



DESIGN REVIEW COMMITTEE

AGENDA ITEM

AGENDA DATE: FEBRUARY 17, 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. 4826-15 – Albert Residence Accessory Structure**

SUMMARY

The applicant proposes several modifications to the existing single family residence and detached accessory structure. The subject property is a contributing historic resource within the Old Towne Historic District.

RECOMMENDED ACTION – RECOMMENDATION TO THE ZONING ADMINISTRATOR

Staff recommends that the Design Review Committee recommend the proposed project for approval to the Zoning Administrator 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

Owners:	Ted and Debbie Albert
Architect:	Rick Fox
Property Location:	428 S. Orange Street
General Plan Designation:	Low Density Residential 2-6 du/acre
Zoning Classification:	Single Family Residential R-1-6
Existing Development:	1,440 SF two-story single family residence, with a 653 SF one story detached one car garage with hobby/bonus room
Property Size:	6,305 SF
Associated Applications:	CUP No. 2990-15
Previous DRC Review:	N/A
Previous Entitlements:	DRC No. 4187-07; MAC No. 118-05

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 undertake the following scope of work to the subject property:

- Remodel the existing service porch
 - Vinyl windows will be replaced with new wood awning or hopper windows.
 - The rear door will be relocated to an adjacent window bay, with the opening enclosed with siding to match the existing porch siding.
 - One half of a window opening on the south side of the porch will be enclosed for a new laundry room.
 - Any casing or other trim removed would be replaced in kind with new material.
 - A new crawl space access will be added on the north side of the service porch foundation.
- Add a new deck and covered patio
 - An existing wood trellis will be demolished to make room for the new patio cover.
 - The patio cover will have turned columns and Victorian styling to complement the house.
 - The existing concrete rear deck will be removed and a new wood deck and stairs constructed.
- Convert the hobby/bonus room in the detached accessory building into a habitable bedroom
 - The existing building would be shortened by 2 ft to provide the required 5 ft rear setback for a habitable building.
 - A new double hung window will be added to the south elevation.
- Replace two windows on the north elevation of the residence with new decorative glass windows
 - One window is on the residence itself, and the upper sash would be replaced with decorative colored glass.
 - The second window is on the service porch, and a vinyl sliding window would be replaced with a completely new window.

The proposed work meets the development standards for the R-1-6 zoning district and the Old Towne Design Guidelines. However, a conditional use permit (CUP), to be reviewed by the Zoning

Administrator, is required for plumbing facilities in a habitable space over 450 SF on a lot less than 20,000 SF. This design review application is being processed concurrently with the CUP request, and the project will be forwarded to the Zoning Administrator for final review after the Committee has made its recommendations.

EXISTING SITE

The property is a contributing resource to the National Register-listed Old Towne Historic District. The 1,440 SF two-story house was constructed c1886 in the Folk Victorian style. The rear service porch on the house was constructed before 1947 and is considered to be a contributing historic feature of the building. Overall the property retains a high degree of historic integrity of location, setting, design, materials, craftsmanship, feeling and association.

In 2007 the Design Review Committee approved an application (DRC No. 4184-07) requesting to undertake restoration work to the residence and make alterations to the detached garage in the rear. The scope of work included restoring the open front porch, converting the existing non-historic detached accessory building into a one car garage, and adding a 364 SF addition to the accessory structure for a new hobby room. Building permits for the project were finalized in 2010. Other work undertaken in the last year includes interior remodeling, repair to seismic upgrades to the foundation, and replacement of at least one vinyl replacement window with a new wood window.

The property was also approved for a Mills Act contract in 2005 (MAC No. 118-05.) All paperwork on file with the Planning Division is up to date and the contract is in good standing.

Current photographs of the property are included at Attachment 4 of this report.

EXISTING AREA CONTEXT

The subject property is located near the corner of E. Culver Avenue and S. Orange Street. The site is bordered to the north, south and east by other properties in the R-1-6 zoning district. These properties are a mix of single family homes as well as homes that have been expanded to accommodate multi-family occupancy. The properties located to the west of the property border S. Glassell Street and are zoned OTMU-15S. The properties along Glassell Street are a mix of commercial buildings and residential. The surrounding area is within the residential area 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. However, because a number of modifications are being proposed to the service porch, staff believes that further discussion of the changes is warranted as part of this report.

Issue 1: Alterations to Service Porch

Alterations to service porches on residences are common on many contributing historic residences within the Old Towne Historic District. Past practice by staff has been to treat service porches as a characteristic feature of historic structures in Orange. As such, it is important to ensure that any modifications to an existing service porch be well documented and be undertaken in keeping with the best practice standards recommended in the *Secretary of the Interior's Standards for Rehabilitation* as well as in the Old Towne Design Standards.

The applicant has proposed to change the location of the door opening on the rear side of the service porch, and to partially infill one window opening on the south elevation.

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.”

Though the proposed project does alter some of the openings on the exterior of the service porch, the overall massing, shape, and function of the porch will not be changed. The new door opening will be located where a window exists currently, and the window to be enclosed will still retain trim details that show the original size of the opening. No distinctive materials or character defining features of the property will be impacted.

It is the opinion of staff that the applicant has sufficiently documented the current condition of the service porch, and the proposed changes are in keeping with the overall function of the porch. As such, there will be no adverse impact to the historic integrity of the property.

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 the original service porch meets the *Secretary of the Interior’s Standards for Rehabilitation*. The existing condition and proposed alterations to the structure have been documented and

changes will be made in a manner consistent with the original form and function of the residence. The proposed modifications to the non-historic carriage house and the new rear porch and patio cover are also compatible with the mass, scale and development of the property, and will have no negative impact on the historic integrity of the property and a contributing historic resource.

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. The alterations to the original service porch have been sufficiently documented by the applicant, and compatible materials will be replaced in a like for like manner to retain the original appearance and function of the porch.

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 alterations to the service porch, as well as the new covered patio, are consistent in massing, scale and materials 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).*

This finding is not applicable to this project. 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 February 8, 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 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.
3. 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.
4. 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 2/8/2016)
3. Applicant Letter of Explanation
4. Property Photographs
5. DPR Form for 428 S. Orange Street

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