



DESIGN REVIEW COMMITTEE

AGENDA ITEM

AGENDA DATE: FEBRUARY 17, 2016
TO: Chair Fox and Members of the Design Review Committee
THRU: Leslie Aranda Roseberry, Planning Manager
FROM: Marissa Moshier, Associate Planner - Historic Preservation
SUBJECT: **DRC No. 4830-15 – Ferrentino Residence**

SUMMARY

The applicant proposes to construct a 143 square foot addition at the rear of a contributing building in the Old Towne Historic District.

RECOMMENDED ACTION – FINAL DETERMINATION

Staff is requesting that the DRC 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

Applicant: C.R. Beinlich & Sons Construction Corporation
Owner: Joe and Noelle Ferrentino
Property Location: 611 E. Jefferson Avenue
General Plan Designation: Low Density Residential (LDR)
Zoning Classification: R-1-6
Existing Development: 920 SF Residence (contributor to the Old Towne Historic District, constructed c. 1925) and 256 SF garage
Property Size: 6,057 SF Lot
Associated Applications: None

PUBLIC NOTICE

No Public Notice is 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 Guidelines 15331 (Historical Resource Restoration/Rehabilitation) because the project consists of rehabilitation of a historical resource in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards)*. In conformance with the Secretary's Standards, the small addition at the rear of the building will be minimally visible from the street and will not negatively impact the character of the historic building or the Old Towne Historic District. The proposed addition is appropriately differentiated from the historic building, and will not destroy historic materials or features that characterize the property. There is no environmental public review required for a Categorical Exemption.

PROJECT DESCRIPTION

The applicant proposes to construct a 143 square foot addition at the rear of a 920 square foot contributing single family residence in the Old Towne Historic District. The major project components are:

- The proposed addition will contain a second bathroom and laundry room.
- The addition will be constructed at the rear of the historic building and will be minimally visible from the street.
- The addition has a flat roof with a simplified parapet, reflecting the Spanish Colonial Revival style of the historic building.
- The existing Floor Area Ratio (FAR) is 0.19. The proposed FAR is 0.22.
- The non-historic Spanish lace stucco and foam moldings will be removed from the historic building and replaced with a sand finish stucco. The addition will also be clad with the same sand finish stucco.
- One non-historic aluminum window on the east elevation of the historic building will be replaced with a new double-hung wood window to match the existing historic windows.

EXISTING SITE

The existing site is developed with a 920 square foot single family residence, constructed circa 1925, and a 256 square foot garage. Both buildings are contributing features to the National Register of Historic Places Old Towne Historic District. Between 1991 and 2005, the residence was altered with the addition of foam moldings on the front elevation and application of a Spanish lace stucco finish. These features are not historic elements of the building.

EXISTING AREA CONTEXT

The property is located on the north side of the 600 block of East Jefferson Avenue. The surrounding area is zoned R-1-6, and adjacent properties are primarily single family residences. Of the 11 parcels on the north side of E. Jefferson Avenue, seven contain contributors to the Historic District. There are no contributors on the south side of the block.

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

Issue 1: Compatibility of the Addition

At 143 square feet, the proposed addition is appropriately scaled to the small size of the historic house. The location of the addition allows retention of the character-defining features of the building on the primary elevations. The addition is 11 feet 6 inches tall to the top of the parapet and will not be visible over the roof of the historic house. To differentiate the addition from the historic building, the addition's parapet is a simplified version of the historic parapet with the articulation at the corners eliminated. The addition is also inset from the east and west sides of the historic building to further differentiate its mass from the historic building. The sand finish stucco and wood double hung windows are compatible with the design and materials of the historic building.

The applicant is also proposing to remove the non-historic foam moldings on the front elevation and Spanish lace stucco on all sides of the building. These elements were added to the house between 1991 and 2005 and detract from the integrity of the historic building. Their removal and the proposed new sand finish stucco will restore character-defining features of the building, as recommended by the Old Towne Design Standards. Staff recommends that the DRC finds that

the proposed project is in conformance with the Old Towne Design Standards and the *Secretary's Standards*.

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.

The Findings are applied as appropriate to each project. Based on the following Findings and statements in support of such Findings, staff recommends the DRC approve the project with recommended conditions.

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. The mass and scale of the addition are appropriate for the size of the historic building and for the character of the Historic District. The addition is minimally visible from the public right of way and is subordinate to the historic building. The addition's design and materials are compatible with the historic building and are appropriately differentiated from the historic building. The addition re-uses existing historic materials where feasible and does not significantly change or obscure the building's character-defining features.

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.G.2).*

Projects found to be in conformance with the Old Towne Design Standards are generally considered to be in conformance with the *Secretary's Standards*. In conformance with Standard 2, the small addition at the rear of the building will be minimally visible from the street and will not negatively impact the character of the historic building or the Old Towne Historic District. In conformance with Standards 9 and 10, the proposed addition is appropriately differentiated from the historic building, and will not destroy historic materials or features that characterize the property. The proposed project will also

remove non-historic exterior features and replace them with compatible materials. The project is in conformance with the *Secretary's Standards*.

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.G.3).*

As described above, the proposed project conforms to the Old Towne Design Standards, which are the applicable standards and design criteria referenced and/or recommended by the Design Review Committee for projects in the Old Towne Historic District.

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.G.4).*

The *City of Orange Infill Residential Design Guidelines* do not apply to projects located within the Old Towne 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 and exhibits labeled Attachment 4 in the staff report (date stamped received January 22, 2016), including modifications required by the conditions of approval, and as recommended for 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. The applicant, business owner, managers, successors, and all future assigns 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.
4. 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 plot plan, the Community Development Director may approve the changed plan without requiring a new public hearing.
5. Prior to the issuance of building permits, the applicant shall pay all applicable development fees including but not limited to: City sewer connection, Orange County Sanitation District

Connection Fee, Transportation System Improvement Program, Fire Facility, Police Facility, Park Acquisition, Sanitation District, and School District, as required.

6. Construction permits shall be obtained for all construction work, as required by the City of Orange, Community Development Department's Building Division and Public Works Grading Division. Failure to obtain the required building permits will be cause for revocation of this permit.
7. All structures shall comply with the requirements of Municipal Code – Chapter 15.52 (Building Security Standards), which relates to hardware, doors, windows, lighting, etc. (Ord. 7-79). Approved structural drawings shall include sections of the security code that apply. Specifications, details, or security notes may be used to convey the compliance.
8. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Department for the plan check process.
9. 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. Site photos
3. Survey forms for 611 E. Jefferson Avenue
4. Plans (date stamped received January 22, 2016)

cc: C.R. Beinlich Construction Corporation
Attn: Craig Beinlich
5525 E. 7th Street, Suite D
Long Beach, CA 90804

Joe and Noelle Ferrentino
10162 Verdes Lomas
Villa Park, CA 92861