DESIGN REVIEW COMMITTEE
AGENDA ITEM

AGENDA DATE:	SEPTEMBER 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. 4639-12– DE VONE ADDITION

SUMMARY

The applicant is proposing to construct a 285 square foot one-story addition consisting of a bedroom and bath on the rear of an existing one-story 1,372 square foot, contributing 1923 Bungalow residence. As the project involves more than a 20% increase in floor area and the applicant is applying for a Conditional Use Permit to install a bathroom in the detached accessory structure (garage/laundry service room) the project will require final review and approval by the City's Planning Commission.

RECOMMENDATION TO PLANNING COMMISSION

Staff recommends the DRC recommend approval of the project as conditioned to the Planning Commission.

BACKGROUND INFORMATION

Applicant:	Thomas Drummond
Owner:	Adam DeVone
Property Location:	174 N. Cambridge Street, (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 1923 Bungalow
Property Size:	.15 Acre (6,675 sq. ft.)
Associated Applications:	Conditional Use Permit No. 2879-12
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 Section 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 subject property contains a 1,372 sq. ft. single-story, single-family contributing Bungalow residence located at 174 North Cambridge Street. The residence currently has three bedrooms and two bathrooms. The proposed 19' X 15'new addition to the rear of the residence expands the size of one bedroom and includes a full bathroom. The affected bedroom at the rear of the residence is 12' x 14' (approximately 168 sq. ft.) in area. The new addition of 296 sq. ft. will create a larger bedroom of 12' x 23' that expands to the west with a bathroom and closet extension to the south. The existing west exterior wall on the rear of the residence will be removed and the new construction will expand the residence to 1,657 sq. ft. in area.

The width of the existing addition at the rear of the residence is 14'; whereas, the width of the new addition is 19'-0", with the south edge of the addition off-set 5' and the north elevation of the addition is flush with the existing wall line residence. The applicant proposes to recycle the existing four double-hung windows on the west elevation to the west elevation of the new addition. The design of the one-story addition will carry over the features of the existing residence including window trim, exposed open rafters and wide hardboard siding.

EXISTING SITE

The City's Historic Building Survey lists the property as a contributing 1,372 sq. ft. one-story 1923 Bungalow. The Bungalow retains its original building form and architectural features except for being covered with asbestos fiber cement exterior siding. The existing property has a detached 288 square foot one-car garage/service room which is a secondary contributor that has retained its original exterior wood siding. The original wood lap siding on the existing detached garage has a unique 7" then 2-1/2" and then 7" horizontal exposure pattern. According to a review of Sanborn Insurance Maps and Aerial photographs, the subject bedroom was constructed to the rear of the main Bungalow between 1938 and 1947.

Upon inspection of the former addition to the rear of the residence, the same original redwood siding was found under the asbestos fiber cement siding. It appears that the same matching redwood siding in the same pattern was used on the main residence, the addition and the garage. It appears that the exterior siding on the last addition has never been painted only stained, and is in excellent condition. A non-historic extended roof section was constructed from the rear entry porch to, and on top of, the detached garage. During a field inspection, the foundation, floor joists and plumbing have already been installed (See Attachment No. 2 – Site Photographs).

EXISTING AREA CONTEXT

The property is located on the west side of the 100 north block of Cambridge Street that contains seven (7) residential parcels. Three are non-contributing and four are contributing residences, with construction dates ranging from 1923 to 1950. Six residences are one-story and one is two-story. The architectural styles range from Bungalow (subject property) to Provincial Revival, Ranch, and Minimal Traditional. Six lots including the subject property are 6,675 square feet in area, with one lot having 8,010 square feet in area. The floor area ratio (FAR) for the subject property is .25 FAR, the block ranges from .18 to .32 FAR, with an average FAR of .22.

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: Design Relationship and Placement of the New Addition:

The width of the new addition being 19' wide will attach to the existing 14' width of the rear wing of the residence with a 5' off-set to the south and be flush with the north building line. The new addition extends to the west approximately 15', is approximately 7' wall-to-wall distance to the garage, and 5' to the south property line. With two opposing eave overhangs, there is 4'of separation between the existing addition and the existing garage. Although the south side of the

addition has a 5' off set, Staff is recommending that the north side have at a minimum offset to provide a true line of demarcation.

No elevation of the existing west elevation was provided on the plans, only a photograph. Additionally, the marked height of the roof to grade on the west finished elevation was 12'-6" whereas, the roof elevation of the new addition on the south elevation was 13'-6". The height of the roof on the new addition is noted as 12'-6", Staff is recommending that the height of the roof on the new addition be equal or less than 12'-6" or less than to achieve a secondary massing and height.

A portion of the affected bedroom will be kept when the west wall is removed and the 19' x 15" bedroom expansion is added. This will create a larger bedroom with a 12' x 23' area, not counting the closet and a new bathroom which expands to the west. Constructing a wider, taller addition to the smaller existing addition creates an odd building form.

The floor area ratio (FAR) for the subject property is .25 FAR, the block ranges from .18 to .32 FAR with an average of .22. The proposed FAR for the project is .29 FAR which is above the average, but below the high range FAR and is an acceptable threshold.

Issue 2: Architectural Elements:

The project includes removing a later non-historic shed roof extension that connects the rear of the house to, and on top of a detached garage. Staff is requesting that this be replaced with a small shed roof with angled support brackets to protect the existing rear entry. The applicant has proposed recycling the existing four double-hung wood windows that are on the existing rear elevation and install them on the new west elevation of the bedroom/bath expansion.

The existing Bungalow has been sided with 1950's asbestos fiber cement siding. The garage and the earlier addition of the west wing both have the original redwood lap siding in place. The pattern is unique with an alternating 7", 2-1/2" and 7" exposure pattern. Staff is recommending that the non-historic exterior fiber cement siding be removed from the other elevations of the house and the original wood lap siding be exposed and repaired.

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).*

   Site and Neighborhood Context

   a. The one-story addition is located at the rear and there are no issues with the existing streetscape, and/or visibility of the addition as seen from the street.

   b. Lot coverage as to the floor area ratio (FAR) for the site will increase from .25 to.29 FAR. The proposed FAR for the project is .29 FAR which is above the .22 average, but below the .32 high range FAR and is an acceptable threshold.

   c. New addition on contributing historic structures shall be recognized as new construction using various methods to differentiate between the old and new construction (including but not limited to change in exposure of lap siding, building off-set, and or vertical reveal) that establishes a clear line of demarcation.

   d. New additions and adjacent or unrelated new construction shall be undertaken in such a manner that if removed in the future, the historic property would be unimpaired.

   Materials, Features and Building Elements

   a) The proposed project will recycle the existing four wood double-hung windows on the rear of the residence to the rear of the new addition.

   b) The later non-historic shed roof expansion that connects the existing residence with the original detached garage will be removed and a small shed roof entry overhang with supporting brackets will be installed.

   c) Staff is recommending that the new addition use the same matching wood lap siding as found on the garage, and that the existing non-historic exterior fiber cement siding be removed from the other elevations of the house and the original wood lap siding be exposed and repaired.

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 new exterior addition shall be compatible with the character of the site and preserves the existing relationship between the residence and accessory structures, open space elements, architectural design and existing historic setting.

b) The design of the new addition shall be compatible with the architectural character of the existing 1923 Bungalow in terms of secondary size and scale, design elements and in-kind matching materials.

c) Placing a new addition on a character defining elevation and limiting the size and scale in relationship to the historic building.

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, with the recommended conditions, 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 Exhibit "A" (dated June 13, 2012) and as modified and recommended for approval by the Design Review Committee to the Planning Commission.
2. Reduce the height of roof on the addition to 12'-6" or less to address massing and provide a secondary roof form.
3. Applicant to remove non-historic exterior fiber cement siding on the main residence and restore original wood siding which matches the existing siding on the garage, new addition to use matching wood siding.
4. Provide an off-set (line of demarcation) be provided on the north side of the new addition.
5. Provide a small shed roof with angled brackets to protect the existing rear entry.
6. 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.
7. 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.

8. These conditions shall be reprinted on the second page of the construction documents when submitted to the Building Division for the plan check process.
9. 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.
10. 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.
11. 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.
12. Design Review Committee No. 4639-12 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. The term "applicant" shall refer to the entity that requests approval of this action or any successor in interest to this approval.
18. 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

EXHIBITS

A. Large scale black-line plans, dated June 16 , 2012

CC: Thomas Drummond
846 S. State College Blvd.
Anaheim, CA 92806

Adam De Vone
174 N. Cambridge Street
Orange, CA 92866

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