

# DESIGN REVIEW COMMITTEE AGENDA ITEM

AGENDA DATE: APRIL 4, 2012

To: Chair Woollett and Members of the Design Review Committee

THRU: Leslie Aranda Roseberry, Planning Manager FROM: Daniel Ryan, Historic Preservation Planner

SUBJECT: DRC NO. 4619-12 – SCALES ADDITION

# **SUMMARY**

The applicant is proposing to remove 18 square feet of a bathroom pop-out and shed roof on the rear of the residence and construct a new 271 square feet rear addition consisting of new bedroom, master bath, laundry, and entry way. The new extended double gable roof, siding and material will match the existing contributing 1922 Bungalow.

# FINAL DETERMINATION

Staff recommends the DRC approve the addition as conditioned.

# BACKGROUND INFORMATION

Applicant/Owner: Albert J. Scales

Property Location: 165 N. Cleveland Street, (Old Towne Orange Historic District)

General Plan Designation: Low Density Residential (2 to 6 Du/Ac)

Zoning Classification: R2-6 (Duplex Residential District)

Existing Development: Contributing 1922 Bungalow

Property Size: .18 Acre (7,695 sq. ft.)

Associated Applications: None
Previous DRC Review: None

# PUBLIC NOTICE

No Public Notice was required for this project.

# ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15303 and 15333. Section 15303 – (Class 3 New Construction or Conversion of Small Structures) and Section 15331 –

(Class 31 - Historical Resource Restoration and Rehabilitation) consists of projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings. There is no public review required.

# PROJECT DESCRIPTION

The subject property contains a 1,256 sq. ft. single-story, single-family contributing Bungalow residence located at 165 North Cleveland Street. The proposed addition to the rear of the residence includes the demolition of the existing 18 sq. ft. bathroom pop out and shed roof at the rear of the residence. The new rear addition will include a 209 sq. ft. bedroom and master bath, a 50 sq. ft. laundry, and a 12 sq. ft. entry. The applicant is proposing to construct a new extended double gable clipped Dutch roof over the new rear addition and use matching wood lap siding, eave brackets and fascia. The applicant has proposed recycling the existing double-hung wood window that was on the existing rear elevation to be installed on the north elevation of the new bedroom addition. In addition, the applicant proposes to remove three tall wood windows from the side of the existing garage and install them on the rear of the new addition. These windows are of a different proportion and design than the existing historic double-hung windows found on the existing Bungalow. The addition of 271 sq. ft., less the demolition of 18 sq. ft., yields 253 sq. ft. that is two square feet over the existing floor area by 20% which would trigger Planning Commission review. Staff is recommending that the applicant reduce the new floor area to 250 sq. ft. in area or less.

# **EXISTING SITE**

The City's Historic Building Survey lists the property as a contributing one-story, 1922 Bungalow. The existing property has a 228 sq. ft. detached contributing one-car garage. The Bungalow retains its original architectural features including its wood lap siding and Dutch clipped gable roof (See Attachment No. 2 – Photographs).

# EXISTING AREA CONTEXT

The property is located on the east side of the 100 north block of Cleveland Street that contains five (5) residential parcels; all are contributing historic structures, with construction dates ranging from 1920 to 1922. Four residences are one-story, and one is two-story. The styles range from Craftsman Bungalow, Bungalow and Prairie styles. The lots vary from 7,560 to 7,695 square feet in area, with the subject property having 7,695 sq. ft. The floor area ratio (FAR) for the subject property is .25 FAR, the block ranges from .17 to .35 FAR, with an average FAR of .25.

# **EVALUATION CRITERIA**

Orange Municipal Code (OMC) Section 17.10.070 establishes the general criteria the Design Review Committee should use when reviewing the project. This section states the following:

The project shall have an internally consistent, integrated design theme, which is reflected in the following elements:

#### 1. **Architectural Features.**

- a. The architectural features shall reflect a similar design style or period.
- b. Creative building elements and identifying features should be used to create a high quality project with visual interest and an architectural style.

#### 2. Landscape.

- a. The type, size and location of landscape materials shall support the project's overall design concept.
- b. Landscaping shall not obstruct visibility of required addressing, nor shall it obstruct the vision of motorists or pedestrians in proximity to the site.
- c. Landscape areas shall be provided in and around parking lots to break up the appearance of large expanses of hardscape.
- 3. **Signage**. All signage shall be compatible with the building(s) design, scale, colors, materials and lighting.
- 4. **Secondary Functional and Accessory Features**. Trash receptacles, storage and loading areas, transformers and mechanical equipment shall be screened in a manner, which is architecturally compatible with the principal building(s).

# ANALYSIS/STATEMENT OF THE ISSUES

#### Issue 1: Architectural:

The applicant has proposed recycling the existing double-hung wood window that was on the existing rear elevation and install it on the north elevation of the new bedroom addition. The project includes removing three tall wood windows from the side of the existing enclosed patio and installing them on the rear of the new addition. These windows are of a different proportion and design than the existing historic double-hung windows found on the existing Bungalow. Staff is recommending that if the applicant wishes to have more window area for the bedroom, that three double-hung windows of the same proportion as the historic windows be installed in place of the recycled tall windows.

On the rear elevation, the louvered attic vents shall be made of wood and have insect screening installed behind the louvers.

#### <u>Issue 2: Floor Area Expansion:</u>

The addition of 271 sq. ft., less the demolition of 18 sq. ft., yields 253 sq. ft. which exceeds the existing floor area by 20% (20% of 1,256 = 251 sq. ft.), and would require Planning Commission review. Staff is recommending that the applicant reduce the new floor area under 250 sq. ft. in

area or submit the Design Review Committee Application to the Planning Commission for review for a new floor area expansion over 20%.

# ADVISORY BOARD RECOMMENDATION

None

# STAFF RECOMMENDATION AND REQUIRED FINDINGS

The courts define a "Finding" as a conclusion which describes the method of analysis decision makers utilize to make the final decision. A decision making body "makes a Finding," or draws a conclusion, through identifying evidence in the record (i.e., testimony, reports, environmental documents, etc.) and should not contain unsupported statements. The statements which support the Findings bridge the gap between the raw data and the ultimate decision, thereby showing the rational decision making process that took place. The "Findings" are, in essence, the ultimate conclusions which must be reached in order to approve (or recommend approval of) a project. The same holds true if denying a project; the decision making body must detail why it cannot make the Findings.

#### **Old Towne Historic District – Applies to all projects within the district.**

1. In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project (OMC 17.10.070.F.1 and OTDS).

### Materials, Features and Building Elements

- a) The rear addition will use in-kind matching wood siding, door and trim materials as found on the existing residence.
- b) A condition would require that the three recycled windows on the rear addition be replaced with three matching double-hung windows of the same proportion as the original double-hung wood windows on the residence.
- c) A condition would require that the applicant provide wood louvers with screening on the rear elevation.
- d) The architectural design, wood materials and finishes are correct for the rear projecting clipped gable roof, brackets, eaves and fascia details.

#### Site and Neighborhood Context

- a) The one-story addition is located at the rear and there are no issues with the existing streetscape, side yard setback patterns, and/or visibility of the addition as seen from the street.
- b) The porch addition's roof is a secondary gable roof that matches the form, design and pitch of the existing clipped gable roof. Therefore, the scale, massing, and design are complementary to the existing residence and other Bungalows in the neighborhood.

c) The addition at the rear provides for a line of demarcation between the old and new construction.

#### **Bulk and Mass**

- a) As a one-story addition on the rear elevation is not an issue as to massing and/or placement and orientation on the property, the increase in floor area ratio from .25 FAR to .28 is minor as the block average is .25 FAR.
- b) A condition would require the applicant to reduce the proposed floor to 250 sq. ft. or less to remain under a 20% floor area increase or to receive Planning Commission review and approval.

# Old Towne Historic District – National Register Historic District -- additional finding applies to sites within the National Register Historic District.

- 2. In any National Register Historic District, the proposed work complies with the Secretary of the Interior's Standards and Guidelines (OMC 17.10.07.F.2).
  - a) The design of the new exterior addition is compatible with the character of the site and preserves the existing relationship between the residence and accessory structures, open space elements, architectural design and existing historic setting.
  - b) The design of the new addition as conditioned will be compatible with the architectural character of the existing 1922 Bungalow in terms of secondary size and scale, design elements and in-kind matching materials.
  - c) As conditioned, the size of the one-story, attached addition, its placement at the rear limits its impacts on the historic building. There are no issues with the existing streetscape, side yard setback patterns, and/or visibility of the addition as seen from the street.
  - d) The design of the new work is compatible with the architectural character of the historic setting in terms of size, scale, design, material, color, and finishes of the Bungalow residence and the neighborhood.
- 3. The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.F.3).
  - As the project is located within the Old Town Historic District, the proposed work, with the recommended conditions, conforms to the prescriptive standards and design criteria referenced and/or recommended by the Design Review Committee. The proposal, as conditioned, is based upon sound principles of land use, in that it complies with the Old Towne Design Standards and the Secretary of the Interior's Standards for Rehabilitation.
- 4. For infill residential development, as specified in the City of Orange Infill Residential Design Guidelines, the new structure(s) or addition are compatible with the scale, massing, orientation, and articulation of the surrounding development and will preserve or enhance existing neighborhood character (OMC 17.10.07.F.4).

As the City of Orange Infill Residential Design Guidelines do not apply to projects located within the Old Towne Orange Historic District, this finding does not apply.

## **CONDITIONS**

The approval of this project is subject to the following conditions:

- 1. All construction shall conform in substance and be maintained in general conformance with plans labeled Attachment (dated March 5, 2012) and as recommended for approval by the Design Review Committee.
- 2. Final building plans shall show that the show that the three wood double-hung windows of the same height and proportion as the existing historic windows be installed on the rear of the new addition.
- 3. Final building plans shall show the louvered attic vents on the rear elevation be made of wood and have insect screening installed behind the louvers.
- 4. Final building plans shall show a reduced floor area of the new addition to be less than 20% of the existing area or under 250 sq. ft. or shall receive Planning Commission review and approval.

The following code provisions are applicable to this project and are included for information only. This is not a complete list of requirements, and other code provisions may apply to the project.

- 1. Prior to Building Permit issuance, the applicant shall pay all of the applicable Development Impact Fees in accordance with the most current fee schedule. Building permits shall be obtained for all construction work, as required by the City of Orange, Community Development Department's Building Division. Failure to obtain the required building permits will be cause for revocation of this design review permit.
- 2. Prior to building permit issuance, construction plans shall show that all structures shall comply with the requirements of Municipal Code (Chapter 15.52 Building Security Standards), which relates to the use of specific hardware, doors, windows, lighting, etc (Ord. No. 7-79). Architect drawings shall include sections of the Ordinance that apply under "Security Notes". An "Approved Products List 1/08" of hardware, windows, etc is available upon request.
- 3. These conditions shall be reprinted on the second page of the construction documents when submitted to the Building Division for the plan check process.
- 4. Subsequent modifications to the approved architecture and color scheme shall be submitted for review and approval to the Community Development Director or designee. Should the modifications be considered substantial, the modifications shall be reviewed by the City's Design Review Committee.
- 5. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees from any and all liability or claims that may be brought against the City arising out of its approval of this permits, save and except that caused by the

- City's active negligence. The City shall promptly notify the applicant of any such claim, action, or proceedings and shall cooperate fully in the defense.
- 6. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use will be cause for revocation of this permit.
- 7. Design Review Committee No. 4619-11 shall become void if not vested within two years from the date of approval. Time extensions may be granted for up to one year, pursuant to OMC Section 17.08.060.
- 8. Except as otherwise provided herein, this project is approved as a precise plan. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public hearing.
- 9. Building permits shall be obtained for all construction work, as required by the City of Orange, Community Development Department's Building Division. Failure to obtain the required building permits may be cause for revocation of this entitlement.
- 10. In conjunction with construction, all activity will be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.
- 11. Any graffiti shall be removed within 72 hours from the time the City of Orange Notice of Violation is received by the applicant/property owner.
- 12. Prior to Building Permit issuance, the applicant shall pay any outstanding monies due to the City of Orange for Planning Division entitlement activities related to this project.
- 13. The term "applicant" shall refer to the entity that requests approval of this action or any successor in interest to this approval.
- 14. Plans submitted for Building Plan Check shall comply with the California Fire Code as amended by the City and as frequently amended, and in effect, at the time of application for a Building Permit.

## **ATTACHMENTS**

- 1. Vicinity Map
- 1. Small scale black-line plans, and photographs dated January 21, 2012

CC: Albert J. Scales 165 N. Cleveland Street, Orange, CA 92866 714.628.0508

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