



Historical and Landmarks Commission

Item 4: 1175 Lafayette Street

April 3, 2025

Daniel Sobczak, Associate Planner



Request

Recommendation on the Architectural Review (PLN25-00065) for the Demolition of an Existing Uninhabitable Commercial Structure and the Construction of a New 2,598 Square-Foot Two-Story Residence with Four Bedrooms and Three and a Half Bathrooms Located at 1175 Lafayette Street within 200 Feet of Historic Resource Inventory Properties.



Process

- Historical and Landmarks Commission and Development Review Hearing
 - Review for neighborhood compatibility and consistency with the City's Design Guidelines and make a recommendation on the Architectural Review at the Development Review Hearing.
- Development Review Hearing
 - Review recommendation from HLC and consistency with the Zoning Code and City's Design Guidelines



Existing Site

- **Size:** 6,506 Square Feet
- **Surrounding Uses:** Single-Family Residences
- **Zoning:** R1-6L
- **General Plan Designation:** Very Low Density Residential





HRI Properties Within 200 feet

908 Fremont St

- Title (if any) Nuttman Residence
- Arch. style Colonial Revival
- Year Built 1939
- HRI Status Historic Resource

1193 Lafayette St

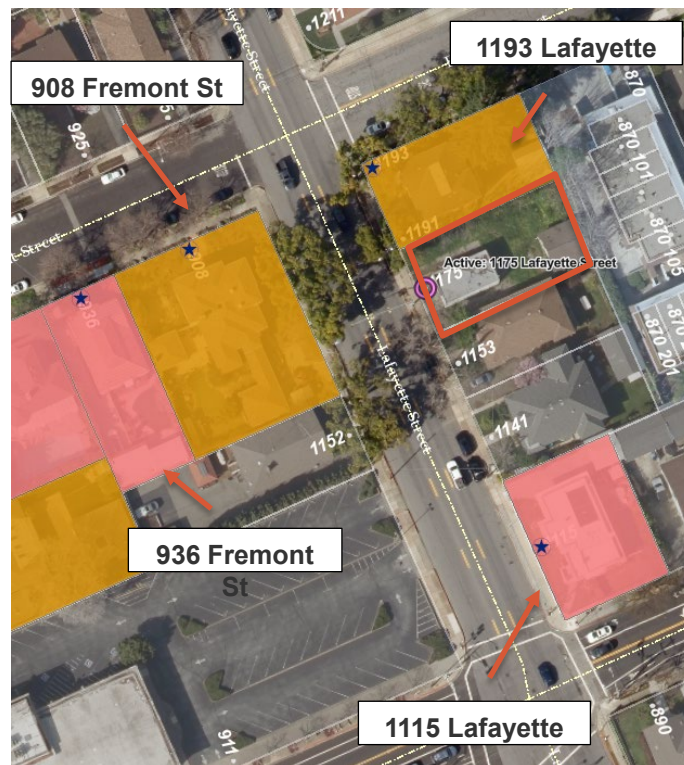
- Title (if any) Glendenning House
- Arch. style Pioneer Vernacular
- Year Built 1885
- HRI Status Historic Resource

936 Fremont St

- Title (if any) Gould/South House
- Arch. style Spanish Eclectic Cottage
- Year Built 1937
- HRI Status Mills Act, Small Plaque

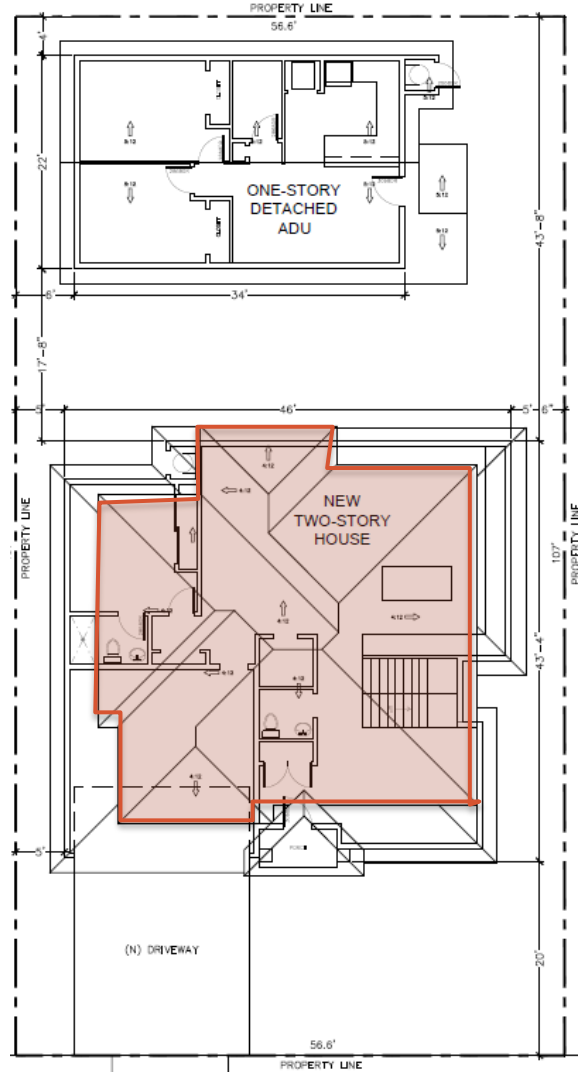
1115 Lafayette St

- Title (if any) Robert B. Jones House
- Arch. style Prairie
- Year Built 1913
- HRI Status Mills Act, Small Plaque



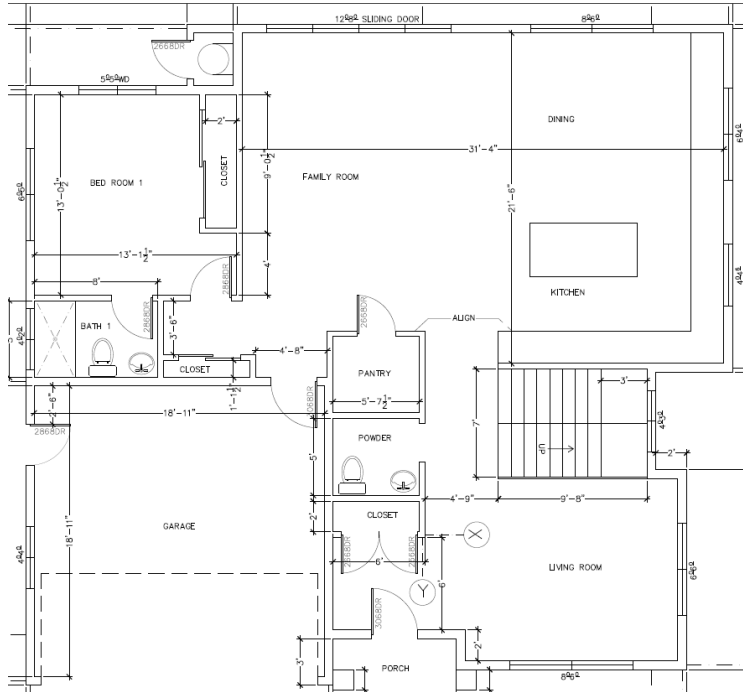


Site Plan

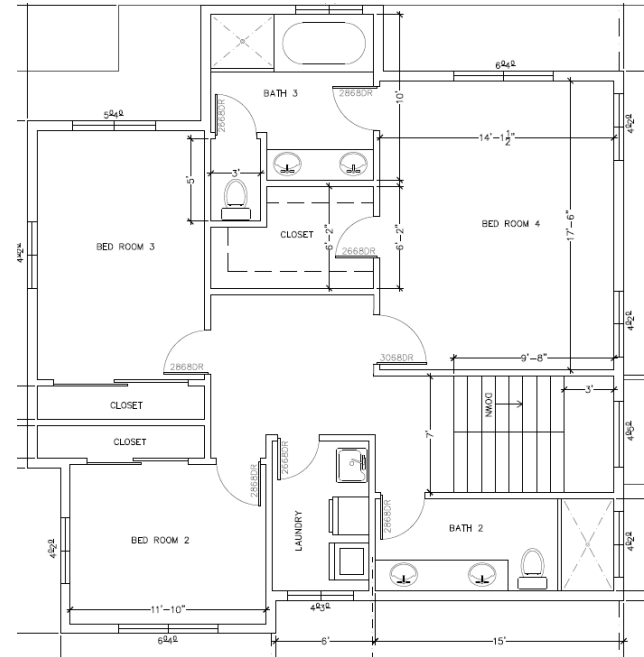


Floor Plan

First Floor Plan



Second Floor Plan





Design and Neighborhood Compatibility

The proposed project complies with the City's Single-Family and Duplex Residential Design Guidelines (2014), in that:

- The front of the house is oriented toward the primary street frontage with an emphasis on the front porch or entry element toward the street by architectural design and landscaping treatment.
- A prominent front porch or entry is provided.
- The architectural features of the proposed design including the Hardie Board horizontal siding, the stone veneer wrapped at the bottom of the home, and the stucco front porch all create a mix of materials that are true to the architectural form and appropriate for the neighborhood.
- The project proposes both a hip roofed style to decrease the appearance of bulk and match similar two-story residences in the neighborhood.



Historical Evaluation

- Use this slide if a formal historical evaluation was completed
- Evaluation prepared by Kara Brunzell of Brunzell Historical, studied potential impacts of the project on the adjacent resource at 908 Freemont, 936 Freemont, 1115 Lafayette, and 1193 Lafayette
- The evaluation found that the property is recommended not eligible for listing on the NRHP or CRHR. It does not qualify as a historical resource under CEQA.



Recommendation

That the Historical and Landmarks Commission find that the proposed project located at 1175 Lafayette Street will not destroy or have a significant adverse effect on the integrity of the Historic Resource Inventory property within 200 feet and that the proposed construction is compatible with the surrounding neighborhood and recommend approval of the Architectural Review at the Development Review Hearing.



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