



Chad Ortlieb
Principal Planner

Melissa Crosthwaite
Sr. Assistant City Attorney

Schylar Moreno
Administrative Assistant

AGENDA

Design Review Committee November 01, 2023

5:30 PM Regular Session

City Council Chamber
300 E. Chapman Avenue
Orange, CA 92866

ANNE MCDERMOTT
Chair

MARY ANNE SKORPANICH
Vice Chair

CAROL FOX
Committee Member

ROBERT IMBODEN
Committee Member

JERICO FARFAN
Committee Member

ROBERT GROSSE
Committee Member

GREG LEDESMA
Committee Member

Welcome to the Design Review Committee Meeting. Regular meetings of the City of Orange Design Review Committee are held the first and third Wednesday of each month at 5:30 p.m.

Agenda Information

The agenda contains a brief general description of each item to be considered. Written materials relating to an item on the agenda that are provided to the Design Review Committee (DRC) after agenda packet distribution and within 72 hours before it is to consider the item will be made available for public inspection in the City Clerk's Office located at 300 E. Chapman Avenue, Orange, during normal business hours; at the DRC meeting; and made available on the City's website at www.cityoforange.org.

Public Participation

Design Review Committee meetings may be viewed on Spectrum Cable Channel 3 and AT&T U-verse Channel 99 or streamed live and on-demand on the City's website at www.cityoforange.org.

Pursuant to Government Code Section 54954.3, members of the public may address the Design Review Committee on any agenda items or matters within the jurisdiction of the governing body by using any of the following methods:

1) In-person

To speak on an item on the agenda, complete a speaker card indicating your name, address, and identify the agenda item number or subject matter you wish to address. The card should be given to City staff prior to the start of the meeting. General comments are received during the "Public Comments" section at the beginning of the meeting. No action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker unless a different time limit is announced. It is requested that you state your name for the record, then proceed to address the Committee. All speakers shall observe civility, decorum, and good behavior.

(Continued on page 2)

2) Written Public Comments via eComment

Members of the public can submit their written comments electronically for the DRC's consideration by using the eComment feature on the Agenda page of the City's website at www.cityoforange.org. To ensure distribution to the DRC prior to consideration of the agenda, we encourage the public to submit written comments by 3:00 p.m. the day of the meeting. All written comments will be provided to DRC Members for consideration and posted on the City's website after the meeting.

3) Public Comments via recorded voicemail message

Finally, the public can record their comments by calling (714) 744-7271 no later than 4:00 p.m. the day of the meeting. Recorded messages will not be played at the meeting, but will be provided to the Design Review Committee.

Please contact the City Clerk's Office at (714) 744-5500 with any questions.

ADA Requirements: In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the Clerk's office at (714) 744-5500. Notification at least 48 hours in advance of meeting will enable the City to make arrangements to assure accessibility to this meeting.

REMINDER: Please silence all electronic devices while DRC is in session.

APPEAL PROCEDURE

Any final determination by the Design Review Committee may be appealed, and such appeal must be filed within 15 calendar days after the action is taken. This appeal shall be made in written form to the Community Development Department, accompanied by an initial appeal deposit of \$1,000.00.

The Community Development Department, upon filing of said appeal, will set petition for public hearing before the City Planning Commission at the earliest possible date.

If you challenge any City of Orange decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda or in written correspondence delivered to the Design Review Committee at, or prior to, the public hearing.

1. OPENING/CALL TO ORDER**1.1 PLEDGE OF ALLEGIANCE****1.2 ROLL CALL****2. PUBLIC COMMENTS**

Opportunity for members of the public to address the Committee on matters not listed on the agenda which are within the subject matter jurisdiction of the DRC, provided that NO action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker.

3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Design Review Committee and will be enacted by one motion. There will be no separate discussion of said items unless members of the Design Review Committee, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of minutes of the City of Orange Design Review Committee Regular Meetings held on October 4, 2023 and October 18, 2023.**Recommended Action:**

Approve minutes as presented.

Attachments: [Staff Report](#)
 [October 4, 2023 Regular Meeting Minutes](#)
 [October 18, 2023 Regular Meeting Minutes](#)

4. NEW BUSINESS**4.1. A request for an addition and to extend the roofline at the rear of an existing historic residence, 230 E. Palmyra Avenue (Design Review No. 5116-23)****Recommended Action:**

Approval by the Design Review Committee.

Attachments: [Staff Report](#)
 [Attachment 1 -Vicinity Map](#)
 [Attachment 2 - Letter of Explanation](#)
 [Attachment 3 - Project Plans, FAR Analysis, and Photographs](#)
 [Attachment 4 - DPR Form](#)
 [Attachment 5 - Historic Aerial Appendix](#)
 [Attachment 6 - Sanborn Appendix](#)
 [Attachment 7 - Development Standards Table](#)
 [Attachment 8 - Digital Color and Materials Board](#)
 [Attachment 9 - Window and Door Specs](#)
 [Attachment 10 – Rear Porch Photo Appendix](#)

4.2. A request to construct a second-story balcony deck at the rear of an existing duplex, 413/415 S. Center Street, (Design Review No. 5115-23)

Recommended Action:

Approval by the Design Review Committee.

Attachments: [Staff Report](#)
 [Attachment 1 -Vicinity Map](#)
 [Attachment 2 - Letter of Explanation](#)
 [Attachment 3 - Project Plans](#)
 [Attachment 4 - DPR Form](#)
 [Attachment 5 - Existing Condition Photographs](#)
 [Attachment 6 - Historic Aerial Appendix](#)
 [Attachment 7 - Development Standards Table](#)
 [Attachment 8 - Pictures from the Second Story Landing](#)

5. ADJOURNMENT

The next Regular Design Review Committee meeting will be held on Wednesday, November 15, 2023 at 5:30 p.m., in the Council Chamber.

I, Schyler Moreno, Administrative Assistant for the City of Orange, hereby declare, under penalty of perjury, that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Orange Civic Center kiosk and Orange City Clerk's Office at 300 E. Chapman Avenue, Orange Main Public Library at 407 E. Chapman Avenue, Police facility at 1107 N. Batavia, and uploaded to the City's website www.cityoforange.org.

Date posted: October 26, 2023



Agenda Item

Design Review Committee

Item #: 3.1.

11/1/2023

File #: 23-0742

TO: Chair and Members of the Design Review Committee

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Schyler Moreno, Administrative Assistant

1. SUBJECT

Approval of minutes of the City of Orange Design Review Committee Regular Meetings held on October 4, 2023 and October 18, 2023.

2. SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting(s).

3. RECOMMENDED ACTION

Approve minutes as presented.

4. ATTACHMENTS

- October 4, 2023 Regular Meeting minutes
- October18, 2023 Regular Meeting minutes



Agenda Item

Design Review Committee

Item #: 3.1.

11/1/2023

File #: 23-0742

TO: Chair and Members of the Design Review Committee

THRU: Anna Pehoushek, Assistant Community Development Director

FROM: Schyler Moreno, Administrative Assistant

1. SUBJECT

Approval of minutes of the City of Orange Design Review Committee Regular Meetings held on October 4, 2023 and October 18, 2023.

2. SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting(s).

3. RECOMMENDED ACTION

Approve minutes as presented.

4. ATTACHMENTS

- October 4, 2023 Regular Meeting minutes
- October18, 2023 Regular Meeting minutes

MINUTES - DRAFT

City of Orange

Design Review Committee

October 04, 2023

The Design Review Committee of the City of Orange, California convened on October 4, 2023, at 5:30 p.m. in a Regular Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California.

1. OPENING/CALL TO ORDER

Vice Chair Skorpanich called the meeting to order at 5:31 p.m.

1.1 PLEDGE OF ALLEGIANCE

Vice Chair Skorpanich led the flag salute.

1.2 ROLL CALL

Present: Skorpanich, Fox, Imboden, Farfan, and Ledesma

Absent: Grosse, and McDermott

2. PUBLIC COMMENTS

None.

3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Design Review Committee and will be enacted by one motion. There will be no separate discussion of said items unless members of the Design Review Committee, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of minutes of the City of Orange Design Review Committee Regular Meeting held on September 20, 2023.

ACTION: Approved minutes as presented.

Approval of the Consent Calendar

Note: Committee Member Fox abstained from Item #3.1 due to absence at prior meeting.

A motion was made to approve the Consent Calendar as presented. The motion carried by the following vote:

Ayes: Skorpanich, Imboden, Farfan, and Ledesma

Noes: None

Absent: Grosse, and McDermott

Abstain: Fox

4. OLD BUSINESS

- 4.1. **A request to construct a multi-purpose service building for St. Verena Coptic Orthodox Church located at 491 N. Hewes Street (Design Review No. 4799-15). (Continued from April 19, 2023)**

Public Speakers:

The following spoke in favor of the project:

Jim Thayer, Architect; Ken Andrew, Landscape Architect; Mark Wissa, applicant.

The following spoke impartially about the project:

Shirley Grindle.

A motion was made by Committee Member Imboden, seconded by Committee Member Fox, to recommend Design Review No. 4799-15 to the Planning Commission with the following Conditions:

- the 34 Italian cypress trees which are a part of the existing CUP, be installed as part of phase two in order to mitigate the visual impacts of the proposed building to the adjacent single family residences
- remove the proposed observation deck at the southeast corner of the proposed multipurpose building, replacing it with a hip roof finished with the same clay tile
- the Brisbane box trees adjacent to the new multipurpose building be replaced and have Gingko trees planted instead due to concern over the viability of the proposed trees in that location (perimeter of the multipurpose building)
- additional street trees shall be provided near the northeast and driveway into the property per the requirements of Public Works
- the existing Camphor Trees located in front of the existing sanctuary shall remain in place until phase 3 construction
- the proposed Crape Myrtle trees in association with the church sanctuary be replaced with groupings of California fan palms and that those can occur during phase 3 construction

The motion carried by the following vote:

Ayes: Skorpanich, Fox, Imboden, Farfan, and Ledesma

Noes: None

Absent: Grosse, and McDermott

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:12 p.m.

The next Regular Design Review Committee meeting will be held on Wednesday, October 18, 2023 at 5:30 p.m., in the Council Chamber.

Chad Ortlieb
Principal Planner

MINUTES - DRAFT

City of Orange

Design Review Committee

October 18, 2023

The Design Review Committee of the City of Orange, California convened on October 18, 2023, at 5:30 p.m. in a Regular Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California.

1. OPENING/CALL TO ORDER

Chair McDermott called the meeting to order at 5:30 p.m.

1.1 PLEDGE OF ALLEGIANCE

Chair McDermott led the flag salute.

1.2 ROLL CALL

Present: Skorpanich, Fox, Imboden, Grosse, Ledesma, and McDermott

Absent: Farfan

2. PUBLIC COMMENTS

None.

3. OLD BUSINESS

3.1. A request for new signage for Zinc Café, 195 S. Glassell Street, (Design Review No. 5121-23) (Continued from September 6, 2023)

Public Speakers:

The following spoke on behalf of the project:

Diana Zdenek.

A motion was made by Committee Member Fox, seconded by Committee Member Grosse, to approve Design Review No. 5121-23. The motion carried by the following vote:

Ayes: Skorpanich, Fox, Imboden, Grosse, Ledesma, and McDermott

Noes: None

Absent: Farfan

4. NEW BUSINESS

4.1. A request for approval of exterior building alterations in association with a new restaurant at 208 E. Chapman Avenue, Centro Orange (Design Review No. 5110-23)

Public Speakers:

The following spoke on behalf of the project:

Enrico Pozzuoli, Owner/Architect.

A motion was made by Vice Chair Skorpanich, seconded by Committee Member Imboden, to approve Design Review No. 5110-23 with the following conditions and recommendations:

Conditions of Approval:

-The bulkheads be made consistent with other bulkheads in the Old Towne district with tile less than or equal to 6"x6" as approved by the Historic Preservation Planner

-Front façade windows on either side be ganged pairs with a minimum 6" combined central jamb

-The trash shall not be stored in a place visible from the public at the rear

-The frame of the gate members in the rear shall be 6"x8" in dimension

-Condition #15 be modified to state: The applicant or property owner shall engage with a qualified Historic Preservation consultant for the preservation of the historic signage at the front façade of the building

-The applicant or property owner shall provide the Historic Preservation Planner with the preservation and maintenance plan for the stabilization and preservation, including replacement of missing letters and maintenance of existing finishes, of the historic signage in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties prior to commencing any work on the signs

-Metal roof on the rear patio shall have a dull galvanized finished

Recommendations:

-Provide additional greenery on the back patio with a tree that has a larger scale canopy

-Select a smaller font for the new signage on the front façade

The motion carried by the following vote:

Ayes: Skorpanich, Fox, Imboden, Grosse, Ledesma, and McDermott

Noes: None

Absent: Farfan

5. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:27 p.m.

The next Regular Design Review Committee meeting will be held on Wednesday, November 1, 2023 at 5:30 p.m., in the Council Chamber.

Chad Ortlieb
Principal Planner

Draft



Agenda Item

Design Review Committee

Item #: 4.1.

11/1/2023

File #: 23-0685

TO: Chair and Members of the Design Review Committee

THRU: Chad Ortlieb, Principal Planner

FROM: Ani Mnatsakanyan, Associate Planner - Historic Preservation

1. SUBJECT

A request for an addition and to extend the roofline at the rear of an existing historic residence, 230 E. Palmyra Avenue (Design Review No. 5116-23)

2. SUMMARY

The applicant proposes a 36 square foot kitchen addition and a 68 square foot bathroom addition (total 104 square feet) at the rear of an existing single-story historic residence. The project includes the proposed demolition of an existing shed to accommodate the bathroom addition at the rear of the residence.

3. RECOMMENDED ACTION

Approval by the Design Review Committee.

4. BACKGROUND INFORMATION

Applicant: Sheri Ledbetter

Owner: Sheri Ledbetter

Property Location: 230 E. Palmyra Avenue

General Plan Designation: Low Density Residential (LDR)

Zoning Classification: Single Family Residential (R-1-6)

Existing Development: Single-story hipped roof cottage, detached garage, and shed. The property is a contributor to the Old Towne Orange Historic District.

Associated Application: None.

Previous DRC Project Review: None.

5. PROJECT DESCRIPTION

The major components of this project include:

- A 68 square foot bathroom addition at the rear southwest corner of the residence. The addition will be clad in six inch exposure siding to differentiate from the historic residence's four inch exposure siding. The bathroom addition will have two new wood windows and a new paneled door providing access to the rear yard. There will be concrete steps and a metal guardrail

similar to the existing ones at the rear service porch. The rear window will be relocated to the west elevation at the bedroom to preserve the historic window.

- A 36 square foot kitchen addition at the rear southeast corner of the residence. The addition will be clad in six inch exposure siding to differentiate from the historic residence's four inch exposure siding. The historic window at the south (rear) elevation will be preserve and relocated to the the east elevation of the addition.
- Demolition of a 160 square foot shed at the rear southeast property line to accommodate the bathroom addition.
- The kitchen and bathroom additions will be located on the west and east sides of the historic service porch and will be inset one foot on the south elevation to be differentiated from the service porch. The hipped roof will extend over the addition but the flat roof of the service porch will be retained below the eave line at the 1-foot projection of the service porch that is to be retained.
- The project will result in a .01 decrease in FAR and will be .27.

6. EXISTING SITE

The existing site is developed with a one-story 1,195 square single-family residence built in 1908, a shed, and a detached two-car garage. The subject property is a contributor to the Old Towne Orange Historic District. It is a hip roof cottage with clapboard siding, a corner recessed porch supported by a single Classical column. There is a bay window at the west elevation and a historic service porch at the rear (south) elevation. The property is in good condition and maintains a high level of historic integrity with no apparent changes to the original structure.

Aerials and Sanborn maps indicate there existed a shed at the southwest corner of the property that no longer exists and an unidentified one-story structure roughly in the same location as the "shed" that exists today. Staff conducted a site visit to observe the existing structure. The structure is of single wall construction of board and batten over a concrete slab, which is indicative of early 20th century rapid construction practices. It has a front facing gabled roof with exposed rafter tails. There is a window at the north elevation and an entry door and window opening at the west elevation that appear to have been cut after the construction of the shed. In addition, the existing structure is slightly larger than the concrete slab. Some of the battens appear to be slightly different measurements and slightly different levels of deterioration. In addition, the roof boards appear to have been changed at a later time. The west elevation of the shed has board pieces that were cut and replaced as well. The interior of the shed is drywalled and has various types of supporting braces that were added overtime. The wood shows signs of deterioration, including dry rot. While the shed is roughly in the same location as it historically was. The level of deterioration and changes have resulted in a significant loss of integrity of materials and workmanship.

As a result of the current conditions, the shed is deteriorated, and the owner believes that the historic structure cannot be rehabilitated and repaired.

7. EXISTING AREA CONTEXT

The subject property is located on the south 200 block of E. Palmyra Avenue between South Orange Street and South Grand Street. It is surrounded by other single-family residences zoned R-1-6. All property along E. Palmyra Avenue between S. Grand and S. Orange Streets are contributors to the Historic District. The predominant architectural styles on the block are hip roof cottage and bungalow Craftsman. There is a prairie style house and a Victorian residence at the west corners of the property.

The applicant provided an FAR analysis that assesses the existing FAR of the block. The FAR of the block ranges from .21 to .43. The proposed average FAR of the block will remain unchanged at .31.

8. ANALYSIS AND STATEMENT OF THE ISSUES

Issue 1 Service Porch:

According to Sanborn Fire Insurance Maps, the service porch at the rear elevation of the residence was constructed at the same time as the residence. The historic service porch projects towards the south of the property. There is a paneled door located at the service porch that leads to the backyard with concrete steps and a metal railing. The service porch is characterized by its flat roof and clapboard siding. A service porch may look like a later addition because it has a different roofline from the house, but it is an important character-defining feature of many historic homes in Old Towne and should be preserved per the Historic Preservation Design Standards.

The existing service porch projects 99 feet from the residence. The applicant is proposing the 8-foot addition of the bathroom and kitchen at the west and east sides of the service porch and to extend the hipped roof over the historic service porch to accommodate a ceiling height that is continuous with the ceiling height in the residence. The service porch will project 1 foot from the kitchen and bathroom additions. The rear façade of the service porch and a 1-foot flat roof area will be preserved to retain the form, roof height, and location of the service porch. Should the addition be removed in the future, the essential form, west elevation and height of the service porch will be retained. The bathroom will retain the existing ceiling height, but the new kitchen addition and new bathroom addition will match the ceiling height of the rest of the house.

Issue 2 Visibility of Addition:

The addition will be located at the rear of the house and its walls will be aligned with the west and east elevations of the historic residence. Due to the location and the small size of the addition, the applicant is proposing to not inset the walls at the west and east elevations, which is typical of small rear additions in the Historic District. The addition will be minimally visible from the street and will not impact the historic streetscape and the street view of the residence.

Issue 3: Differentiation of Addition:

Per the Secretary of the Interior's Standards and the Historic Preservation Design Standards, additions should be differentiated from the old will still being compatible in color, material, scale and massing and proportions. Typically, additions in the Historic District are differentiated by an inset or a hyphen, difference in siding size, and subordinate in massing and size so that the addition does not create a false sense of historic development and provides line of demarcation. Due to the small size of the addition, the applicant is proposing to differentiate the addition with a 6-inch wood siding that

will be inset at the rear (south) elevation by one foot to differentiate the addition from the historic service porch and a wood vertical line of demarcation at the west and east elevations, while being compatible in materials, size, and details.

Issue 4 Demolition of Shed:

The applicant is proposing to demolish the existing shed at the rear southeast property line. The shed is depicted on Sanborn Fire Insurance Maps as an unidentified structure. Available aerials indicate a similar shed-like structure in roughly the same location as the one present on site. The Historic Preservation Design Standards identifies accessory structures as character defining features of contributing properties but does not identify them as individually contributing resources. The Old Towne Orange Historic District itself is the historic resource per CEQA, and the potential demolition of small accessory structures is evaluated for its cumulative impact on the Historic District as a whole, and not the individual property or the structure itself. The demolition of the shed is to allow for physical space on the lot to accommodate the historic building addition and to facilitate a more functional floor plan for modern day living.

Staff discussed potential relocation of the structure in a manner that maintains the original orientation to the structure and to retain the historic relationship between the house and accessory structure. The residence has a large tree at the southwest corner of the property that the homeowners would like to preserve in place. Due to the existing garage and the minimum open space at the rear of the residence, the applicant will not be able to accommodate a relocation of the structure in a manner that preserves the tree at the corner of the lot or maintain a 6-foot separation between structures per the Orange Municipal Code Table 17.14.210 or retain the original orientation to the residence and streetscape. Furthermore, as mentioned above, the several alterations that the shed has undergone have resulted in a loss of integrity of materials and workmanship. Although it retains its original location, the footprint has changed and does not appear to be the footprint of the original shed.

While the project proposes to demolish the existing structure, the demolition of the structure is not anticipated to have a detrimental effect on the character and the historic integrity of the district because the essential character, streetscape, and historic character of the district will be preserved. Overall, staff is in support of the project and believes that the addition at the rear of the project will not impact the integrity of the historic district.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided to 209 owners and occupants within 400 feet of the project on or before October 19, 2023, and the site was posted on or before that date.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 - Existing Facilities), because it consists of an addition of less than 10,000 square feet to an existing residence, in conformance with allowable development in the General Plan and in an area where public facilities and services are available.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Findings for DRC applications come from four sources:

- The Orange Municipal Code

- The Infill Residential Design Guidelines
- The Historic Preservation Design Standards for Old Towne (commonly referred to the Old Towne Design Standards or OTDS)
- Orange Eichler Design Standards (or OEDS)

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.

- 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 Historic Preservation Design Standards, which are the prescriptive design criteria for projects within the Old Towne Historic District. The proposed rear addition is subordinate to the existing historic building and is minimally visible from the street. It is compatible with the mass, scale, and roof form of the historic building and would not affect the appearance of the Historic District from the street view. Materials and color proposed would match the existing residence. The proposed addition will extend the existing hipped and flat rooflines but preserve a one foot area of the historic service porch at the rear. The addition will be inset one-foot on at the rear and will have a two inch variation in the exposure of the siding and a line of demarcation to differentiate the addition. The project proposes the removal of an existing deteriorated shed to accommodate the addition. The removal of the shed is not anticipated to have an impact on the integrity of the Historic District as a whole due to its degraded condition.

- 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).

The new addition will not destroy historic materials, features, or spatial relationships that characterize the historic building. The project will result in the removal of a historic shed. However, the removal of the shed will not impact the overall integrity and historic significance of the property or the historic district. The new work is differentiated from the old with the one-foot inset at the south elevation and six inch exposure siding while being compatible in material, size, scale, proportion, and massing. The one foot inset at the south elevation allows for the historic porch's flat roof and south elevation to be visible. If the additions are removed in the future, the form of the historic service porch will be unimpaired. Consistent with Standard 10, 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 will be unimpaired.

- 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).

Projects located in the Old Towne Orange Historic District must comply with the Historic

Preservation Design Standards for Old Towne. As described above, the work conforms with these design standards. The project upholds community aesthetics through an internally consisted and integrated design theme.

- 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 design of the new addition is subordinate to the historic structure and retains scale, massing, and orientation that is similar to the surrounding development. The new addition is located in the rear and will not detract from the existing neighborhood character.

13. 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 the plans (date stamped approved November 1, 2023, and in the project case file), 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. 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 plan, the Community Development Director may approve the changed plan without requiring a new public meeting.
3. The applicant agrees, as a condition of City's approval of Design Review No. 5116-23, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the

right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.

4. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.
5. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.
6. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
7. Design Review No. 5116-23 shall become void if not vested within two years from the date of approval. Time extensions may be granted for up to one year, pursuant to OMC Section 17.08.060.

14. ATTACHMENTS

- Attachment 1 - Vicinity Map
- Attachment 2 - Letter of Explanation
- Attachment 3 - Project Plans, FAR Analysis, and Photographs
- Attachment 4 - DPR Form
- Attachment 5 - Historic Aerial Appendix
- Attachment 6 - Sanborn Appendix
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- Attachment 9 - Window and Door Specifications
- Attachment 10 - Rear Porch Photo Appendix



Agenda Item

Design Review Committee

Item #: 4.1.

11/1/2023

File #: 23-0685

TO: Chair and Members of the Design Review Committee

THRU: Chad Ortlieb, Principal Planner

FROM: Ani Mnatsakanyan, Associate Planner - Historic Preservation

1. SUBJECT

A request for an addition and to extend the roofline at the rear of an existing historic residence, 230 E. Palmyra Avenue (Design Review No. 5116-23)

2. SUMMARY

The applicant proposes a 36 square foot kitchen addition and a 68 square foot bathroom addition (total 104 square feet) at the rear of an existing single-story historic residence. The project includes the proposed demolition of an existing shed to accommodate the bathroom addition at the rear of the residence.

3. RECOMMENDED ACTION

Approval by the Design Review Committee.

4. BACKGROUND INFORMATION

Applicant: Sheri Ledbetter

Owner: Sheri Ledbetter

Property Location: 230 E. Palmyra Avenue

General Plan Designation: Low Density Residential (LDR)

Zoning Classification: Single Family Residential (R-1-6)

Existing Development: Single-story hipped roof cottage, detached garage, and shed. The property is a contributor to the Old Towne Orange Historic District.

Associated Application: None.

Previous DRC Project Review: None.

5. PROJECT DESCRIPTION

The major components of this project include:

- A 68 square foot bathroom addition at the rear southwest corner of the residence. The addition will be clad in six inch exposure siding to differentiate from the historic residence's four inch exposure siding. The bathroom addition will have two new wood windows and a new paneled door providing access to the rear yard. There will be concrete steps and a metal guardrail

similar to the existing ones at the rear service porch. The rear window will be relocated to the west elevation at the bedroom to preserve the historic window.

- A 36 square foot kitchen addition at the rear southeast corner of the residence. The addition will be clad in six inch exposure siding to differentiate from the historic residence's four inch exposure siding. The historic window at the south (rear) elevation will be preserve and relocated to the the east elevation of the addition.
- Demolition of a 160 square foot shed at the rear southeast property line to accommodate the bathroom addition.
- The kitchen and bathroom additions will be located on the west and east sides of the historic service porch and will be inset one foot on the south elevation to be differentiated from the service porch. The hipped roof will extend over the addition but the flat roof of the service porch will be retained below the eave line at the 1-foot projection of the service porch that is to be retained.
- The project will result in a .01 decrease in FAR and will be .27.

6. EXISTING SITE

The existing site is developed with a one-story 1,195 square single-family residence built in 1908, a shed, and a detached two-car garage. The subject property is a contributor to the Old Towne Orange Historic District. It is a hip roof cottage with clapboard siding, a corner recessed porch supported by a single Classical column. There is a bay window at the west elevation and a historic service porch at the rear (south) elevation. The property is in good condition and maintains a high level of historic integrity with no apparent changes to the original structure.

Aerials and Sanborn maps indicate there existed a shed at the southwest corner of the property that no longer exists and an unidentified one-story structure roughly in the same location as the "shed" that exists today. Staff conducted a site visit to observe the existing structure. The structure is of single wall construction of board and batten over a concrete slab, which is indicative of early 20th century rapid construction practices. It has a front facing gabled roof with exposed rafter tails. There is a window at the north elevation and an entry door and window opening at the west elevation that appear to have been cut after the construction of the shed. In addition, the existing structure is slightly larger than the concrete slab. Some of the battens appear to be slightly different measurements and slightly different levels of deterioration. In addition, the roof boards appear to have been changed at a later time. The west elevation of the shed has board pieces that were cut and replaced as well. The interior of the shed is drywalled and has various types of supporting braces that were added overtime. The wood shows signs of deterioration, including dry rot. While the shed is roughly in the same location as it historically was. The level of deterioration and changes have resulted in a significant loss of integrity of materials and workmanship.

As a result of the current conditions, the shed is deteriorated, and the owner believes that the historic structure cannot be rehabilitated and repaired.

7. EXISTING AREA CONTEXT

The subject property is located on the south 200 block of E. Palmyra Avenue between South Orange Street and South Grand Street. It is surrounded by other single-family residences zoned R-1-6. All property along E. Palmyra Avenue between S. Grand and S. Orange Streets are contributors to the Historic District. The predominant architectural styles on the block are hip roof cottage and bungalow Craftsman. There is a prairie style house and a Victorian residence at the west corners of the property.

The applicant provided an FAR analysis that assesses the existing FAR of the block. The FAR of the block ranges from .21 to .43. The proposed average FAR of the block will remain unchanged at .31.

8. ANALYSIS AND STATEMENT OF THE ISSUES

Issue 1 Service Porch:

According to Sanborn Fire Insurance Maps, the service porch at the rear elevation of the residence was constructed at the same time as the residence. The historic service porch projects towards the south of the property. There is a paneled door located at the service porch that leads to the backyard with concrete steps and a metal railing. The service porch is characterized by its flat roof and clapboard siding. A service porch may look like a later addition because it has a different roofline from the house, but it is an important character-defining feature of many historic homes in Old Towne and should be preserved per the Historic Preservation Design Standards.

The existing service porch projects 99 feet from the residence. The applicant is proposing the 8-foot addition of the bathroom and kitchen at the west and east sides of the service porch and to extend the hipped roof over the historic service porch to accommodate a ceiling height that is continuous with the ceiling height in the residence. The service porch will project 1 foot from the kitchen and bathroom additions. The rear façade of the service porch and a 1-foot flat roof area will be preserved to retain the form, roof height, and location of the service porch. Should the addition be removed in the future, the essential form, west elevation and height of the service porch will be retained. The bathroom will retain the existing ceiling height, but the new kitchen addition and new bathroom addition will match the ceiling height of the rest of the house.

Issue 2 Visibility of Addition:

The addition will be located at the rear of the house and its walls will be aligned with the west and east elevations of the historic residence. Due to the location and the small size of the addition, the applicant is proposing to not inset the walls at the west and east elevations, which is typical of small rear additions in the Historic District. The addition will be minimally visible from the street and will not impact the historic streetscape and the street view of the residence.

Issue 3: Differentiation of Addition:

Per the Secretary of the Interior's Standards and the Historic Preservation Design Standards, additions should be differentiated from the old will still being compatible in color, material, scale and massing and proportions. Typically, additions in the Historic District are differentiated by an inset or a hyphen, difference in siding size, and subordinate in massing and size so that the addition does not create a false sense of historic development and provides line of demarcation. Due to the small size of the addition, the applicant is proposing to differentiate the addition with a 6-inch wood siding that

will be inset at the rear (south) elevation by one foot to differentiate the addition from the historic service porch and a wood vertical line of demarcation at the west and east elevations, while being compatible in materials, size, and details.

Issue 4 Demolition of Shed:

The applicant is proposing to demolish the existing shed at the rear southeast property line. The shed is depicted on Sanborn Fire Insurance Maps as an unidentified structure. Available aerials indicate a similar shed-like structure in roughly the same location as the one present on site. The Historic Preservation Design Standards identifies accessory structures as character defining features of contributing properties but does not identify them as individually contributing resources. The Old Towne Orange Historic District itself is the historic resource per CEQA, and the potential demolition of small accessory structures is evaluated for its cumulative impact on the Historic District as a whole, and not the individual property or the structure itself. The demolition of the shed is to allow for physical space on the lot to accommodate the historic building addition and to facilitate a more functional floor plan for modern day living.

Staff discussed potential relocation of the structure in a manner that maintains the original orientation to the structure and to retain the historic relationship between the house and accessory structure. The residence has a large tree at the southwest corner of the property that the homeowners would like to preserve in place. Due to the existing garage and the minimum open space at the rear of the residence, the applicant will not be able to accommodate a relocation of the structure in a manner that preserves the tree at the corner of the lot or maintain a 6-foot separation between structures per the Orange Municipal Code Table 17.14.210 or retain the original orientation to the residence and streetscape. Furthermore, as mentioned above, the several alterations that the shed has undergone have resulted in a loss of integrity of materials and workmanship. Although it retains its original location, the footprint has changed and does not appear to be the footprint of the original shed.

While the project proposes to demolish the existing structure, the demolition of the structure is not anticipated to have a detrimental effect on the character and the historic integrity of the district because the essential character, streetscape, and historic character of the district will be preserved. Overall, staff is in support of the project and believes that the addition at the rear of the project will not impact the integrity of the historic district.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided to 209 owners and occupants within 400 feet of the project on or before October 19, 2023, and the site was posted on or before that date.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 - Existing Facilities), because it consists of an addition of less than 10,000 square feet to an existing residence, in conformance with allowable development in the General Plan and in an area where public facilities and services are available.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Findings for DRC applications come from four sources:

- The Orange Municipal Code

- The Infill Residential Design Guidelines
- The Historic Preservation Design Standards for Old Towne (commonly referred to the Old Towne Design Standards or OTDS)
- Orange Eichler Design Standards (or OEDS)

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.

- 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 Historic Preservation Design Standards, which are the prescriptive design criteria for projects within the Old Towne Historic District. The proposed rear addition is subordinate to the existing historic building and is minimally visible from the street. It is compatible with the mass, scale, and roof form of the historic building and would not affect the appearance of the Historic District from the street view. Materials and color proposed would match the existing residence. The proposed addition will extend the existing hipped and flat rooflines but preserve a one foot area of the historic service porch at the rear. The addition will be inset one-foot on at the rear and will have a two inch variation in the exposure of the siding and a line of demarcation to differentiate the addition. The project proposes the removal of an existing deteriorated shed to accommodate the addition. The removal of the shed is not anticipated to have an impact on the integrity of the Historic District as a whole due to its degraded condition.

- 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).

The new addition will not destroy historic materials, features, or spatial relationships that characterize the historic building. The project will result in the removal of a historic shed. However, the removal of the shed will not impact the overall integrity and historic significance of the property or the historic district. The new work is differentiated from the old with the one-foot inset at the south elevation and six inch exposure siding while being compatible in material, size, scale, proportion, and massing. The one foot inset at the south elevation allows for the historic porch's flat roof and south elevation to be visible. If the additions are removed in the future, the form of the historic service porch will be unimpaired. Consistent with Standard 10, 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 will be unimpaired.

- 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).

Projects located in the Old Towne Orange Historic District must comply with the Historic

Preservation Design Standards for Old Towne. As described above, the work conforms with these design standards. The project upholds community aesthetics through an internally consisted and integrated design theme.

- 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 design of the new addition is subordinate to the historic structure and retains scale, massing, and orientation that is similar to the surrounding development. The new addition is located in the rear and will not detract from the existing neighborhood character.

13. 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 the plans (date stamped approved November 1, 2023, and in the project case file), 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. 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 plan, the Community Development Director may approve the changed plan without requiring a new public meeting.
3. The applicant agrees, as a condition of City's approval of Design Review No. 5116-23, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the

right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.

4. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.
5. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.
6. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
7. Design Review No. 5116-23 shall become void if not vested within two years from the date of approval. Time extensions may be granted for up to one year, pursuant to OMC Section 17.08.060.

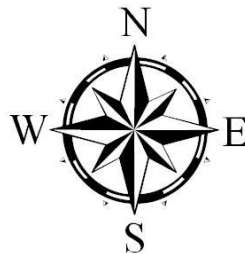
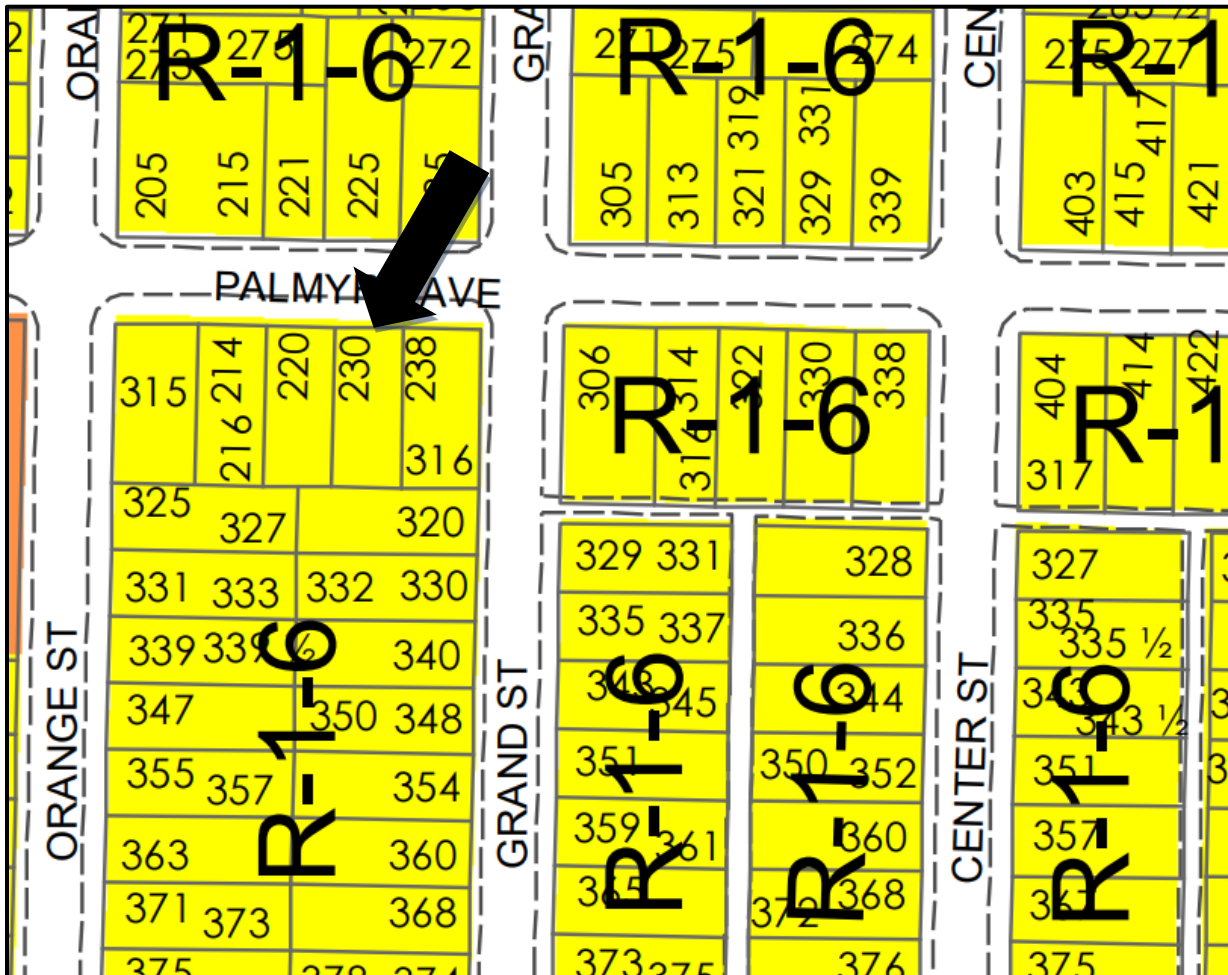
14. ATTACHMENTS

- Attachment 1 - Vicinity Map
- Attachment 2 - Letter of Explanation
- Attachment 3 - Project Plans, FAR Analysis, and Photographs
- Attachment 4 - DPR Form
- Attachment 5 - Historic Aerial Appendix
- Attachment 6 - Sanborn Appendix
- Attachment 7 - Development Standards Table
- Attachment 8 - Digital Color and Materials Board
- Attachment 9 - Window and Door Specifications
- Attachment 10 - Rear Porch Photo Appendix

Vicinity Map

230 E. Palmyra Avenue

Design Review No. 5116-23



CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT



AH ARCHITECTURE

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54 Lone Mtn, Irvine, CA 92602
+1 805 704 6201

August 10, 2023

Historic Preservation
City of Orange | Community Development
300 East Chapman Avenue
Orange, CA 92866

Re: Land Use Project Application Resubmittal: Ledbetter Residence, 230 E. Palmyra Avenue
Letter of Explanation

Dear Community Development Department,

The Ledbetter Residence is a single family residential property located at 230 E. Palmyra Avenue and this application proposes a 36 sq. ft. kitchen expansion, 68 sq. ft. bathroom addition, and conversion of the attic into storage space. The addition would extend into the rear yard from the existing historic residence.

The lot size of the property is 50' X 120' (6,000 sq. ft.), includes the main residence that is approximately 1,195 sq. ft. and has two bedrooms and one bathroom. The property also includes a detached one car garage (330 sq. ft.) and shed (160 sq. ft.) adjacent to the main structure.

The main residence is one story in height and the architectural style is Hipped Roof Cottage. This style is seen throughout the immediate neighborhood and many of the homes are also single story and in the Hipped Roof Cottage or Craftsman Bungalow styles.

With the property being in the Historic District of Old Towne Orange, the Ledbetters and project team has worked collaboratively with the Planning Department to achieve a design which follows the City's Historic Preservation Design Standards. The proposed addition will extend into the rear yard and minimally alter the look of the home from the street and maintain the characteristic hip roof of the historic architectural design. Also maintained in the design, is the form and features of the historic service porch. The addition is also designed with a wood clapboard siding in a 6" exposure to differentiate it from the existing structure. The new wood trim will match the existing profiles and be painted in the same color scheme as that of the existing structure to create a cohesive aesthetic.

The proposed kitchen expansion and bathroom addition would improve the functionality and livability of the home for the Ledbetter Family without compromising street view and character of the neighborhood. Please let us know if you have any questions or concerns.

Best Regards,

Aimee Ho, AIA, NCARB
Principal
License No. C36037
aimeeho@design-aha.com



AHA Project No: 202208

Project Contact:
Aimee Ho
aimeeho@design-aha.com

Owner:
Sheri Ledbetter
sledbetter@socal.rr.com

LEDBETTER ADDITION
230 E. PALMYRA AVENUE
ORANGE, CA 92866

No.	Date	Description
	04.21.23	DESIGN REVIEW
	08.10.23	2ND DESIGN REVIEW
	09.14.23	2ND DESIGN REVIEW

TITLE SHEET

A0.0

PROJECT SUMMARY

ASSESSOR PARCEL NUMBER:	390-402-22
OWNER:	SHERI LEDBETTER 230 E. PALMYRA AVENUE ORANGE, CA 92866
PROJECT ADDRESS:	230 E. PALMYRA AVENUE ORANGE, CA 92866
DESCRIPTION OF WORK:	BATHROOM ADDITION, KITCHEN EXPANSION, CONVERT ATTIC TO STORAGE SPACE
ARCHITECT	
AH ARCHITECTURE 54 LONE MTN IRVINE, CA 92602 (805) 704-6201	

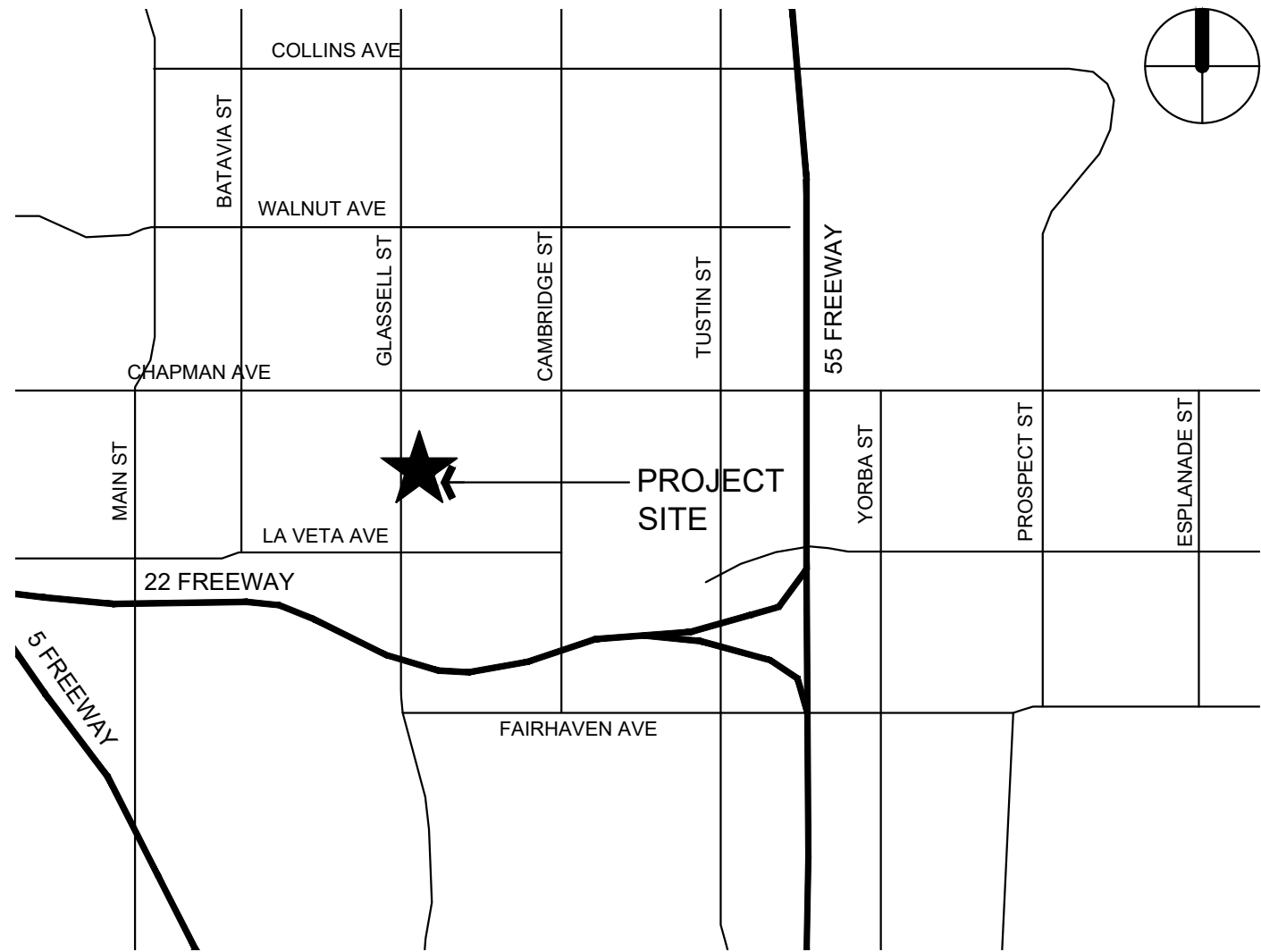
CODE ANALYSIS

TYPE OF CONSTRUCTION:	TYPE V-B, NON SPRINKLERED			
OCCUPANCY:	R-3/U			
GENERAL PLAN:	LDR, LOW DENSITY RES, 2.1 - 6.0 DU/AC			
ZONING:	R-1-6, SINGLE FAMILY RES. 6,000 SF			
NUMBER OF STORIES:	1			
BUILDING HEIGHT:	23'-0" APPROX.			
EXISTING BUILDING AREA:				
RESIDENCE:	R-3	=1,195 SF	TOTAL ADDITION: 104 SF	
GARAGE (16.5'x20'):	U	= 330 SF		
SHED (10'x16'):	U	= 160 SF		
TOTAL		=1,685 SF		
NEW BUILDING AREA:				
RESIDENCE:	R-3	=1,195 SF	TOTAL ADDITION: 104 SF	
KITCHEN ADDITION:	R-3	= 36 SF		
BATHROOM ADDITION:	R-3	= 68 SF		
TOTAL		=1,299 SF		
GARAGE:	U	= 330 SF		
TOTAL		= 1,629 SF		
LOT SIZE:	50' X 120' = 6,000 SF			
EXISTING LANDSCAPE AREA:	1,900 SF			
LOT COVERAGE (AREA COVERED BY ROOF):				
EXISTING:	1,772 SF / 6,000 SF = 29.5%			
PROPOSED:	1,707 SF / 6,000 SF = 28.5%			
FLOOR AREA RATIO:				
EXISTING:	0.28 = 1,685 SF / 6,000 SF			
PROPOSED:	0.27 = 1,629 SF / 6,000 SF			
HISTORIC DISTRICT FAR RANGE: 0.15 - 0.25				
EXISTING ALL BLOCK AVG. FAR = 0.31				
PROPOSED ALL BLOCK AVG. FAR = 0.31				
ALL PROPERTIES ARE CONTRIBUTING LOTS				

SHEET INDEX

ARCHITECTURE	
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A0.1	SITE PHOTOS
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A1.1	BLOCK FAR ANALYSIS
A2.0	FLOOR PLANS
A2.1	ROOF PLANS
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A3.2	ELEVATIONS COLOR
A4.0	WINDOW & DOOR SCHEDULE & DETAILS

VICINITY MAP





1



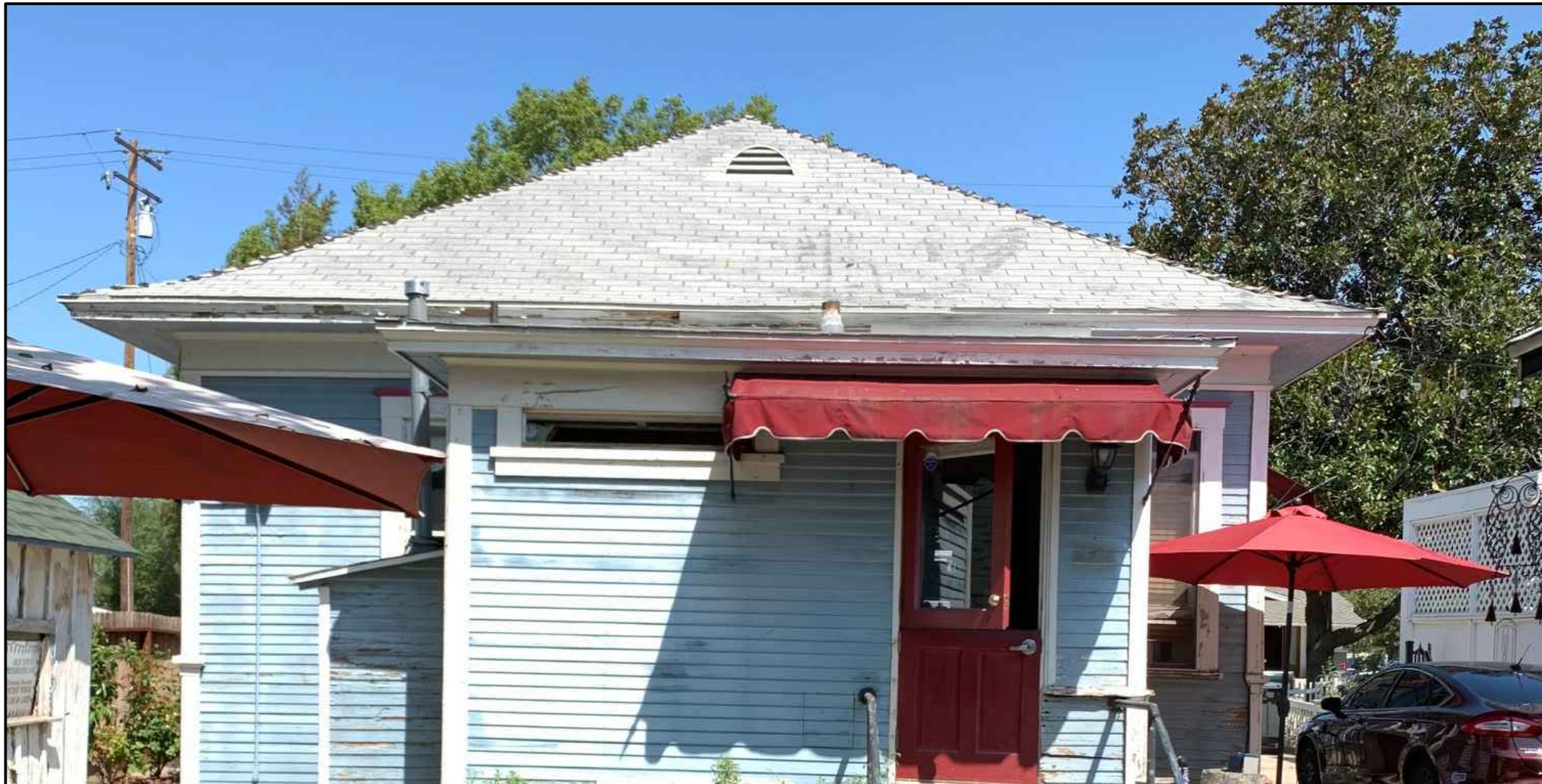
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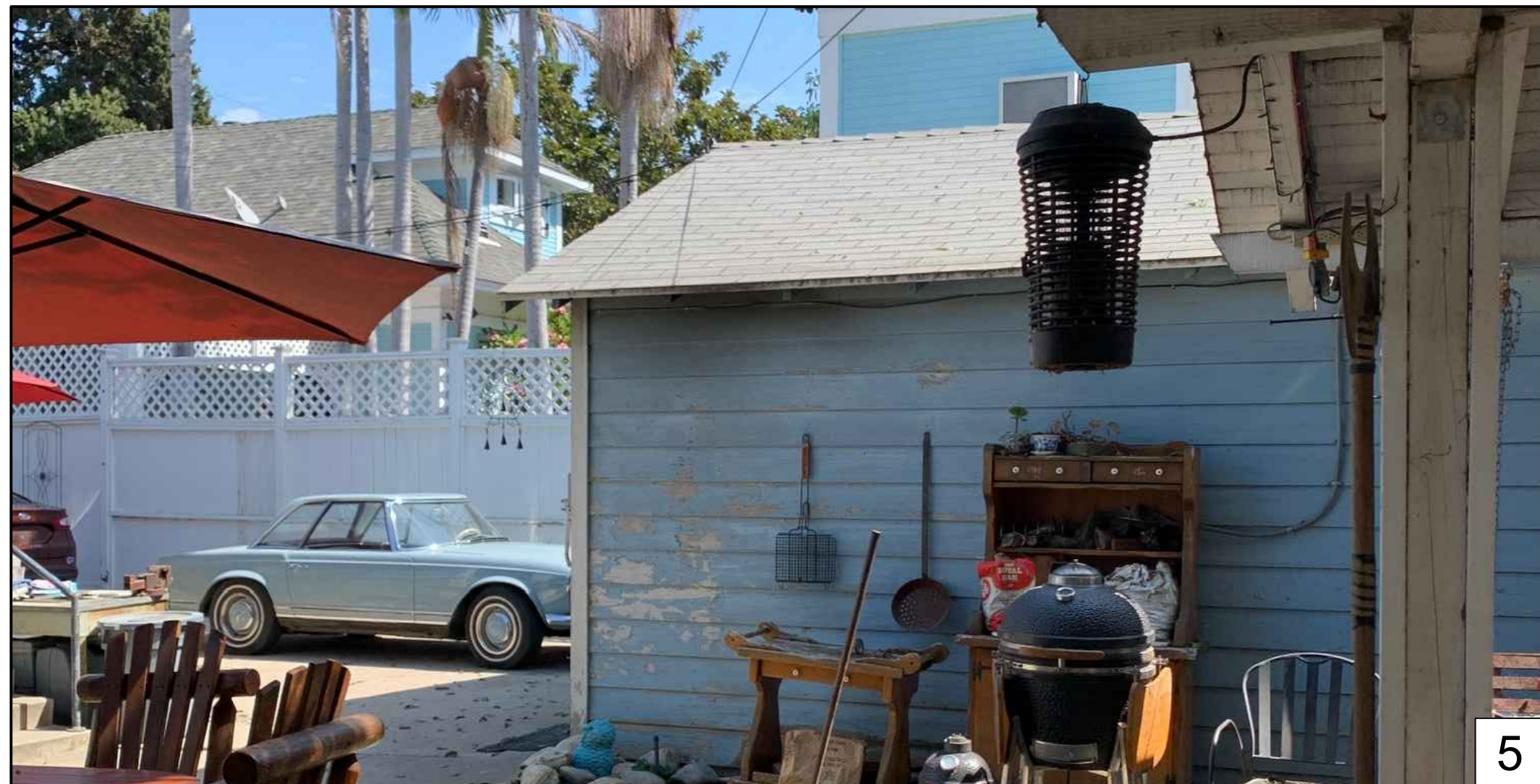
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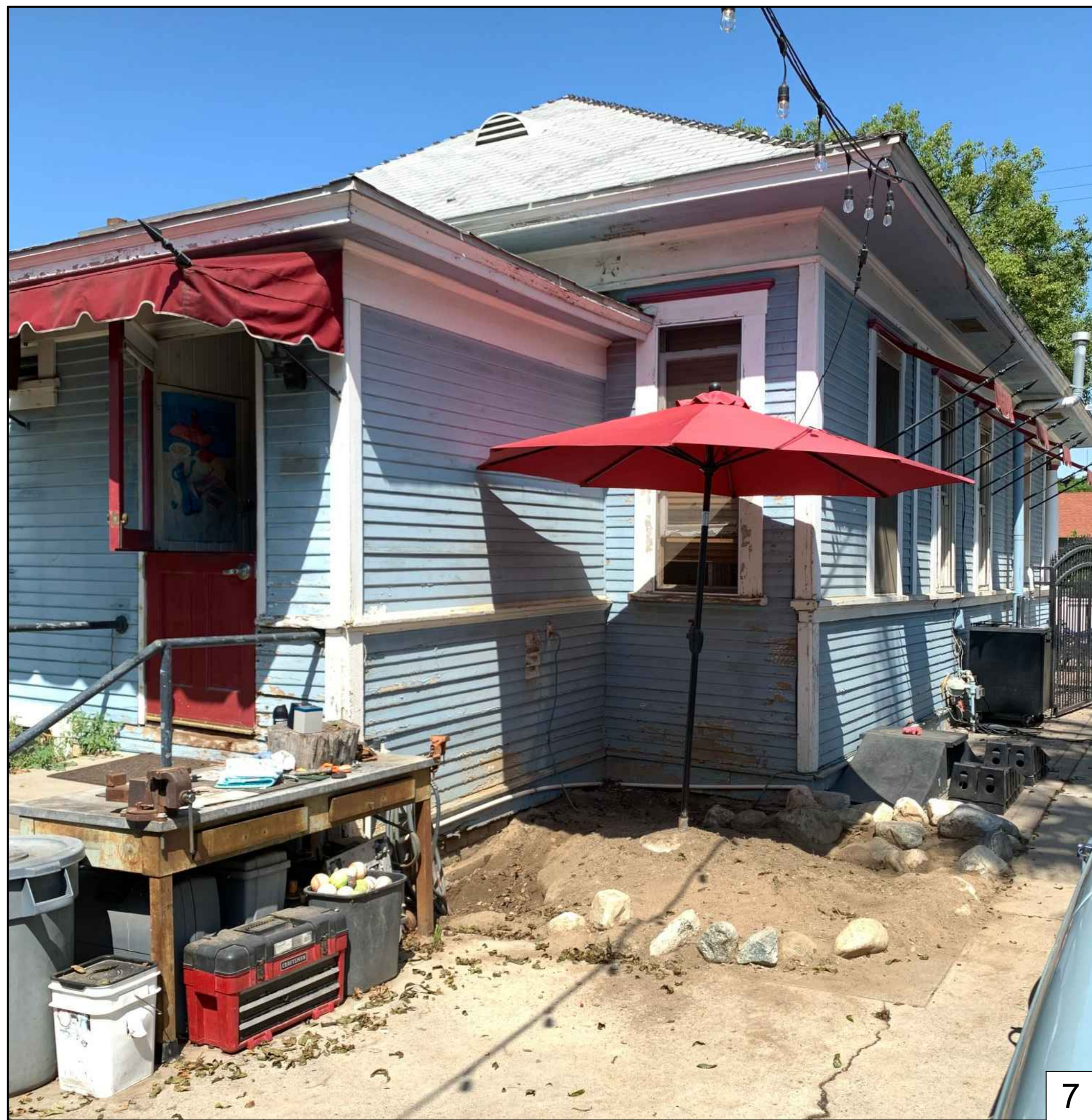
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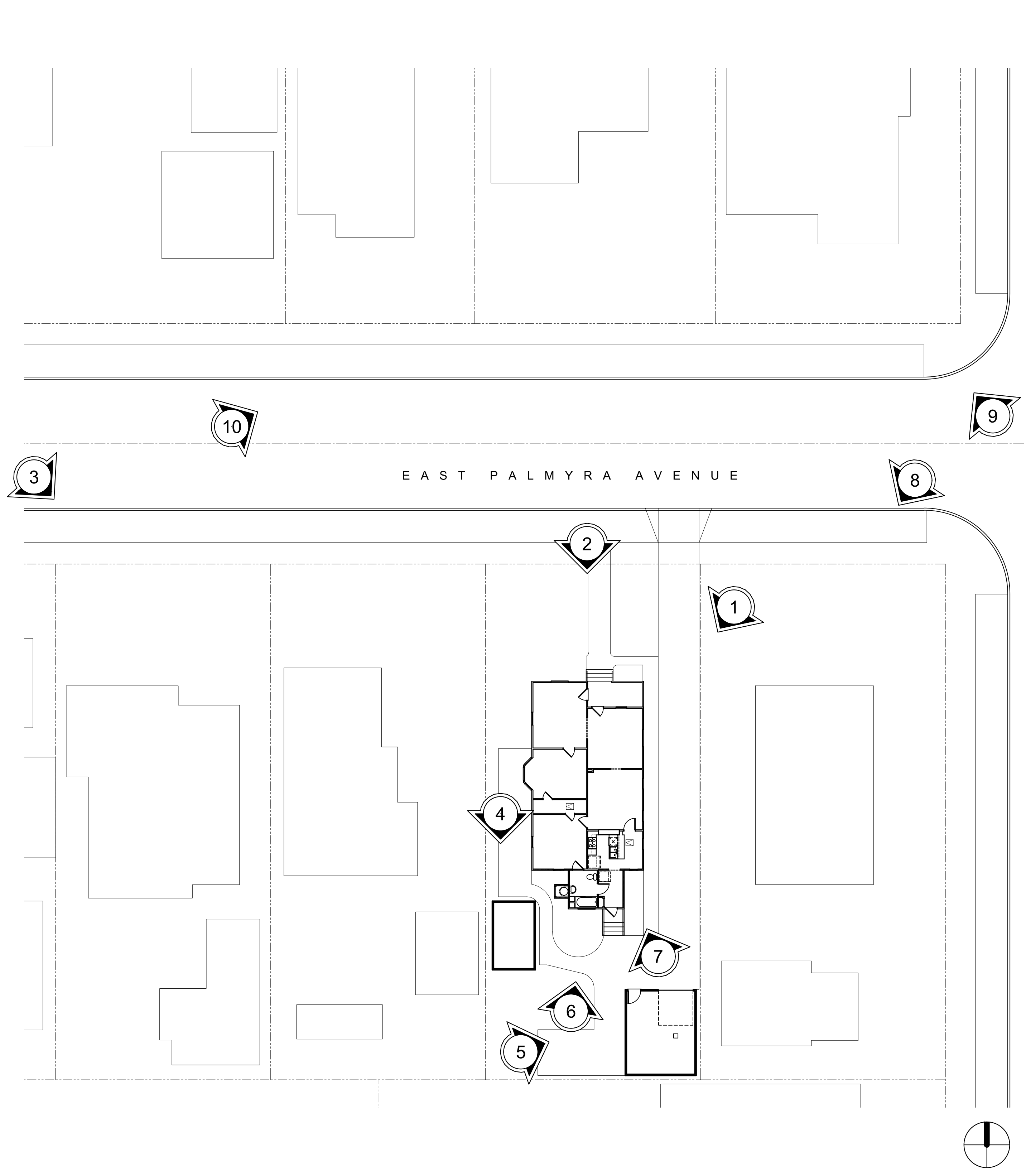
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9



10



LEDBETTER ADDITION
230 E. PALMYRA AVENUE
ORANGE, CA 92866

No.	Date	Description
	04.21.23	DESIGN REVIEW
	08.10.23	2ND DESIGN REVIEW
	09.14.23	2ND DESIGN REVIEW

SITE PHOTOS

No.	Date	Description
	04.21.23	DESIGN REVIEW
	08.10.23	2ND DESIGN REVIEW
	09.14.23	2ND DESIGN REVIEW

SITE SUMMARY

ASSESSOR PARCEL NUMBER:	390-402-22
GENERAL PLAN:	LDR, LOW DENSITY RES. 2.1 - 6.0 DU/AC
ZONING:	R-1-6, SINGLE FAMILY RES. 6,000 SF
OLD TOWNE HISTORIC DISTRICT	
LOT SIZE:	50' X 120' = 6,000 SF
RESIDENCE:	R-3 =1,195 SF
GARAGE (16.5'x20'):	U = 330 SF
SHED (10'x16'):	U = 160 SF
EXISTING LANDSCAPE AREA:	1,900 SF

KEYNOTES

- 1

PROPERTY LINE
- 2

EXISTING CONCRETE DRIVEWAY
- 3

COVERED PORCH AREA
- 4

BACK OF SIDEWALK / PROPERTY LINE
- 5

EXISTING CURB
- 6

GREY AREA REPRESENTS AREA OF ADDITION
- 7

EXISTING SHED TO BE DEMOLISHED
- 8

EXISTING PERGOLA TO REMAIN
- 9

EXISTING HARDSCAPE TO REMAIN
- 10

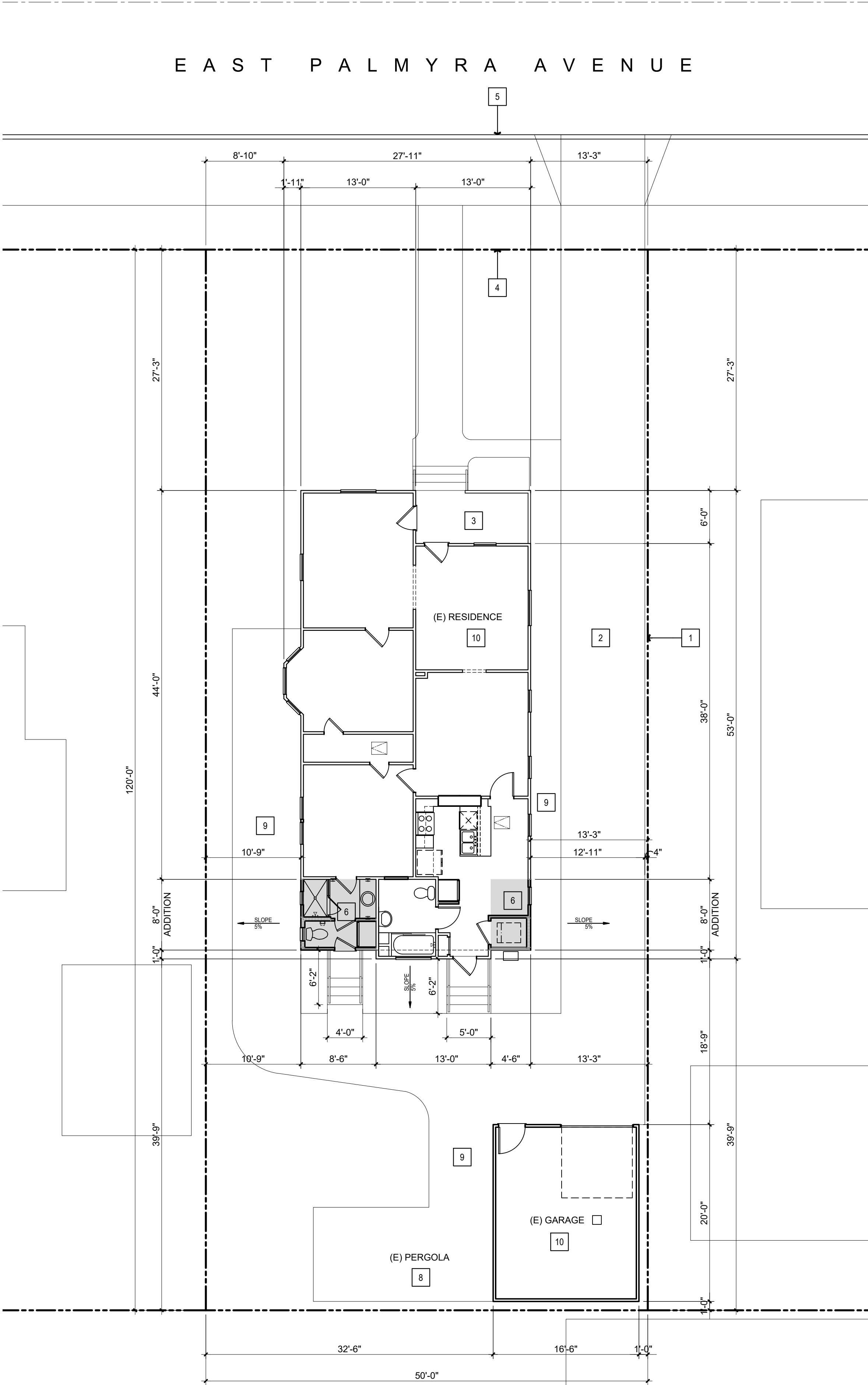
EXISTING BUILDING TO REMAIN

LEGEND

- EXISTING WALL TO REMAIN IN PLACE
- EXISTING WALL TO BE DEMOLISHED
- NEW 2X4 WALL
- NEW 2X6 WALL
- ADDITION

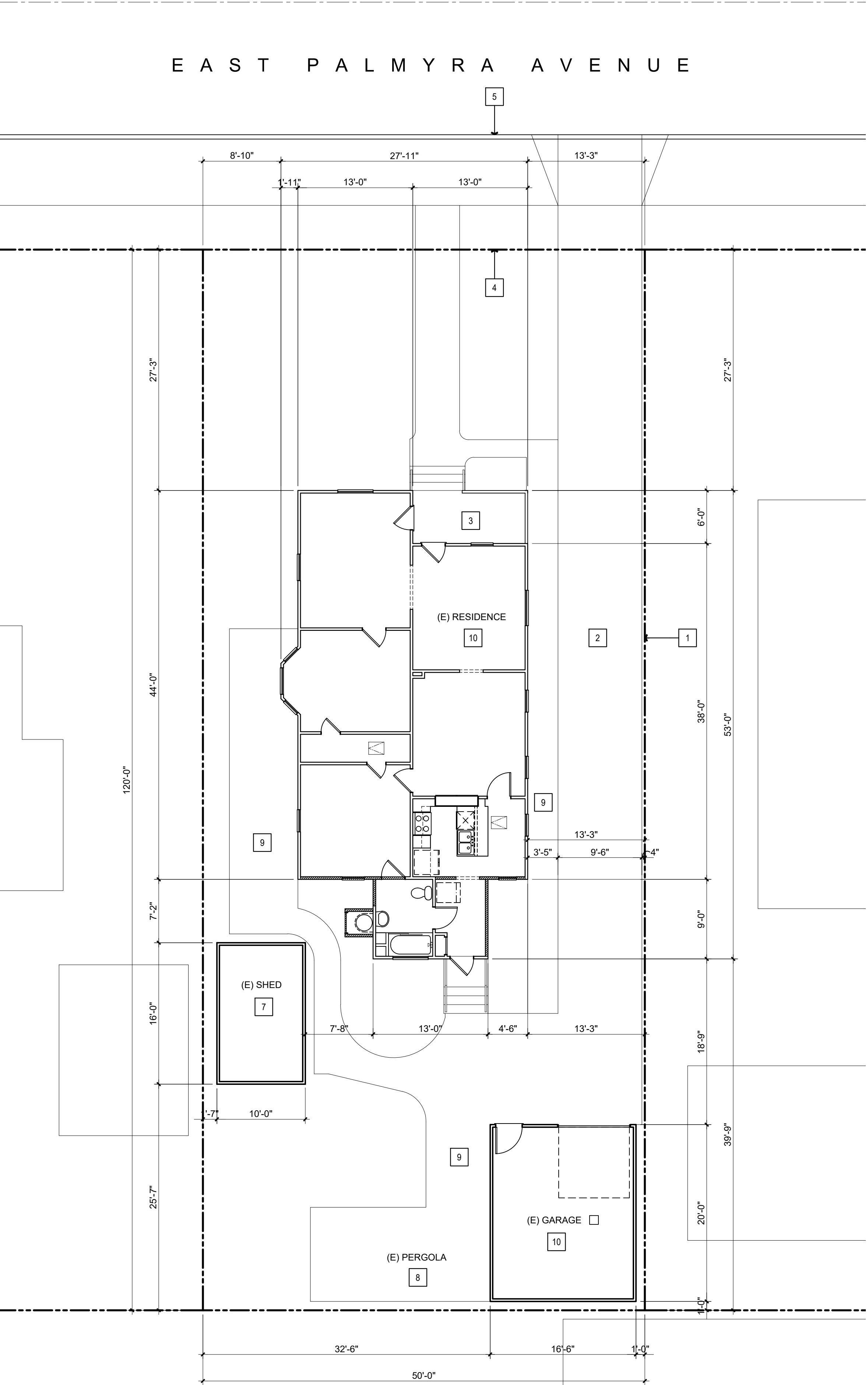
DEMO NOTES

1. VERIFY ALL EXISTING DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.
2. EXISTING SOUTHERN WINDOW IN PRIMARY BEDROOM TO BE SAVED AND RELOCATED TO WEST WALL IN SAME ROOM.
3. EXISTING SOUTHERN WINDOW IN KITCHEN TO BE SAVED AND RELOCATED TO EAST WALL IN KITCHEN ADDITION.
4. EXISTING WATER HEATER ENCLOSURE TO BE DEMOLISHED. NEW TANK LESS WATER HEATER TO BE INSTALLED.
5. EXISTING SHED TO BE DEMOLISHED.



PROPOSED SITE PLAN SCALE: 1/8" = 1'-0"

2



EXISTING SITE PLAN SCALE: 1/8" = 1'-0"

1

No.	Date	Description
	04.21.23	DESIGN REVIEW
	08.10.23	2ND DESIGN REVIEW
	09.14.23	2ND DESIGN REVIEW

BLOCK FAR ANALYSIS

LOT NUMBER	EXISTING FAR
35 & 36	0.29
34	0.35
33	0.21
32	0.32
1	0.43
24	0.32
23	0.26
22	0.28
21	0.37

EXISTING ALL BLOCK AVG. FAR: 0.31
ALL PROPERTIES ARE CONTRIBUTING LOTS

PROPOSED
2 BEDROOMS, 2 BATH + ATTIC LOFT

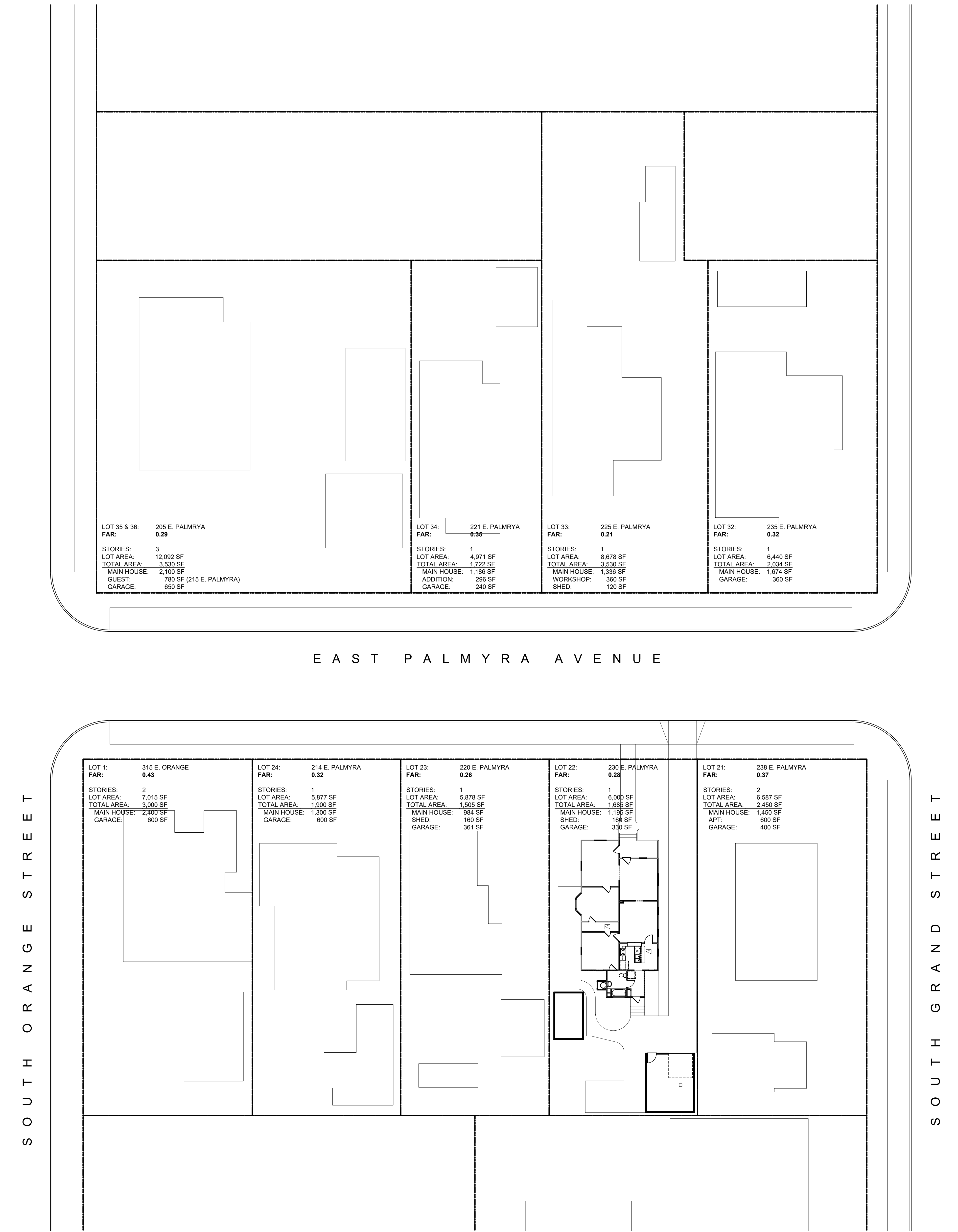
LOT SIZE: 50' X 120' 6,000 SF

PROPOSED BUILDING AREA:
RESIDENCE: R-3
FIRST FLOOR = 1,195 SF
KITCHEN ADDITION = 36 SF
BATHROOM ADDITION = 68 SF
TOTAL = 1,299 SF

GARAGE (16.5' x 20') U = 330 SF

PROPOSED FAR: 0.27 = 1,629 SF / 6,000 SF
1,299 SF + 330 SF = 1,629 SF

PROPOSED ALL BLOCK AVG. FAR: 0.31
ALL PROPERTIES ARE CONTRIBUTING LOTS



No.	Date	Description
	04.21.23	DESIGN REVIEW
	08.10.23	2ND DESIGN REVIEW
	09.14.23	2ND DESIGN REVIEW

FLOOR PLAN SUMMARY

SINGLE FAMILY RESIDENCE

EXISTING			
2 BEDROOMS, 1 BATH			
EXISTING BUILDING AREA:			
RESIDENCE:	R-3	=	1,195 SF
GARAGE (16.5'x20' =):	U	=	330 SF
SHED (10'x16'):	U	=	160 SF
TOTAL		=	1,685 SF

LOT SIZE: 50' X 120' 6,000 SF

EXISTING FAR: 0.28 = 1,685 SF / 6,000 SF
1,195 SF + 330 SF + 160 SF = 1,685 SF

PROPOSED			
2 BEDROOMS, 2 BATH + ATTIC STORAGE			
PROPOSED BUILDING AREA:			
RESIDENCE:	R-3		
FIRST FLOOR		=	1,195 SF
KITCHEN ADDITION		=	36 SF
BATHROOM ADDITION		=	68 SF
TOTAL		=	1,299 SF

GARAGE (16.5' x 20') U = 330 SF

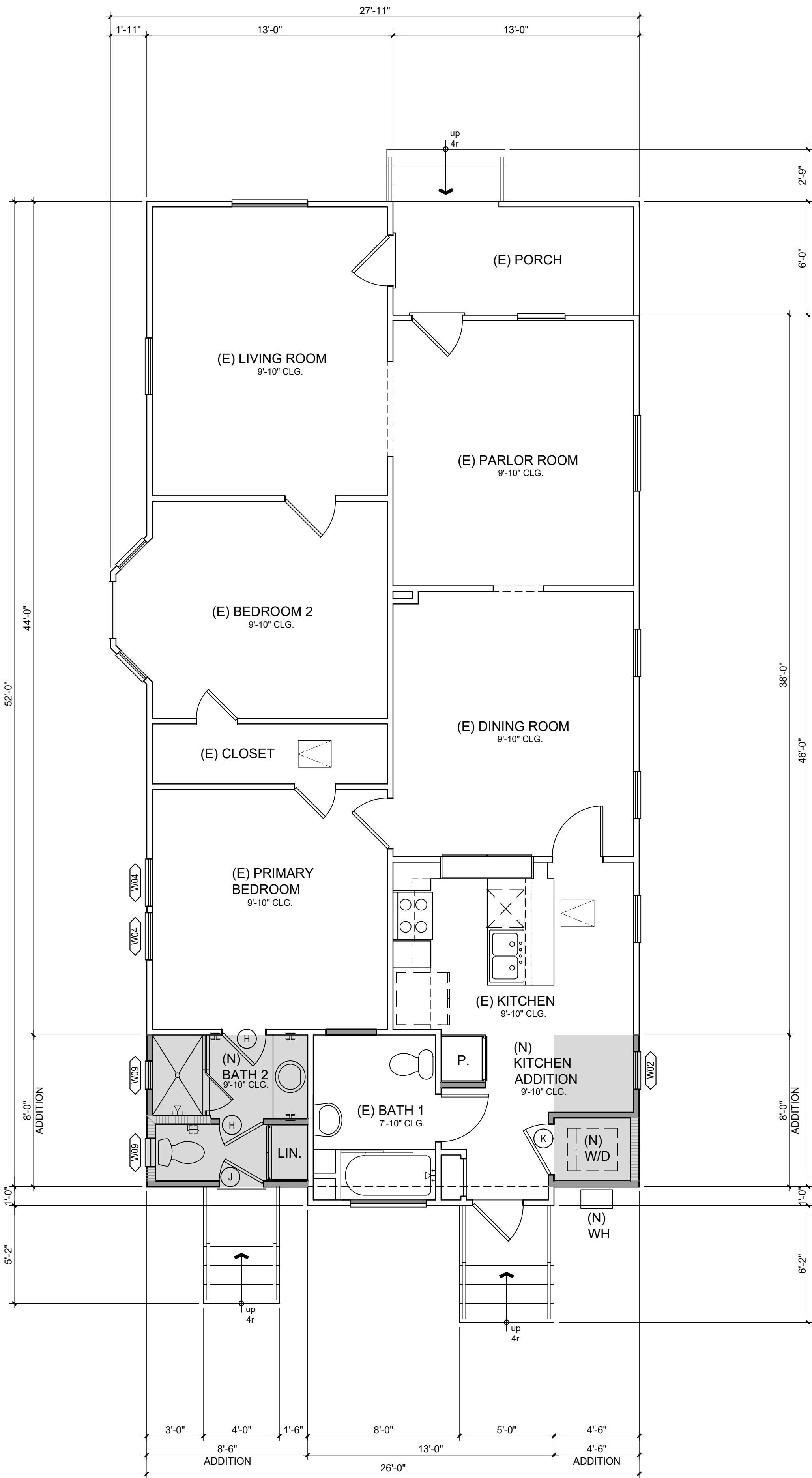
PROPOSED FAR: 0.27 = 1,629 SF / 6,000 SF
1,299 SF + 330 SF = 1,629 SF

LEGEND

	EXISTING WALL TO REMAIN IN PLACE
	EXISTING WALL TO BE DEMOLISHED
	NEW 2X4 WALL
	NEW 2X6 WALL
	ADDITION

DEMO NOTES

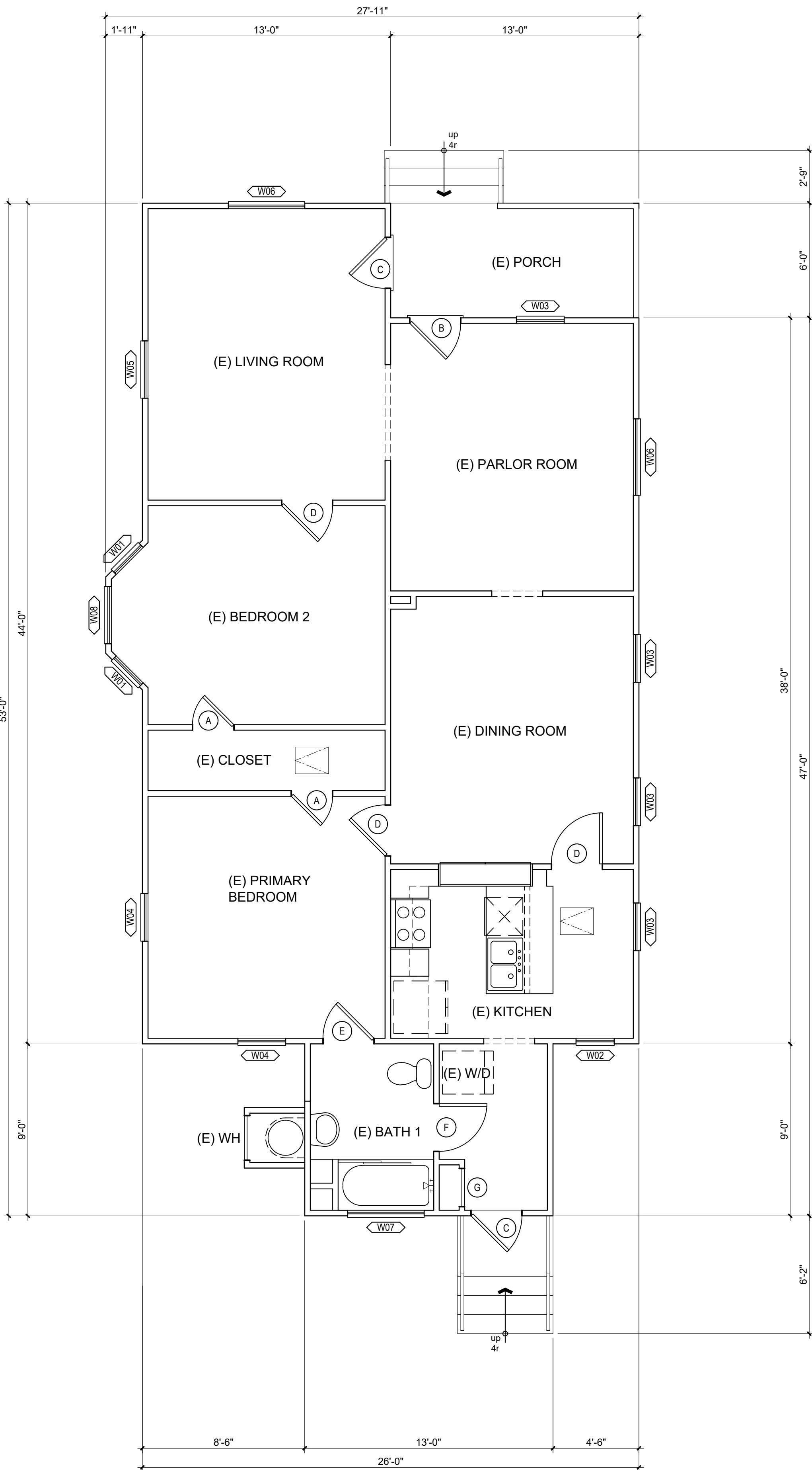
1. VERIFY ALL EXISTING DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.
2. EXISTING SOUTHERN WINDOW IN PRIMARY BEDROOM TO BE SAVED AND RELOCATED TO WEST WALL IN SAME ROOM.
3. EXISTING SOUTHERN WINDOW IN KITCHEN TO BE SAVED AND RELOCATED TO EAST WALL IN KITCHEN ADDITION.
4. EXISTING WATER HEATER ENCLOSURE TO BE DEMOLISHED. NEW TANK LESS WATER HEATER TO BE INSTALLED.
5. EXISTING SHED TO BE DEMOLISHED.



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

2



EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

1

FLOOR PLAN SUMMARY

SINGLE FAMILY RESIDENCE

EXISTING			
2 BEDROOMS, 1 BATH			
EXISTING BUILDING AREA:			
RESIDENCE:	R-3	=	1,195 SF
GARAGE (16.5'x20' =):	U	=	330 SF
SHED (10'x16'):	U	=	160 SF
TOTAL		=	1,685 SF

LOT SIZE: 50' X 120' 6,000 SF

EXISTING FAR: 0.28 = 1,685 SF / 6,000 SF
1,195 SF + 330 SF + 160 SF = 1,685 SF

PROPOSED			
2 BEDROOMS, 2 BATH + ATTIC STORAGE			
PROPOSED BUILDING AREA:			
RESIDENCE:	R-3		
FIRST FLOOR		=	1,195 SF
KITCHEN ADDITION		=	36 SF
BATHROOM ADDITION		=	68 SF
TOTAL		=	1,299 SF

GARAGE (16.5' x 20') U = 330 SF

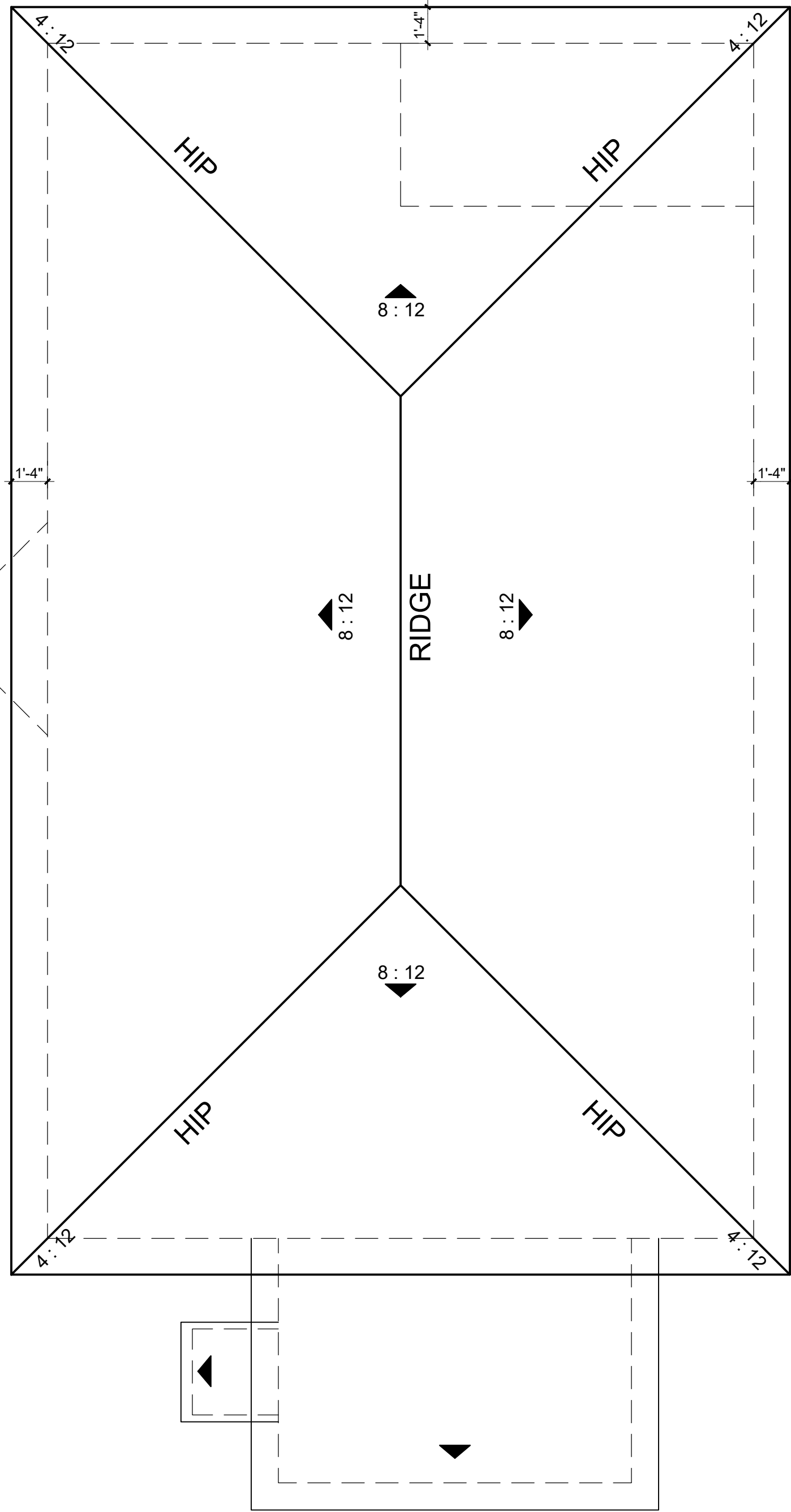
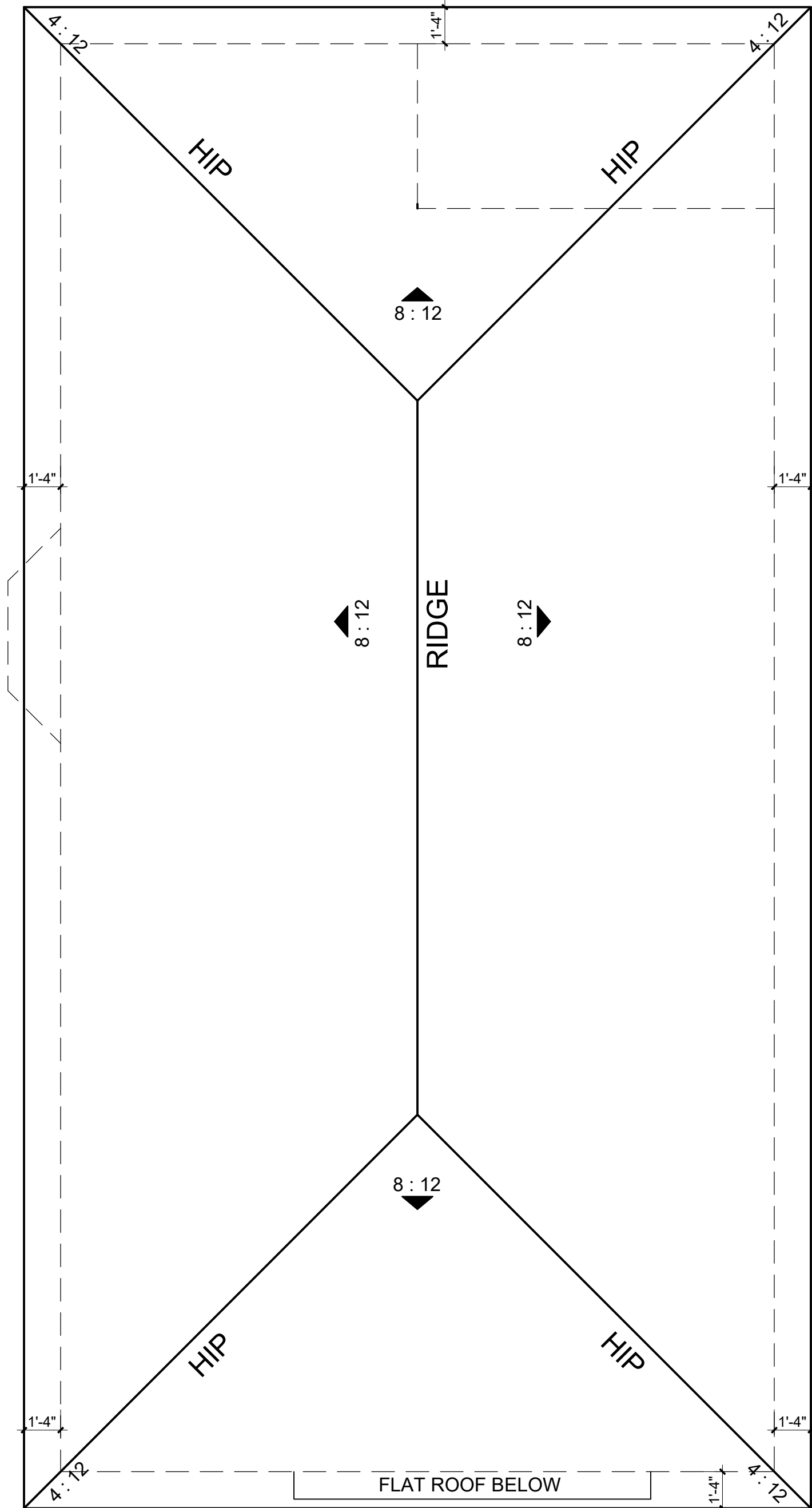
PROPOSED FAR: 0.27 = 1,629 SF / 6,000 SF
1,299 SF + 330 SF = 1,629 SF

LEGEND

	EXISTING WALL TO REMAIN IN PLACE
	EXISTING WALL TO BE DEMOLISHED
	NEW 2X4 WALL
	NEW 2X6 WALL
	ADDITION

DEMO NOTES

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5. EXISTING SHED TO BE DEMOLISHED.



No.	Date	Description
	04.21.23	DESIGN REVIEW
	08.10.23	2ND DESIGN REVIEW
	09.14.23	2ND DESIGN REVIEW

KEYNOTES

- 1

KITCHEN ADDITION
- 2

BATHROOM ADDITION
- 3

NEW HIP ROOF OVER ADDITION
- 4

ASPHALT SHINGLES, MATCH EXISTING, CLASS A RATING, ICC-ES ESR-1389 OR EQUAL
- 5

ROOF OVERHANGS, EAVES AND RAKES TO MATCH EXISTING
- 6

PLUMB CUT FASCIA BOARD, MATCH EXISTING
- 7

NEW WOOD WINDOW, DUAL PANE GLAZING, U FACTOR AND SHGC PER TITLE 24 ENERGY CALCS
- 8

RELOCATED EXISTING WINDOW
- 9

WEEP SCREED
- 10

TRIM SURROUND TO MATCH EXISTING MATERIAL, PROFILE, AND COLOR
- 11

6" EXPOSURE EXTERIOR CLAPBOARD SIDING, O' TWO LAYERS GRADE D WEATHER RESISTANT BARRIER, MATCH EXISTING MATERIAL, FINISH AND COLOR
- 12

NEW paneled door
- 13

42" GUARD RAIL (MATCH EXISTING)
- 14

CRAWL SPACE ACCESS
- 15

TANKLESS WATER HEATER
- 16

EXISTING 4" EXPOSURE EXTERIOR CLAPBOARD SIDING

DEMO NOTES

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5. EXISTING SHED TO BE DEMOLISHED.



PROPOSED FRONT (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"

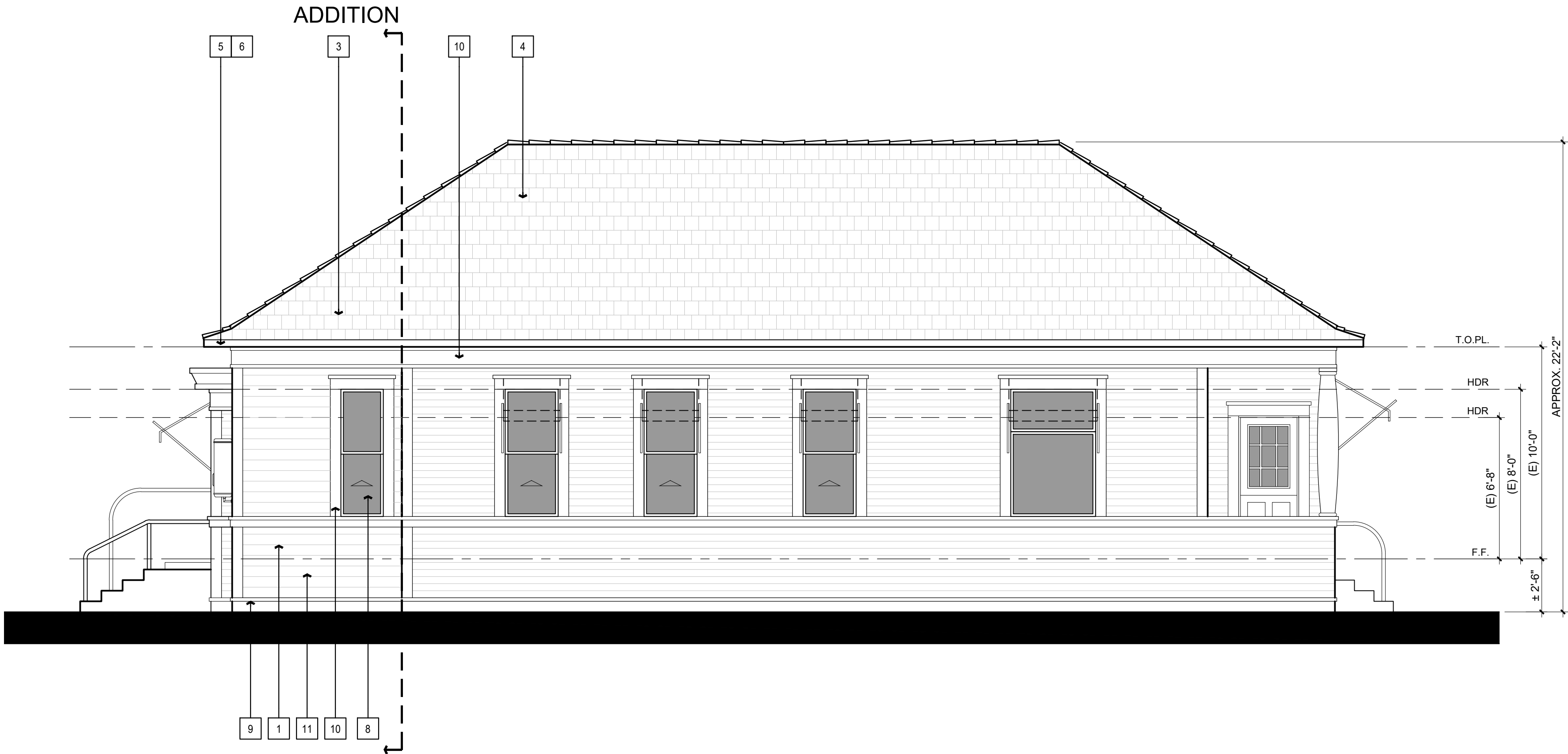
2



EXISTING FRONT (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"

1



PROPOSED LEFT (EAST) ELEVATION

SCALE: 1/4" = 1'-0"

4



EXISTING LEFT (EAST) ELEVATION

SCALE: 1/4" = 1'-0"

3

No.	Date	Description
	04.21.23	DESIGN REVIEW
	08.10.23	2ND DESIGN REVIEW
	09.14.23	2ND DESIGN REVIEW

KEYNOTES

- 1

KITCHEN ADDITION
- 2

BATHROOM ADDITION
- 3

NEW HIP ROOF OVER ADDITION
- 4

ASPHALT SHINGLES, MATCH EXISTING, CLASS A RATING, ICC-ES ESR-1389 OR EQUAL
- 5

ROOF OVERHANGS, EAVES AND RAKES TO MATCH EXISTING
- 6

PLUMB CUT FASCIA BOARD, MATCH EXISTING
- 7

NEW WOOD WINDOW, DUAL PANE GLAZING, U FACTOR AND SHGC PER TITLE 24 ENERGY CALCS
- 8

RELOCATED EXISTING WINDOW
- 9

WEEP SCREED
- 10

TRIM SURROUND TO MATCH EXISTING MATERIAL, PROFILE, AND COLOR
- 11

6" EXPOSURE EXTERIOR CLAPBOARD SIDING, O' TWO LAYERS GRADE D WEATHER RESISTANT BARRIER, MATCH EXISTING MATERIAL, FINISH AND COLOR
- 12

NEW PANELED DOOR
- 13

42" GUARD RAIL (MATCH EXISTING)
- 14

CRAWL SPACE ACCESS
- 15

TANKLESS WATER HEATER
- 16

EXISTING 4" EXPOSURE EXTERIOR CLAPBOARD SIDING

DEMO NOTES

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No.	Date	Description
	04.21.23	DESIGN REVIEW
	08.10.23	2ND DESIGN REVIEW
	09.14.23	2ND DESIGN REVIEW

KEYNOTES

- 1

KITCHEN ADDITION
- 2

BATHROOM ADDITION
- 3

NEW HIP ROOF OVER ADDITION
- 4

ASPHALT SHINGLES, MATCH EXISTING, CLASS A RATING, ICC-ES ESR-1389 OR EQUAL
- 5

ROOF OVERHANGS, EAVES AND RAKES TO MATCH EXISTING
- 6

PLUMB CUT FASCIA BOARD, MATCH EXISTING
- 7

NEW WOOD WINDOW, DUAL PANE GLAZING, U FACTOR AND SHGC PER TITLE 24 ENERGY CALCS
- 8

RELOCATED EXISTING WINDOW
- 9

WEEP SCREED
- 10

TRIM SURROUND TO MATCH EXISTING MATERIAL, PROFILE, AND COLOR
- 11

6" EXPOSURE EXTERIOR CLAPBOARD SIDING, 0" TWO LAYERS GRADE D WEATHER RESISTANT BARRIER, MATCH EXISTING MATERIAL, FINISH AND COLOR
- 12

NEW paneled DOOR
- 13

42" GUARD RAIL (MATCH EXISTING)
- 14

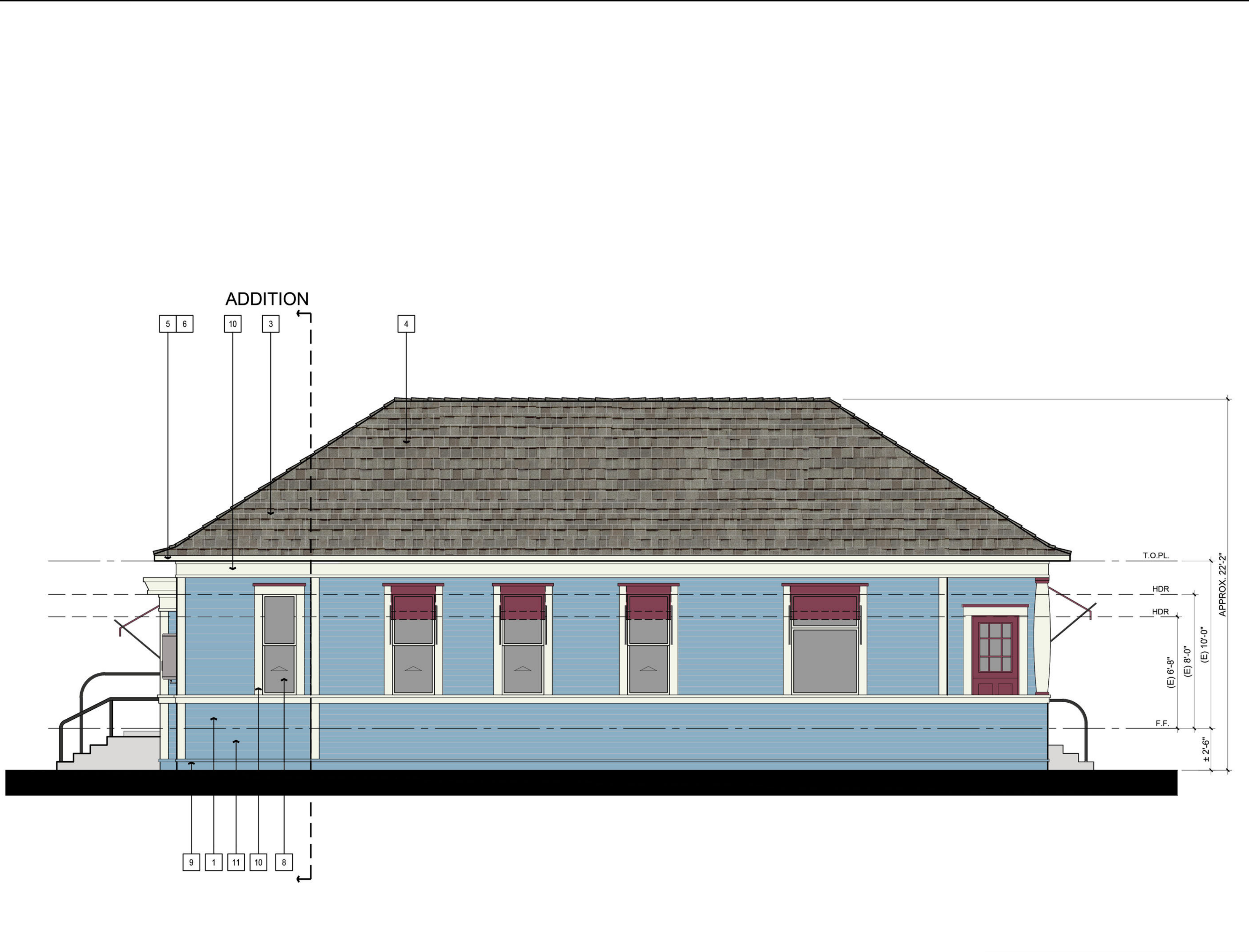
CRAWL SPACE ACCESS
- 15

TANKLESS WATER HEATER
- 16

EXISTING 4" EXPOSURE EXTERIOR CLAPBOARD SIDING

DEMO NOTES

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5. EXISTING SHED TO BE DEMOLISHED.



PROPOSED LEFT (EAST) ELEVATION

SCALE: 1/4" = 1'-0"

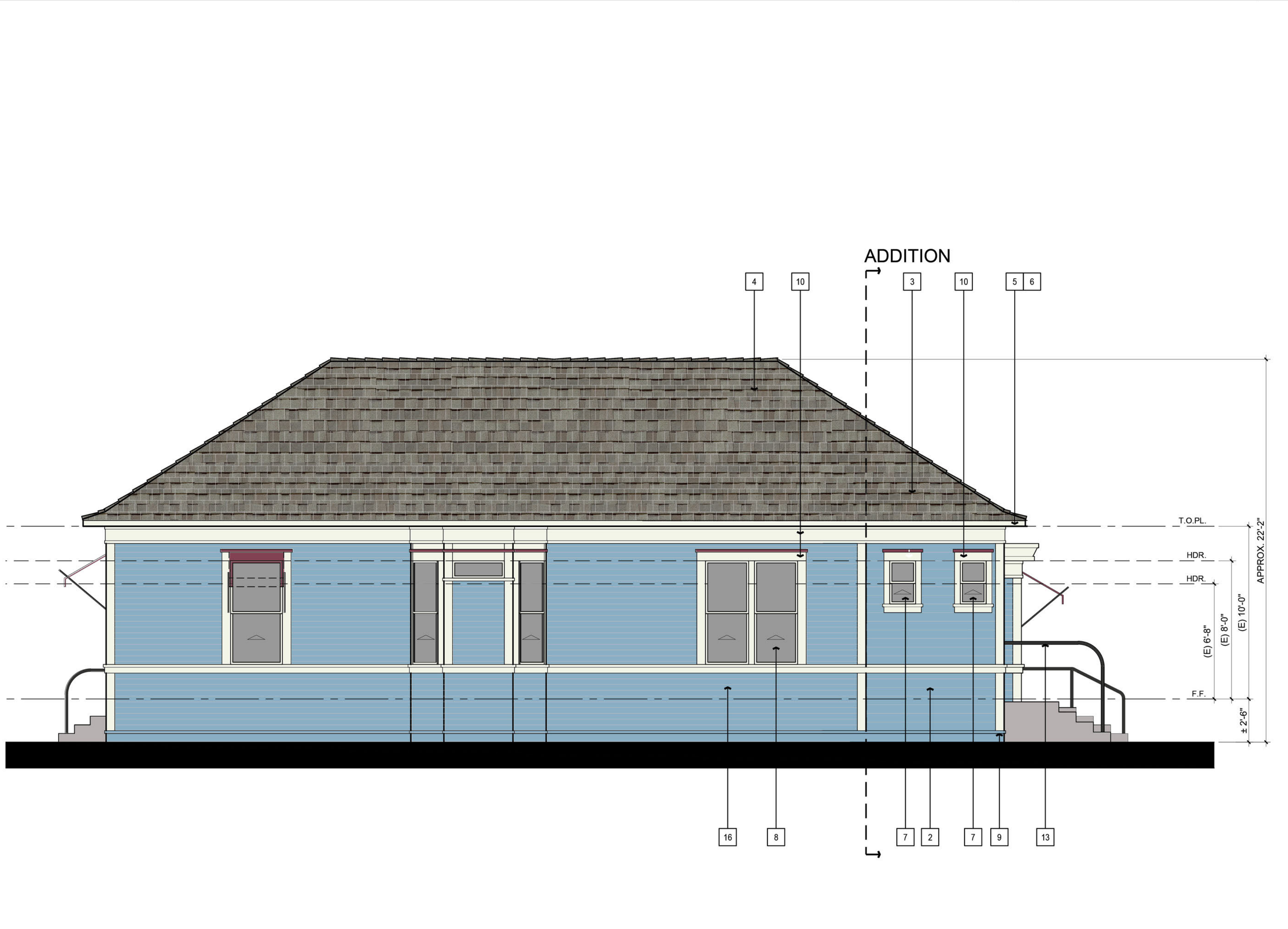
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PROPOSED FRONT (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"

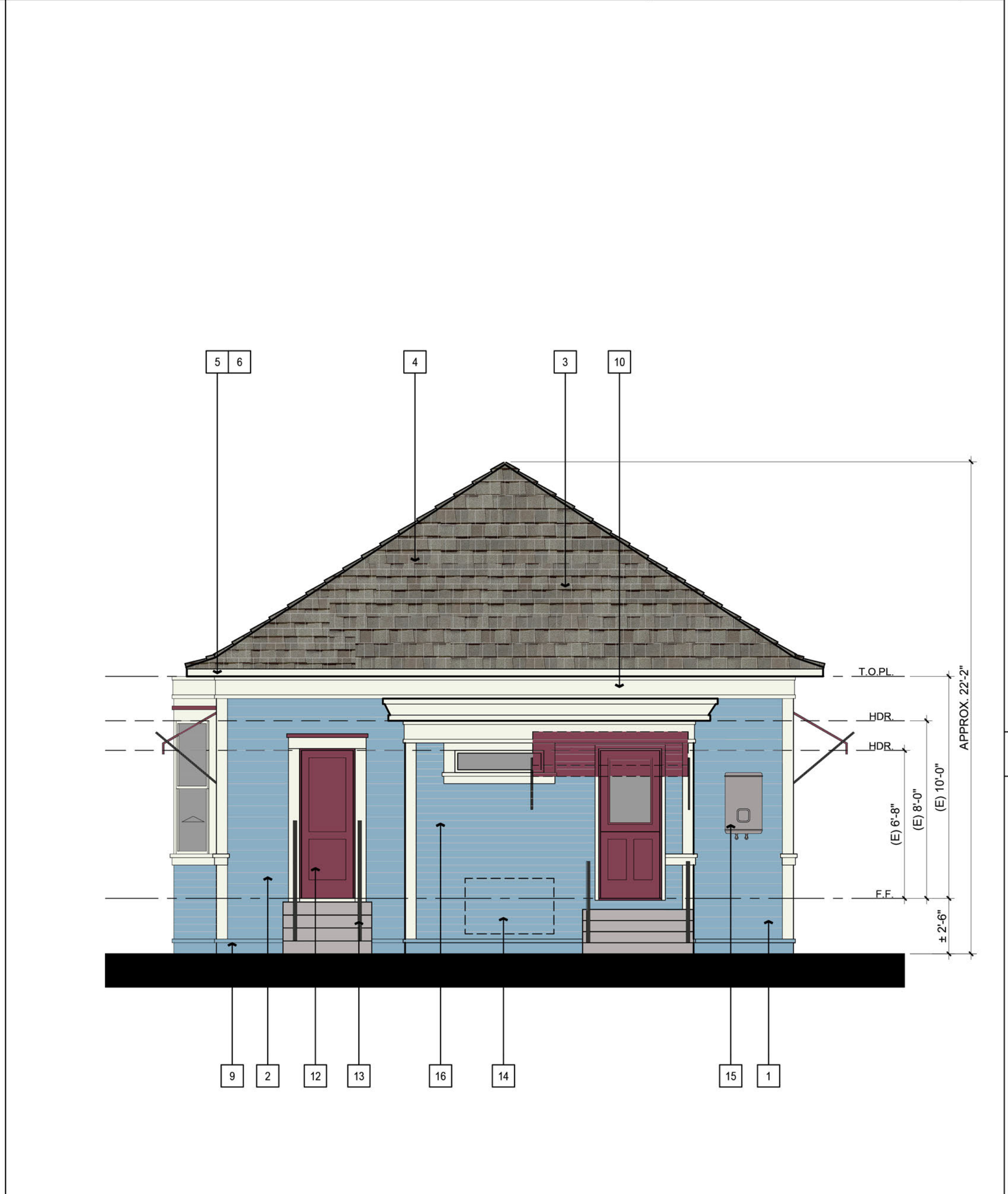
2



PROPOSED RIGHT (WEST) ELEVATION

SCALE: 1/4" = 1'-0"

3



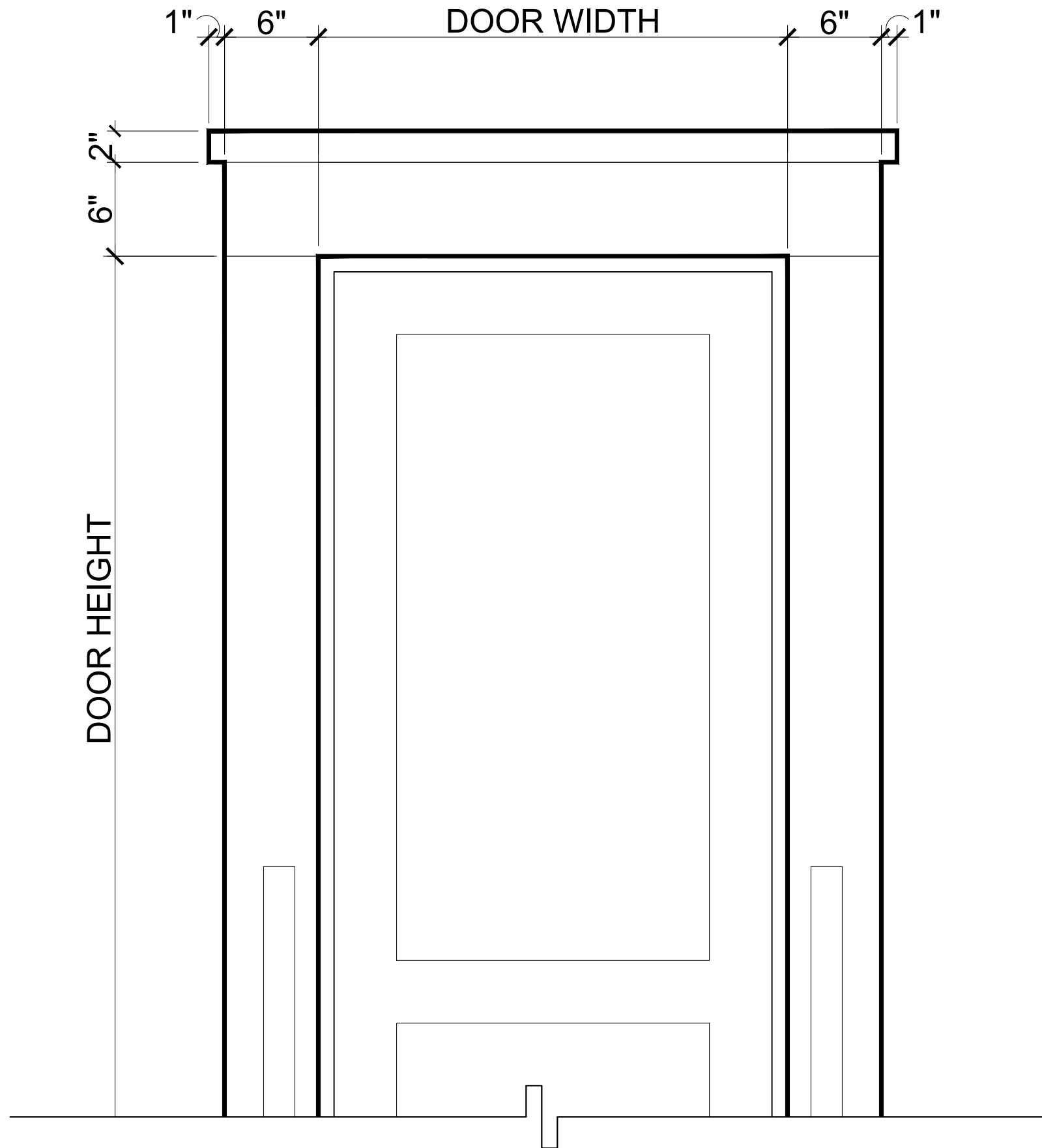
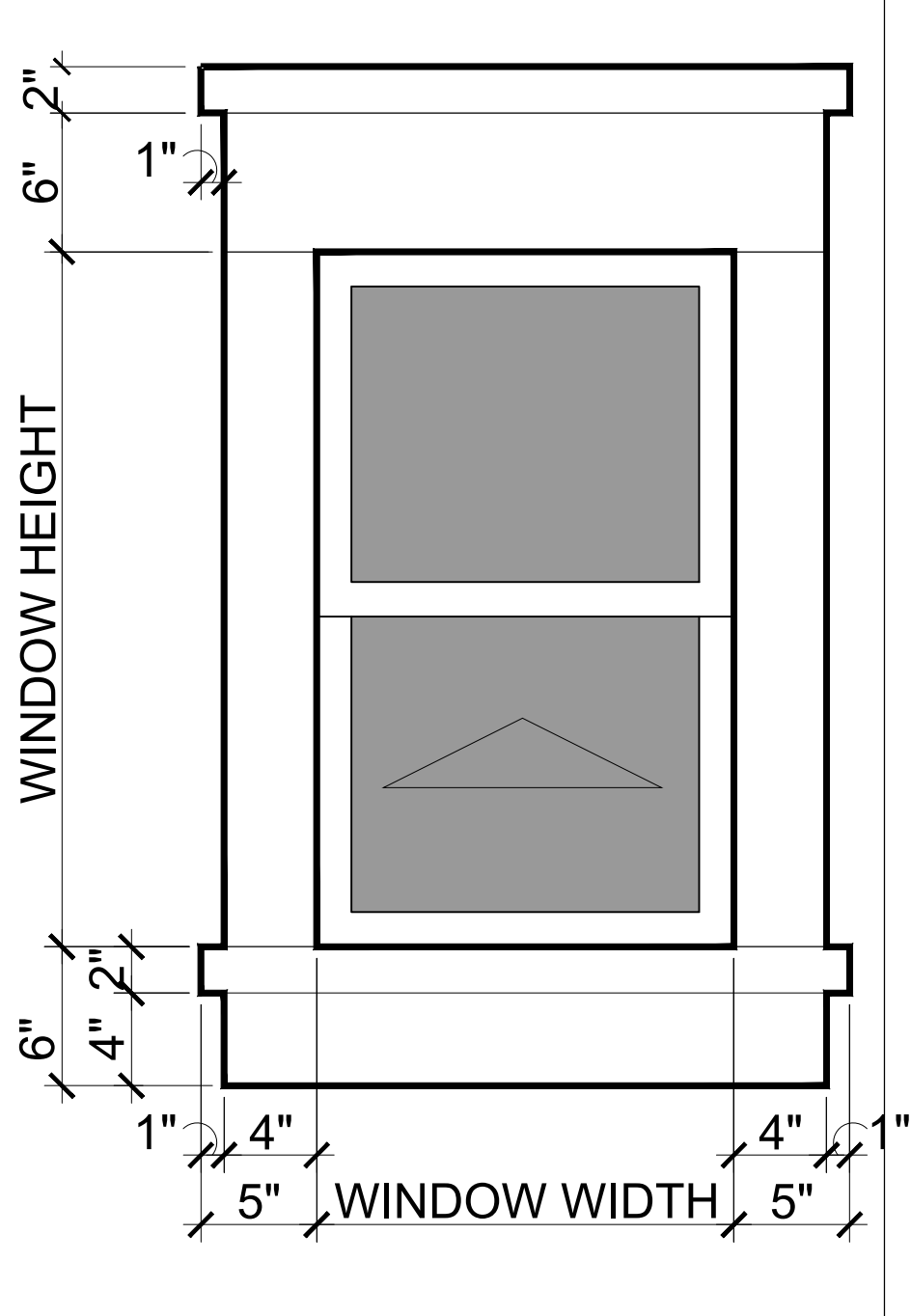
PROPOSED REAR (SOUTH) ELEVATION

SCALE: 1/4" = 1'-0"

1

No.	Date	Description
	04.21.23	DESIGN REVIEW
	08.10.23	2ND DESIGN REVIEW
	09.14.23	2ND DESIGN REVIEW

SCHEDULE							
WINDOWS							
REV #	WINDOW #	WINDOW TYPE	SIZE		MATERIAL	QUANTITY	NOTES
			WIDTH	HEIGHT		16	
	(E) W01	DOUBLE HUNG	2'-0"	5'-8"	WOOD	2	TO REMAIN
	(E) W02	DOUBLE HUNG	2'-0"	5'-8"	WOOD	1	TO BE RELOCATED
	(E) W03	DOUBLE HUNG	2'-6"	5'-8"	WOOD	4	TO REMAIN
	(E) W04	DOUBLE HUNG	2'-6"	5'-8"	WOOD	2	TO BE RELOCATED
	(E) W05	DOUBLE HUNG	3'-0"	5'-8"	WOOD	1	TO REMAIN
	(E) W06	FIXED	4'-0"	5'-8"	WOOD	2	TO REMAIN
	(E) W07	AWNING	4'-0"	1'-0"	WOOD	1	TO REMAIN
	(E) W08	FIXED	4'-0"	1'-6"	WOOD	1	TO REMAIN
	(N) W09	SINGLE HUNG	1'-6"	2'-6"	WOOD	2	PROPOSED
DOORS							
REV #	DOOR #	DOOR TYPE	SIZE		MATERIAL	QUANTITY	NOTES
			WIDTH	HEIGHT		15	
	A	INTERIOR, HOLLOW	2'-2"	6'-8"	WOOD	2	TO REMAIN
	B	EXTERIOR, SOLID	2'-8"	6'-8"	WOOD	1	TO REMAIN
	C	EXTERIOR, DUTCH	2'-8"	6'-8"	WOOD	2	TO REMAIN
	D	INTERIOR, HOLLOW	2'-8"	6'-8"	WOOD	3	TO REMAIN
	E	INTERIOR, HOLLOW	2'-8"	6'-8"	WOOD	1	TO REMOVED
	F	INTERIOR, HOLLOW	2'-6"	6'-8"	WOOD	1	TO REMAIN
	G	INTERIOR, HOLLOW	2'-0"	6'-8"	WOOD	1	TO REMAIN
	H	INTERIOR, HOLLOW	2'-4"	6'-8"	WOOD	2	PROPOSED
	J	EXTERIOR, SOLID	2'-4"	6'-8"	WOOD	1	PROPOSED
	K	INTERIOR, LOUVERD	2'-8"	6'-8"	WOOD	1	PROPOSED



State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # 30-159130

HRI # 038496

Trinomial ORA

NRHP Status Code 1D

Other Listings:

Review Code:

Reviewer:

Date:

Page 1 of 3

*Resource Name or #:
(Assigned by Recorder)

PALMYRA_E_230__APN_390-402-22

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: 230 - E PALMYRA AVE, # 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 house with pyramidal roof and corner recessed porch supported by a single round Classical column.

*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:

1908

☒ 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

*P9. Date Recorded:

April, 2005

*P10. Survey Type: (Describe)

Reconnaissance

*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.

*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):

DPR 523A (1/95)

*Required Information

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

Primary # 30-159130
HRI # 038496
*NRHP Status Code 1D

Page 2 of 3

*Resource Name or #: PALMYRA_E_230__APN_390-402-22
(Assigned by Recorder)

B1. Historic Name: Unknown

B2. Common Name:

B3. Original Use: RES

B4. Present Use: RES

*B5. Architectural Style: Hip Roof Cottage

*B6. Construction History: (Construction date, alterations, and date of alterations) Date of Construction: 1908 ☒ 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: Early Settlement (c. 1870 - 1920) 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 # 30-159130
HRI # 038496
Trinomial ORA

Page 3 of 3

*Resource Name or #:
(Assigned by Recorder)

PALMYRA_E_230__APN_390-402-22

Recorded by:

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

Date Recorded: April, 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-2-6 # of Stories: 1

Lot Acre: 0.1449 # of Units: 1

Principal Building Sqft: 1190

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

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):



Historic Aerial Appendix

230 E. Palmyra Avenue

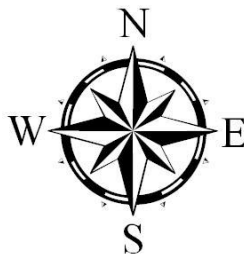
Design Review No. 5116-23

*Please note that outlines of parcels are rough outlines due to quality of historic aerals.



January 1, 1931 Aerial. Subject Property outlined in red.

Source: Orange County Archives



CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT



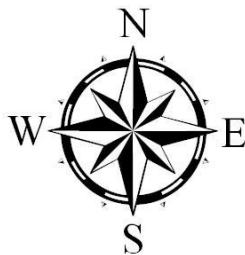
1938 Aerial. Subject Property outlined in red.
Source: Orange County Archives. Scale: 600



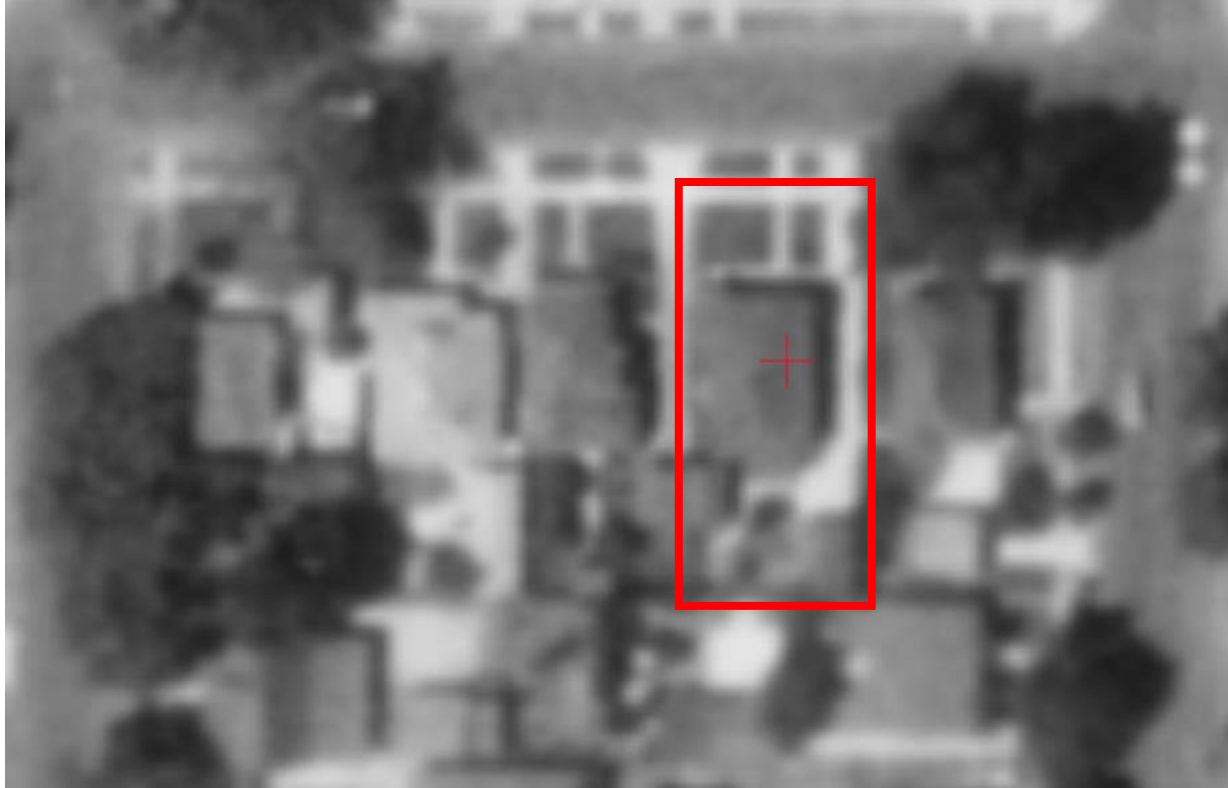
CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT



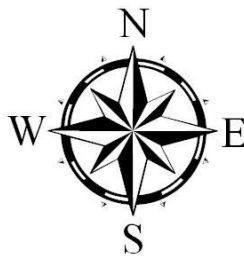
1947 Aerial. Subject Property outlined in red.
Source: City of Orange



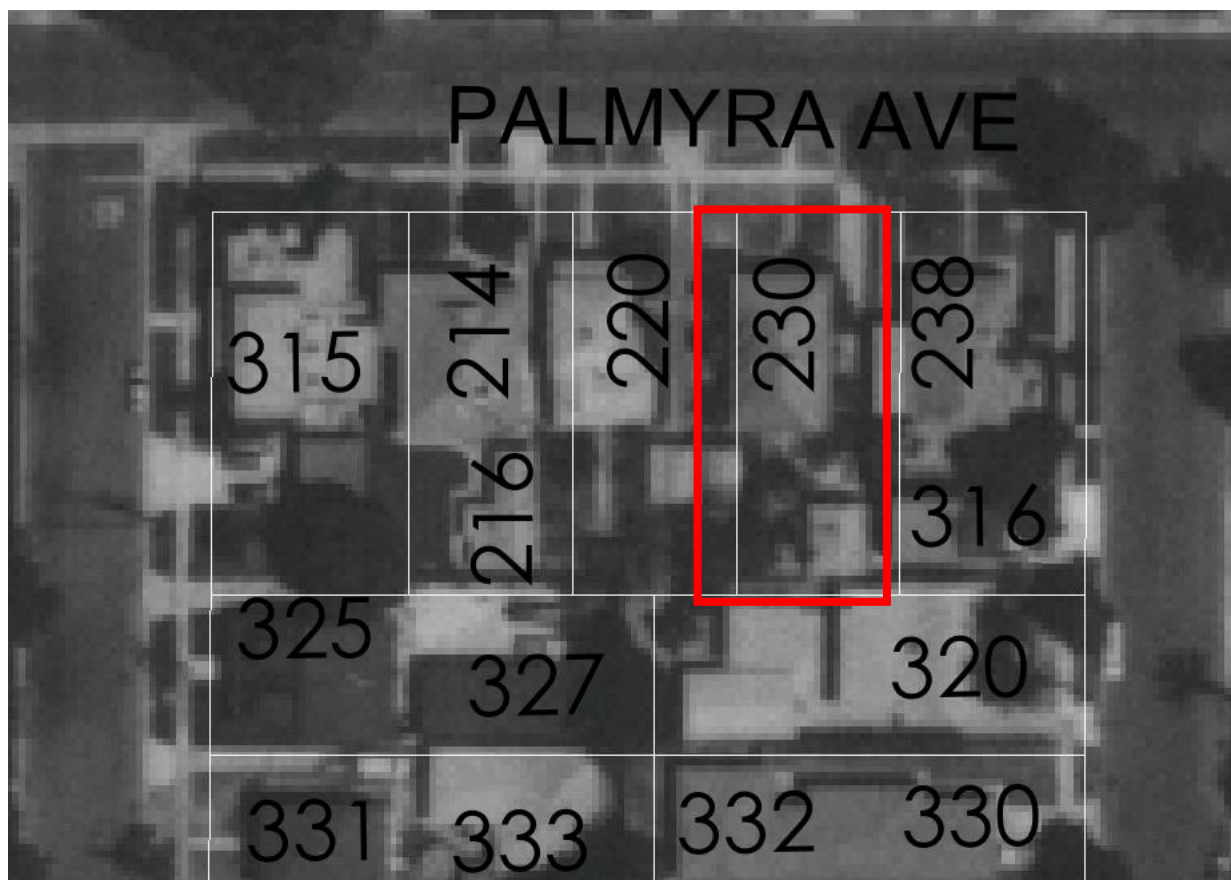
CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT



1960 Aerial. Subject Property outlined in red.
Source: Orange County Archives.



CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT



1991 Aerial. Subject Property outlined in red.
Source: City of Orange.

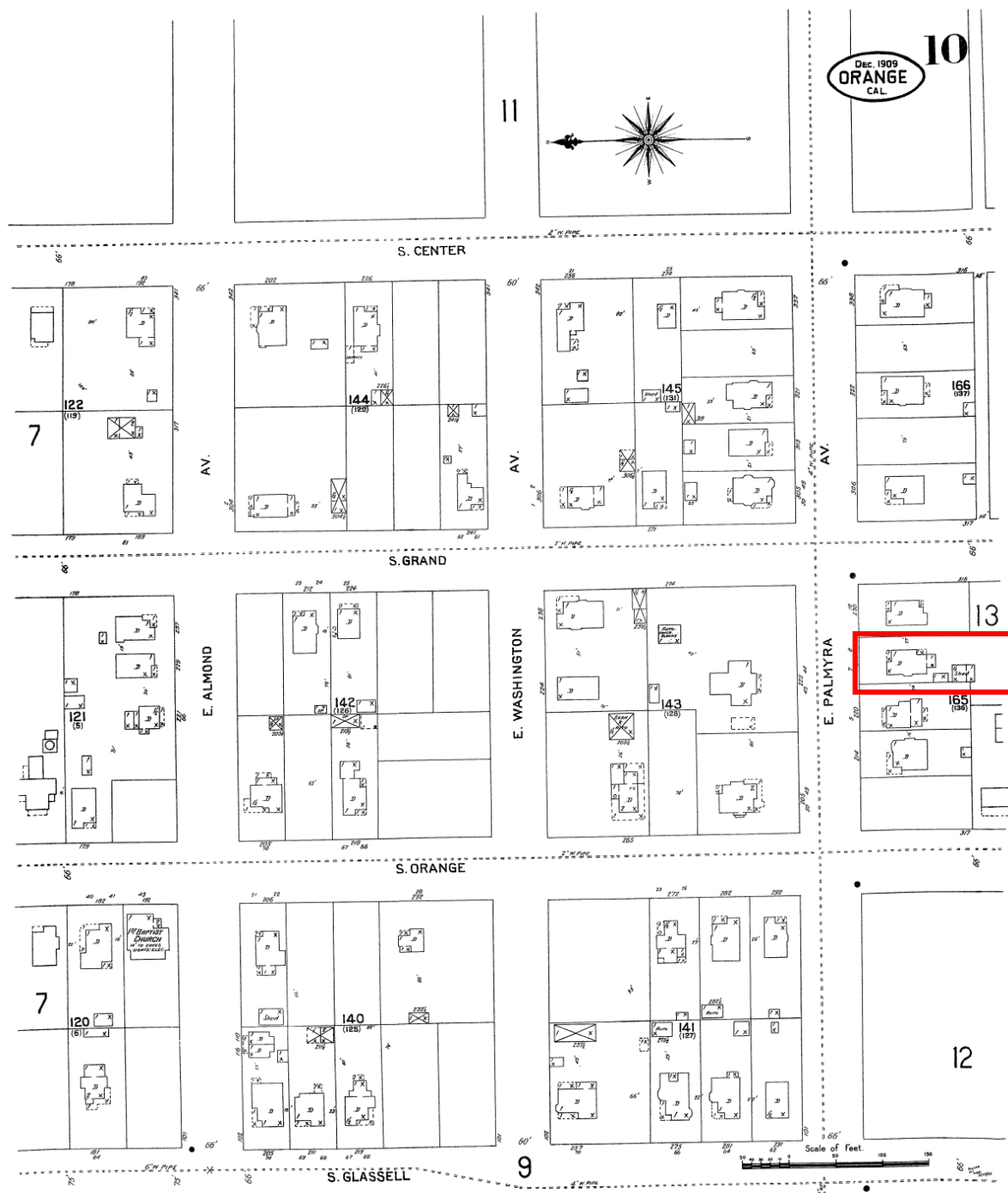


CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT

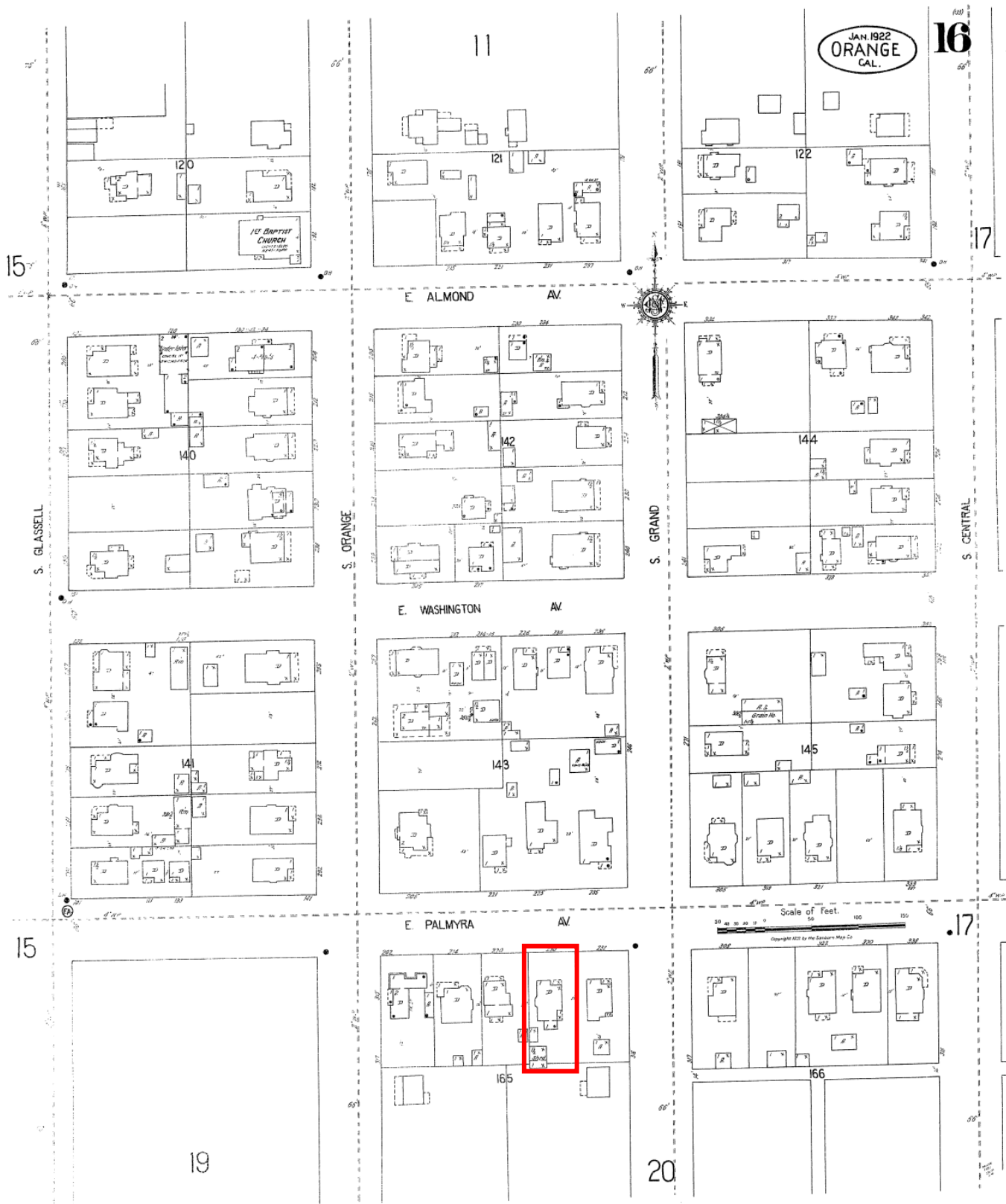
Historic Sanborn Appendix

230 E. Palmyra Avenue

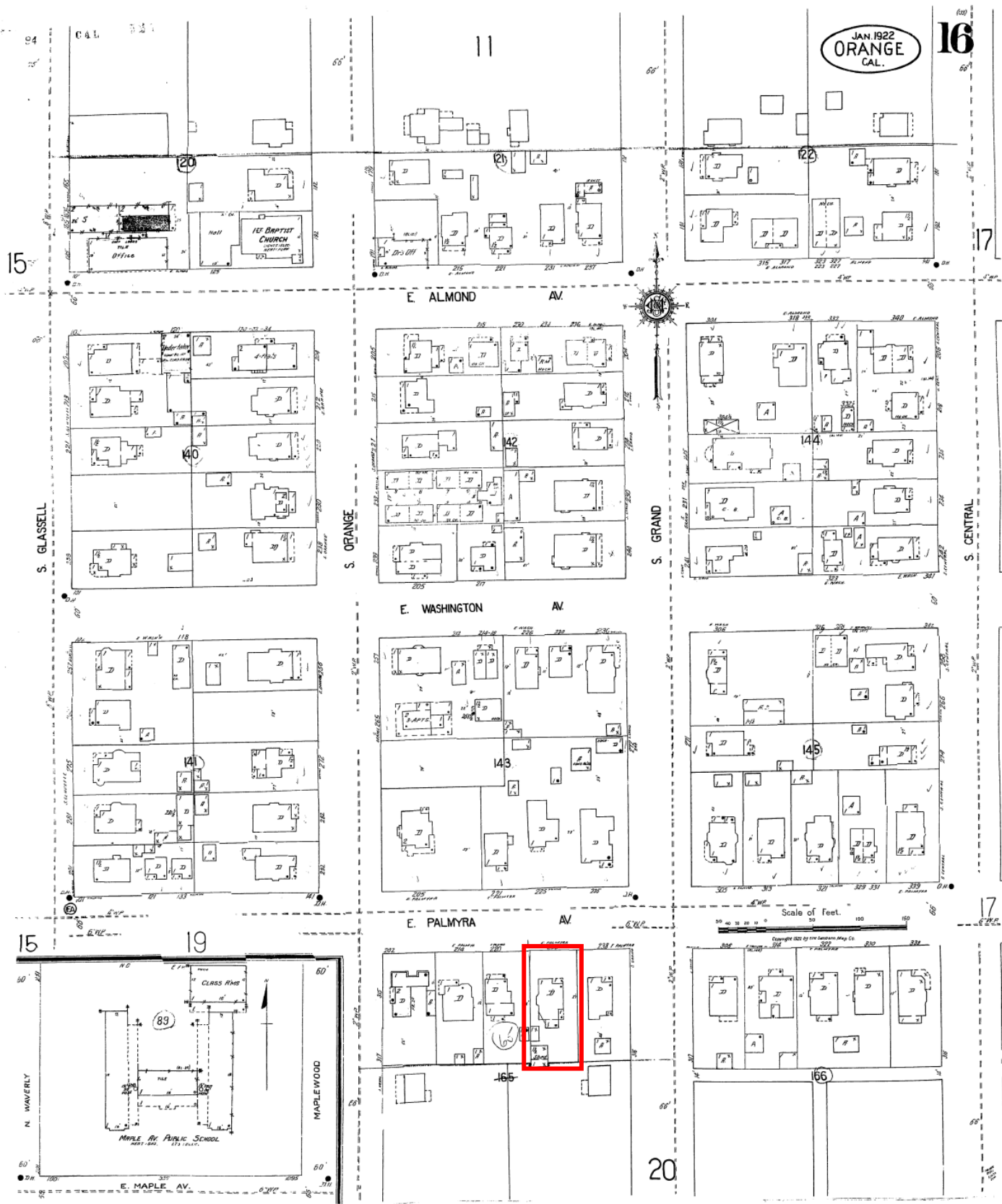
Design Review No. 5116-23



1909 Sanborn Map. Subject property outlined in red.



1922 Sanborn Map. Subject property outlined in red.



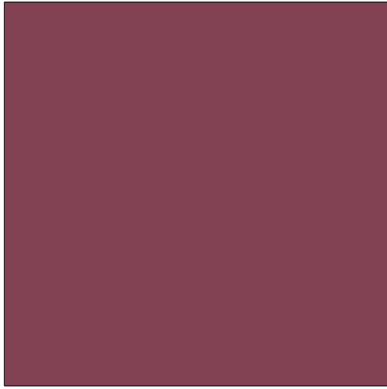
1922 Sanborn Map. Subject property outlined in red.

***Development Standards Reference Table
Single-Family Residential (R-1) Zoning District***

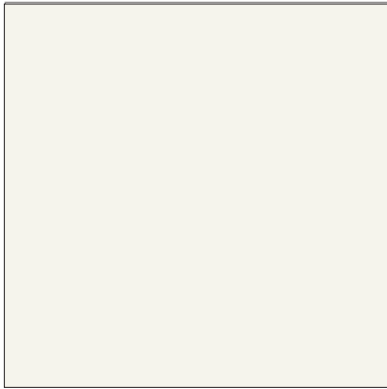
	Required/Permitted	Proposed	Code Section
<i>Building Height</i>	32 feet	Existing: 22 feet, 2 inches; Proposed: 22 feet, 2 inches	17.14.070
<i>Stories</i>	2 stories	1 story; no change in height	17.14.070
<i>Fence height</i>	42 inches in front yard setback (first 10') 6 feet in all other areas	No proposed fences or gates; existing 42 inch wood fence and gate to remain.	17.12.070
<i>Floor Area Ratio (FAR)</i>	0.60 FAR for R-1-6 Districts; .15 - .25 FAR for Old Towne Orange Historic District.	.27 FAR; project will not result in an increase in FAR.	General Plan, Land Use Element; Historic Preservation Design Standards
<i>Lot frontage</i>	60 feet	50 feet, existing	17.14.070
<i>Lot depth</i>	100 feet	120 feet, existing	17.14.070
<i>Parking (residential)</i>	2 enclosed garage spaces up to 4 bedrooms.	2 enclosed spaces	Table 17.34.060.A
<i>Minimum Setback, Front</i>	20 feet	27 feet, three inches, existing; no change	17.14.070
<i>Minimum Setback, Rear</i>	20 feet	39 feet, nine inches, proposed	17.14.070
<i>Minimum Setback, Side Interior</i>	5 feet	8 feet and 10 inches at west property line, 13 feet and 3 inches at east property line of existing residence and proposed addition. (no change to existing residence)	17.14.070
<i>Maximum Bedroom Additions Permitted</i>	Two	None	Neighborhood Preservation Overlay

			Zone Ordinance, No. 10-22
<i>Maximum Bathroom Additions Permitted</i>	2, including half-bathrooms	1	Neighborhood Preservation Overlay Zone Ordinance, No. 10-22
<i>Minimum Usable Open Space Required Beyond that Required by Orange Municipal Code Table 17. 14. 070</i>	Additional 100 square feet in addition to required 900 square feet of usable open space.	Not applicable	Neighborhood Preservation Overlay Zone Ordinance, No. 10-22
<i>Minimum Additional Common Living Area provided for each additional bedroom proposed</i>	Additional 100 square feet.	Not applicable	Neighborhood Preservation Overlay Zone Ordinance, No. 10-22
<i>Minimum Additional Unified Indoor Storage area provided for each additional bedroom proposed.</i>	Additional 50 cubic feet.	Not applicable	Neighborhood Preservation Overlay Zone Ordinance, No. 10-22

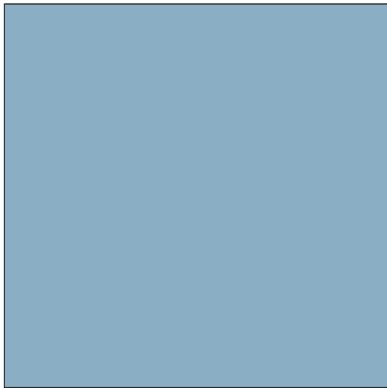
Note: Landscaping requirements not applicable for project.



Doors / Awnings
Behr M130-7 Sugar Beet*



Fascia Board / Trim:
Behr 75 Polar Bear*



Siding:
Behr S500-4 Chilly Blue*



CertainTeed Landmark Roofing Shingles:
Weathered Wood*



6" Exposure Wood Clapboard Siding:
Cedar Select Tight Knot, Primed and Painted*

* All New Materials / Colors to Match Existing Exterior OR Approved Equal



Custom Wood Window: Double-Hung



Materials



Douglas Fir

The texture of this softwood is smooth with a straight, even grain and knots that create beautiful swirl patterns. This wood is a light, rosy color that is set off by its remarkably straight and handsome grain pattern. Will tend to “redden” over time when exposed to light. Paints easily and can hold all types of stains and finishes.

Colors & Finishes

EXTERIOR COLORS



Bone White

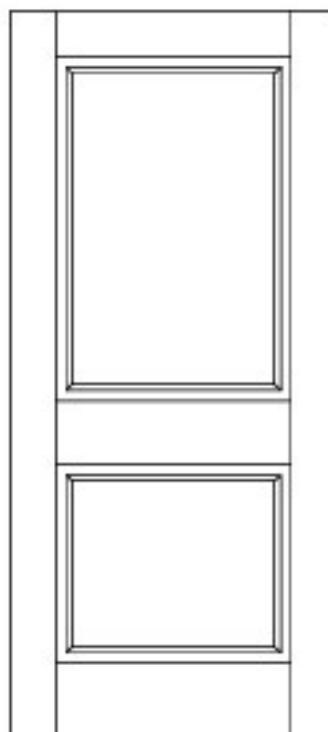
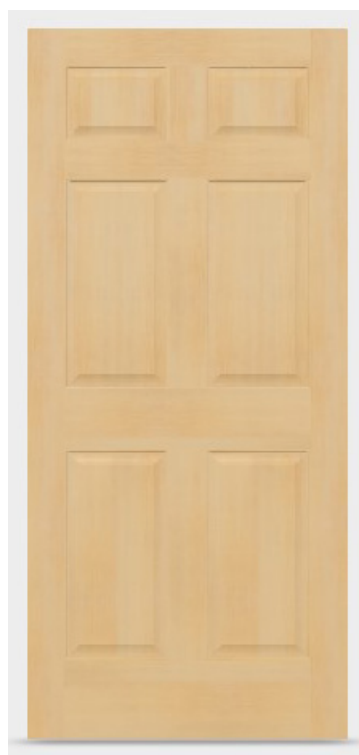
INTERIOR COLORS



Perfect White



Authentic Wood Exterior Door: All Panel



22

Materials



Hemlock

This wood features a fine-textured, straight-grained appearance. It is light and bright in color, varying from a creamy, nearly white to a light, straw-red color. Sometimes hemlock may have a slight lavender cast, especially around the knots and in the transition area between the spring and summer wood growth rings. This wood often contains small mineral deposits, but is free of pitch and is not likely to splinter. While wood darkens over time with exposure to sunlight, hemlock often remains true to its original, freshly milled pastel color. Accepts stain and paint well.

Historic Aerial Appendix

230 E. Palmyra Avenue

Design Review No. 5116-23



View looking east.



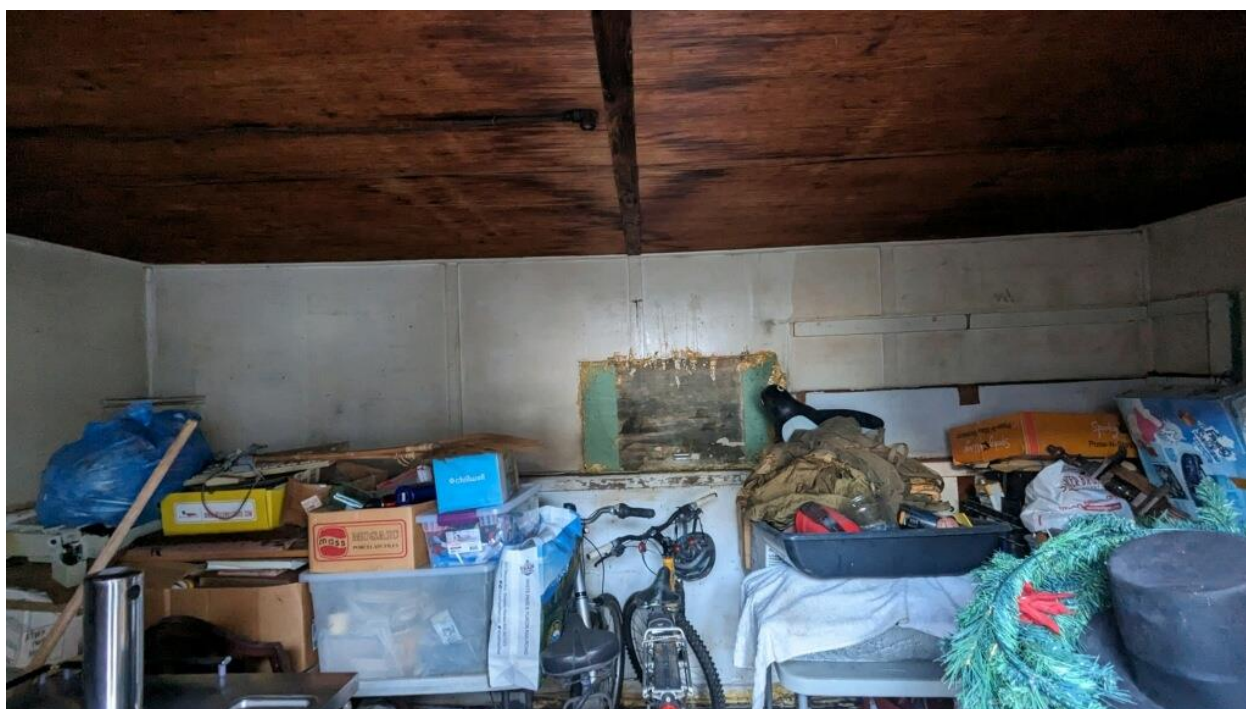
View looking northwest.



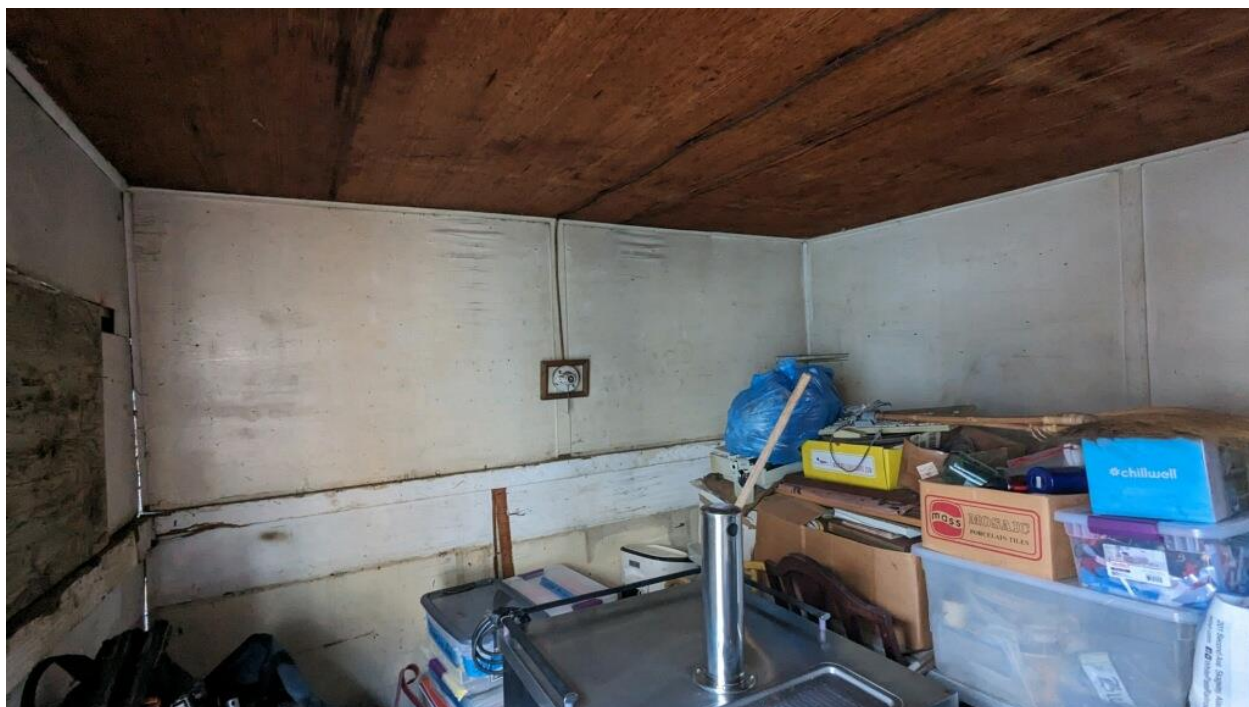
View looking southwest



View looking north, interior.



View looking west, interior.



View looking southwest, interior.



View looking southeast, interior.



View looking east, interior



Agenda Item

Design Review Committee

Item #: 4.2.

11/1/2023

File #: 23-0729

TO: Chair and Members of the Design Review Committee

THRU: Chad Ortlieb, Principal Planner

FROM: Ani Mnatsakanyan, Associate Planner - Historic Preservation

1. SUBJECT

A request to construct a second-story balcony deck at the rear of an existing duplex, 413/415 S. Center Street, (Design Review No. 5115-23)

2. SUMMARY

The applicant proposes to construct a second-story 277 square foot balcony-deck addition at the rear of an existing duplex with steel columns and Douglas fir framing and railings. The property is not a contributor to the Historic District.

3. RECOMMENDED ACTION

Approval by the Design Review Committee.

4. BACKGROUND INFORMATION

Applicant: Michael Margerum, Architect

Owner: Ronald Hodges

Property Location: 413/415 S. Center Street

General Plan Designation: Low-Medium Density Residential (LMDR)

Zoning Classification: Residential Duplex (R-2-6)

Existing Development: Two-story non historic residential duplex

Associated Application: None.

Previous DRC Project Review: None.

5. PROJECT DESCRIPTION

The major components of this project include:

- A second-story balcony-deck at the rear of the two-story duplex building. The balcony will be supported by 5"x5" steel columns painted to match existing and will have pressure treated douglas fir deck and railings. The proposed balcony deck will be accessed by an existing douglas fir staircase and landing located at the south elevation of the duplex. The new railings and deck will match the existing staircase in style, material, and color. It will extend 10 feet

into the rear property and will be situated over the existing 10 foot concrete slab.

6. EXISTING SITE

The existing site is developed with a two-story vernacular foursquare duplex building constructed in 1954. The building is clad in plaster and has a hipped roof with composition shingles and exposed rafter tails. There is a one-story projection at the first bay of the front (west) elevation with a hipped roof and exposed rafter tails. The entrance to the first story unit is centrally located. Fenestration consists of double hung windows with shutters. A wood staircase at the south elevation leads to the entrance to the second-story unit. There is an existing 10 foot concrete slab at the rear, over which the proposed balcony will be constructed. There is also a detached two-car garage at the southeast corner of the property at the rear and two unenclosed spaces. The property is enclosed by a chain link fence similar to the chain link fences at of the postwar duplex units between East Culver Avenue and East La Veta Avenue.

The existing FAR of the property is .32. There is no change proposed in the FAR because the applicant is only proposing a second story balcony.

7. EXISTING AREA CONTEXT

The subject property is located on the east side of 400 block of S. Center Street between E. Culver Avenue and E. La Veta Avenue. The zoning on the west side of S. Center Street is R-1-6, and the zoning on the east side of the street is R-2-6. All but three properties on the west side of the street are contributors to the Historic District. The four southernmost buildings on the east side of S. Center Street are also contributors to the Historic District. The duplex is part of a larger postwar duplex development between S. Center and S. Shaffer Streets. All duplexes in this development block are identical in a vernacular foursquare style, plaster cladding, and hipped roofs. The parking spaces for all units are accessed through a central alleyway that is accessed off E. Culver Avenue.

All the two-story duplex properties in this development have windows that face towards the rear of the properties and the alleyway and the adjacent properties that provide second story views at the rear. In addition, residents can have access to second story views from the second story landing of the staircase. The views from the landing, as exhibited in Attachment 8, are primarily to the rear of the property and do not increase privacy concerns.

8. ANALYSIS AND STATEMENT OF THE ISSUES

Issue 1 Visibility of Rear Balcony:

The Historic Preservation Design Standards allow for an addition at the rear that would not be significantly visible from the street view. The balcony is proposed at the rear of the existing two-story duplex unit. It will project east into the rear yard of the property. The existing landing at the south elevation will be extended to accommodate access to the rear balcony. The balcony addition will be minimally visible from S. Center Street. However, it will be visible from the alleyway and from E. Culver Avenue. Although it is visible from the alleyway, the balcony will be compatible in the material, style, and color to the existing landing.

Issue 2 Compatibility of Balcony Addition:

The Historic Preservation Design Standards allow for staff-level review and determination for exterior patio covers and decks in the rear yard that are not visible from the street. A deck is typically defined as a ground level structure. Per the Orange Municipal Code Section 17.14.090.C.3, a patio cover is at grade and unenclosed on at least two sides, may project into the rear yard setback, no closer than

10 feet from the rear property line. Whereas a balcony is installed on a second story or higher. As a result, balconies are not reviewed in the same capacity as a patio cover or deck through the Minor Design Review process and is reviewed instead by the DRC.

The two-story duplex units development between S. Center Street and S. Shaffer Street are characterized by the symmetrical and contemporary interpretation of a vernacular American foursquare style residence. The second story units at the duplexes are accessed by a side yard exterior staircase. Although the balcony will be compatible in its style, materials, and color to the primary structure, none of the buildings in this grouping of postwar development has a second story balcony. While it is compatible in material, size, color, and scale, and it is not visible from the Center Street frontage, the project will introduce a new feature at the rear of the unit.

Issue 3 Privacy:

The second story balcony will allow tenants to have additional outdoor space at the rear of the subject property. As mentioned above, the second story balcony will introduce a new feature at the rear of the residence. It may potentially trigger privacy concerns. However, the existing duplex residences currently have symmetrical windows at the rear of the residence that provide visibility to the rear alleyway and the rear yards. Therefore, staff does not believe that the addition of the balcony will provide any additional concerns for privacy. With the addition of the balcony, there will be about 59 feet from the edge of the proposed balcony to the rear property line. The view distance from the balcony will primarily be into the residents' own back yard. Furthermore, the location of the two car garages at the rear property line obscure some of the views into the rear yards.

Staff is in support of the proposed project and believes that the balcony is compatible in size, material, style, and color. Although it is introducing a new feature at the rear of the duplex, the balcony will be minimally visible from the primary elevation and will not pose any additional privacy concerns.

9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

Notice was provided to 154 owners and occupants within 400 feet of the project on or before October 19, 2023, and the site was posted on or before that date.

11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 - Existing Facilities), because it consists of an addition of less than 10,000 square feet to an existing residence, in conformance with allowable development in the General Plan and in an area where public facilities and services are available.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Findings for DRC applications come from four sources:

- The Orange Municipal Code
- The Infill Residential Design Guidelines
- The Historic Preservation Design Standards for Old Towne (commonly referred to the Old Towne Design Standards or OTDS)
- Orange Eichler Design Standards (or OEDS)

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.

- 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 balcony addition will be minimally visible from the street and will be compatible in material, design, and style with the existing structure and second story wooden stairway and landing. The balcony will be minimally visible from S. Center Street, which is the front elevation of the building. The balcony will be visible from E. Culver Avenue and the alley at the rear. However, the balcony will be compatible in material and color and will appear to be in conformance with the existing staircase at the south elevation when viewed from the alleyway.

- 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).

Since the property is not a contributor to the Historic District, the Secretary of Interior's Standards apply to how the proposed work will affect the Historic District as a whole, and not the individual building. Consistent with Standard 9, new construction will not destroy historic materials that characterize the property. While differentiation is not necessary for non-contributors, the balcony will be differentiated with the use of steel columns as opposed to the wood posts at the landing. The balcony will not impact the streetscape of S. Center Street. It will be visible from E. Culver Avenue, but it will be obscured by the rooflines of the detached garages that characterize the rear of the properties at the block.

- 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 mentioned above, the project has an internally consistent, integrated design that is compatible with the Historic District in its material, scale, and size.

- 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 new balcony addition is compatible with the existing two-story residence and the surrounding development with the scale, mass, and orientation of the addition. Although it is introducing a new feature to the building, it is located at the rear, minimally visible, and is compatible in design and material. It will not have a detrimental impact on the existing neighborhood character and will not result in a loss of integrity of the Historic District.

13. 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 the plans (date stamped approved November 1, 2023, and in the project case file), 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. 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 plan, the Community Development Director may approve the changed plan without requiring a new public meeting.
3. The applicant agrees, as a condition of City's approval of Design Review No. 5115-23, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.
4. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.
5. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.
6. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
7. Design Review No. 5115-23 shall become void if not vested within two years from the date of approval. Time extensions may be granted for up to one year, pursuant to OMC Section 17.08.060.

14. ATTACHMENTS

- Attachment 1 - Vicinity Map
- Attachment 2 - Letter of Explanation
- Attachment 3 - Project Plans
- Attachment 4 - DPR Form
- Attachment 5 - Existing Conditions Photographs
- Attachment 6 - Historic Aerial Appendix
- Attachment 7 - Development Standards Table
- Attachment 8 - Pictures from the Second Story Landing



Agenda Item

Design Review Committee

Item #: 4.2.

11/1/2023

File #: 23-0729

TO: Chair and Members of the Design Review Committee

THRU: Chad Ortlieb, Principal Planner

FROM: Ani Mnatsakanyan, Associate Planner - Historic Preservation

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Applicant: Michael Margerum, Architect

Owner: Ronald Hodges

Property Location: 413/415 S. Center Street

General Plan Designation: Low-Medium Density Residential (LMDR)

Zoning Classification: Residential Duplex (R-2-6)

Existing Development: Two-story non historic residential duplex

Associated Application: None.

Previous DRC Project Review: None.

5. PROJECT DESCRIPTION

The major components of this project include:

- A second-story balcony-deck at the rear of the two-story duplex building. The balcony will be supported by 5"x5" steel columns painted to match existing and will have pressure treated douglas fir deck and railings. The proposed balcony deck will be accessed by an existing douglas fir staircase and landing located at the south elevation of the duplex. The new railings and deck will match the existing staircase in style, material, and color. It will extend 10 feet

into the rear property and will be situated over the existing 10 foot concrete slab.

6. EXISTING SITE

The existing site is developed with a two-story vernacular foursquare duplex building constructed in 1954. The building is clad in plaster and has a hipped roof with composition shingles and exposed rafter tails. There is a one-story projection at the first bay of the front (west) elevation with a hipped roof and exposed rafter tails. The entrance to the first story unit is centrally located. Fenestration consists of double hung windows with shutters. A wood staircase at the south elevation leads to the entrance to the second-story unit. There is an existing 10 foot concrete slab at the rear, over which the proposed balcony will be constructed. There is also a detached two-car garage at the southeast corner of the property at the rear and two unenclosed spaces. The property is enclosed by a chain link fence similar to the chain link fences at of the postwar duplex units between East Culver Avenue and East La Veta Avenue.

The existing FAR of the property is .32. There is no change proposed in the FAR because the applicant is only proposing a second story balcony.

7. EXISTING AREA CONTEXT

The subject property is located on the east side of 400 block of S. Center Street between E. Culver Avenue and E. La Veta Avenue. The zoning on the west side of S. Center Street is R-1-6, and the zoning on the east side of the street is R-2-6. All but three properties on the west side of the street are contributors to the Historic District. The four southernmost buildings on the east side of S. Center Street are also contributors to the Historic District. The duplex is part of a larger postwar duplex development between S. Center and S. Shaffer Streets. All duplexes in this development block are identical in a vernacular foursquare style, plaster cladding, and hipped roofs. The parking spaces for all units are accessed through a central alleyway that is accessed off E. Culver Avenue.

All the two-story duplex properties in this development have windows that face towards the rear of the properties and the alleyway and the adjacent properties that provide second story views at the rear. In addition, residents can have access to second story views from the second story landing of the staircase. The views from the landing, as exhibited in Attachment 8, are primarily to the rear of the property and do not increase privacy concerns.

8. ANALYSIS AND STATEMENT OF THE ISSUES

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The two-story duplex units development between S. Center Street and S. Shaffer Street are characterized by the symmetrical and contemporary interpretation of a vernacular American foursquare style residence. The second story units at the duplexes are accessed by a side yard exterior staircase. Although the balcony will be compatible in its style, materials, and color to the primary structure, none of the buildings in this grouping of postwar development has a second story balcony. While it is compatible in material, size, color, and scale, and it is not visible from the Center Street frontage, the project will introduce a new feature at the rear of the unit.

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9. ADVISORY BOARD RECOMMENDATION

None.

10. PUBLIC NOTICE

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11. ENVIRONMENTAL REVIEW

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15301 (Class 1 - Existing Facilities), because it consists of an addition of less than 10,000 square feet to an existing residence, in conformance with allowable development in the General Plan and in an area where public facilities and services are available.

12. STAFF RECOMMENDATION AND REQUIRED FINDINGS

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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.

- 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).

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- 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).

Since the property is not a contributor to the Historic District, the Secretary of Interior's Standards apply to how the proposed work will affect the Historic District as a whole, and not the individual building. Consistent with Standard 9, new construction will not destroy historic materials that characterize the property. While differentiation is not necessary for non-contributors, the balcony will be differentiated with the use of steel columns as opposed to the wood posts at the landing. The balcony will not impact the streetscape of S. Center Street. It will be visible from E. Culver Avenue, but it will be obscured by the rooflines of the detached garages that characterize the rear of the properties at the block.

- 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 mentioned above, the project has an internally consistent, integrated design that is compatible with the Historic District in its material, scale, and size.

- 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 new balcony addition is compatible with the existing two-story residence and the surrounding development with the scale, mass, and orientation of the addition. Although it is introducing a new feature to the building, it is located at the rear, minimally visible, and is compatible in design and material. It will not have a detrimental impact on the existing neighborhood character and will not result in a loss of integrity of the Historic District.

13. CONDITIONS

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from the approved plans shall be subject to subsequent review and approval by the Design Review Committee.

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3. The applicant agrees, as a condition of City's approval of Design Review No. 5115-23, to indemnify, defend, and hold harmless, at applicant's expense, the City, its officers, agents, and employees ("City") from and against any claim, action or proceeding brought against the City, including, but not limited to, any claim, action or proceeding commenced within the time period provided in Government Code Section 66499.37 to attack, review, set aside, void or annul the City's approval, to challenge the determination made by the City under the California Environmental Quality Act ("CEQA") or to challenge the reasonableness, legality or validity of any condition attached hereto. City shall promptly notify applicant of any such claim, action or proceeding to which the City receives notice and to cooperate fully with the applicant in the defense thereof. Applicant shall reimburse the City for any and all costs and expenses, including, but not limited to, court costs and attorney's fees that the City may be required to pay, including any expenses ordered by a court or expenses incurred through the Office of the City Attorney in connection with said claim, action or proceeding. City may, in its sole discretion, participate in the defense of any claim, action or proceeding but such participation shall not relieve applicant of the obligations of this condition. In the event the applicant is required to defend City in connection with such claim, action or proceeding, City shall have the right to approve counsel to so defend the City, approve all significant decisions concerning the manner in which the defense is conducted and approve any all settlements, which approval(s) shall not be unreasonably withheld. The obligations set forth herein remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court judgment rendered in the proceeding. Further, applicant agrees to indemnify, defend and hold harmless the City for all costs and expenses incurred in enforcing this provision.
4. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use may be cause for revocation of this permit.
5. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.
6. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
7. Design Review No. 5115-23 shall become void if not vested within two years from the date of approval. Time extensions may be granted for up to one year, pursuant to OMC Section 17.08.060.

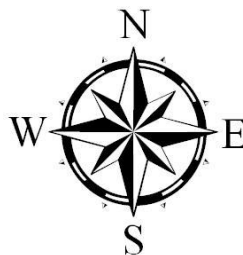
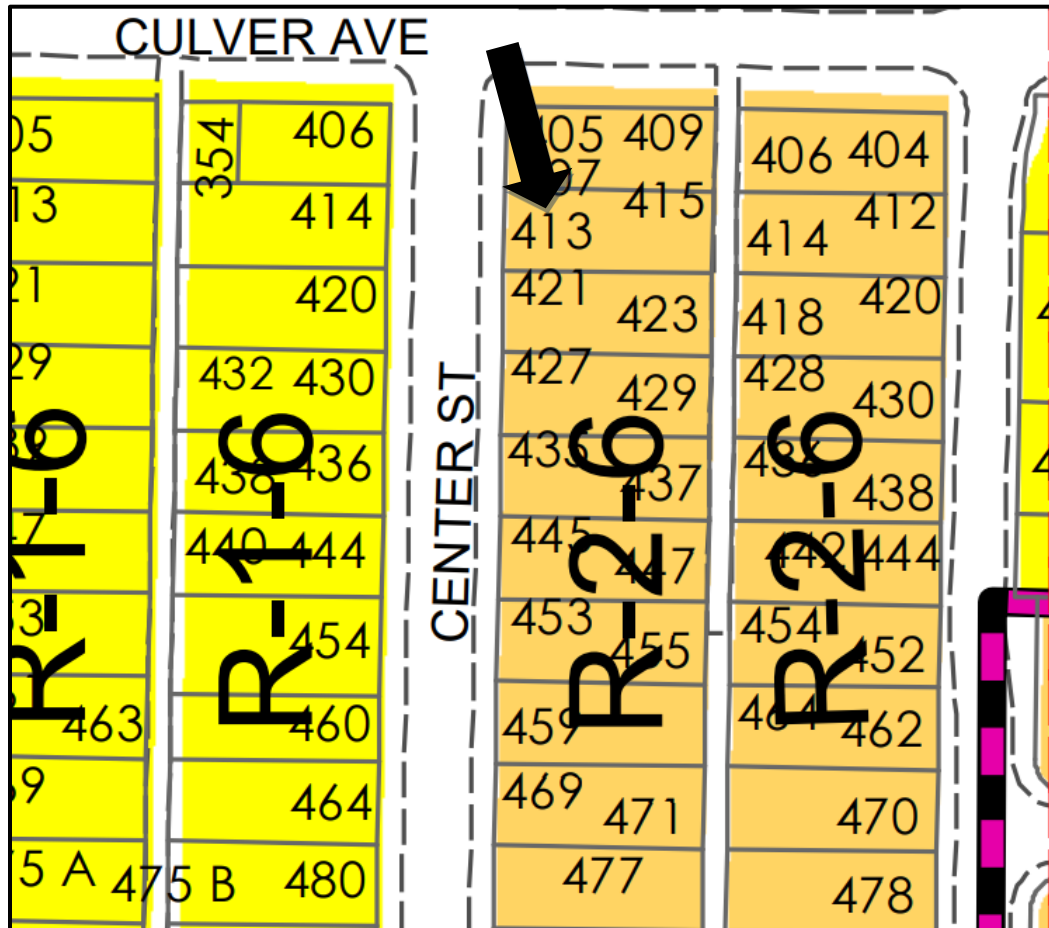
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Vicinity Map

413/415 S. Center Street

Design Review No. 5115-23



CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT

Michael Margerum AIA

Michael Margerum, Architect
1454 Avenida Alvarado, Placentia, CA 92870
(714) 961-0191 FAX (714) 961-0505

March 10, 2023

TO: Ms. Ani Mnatskanyan
Associate Planner- Historic Preservation
Community Development Department
300 East Chapman Avenue,
Orange, California 92866

RE: Letter of Explanation
Proposed 2nd Level Outdoor Balcony
Existing 2-Story Residential Duplex
413-415 South Center Street
Orange, California 92866

The proposed improvement is for an uncovered balcony, at the 2nd floor level of the existing, 2-story duplex, which was constructed in 1954. The balcony will extend across the rear, West exterior wall of the duplex, 25 feet wide, and extend 10 feet, over an existing concrete slab (250 sf). Tenants can access the balcony using the existing heavy timber stair and landing on the South side of the duplex. This stair and landing are for the 415 unit on the 2nd floor. This landing will be extended (27 sf) as part of the proposed balcony design. In this manner all tenants may utilize the proposed balcony space.

The purpose of the balcony is to provide a recreational gathering space with visual access to the distant mountain views. This will provide the duplex with an amenity enhancement for the tenants. The more immediate view is to the landscaped grass area, between the garage and the duplex, in the rear yard. The balcony will be constructed over an existing concrete slab, ground floor patio area. The railing and deck design elements will match those of the existing landing and stair, constructed of 2x2, 2x4 and 2x6 standard dimensional lumber sizes. Since the balcony is not covered with a roof, it's mass will not have the impact as an enclosed building addition. This allows the existing building and roof to continue to be visible as the original expression.

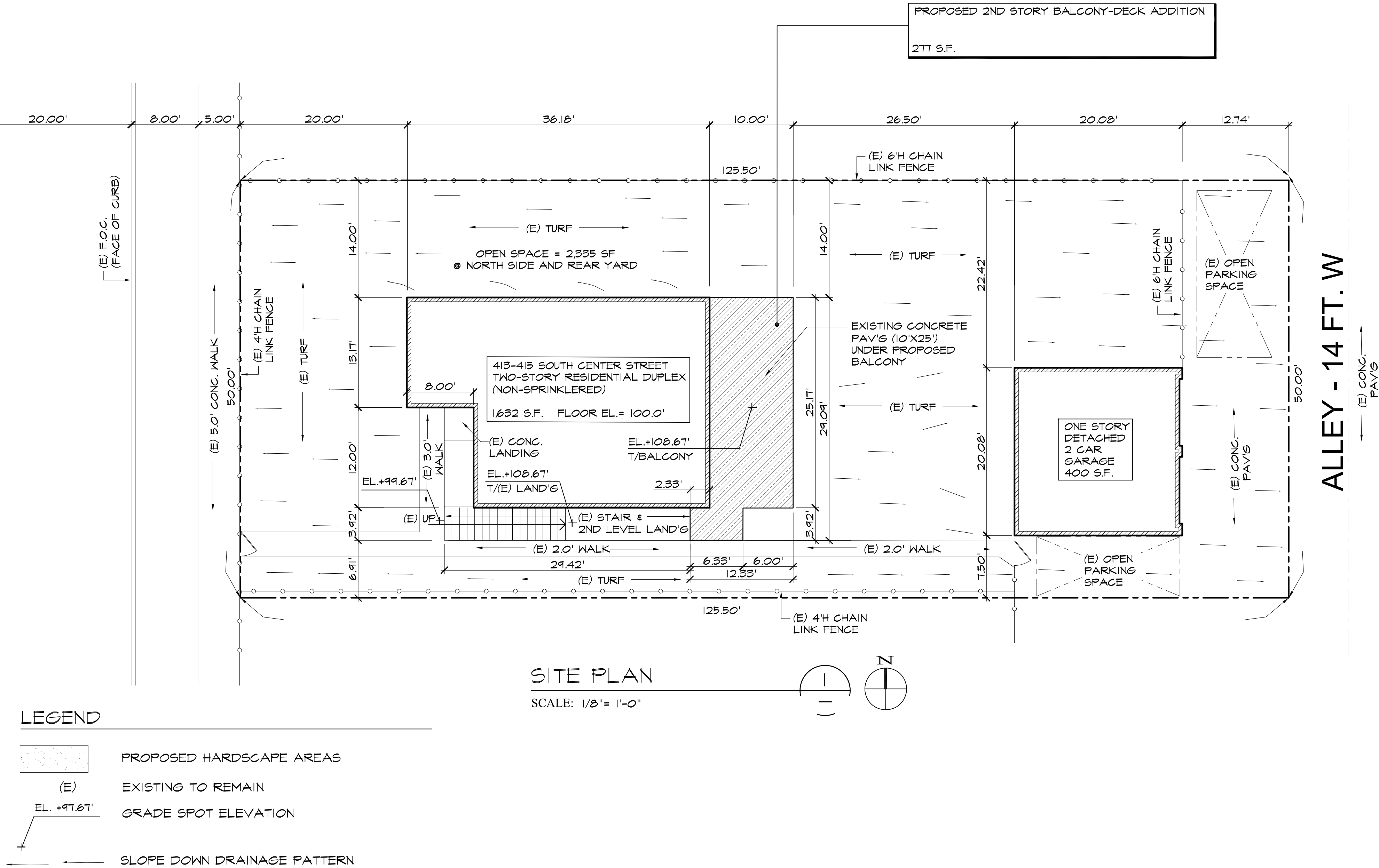
The character of the property is a rectangular, flat lot, with basic, asphalt shingle, hipped-roof, stucco finished "box" designs of the 2-story duplex and the detached, one story garage. . Because of the large turf, landscaped areas, there is open space on the front, sides and rear of the property. The South side of duplex utilizes a heavy timber stair with post and beam landing construction with dimensional lumber deck and railings, of dark brown stain wood. This currently provides tenant the access to the 2nd level unit.

The neighboring properties, in this Block D of the George Achison's Subdivision, are also rectangular, flat lots with the "duplex" box, hipped roof types or similar in architectural style, with large open space, grass landscaped areas. Both sides of this the block shares a common alley, and therefore, provide off-alley garage access as a common configuration. On the opposite side of Center street the residences tend to be one-story, single family residences, with detached garages sharing alley access. There are very few large trees dominating growth, with any large trees occurring at properties near the street intersections. This provides an open sky visual access as characteristic of these properties

The proposed will be constructed in one phased effort of a matter of weeks in duration.

Michael Margerum, Architect

CENTER STREET - 66 FT. W



NOTES:

- THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK.
- THE CONTRACT DRAWINGS REPRESENT THE FINISHED STRUCTURE THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL SUCH MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO: BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION, EQUIPMENT, TEMPORARY STRUCTURES, AND PARTIALLY COMPLETED WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK.
- A CAL-OSHA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5 FEET AND FOR SHORING AND UNDERPINNING.

All work described herein shall comply with 2019 edition of the following codes,
City of Orange Municipal Code
2022 CBC California Building Code
2022 CRC California Residential Code
2022 CMC California Mechanical Code
2022 CPC California Plumbing Code
2022 CEC California Electrical Code
2022 California Green Building Standards Code
2022 California Energy Code

The structural elements, workmanship and materials shall comply with 2022 edition of the California Building Code (CBC).

PROJECT DATA

OWNERS:	RONALD HODGES 19342 COUNTRYWOOD DRIVE YORBA LINDA, CALIFORNIA 92886 (714) 624-8030
PROJECT LOCATION	413-415 SOUTH CENTER STREET ORANGE, CALIFORNIA 92866
LEGAL DESCR.	LOT 11, A TRACT, GEO. ACHISON'S BLK D
APN	390-414-02
LOT AREA	6,275 S.F.
PROJECT	2ND FLOOR BALCONY-DECK ADDITION TO THE REAR OF THE EXISTING 2-STORY RESIDENTIAL DUPLEX
LOT COVERAGE	2ND FLOOR BALCONY 277 S.F. EXISTING RESIDENCE 1ST FLOOR 816 S.F. EXISTING RESIDENCE 2ND FLOOR 816 S.F. TOTAL EXISTING RESIDENCE 1,632 S.F. EXISTING 2 CAR GARAGE 400 S.F. EXISTING STAIR & LANDING 118 S.F.
FLOOR AREA RATIO	2,032 S.F. / 6,275 S.F. = 0.324 (RES+GARAGE) FLOOR AREA RATIO IN HISTORIC DISTRICT IS 0.15 - 0.25 MAXIMUM FAR IN IN R-2-6 ZONE = 0.70
CONSTRUCTION	TYPE V-B, NON-SPRINKLERED
OCCUPANCY	U
ZONE	R-2-6



Michael Margerum AIA
1454 Avenida Alvarado, Placentia, CA 92870
(714) 961-0191 • FAX: (714) 961-0505
www.michaelmargerumarchitect.com

Michael Margerum, Architect

Site Plan

Date 03/29/23

Scale

Drawn

Job

Sheet

A-1.0

Of Sheets

Residential Balcony Project

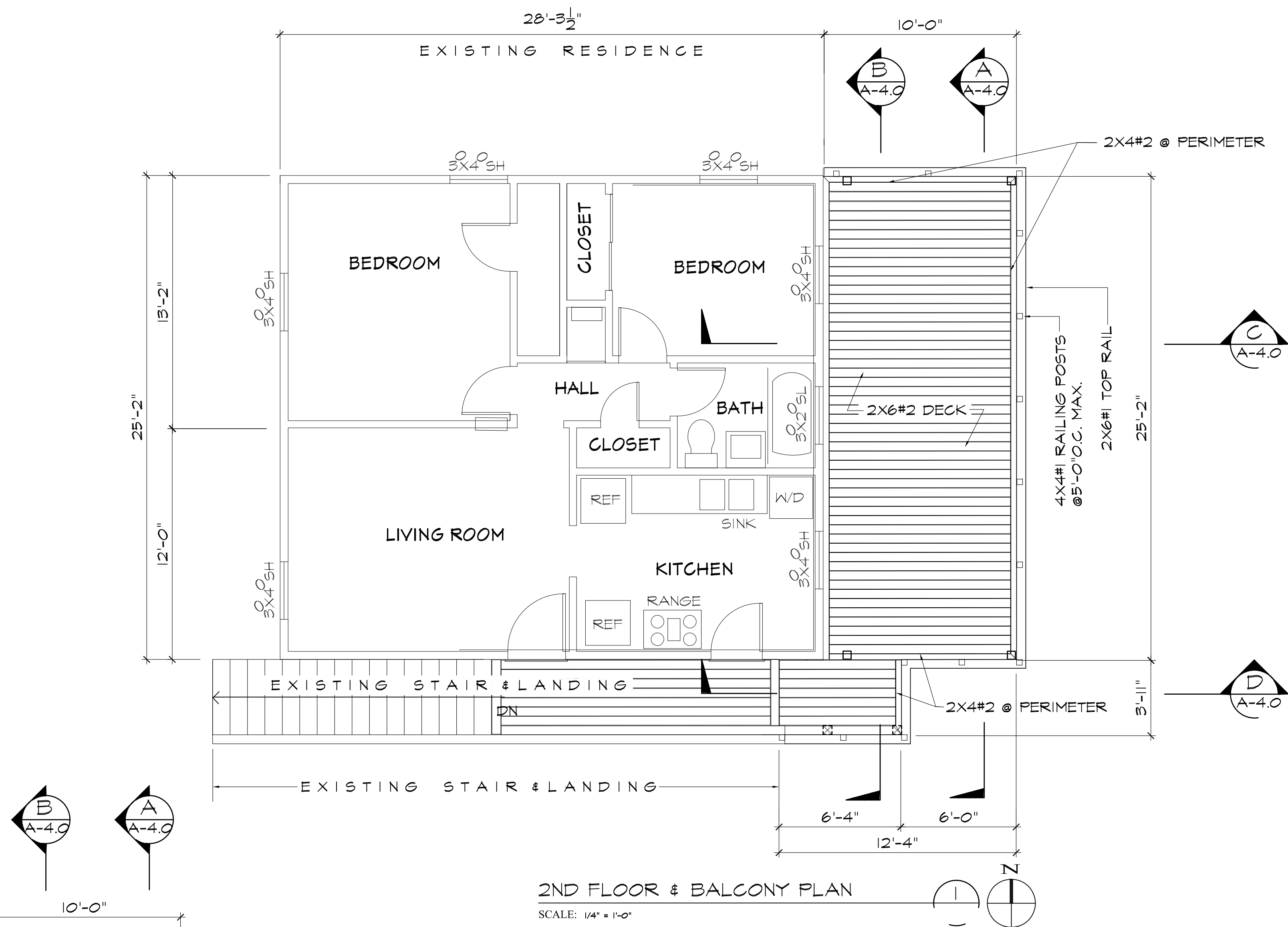
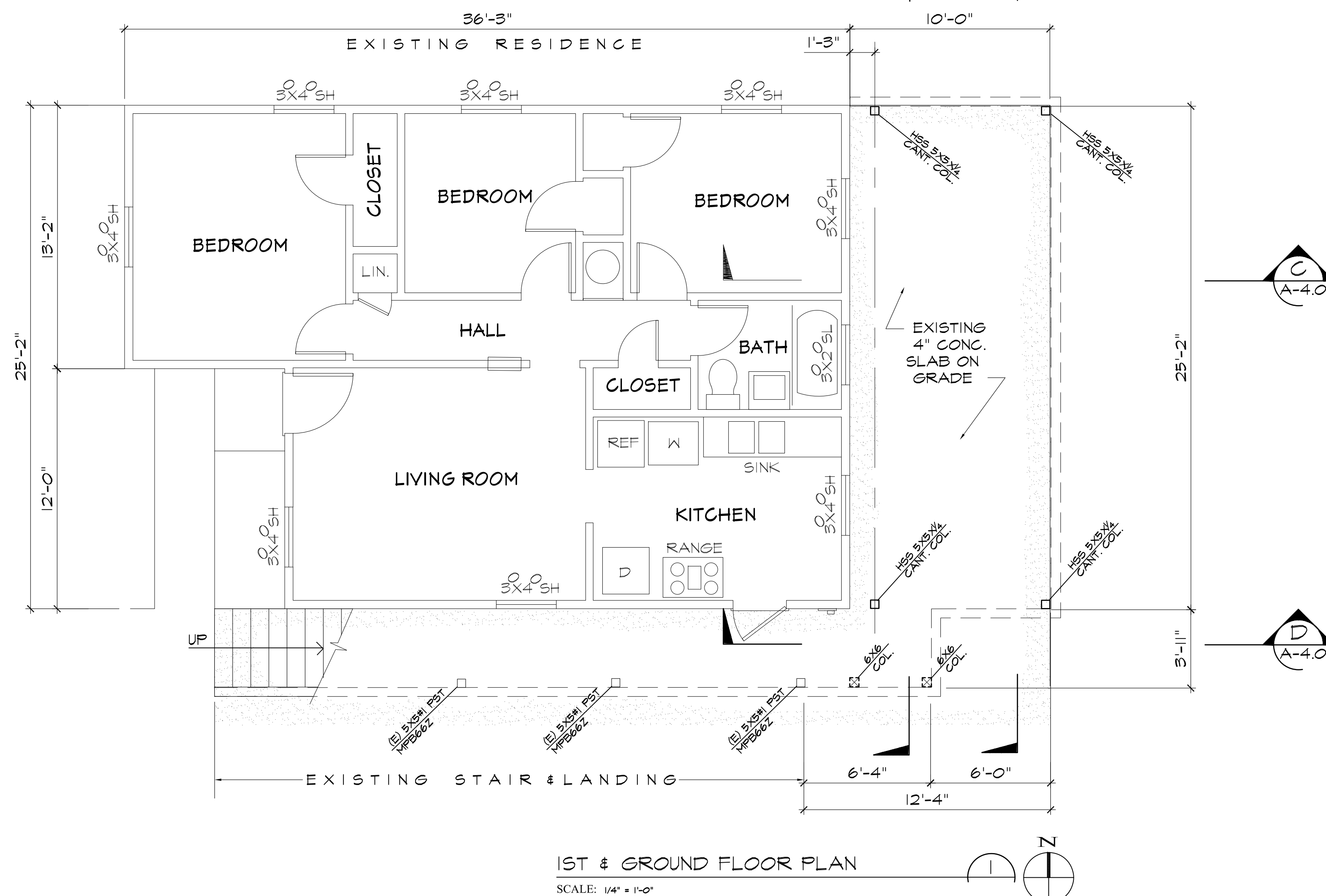
Ronald Hodges Duplex Residence

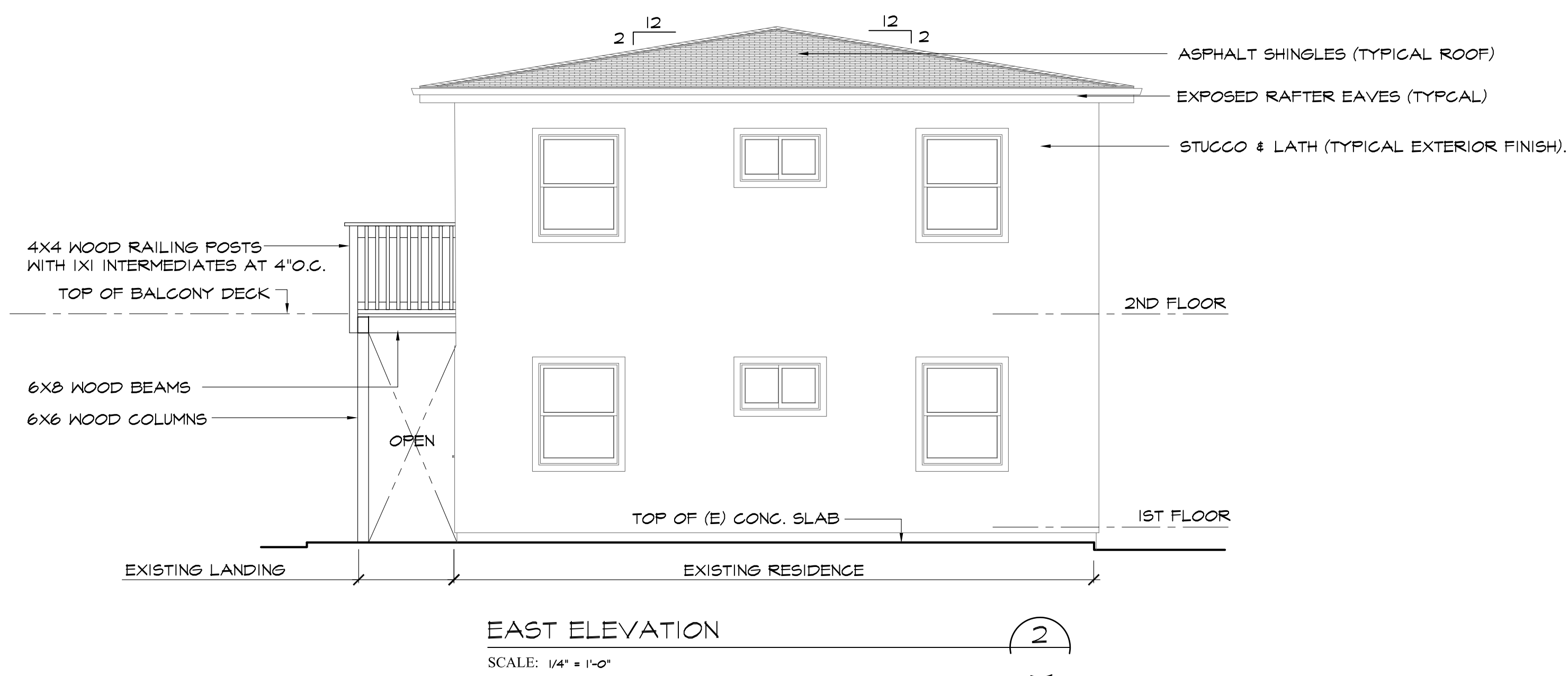
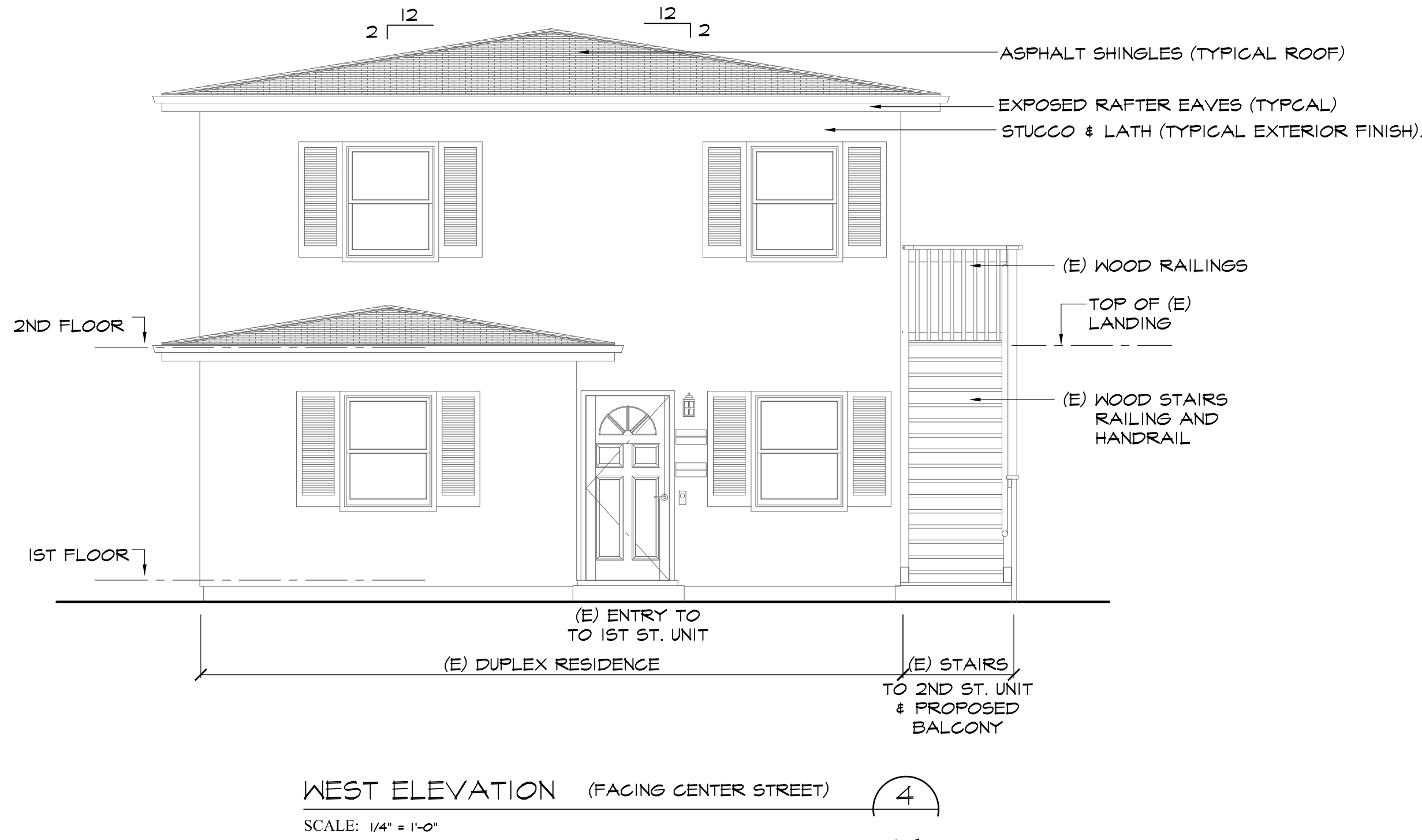
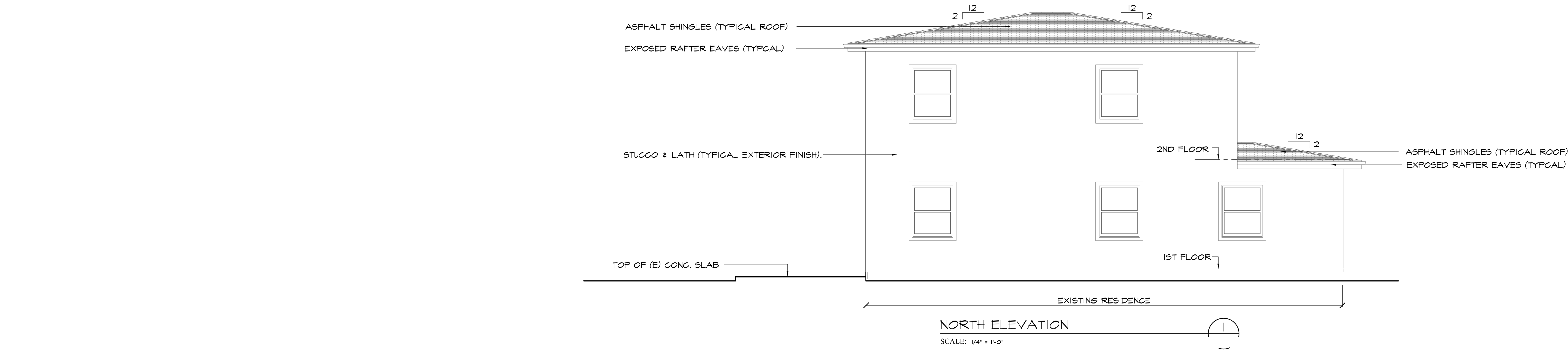
413-415 South Center Street

Orange, California 92866

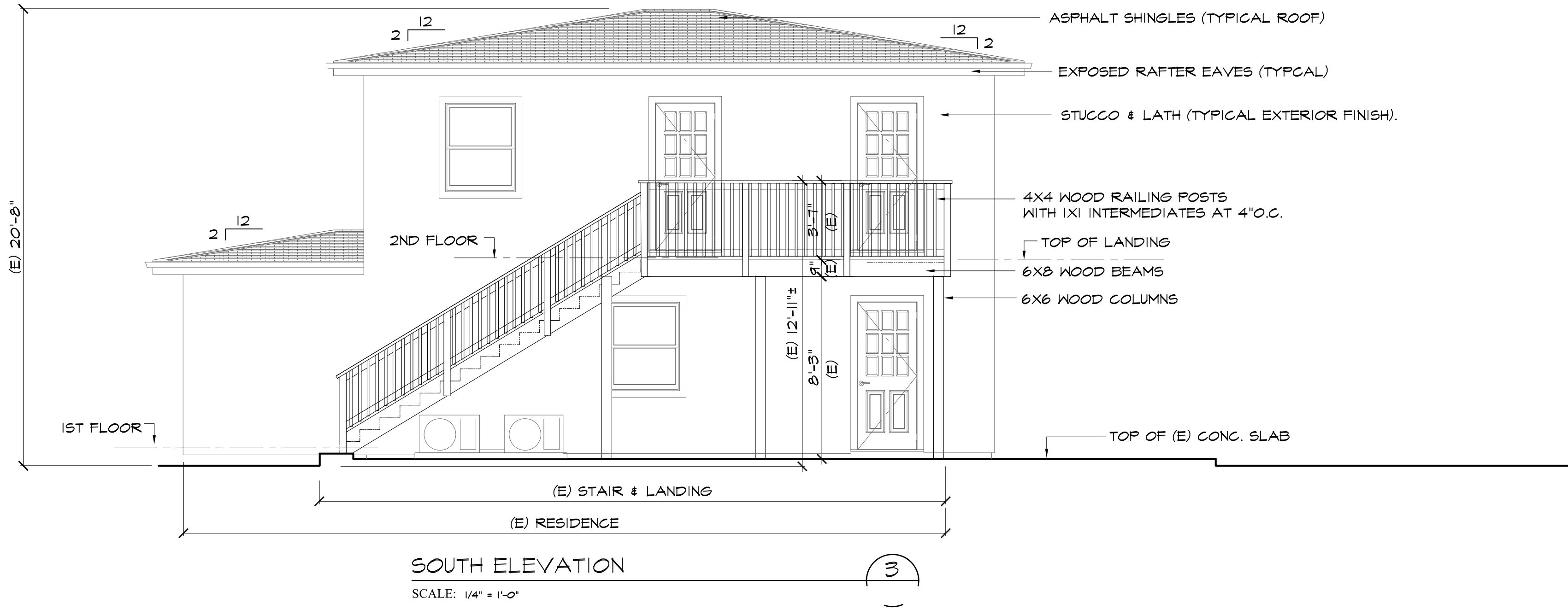


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COLOR AND MATERIAL:		
ITEM	WOOD TYPE	PAINT COLOR
EXISTING STAIRS, LANDING AND RAILINGS	DOUGLAS FIR LARCH	DUNN EDWARDS WILD WEST- DE6055



BY	REVISIONS	DATE	NO.

Residential Balcony Project
Ronald Hodges Duplex Residence
413-415 South Center Street
Orange, California 92866

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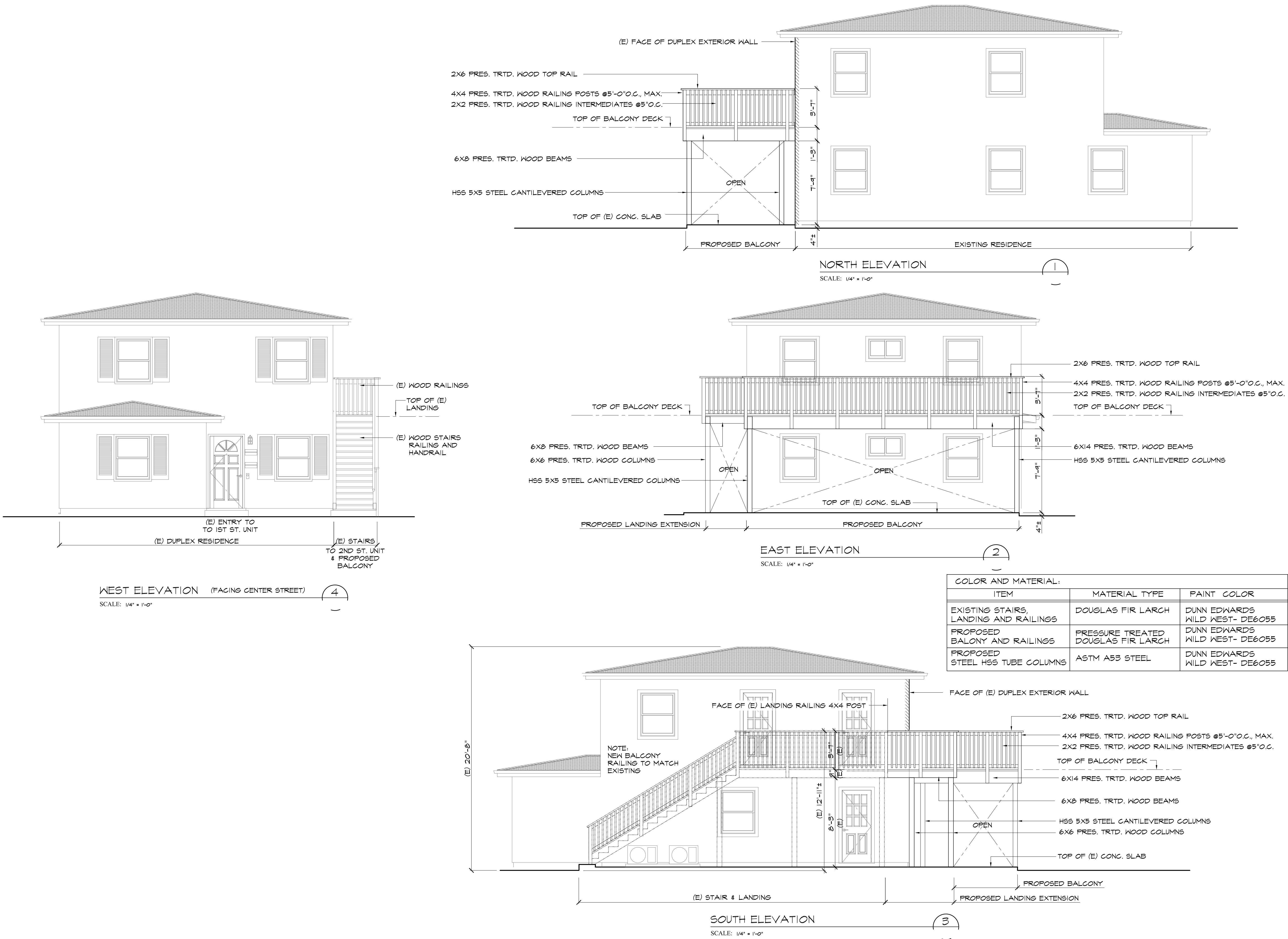


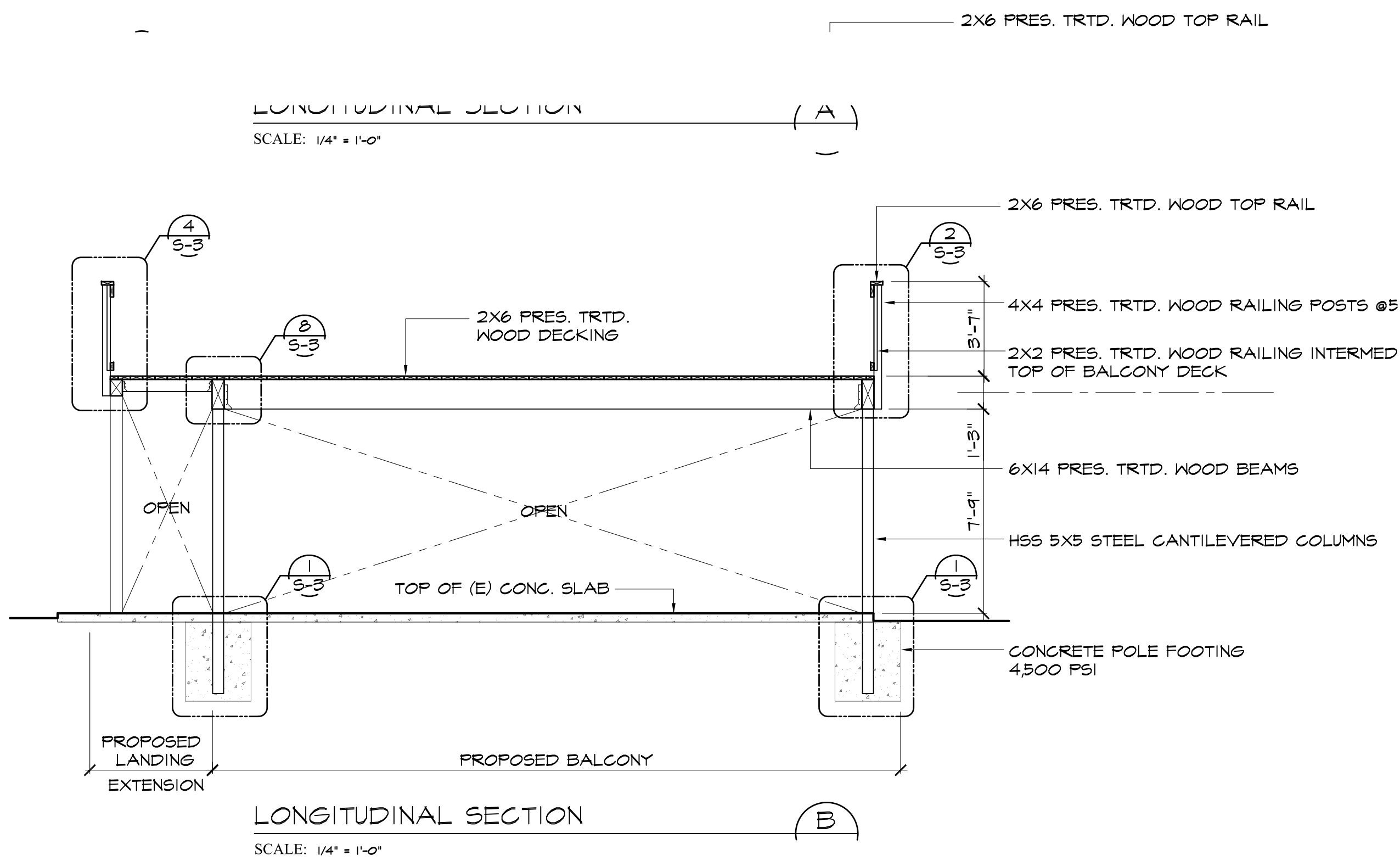
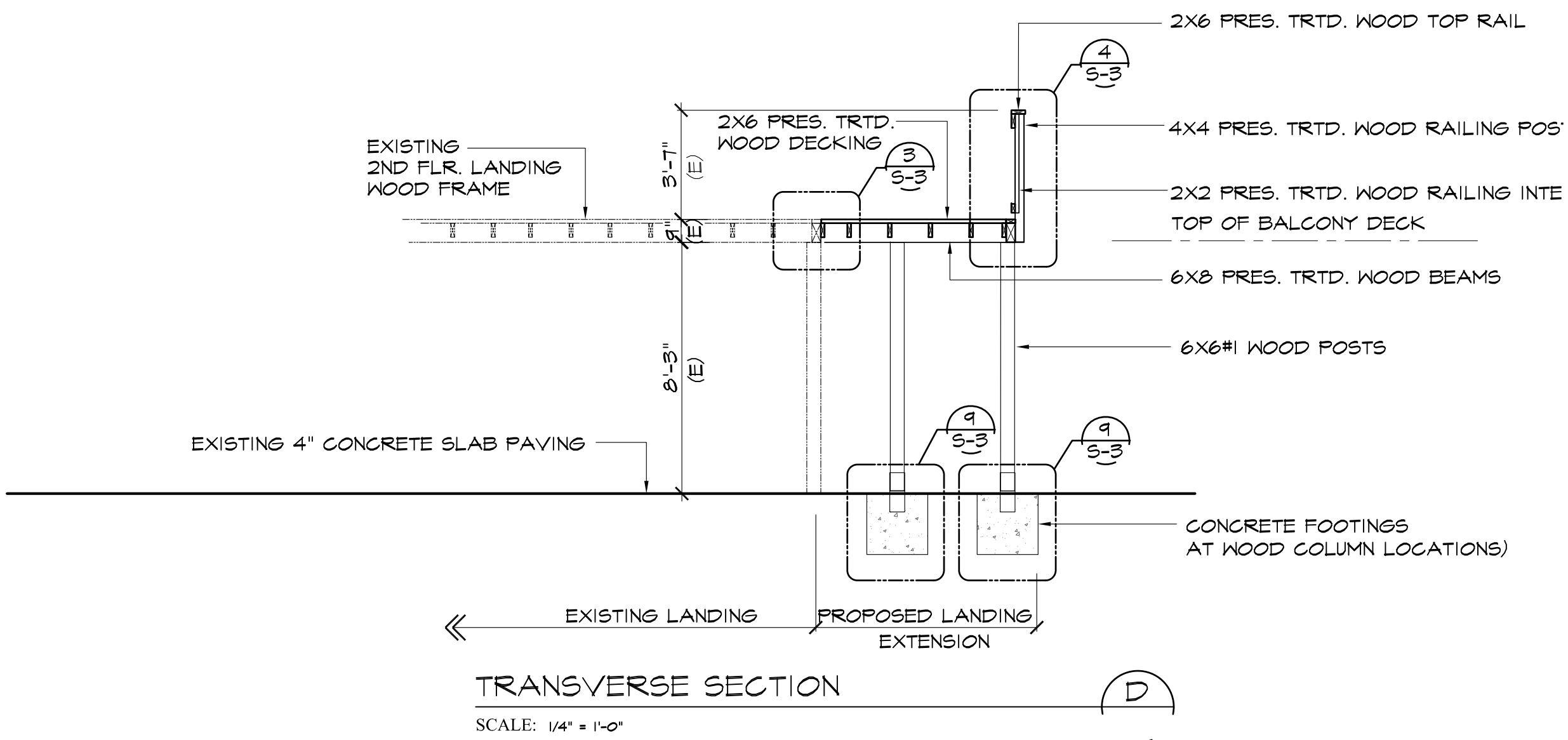
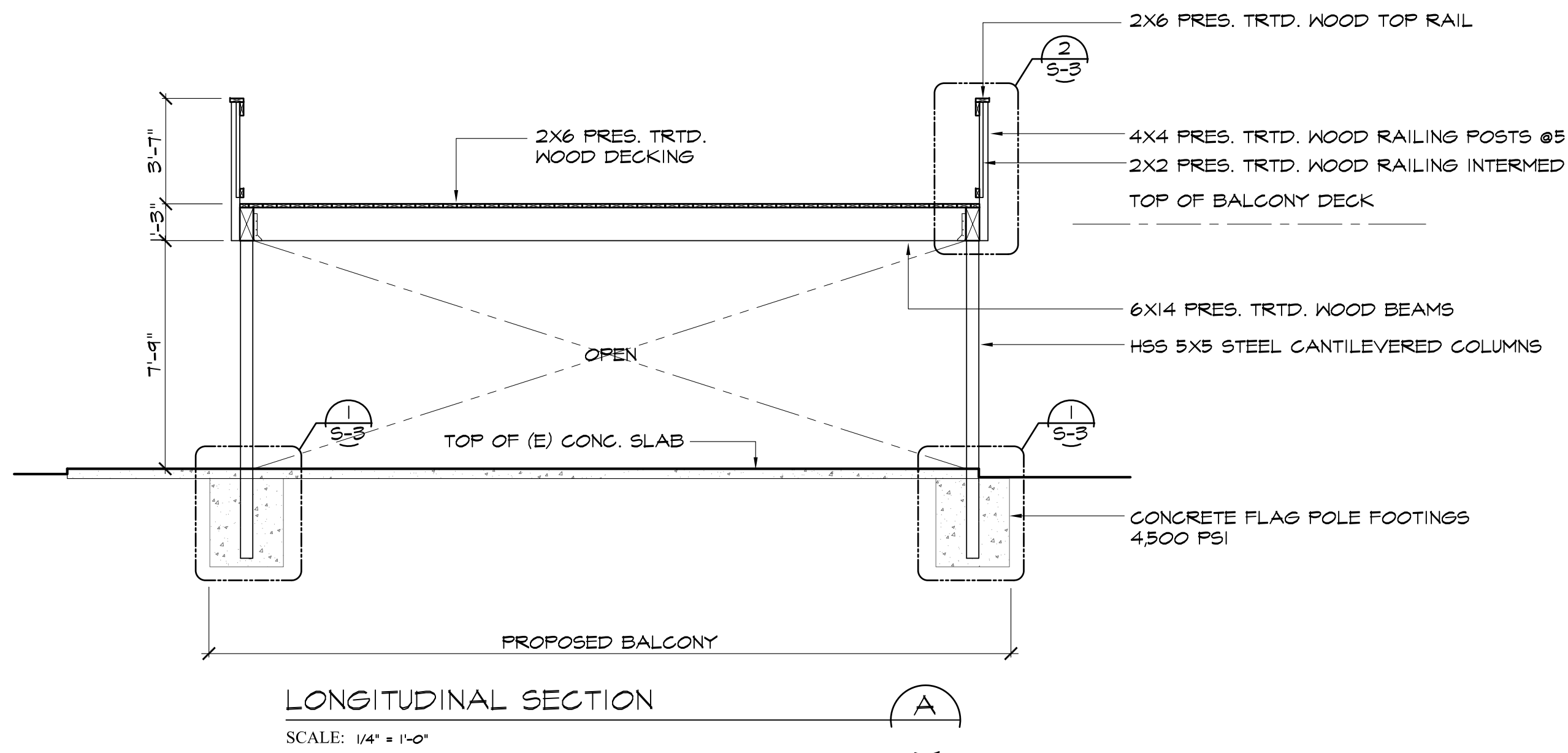
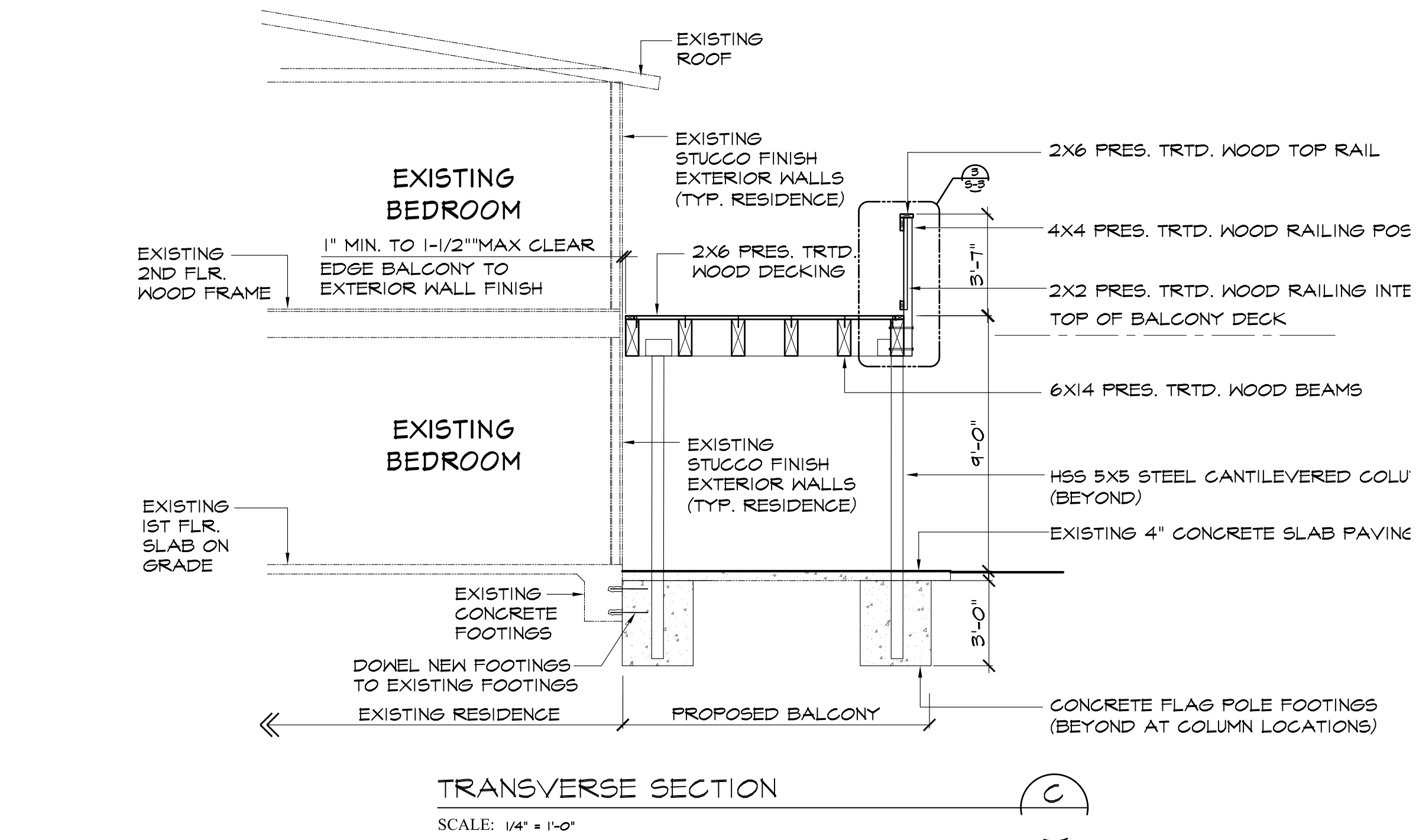
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Michael Margerum, Architect

Existing Elevations

Date	09/02/23
Scale	
Drawn	
Job	
Sheet	A-2.1
Of	Sheets





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Michael Margerum, Architect

Sections

Date 03/29/23
Scale
Drawn
Job
Sheet
A-4.0
Of Sheets

Residential Balcony Project
Ronald Hodges Duplex Residence
413-415 South Center Street
Orange, California 92866



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BY	REVISIONS	DATE	NO.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #

HRI # 111442

Trinomial ORA

NRHP Status Code 6Z

Other Listings:

Review Code:

Reviewer:

Date:

Page 1 of 3

*Resource Name or #:
(Assigned by Recorder)

CENTER_S_413-415__APN_390-414-02

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: 413 - 415 S CENTER 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 - Stucco or plaster

*P3b. Resource Attributes:
(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:

1954

☐ 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

*P9. Date Recorded:

April, 2005

*P10. Survey Type: (Describe)

Reconnaissance

*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.

*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):

DPR 523A (1/95)

*Required Information

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

Primary #

HRI # 111442

*NRHP Status Code 6Z

Page 2 of 3

*Resource Name or #:
(Assigned by Recorder)

CENTER_S_413-415__APN_390-414-02

B1. Historic Name: Unknown

B2. Common Name:

B3. Original Use: RES

B4. Present Use: RES

*B5. Architectural Style: Contemporary

*B6. Construction History: (Construction date, alterations, and date of alterations) Date of Construction: 1954 ☐ 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: Postwar Development (c. 1945-1975) Applicable Criteria: N/A

(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:

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 #

HRI # 111442

Trinomial ORA

Page 3 of 3

*Resource Name or #:
(Assigned by Recorder)

CENTER_S_413-415__APN_390-414-02

Recorded by:

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

Date Recorded: April, 2005

☒ Continuation ☐ Update

Years Surveyed: 1991, 2005

Description of Photo: 1991

Listed in National Register: 1997

General Plan: LMDR # of Buildings:

Planning Zone: R-2-6 # of Stories: 2

Lot Acre: 0.1481 # of Units: 2

Principal Building Sqft: 1504

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

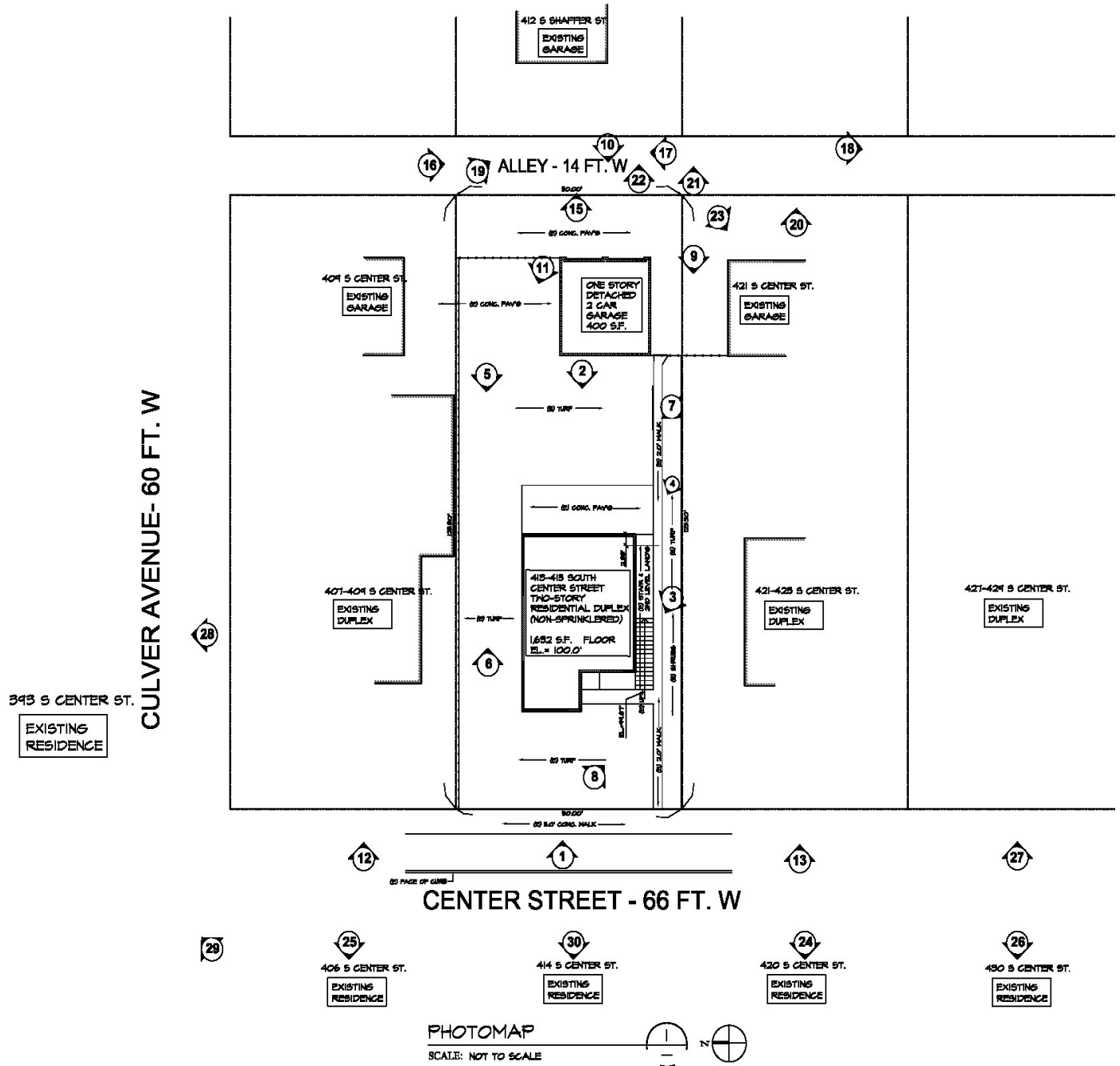
B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

Site Photographs

PROPOSED 2ND ST BALCONY— 413-415 SOUTH CENTER ST- ORANGE, CA 92866

MICHAEL MARGERUM, ARCHITECT





1- 413-415 S Center St, Orange, CA-Street FrontWest El.



2- 413-415 S Center St, Orange, CA- Rear/ East El.



3- 413-415 S Center St, Orange, CA- South El



4- 413-415 S Center St, Orange, CA- SE Corner El.



5- 413-415 S Center St, Orange, CA- North El at North Prop. Line Looking West



6- 413-415 S Center St, Orange, CA- North El at North Prop Line Looking East.



7- 421 S Center St, Orange, CA- NE Corner El. Neighboring Property to South



8- 421 S Center St, Orange, CA- NW Corner El Neighboring Property to the South.



9- 413-415 & Neighboring 409 S Center St, Orange, CA- Along common North Property Line



10- 413-415 S Center St, Orange, CA – Garage East Elevation, Looking West



11- 413-415 S Center St, Orange, CA- Looking East from Rear West Property Line to 409 S Center Property.



12- 409 S Center St, Orange, CA- Street Front West El. Neighboring Property to the North.



13- 421 S Center St, Orange, CA- . Street Front West El. Neighboring Property to the South



14- 414 S Center St, Orange, CA- Street Front East El. Neighboring Property across street to the West.



15- 412 S Shaffer St, Orange, CA- West Elevation across Alley, looking East



16- Looking South direction of Alley



17- Looking North direction of Alley



18- Looking South direction of Alley



19-Looking Southeast direction of Alley



20-Looking East Across Alley to adjacent Southerly property, from subject property



21- Looking East Across Alley from subject property



22- Looking East Across Alley from subject property



23-Looking West from alley of South side of the Garage of the subject property to neighbor's garage.



24- 420 S Center St, Orange, CA- Street Front East El. Neighboring Property to the West



25- 406 S Center St, Orange, CA- Street Front El. Neighboring corner Property at the West



26- 430 S Center St, Orange, CA- Street Front El. Neighboring Property to the West



27- 427-429 Duplex S Center St, Orange, CA- Street Front El. Neighboring Property to the South



28- Across Culver Avenue Looking North at South Elevation of 393 Culver residence.



29 Looking at Northeast corner of 393 Culver Avenue residence.



30- 414 S Center St, Orange, CA- Street Front El. Neighboring Property to the West

Historic Aerial Appendix

413/415 S. Center Street

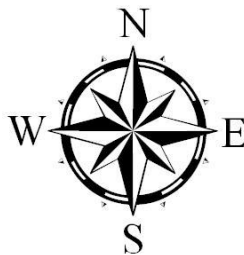
Design Review No. 5115-23

*Please note that outlines of parcels are rough outlines due to quality of historic aerials.

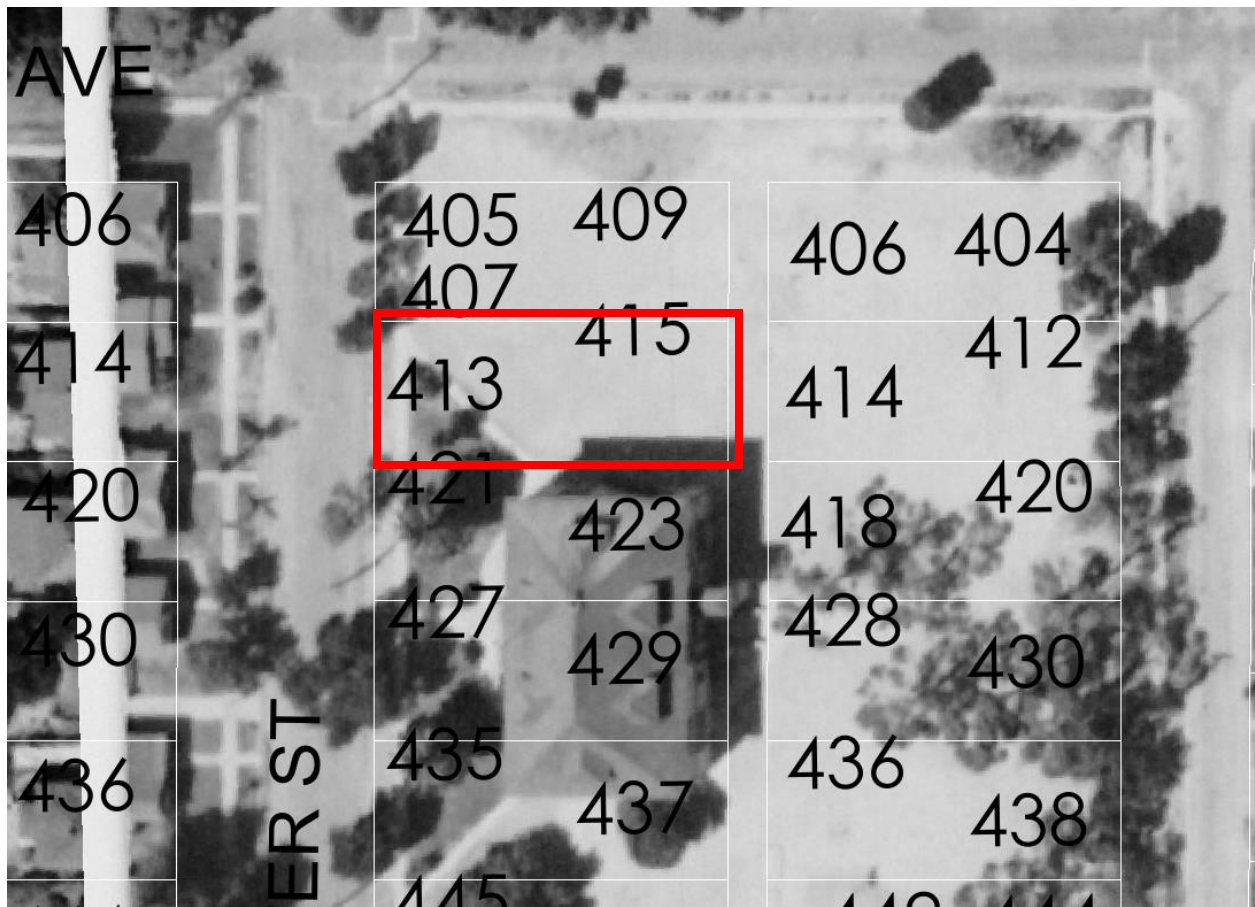


1938 Aerial. Subject Property outlined in red.

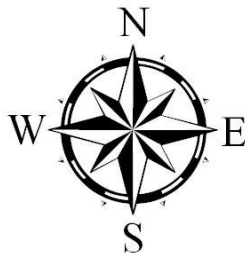
Source: City of Orange



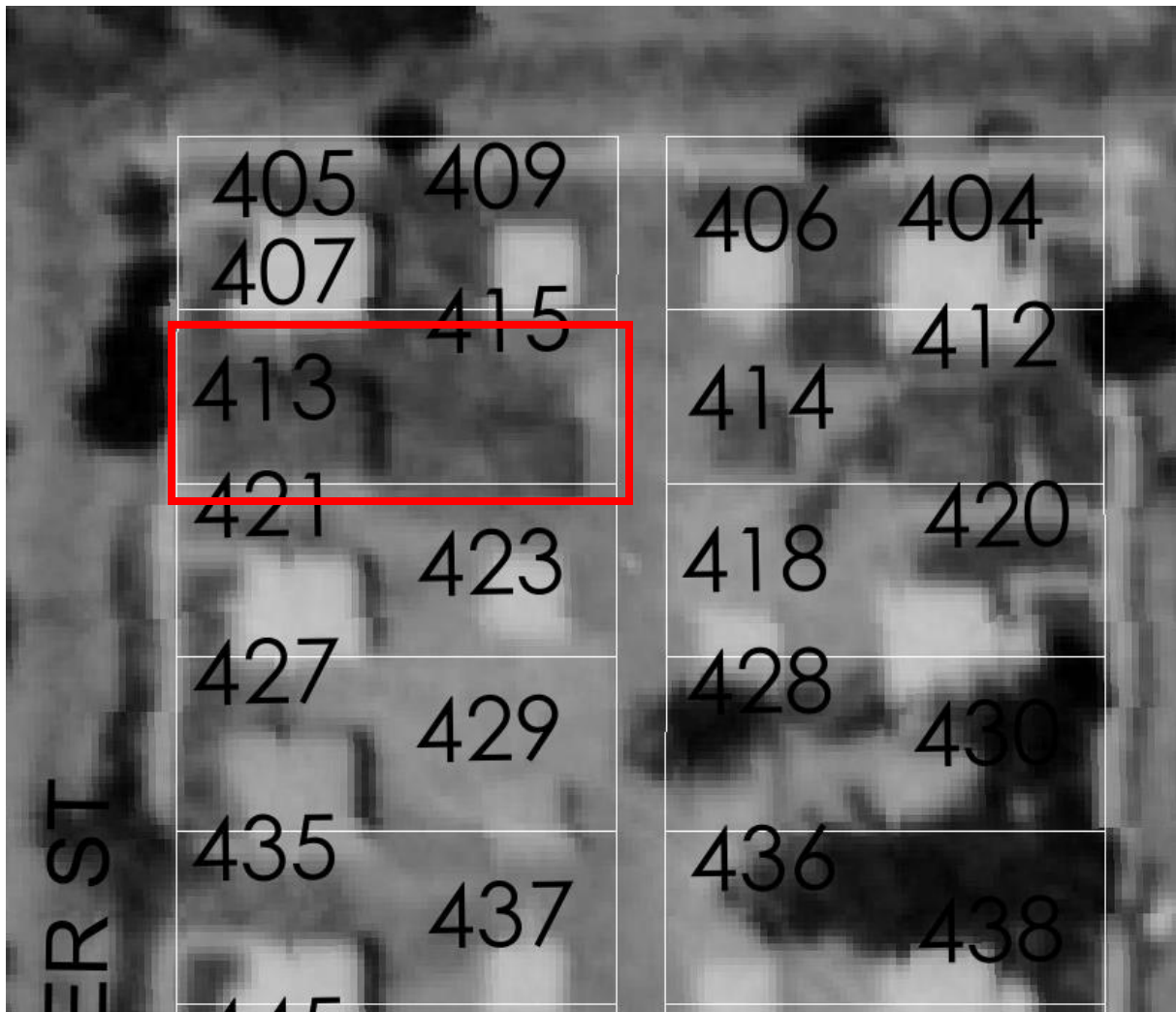
CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT



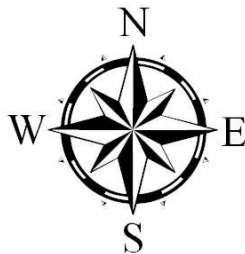
1947 Aerial. Subject Property outlined in red.
Source: City of Orange



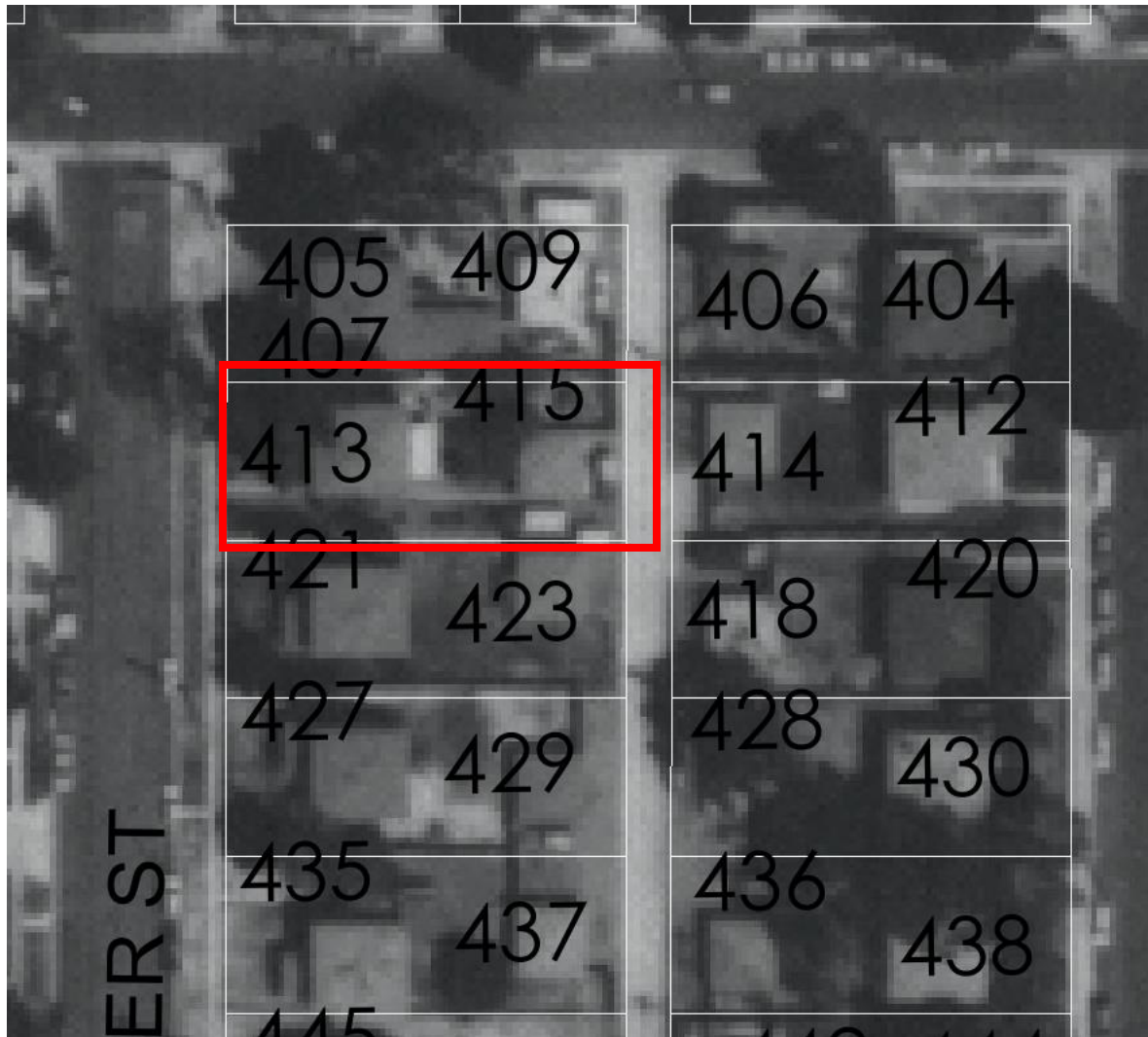
CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT



1955 Aerial. Subject Property outlined in red.
Source: City of Orange



CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT



1991 Aerial. Subject Property outlined in red.
Source: City of Orange.



CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT

**Development Standards Reference Table
Residential Duplex (R-2) Zoning District**

	Required/Permitted	Proposed	Code Section
<i>Units Per Lot*</i>	Two	Two existing; No change proposed to the number of units.	17.14.070
<i>Building Height</i>	32 feet	Existing: 20 feet, 8 inches; no change in height	17.14.070
<i>Stories</i>	2 stories	2 stories; no change in height	17.14.070
<i>Fence height</i>	42 inches in front yard setback (first 10') 6 feet in all other areas	No proposed fences or gates; existing chain link fence	17.12.070
<i>Floor Area Ratio (FAR)</i>	0.70 FAR for R-2-6 Districts; .15 - .25 FAR for Old Towne Orange Historic District.	.32 FAR; no change in FAR	17.14.070; Historic Preservation Design Standards
<i>Lot frontage</i>	60 feet	50 feet, existing (legal nonconforming)	17.14.070
<i>Lot depth</i>	N/R	125.5 feet	17.14.070
<i>Parking (residential)</i>	2 parking spaces per unit, one of which shall be in an enclosed garage	Existing: 2 enclosed spaces, 2 unenclosed spaces.	Table 17.34.060.A
<i>Minimum Setback, Front</i>	15 feet; 20 feet in Old Towne Historic District	20 feet, existing; no change	17.14.070
<i>Minimum Setback, Rear</i>	10 feet	59 feet to the existing building; 49 feet to the balcony	17.14.070

<i>Minimum Setback, Side Interior</i>	5 feet	Existing: 6.91 feet at south property line, 14 feet at north property line of existing residence (no change to existing residence); Proposed balcony: 6.91 feet at south property line, 14 feet at north property line of existing residence.	17.14.070
---------------------------------------	--------	--	-----------

Note: Landscaping requirements not applicable for project.





