DESIGN REVIEW COMMITTEE
AGENDA ITEM

AGENDA DATE:	MARCH 21, 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. 4576-11 – SHAFFER – FACADE RECONSTRUCTION

SUMMARY

On November 2, 2011 the applicant received a recommendation from the Design Review Committee to the Planning Commission to construct a one-story 285 square foot addition to the rear of the 1919 Craftsman Bungalow. Pending approval by the Commission, the applicant was issued a permit to replace the existing foundation. The work expanded beyond the permit issued and resulted in the demolition of the concrete front porch landing, brick piers, porch columns and gable covered porch.

FINAL DETERMINATION

Staff recommends the DRC approve the reconstruction of the front porch as submitted.

BACKGROUND INFORMATION

Applicant/Owner:	Evan and Karen Shaffer
Property Location:	247 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 1919 Craftsman Bungalow
Property Size:	.15 Acre (6,345 sq. ft.)
Associated Applications:	None
Previous DRC Review:	November 2, 2011

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 Guideline 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

On November 2, 2011 the applicant received a recommendation from the Design Review Committee to the Planning Commission to construct a one-story 285 square foot addition to the rear of the 1919 Craftsman Bungalow. As the project involves more than a 20% increase in floor area, the project requires final review and approval by the City's Planning Commission. Pending approval by the Commission, the applicant was issued a permit to replace the existing foundation.

During the repair of the foundation on the existing residence the contractor demolished and removed most of the front porch, brick pedestals, columns, overhang and landing. The applicant has presented detailed as-built plans to restore the front porch back to its original design. Some porch elements were salvaged, pending approval of the reconstruction. The Design Review Committee is being asked to review and recommend the restoration of the porch as a separate and final action.

EXISTING SITE

The City's Historic Building Survey lists the property as a contributing one-story, 1919 Craftsman Bungalow. The existing residence is 1,145 square feet in area with a detached one-car garage. The Craftsman Bungalow Cottage retains its original architectural features.

EXISTING AREA CONTEXT

The property is located on the east side of the 200 Block of North Cleveland Street that contains nine (9) residential parcels; eight (8) have contributing historic structures, and one is a noncontributing structure constructed in 1955. Excluding the non-contributing residences, the construction dates range from 1906 to 1923. Six are one-story, two are 1-1/2-story, and one is two-story. The styles range from Transitional, Craftsman, Bungalow, and Mediterranean Revival styles. The lots vary from 6,756 to 7,229 square feet in area, with the subject property having 6,345 sq. ft. The floor area ratio (FAR) for the subject property is .23 FAR, the block ranges from .10 to .45 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:

Staff has reviewed the submitted plans and they sufficiently detail the reconstruction of the front porch including the materials, dimensions and finishes of the concrete landing, steps, brick pedestals, columns, railings, and gable roof barges. This will ensure that the original front porch and all of its design elements will be reconstructed to match the original porch that was demolished.

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).*

    a. Materials, Features and Building Elements

    The reconstructed front porch from as-built plans will match the missing or damaged features to preserve the architectural character and defining features of the existing 1919 Craftsman Bungalow.

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 reconstructed front porch from as-built plans will match the missing or damaged features to preserve the architectural character and defining features of the existing 1919 Craftsman Bungalow.

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 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 3 (dated March 5, 2012) and as recommended for approval by the Design Review Committee.

- 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. Prior to Building Permit issuance, the applicant shall pay all of the applicable Development Impact Fees in accordance with the most current fee schedule. For this project, applicable fees include (TSIP), (Library Fees), (Police Fees), (Fire Fees), and (Park Fees).
- 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.
- 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.
- These conditions shall be reprinted on the second page of the construction documents when submitted to the Building Division for the plan check process.
- 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.
- Prior to building permit issuance, the applicant shall submit a color palette and sample materials to demonstrate that all proposed colors and materials match the DRC approvals and if applicable, existing colors and materials on the subject building.
- 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.
- 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.
- Design Review Committee No. 4606-11 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.
- 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.

- 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.
- 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.
- 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.
- 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.
- The term "applicant" shall refer to the entity that requests approval of this action or any successor in interest to this approval.
- 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 Building Permit.

ATTACHMENTS

1. Vicinity Map
2. Photographs Font Porch
3. Small scale black-line plans, dated March 3, 2012

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