



DESIGN REVIEW COMMITTEE

AGENDA ITEM

AGENDA DATE: APRIL 4, 2018
TO: Chair McCormack and Members of the Design Review Committee
THRU: Anna Pehoushek, Assistant Community Development Director *ACP*
FROM: Kelly Christensen Ribuffo, Associate Planner *KCR*
SUBJECT: DRC No. 4936-18 – Rohm Residence

SUMMARY

The applicant proposes to construct a 499 SF addition to an existing single family residence, and to construct a 335 SF addition to an existing detached garage for one additional parking space and a non-habitable workshop. The property is a contributing resource to the National Register-listed Old Towne National Historic District.

RECOMMENDED ACTION – FINAL DETERMINATION

Staff requests that the Design Review Committee approve, approve with conditions, or deny the proposed project subject to the required findings for Design Review and in consideration of the adopted Historic Preservation Design Standards for Old Towne.

BACKGROUND INFORMATION

Owner : Richard and Kristine Rohm
Architect: Rick Fox, Stratos Form
Property Location: 181 N. Pine Street
General Plan Designation: Low Density Residential 2-6 du/acre
Zoning Classification: Single Family Residential R-1-6
Existing Development: 1,131 SF one-story single family residence with a 257 SF detached garage
Property Size: 6,675 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: If the Design Review Committee finds the project in conformance with the *Historic Preservation Design Standards for Old Towne* and the *Secretary of the Interior's Standards for Rehabilitation*, then the proposed project shall be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Section 15331 (Historic Resource Restoration/Rehabilitation).

If the Design Review Committee disapproves the project, then the project shall be statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Section 15270 (Projects Which are Disapproved).

PROJECT DESCRIPTION

The applicant proposes to construct a 499 SF addition to an existing single family residence, and to construct a 335 SF addition to an existing detached garage for one additional parking space and a non-habitable workshop. Design features of the new house addition include:

- Gable roofs with composition shingle roofing
- New outdoor chimney with decorative cap
- 1/1 wood double hung and hopper style windows
- Wood lap siding with 5" reveal
- Rear single light french door opening into the backyard
- New 348 SF covered rear porch

Design features of the new garage workshop addition include:

- Stepped gable roof with composition shingle roofing
- Remove an existing lean-to shed on the rear of the garage, then reattach the shed to the rear of the addition for reuse as a dog house
- New wood hopper windows and wood doors

Proposed plans, including construction details, are included as Attachment 2 of this report. A complete scope of work and project justification are included as Attachment 3.

The proposed work meets the development standards for the R-1-6 zoning district, including Floor Area Ratio (F.A.R.) and required open space.

EXISTING SITE

The property is a contributing resource to the National Register-listed Old Towne Historic District. The one-story Craftsman Bungalow was constructed in 1924. The house has a composition shingle roof, a front facing gable porch, narrow lap siding, and 1/1 double hung and fixed picture windows. The property also includes a gable roof detached garage. According to the applicant, the lean-to shed on the rear of the detached garage was likely constructed prior to 1950. The 1950 Sanborn Fire Insurance Map of Orange does not show the lean-to. Historic aerial photography of the property is not clear enough to provide any information on the shed prior to 1950.

Overall the property retains a moderate to high degree of historic integrity, having undergone few exterior alterations over time. Current photographs of the property are included as Attachment 4 of this report. The applicant and staff were not able to locate any historic photographs of the property.

EXISTING AREA CONTEXT

The subject property is located on the east side of the road on N. Pine Street, one property south from the intersection with E. Maple Avenue. 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 northeast 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.
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- 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

Staff has identified two issue items with the proposed scope of work and requests the Design Review Committee provide guidance on the appropriateness of the proposed project in relation to *Historic Preservation Design Standards for Old Towne* and the *Secretary of the Interior's Standards for Rehabilitation*.

Issue 1: Mass and Scale of House and Garage Additions

The project proposes two different additions, one on the residence and one on the detached garage. The addition to the residence would add 499 SF of habitable space, as well as a 348 SF covered porch/deck area. The addition to the garage would add 335 SF of non-habitable garage and workshop space.

The *Historic Preservation Design Standards for Old Towne* (hereafter 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* (hereafter SOIS), 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.”

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 Design Standards affirm the SOIS by stating that compatible additions should be smaller in mass, scale, and volume than the historic building they are attached to.

Both additions meet many of the findings related to compatibility with historic buildings. Both additions have been designed with traditional materials and details compatible with their respective structures. The applicant has proposed compatible wood windows, lap siding, and gable roofs that do not interrupt the existing roofline of the building. The visibility of both additions has also been minimized from the street by offsetting the additions from the sides of the buildings. This offset also establishes a differentiation between the original buildings and the new additions.

However, staff has concerns regarding the overall mass and size of both additions. Both additions are significant in size compared to the buildings they will be attached to, and may overwhelm the property, disturbing the historic spatial relationship between the house and the garage. Two areas of specific concern are:

- The large area of the covered patio on the proposed bedroom/family room addition to the residence. Though open on the sides, the patio creates a large roofed area in the rear yard, increasing the overall mass of the addition to be almost equal to the original house itself.
- The change to the overall shape of the garage. The proposed addition will significantly increase the length of the building, creating a long shape not customary for garages during the period of significance, and unconventional in contemporary design as well.

The Design Standards do not set an ultimate limit regarding the size of additions on contributing buildings. As such, staff requests that the Design Review Committee make a finding regarding the compatibility of the additions with the intent of the Design Standards and the SOIS for additions to historic buildings.

Issue 2: Relocation and Reuse of Lean-to Garage Shed

The applicant has proposed to temporarily remove and relocate a small lean-to shed currently attached to the rear of the detached garage. A large opening was made in the rear wall of the garage to accommodate that addition. According to the applicant the construction of this feature likely predates 1950.

Whether the removal and relocation of this feature is appropriate within the context of this project depends on whether the lean-to is a character-defining feature of the garage. The Design Standards provide guidance related to determining whether the lean-to is a character-defining feature of the property. Generally, an accessory structure is a character-defining feature of the property if the structure:

- 1) Was constructed during the Historic District's period of significance (1888-1940); and
- 2) Retains physical features from that time period.

The garage itself is a character-defining feature of the property, likely constructed concurrently with the house. Retaining the garage is important to the preservation of the property as a whole. The lean-to, however, may or may not have been constructed during the period of significance.

Staff requests guidance from the Design Review Committee on whether the lean-to garage addition is a character-defining feature of the property. If the lean-to is considered to be a character-defining feature of the garage, and by extension the property, then retaining the lean-to in place and working with or around it for a new garage addition would be the most appropriate rehabilitation treatment. A similar approach has been used on past project related to rear service porches on main residences. If the lean-to is not character-defining, then removal of the lean-to will have no effect on the historic integrity of the property. Reuse of the lean-to as part of the project would therefore be unnecessary, but not harmful to the compatibility of the proposed modifications to the garage.

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).*
 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).*
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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).*
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).*

RECOMMENDED CONDITIONS

Staff has not provided a recommended action for this application, and as such has not provided a recommended conditions of approval. However, Attachment 6 includes standard conditions that the Design Review Committee may reference in the crafting of a motion should the project be approved.

ATTACHMENTS

1. Vicinity Map
2. Proposed Architectural Plans (date stamped 3/26/2018)
3. Letter of Justification
4. Property Photographs
5. DPR Form for 181 N. Pine Street
6. Standards Conditions of Approval

cc: Rick Fox
Stratos Form
275 S. Glassell Street
Orange, CA 92866
rfox@stratosform.com

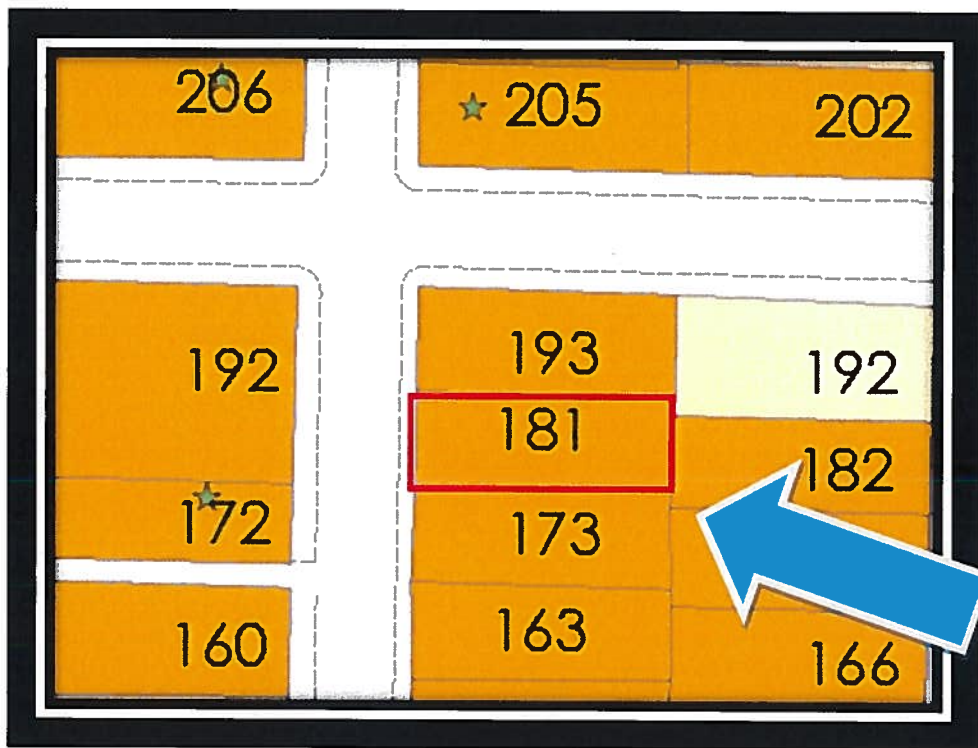
Richard and Kristine Rohm
181 N. Pine Street
Orange, CA 92866
rrohml17@gmail.com

Vicinity Map

DRC No. 4936-18

Rohm Residence

181 N. Pine Street



ORANGE = CONTRIBUTING HISTORIC RESOURCE
YELLOW = NON-CONTRIBUTING RESOURCE

CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT

ATTACHMENT NO. 1
DRC NO. 4936-18 ROHM RESIDENCE
VICINITY MAP
APRIL 4, 2018 DRC MTG.

ATTACHMENT NO. 2

**DRC NO. 4936-18 ROHM RESIDENCE
PROPOSED ARCHITECTURAL PLANS
(DATED: 3/26/2018)
APRIL 4, 2018 DRC MTG.**

PROVIDED AT MEETING



January 19, 2018
Job No: 17-31

City of Orange Community Development Department
300 E Chapman Ave
Orange, CA 92866

ATTACHMENT NO. 3
DRC NO. 4936-18 ROHM RESIDENCE
LETTER OF JUSTIFICATION
APRIL 4, 2018 DRC MTG.

Attn: Design Review Committee

Letter of Justification: Rohm Residence, 181 N. Pine Street

Background

The property is listed in the Historic Registry with an NRHP Status Code of 1D.

The original 1-story, 2 bedroom bungalow, circa 1924, sits on the property, along with an historic one-car detached garage believed to be from the same period. Subsequent to the garage's original construction, but likely before 1950, a 'lean-to' style shed was added to the rear. A large opening was created in the rear wall of the garage to link the garage interior with that of the shed. The exterior wood siding and corner trim of the addition match the style and detailing of the original house & garage.

Proposal

The proposal consists of two parts: 1) A proposed 499 SF addition to the rear of the existing house; and, 2) A 335 SF addition to the rear of the existing one-car garage. Old and new are clearly differentiated in form and finish. All new siding is proposed to be 5" lap siding with flat square edged corner trim to maintain a difference with the historic 3" siding and 'three-quarter' round trim.

- 1) 499 SF Addition: The proposal is to add a modestly sized bedroom, a Family Rm and bathroom to the rear of the house along with a covered rear porch. Several of the existing features on the rear façade (see Sheet A4.1), such as the existing rear door, and double-hung wood windows will be removed and saved for re-installation on the rear of the proposed expansion (See Sheet A7.1 & A7.2). The roof line of the addition has been designed to minimize adverse impact to the gable vent on the rear façade of the existing house which will remain intact after the addition is complete. A dashed line shown on the Rear Elevation, Sheet A4.1, representing the area of contact between old and new. Further, the roof form of the proposed addition has a ridge line with cross gables consistent with the style of the existing house, but the gable vent detailing is subtly distinguishable from the existing design so as not to confuse the different historic periods. The rear porch is supported by single wood posts in contrast to the multi-post configuration of the front porch, in order to maintain a 'secondary' appearance. New double hung windows will not have the sash horns as the existing.

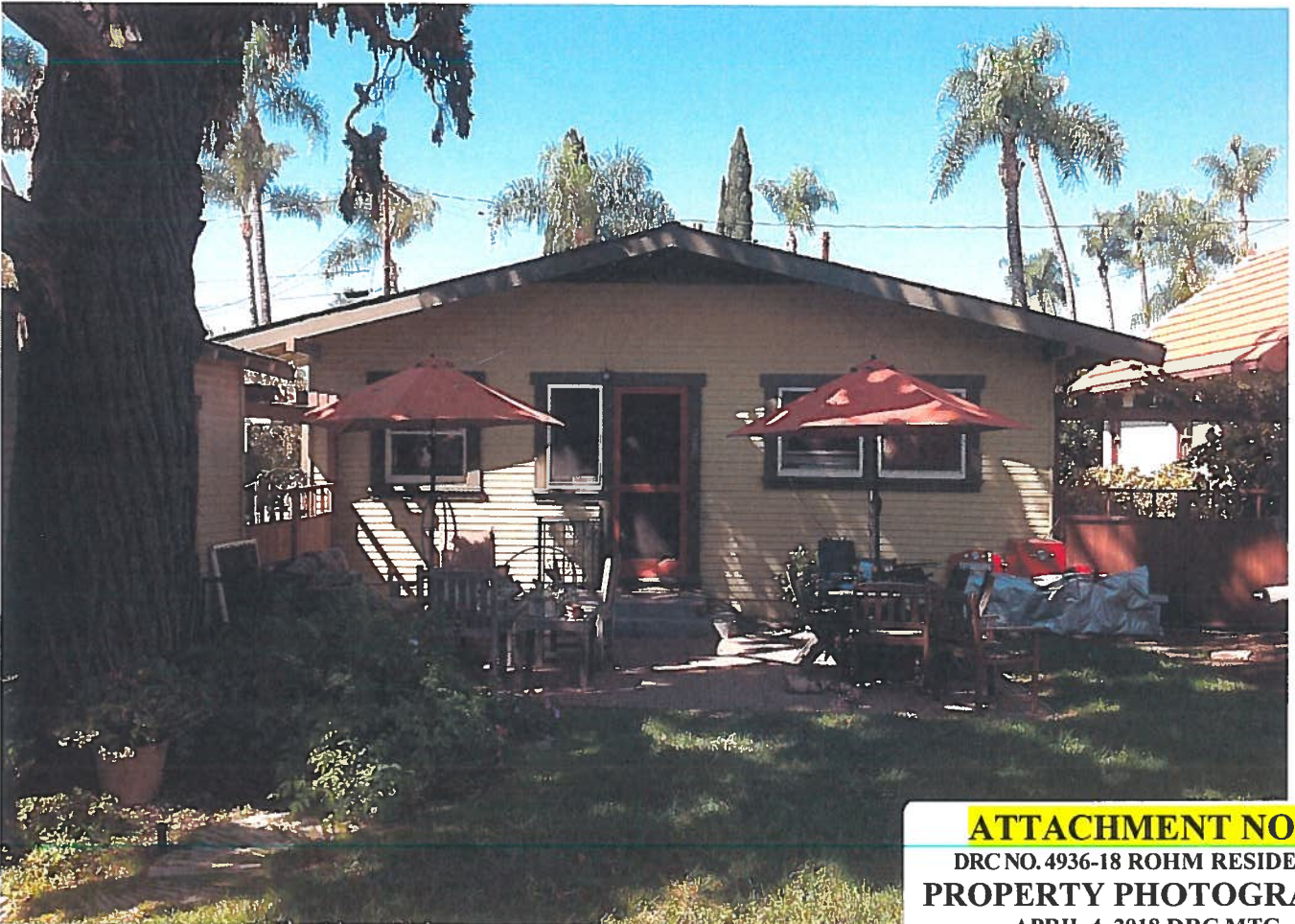
- 2) Garage Expansion: The proposed garage expansion will require the temporary removal of a lean-to shed constructed at the rear of the garage some time after the original was complete. Even so, the siding profile & dimensions and vertical corner trim of the shed match that of the original. See Sheet A4.2. The walls of the addition are set in from the corners of the existing garage, see Sheet A5. The proposed expansion utilizes the existing opening at the rear of the original garage without any further architectural alterations to the rear façade. Then the existing shed will be re-integrated with the rear of the expansion, see Sheet A7.2, in a way that preserves the original proportion of the lean-to shed.

The Secretary of the Interior Standards are applied and the additions do not radically change, obscure or destroy character defining spaces or features of the original.

Respectfully Submitted,



Rick Fox, President
Architect, C 17775



ATTACHMENT NO. 4
DRC NO. 4936-18 ROHM RESIDENCE
PROPERTY PHOTOGRAPHS
APRIL 4, 2018 DRC MTG.





STRATOS FORM



ARCHITECTURE
INTERIORS

Date: January 9, 2018

Job Number: 17-31

Rohm Residence – Neighborhood Photo Study

181 North Pine Street

Orange, CA 92866



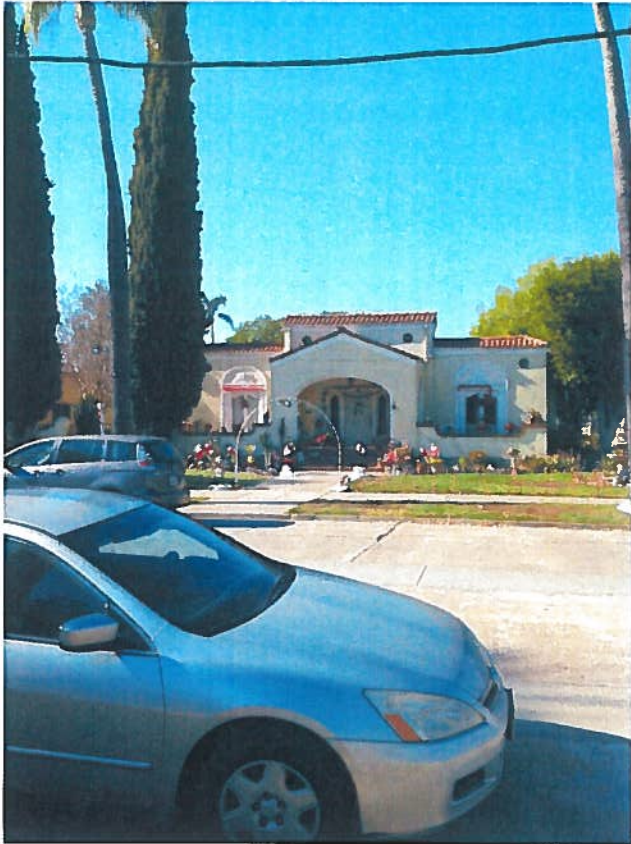
#1 181 N. Pine St. – West View



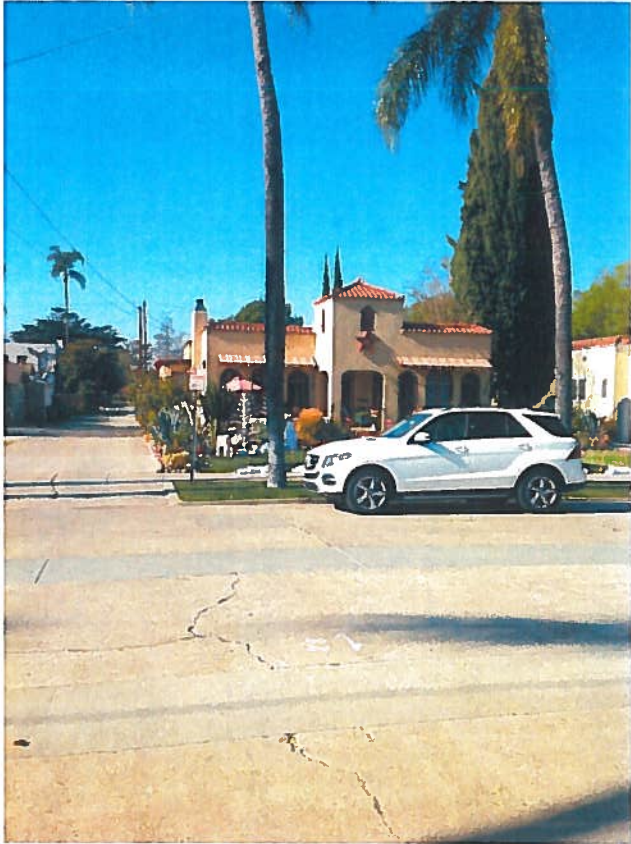
#2 193 N. Pine St. – West View – Next door to the left



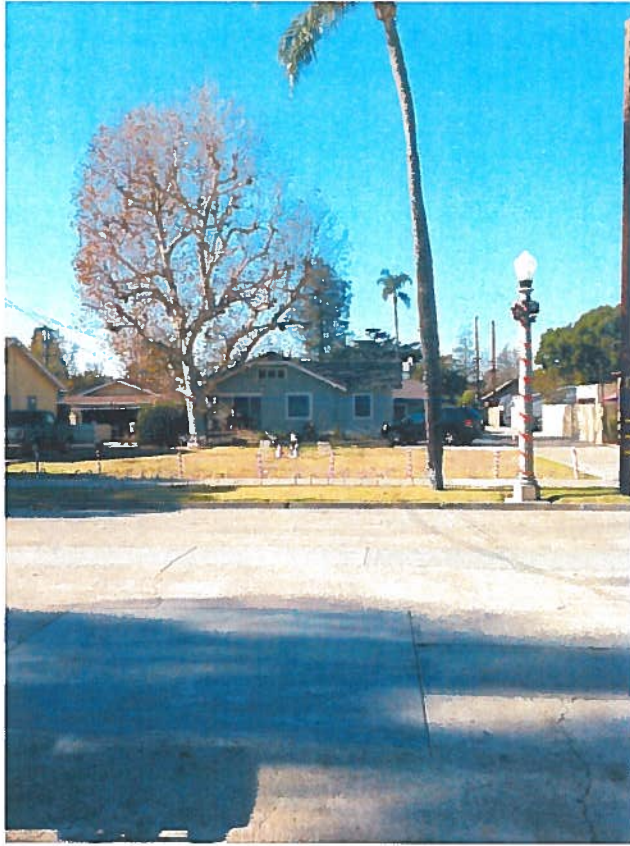
#3 173 N. Pine St. – West View – Next door to the right



4 192 N. Pine St. – East View – Across the street



#5 172 N. Pine St. – East View – Directly across the street



#6 160 N. Pine St. – West View – Across the street

**DPR FORM FOR
181 N. PINE STREET
APRIL 4, 2018 DRC MTG.**

State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary #	30-159550
	HRI #	038916
	Trinomial	ORA
	NRHP Status Code	1D
Other Listings:		
Review Code:	Reviewer:	Date:

Page 1 of 3

***Resource Name or #:** PINE_N_181_APN_386-074-02
(Assigned by Recorder)

P1. Other Identifier: _____

***P2. Location:** Not for Publication Unrestricted

***a. County:** Orange **and** (P2b and P2c or P2d Attach a location map as necessary)

***b. USGS 7.5' Quad:** _____ **Date:** _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address: 181 - N PINE ST, # _____ **City:** Orange **Zip:** 92866

d. UTM: (Give more than one for large and/or linear resources) **Zone** _____ **mE/** _____ **mN** _____

e. Other Locational Data: _____

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries. Continues on Pg 3.)

Materials: Frame - Wood siding

A single-story clapboard bungalow with gable roof, largely a single front-facing gable. A full-width porch across the front facade is supported by piers with brick bases.

***P3b. Resource Attributes:** (HP2)--Single family property
(List attributes and codes)

***P4. Resources Present:** Building Structure Object Site Element of District District Other (Isolates, etc.)

P5b. Description of Photo: 2005
(View, date, accession #)

***P6. Date Constructed/ Age and Source:**
1924
 Historic Prehistoric Both



***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey. AEGIS (1991) Historic Building Inventory Update. Heritage Orange County, Inc. (1982) Orange Historic Survey.

***P9. Date Recorded:**
May, 2005

***P10. Survey Type:** (Describe)
Reconnaissance

***Attachments:** NONE Location Map Continuation Sheet(s) Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # 30-159550
HRI # 038916
*NRHP Status Code 1D

Page 2 of 3

*Resource Name or #: PINE_N_181__APN_386-074-02
(Assigned by Recorder)

B1. Historic Name: Unknown

B2. Common Name:

B3. Original Use: RES B4. Present Use: RES

*B5. Architectural Style: Bungalow

*B6. Construction History: (Construction date, alterations, and date of alterations) Date of Construction: 1924 Historic Prehistoric Both

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features:

*B9. Architect or Builder: Unknown

*B10. Significance: Theme: Architecture Area: City of Orange Property Type: Residence

Period of Significance: Old Towne: Interwar Development (c. 1921 - 1941) Applicable Criteria: AC

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope Also address integrity Continues on Pg 4)

Structural Integrity: Good Condition - No apparent change to original structure.

Site Integrity:

Opportunities:

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:
Orange Daily News.

B13. Remarks: (Continues on Pg 3)
Status change since 1991 Survey: None.

(Sketch Map with North arrow required.)

*B14. Evaluator: Robert Chattel

*Date of Evaluation: September, 2005

(This space reserved for official comments)

DPR 523B (1/95)

*Required Information

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # 30-159550
HRI # 038916
Trinomial ORA

Page 3 of 3

*Resource Name or #:
(Assigned by Recorder)

PINE_N_181__APN_386-074-02

Recorded by:

D. Gest, P. LaValley, D. Matsumoto
Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

Date Recorded: May, 2005

Continuation Update

Years Surveyed: 1982, 1991, 2005

Description of Photo: 1991

Listed in National Register: 1997

General Plan:	LDR	# of Buildings:	1
Planning Zone:	R-1-6	# of Stories:	1
Lot Acre:	0.1488	# of Units:	1
Principal Building Sqft:	1112		



B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

STANDARD CONDITIONS OF APPROVAL

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 **DATE**), 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.