

MINUTES - FINAL

City of Orange

Design Review Committee

July 08, 2021

1. OPENING

The Design Review Committee of the City of Orange, California convened on July 8, 2021 at 5:30 PM in a Special Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California.

1.1 CALL TO ORDER

Chair Fox called the meeting to order at 5:36 p.m.

1.2 PLEDGE OF ALLEGIANCE

Committee Member Skorpanich let the flag salute.

1.3 ROLL CALL

Present: Fox, Imboden, McDermott, McCormack, and Skorpanich

Absent: None

2. PUBLIC COMMENTS

The following had non-agendized public comments:

- Adrienne Gladson spoke about anticipated legislative changes.

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 meeting minutes of the Design Review Committee of the City of Orange for the June 2, 2021 Regular Meeting.

ACTION: A motion was made by Committee Member Imboden, seconded by Committee Member Skorpanich to approve the June 2, 2021 meeting minutes as presented.

The motion carried by the following vote:

Ayes: Fox, Imboden, McDermott, McCormack, and Skorpanich

Noes: None

Absent: None

4. NEW AGENDA ITEMS

4.1. Design Review No. 5000-20, Brock Residence, 274 S. Center Street

A proposal for exterior modifications to a historic single-family residence, including demolishing a portion of the one-story rear section of the house and replacing it with a 359 square foot first floor addition, demolishing a second floor deck and replacing it with a 107 square foot second floor attic and stair access, constructing a 320 square foot basement, and removing one of two front doors and replacing it with a window.

Carl Shields and Erich Brock, project representatives, were available to speak on behalf of the project.

The Committee discussed the following:

- Siding
- Windows and transom on the front elevation
- Attic and crawlspace vents
- Roof pitch
- Foundation materials
- Sump pump location and drainage
- Side walls of basement
- Railings

A motion was made by Committee Member Imboden, seconded by Committee Member McCormack, to approve Design Review No. 5000-20, Brock Residence, subject to the Findings and Conditions in the staff report with the additional following Conditions and Recommendations:

1. New handrails at the new side entry shall match the design of those proposed at the rear stairway.
2. The detail for the concrete on the side porch, its depth, and risers shall match the existing front porch.
3. The stone veneer mentioned in the project will be removed in its entirety from the plans.
4. The Committee recommends that the applicant consider using a single horizontal transom as opposed to three individual transoms on the front window, and that the applicant shall have the option to change the design without returning to the Design Review Committee.
5. The concrete work shall be finished according to the City standard for Old Towne sidewalks.
6. The Committee recommends that the applicant work with staff to ensure that the design and location of the sump pump and its outlet are appropriate for Old Towne.

The motion carried by the following vote:

Ayes: Fox, Imboden, McDermott, McCormack, and Skorpanich
Noes: None
Absent: None

4.2. Design Review No.5021-21, Pearce Residence, 428 N. Lemon Street

A proposal demolish a non-contributing rear addition, construct a new 242 square foot addition, and relocate the front door of an existing single-family residence. The property is a contributing resource to the Old Towne Historic District.

Cosi Pearce, project representative, was available to answer questions.

The Committee discussed the following:

- Front entry enhancements
- Windows
- Door and porch locations
- Historic window interface with interior bathroom showers
- Rear patio and stairs
- Siding
- Eaves
- Moldings and trim
- Dormers
- Walkway materials
- Foundation details
- Lack of drawing details
- Plan accuracy

A motion was made by Committee Member Imboden, seconded by Committee Member Skorpanich, to continue Design Review No. 5021-21, Pearce Residence, to a date uncertain in order to allow the applicant to address numerous inconsistencies and revise the project based on the Committee's comments and recommendations.

The motion carried by the following vote:

Ayes: Fox, Imboden, McDermott, McCormack, and Skorpanich

Noes: None

Absent: None

4.3. Design Review No. 5031-21, Chapman Olive Residence, 321 N. Olive Street

A proposal to partially demolish a non-contributing rear addition, construct a new 38 square foot addition, and rehabilitate the front porch of an existing single-family residence. The property is a contributing resource to the Old Towne Historic District.

Greg Desario and Colette Creppell, project representatives, were available to answer questions.

The Committee discussed the following:

- Concrete finish
- Column materials
- Roof line over air conditioning unit
- Offset of bedroom addition

A motion was made by Committee Member Imboden, seconded by Committee Member McCormack, to approve Design Review No. 5031-21, Chapman Olive Residence, subject to the Findings and Conditions in the staff report with the additional Conditions:

1. The bedroom addition shall be inset a minimum of three inches from the northern facade in order to provide a line of demarcation.
2. The applicant may relocate the window of the addition anywhere along the bedroom wall.
3. The applicant shall use a retardant on the concrete flat work to deliver a finish that best matches the existing concrete.
4. The Committee recommends that an L-shaped diverter be placed around the eave in order to prevent rainfall into the AC condenser.
5. The applicant shall remove the rooftop TV antenna.

The motion carried by the following vote:

Ayes: Fox, Imboden, McDermott, McCormack, and Skorpanich

Noes: None

Absent: None

5. ADJOURNMENT

There being no further business, the meeting adjourned at 7:50 p.m.

The next Regular meeting is scheduled for Wednesday, July 21, 2021 at 5:30 p.m. in the Council Chamber.

s/Anna Pehoushek

ANNA PEHOUSHEK
ASSISTANT COMMUNITY
DEVELOPMENT DIRECTOR
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