



Design Review Subcommittee (DRSC)

Meeting Date: January 14, 2015

PLANNER: John Ciampa, Associate Planner *JC*

SUBJECT: Cultural Heritage Permit 14-396/Minor Exception Permit 14-395, Berardi Duplex, a request for a second story addition to a legal nonconforming duplex that is adjacent to a historic house. The project site is located at 314 North Ola Vista within the Residential Medium (RM) zoning district.

BACKGROUND:

Project Description

The subject property is a 3,615 square foot lot that originally contained a 1,312 square foot one-story house that was built in 1949. The house was converted to a duplex in 1961. The project proposes a second floor addition to expand unit one from 440 square feet to 1,074 square feet, bringing the duplex to 1,946 square feet. The project would add two bedrooms, one bathroom, and an open room to the proposed second story.

Why DRSC Review is Required

Cultural Heritage Permits (CHP) are required for residential projects that propose additions of more than 200 square feet that are adjacent to a historic resource. CHP applications are reviewed by the Cultural Heritage Subcommittee (CHSC) to ensure projects do not impact historic structures and comply with the Design Guidelines. The Minor Exception Permit (MEP) is required to allow additions to nonconforming setbacks.

Historic Resource

The project site is adjacent to a historic house located at 202 Avenida Serra. The historic house was originally constructed as a single story house in 1941. A second story addition and a new two car garage was added in 2003. The property appears eligible as a contributor to a potential local historic district under Criterion A for its association with San Clemente in the 30s and 40s. More information about the historic house is provided as Attachment 3.

ANALYSIS:

The proposed development complies with the development standards for the RM zone, with the exception of the proposed side yard setback, as described in Table 1.

Table 1- Development Standards

| | <i>Required</i> | <i>Proposed/Existing</i> |
|----------------------------------|-----------------|--------------------------|
| <u>Setbacks</u> (Minimum) | | |
| Front to Primary Structure | 15' | 22' |
| Front Street-facing Garage | 18' | 10'** |
| Side | 5' | 3'6"* |
| Rear | 10' | 11' |
| <u>Lot Coverage</u> (Maximum) | 50% | 47% |
| <u>Building Height</u> (Maximum) | 25' | 22' |
| <u>Parking</u> (Minimum) | 4 | 2** |

*MEP requested for a continuation in the side yard setback.

** Duplex was approved with existing uncovered parking in 1961.

Minor Exception Permit

The Minor Exception Permit (MEP) ensures the continuation of a legal nonconforming setback does not have a negative impact on adjacent properties. The MEP is requested to allow the second story addition to continue the legal nonconforming side yard setback of three feet six inches. The reduction to the side yard setback would allow the second story addition to continue along the first floor wall plane. The addition should not have a negative impact on the adjacent apartment building (along Avenida Miramar) because the addition is located towards the back of the lot and would maintain the existing eight foot, six inch building separation.

Cultural Heritage Permit

Table 2 is an analysis of the project's consistency with the Design Guidelines and its compatibility with the historic house.

Table 2 – Design Guidelines

| Design Guideline or Policy | Project Consistency | Comments |
|---|---|--|
| <i>Relationship to Neighboring Development II.B</i> "All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood." | Consistent. The proposed project is consistent with the mix of architectural styles and one- and two-story structures in the neighborhood. The design of the addition would match the existing building's beach cottage style architecture. | The duplex is kept to two stories and 22' in height. Continuing the structures architectural design for the addition will ensure the project is compatible with the mix of architectural styles in the neighborhood. |

| | | |
|--|---|---|
| <p>Scale, Mass, and Form II.B <i>“Design buildings to be compatible in scale, mass and form with adjacent structures and the pattern of the neighborhood.”</i></p> | <p>Partially consistent. The second story addition will be located on only part of the duplex and the addition would be kept to 22 feet in height so it would be in scale with the adjacent development. The second story addition is located over the first story with no architectural interest. The roof design creates an awkward design.</p> | <p>Since only a portion of the structure would have a second story addition, the scale, mass, and form would be compatible with the adjacent structures. The additions design should be modified to improve the building form for the addition by creating a transition from the first floor to the second floor or breaking up the wall plane. Additional comments are provided in the recommendation section.</p> |
| <p>Compatibility with Historic Resources. IV.E <i>“New development should preserve and be compatible with existing historic resources.”</i></p> | <p>Consistent. The project has a neutral architectural design that is complementary to the historic house and does not create any massing or visual impacts.</p> | <p>The design and location of the addition is compatible with the historic house and does not create any negative visual or physical impacts to the historic house because of the separation between the two structures.</p> |

The project’s design is reviewed to ensure that it does not have a negative visual or physical impact to the adjacent historic house and is compatible with the pattern of development of the neighborhood. The project site is located out of the Architectural Overlay and is not required to be a Spanish Colonial Revival design. The project proposes to modify all of the walls of the duplex to stucco and use consistent building materials and colors with the existing building. The second floor addition continues the building’s simple design. The addition is located at the back of the house closest to the adjacent historic house. There should be no negative impact to the historic structure because the addition is adjacent to the non-historic portion of the historic house and is located 11 feet from the adjacent property line. While the subject property sits closer towards the street than the adjacent historic resource; the second story is a similar height and staff does not anticipate any massing impacts from the second story addition. Staff’s position is that the project will not have a negative visual or physical impact to the historic house because of the location, size and design of the addition.

RECOMMENDATIONS:

Staff recommends the following design modifications to improve the architectural quality of the project:

1. The second story addition is not architecturally integrated into the design of the structure and should be modified to improve the transition to the second floor by breaking up the wall plane, adding additional roof lines, and/or architectural elements to improve the building design.

2. The roof design for the addition should be modified to the same design as the existing structure and eliminate the mansard roof.
3. The proposed railing is an eclectic design and is not compatible with the architecture of the house. The design should be consistent with the existing railing or compatible with the 1950s architectural style of the house.
4. The eave details for the roof should be consistent with the existing duplex.
5. The support wall for the covered area under the addition seems undersized and should be increased in width to improve the proportions of the elevation.

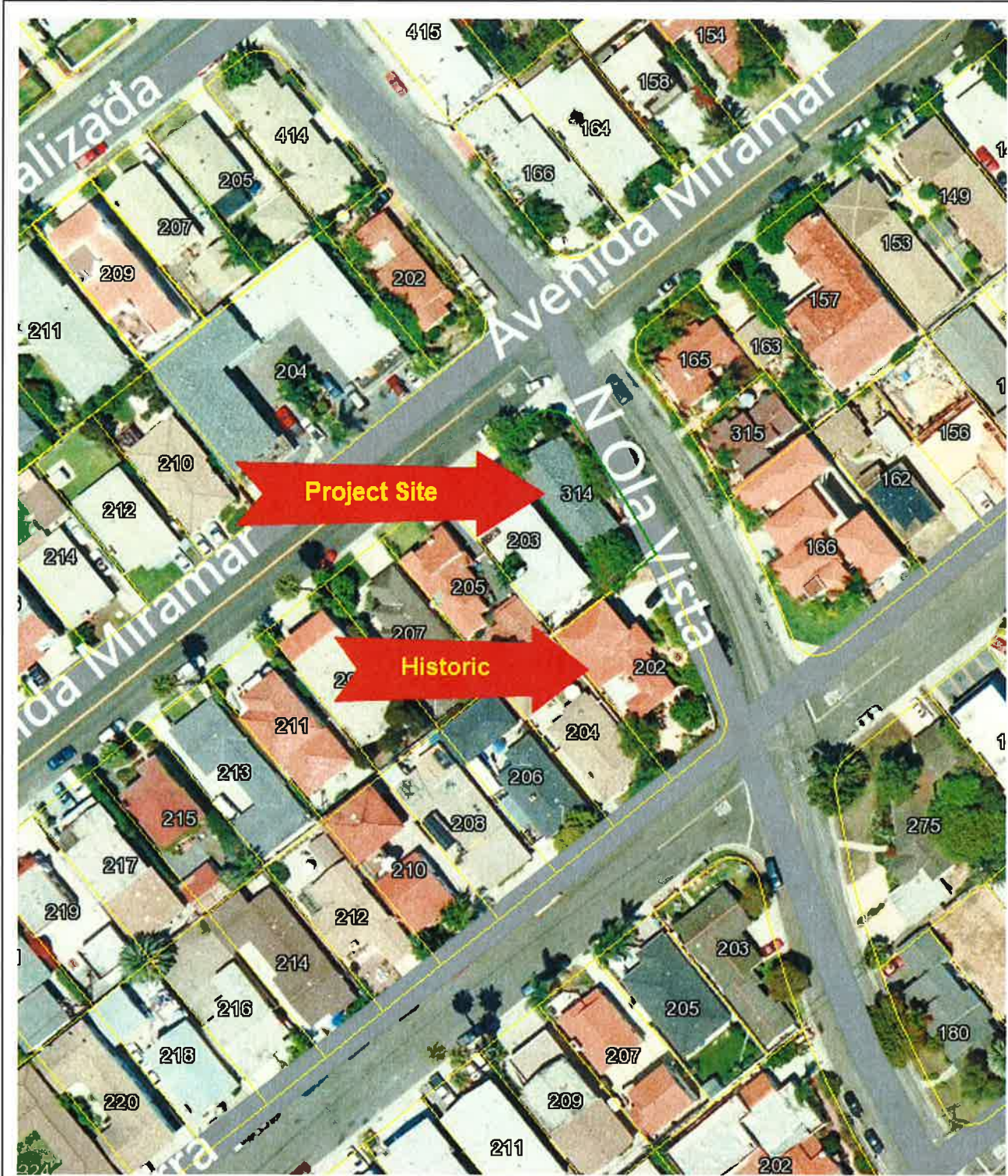
Attachments:

1. Location Map
2. DPR Form for 202 Avenida Serra
3. Photos
Plans



LOCATION MAP

CHP14-396/MEP 14-395, Berardi Duplex
314 North Ola Vista



No scale 

PRIMARY RECORD

Pr
HR
Trinomial
NRHP Status Code 5D

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: 202 AVENIDA SERRA

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 202 Avenida Serra City San Clemente Zip 92672

d. UTM: Zone; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 058-122-20

P3a. Description:

The property contains a one-story single family residence with an irregular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has a low-pitch hip roof with clay tiles. The exterior walls are clad with original smooth stucco. The fenestration consists of original wood double-hung and casement windows throughout the residence. Spanish Colonial Revival elements of the residence include exposed rafter tails, a bay window, and an open quarter-circle above the entrance door. Landscape features include a tall stucco wall as well as a low stucco wall enclosing a courtyard. A large two-story addition has been made to the residence featuring a two-car garage. The residence is in good condition. Its integrity is good.

P3b. Resources Attributes: 02 Single Family Property

P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Description of Photo:
East elevation, west view. May 2006.

P6. Date Constructed/Sources:
 Historic Both
 Prehistoric
1941 (F) Building Permit

P7. Owner and Address:
Wixted, Margaret A.
202 Avenida Serra

P8. Recorded by:
Historic Resources Group, 1728
Whitley Avenue, Hollywood, CA
90028

P9. Date Recorded: 8/10/2006

P10. Survey Type:
City of San Clemente Historic
Resources Survey Update

P11. Report Citation: None.

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other:

BUILDING, STRUCTURE, AND OBJECT RECORD

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NRHP Status Code 5D

Resource Name or #: 202 AVENIDA SERRA

B1. Historic Name: (Unknown)

B2. Common Name: (Unknown)

B3. Original Use: Single-family residential

B4. Present Use: Single-family residential

B5. Architectural Style: Spanish Colonial Revival

B6. Construction History:

B7. Moved? No Yes Unknown

Date: Original Location:

B8. Related Features:

B9a. Architect: (Unknown)

b. Builder: Smith & Halseth

B10. Significance: Theme San Clemente in the '30s and '40s. Area City of San Clemente

Period of Significance 1937-1949 Property Type Residential Applicable Criteria A

This one-and two-story single family residence was built for Fred Carlson in 1941. It was constructed by Smith & Halseth. This property is a typical example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible as a contributor to a potential local historic district under Criterion A for its association with San Clemente in the '30s and '40s. It is recommended for retention on the Historic Structures List.

B11. Additional Resource Attributes: 02 Single Family Property

B12. References: San Clemente Building Permits; Historic Resources Survey; Leslie Heumann and Associates, 1995.

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA

Date of Evaluation: 8/10/2006

(This space reserved for official comments.)



CONTINUATION SHEET

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Resource Name or #: 202 AVENIDA SERRA

Recorded by: Historic Resources Group

Date: 8/10/2006

Continuation Update

Photographs of the Subject Property, Continued:

