

# DESIGN REVIEW COMMITTEE AGENDA ITEM

AGENDA DATE: DECEMBER 5, 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. 4644-12 – NV PROPERTIES- COURTYARD & LANDSCAPING

### **SUMMARY**

The Design Review Committee (DRC) approved the landscape plan excluding the design of the handrail for the front porch. The DRC requested that the applicant return with a compatible design for the new metal handrail to match the 1924 Spanish Colonial Revival building. The applicant has submitted a new design for the porch handrail, based on recommendations from Staff and the Design Review Committee.

#### RECOMMENDED ACTION-FINAL DETERMINATION

Staff recommends the Design Review Committee approve the proposed handrail plan as submitted.

## BACKGROUND INFORMATION

Applicant/Owner: Mr. Nick Vertucci – NV Properties

Property Location: 1015 E. Chapman Avenue

General Plan Designation: NOP (Neighborhood Office Professional District – Max 0.5 FAR)

Zoning Classification: OP (Office Professional District)

Existing Development: Contributing one-story 1924 Spanish Colonial Revival building

Property Size: .19 Acre (8,258 sq. ft.)

Associated Applications: Continued from DRC Meeting of October 17, 2012

# 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 Section 15301 (Class 1 Existing Facilities) that consists of the repair, maintenance, or minor alteration of existing public or

private structures, facilities, mechanical equipment, involving negligible or no expansion. There is no public review required.

## PROJECT DESCRIPTION

The existing one-story Spanish Colonial Revival building has an existing 25' x 13' patio courtyard located at the front entrance of the building. The applicant has received approval from the Design Review Committee to demolish the existing courtyard and construct a new courtyard with a decorative gate, water feature and sitting area. The project includes a landscape layout and alignment that reflects the historic pattern of the original walkway using scored concrete walkways in all areas except the interior area of the courtyard where cut stone is permitted. The Design Review Committee required the applicant to submit the design of the handrail prior to permits being issued. The applicant has provided a wrought iron porch handrail design as requested. Additionally, the plan includes notes on the condition that the wall cap have mitered joints at the corners and joints along the wall spaced evenly 48" on center. The Design Review Committee (DRC) also conditioned the applicant to remove and replace the triangle of concrete at the intersection of the driveway and sidewalk. The DRC made a recommendation as placement of "Miscanthus Morning Light" as a background plant material on the project.

#### **EXISTING SITE**

The existing parcel contains a 2,000 square foot, one-story, 1924 Spanish Colonial Revival residence that has been converted to office use. The building is classified in the City's Historic Building Survey as a contributing resource to the National Registered Historic District. Other than upgrading existing landscaping, the only change to the building will be the new metal handrail for the front porch.

# **EXISTING AREA CONTEXT**

The existing spoke street area has residential, office professional and larger medical/offices uses with traditional residential type of landscaping including lawns, foundation shrubs and tree plantings.

# **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.
- 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 No. 1 – Design and materials on new porch handrail

The applicant is proposing a custom designed wrought iron railing for the 1924 Spanish Colonial Revival residence. The ornate design and use of wrought iron material is complementary to this period. The design includes only two vertical square posts on each railing, as the Design Review Committee wanted the least amount of penetrations into the existing concrete steps. The design includes a double beveled top hand railing common to both Spanish and Mediterranean Revival styles. The design of the handrail carries over the wrought iron pattern of circles as proposed in the design of the gate. The curved extensions at each end of the railing meet today's code for an extended railing.

#### <u>Issue No. 2 – Removal & replacement of triangle section of concrete at edge of driveway</u>

The Design Review Committee noted that a triangle section of concrete at the start of the edge of the driveway was uneven and damaged. The section of concrete lined up with the existing driveway dishpan approach so that vehicles could turn in the driveway without damaging any landscaping. The committee conditioned the approval that the applicant remove and replace this section of concrete. Staff has added that this change be detailed on the building plans and that the replacement concrete matches the existing paving.

# **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.

The Findings are applied as appropriate to each project. Based on the following Findings and statements in support of such Findings, staff recommends the DRC approve the project with recommended conditions.

#### 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).
  - a. Traditional materials which interrelate to the existing landscape shall be used including the proposed cut stone, concrete paving materials and wrought iron hand railing as proposed.
  - b. The applicant is proposing a custom designed ornate wrought iron railing that is complementary to the 1924 Spanish Colonial Revival building. The design includes a double beveled top hand railing common to both Spanish and Mediterranean Revival styles and the handrail carries over the wrought iron pattern of circles as proposed in the design of the entry gate.
- 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 applicant is proposing a custom designed ornate wrought iron railing that is complementary to the 1924 Spanish Colonial Revival building. The design includes a double beveled top hand railing common to both Spanish and Mediterranean Revival styles and the handrail carries over the wrought iron pattern of circles as proposed in the design of the entry gate.
- 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).
  - The applicant is proposing a custom designed ornate wrought iron railing that is complementary to the 1924 Spanish Colonial Revival building.
- 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 Exhibit A" dated October 17, 2012 and as recommended or modified for approval by the Design Review Committee.
- 2. The applicant provide details on the building plans as to the removal and replacement of triangle section of concrete at edge of driveway and that the replacement concrete matches the existing paving.
- 3. Prior to issuance of building permits, the applicant shall pay all applicable development fees, including but not limited to: City sewer connection, Orange County Sanitation District Connection Fee, Transportation System Improvement Program, Fire Facility, Police Facility, Park Acquisition, Sanitation District, and School District, as required.
- 4. 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.
- 5. All structures shall comply with the requirements of Municipal Code Chapter 15.52 (Building Security Standards), which relates to required exterior lighting.
- 6. These conditions shall be reprinted on the first page of the construction documents when submitting to the Building Department for the plan check process.

# **ATTACHMENTS**

- 1. Vicinity Map
- 2. Design Review Committee Staff report dated, October 17, 2012
- 3. Design Review Committee Final Meeting Minutes, dated October 17, 2012
- 4. Small Scale Site, and Landscape Plans dated October 17, 2012

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