

Daniels Addition and Repair Landmark Alteration

1220 McDonald Avenue

January 5, 2021

Mike Maloney, Interim City Planner Trainee
Planning and Economic Development

Daniels Addition & Repair Landmark Alteration Permit:

- Extending the existing Cabana 5' to the 15' setback from the existing back of side walk on Park Street for the construction of a new 126 square foot enclosed bathroom, which includes the creation of public facing exterior walls with matching siding.
- Adding 206 square feet to the existing entry porch.
- Adding 2 new 18-inch x 24-inch x 6-foot brick pilasters at the entry walkway to match existing brick pilasters.
- Replacing the existing McDonald Avenue facing second floor bedroom windows with new French doors for accessibility.
- Adding new guardrail to the existing second floor deck.
- Repair existing fence on Park Street

1220 McDonald Drive



1220 McDonald Drive



Zoning: PD0005-H

Historic District: McDonald Avenue

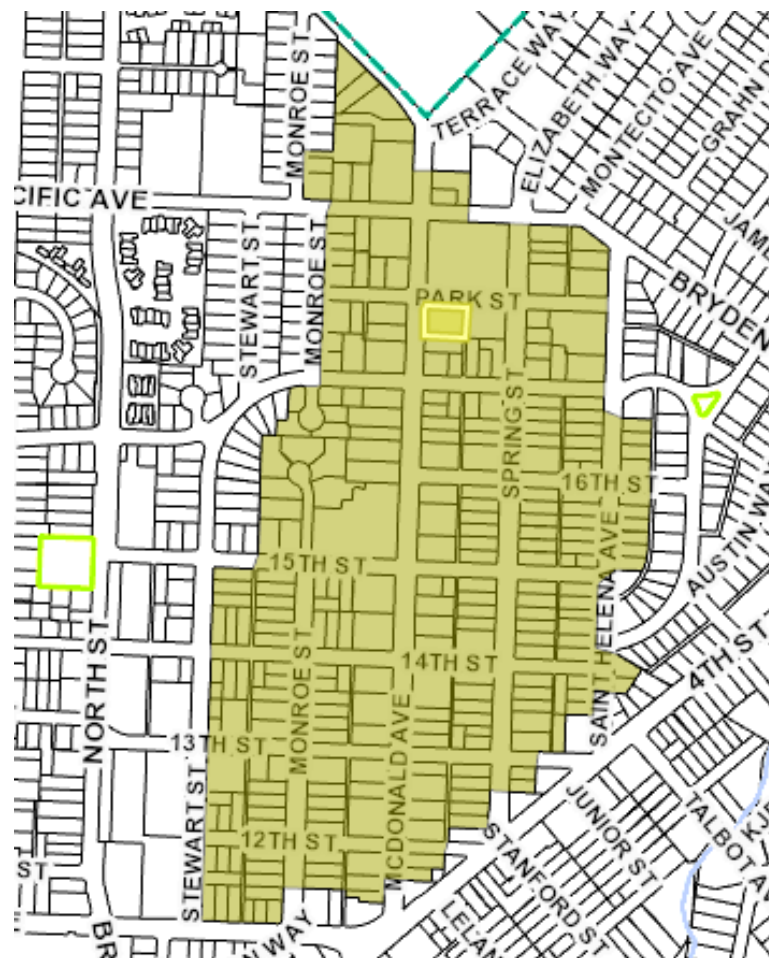
General Plan Land Use Designation: Low Residential

McDonald Avenue Historic District

M. McDonald Avenue Preservation District.

1. Designation. The McDonald Avenue Preservation District was designated a local district by the City Council on November 3, 1998 (Resolution #23742) after receiving recommendation from the Cultural Heritage Board on September 23, 1998 (Resolution #0087).

2. Boundaries. The McDonald Avenue Preservation District is located in the northeast quadrant of the City and bounded by Franklin and Pacific Avenues to the north, College Avenue and Fourth Street to the south, St. Helena Avenue to the east and Monroe and Stewart Streets on the west. See Figure 2-9.



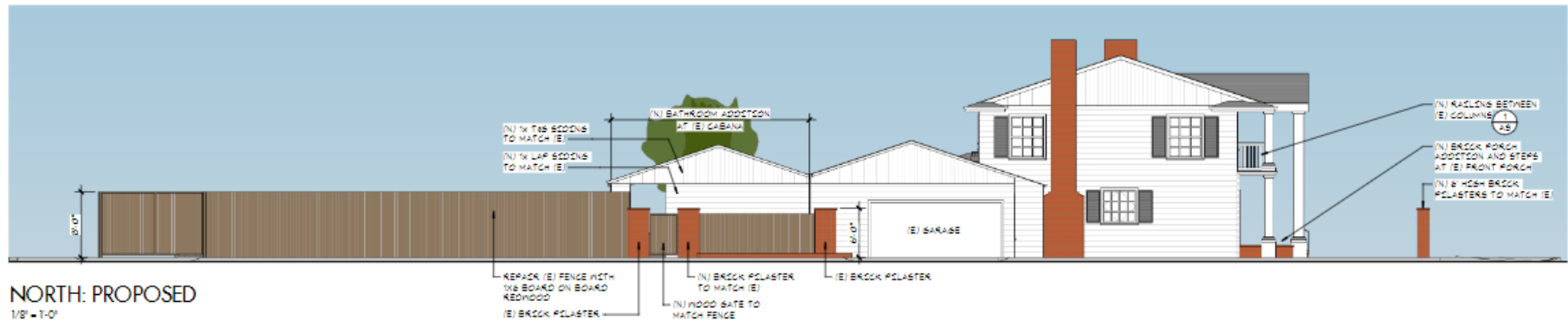
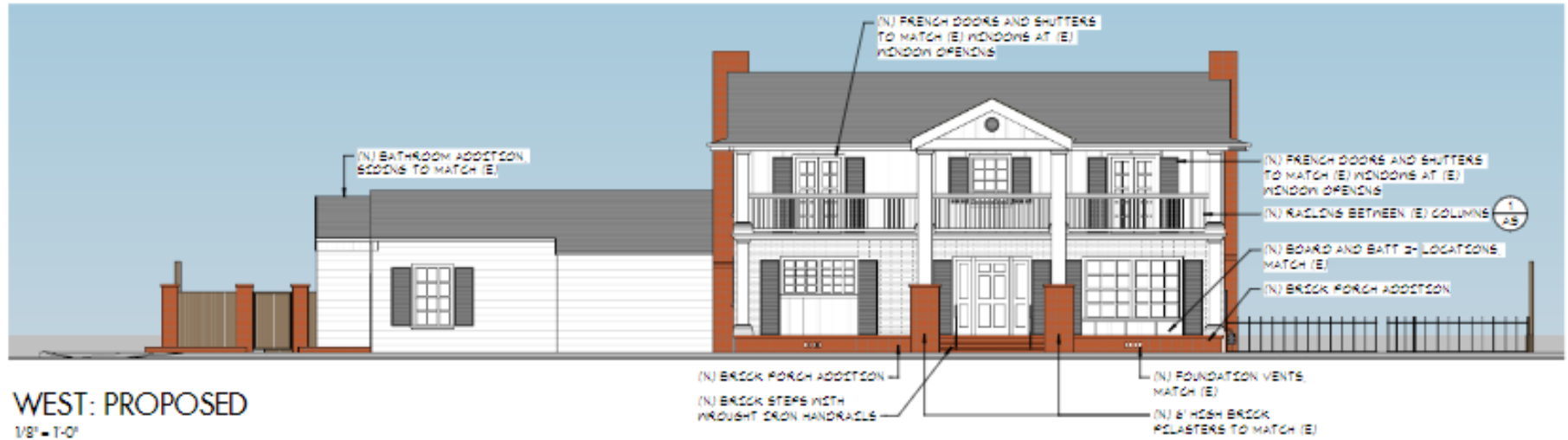
Historic District Status



Non-contributor:

A **non-contributing** property is any building, structure, site, feature, or object located within a designated preservation district that which does not add to the historical integrity or architectural qualities that make the district historically significant.

Proposed Elevations





Design: Pilasters

Existing:



Proposed:



PILASTER BRICK

Neighboring:



Design: Porch

Existing:



PORCH BRICK



Proposed:



PORCH BRICK

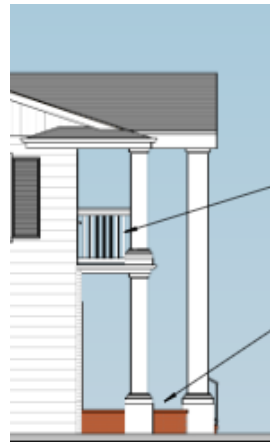


Design: Upper Deck

Existing:



Proposed:



Design: Upper Deck



Design: Upper Deck Cont.

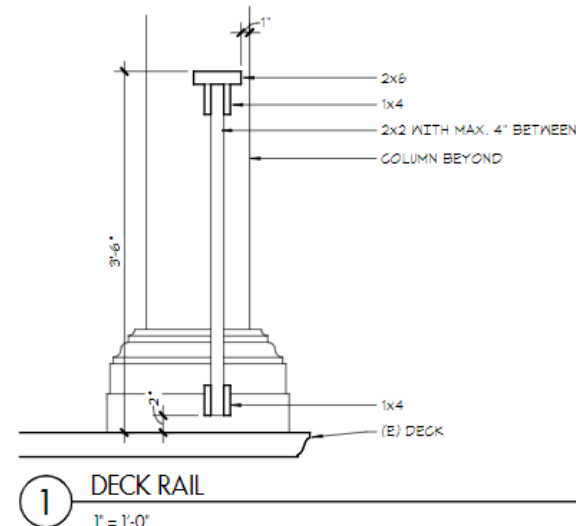
Previous:



Existing:



Proposed:



Design: Window Conversion

Existing:

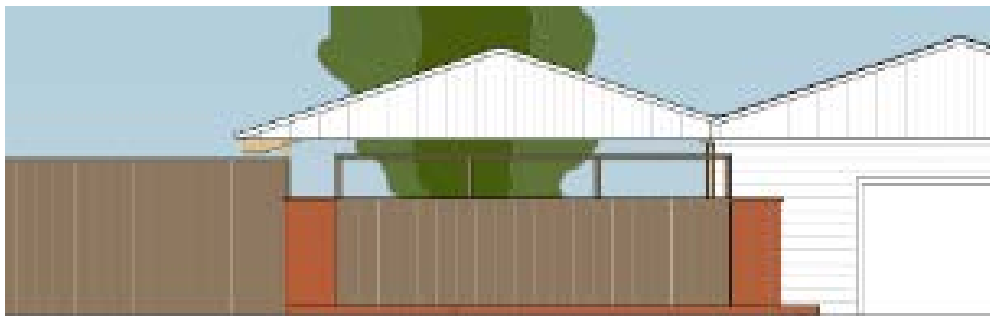


Proposed:

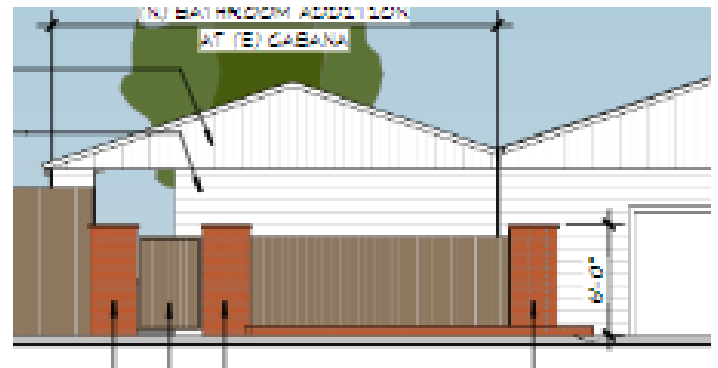


Design: Cabana Extension / Bathroom

Existing:

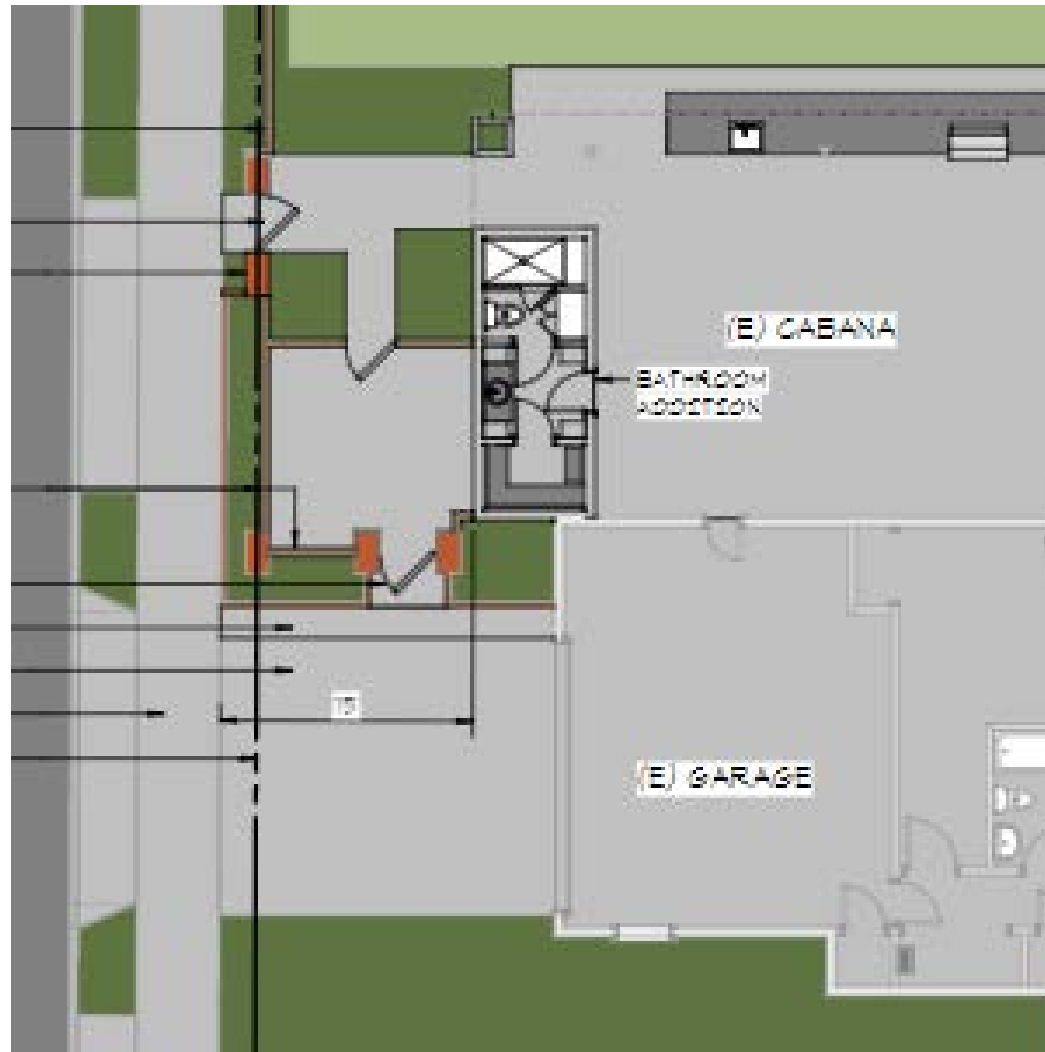


Proposed:

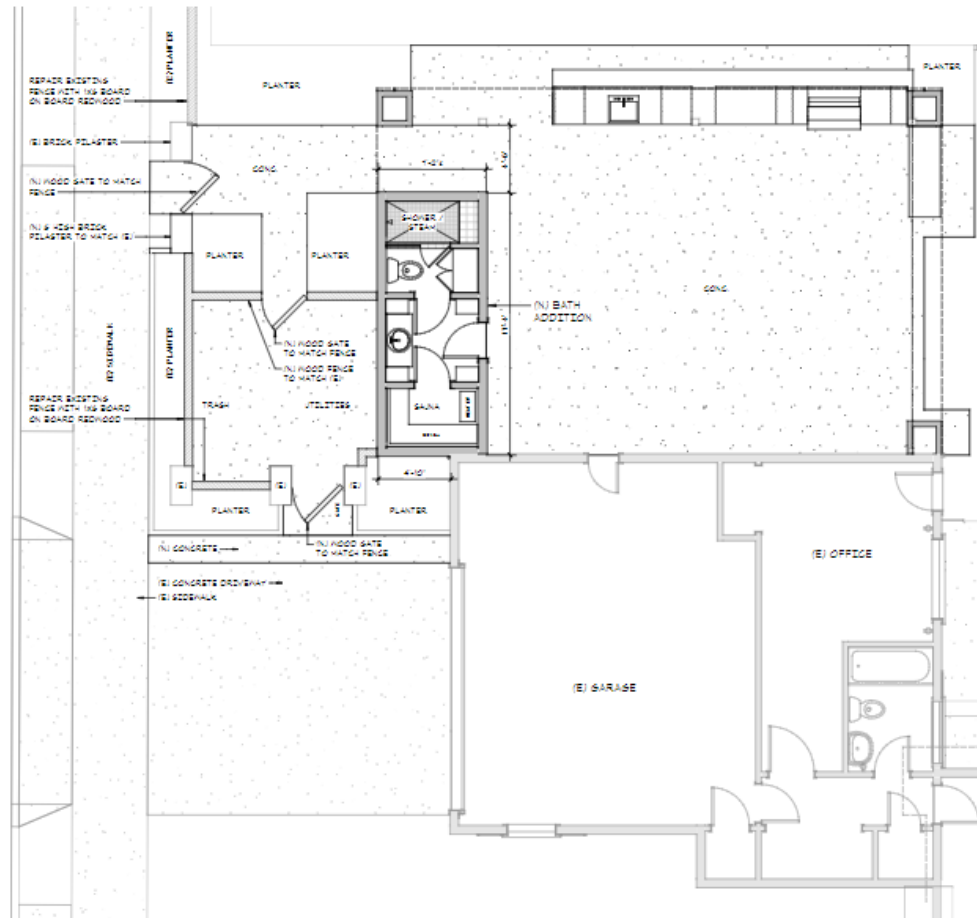


Design: Cabana Extension / Bathroom

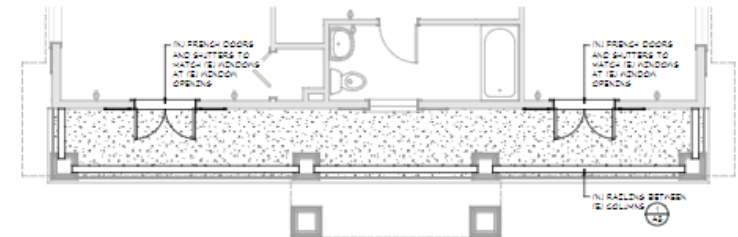
Proposed:



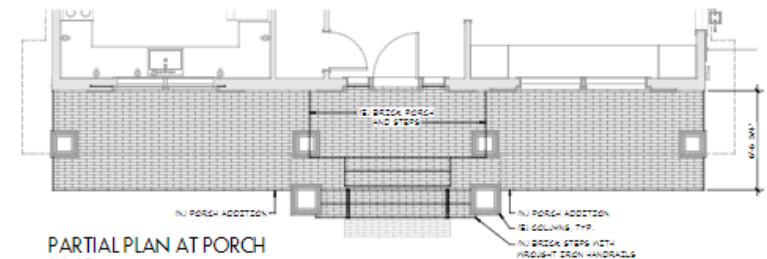
Design: Cabana / Bathroom Plans



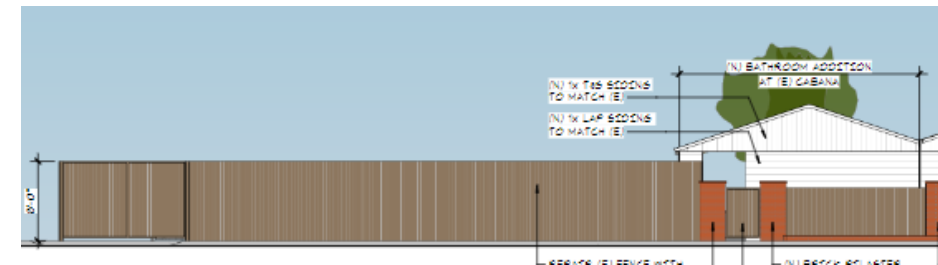
PARTIAL PLAN AT CABANA
1/4" = 1'-0"



PARTIAL PLAN AT BALCONY
1/4" = 1'-0"



PARTIAL PLAN AT PORCH
1/4" = 1'-0"



City Documents

- Processing Review Procedures for Owners of Historic Properties
- Secretary of the Interior Standards
- General Plan
- Zoning Code
- Design Guidelines



Observations:

- The reduced setback for the proposed entry way pilasters is consistent with the design to others in the preservation district.
- The Non-contributor status allows for additions and repairs to need only be compatible with the house's architectural style, yet the proposal implements historic guidelines throughout the design to not detract from the character of any adjacent contributing properties

Environmental Review

California Environmental Quality Act (CEQA)

The project is in compliance with CEQA

- Section 15301 – Modification and repairs to existing structure



No public comments received

Recommendation

It is recommended by the Planning and Economic Development Department that the Cultural Heritage Board approve a Landmark Alteration Permit for the Daniels Addition and Repair Project located at 1220 McDonald Avenue.

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