



DESIGN REVIEW COMMITTEE

AGENDA ITEM

AGENDA DATE: OCTOBER 5, 2016
TO: Chair Fox and Members of the Design Review Committee
THRU: Anna Pehoushek, Assistant Community Development Director
FROM: Kelly Christensen Ribuffo, Associate Planner
SUBJECT: **DRC No. 4867-16 – Scully Accessory Unit**

SUMMARY

The applicant proposes to construct a new detached accessory second housing unit and garage at the rear of the property. The property is a contributing historic resource within the Old Towne 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 :	Jesica Perez
Architect:	DSE Architects, Tom Aldrich
Property Location:	567 E. Van Bibber Avenue
General Plan Designation:	Low Density Residential 2-6 du/acre
Zoning Classification:	Single Family Residential R-1-6
Existing Development:	1,011 SF one-story single family residence with a 197 SF detached carriage house
Property Size:	6,850 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 detached 640 SF accessory second housing unit with a single car enclosed garage. Design features of the new building include:

- Cross gable roof with composition shingle roofing
- 1/1 wood double hung windows
- Wood lap siding with 5" reveal
- Gable roof clerestory over main entrance

Proposed plans, including construction details, are included as Attachment 3 of this report. The accessory unit would have its primary access off the alley to the north of the property. No work is proposed to be undertaken to the main residence or carriage house.

The proposed work meets the development standards for the R-1-6 zoning district and OMC Section 17.14.050.A related to accessory second housing units.

EXISTING SITE

The property is a contributing resource to the National Register-listed Old Towne Historic District. The one-story bungalow was constructed c. 1921. The house has a composition shingle roof, a front facing gable porch, narrow lap and stucco siding, and 1/1 sash windows. The property also includes a flat roof detached carriage house. According to the Sanborn Fire Insurance Maps, the carriage house was built prior to 1938.

Overall the property retains a low to moderate degree of historic integrity, having undergone several alterations over time, including:

- ~334 SF addition to the west side of the house, blocking access to the detached carriage house from Van Bibber Avenue. The addition was completed in 1979 (BP# 36451.)

- Siding on the sides and rear of the house has been covered in stucco. The date of this alteration is unknown.
- Porch columns have been replaced at least twice. The earliest replacement documented was prior to 1991, when the porch columns were replaced with decorative wrought iron columns. The DPR form for the property (Attachment 5) includes a photograph of the front elevation at that time. The alteration likely took place c1960s, when this style of column was popular. The current columns were added after 1991.
- Original front porch stoop has been replaced with a newer, shorter brick stoop. The date of this alteration is unknown.
- The window in the gable of the front porch has been replaced. The opening may have originally been a vent or another window. The date of this alteration is unknown, but the most recent alteration appears to date after 1991 based on the DPR form photograph.

Current photographs of the property are included at Attachment 4 of this report. The applicant and staff were not able to locate any historic photographs related to the property.

EXISTING AREA CONTEXT

The subject property is located on the north side of the road mid-block on E. Van Bibber Avenue, between S. Shaffer Street and S. Harwood 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 Towne 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. Analysis of the changes using the *Secretary of the Interior's Standards for Rehabilitation* is included below.

Issue 1: Compatibility of New Accessory Unit

The Old Towne Design Standards sets forth criteria for new construction within the residential quadrants of the historic district. Adopted as part of the Design Standards are the *Secretary of the Interior's Standards for Rehabilitation*, which constitute the best practice standard in historic preservation for evaluation of alterations, additions, and infill projects related to historic resources.

Standard #9 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.”

The proposed new construction is of an appropriate, mass, scale, and design so as to be compatible with the property on which it is being built. The overall height and size of the new building is smaller than that of the main residence, and set back against the rear property line, abutting the alley to the north. As such, the new accessory unit will not be visible from the front of the property, and will have no negative impact on the overall streetscape along Van Bibber Avenue. It has also been positioned so as not to block access to the existing carriage house, preserving the existing parking situation for the residence.

The design and materials for the new addition are also compatible with the existing residence. The new building is generally rectangular in shape with a cross gable roof reminiscent of the house. The applicant has also proposed wood lap siding, wood double hung windows, and composition

shingle roofing, consistent with the material palette on the main residence and throughout the historic district in general.

Furthermore, Standard #10 states that:

“New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

The proposed new unit is completely detached from the existing residence and carriage house. Therefore there will be no physical impact to the property in its current configuration. If the building were to be removed in the future, the existing site plan layout of the property would be restored.

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 design of the new accessory unit and garage is consistent with Standards # 9 and 10 of the *Secretary of the Interior’s Standards for Rehabilitation*. The proposed new construction is of an appropriate, mass, scale, and design so as to be compatible with the property on which it is

being built. It will also not be visible from the front of the property, as the new building is shorter than the existing residence. As such, they will have no negative impact on the historic integrity of the property as a contributing historic resource, not to the overall streetscape along Van Bibber Avenue.

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 Standards #9 and 10. The proposed new construction is of an appropriate, mass, scale, and design so as to be compatible with the property on which it is being built. It is also detached from the existing residence and garage, so if the building is demolished in the future the existing site plan of the property would be restored.

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 detached accessory second housing unit is 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 3 (date stamped September 13, 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. Letter of Explanation
3. Proposed Architectural Plans (date stamped 9/13/2016)
4. Property Photographs
5. DPR Form for 567 E. Van Bibber Avenue

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