



## Design Review Subcommittee (DRSC)

Meeting Date: November 11, 2015

**PLANNER:** Amber Gregg, Associate Planner *af*

**SUBJECT:** **Minor Cultural Heritage Permit 15-055, Cyr Remodel**, a request to add a new covered balcony to the front of an existing triplex located at 253 Avenida Del Mar. The project zoned Mixed-Use and is in the Architectural, Pedestrian, Central Business District, and Coastal Zone Overlays (MU3-A-P-CB-CZ).

### **BACKGROUND:**

On September 23, 2015 the DRSC reviewed the proposed project and provided feedback to the applicant. The applicant has incorporated the Subcommittees comments and seeks your review on the modifications.

The proposed project is a two-story, triplex located across the street from the historic Fireside Room of the Community Center, and is adjacent to a historic house. The development is a 1960-70's post war modern style, with a three car garage facing the street. Exhibit 1 shows the property today. For additional background information, please review the DRSC report of September 23, 2015 provided under Attachment 2.

### **PROJECT DESCRIPTION:**

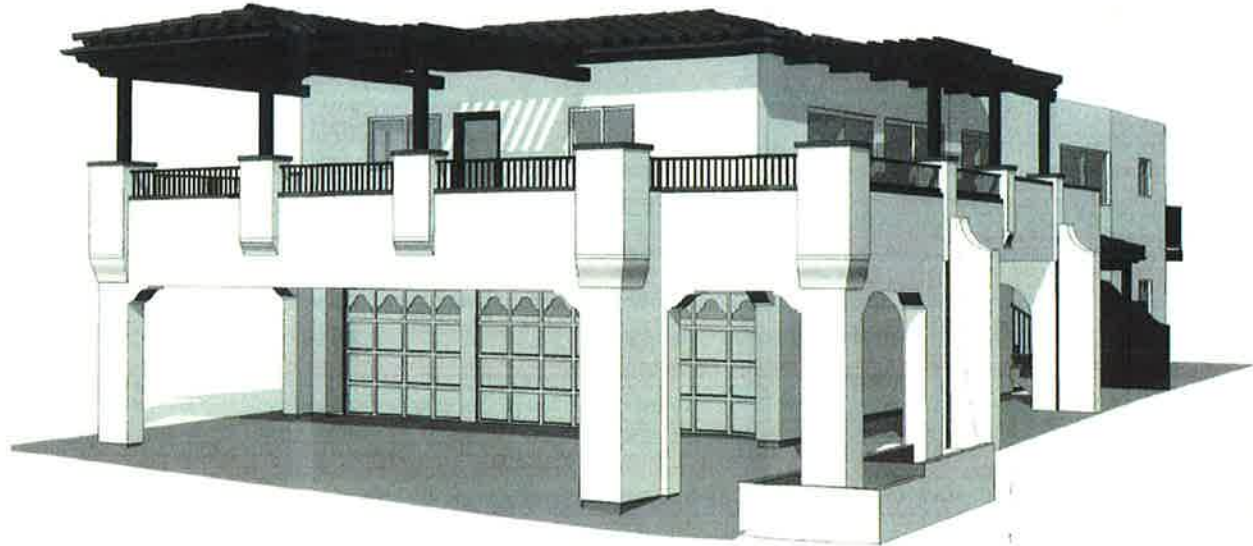
The applicant is proposing a wrap around front balcony; some portions will be covered with a single barrel tiled roof, some with a wood lattice, and the rest being open. The balcony will be constructed around the front of the building and is 620 square feet in area. The existing mansard roof would be removed and replaced with a pitched single barrel tile roof with random mortar packing. The entire duplex would be refinished in a smooth white stucco, and the guardrails are proposed to be wrought iron.

### **MODIFICATIONS AND RECOMMENDATIONS:**

It is a community goal and benefit when developments remodel to Spanish Colonial Revival architectural style in the Architectural overlays. Staff appreciates all the modifications since the previous DRSC review. Any recommendations provided are to help the exterior modifications better meet the goals of the City's Design Guidelines and Architectural Overlay, which are to maintain and enhance the Spanish Village by the Sea character.

The below exhibits show the previous and proposed renderings.

**Exhibit 1- Original Rendering**



**Exhibit 2- Proposed Rendering**



The following table identified the previous comments, how the applicant addressed the concerns, and any additional recommendations staff has regarding the detail.

**Table 1- Modifications and Recommendations**

<b>Detail</b>	<b>DRSC Comment</b>	<b>Proposed Modification</b>
Front- Deck Columns	Simplify the columns and eliminate massing.	<b>Modified as requested.</b> Columns were simplified and look less heavy.
Front- Supporting Columns	Columns are proposed as half columns and need to be full squares to be proportionally accurate and traditional.	<b>Not modified.</b> Renderings and plans still show half columns. Please modify to full square columns.
Front- Garage Doors	Modify the garage doors.	<b>Modified as requested.</b> The applicant has painted the garage doors dark brown to match the trim.
Front - Trellis	Recommended using a minimum of 6x posts.	<b>Modified as requested.</b> Posts are 6x with corbelled ends and 4x trellis members.
South Elevation- Guardrail	Proposing a mix of glass and wrought iron railing, DRSC recommended all wrought iron.	<b>Modified as requested.</b> All glass was removed and changed to wrought iron.
North Elevation- Cornice	Applicant proposed to paint the cornice dark brown, it was recommended it remain white.	<b>Not Modified.</b> Plans still show cornice as being dark brown.
North Elevation- Wing Walls	Not proposed as a traditional detail it was recommended they be removed.	<b>Modified as requested.</b> Wing walls have been eliminated from plans.
Building Stucco	Applicant originally proposed smooth stucco on a portion of the building.	<b>Modified.</b> Applicant has chosen to re-stucco the entire building to a smooth white finish.
Lighting	Decorative lighting should be shown on eh plans.	<b>Modified as requested.</b> Light fixtures have been added to the front elevation. The fixture shall be reviewed and approved by staff with a condition that they be dark skis friendly.
Windows and Doors	Building currently has white vinyl windows, recommendation was for wood or fiberglass windows and doors on the front elevation.	<b>Modified.</b> The applicant has stated that the vinyl windows are the type that can be painted and is proposing to paint all window and door surrounds dark brown to match the trim. Staff recommends that the front windows be modified to wood or fiberglass per City policy and is supportive of painting the windows

***Historic Resource and Massing***

At the previous DRSC review we did not discuss massing of the proposed deck and its effect on surrounding historic resources. There are two resources that abut the project. The Community Center, located across the street, and a historic single-family residence that is now a mixed-use development with a psychic reader.

It is not anticipated the proposed project will have massing impacts on the Fireside Room of Community Center because the project is located across the street, and the Fireside room is set back from the public right of way. Then looking at the Fireside Room, the potential visibility of the addition would be in the peripheral vision.

There are massing impacts to the historic resource located at 251 Avenida Del Mar. The deck will bring the building close to the property line, and reduce the existing sixteen foot front yard setback to approximately two feet. The impacts of the covered deck will not be as sever as a sold structure, but none the less there are impacts.

The General Plan states the following about development near historic resources:

*“HP-2.06. New Development. We require that all new single-family and multi-family residential development abutting historic resources, and new commercial and multi-family development of three or more units within a 300-foot radius from a historic resource be compatible with the historic resource in terms of scale, massing, building materials and general architectural treatment.*

Additions are also categorized as new development. Staff believes reorienting the solid covered portions of the deck away from the resource, and increasing the setback of the deck from the front property line, would reduce massing impacts to the historic resource. The following is a rendering showing the prosed modifications and the adjacent historic recourse. For a larger image please see Attachment 4.

**Exhibit 3- Rendering with Historic Resource**



**CONCLUSION**

Staff is very supportive of the remodel of the existing multi-family development, and believes the site improvements, and Spanish Colonial style, will enhance the streetscape and pedestrian orientation of the development. The proposed architectural modifications result in a more simplistic Spanish Colonial Revival style and overall building cohesiveness. Unifying the architectural details over the entire building helps to visually tie the balcony to the building as opposed to feeling like an addition. The impacts of the deck on the adjacent historic resource are a concern and by relocating massing of the covered deck and reviewing the front setback, staff believes impacts can be minimized. Staff seeks DRSC's comments and welcomes any feedback.

***Attachments:***

1. Location Map
2. September 23, 2015 DRSC Report
3. Photos of Original Building
4. Rendering with Historic Resource





# LOCATION MAP

MCHP 15-055, Cyr Deck  
253 Avenida Del Mar







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### **BACKGROUND:**

The proposed project is a two-story, triplex located across the street from the historic Fireside Room of the Community Center, and is adjacent a historic house. The development is a 1960-70's post war modern style, with a three car garage facing the street. Exhibit 1 shows the property today.

### **Exhibit 1**



The applicant is proposing to add a second story balcony to the front of the development that would wrap the entire front of the building. A Minor Cultural Heritage Permit (MCHP) is required for exterior changes to developments in an Architectural Overlay. MCHP projects require Design Review Subcommittee (DRSC) review to evaluate the project's architectural compatibility with the Overlay. The purpose and intent of the Architectural Overlay is to signify a visually distinct district in San Clemente, containing structures

characterized by two significant design orientations: 1) the City's traditional architectural style, Spanish Colonial Revival, and 2) a pedestrian orientation.

Surrounding land uses include the community center located across the street to the north, commercial development to the east, and multifamily developments to the south and west.

**PROJECT DESCRIPTION:**

The applicant is proposing a wrap around front balcony; some portions will be covered with a single barrel tiled roof, with rest being open or lattice. The balcony will be constructed around the existing structure and totals 620 square feet. The existing mansard roof would be removed and replaced with a pitched single barrel tile roof with random mortar packing. The walls of the new structure would be treated with smooth white stucco, and the guardrails are proposed to be wrought iron and glass.

**RECOMMENDATIONS:**

It is a community goal and benefit when developments remodel to Spanish Colonial Revival architectural style in the Architectural overlays. The following recommendations are to help the exterior modifications better meet the goals of the City's Design Guidelines and Architectural Overlay, which are to maintain and enhance the Spanish Village by the Sea character.

1. ***Front and South Elevation, Deck Columns.*** The applicant is proposing thick, ornate columns on the second floor. This is a traditional detail but only when supported structurally and visual with a solid base below it. In this case, there is nothing to support the massing for the two columns above the wide opening which leads to the garage doors. The design is not traditional because the design would not have been feasible to construct with traditional materials. Staff recommends simplifying the design by eliminating the column mass. See detail below for examples of column designs.

**Exhibit 2**





2. **Front Elevation, Columns.** All columns are proposed as half columns. The columns need to be full square columns to be proportionally accurate and traditional in style.
3. **Front Elevation, Garage Doors.** The applicant is not proposing to modify the garage doors. Staff recommends that until such time that the doors are replaced they be painted dark brown to match the wood stain. In the future when the doors are replaced, they require staff review and will need to be of Spanish Colonial Revival style.
4. **Front Elevation, Trellis.** Applicant is proposing 4x4 open trellis members with 6x corbelled end. However the supporting post size is not noted. Staff recommends a minimum of 6x support posts.
5. **South Elevation, Guardrail.** The guardrail is proposed to be glass which not a traditional Spanish detail. Staff recommends utilizing wrought iron on all guardrails for consistency, and compliance with the Architectural overlay and Design Guidelines (wrought iron is used on the front elevation).
6. **North Elevation, Cornice.** The plans show a cornice detail painted dark brown. Staff recommends the detail remain white to blend with the building.
7. **North Elevation, Wing Walls.** The applicant is proposing wing walls along the side corridor. Wing walls are a traditional detail, however, in order to comply with Building Code the wing walls had to be separated from the building. The required separation joint creates a floating wing wall that is not a traditional detail. Staff recommends removing the wing wall all together and maintaining the arched arcade.
8. **Building Stucco.** The applicant is proposes a smooth white stucco on the front 1/3 of the duplex, while maintaining the existing textured stucco over the rest of the structure but painted to match the new stucco.
9. **Lighting.** Lighting is not proposed on the structure. Staff recommends lighting on the front elevation, flanking the garage doors, at the front entrance, and on the balcony. The light fixtures must be Spanish style and there will be a condition of approval requiring the fixture be approved prior to installation.
10. **Windows and Sliding Glass Doors.** The building currently has white vinyl windows and sliding glass doors. Wood or fiberglass windows and sliding glass doors is recommended by staff for the front façade, and staff is supportive of maintaining the existing condition on the side and rear. The applicant is proposing to maintain the windows and sliding glass doors as-is. Keeping the windows on

the front elevation will contrast with the stucco and improvements to the building and look out of place.

Overall the proposed modifications would benefit with more simplistic Spanish Colonial Revival elements. This may help to visually tie the new addition with the building rather than looking like an add-on balcony. In the current design the balcony dominates the building and is not in proportion with the structure. Staff seeks DRSC's comments and welcomes any feedback.

***Attachments:***

1. Location Map
2. Photos of Original Building
3. Photos of Existing conditions





