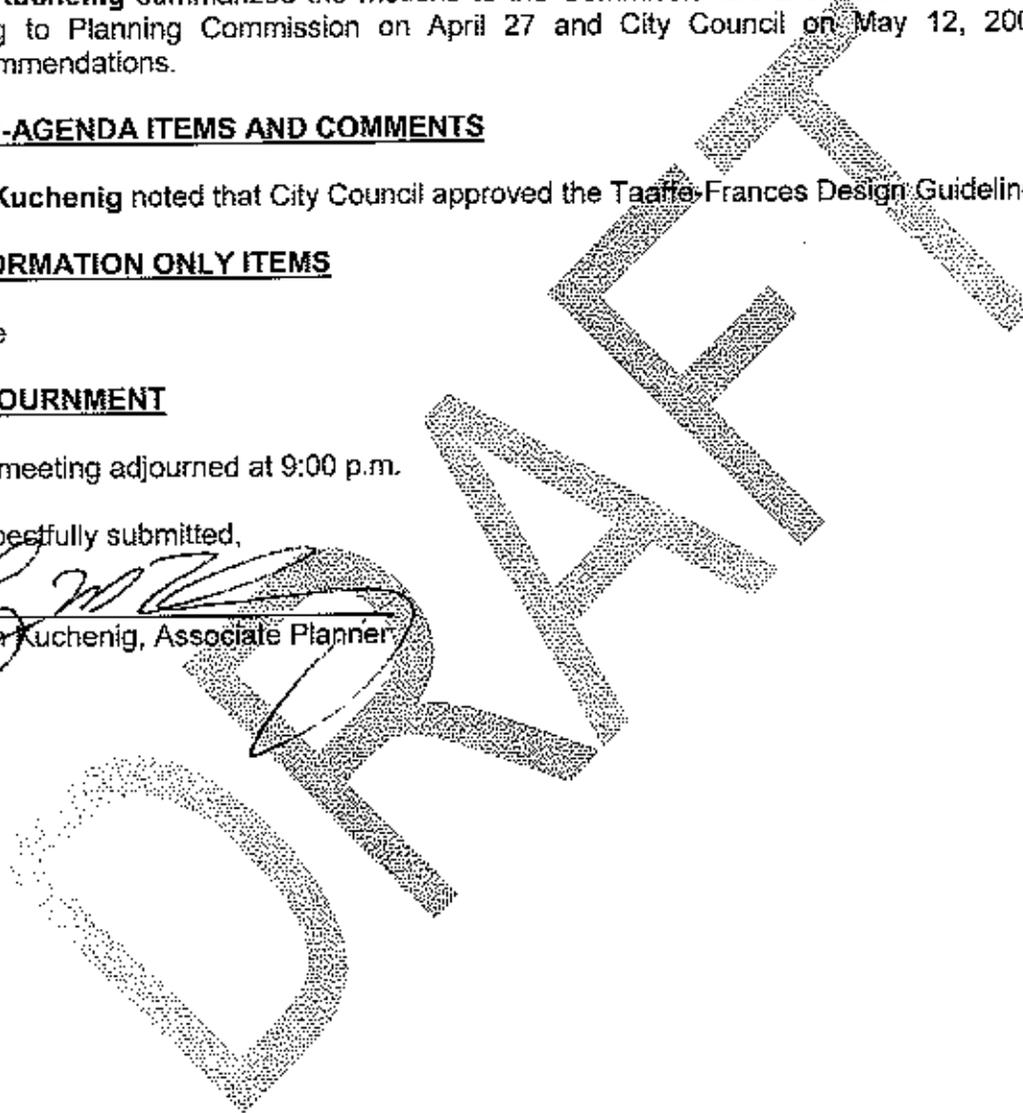
None

ADJOURNMENT

The meeting adjourned at 9:00 p.m.

Respectfully submitted,


Ryan Kuchenig, Associate Planner



Beverly Cochran David
408 [REDACTED]

ATTACHMENT F
April 1, 2009
PAGE 1 of 2

2543 Loomis Dr.
San Jose, CA 95121

Good evening, my name is Beverly Cochran David. I am the granddaughter of Welford Cochran, master carpenter and builder of the Cochran House on Charles Street.

My grandparents came from Louisiana to the Santa Clara Valley in 1883. From that year until 1907 they lived on a ranch and vineyard where Sunken Gardens Golf Course is now. Welford supervised the vineyard and did much carpentry work in the area. One project was building a hall where the townspeople could hold dances. My father, Amory Cochran, said everyone always admired his dad's beautiful wood work.

When Welford and his wife, Mary, and their children Amory, Elma, and Edwina moved into the house on Charles Street, there were only about 120 people in Sunnyvale. Edwina Cochran Benner lived there until she married. She was mayor of Sunnyvale two separate times, and a school was named in her honor. Elma Cochran Maginnis lived there until she married. She was Sunnyvale's first police woman. My father, Amory Cochran, a lifetime Sunnyvale resident, was night superintendent of Hendy Iron works during World War II. The Cochran children accomplished many things to further the town's reputation.

As a child I used to enjoy playing

Beverly Cochran David
408 [REDACTED]

ATTACHMENT F
April 1, 2009

Page 2 of Page 2

in the house and admiring the beautiful wood doors and paneling. I liked to walk around the outside of the home and look at the house itself and the unusual trees and flowers my grandmother tended.

Over the years the house has been very well maintained. It is a symbol of early Sunnyvale, and I sincerely hope it will get Heritage status to honor my grandfather, Welford Cochran, and also my grandmother and their children, who were all Sunnyvale pioneers.

Thank you so much for giving me the time to speak to you this evening. I hope I have presented some points to show why the Cochran House should receive this honor. As my prn says, "I love Sunnyvale."