



**CITY OF SUNNYVALE
REPORT
Heritage Preservation Commission**

February 3, 2010

SUBJECT: Application for a project located at **329 Flora Vista Avenue** in a R-2 (Low-Medium Density) Zoning District (APN: 209-24-064)

Motion **2010-7015:** Application for a Resource Allocation Permit to consider the historic significance of a single family home which is listed as part of the Sunnyvale Heritage Resources Inventory

REPORT IN BRIEF

Existing Site Conditions Single Family Home

Surrounding Land Uses

North Single Family Home

South Single Family Home

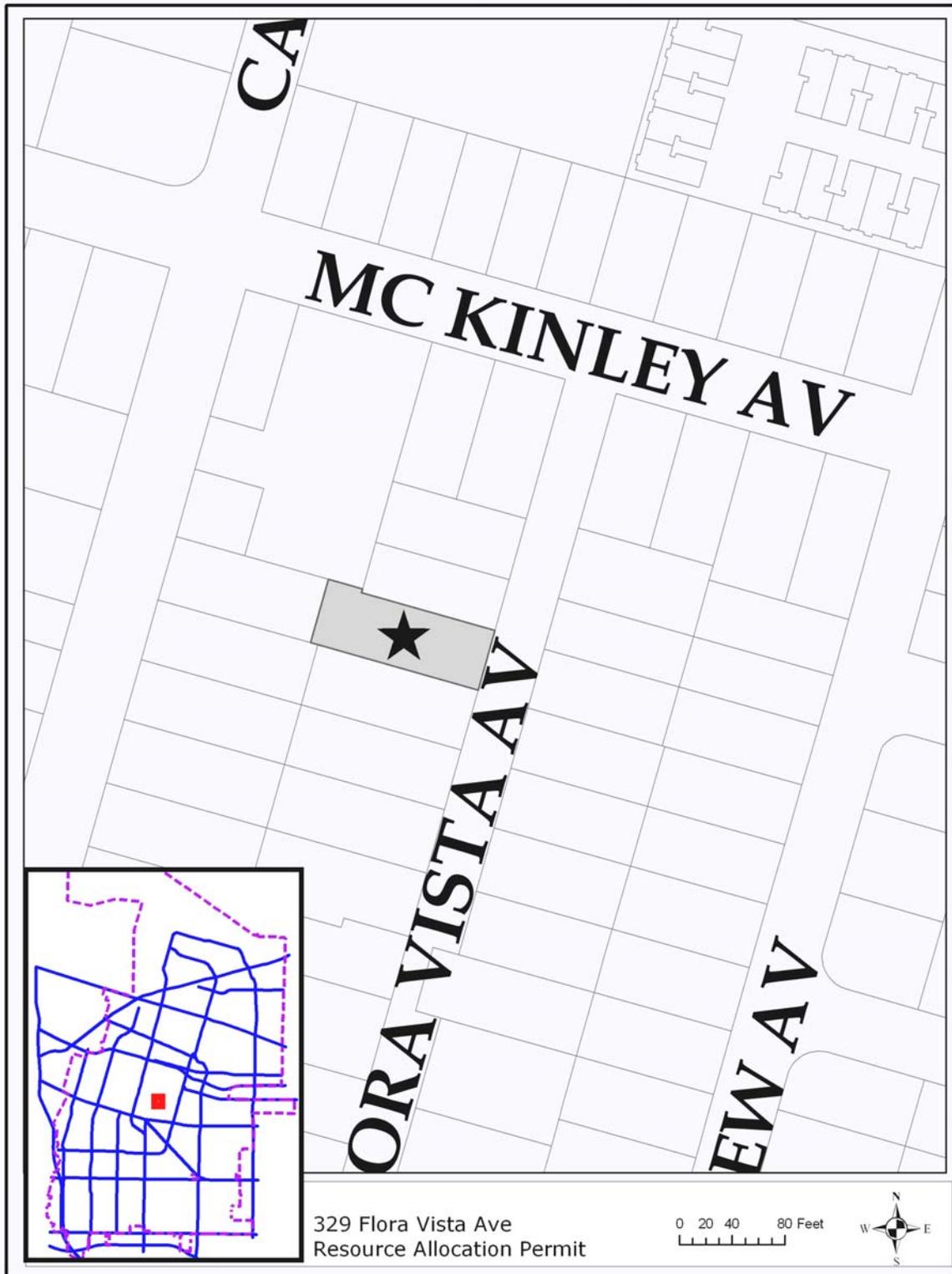
East Single Family Home

West Single Family Home

Issues Historic Significance of the single-family home

Environmental Status Environmental review will be conducted as required by California Environmental Quality Act provisions and City Guidelines upon determination of significance by the Heritage Preservation Commission.

Staff Recommendation Determine that the single-family residence does not have local historic significance and recommend that the home be removed from the City Heritage Resource Inventory



329 Flora Vista Ave
Resource Allocation Permit

ANALYSIS

Description of Proposed Project

The applicant is requesting a determination from the Heritage Preservation Commission in regards to the local historical significance of the property at 329 Flora Vista Avenue, and staff is requesting a determination in order to conduct appropriate environmental review prior to reviewing future building renovations.

Background

Previous Actions on the Site: **Previous Actions on the Site:** There are no previous actions related to this site.

Environmental Review

Under the California Environmental Quality Act (CEQA), any application that may cause a substantial adverse change to a Heritage Resource is subject to environmental review. Since, the applicant intends to build an addition and change the façade material of the home, there is a potential adverse impact if the structure is considered historic. CEQA statute states the following:

“§ 21084.1, Historical Resource: *A project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. For purposes of this section, a historical resource is a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources. Historical resources included in a local register of historical resources, as defined in subdivision (k) of Section 5050.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant. The fact that a resource is not listed in, or determined to be eligible for listing in, the California Register of Historical Resources, not included in a local register of historical resources, or not deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1 shall not preclude a lead agency from determining whether the resource may be an historical resource for purposes of this section.”*

Generally when projects such as these are reviewed by local agencies, a historical and architectural evaluation is requested from the applicant, which determines the historical significance of the structure at the National, State, and local levels. This report is used as “the preponderance of evidence” as

stated in the CEQA statute. In this case, the report for the residence at 329 Flora Vista Avenue determined that the single-family home is not eligible to be listed on the National and State registries of historic resources. The report also concluded that the single-family home should be removed from the City of Sunnyvale Heritage Resource Inventory.

Required HPC Determination

The applicant has submitted a historic and architectural evaluation by a consultant, Archives & Architecture, LLC which is included in Attachment B. The evaluation which was completed in December of 2009, concludes that property does not qualify for State or National registers and that the property does not meet any of the City's criteria for designation. The evaluation further states that the architectural design has been compromised through changes that have occurred at the time of relocation and subsequent additions.

The original Memorandum and DPR (State of California Department of Parks and Recreation) from the 1990 Heritage Resource nomination, has been included in Attachment #C for further background.

If the Commission determines that the structure has local historic significance, and significant modifications are proposed, further environmental review including an Initial Study would be required. An Environmental Impact Report (EIR) would likely be required if the home is proposed to be destroyed. If the Commission determines that the structure does not have local historic significance, redevelopment to the site or other modifications to the home could proceed with appropriate environmental review based on the scope of the proposed project.

An EIR would require approximately six months additional time to complete. The EIR would explore alternatives to the demolition of the structure and require greater public notice regarding the potential impact to the property. The intent of the report is to provide information regarding the home and disclose all impacts that de-listing the structure may create.

Historic Preservation Policies

In order to determine any local historic significance, the Heritage Commission should evaluate the home with respect to the City's Municipal Code, Title 19 (Zoning Ordinance) which provides the criteria for nomination of a City Heritage resource. Criteria for evaluation and nomination of heritage resources in Section 19.96.050 of Title 19 state the following:

“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)."

The criteria for the National Register for evaluating properties are included in Attachment D.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Notice of Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none"> • Published in the <i>Sun</i> newspaper • Posted on the site • 49 notices mailed to property owners and residents adjacent to the project site 	<ul style="list-style-type: none"> • Posted on the City of Sunnyvale's Web site • Provided at the Reference Section of the City of Sunnyvale's Public Library 	<ul style="list-style-type: none"> • Posted on the City's official notice bulletin board • Posted on the City of Sunnyvale's Web site

Conclusion

Staff has reviewed the proposal to remove the home from the Heritage Resource Inventory and has concluded based on the evaluation of the historical evaluation report and the criteria listed in the Municipal Code that the home should be removed from the inventory. Staff also recognizes that the home has retained many of its original architectural design and characteristics over the years. The addition at the rear of the home that occurred at later date from the original construction retained similar building form. Although the home was part of early Sunnyvale residential neighborhood, the home is not associated with any significant figure or contributed to the distinctive fabric of the neighborhood, as stated in the historic evaluation. Additionally, more recent retrofitting to the windows has occurred as well as a garage built at a later date.

Staff concurs with the historical evaluation and recommends that the Heritage Preservation Commission determine that the residence at 329 Flora Vista Avenue does not meet the criteria for a Heritage Resource as identified in Section 19.96.050 of the zoning ordinance.

Alternatives

1. Determine that the single family home does have local historic significance.
2. Determine that the single family home does not have local historic significance.
3. Do not adopt the Mitigated Negative Declaration and direct staff as to where additional environmental analysis is required.

Recommendation

Alternative 2.

Prepared by:

Ryan M. Kuchenig
Project Planner

Reviewed by:

Gerri Caruso
Principal Planner

Attachments:

- A. Proposal Letter from the Applicant
- B. Historic and Architectural Evaluation
- C. 1990 Memorandum and Original City DPR Form for Nomination
- D. Criteria for the National Register of Historic Places

Addendum to Application for Heritage Preservation Commission Hearing

To: Sunnyvale Heritage Preservation Commission
From: Jeffrey Casano, resident of 329 Flora Vista Ave. (Sunnyvale, CA)
RE: Proposal Summary



07 Jan 10

Proposal Summary (from "Addendum to Application for Heritage Preservation Commission Hearing" application):

We would like to request that our property be removed from the Sunnyvale Heritage Resource Inventory. The reasons are because we'd like to do the following:

1. Add a small addition to the rear of the house;
2. Install forced air heating and air conditioning
3. Change the surface of the house to stucco or wooden boards

These changes would make the house more energy efficient and more livable for a family with 2 young children.

In addition, we have had a historical evaluation performed on the property. The conclusion of the architectural historian was that the property did not appear to qualify for listing on the California or National registers, and that it did not meet the City of Sunnyvale's criteria for designation as a historic resource.

NOTE: Copy of historical evaluation is attached to this application.



City of Sunnyvale

Memorandum

January 31, 1990

TO: Heritage Preservation Commission
FROM: Linda Lauzze, Associate Planner
SUBJECT: Additions to the Cultural Resources Inventory

BACKGROUND

The Heritage Preservation Commission first considered nomination of eleven homes in the Bayview and McKinley Avenue neighborhood in November, 1989. The issue was continued to allow a response from the property owners and further discussion on the issue of property owner approval.

The Bayview/McKinley neighborhood has an extensive collection of working class cottages and bungalows which were built around 1920. While many of the homes individually do not have architectural significance, the Heritage Preservation Sub-Element identifies Bayview Avenue and East McKinley Avenue as significant streetscapes.

DISCUSSION

Attached is an exhibit showing the location of the homes, the property owner's response to the nomination and staff's recommendation for each home. Nomination worksheets prepared by Kent Seavey's "Introduction to Historic Preservation" class are also attached. Of the eleven homes, four property owners do not want their homes listed on the Inventory, three property owners would like their homes included and there was no response from the remaining four homeowners. Staff is recommending that three of the four negative responses not be recommended to Council for the Inventory.

Selection Criteria

The following criteria has been used for determining which homes should be included on the Cultural Resources Inventory. The Heritage Commission's recommendation should be based on these findings.

1. The property is associated with events that have made a significant contribution to the broad patterns of our history, or
2. The property is associated with the lives of persons significant in our past, or
3. The property embodies the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. The property has yielded, or is likely to yield, information important in prehistory or history.

Property Owners Approval

There is no legal requirement for the property owner's approval in order to include a home on the Cultural Resources Inventory. However, it has been traditional to have this agreement. When the Inventory was first created in 1979, the consultant's report recommended that a new Historic Preservation Board notify all the property owners of surveyed sites, "after City Council adoption of the survey". The underlining was their emphasis and indicates their concern that the survey be politically unbiased. The City Council took a different approach. They continued the public hearing to allow notification of all the property owners prior to making their decision on the Inventory. Since the original survey, approximately 20 homes have been added and virtually all of these nominations were supported by the property owners.

While there is no legal requirement for the property owners approval, it is necessary that the home meet the required findings before being added to the Inventory. Otherwise, there may be insufficient basis for the action and a property owner may be found justified in their opposition to the nomination.

Recommendation on Negative Responses

Staff has used the required findings and a site visit in making a recommendation on the homes which property owners do not want listed on the Inventory. Homes at 336 and 372 E. McKinley Avenue have not been recommended, because they have been significantly altered and much of their original historic integrity has been lost. The homes on 354 E. McKinley are marginal. There is a duplex and cottage crowded on this small lot and some of the structures are right at the property line. Staff is not recommending these structures because of the lack of architectural significance.

Staff is recommending including 325 Flora Vista Avenue, even though the property owner is against the nomination. This home, while simple, has a decorative and interesting Georgian/Adams doorway. It has not been altered, so it has retained its original architectural integrity. The home is a sister unit to the house next door which was constructed by the same builder, Alfred Potts. Mr. Potts built three homes in the original Obourn subdivision.

Home at 315 S. Bayview

This home was located on two lots. In September, the house was demolished and two new homes are being constructed on the properties. The new homes are massive compared with the small scale of the neighborhood.

The demolished house was not one of the important homes in the neighborhood. Its architectural significance was marginal, and much of the original historic integrity was lost when aluminum siding was added. The home may not have qualified for the Cultural Resources Inventory.

ALTERNATIVES

The significance of the Bayview/McKinley neighborhood is not necessarily found in each individual home, but in the cohesive, small scale which is so reminiscent of early Sunnyvale. Bayview and E. McKinley Avenues have never officially been designated as streetscapes on the Inventory, even though this neighborhood is referenced in "Images" and the Heritage Preservation Sub-Element. Homes which may not have individual distinction, may have importance as part of this streetscape. This is what finding number 3 refers to when including buildings that "represent a significant and distinguishable entity whose components may lack individual distinction". Individually, staff does not believe that some of the nominated homes meet the selection criteria, but as a streetscape they all could be included.

Even if Bayview and McKinley Avenue were included on the Cultural Resources Inventory as streetscapes, this would not prevent the demolition of the existing homes and construction of new homes which are incompatible with the neighborhood. It would be possible to protect the character of the neighborhood if it were designated as a Heritage Housing District. In the past, the City Council has decided against studying a Heritage Housing District for this neighborhood.

Staff still believes that the Commission's first step should be to decide whether to add the streetscapes to the Inventory and then pursue a Heritage Housing District, if appropriate. The Cultural Resources Inventory was meant to be a stepping stone for further Heritage designations.

There are several alternatives the Heritage Commission has at this time.

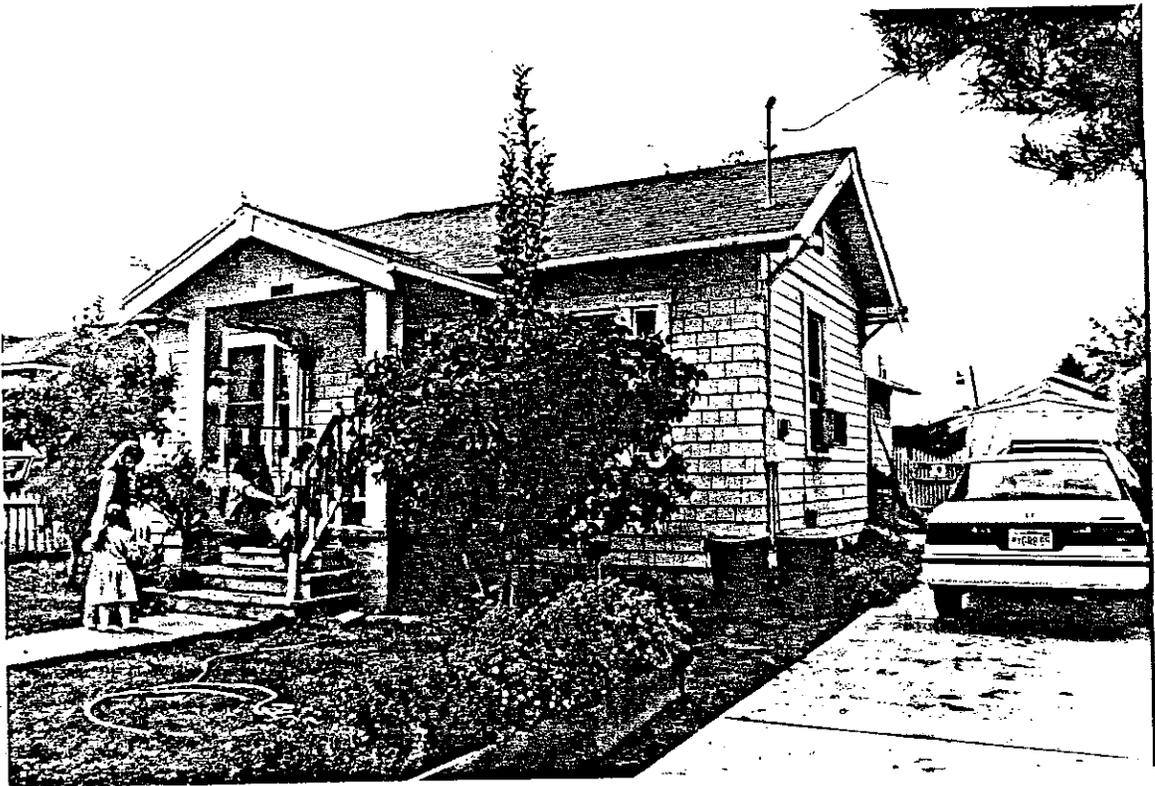
1. Take action on the homes nominated on the attached worksheets and consider addition of the Bayview and McKinley streetscapes later this year.
2. Take action on the nominated homes and decide not to consider addition of the Bayview and McKinley streetscapes.
3. Defer action on the eleven homes until consideration of the Bayview and McKinley streetscapes.
4. Defer any action and recommend to the Council that they study adopting a Heritage Housing District for the Bayview/McKinley neighborhood on the 1991 legislative calendar.

RECOMMENDATION

Staff recommends that the Heritage Preservation Commission recommend to the City Council the following homes for inclusion on the Cultural Resources Inventory. Staff also recommends that the Commission study addition of the Bayview and the McKinley Avenue streetscapes later this year.

- 329 Flora Vista Avenue
- 325 Flora Vista Avenue
- 321 Flora Vista Avenue
- 384 E. McKinley Avenue
- 392 E. McKinley Avenue
- 398 E. McKinley Avenue
- 305 S. Bayview Avenue

Photo enclosed,
329 Flora Vista Ave.



HISTORIC RESOURCES INVENTORY

HABS _____ HAER _____ Loc _____
UTM: A _____
B _____

IDENTIFICATION

1. Common name: None known
2. Historic name: None known
3. Street or rural address: 329 Flora Vista Avenue
City Sunnyvale Zip 94086 County Santa Clara
4. Parcel number: APN 209-24-064 and 064.1
5. Present Owner: Laurie Howard Address: same
City _____ Zip _____ Ownership is: Public _____ Private X
6. Present Use: Residence Original use: Residence

DESCRIPTION

- 7a. Architectural style: Bungalow cottage
- 7b. Briefly describe the present *physical appearance* of the site or structure and describe any major alterations from its original condition: This single story residence is a ^{side} cross gable, wood shingled bungalow/cottage. The gable roofs are medium pitched, with the open porch gable roof supported by vertical posts. The current owner bought the house in June 1988 and was told by the former owners, Larry and Deborah Mirch, that the house is 130 years old and was moved to its present location from an unknown location in 1903. The style of the house, however, would not support this claim. The house has a fireplace in the livingroom, but the chimney has been removed. The windows are believed to be the originals; many will not open. The major alteration of the house was the addition of a sun room and laundry room, assumed to be in 1951, the date inscribed in the cement on the back porch. The garage appears to be the original and is in "unusable" condition. The storage area is divided into two sections which appear to have been built at different times.
Fenestration across the facade is symmetrical w/ 3 part 1/1 craftsman windows, side windows are generally single 1/1 double hung sash.

Attach Photo Envelope Here

8. Construction date:
Estimated 1920's Actual _____
9. Architect _____
10. Builder _____
11. Approx. property size (in feet)
Frontage _____ Depth _____
or approx. acreage 6200 sq. ft.
12. Date(s) of enclosed photograph(s)
Nov. 1988

13. Condition: Excellent ___ Good ___ Fair X Deteriorated ___ No longer in existence ___
14. Alterations: addition of sun room and laundry room, similar style
15. Surroundings: (Check more than one if necessary) Open land ___ Scattered buildings ___ Densely built-up ___
Residential X Industrial ___ Commercial ___ Other: _____
16. Threats to site: None known X Private development ___ Zoning ___ Vandalism ___
Public Works project ___ Other: _____
17. Is the structure: On its original site? ___ Moved? ___ Unknown? X
18. Related features: _____

SIGNIFICANCE

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

The property at 329 Flora Vista Avenue in the Cburn Addition along McKinley between Carroll and Bayview is part of the Bayview-McKinley Avenue Neighborhood Historic District of Sunnyvale. Its remarkably intact collection of working class cottages and bungalows dating from the late teens into the 1920's is indicative of the community's economic expansion during and immediately following World War I. The neighborhood streetscape, defined by house scale, rhythm, setbacks and landscaping, retains to a remarkable degree its integrity and context as originally developed with the city's expansion during the additions period of significance, 1917-1927.

20. Main theme of the historic resource: (If more than one is checked, number in order of importance.)

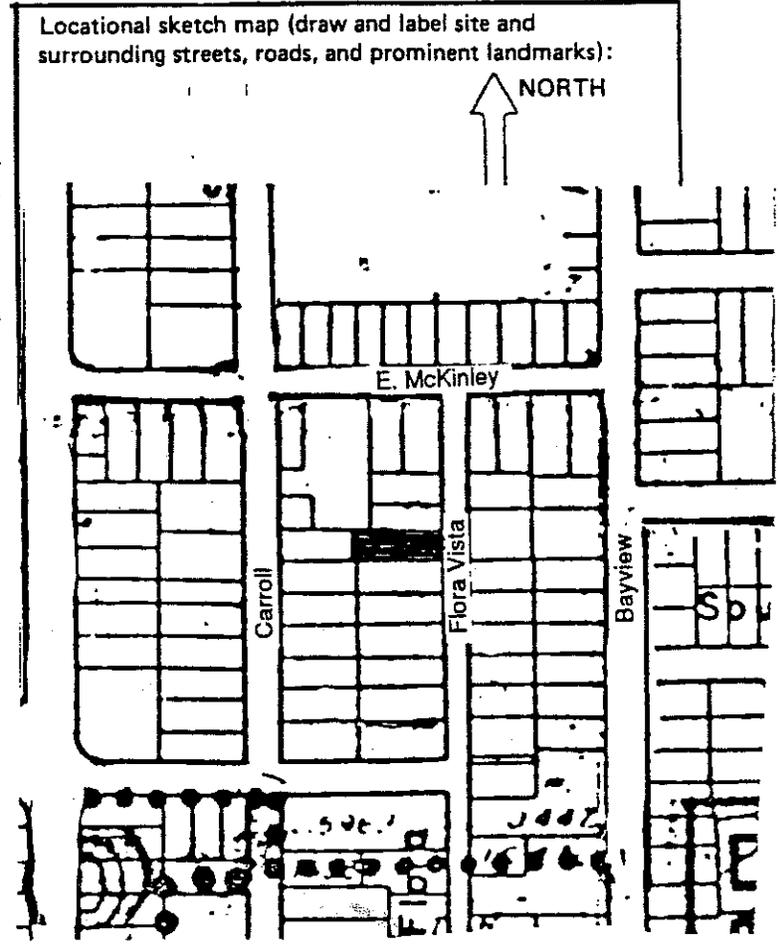
- Architecture _____ Arts & Leisure _____
Economic/Industrial 1 Exploration/Settlement 2
Government _____ Military _____
Religion _____ Social/Education 3

21. Sources (List books, documents, surveys, personal interviews and their dates).

Interview with present owner,
Nov. 12, 1988.
See attached

22. Date form prepared 11-16-88

By (name) Francine R. Flores
Organization CA History Center
Address: De Anza College
City Cupertino Zip 95014
Phone: _____



All that certain real property situate in the City of San Clara, State of California, described as follows:

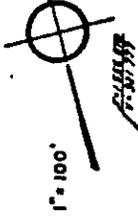
PARCEL ONE:

Beginning at a point in the Westerly line of Flora Vista Street, formerly Olive Avenue distant thereon 200 feet Southerly from the point of intersection of said Westerly line of Flora Vista Street with the Southerly line of McKinley Avenue; running thence Southerly along said Westerly line of Flora Vista Street, 47.51 feet; thence leaving said line and running Westerly at right angles thereto 105 feet; thence Northerly and at right angles and parallel with said line of Flora Vista Street, 47.51 feet; thence Easterly at right angles 105 feet to the point of beginning, being all of Lot 15 and the Southerly 7 feet of Lot 14 of the Obourn Addition to Sunnyvale filed in Book "L" of Maps, page 10, in the office of the County Recorder of said County of Santa Clara, State of California.

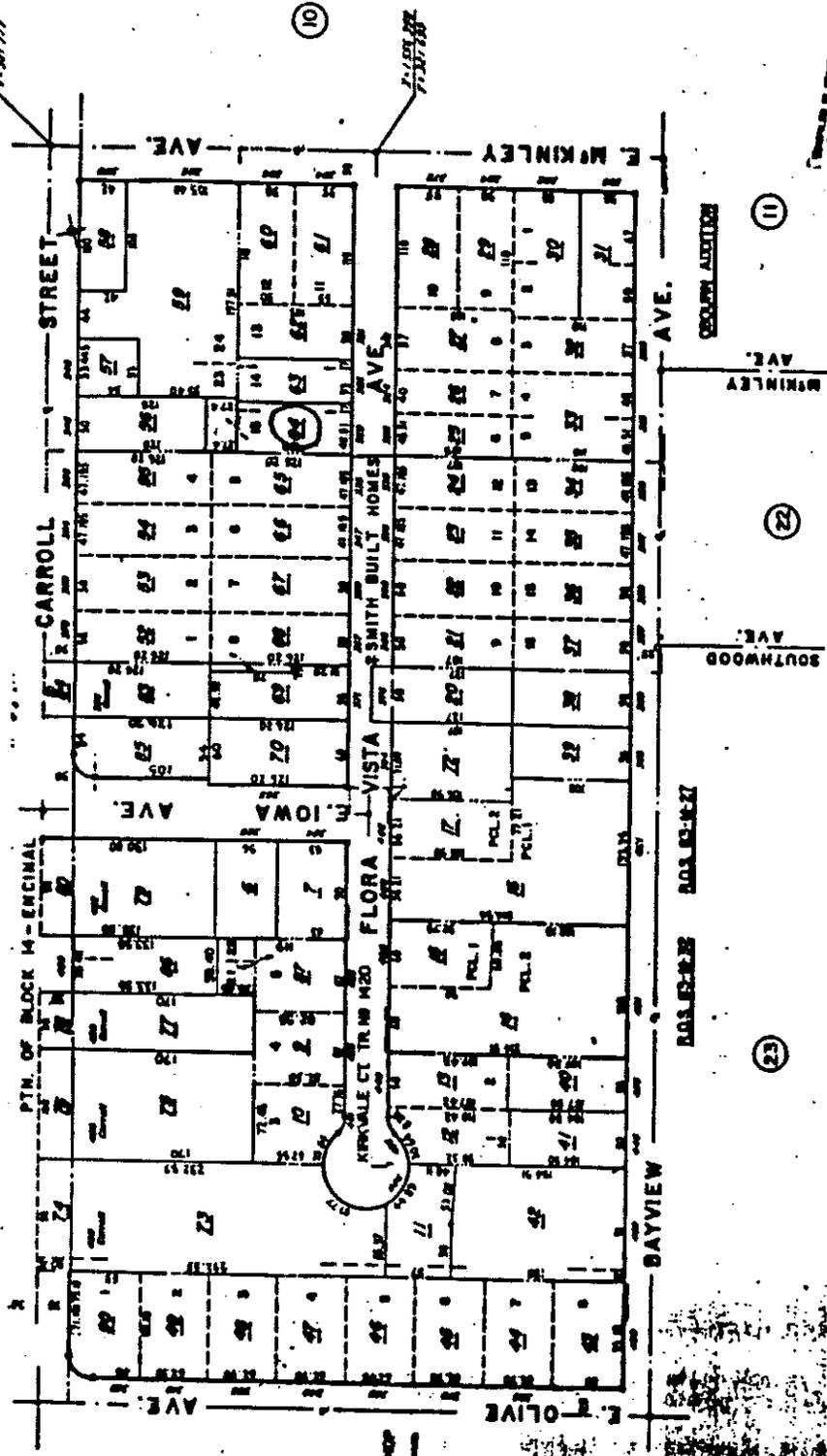
PARCEL TWO:

Beginning at the Southwest corner of that certain parcel of land deeded to Ira T. Obourn and Alwilda Obourn, by W. E. Crossman and Diana A. Crossman, his wife, by deed dated April 12, 1900 and filed for record in the office of the County Recorder of the County of Santa Clara, State of California on the 14th day of April 1900, in Book 288 at page 262 of Deeds; thence running Easterly along the Southerly line of said parcel of land 120 feet to the place of beginning; thence Northerly and parallel with the Westerly line of said Parcel of land 50 feet; thence Easterly and parallel with the Southerly line of said parcel of land 27.455 feet; thence Southerly and parallel with the Westerly line of said parcel of land 50 feet; thence Westerly and along the Southerly line of said parcel of land 27.455 feet to the place of beginning.

BOOK 209 PAGE 24



25 #64



NOT TO BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE COUNTY ASSESSOR'S OFFICE

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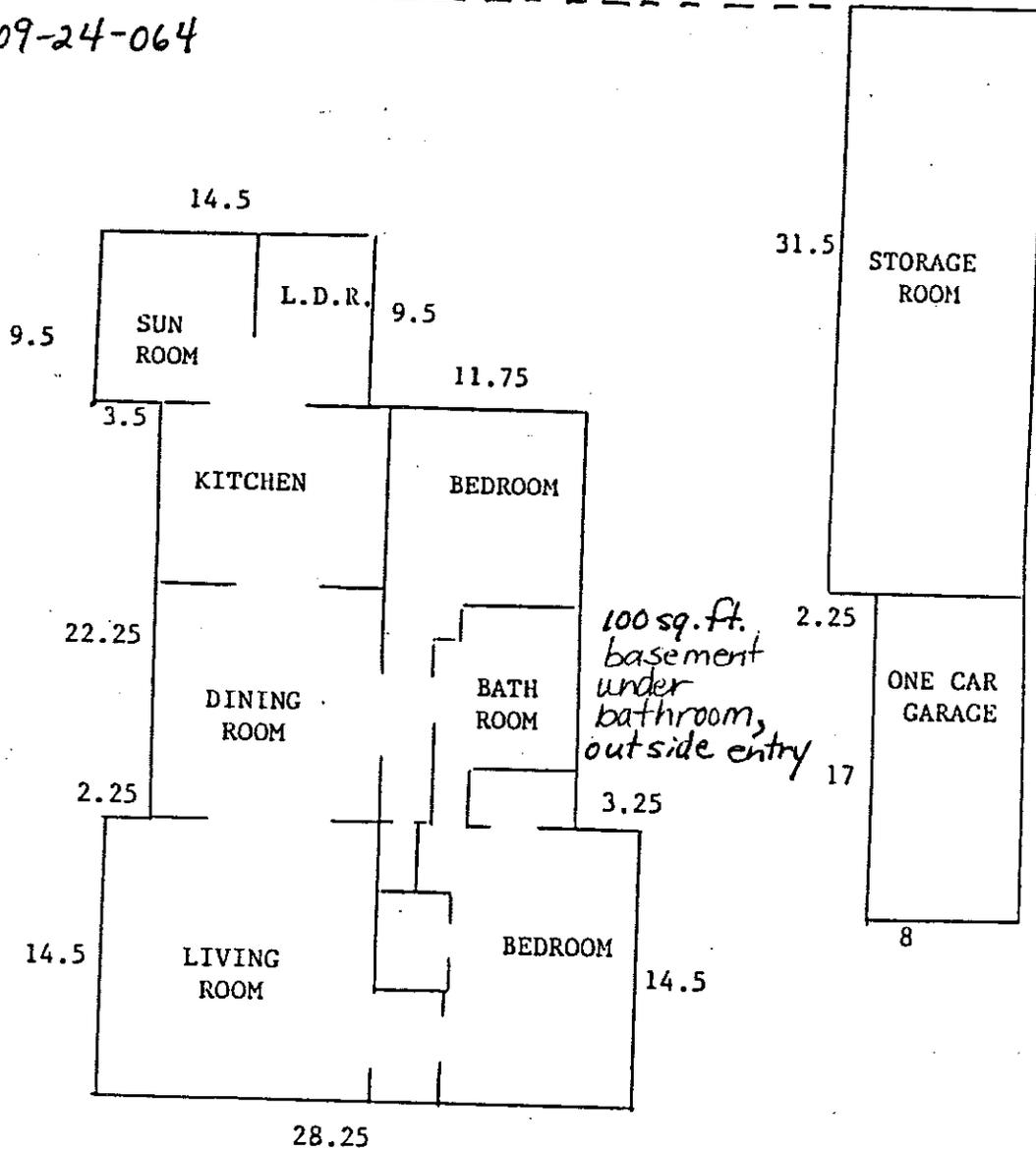
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31

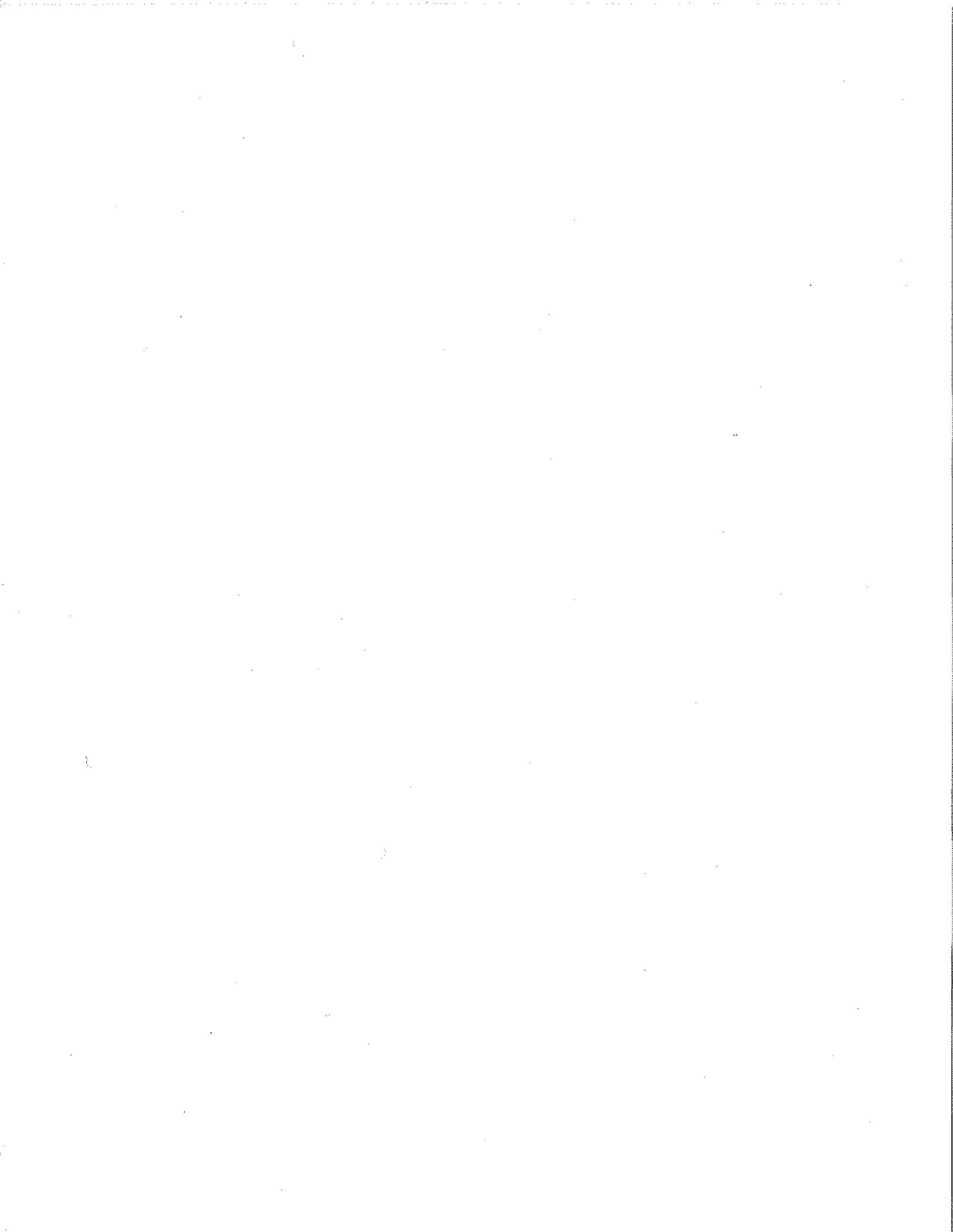
FORMAL RECORDS DIVISION

064.1 (added parcel)

APN 209-24-064



HOWARD
329 FLORA VISTA AVENUE
SUNNYVALE, CALIFORNIA
LIVING AREA: 1054 SQUARE FEET
GARAGE AREA: 136 SQUARE FEET



PO Box 1332
San Jose, CA 95109-1332
408.297.2684 Office
408.369.5683 Mobile
408.228.0762 FAX
www.archivesandarchitecture.com

December 16, 2009

Jeffrey Casano
329 Flora Vista Ave.
Sunnyvale, CA 95109-1332

RE: Historical Evaluation in Sunnyvale for 329 Flora Vista Ave.

Dear Mr. Casano:

Please find attached completed historic property recordation forms (DPR523) prepared for your property located at 329 Flora Vista Ave., Sunnyvale, California. The forms were prepared for your use and submittal to the City of Sunnyvale in conjunction with an application for review of a proposed remodeling and addition to your residence.

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

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

The attached DPR523 forms dated December 16, 2009, which we prepared, document the historical and architectural aspects of the property at 329 Flora Vista Ave., Sunnyvale. The house was relocated to the site within the newly incorporated City of Sunnyvale sometime around 1919-1920, remodeled, and later expanded to what exists today. Our investigation was based on a review of ownership records, recorded occupancy, and historic fire insurance maps, as well as other secondary sources of historical information. The first identified occupants were Alfred and Mabel Potts, who bought the property in December of 1920. Mabel Potts lived in the house until the early 1970s.

The property is presently listed on the Sunnyvale Heritage Resource Inventory, added on August 21, 1990. It has not been recorded on any state or national registers, nor has been catalogued within the State Historic Property Data File. We indicated in the DPR523 forms that the property does not appear to qualify for listing on the California or National Registers; and that the

evaluation performed according to the City of Sunnyvale Criteria for designation of historic resources found that the property did not meet any of the criteria for designation.

The property was developed within the 1905 Obourn Addition. The subdivision and the surrounding Bayview-McKinley Avenues Neighborhood has been identified as having potential significance as an early Sunnyvale residential neighborhood, but has not be designed as a historic resource or landmark district.

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

Because the property is listed on the City's Inventory, the project must be reviewed by the Heritage Preservation Commission for their determination if the property is culturally or historically significant. Our professional opinion as historians regarding the architectural design of the house is that it is unexceptional, and has been compromised by the changes that occurred at the time of relocation and subsequent additions. It is also not associated with significance personages, nor does it significantly contribute to the distinctive fabric of the neighborhood. The house has experienced some modifications in the recent past with the retrofit of windows, and the garage is of recent construction. The house is primarily of single-wall construction.

Because we believe that the house does not meet the Criteria for designation as a historic resources, the Commission could return the application to the Department of Community Development for processing in accordance with other relevant city procedures. If the Commission should find the resource to be culturally or historically significant, it will schedule a public hearing to be held on the matter in accordance with the procedures set forth in Section 19.96.090 for landmark alteration permits.

If you have any questions, please contact me.

Sincerely:



Franklin Maggi, Architectural Historian

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code Reviewer Date

Page 1 of 14 *Resource Name or #: (Assigned by recorder) Potts House

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted *a. County Santa Clara
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad Cupertino Date 1980 photorevised T.6S.; R.1W.; Mount Diablo B.M.
 c. Address 329 Flora Vista Ave. City Sunnyvale Zip 94086
 d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 586031mE/ 4136703mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
 Assessor's Parcel Number: 209-24-064,
 west side of Flora Vista Avenue between East McKinley and Iowa Avenues.

*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This one-story house represents, through its form and detailing, a late nineteenth century residential building that was modified in the early twentieth century. The nineteenth-century National style character is still visible in the form of the house: its raised eaves, narrow roof span, relatively steep roof pitch, and board-wall construction. The outward appearance however is associated with residential architecture of the Craftsman era—popular from about 1905 to 1925. The knee braces, shingled siding, projecting porch and focal windows embody a local design response to the Arts-and-Crafts movement.

The property is adjacent to two almost identical houses of the same age, scale and design and is surrounded by houses of various age scale and designs. Other parcels on the street are of similar size, setback with mature trees at the street. *(Continued on page 2, DPR523L)*

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

*P4 Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)

View facing west, December 2009.

*P6. Date Constructed/Age & Sources:
 Historic Prehistoric Both

c1919-1920, 89+ years old, ownership data.

*P7. Owner and Address:

Jeffrey C. & Valerie Casano
 329 Flora Vista Ave.
 Sunnyvale, CA 94086

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

F. Maggi, L. Dill, & J. Kusz
 Archives & Architecture
 PO Box 1332
 San Jose CA 95109-1332

*P9. Date Recorded: 12/16/2009

*P10. Survey Type: (Describe)
 Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)
 None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record Archaeological Record
 District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

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

Page 2 of 14

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

*Recorded by F. Maggi, L. Dill, & J. Kusz

Date 12/16/2009 Continuation Update(Continued from page 1, DPR523a, P3a)*

The immediate setting for the house includes a moderately sized frontyard facing Flora Vista Avenue; the yard is landscaped primarily as lawn, with some foundation plantings. The planting strip at the sidewalk includes recent street trees. The front porch is accessed by a simple concrete walkway. The porch steps are concrete with recent tilework. A relatively narrow setback follows the south side of the house, and a concrete driveway fills the north side yard. A detached garage is located to the northwest of the house, near the center of the north property line. The full-width rear yard features recent landscaping and a large tree of heaven.

The one-story house has a slightly raised, asymmetrical "T"-shaped footprint with a small addition at the rear. The side-gabled two-room front wing of the house is accented by a projecting front porch. Abutting this wing to the rear is a second main gabled wing. This central portion features a steep ridge set toward the south side of the front wing. Starting at an intermediate point of the roof, this wing has been extended into a lower-sloped roof to the north, filling in an area that would have been an inset "L" originally. Offset to the southwest rear corner of the house is a small gabled wing with a slightly lower pitch than the main roofs. This room addition houses a sunroom that is used as a breakfast nook. The house sits on a concrete foundation and partial basement. From the rough appearance of the concrete, the foundation is early-twentieth century. The cellar is accessed from a hatch on the north side of the house. There is an anomalous stone corner at the north façade, adjacent to the hatch. It is unclear why this portion of the foundation is built of stone; there is no associated chimney visible although there may have been an original garden feature or house element that continued the stone motif.

As common for Craftsman designs, the eaves are moderate in depth with exposed rafter tails; the house has recent metal applied gutters in a fascia profile. The sheathing is flat boards. Wide bargeboards at the gable ends are supported by knee braces and accented at their apex with applied wood keystone elements. The shingle siding is somewhat unusual for a Craftsman cottage; more common is lap siding or drop siding; however, it is a material used during that period for gable-end siding. The upper fascia area is clad in a raised row of shingles, and the gable ends are set off by an extra depth of shingles. The attic vents are not remarkable.

The front façade is roughly symmetrical, with its original asymmetrical front door opening offset beneath the centered porch. The porch roof is gabled and set lower than the eaves of the main roof. Its roof pitch is moderate, in keeping with the early-twentieth century designs. The porch has simple square posts with knee braces; there is no handrail. A pair of tripartite focal windows flanks the porch. Each unit consists of a central 1/1 double-hung window with narrow vertical side windows. The north side façade features a high gable at the front wing of the house; this wall features a centered 1/1 double-hung window. Along the north wall of the rear main wing, the eaves are low. There is one high accent slider and one more vertical slider near the rear corner. The small rear addition is set back from this façade, behind a gate. The south façade features a pair of symmetrically placed, single-lite, high accent windows beneath the front gable. Near the front of the main rear wing is a paired 1/1 unit; it is balanced by a greenhouse window set toward the rear addition. The rear addition features a 1/1 window facing forward where it extends beyond the main rear wing; it has three windows facing the side and a tripartite unit facing rear at this outer corner. The rear addition also has an individual 1/1 window at the other rear corner. Facing the north side at this addition is a rear door with a modern door and stoop. At the low-slope portion of the main rear elevation is a paired casement unit. All of the more vertical units appear to have original flat-board trim with replacement vinyl sash. The sliders and fixed units have altered trim as well as new vinyl sash.

(Continued on next page)

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Although altered over time, the interiors include some original features, such as board-wall construction and raised trim, softwood floors, and room proportions commensurate with nineteenth-century construction.

The one-story detached garage is recent. It is located in to the northwest of the house, near the center of the north side property line. It has a simple rectangular footprint and features a low-slope gabled roof with exposed rafter tails. The outbuilding is protected by composition shingle roofing and clad in T1-11 plywood siding. Trim is lacking at many of the siding joints, corners, and openings. The one window is an aluminum slider, surrounded by simple trim. The garage door is a roll-up.

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DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

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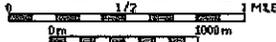
*Map Name: USGS Cupertino

*Scale: n.t.s.

*Date of Map: 1980 photorevised



582000m.E. 584000m.E. 585000m.E. 586000m.E. 587000m.E. 588000m.E. WGS84 Zone 10S 591000m.E.



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

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

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*NRHP Status Code 6z

*Resource Name or # (Assigned by recorder)

B1. Historic Name: Alfred and Mabel Potts House

B2. Common Name: None

B3. Original use: Single family residential B4. Present Use: Single family residential

*B5. Architectural Style: Craftsman modified National style house

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

Original construction date unknown. Likely relocated to the property about 1919 or 1920.

*B7. Moved? No Yes Unknown Date: about 1919-1920 Original Location: Unknown

*B8. Related Features:

Contemporary garage.

B9a Architect: Unknown b. Builder: Charles W. Spencer (prob.)

*B10. Significance: Theme Architecture Area Bayview-McKinley Avenue Neighborhood

Period of Significance c1919 Property Type Residential Applicable Criteria None

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

The subject property is Lot 15 and the southerly 7' of Lot 14 of the Obourn Addition to Sunnyvale. This small, early residential tract was surveyed by H.B. Fisher and recorded in December of 1905. The Obourn Addition was created by Ira T. Obourn, who purchased Lots 23 and 24 of Block 14 of Sunnyvale's original town plat, known as Map of the Town of Encinal. Obourn bought these lots from Walter E. and Diana Crossman in 1900, and Obourn's 1905 subdivision divided the land, then about six acres in size, into 15 lots.

Sometime during the next 10 to 15 years, the subject property, along with a number of other adjacent lots, was sold to Charles W. and Linnie Spencer of Palo Alto. Charles was a builder/shingler. It is believed that the Spencer's most likely moved the house onto the subject property from an unknown location, and then sold the property as a speculative project. In December 1920, Spencer sold Lots 13, 14 and 15 of the Obourn Addition to Alfred and Mabel Potts.

(Continued on next page, DPR523L)

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

*B12. References:

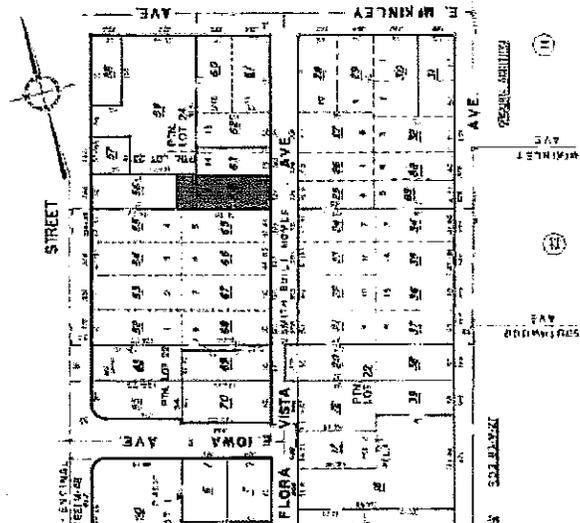
Ignoffo, M.J., Sunnyvale, from the City of Destiny to the Heart of Silicon Valley, 1994.
 Polk directories, 1911 - 1955.
 Sanborn Fire Insurance Maps, 1908, 1911, 1930, & 1943.
 Santa Clara County Recorder, deeds and maps.
 Urban/Rural Conservation, City of Sunnyvale Cultural Resources Inventory, 1979.
 US Federal Census, 1900 - 1930.

B13. Remarks: Proposed remodeling and addition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: December 16, 2009

(This space reserved for official comments.)



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Historical Background and Context

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

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

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

In the 1900s, Crossman began promoting Sunnyvale as the 'City of Destiny.' According to the City of Sunnyvale context statement, "Crossman laid out the City in such a way as to facilitate future physical expansion as well as placate nervous neighbors in Mountain View, Santa Clara and San Jose. Crossman drew a "shoe string strip" of land into the bay as far as the Alameda County line to secure potential port access." The 1906 San Francisco Earthquake provided Crossman with further means of development as he promoted free land to companies that might want to relocate after the conflagration. He attracted the Joshua Hendy Iron Works, Goldy Machine Company, Jubilee Incubator Company, Hydro Carbon Company and the Libby, McNeil and Libby Food Processing Plant to the area. By 1912, two new schools were completed, a bank and the Volunteer Fire Department created and growth continued as Sunnyvale incorporated in December of that year.

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

Property History

It is during the early development of Sunnyvale's industrial era that Ira Osbourn came to the area and found work as a crane operator at Hendy Iron Works. Osbourn purchased a pear orchard 1905 and began subdividing his property that year as recorded in the 'Obourn Addition to Sunnyvale'. His small subdivision consisted of 15 lots at the corner of Olive Avenue (now called Flora Vista Avenue) and McKinley Avenue, and on Bay View Avenue. This neighborhood, now called the Bayview-McKinley Avenues Neighborhood, is one of the oldest residential neighborhoods in Sunnyvale, first developed during the years surrounding Sunnyvale's incorporation.

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Bay View Avenue, being one of the earliest streets in Sunnyvale, marked the eastern-most boundary of the early town of 'Encinal' in the 1890s, and McKinley Avenue was one of the three main arteries running through the town. This area was populated by workers at Hendy Iron Works and local canneries. By the 1930s, most of the Osbourn subdivision was developed with the exception of two lots on Bay View Avenue. Osbourn built his house at 322 East McKinley Ave. in 1914.

Sometime after recording his subdivision, Obourn sold the subject property as well as adjacent lots 13 and 14 to Charles W. and Linnie Spencer. It appears that Spencer's extended family was also involved in purchasing speculative lots in the subdivision as well. Spencer was born in Illinois and worked as a shingler and later a building contractor. He and his wife lived in Palo Alto as well as other family members. It appears that the extant house on the subject property was moved to Lot 15. The present property also contains a small portion of Lot 14, indicating that the house was probably too large for the narrow lot, necessitating a lot-line adjustment. After moving the house, it appears that Spencer altered the overall style of the house installing shingles and creating a Craftsman style residence. No records indicate that Spencer ever lived at this property. He may have moved older homes onto the other lots he purchased. By 1911, much of this area had developed, with only three parcels remaining empty at the Bay View Avenue end.

Alfred E. Potts and his wife Mabel acquired the subject property in late-1920s. Alfred and Mabel emigrated from England but had lived in Canada for a short while where they had their first child, Alfred Jr. in 1915. The family then went back to England during World War I, where their two other sons were born, then returned to Montreal before moving to Ohio in 1919. They soon moved to Sunnyvale, when 1920 census records indicate they had settled in the area with Alfred working in a cannery. Although apparently he had original been a tailor in England, Alfred Potts established himself as a welder at Hendy Iron Works where he remained until at least World War II. Alfred and Mabel lived in the house with their three sons; Alfred Jr., Gerald and Robert.

Sometime after 1947, another lot line adjustment was made to the original property that resulted in a small increase in land at the rear of the parcel. In 1965, Arthur Potts died, and Mabel continued to live in the house until the early 1970s, dying in 1977.

EVALUATION

This subject property is presently listed on the City of Sunnyvale Heritage Resource Inventory, added on August 21, 1990. Listing on the Inventory recognizes that the property has architectural or historic significance. As a part of project review within the City of Sunnyvale, the Heritage Preservation Commission must be consulted before any exterior change or demolition can occur to this property.

The property is also within a residential area called the Bayview-McKinley Avenue neighborhood, an area that has been identified in the past within Sunnyvale's cultural resource survey work as one of Sunnyvale's earliest remaining residential neighborhoods. The City of Sunnyvale however has not "designated" this neighborhood as a local landmark or heritage resource district.

The property is not a "designated heritage resource," as defined by the Sunnyvale Municipal Code, Title 19, Article 6, Chapter 19.96. To be a designated heritage resource, the property must have been designated by the City of Sunnyvale or by the State of California or federal government (Section 19.96.065.(b)). However, since the property is listed on the Heritage Resource Inventory, any person intending to carry out a material change in the exterior appearance of the resource through alteration, construction, relocation, or demolition must obtain a Resource Alteration Permit issued by the Heritage Preservation Commission, although minor modifications to heritage resources maybe processed by Sunnyvale city staff through the miscellaneous plan permit process. These permits may be issued without necessarily complying with any state or federal requirements related to their listing.

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

To be considered culturally or historically significant at the local level, the resource must be evaluated and found to meet at least one of the thirteen Criteria for nomination of heritage resources defined in Section 19.96.050. Of these ten Criteria, the first ten are relevant to the evaluation of the property at 329 Flora Vista Ave., and are evaluated below pursuant to the Criteria. Because the property does not meet any of the following Criteria, it also does not qualify for either the California Register of Historical Resources, nor the National Register of Historic Places under the applicable Criteria of those registers:

- a) The property does not exemplify or reflect special elements of the city's cultural, social, economic, political, aesthetic engineering, architectural, or natural history;
- b) The personages associated with the property, the Potts family, are not identified as significant in local, state, or national history, nor is the property associated with significant events;
- c) The house does not embody distinctive characteristics of the National or Craftsman styles, a specific building type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship;
- d) No known notable builder, designer, or architect is associated with the house design;
- e) The property is compatible with but does not specifically contribute to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related grouping of properties which contribute to each other and are unified aesthetically or by plan or physical development;
- f) The property does not have a unique location or singular physical characteristic or is a view or vista representing an established and familiar visual feature of the neighborhood, community, or the city of Sunnyvale;
- g) The house does not embody elements of architectural design, detail, materials, or craftsmanship that represents a significant structural or architectural achievement or innovation of its time;
- h) While the house has some similar characteristics to other properties in the neighborhood, this property, nor adjacent properties, are not in themselves distinctive based on a historic, cultural, or architectural motif;
- i) The property does not reflect significant geographical patterns, including those associated with different eras of settlement and growth, particular transportation modes, or distinctive examples of park or community planning; and
- j) The property is not a rare remaining example of its type in the city, region, state, or nation that possesses distinguishing characteristics of an architectural or historic type or specimen.

The house at 329 Flora Vista Ave. maintains much, but not all, of its historic integrity as per the National Register's seven aspects of integrity. The underlying nineteenth-century house was clearly brought to the site and modified, so the house has a mixture of altered and historic location. The property is surrounded by a residential neighborhood that includes associated buildings from its early-twentieth-century period of construction; however, the setting includes a variety of house styles and types. The house is a mixture of designs. It includes late-nineteenth-century forms and early-twentieth-century detailing. Many historic materials are preserved, including siding, trim, knee braces, and bargeboards; however, the window sash replacement and porch alterations have a moderate impact on the integrity. The house does retain its residential feeling and its associations with the vernacular development of this block at the beginning of the last century.

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View from the street, facing northwest.

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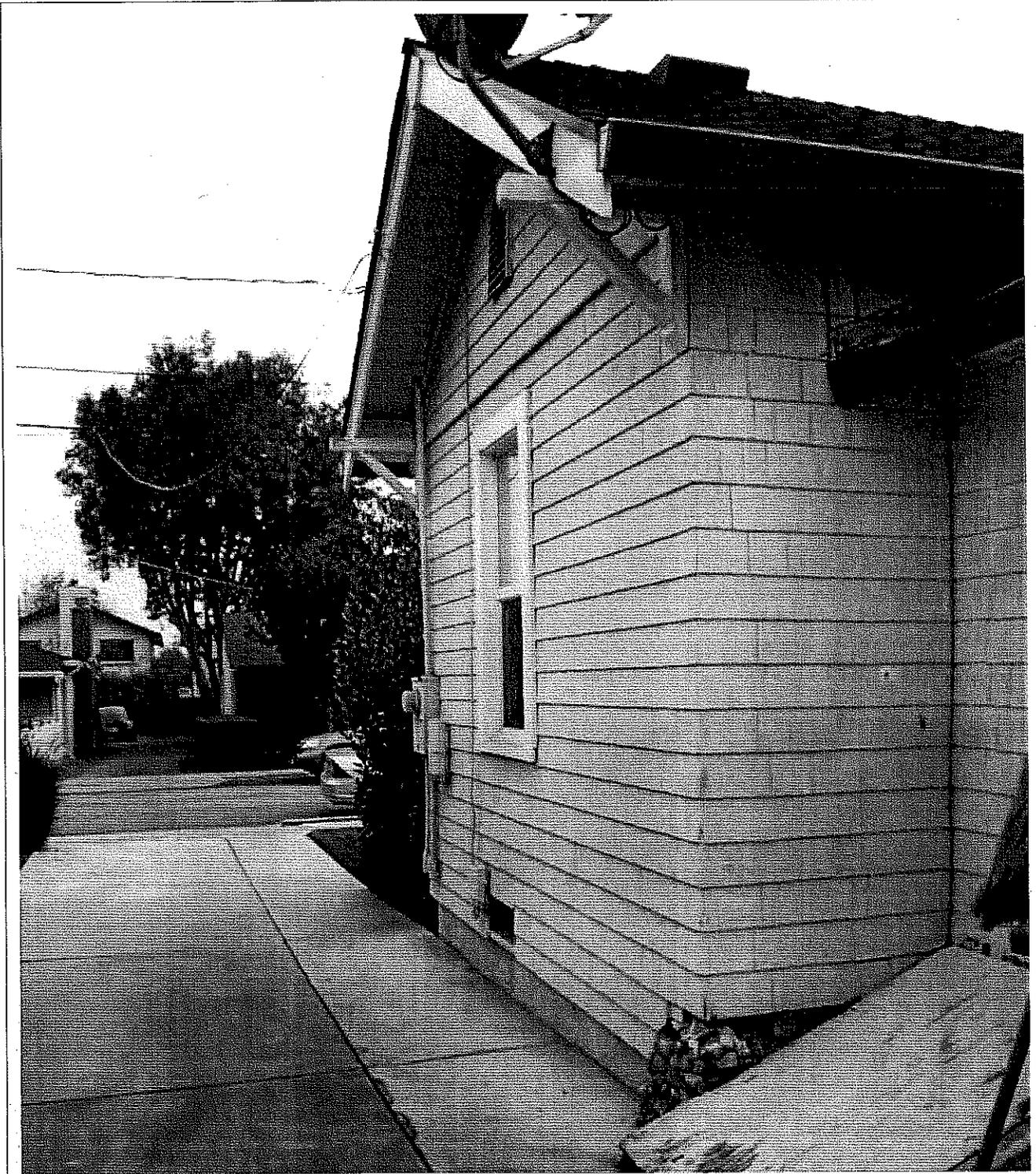
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View of side elevation facing east. Concrete and stonework at foundation indicate foundation backfill following removal of temporary structural supports at time of relocation.

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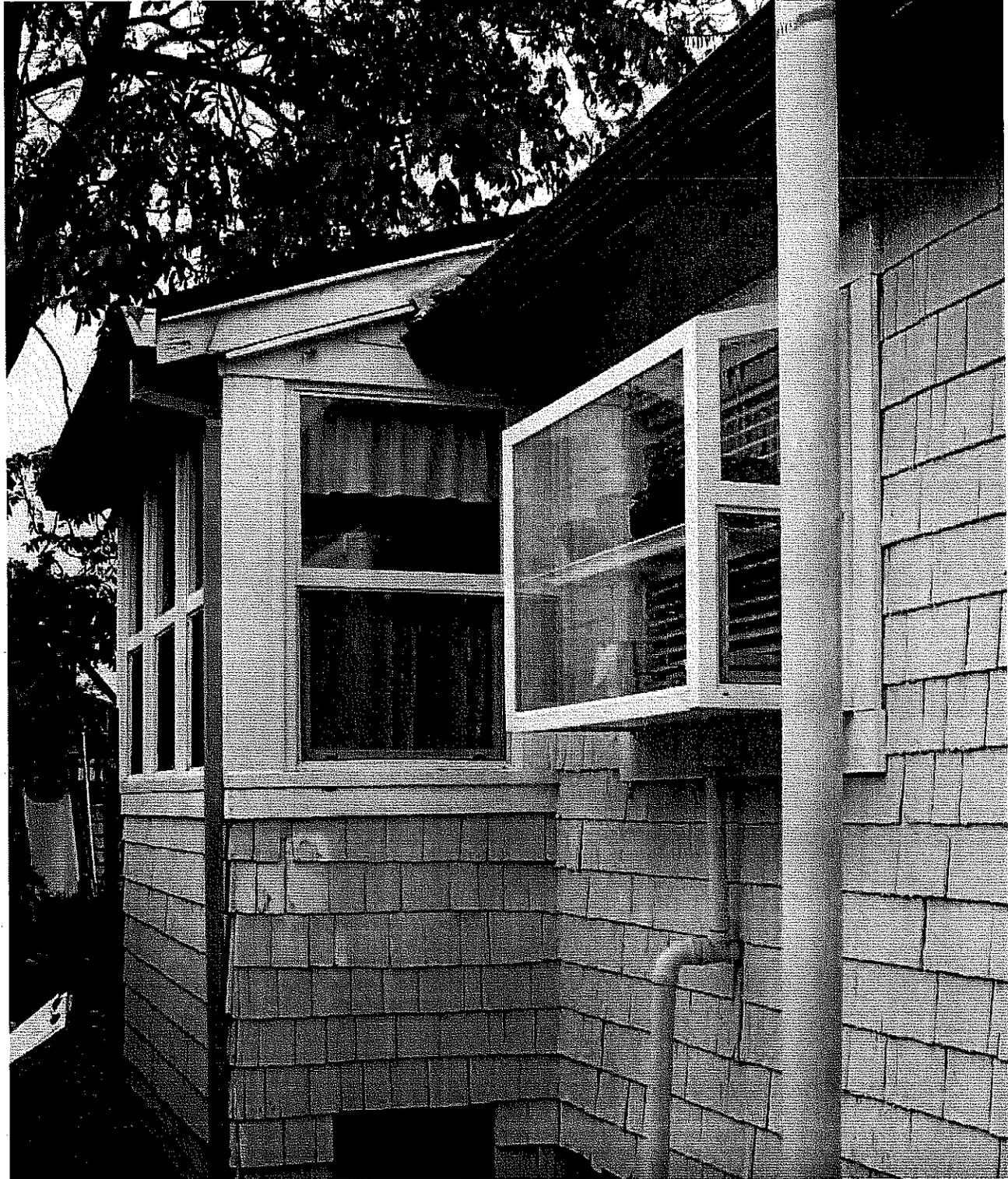
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Continuation

Update



South side elevation, viewed facing west. Step out in wall is an addition.

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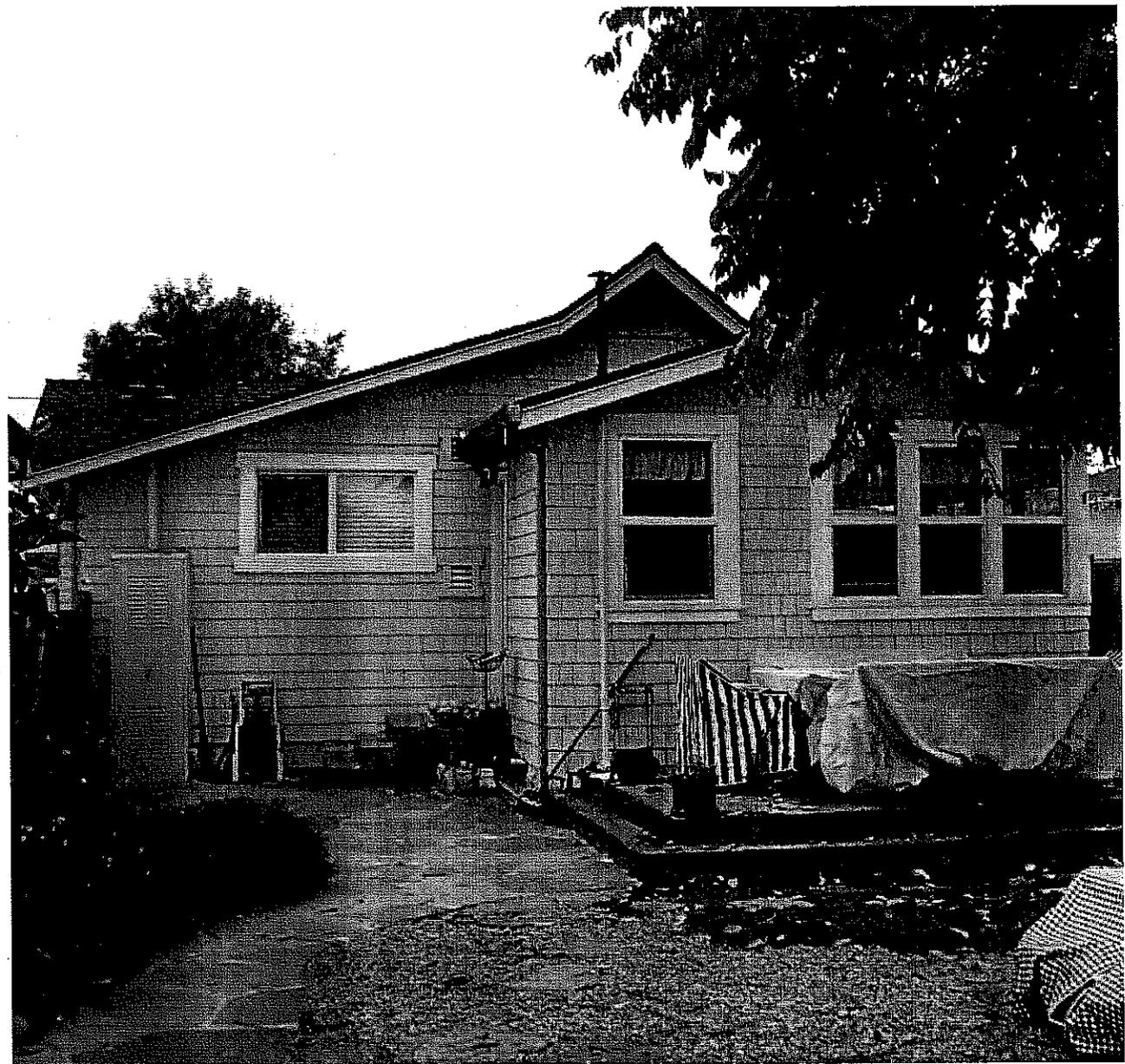
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Rear elevation, viewed facing east. Rear wing is an addition. Original peak of roof ridge visible reflective of the early National style building relocated to this site.

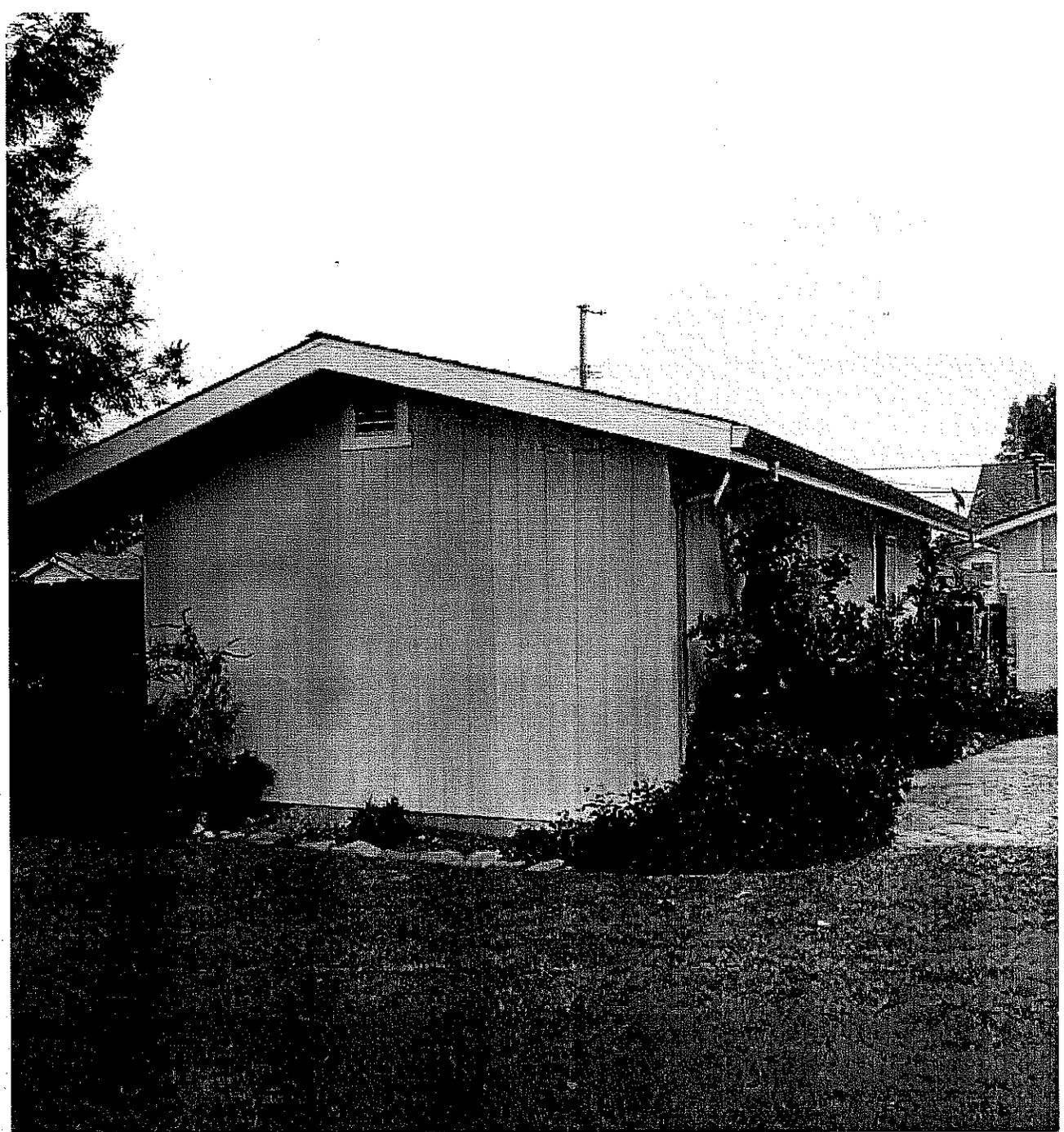
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Garage at rear, viewed facing east.

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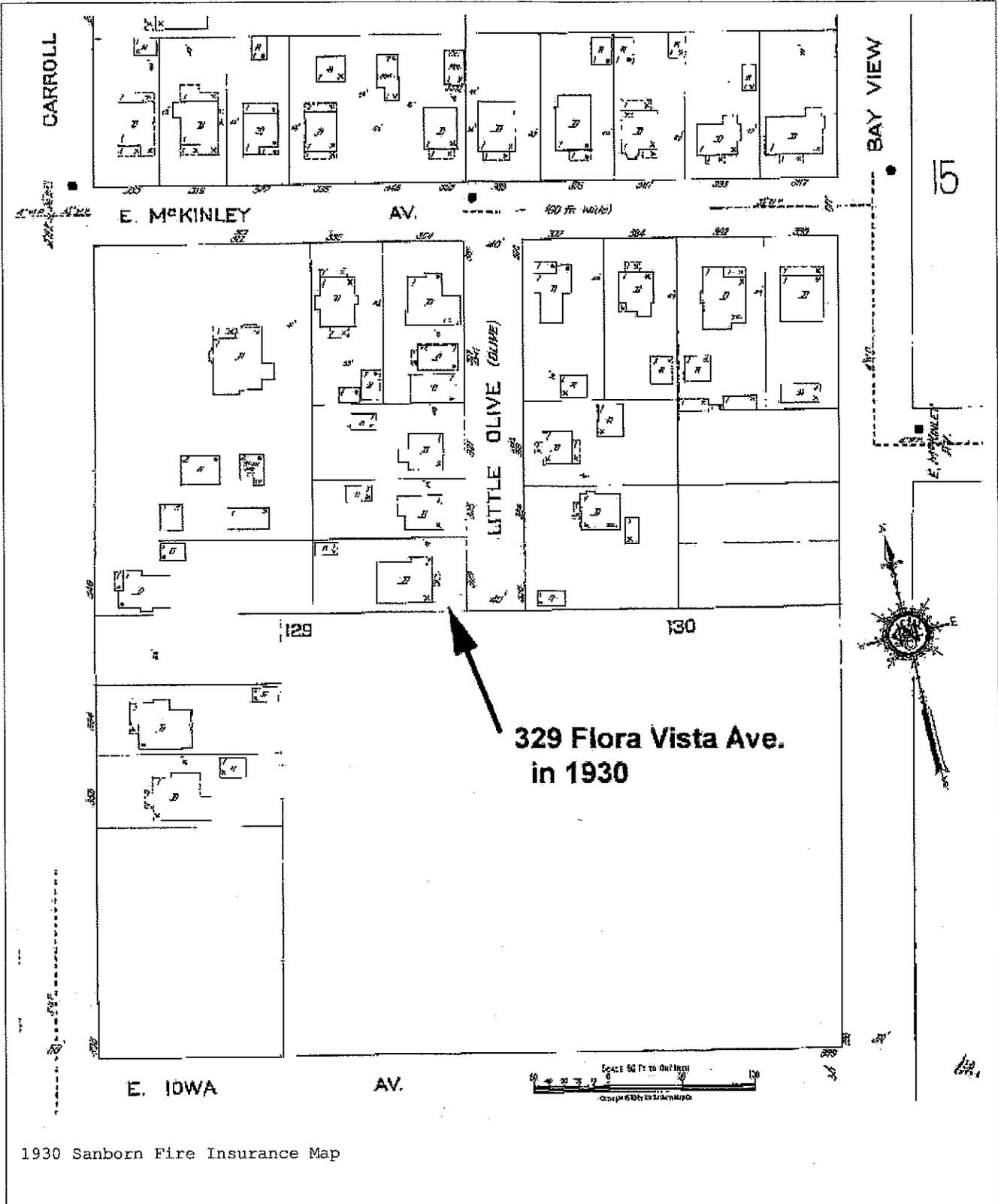
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*Date 12/16/2009

Continuation

Update



1930 Sanborn Fire Insurance Map

U.S. Department of the Interior, National Park Service

II. NATIONAL REGISTER CRITERIA FOR EVALUATION**Criteria for Evaluation**

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of significant persons in or past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded or may be likely to yield, information important in history or prehistory.

Criteria Considerations

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
- d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

g. A property achieving significance within the past 50 years if it is of exceptional importance.