

McNulty Residence Exterior Modifications

642 Oak Street

October 5th, 2023

Sachnoor Bisla, City Planner
Planning and Economic Development

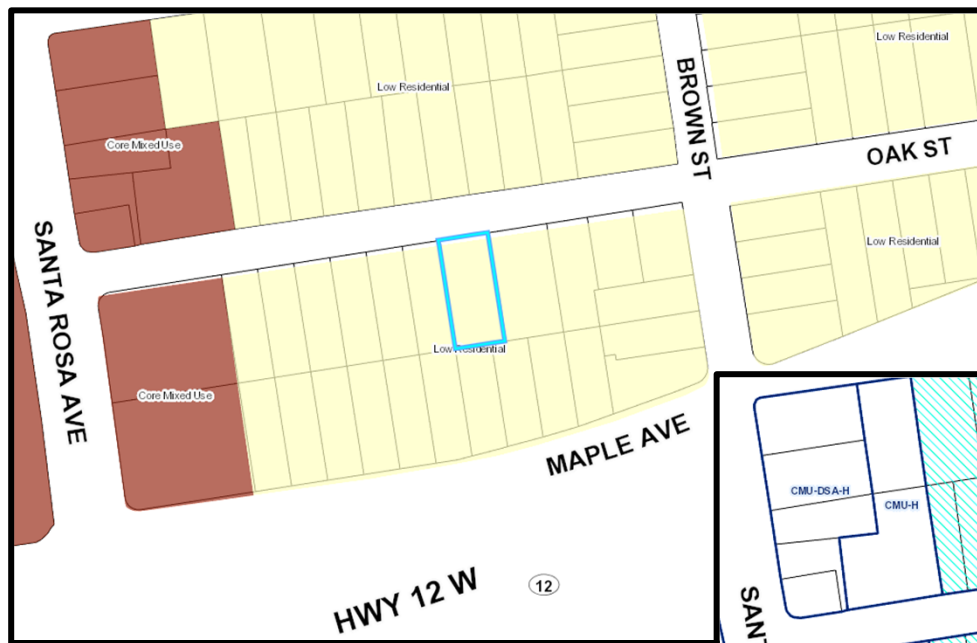
- Remove side yard windows and fill space with siding to match
- Replace a window with French doors, and replace a back door with a window
- Replacement of vinyl windows with fiberglass
- Trim to match original



Neighborhood Context

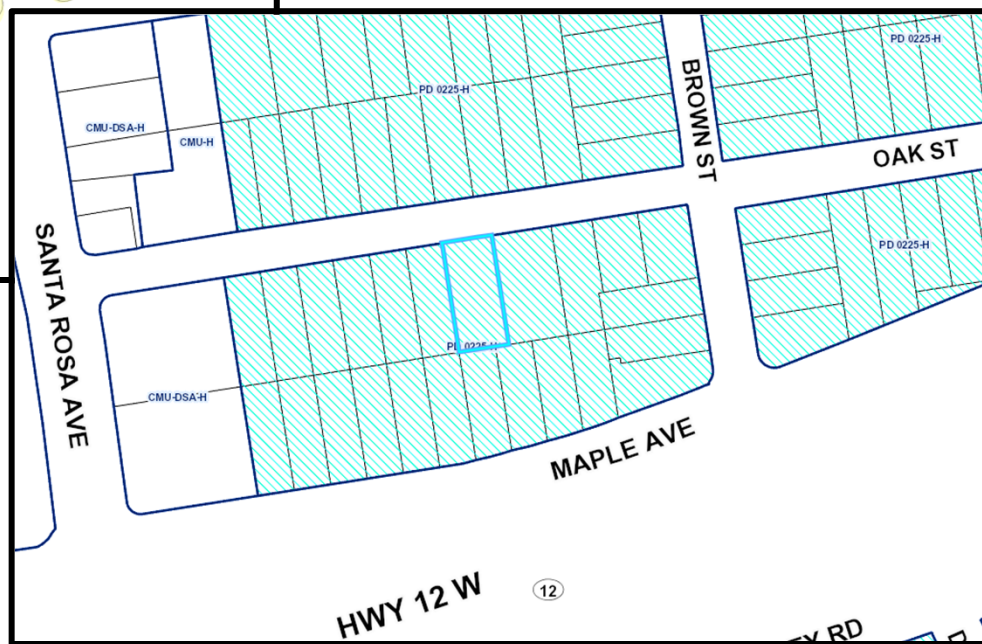


General Plan & Zoning



General Plan: Low Density
Residential

Zoning: PD 0225-H





East Elevation



2
A201

East Elevation (Existing)

SCALE: 1/4" = 1'-0"

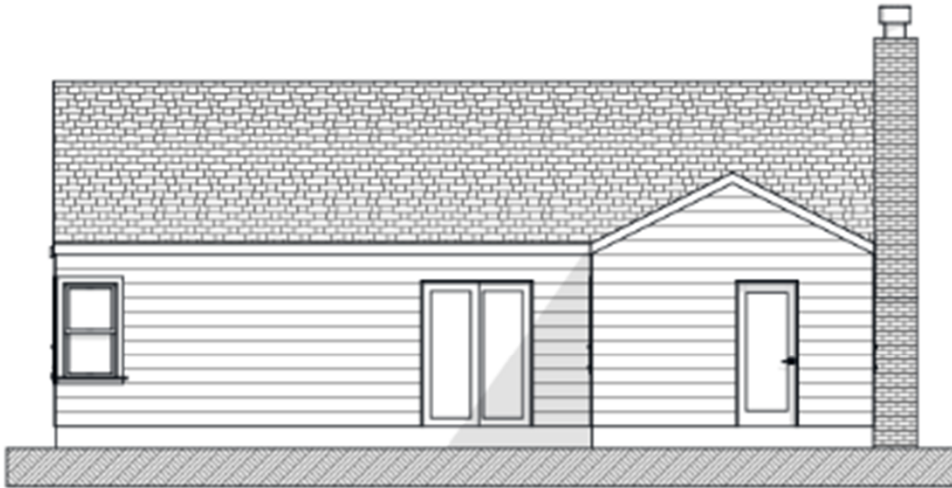


2
A202

East Elevation

SCALE: 1/4" = 1'-0"

South Elevation



3
A201 South Elevation (Existing)
SCALE: 1/4" = 1'-0"



3
A202 South Elevation
SCALE: 1/4" = 1'-0"

West Elevation



4
A201

West Elevation (Existing)

SCALE 1/8" = 1'-0"



4
A202

West Elevation

SCALE 1/8" = 1'-0"

Required Findings (Zoning Code)

- The proposed exterior changes are consistent with applicable zoning standards except as directed by Zoning Code Section 20-12.020; and
- The proposed exterior changes implement the General Plan and any applicable specific plan; and
- The proposed exterior changes are consistent with the original architectural style and details of the building; and
- The proposed exterior changes are compatible with any adjacent or nearby landmark structures or preservation district structures that have been identified as contributors to the respective district; and

Required Findings (continued)

- The proposed exterior changes are consistent and/or compatible with the textures, materials, fenestration, decorative features and details of the time period of the building's construction; and
- The proposed exterior changes will not destroy or adversely affect important architectural features; and
- The proposed exterior changes are consistent with applicable Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (2017 Revision).

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standards for Rehabilitation (continued)

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Environmental Review

California Environmental Quality Act (CEQA)

- Categorically Exempt
 - 15301 – Involves minor modifications to an existing structure



- There are no unresolved issues as a result of staff review.
- No public comment has been received.

Recommendation

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Landmark Alteration to allow exterior modifications at 642 Oak St.

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