



DESIGN REVIEW COMMITTEE

AGENDA ITEM

AGENDA DATE: JUNE 6, 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. 4594-11 – ARCHITECTS ORANGE – FACADE MATERIALS

SUMMARY

The Planning Commission has approved the facade concept for the rehabilitation of both the front and rear facades on May 7, 2012. The Design Review Committee conditioned the project to return for final approval of the materials and finishes for the non-contributing commercial building (former Glen Johnson model shop) within the Plaza Historic District.

RECOMMENDED ACTION – FINAL DETERMINATION

Staff recommends the DRC approve the project as conditioned.

BACKGROUND INFORMATION

Applicant/Owner: Jack Selman – Architects Orange
Property Location: 321 W. Chapman Avenue, Plaza Historic District
General Plan Designation: OTMU (Old Towne Mixed Use, Maximum 6-15 Du/Ac .6 FAR)
Zoning Classification: C1 SPZ Limited Business District (Santa Fe Depot Specific Plan)
Existing Development: Existing 5,770 sq. ft. building
Property Size: .15 Acre (6,360 sq. ft.)
Associated Applications: None
Previous DRC Review: January 18, 2012

PUBLIC NOTICE

No Public Notice was required for this project.

ENVIRONMENTAL REVIEW

Categorical Exemption: This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class

1- Existing Facilities) consists of the repair, maintenance, or minor alteration of existing private structures, exterior alterations and/or topographical features.

PROJECT DESCRIPTION

The approved project consists of remodeling of the interior space of 5,770 square feet of the non-contributing commercial building to accommodate the office expansion of a local architectural firm. The recessed planter, garage door and 9'-0" wide metal shed entrance awning on the front elevation will be removed and a new glass store front and entry will be installed. The canopy overhang, which runs along the front of the building, will be repaired. The stucco parapet wall above the canopy will be repaired to match the existing stucco.

As most clients and employees enter at the rear of the building using the Lemon Street parking lot, the applicant is proposing to improve the rear facade of the building. The 10' x 10' roll-up garage door at the rear of the building will be removed and changed out to a new entry that has glazed windows. Corrugated metal panels are proposed for screening the utility/trash enclosure at the rear of the building. The east side of the rear enclosure will consist of a new masonry wall to separate the trash enclosure from the new entrance at the rear of the building. The paving treatment at the entry will consist of new pavers with landscape treatments and signage.

The front of the existing facade has existing wood framed windows, a raised brick planter and a garage door. To expedite the work and have immediate occupancy, the applicant has removed the front and rear roll-up or garage doors and replaced them with new aluminum windows. The front planter will be removed and replaced with a 12 inch high brick bulkhead. The applicant is proposing to remove all the recently installed aluminum windows and install milled wood window and door frames as proposed on the new plans submitted to the Design Review Committee. The profile and finish of the mill work shall be similar to historic mill work as found on contributing Plaza storefronts.

EXISTING SITE

The one-story 5,770 sq. ft. building addressed as 321 W. Chapman Avenue is classified as a non-contributing commercial building located in the Plaza Historic District. According to Sanborn Insurance Maps and aerial photographs, the brick commercial building was constructed in 1923. According to the former Glen Johnson, the building was "modernized" in 1980 with a recessed planter, arched windows and a garage type access door on the front façade to facilitate the access for architectural models produced by the Glen Johnson Company. The building fronts directly on Chapman Avenue and the rear setback to the alley is ten feet. No onsite parking is provided.

EXISTING AREA CONTEXT

The west end of Chapman Avenue is made up of principally one-story commercial buildings fronting directly on the front property line. There is a mix of commercial serving uses including: retail, antique dealers, restaurants and office uses.

EVALUATION CRITERIA

Orange Municipal Code (OMC) Section 17.10.070 establishes the general criteria the DRC 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.**
 - a. 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 – Facade Materials:

The Design Review Committee (DRC) requested that all aluminum storefront framing shall be constructed of wood or steel in conformance with the Old Towne Design Standards and that the whole storefront shall be brought back to the Design Review Committee prior to obtaining a building permit. The DRC recommended approval of a concept plan to the Planning Commission. The DRC made reference to the requirements that commercial store fronts use steel or wood, not the aluminum store front material that was installed as an interim fix to permit immediate occupancy of the building.

The applicant is proposing to remove the new aluminum frames and replace same with wood frames of a proper dimension on both the front and rear facades. Narrow framed doors and anodized aluminum storefronts are not permitted in the Plaza. Because the original facade was changed the building was classified as a non-contributing commercial building, however, it still has original wood windows on the east elevation. Therefore, Staff is recommending the installation of wood framed front and rear facades including windows and doors so as to be consistent and complementary with the original wood materials. The profile and finishes of the mill work shall be similar to historic mill work as found on contributing Plaza storefronts.

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.

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).*

The proposed change in window and door casings and framing from a modern aluminum material to milled wood window and door frames is consistent with the use of like-for-like material, and consistent with the original wood window material on the east elevation. With the requested modifications to the window sizes, bulkhead, and door frames the proposal will comply with and be compatible with the existing historic pattern of building facades in the Plaza.

The utility and trash screening enclosure at the rear of the building is proposing to use corrugated metal which is a common commercial/industrial material of the period of significance and appropriate for the rear of the building.

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 and OTDS.)*

The proposed change in facade material from contemporary aluminum framing to wood framing will remove a non-historic material and replace same with wood framing and trim that is consistent with the Secretary’s of the Interior’s Standards for Rehabilitation.

With the requested modifications to the window sizes, bulkhead, and door frames the proposal will comply with and be compatible with the existing historic pattern of building facades in the Plaza.

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).*

With the screening of equipment, new landscape materials and facade improvements as conditioned the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the Design Review Committee. The proposal shall be based upon sound principles of land use and comply 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).*

These City of Orange Infill Residential Design Guidelines do not apply to commercial development.

CONDITIONS

Staff recommends the Design Review Committee approve DRC 4594-11 on the material and finishes for the front and rear facades subject to the conditions listed below and any conditions that the Design Review Committee deems appropriate:

1. All construction shall conform in substance and be maintained in general conformance with site and elevation plans dated May, 8 2012 and as approved or amended by the Design Review Committee.
2. Remove all aluminum framing and install wood framed front and rear facades including windows and doors.
3. Have both sides of the front entrance angled rather than on side straight or have a one angle entrance (as found across the street at 324 W. Chapman).
4. Reduce the number, modify the size, proportion and ratio of plate glass storefront windows (and transom windows) to be consistent and compatible with those of surrounding historic buildings within the Plaza District.
5. Recess window and door jams to match the same depth as found on other masonry buildings in the Plaza.
6. Include a minimum bulkhead or kick plate height of 20".
7. Increase the width of entry door frames (typically 4" to 8" wide), with a bottom door panel or frame that is similar in height to the bulkhead or kick plate of 20 inches.

The applicant shall comply with all previously stated conditions as noted in Planning Commissions Resolution No. 12 -13, adopted on May 7, 2012.

ATTACHMENTS

1. Vicinity Map
2. Design Review Committee Minutes, dated January 18, 2012
3. Small Scale Site and Elevation Plans, dated May 8, 2011

CC:

Architects Orange
Scott Jones
144 North Orange Street.
Orange, CA 92866