

DESIGN REVIEW COMMITTEE AGENDA ITEM

AGENDA DATE: JULY 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. 4628-12 – MOLINA & PORTER - REAR PORCH REMODEL

SUMMARY

The applicant proposes as part of a new kitchen and bath remodel, to reconstruct the exterior walls of the original rear porch including new exterior siding and windows. In addition, the applicants propose to replace non-historic features such as metal porch columns and railings with turned Victorian styled wood columns and railings on both the front and rear porches. The property has a Mills Act Contract and the proposed work is being reviewed to comply with the Secretary of the Interior's Standards.

RECOMMENDED ACTION-FINAL DETERMINATION

Staff recommends the DRC review the proposed window and door changes as submitted.

BACKGROUND INFORMATION

Applicant/Owner: Hope Molina and Kurt Porter

Property Location: 435 E. Palmyra Avenue, Old Towne Orange Historic District

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

Zoning Classification: R1-6 (Single-Family Residential District)

Existing Development: Contributing circa 1895 two-story Victorian

Property Size: .15 Acre (7,650 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 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

The applicant, as part of a new kitchen and bath remodel, proposes to reconstruct the exterior walls of the original rear porch including new exterior siding and windows. In addition, the applicants propose to replace non-historic features such as metal porch columns and railings with turned Victorian styled wood columns and railings on both the front and rear porches. The construction of a new exterior wall on the rear porch will provide an opportunity to place all of the currently exposed plumbing and electrical lines within the new wall. A new foundation for the main residence and the rear porch was recently installed. As part of their Mills Act Contract work, the applicants are proposing to replace non-historic features such as the metal porch columns and railings with turned Victorian styled wood columns and railings.

EXISTING SITE

The City's Historic Building Survey lists the property as a contributing circa 1895 two-story Victorian. The existing residence is 1,926 square feet in area with a detached 400 square foot non-contributing two-car garage. The Victorian residence retains its original architectural features and detailed fret work, excluding the former installation of metal railings and support columns on the front and side porches. The rear porch has a row of single windows around the three sides with a panel door centered on the north elevation. The original recessed open porch entrance located on the northeast corner of the residence is still visible as evidenced by the arched decorative fret work remaining above the existing windows. The exterior siding on the rear porch is bead board or vertical combed pine siding. Existing plumbing drain, waste and vent lines and electrical conduit from earlier times is routed on the exterior of the rear porch. The owners recently installed a new foundation for the residence which included a new foundation for the rear porch.

EXISTING AREA CONTEXT

Of the five residential lots on the north side of the 400 block of east Palmyra Avenue, all buildings are contributing buildings. The block has a mix of Craftsman Bungalow, Bungalow, Hip Roofed Cottage, and Mediterranean Revival styles. The residences were constructed between 1895 and 1928. Two of the homes are one-story, two are 1 1/2-story and one is 2-story in height. The lots range in size from 5,760 to 7,200 sq. ft. in area with the subject property having an area of 7,560 square feet. The Floor Area Ratio (FAR) for the block ranges from .21 FAR to .31 FAR, with an average FAR of .27. No floor area expansion is proposed for the subject property which has an existing FAR of .31.

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

<u>Issue No. 1 - Formality of Porch Treatments & Materials:</u>

The existing rear porch reflects the simplicity of the period in its exterior treatments. More than likely the rear porch was screened in or had simple single-paned windows. The exterior was single wall construction on piers with vertical bead-board siding. The original rear porch entrance was recessed with wood entry steps rather than extended concrete steps and landing. The proposal includes the use of matching horizontal wood lap siding on the three sides of the rear porch in place of the original bead-board siding.

Staff is recommending that the applicant maintain the original type of bead-board siding and simplify the window trim. The use of bead-board for the exterior treatment over single-wall construction from the Victorian period through the late 1930's was a common practice for rear service porches. By maintaining the same exterior bead-board material it will identify and provide a line of demarcation of the original rear service porch from the main residence.

Window treatments proposed on the porch are double-hung windows in the same rough dimension with exterior window trim that has a more formal appearance with decorative head and apron window trims. Staff is recommending that a running window sill is placed below all of the windows and that a continuous horizontal band or trim board be placed above the windows. The windows could be simplified with single glazing casements rather than double-hung windows.

The construction of a new exterior wall on the rear porch will provide an opportunity to place all of the currently exposed plumbing and electrical lines within the new wall and clear up the appearance of the rear of the residence.

The applicants propose to replace non-historic features such as the metal porch columns and railings on both the front and rear porches with turned Victorian styled wood columns and railings. All of the proposed project changes and Staff recommendations will bring the contributing residence more into conformance with both the Secretary of the Interior's Standards and the Old Towne Design Standards.

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. Site and Neighborhood Context

As there is no expansion of the existing residence there are no issues with streetscape, side yard setback patterns, and/or visibility as seen from the street. The removal of non-historic porch columns and railings and their replacement, including bead-board siding and simplified window trims on the rear porch will improve the historic appearance of the residence from public view.

b. Materials, Features and Building Elements

The applicant is proposing to remove inappropriate material (exterior mounted plumbing and electrical lines) and non-historic features such as metal railings and columns and replace them with matching Victorian wood railings and columns.

The use of matching bead-board and single-pane wood casement windows on the rear porch as recommended by Staff will maintain the simplicity and character of the original construction.

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 work is compatible with the architectural character of the historic setting in terms of size, scale, design, material, color, and texture.
 - b. Removal of non-historic features such as the metal railings and columns and the replacement with matching Victorian wood railings and columns will return contributing features to the property.
 - c. The use of matching bead-board and single-pane wood casement windows on the rear porch as recommended by Staff will maintain the simplicity and character of the original construction.
- 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 Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the Design Review Committee. The proposal 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).

The proposed project does not involve in-fill residential development. Furthermore, the *City of Orange Infill Residential Design Guidelines* do not apply to projects located within the Old Towne Orange Historic District. Hence, this finding does not apply.

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 No. 4 (dated June 15, 2012) and as recommended for approval by the Design Review Committee.
- 2. Final building plans shall provide bead-board siding and simplify the exterior window trim on the rear porch.
- 3. Final building plans shall provide: a running window sill placed below all of the windows and a continuous horizontal band placed above the windows on the rear porch.
- 4. 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.
- 5. 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.
- 6. These conditions shall be reprinted on the second page of the construction documents when submitted to the Building Division for the plan check process.
- 7. 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.
- 8. 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.
- 9. Design Review Committee No. 4628-12 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.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. 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.
- 14. 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.
- 15. The term "applicant" shall refer to the entity that requests approval of this action or any successor in interest to this approval.
- 16. 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
- 2. City of Orange Historic Building Survey
- 3. Building Photographs
- 4. Small scale site and elevation plans, dated June 15, 2012

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