



Design Review Subcommittee (DRSC)

Meeting Date: July 29, 2015

PLANNER: Cliff Jones, Associate Planner 

SUBJECT: **Cultural Heritage Permit 15-040, Woodnutt Duplex**, a request for an addition to a duplex at 318 Avenida Del Mar within the Residential Medium zoning district and Architectural and Coastal Overlays (RM-A-CZ).

BACKGROUND:

Project Description

The site is 4,500 square feet and contains a 2,196 square foot duplex that was built in 1952. The applicant proposes a first and second floor addition to expand Unit A 616 square feet for a total Unit A size of 1,740 square feet and Unit B 394 square feet for a total Unit B size of 1,296. As part of the request, the applicant proposes to remodel the duplex to Spanish Colonial Revival architectural style. The project is located within the Residential Medium zoning district and the Architectural and Coastal Zone overlays (RM-A-CZ). Surrounding land uses are residential.

Why DRSC Review is Required

Zoning Ordinance Table 17.16.100B requires Zoning Administrator review a Cultural Heritage Permit (MCHP) because the project involves an addition that is greater than 500 square feet adjacent to a historic structure and because it is an addition to a non-conforming structure. Per the nonconforming ordinance, a CHP is required to allow additions to a nonconforming structure provided the cumulative expansion is less than 50 percent. The 1,010 square foot expansion is an expansion of 49.8 percent. CHP applications are reviewed by the Design Review Subcommittee (DRSC) to ensure projects do not impact historic structures and comply with the Design Guidelines. DRSC comments will be forwarded to the Planning Commission.

Historic Resource

The project site abuts a historic house located at the rear of the property at 319 Avenida Cabrillo. The one-story, single-family historic home was built in 1926 and is designed in the Spanish Colonial Revival style. A two-story addition at the rear of the property, consisting of garages on the first floor and units above, blocks views of the one story historic resource from the project site. It is unknown when the non-historic addition was built but a City historic photo survey prepared in April 1988 shows the addition. The historic house is eligible as a contributor to a potential local district under Criterion A for

its association with the Ole Hanson/Spanish Village by the Sea Period of Development (1925-1936). More information about the historic house is provided as Attachment 2.

Development Standards

The residence is legal-nonconforming because it does not comply with the required front setbacks and does not comply with parking standards. The addition conforms to the required setbacks. Table 1 summarizes development standards and the project's consistency with them.

Table 1- Development Standards

	<i>Required</i>	<i>Existing</i>	<i>Proposed</i>
<u>Setbacks</u> (Minimum)			
Front to Primary Structure	15'	11'6"	No change
Front Street-facing Garage	18'	11'	No change
East Side	5'	5'-8"	No change
West Side	5'	7'-2"	5'-9"
Rear	5'	5'-10"	No change
<u>Building Height</u> (Maximum)	25'	?	Unclear. Height analysis required
<u>Parking</u> (Minimum)	4	3	No change

ANALYSIS:

The duplex is proposed to be remodeled from a 50's cottage style to a Spanish Colonial Revival architecture style and utilizes traditional design elements. The design includes smooth white stucco finish, solid wrought-iron railing, and recessed fiberglass windows and doors. Single barrel tile roofing with random mortar packing is provided along the front of the residence and s-tile roof with mortar packing is provided along rear portions of roof that are not visible from Avenida Del Mar.


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 neighborhood. The primary view of the historic resource is from Avenida Cabrillo. It is unlikely that the second floor addition will have any negative massing impacts viewed from Avenida Cabrillo. The historic property has a two story component that spans the width of the property that blocks views of the addition. The subject site is also approximately six feet lower than the historic property, which further reduces the potential for project being visible from Avenida Cabrillo. The addition is designed in Spanish Colonial Revival style to complement the historic house. Staffs 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.

Design Guidelines / Henry Lenny Design Guidelines / General Plan Consistency

Staff evaluation of the project’s consistency with Design Guidelines, Henry Lenny Design Guidelines, Centennial General Plan and its compatibility with the neighborhood, is provided in Table 2 below.

Table 2 – Project consistency with Design Guidelines, Henry Lenny Design Guidelines and Centennial General Plan

Design Guideline or General Plan Policy	Project Consistency
<i>Design Guidelines II.B.3.</i> Building scale, mass, and form compatible w/ adjacent development.	<p>Consistent. The project design is two-stories over a garage as are the adjacent buildings.</p> <p>The applicant should provide visual simulations that show the project in relationship to adjacent buildings fronting Avenida Granada to further demonstrate compatibility.</p>
<i>Design Guidelines II.C.3.b.</i> Reduce the perceived height and bulk of large structures by dividing the building mass into smaller scale components.	<p>Consistent. The second story mass is broken into separate components with multiple roof lines and varied wall planes.</p>
<i>Design Guidelines II.C.3.</i> Articulate building forms and elevations by dividing building mass into smaller-scale components.	<p>Consistent. Separate building components create shadow and recess thereby adding architectural interest to the building.</p>
<i>Design Guidelines II.C.3.</i> Varied roof heights are encouraged.	<p>Consistent. Multiple roof lines and varied roof heights add architectural interest to the building.</p>
<i>Design Guidelines II.C.2.</i> Building and site design should follow basic principles of Spanish Colonial Revival (SCR) architecture	<p>Mostly consistent. Building forms, materials, colors and architectural details generally follow SCR style. Recommendations to improve the design of the building are provided within the Recommendations section below.</p>
<i>Design Guidelines II.C.3.</i> Incorporate defined outdoor spaces, including courtyards, patios, plazas and courtyards	<p>Consistent. Defined outdoor patio spaces are provided for each unit.</p>

Design Guideline or General Plan Policy	Project Consistency
<p><i>Design Guidelines IV.E. Compatibility with Historic Resources.</i> New development should preserve and be compatible with existing historic resources.</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><i>Henry Lenny Design Guidelines; Wall Openings.</i> Windows and doors should be set toward the interior allowing the wall thickness to be revealed on the exterior of the building. Walls should be no thinner than 12". An 18" wall is ideal.</p> 	<p>Unclear. The windows and doors should be recessed a minimum of 12" to 18" as suggested and as shown in the image to the left below.</p>
<p><i>Urban Design Policy 5.10. Scale and Massing.</i> We require that the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan and or area plan.</p>	<p>Consistent. The two-story project is consistent with two-story developments permitted in the area.</p>


Design Guideline or General Plan Policy	Project Consistency
<p><i>Historic Preservation, Standards & Regulations Goal.</i></p> <p>Ensure the preservation, rehabilitation, restoration and adaptive reuse of buildings, sites, places, and districts with archaeological, historical, architectural, or cultural significance to San Clemente.</p>	<p>Consistent. The project is consistent with the Spanish Colonial Revival architectural style prescribed within the Architectural Overlay. The roof deck at the rear of the property is purposely located to the southwest corner to reduce massing impacts to the historic resource to the northeast on Avenida Cabrillo.</p>



RECOMMENDATIONS:



The following comments provided in Table 3 are aimed at bringing the project further in line with the Design Guidelines and improve the project’s architectural quality.

Table 3 – Recommendations to Improve Architectural Quality

Architectural Detail	Summary of Detail	Recommendations for Improvement	Example(s) of Suggested Detail
Concrete S-tile	Concrete s-tile with random mortar packing is proposed on non-street facing roof planes	A traditional barrel tile roof with random mortar packing should be provided on all roof planes.	No image available.
Segmented arches - Front and east elevation	The segmented arches have a non-traditional corbel detail at the corners.	The segmented arches should not have corbels at the corners.	No image available.
Fascia board - All elevations	The plans show fascia boards.	Fascia boards are not traditional features and should be removed.	No image available.

Architectural Detail	Summary of Detail	Recommendations for Improvement	Example(s) of Suggested Detail
Wood lintel and potshelf - Front elevation	A wood lintel and potshelf are proposed around window.	Wood lintel and pot shelf are not traditional features and should be removed.	No image available.
Window recess design – Front elevation	Windows on the first floor are recessed within an arch.	Arched recess should be eliminated and recessed windows should be vertically oriented.	No image available.
Window – Courtyard south elevation	Vertical window on second floor.	The window is too large for the wall space and should be reduced in size.	No image available.
Wall opening – North elevation	The wall opening on the north elevation does not have any architectural detail.	A corbel detail or other detail should be added to the upper corners of the wall opening.	No image available.
Wood trellis	Wood trellis ends	Wood trellis should have corbel ends. Detail needed for review.	No image available.
Stairs	Details of the stairs are not provided.	Applicant should consider adding Spanish tile to the stair risers facing Avenida Del Mar.	

Architectural Detail	Summary of Detail	Recommendations for Improvement	Example(s) of Suggested Detail
Windows and Doors	Fiberglass windows/doors are proposed.	A sample of the fiberglass windows/doors is needed for staff evaluation. Windows and doors should have lites and recessed a minimum of 12" to 18" as suggested in the Henry Lenny Design Guidelines.	
Lighting	Lighting type and locations are not depicted on elevations.	Traditional wrought-iron lighting should be utilized and shown on the elevations.	

Architectural Detail	Summary of Detail	Recommendations for Improvement	Example(s) of Suggested Detail
Gutters	Gutter details need to be provided.	Detail needs to be provided regarding the location of gutters, downspouts, and any applicable filters.	
Garage Doors	Garage Door material is not specified.	Wood garage doors without glazing are recommended.	

CONCLUSION

Staff seeks DRSC concurrence with the above recommendations and welcomes additional input.

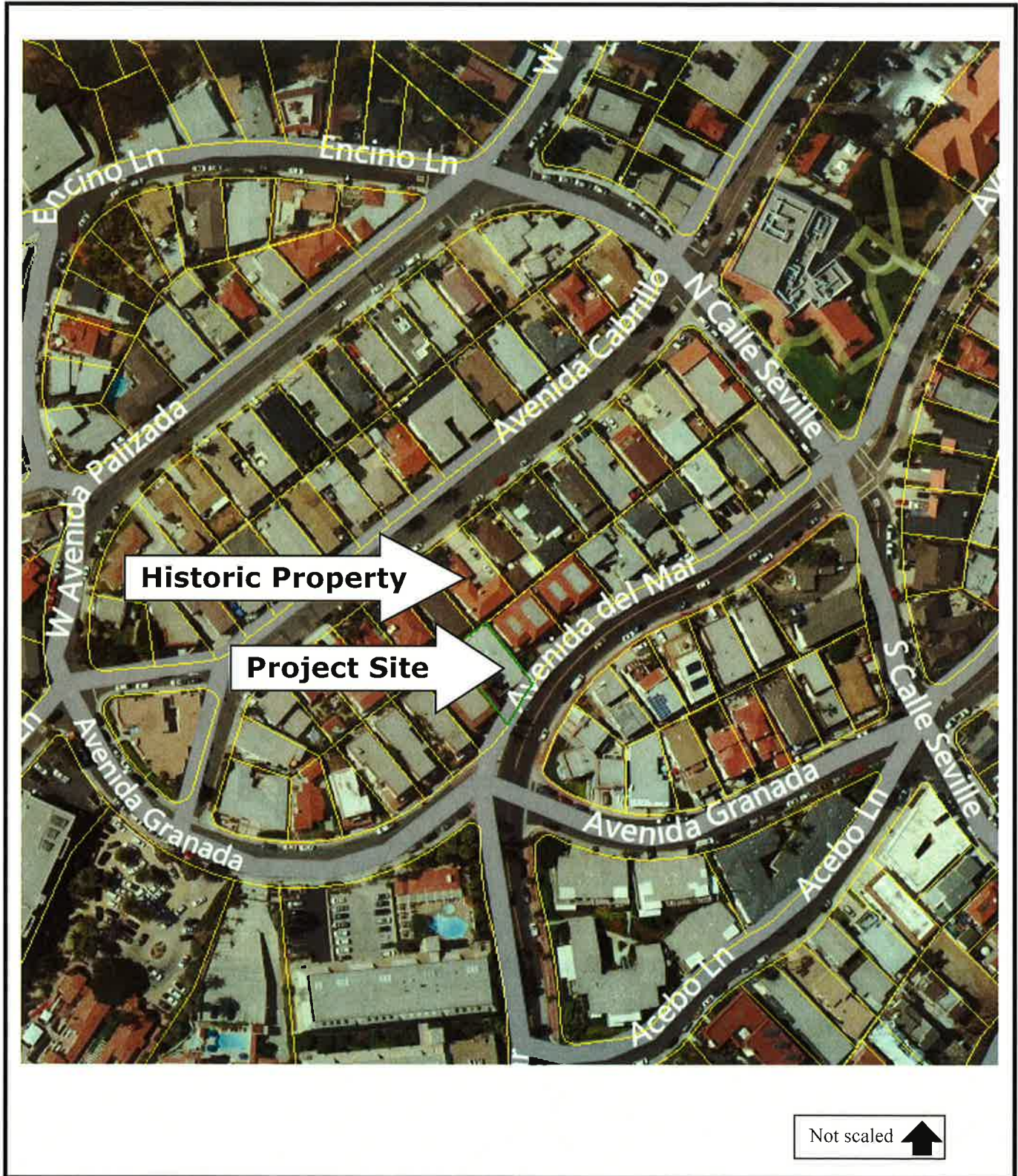
Attachments:

1. Location Map
2. DPR Form for 319 Avenida Cabrillo Plans



LOCATION MAP

CHP 15-040, Woodnutt Duplex
318 Avenida Del Mar



CONTINUATION SHEET

Page 1 of 2 Resource Name or #: 319 AVENIDA CABRILLO

Recorded by: Historic Resources Group Date: 9/18/2006 Continuation Update

PROPERTY NAME	Unknown						
HISTORIC NAME	Unknown						
PROPERTY ADDRESS	319 Avenida Cabrillo						
ASSESSOR PARCEL NUMBER	692-054-08						
PROPERTY TYPE	Single-family residential						
OTHER DESCRIPTION							
DATE OF CONSTRUCTION	1926 (E) Tax Assessor						
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INTEGRITY	Front door and two windows replaced post-1995 Historic Resources Survey prepared by Leslie Heumann & Associates.						
SIGNIFICANCE	This one-story single family residence was built in 1926. This property is a modest example of the Spanish Colonial Revival style as represented in San Clemente. Due to alterations this property no longer appears eligible for the National Register, but remains eligible as a contributor to a potential local district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development (1925-1936).						
STATUS CODE	5D						
STATUS	The property appears eligible at the local level as a contributor to a potential historic district. It is recommended for retention on the Historic Structures List.						
<table border="1"> <tr> <td>Project</td> <td>City of San Clemente Historic Resources Survey Update</td> </tr> <tr> <td>Prepared for</td> <td>City of San Clemente 910 Calle Negicio, Suite 100 San Clemente, CA 92673</td> </tr> <tr> <td>Prepared by</td> <td>Historic Resources Group 1728 Whitley Avenue Hollywood, CA 90028</td> </tr> </table>		Project	City of San Clemente Historic Resources Survey Update	Prepared for	City of San Clemente 910 Calle Negicio, Suite 100 San Clemente, CA 92673	Prepared by	Historic Resources Group 1728 Whitley Avenue Hollywood, CA 90028
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Page 2 of 2

Resource Name or #: 319 AVENIDA CABRILLO

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Continuation Update

Photographs of the Subject Property:

