

Window Replacement



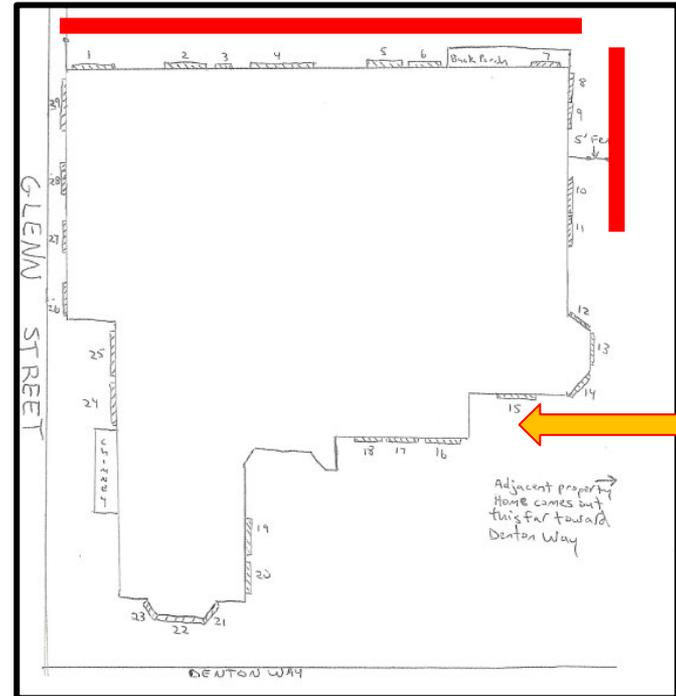
401 Denton Way

July 21, 2021

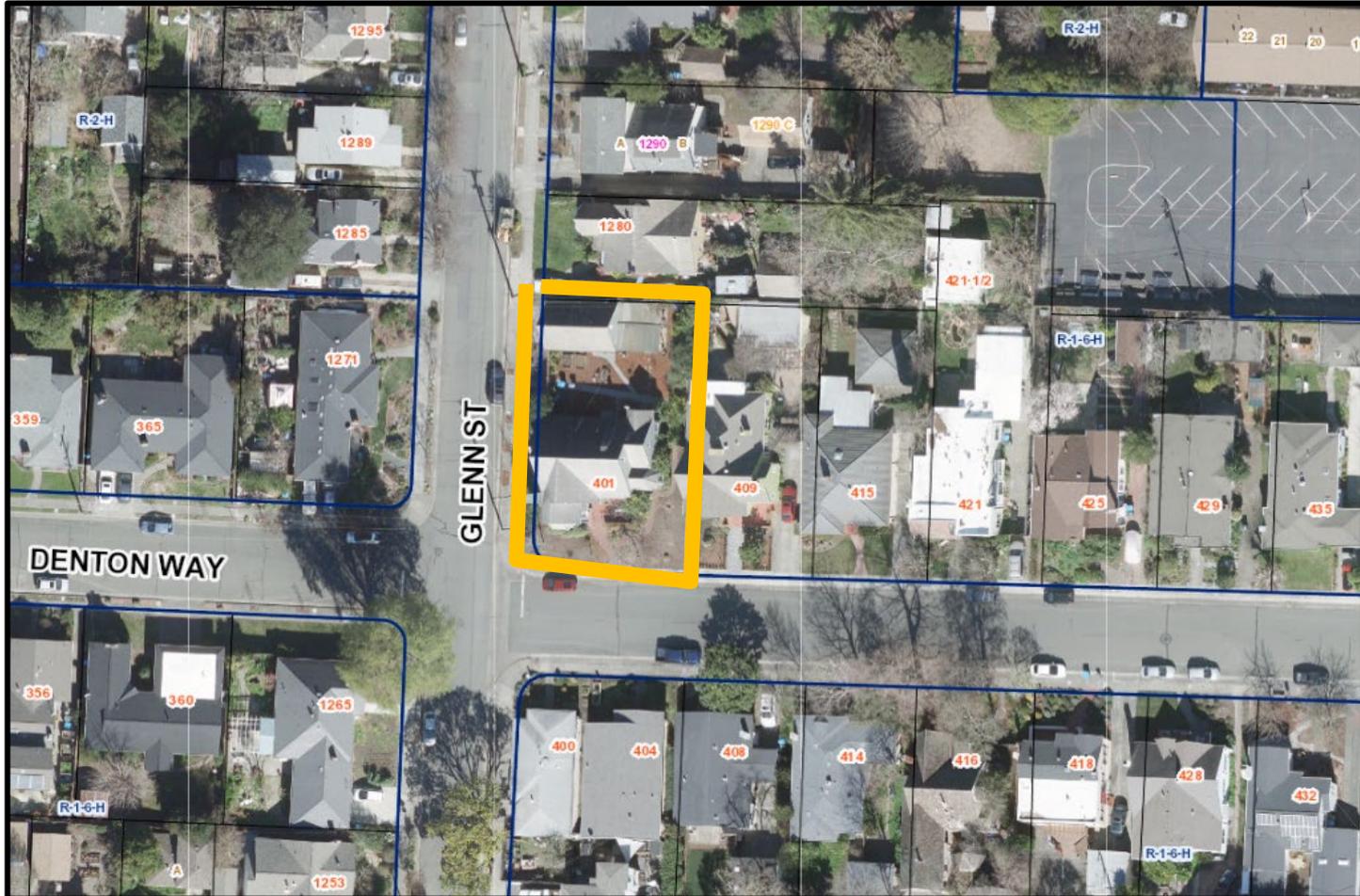
Susie Murray, Senior Planner
Planning and Economic Development

Minor Landmark Alteration Permit (LMA)

- Replace windows 1-11 on site plan
- Remove door located between windows 15 & 16 on site plan.

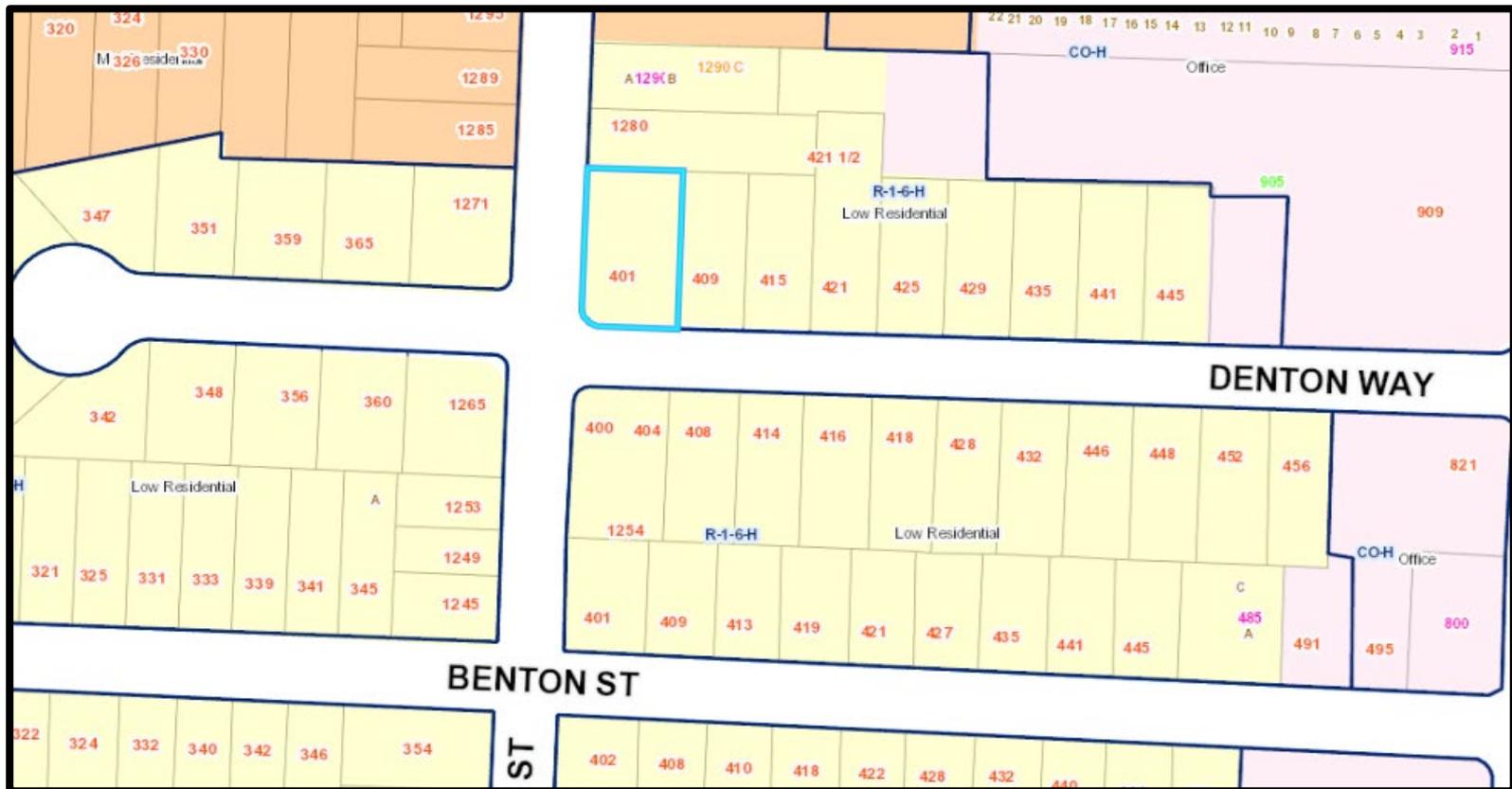


401 Denton Way & Neighborhood Context



General Plan: Low Density Residential

Zoning: R-1-6-H (Single-family Residential, within the historic combining district)



Criteria for Decision

1. Proposed changes are consistent with applicable zoning standards
2. Proposed change implements the General Plan and any applicable specific plan
3. Consistency of the proposed change with the original architectural style and details
4. Compatibility of the proposed change with any adjacent or nearby landmark structures or preservation district structures that have been identified as contributors to the Ridgway Preservation district
5. Consistency/compatibility of the proposed textures, materials, fenestration, decorative features and details with the time period of the building's construction
6. Will proposed change will destroy/adversely affect architectural features

Criteria for Decision, Continued

7. Consistency with Secretary of the Interior's Standards

Historic Evaluation, prepared by Robert Anderson, Architect, concluded:

Since visibility from the public way is a primary concern with any alteration in the District, it's my opinion the proposed window replacement and door removal will have no substantive impact on the architectural character of the residence as seen from the public way. The combination of solid fencing 6 feet tall and heavy foliage make the interior side and rear yard elevations virtually invisible from vehicular or pedestrian traffic on Denton Way or Glenn Street.

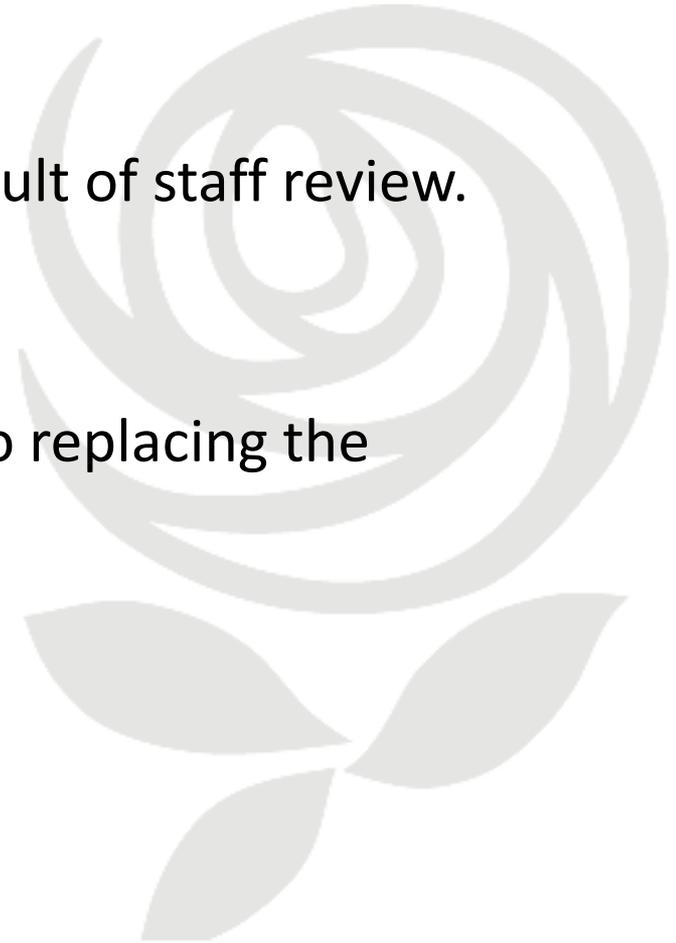
Environmental Review

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.
- Summarize comments received:
 - One comment received opposed to replacing the original windows with vinyl.



It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a minor Landmark Alteration Permit to allow the exterior modifications, at 401 Denton Way.

Questions:

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