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. 4630-12 – BROWN - GARAGE ROOF MODIFICATION

SUMMARY

The applicant proposes to do a tear-off, install new plywood sheathing, and composite shingles on the existing detached garage apartment. At the same time, the owner wishes to correct the existing height clearance on the porch landing by raising the substandard roof height only on the west elevation of the hip roof. The lowest point of the existing porch overhang is 6'-2" in height which is insufficient as to headroom clearance. The applicant proposes to install 21 feet of new canted roof section on top of the existing rafters on the west side of the garage/apartment to provide 7'-0" of headroom clearance. The project includes adding new rafters alongside the damaged rafters so that the building retains the same open rafter design. An undersized header along the west edge of the second-story overhang will be replaced with a new 4"x4" header. The main residence is a contributing 1921 Craftsman Bungalow.

RECOMMENDED ACTION-FINAL DETERMINATION

Staff recommends the DRC approve the proposed roof modification as conditioned.

BACKGROUND INFORMATION

Applicant/Owner:	Mark Brown
Property Location:	609 S. Orange Street (212 E. River) Street, Old Towne Orange Historic District
General Plan Designation:	Medium Density Residential (15 to 24 Du/Ac)
Zoning Classification:	R3 (Multi-Family Residential District)
Existing Development:	Contributing 1921 Craftsman Bungalow
Property Size:	.15 Acre (6,700 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 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 proposes to do a tear-off and install new plywood sheathing, and composite shingles on the existing detached garage apartment. At the same time the owner wishes to correct the existing height clearance on the porch landing by raising the substandard roof height on the west elevation, and canting a section of a new roof over the existing porch. The lowest point of the existing porch overhang is 6'-2" in height which is insufficient as to headroom clearance. The applicant proposes to install 21 feet of new canted roof section on top of the existing rafters on the west side of the garage/apartment to provide 7'-0" of headroom clearance.

The canted new roof is very shallow as the cut-in for the cant on the existing roof starts from the west porch roof overhang and extends to the east approximately six feet into the existing roof. The change in the straight roof pitch is minor and the south view of the side of the porch landing and roof is barely visible to the street view. The change in roof form is minor and is similar to a low set shed overhang, and will not change the general form of the existing hip roof. The modified roof will provide for the proper code height for the entrance on the existing landing an entrance for the apartment.

The project includes replacement of the existing exposed rafters and replacing an undersized header with a new 4"x4" header on the west side of porch overhang. There is no change in building area or exterior modifications other than replacement of the rafters and installation of a canted roof over the existing porch.

EXISTING SITE

The City's Historic Building Survey lists the property as a contributing two-story, 1921 Craftsman Bungalow. No notation is made as to the status of the detached two-car garage/accessory structure that faces River Avenue. This building appears to be secondary contributing resource as it maintains most of its original features including siding, stairs and windows. The main residence has 1,920 square feet in area and the two-story garage/apartment is 685 square feet of building area containing a two-car garage and a one bedroom, 342 square foot apartment.

EXISTING AREA CONTEXT

South Orange Street has six lots on the east side; four of the residences are contributing and two buildings are non-contributing. The architectural styles on the block are Provincial Revival, Contemporary, Bungalow and Craftsman including the subject property. The residences were constructed between 1915 and 1971. The homes range from one-story, one and one half, and two-story structures. All of the lots on the east side of the 600 block of South Orange Street, including the subject property, are 6,700 square foot lots. The subject property has a building area of 2,600 sq. ft. on a 6,700 sq. ft. lot yielding a Floor Area Ratio (FAR) of .39. No expansion of building area is proposed.

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: Finishes and Materials:

The applicant proposes to install 21 feet of new canted roof section on top of the existing roof rafters on the west side of the garage/apartment to provide 7'-0" of headroom clearance. The change in the roof pitch is minor, as the cut-in for the cant on the existing roof starts from the

west porch roof overhang and extends to the east approximately six feet into the existing roof. The change in roof form is similar to a low set shed overhang, and will not change the general form of the existing hip roof. The modified roof will provide for the proper code height for the entrance on the existing landing an entrance for the apartment. The south view of the side of the porch landing and roof is partly visible to the street view.

Staff is recommending that the starter board on the exposed eaves be Tongue & Groove (T&G), one by four or six inch wide wood, and that all exposed metal hangers and joist brackets be covered with wood trim.

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

    The proposed project will not increase building area and the proposed change in roof form is minor and although the roof area is only partly visible from the street, due to the minor change in roof form there are no issues related to visibility and/or with the existing streetscape.

    b. Materials and Features

    The applicant is proposing to use in-kind matching wood replacement rafters. With the recommended use of matching T & G starter board on the eaves and covering all exposed metal hangers. The project finishes will be consistent with the historic period and style of the building.

c. Roof Form

The installation of a minor cant on the lower portion of west side of the hip roof will not adversely affect the structure and is compatible with existing buildings within the Old Towne Historic District.

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).*

   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.

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 project is located within the Old Towne Historic District and the project is subject to the prescriptive standards and design criteria referenced and/or recommended by the Design Review Committee. Subject to the suggested changes, the proposal would 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).*

   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.

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 May 29, 2012) and as recommended for approval by the Design Review Committee.
2. Replacement starter board on the exposed eaves shall be T & G, one by four or six inch wide wood.
3. All exposed metal hangers and joist brackets shall be covered with wood trim.
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. 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.
8. 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.
9. 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.
10. Design Review Committee No. 4630-12 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.
11. 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.
12. 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.
13. 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.
14. 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.

15. 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.
16. The term "applicant" shall refer to the entity that requests approval of this action or any successor in interest to this approval.
17. 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. Site Photographs
3. Applicant Letter , dated May 29, 2012
4. Small scale site and elevation plans, dated May 29, 2012

CC: Mark Brown
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