



DESIGN REVIEW COMMITTEE

AGENDA ITEM

AGENDA DATE: APRIL 6, 2016
TO: Chair McCormack and Members of the Design Review Committee
THRU: Leslie Aranda Roseberry, Planning Manager
FROM: Kelly Christensen Ribuffo, Associate Planner
SUBJECT: **DRC No. 4824-15 – Andersen Residence**

SUMMARY

The applicant proposes to construct a new habitable attic space in an existing single family residence. The property is a contributing historic resource within the Old Town Historic District.

RECOMMENDED ACTION – FINAL DETERMINATION

Staff recommends that the Design Review Committee approve the proposed project subject to conditions of approval contained in the staff report and any conditions that the DRC determines appropriate to support the required findings.

BACKGROUND INFORMATION

Owner : Jennifer Andersen
Contractor: John Mechling
Property Location: 175 S. Waverly Street
General Plan Designation: Low Density Residential 2-6 du/acre
Zoning Classification: Single Family Residential R-1-6
Existing Development: 1,347 SF one-story single family residence with a detached garage
Property Size: 8,393 SF
Associated Applications: None
Previous DRC Review: N/A
Previous Entitlements: None

PUBLIC NOTICE

No Public Notice was required for this project.

ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Section 15331 (Historic Resource Restoration/Rehabilitation.) The proposed modifications to the property are in conformance with the Secretary of the Interior's Standards for Rehabilitation, and will not result in any negative impacts to the historic integrity of the property.

PROJECT DESCRIPTION

The applicant proposes to construct a new habitable attic space for a new bedroom, bathroom and closet within the existing roofline of the subject property. The new living level will make the home into a 1 ½ story residence, expanding the usable square footage of the residence without the need for a new addition to the house. As proposed, the new half story will have approximately 560 SF of habitable space, with the rest to remain unfinished attic space. The existing roof vents will be replaced with new windows within the existing roofline of the home on three elevations. The following work will be undertaken on the exterior of the house:

- West (Front) Elevation – No changes are proposed. The existing gable roof vent will remain.
- South Elevation – A new 36” by 42” casement window will be installed to provide egress access to the new attic bedroom.
- East (Rear) Elevation – A new 24” by 30” double hung window will be installed to provide light for the new master bathroom.
- North Elevation - A new 36” by 42” double hung window will be installed.

All new windows will be made of wood and trimmed to match all existing two-over-two double hung windows on the house. This includes the casement window. Proposed plans, including a representative detail of the casement window, are included as Attachment 2 of this report.

The proposed work meets the development standards for the R-1-6 zoning district. Furthermore, the new second level meets the definition of a half story, as defined in the Orange Municipal Code, which requires that the half story be within the existing roofline of the residence and not be more than 60% the area of the existing first floor. As proposed, the new half story will only be 42% of the floor area of the existing first floor.

EXISTING SITE

The property is a contributing resource to the National Register-listed Old Towne Historic District. The one-story house was constructed in 1937 with a Tudor Revival inspired style. The house has a shake roof, front facing gables, a front facing chimney, stucco siding and two-over-two double hung wood windows throughout. According to the 1938 aerial photography of Orange, the

detached garage was built at the same time as the residence. Overall the property retains a high degree of historic integrity of location, with minimal evidence of alterations.

Current photographs of the property are included at Attachment 3 of this report.

EXISTING AREA CONTEXT

The subject property is located near the corner of E. Almond Avenue and S. Waverly Street. The site is bordered in all cardinal directions by other properties in the R-1-6 zoning district. These properties are primarily single family residences. The surrounding area is within the southeast residential quadrant of the Old Town Historic District.

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.** 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

Overall, staff has no issues with the proposed scope of work for this project and recommends the Design Review Committee accept the project as proposed. Further analysis of the changes is included below.

Issue 1: Addition of New Habitable Attic

In order to avoid constructing a rear addition on the house, the property owner has opted to build up into the existing attic to create a new half story for the residence. In order to do so, new windows need to be added to the side and rear gables of the building. These windows will provide light as well as egress for a new master bedroom. Because new architectural elements are being added to the building, Staff took care to review the proposed window openings to ensure the design, scale, proportion and placement of the windows on each elevation will be compatible with the architectural style of the house, and will not detract from the historic integrity of the property.

Standard #9 of the *Secretary of the Interior's Standards for Rehabilitation* states that:

“New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”

It is the opinion of staff that the applicant has proposed new window openings that are in good proportion within the gable roofline of the house, being large enough to provide function but small enough to read as secondary window openings. The roof vents to be replaced are not of a special style or material of specific historic importance to the home, and replacing three vents with the same number of windows will help retain the rhythm of the openings on each elevation.

The applicant has proposed to match the material and design of the new windows exactly as possible to the original wood windows. However, in order to create some amount of differentiation between old and new window openings, Staff recommends that the “lamb’s tongue” feature present on the existing windows be left off of new windows. Condition #2 has been included in this report for consideration of the Design Review Committee to reflect Staff’s recommendation.

ADVISORY BOARD RECOMMENDATION

This project was not required to be reviewed by any advisory boards.

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. Below are the four findings that, as applicable, are used to determine whether a project meets the intent of the code related to design review and historic preservation guidelines:

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.G.1).*

The proposed project is in conformance with the Old Towne Design Standards. As discussed in the Analysis section of this staff report, the proposed alterations to the residence is consistent with Standard #9 of the *Secretary of the Interior’s Standards for Rehabilitation*. The proposed windows are compatible with the design, proportions and architectural style of the building. As such, they will have no negative impact on the historic integrity of the property and a contributing historic resource. The new windows will also be differentiated from original window openings because of their overall size and lack of a “lamb’s tongue” design detail.

2. *In any National Register Historic District, the proposed work complies with the Secretary of the Interior’s standards and guidelines (OMC 17.10.070.G.2).*

The project as proposed is consistent with the Secretary of the Interior’s Standards for Rehabilitation, specifically Standard #9. Alterations are being made within the existing footprint of the building, no significant historic materials or features will be altered or lost, and no new incompatible materials will be introduced to the residence. The new windows will also be differentiated from original window openings because of their overall size and lack of a “lamb’s tongue” design detail, as proposed by Staff.

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 17.10.070.G.3).*

The proposed work conforms to the prescriptive standards set forth in the Old Towne Design Standards and Orange Municipal Code. The proposed new window openings are of a compatible scale, style and material with the existing residence, and will match aesthetically with the design of the property.

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 17.10.070.G.4).*

The Infill Design Guidelines are not applicable to properties within the Old Towne Historic District.

RECOMMENDED CONDITIONS

The approval of this project is subject to the following conditions:

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with plans and exhibits labeled as Attachment 2 (date stamped March 23, 2016), including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. Any changes from the approved plans shall be subject to subsequent review and approval by the Design Review Committee.
2. The “lamb’s tongue” feature shall be left off of the new attic windows.
3. 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 permit, save and except that caused by the City’s active negligence.
4. Construction permits shall be obtained for all future 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 permit.
5. If not utilized, project approval expires twenty-four months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060. The Planning entitlements expire unless Building Permits are pulled within 2 years of the original approval.

ATTACHMENTS

1. Vicinity Map
2. Proposed Plans (date stamped 3/23/2016)
3. Property Photographs
4. DPR Form for 175 S. Waverly Street

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