



Cultural Heritage Subcommittee (CHSC)

Meeting Date: November 23, 2016

PLANNER: David Carrillo, Contract Planner DC

SUBJECT: Cultural Heritage Permit 16-307, Jones Addition and Remodel, a request to allow the construction of a 703 sq. ft. addition to an 802 sq. ft. historic residence located at 120 Avenida Algodon.

BACKGROUND:

The historic residence was constructed in 1926 in the Spanish Colonial Revival style of architecture. In November 1, 2004, a Historic Preservation Property Agreement (HPPA) was approved with ten improvements to be completed within the 10 year time period. Records show all improvements were completed by August 2, 2012. According to historic aerial images, circa 1938, the current main residence is in its original configuration.

Project Description

The applicant proposes a 702.5 square foot addition to the rear of the historic residence and demolition of interior walls. The sum of the new and existing square footage is 1,504 square feet. The addition consists of a family room, kitchen, powder room, laundry room, and a master bedroom and bathroom. The interior wall alterations would provide a larger family room and create an open layout for the new kitchen and common area. The new kitchen and master bedroom have access to a new porch on the rear of the residence. The design of the new porch is consistent with the existing front porch; matching the post bases, roof pitch, and exposed rafter tails. An outdoor fireplace and chimney are proposed on the south elevation. In addition, the applicant proposes to remove two kitchen windows, fill in the openings, and add three new windows on the south elevation. All new windows will match the existing window design and materials. Additionally, a new three and a half foot high retaining wall along the front of the property will replace an existing retaining wall to allow for a compliant sidewalk.

CHSC Review

A Cultural Heritage Permit (CHP) is required for additions to a historic structure larger than 200 square feet. CHP applications are reviewed by the CHSC to ensure projects do not have a negative impact to the historic structure, comply with the Secretary of the Interior's Standards, and conform to the City's Design Guidelines.

Historic Resource

The house is on the City's Historic Structures List and is eligible as a contributor to a potential National Register District under Criterion A for its association with San Clemente in the 1920's. The 801.5 square-foot single-story house was built in 1926. More information about the property's historic significance is provided as Attachment 2.

Development Standards

Table 1 outlines how the project complies with the Residential Medium (RM) development standards.

Table 1 - Development Standards

	Requirements	Proposed/Existing
Building Height Maximum	25'	17'
Setbacks (Minimum):		
Garage	18'/20'	82'
Front	15'	20'
Side Yard	5'	5'
Rear Yard	5'	11'-6"
Required Parking (Minimum)	1 spaces	1 space

Architecture

The historic residence was designed in the Spanish Colonial Revival style of architecture that is consistent with other historic resources constructed during the 1920s and 1930s in San Clemente. The character defining features include: white stucco, tile roof, three-light casement windows with flanking wood shutters, triangular attic vents, and a chimney.

The project's design and materials are proposed to be consistent with the structure's Spanish Colonial Revival architecture. The addition's roof design replicates the side and front gable roof configuration of the front elevation to retain compatibility with the historic structure. The new porch is covered by a single sloped roof to match the front porch roof pitch and design. In addition, the new chimney has curves that replicate the design of the existing chimney to further compliment and retain compatibility.

DISCUSSION:

Design Guidelines

The CHP findings require the project to be consistent with the Design Guidelines. Below is an analysis of the most relevant Design Guidelines:

Table 2 – Design Guidelines

Design Guideline or Policy	Project Consistency	Comments
II.B. All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood.	Consistent. The proposed SCR design, materials, and massing of the project are consistent with the neighborhood. The house maintains its one story design with a modest single story addition.	The project continues the one story design of the house and is in scale with the neighborhood.
II.C.2. Building and site design should follow basic principles of Spanish Colonial Revival (SCR) architecture.	Consistent. The project's building materials, colors, and form follow SCR style. The rear addition does not impact the proportion or design of the original house or site.	The rear addition is designed to be consistent with SCR principles and still provides a backyard common area with a porch.
IV.E. Compatibility with Historic Resources. New development should preserve and be compatible with existing historic resources.	Consistent. The new addition is compatible with the historic house, height, and design.	The SCR addition extends the existing front gable roof and does not exceed the original height. The SCR design of the addition is similar to the historic resource.
IV.E Diligent Effort to Rehabilitate. New Improvements to renovate or alter a historic site should demonstrate a diligent effort to retain and rehabilitate the historic resource.	Consistent. The addition is at the rear of the property to retain the character defining features at the front of the house.	The rear addition does not impact the historic resource and is designed to be consistent with the SCR style of architecture.

The required CHP findings state that projects must be consistent with the Secretary of the Interior's Standards for rehabilitation. Below is Standard #9 and an analysis of the project's partial consistency with the Standard.

“New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.”

The project's general architectural design and materials are compatible with the historic structure. The proposed addition is located in the rear of the house and not visible from the street since it remains a single-story. The new materials, such as roof, stucco, windows,

and doors, will help differentiate the addition from the original house while remaining consistent with the Spanish Colonial Revival style of architecture. However, there is a smooth transition between the original house and the addition on both side elevations that do not clearly differentiate new work from the old.

Standard #10 states the following:

"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 would be unimpaired."

The project complies with Standard #10 because the character defining features and the essential form of the historic house is at the front of the property and not impacted by the project. The proposed addition would not result in the loss of character defining features. The placement of this addition behind the original structure does not result in any modifications to character defining features and retains the historic structure's essential form and integrity.

RECOMMENDATIONS:

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

1. The addition should differentiate itself from the historic resource. One option would be to recess the addition slightly along the south elevation to better differentiate the addition from the original historic resource.

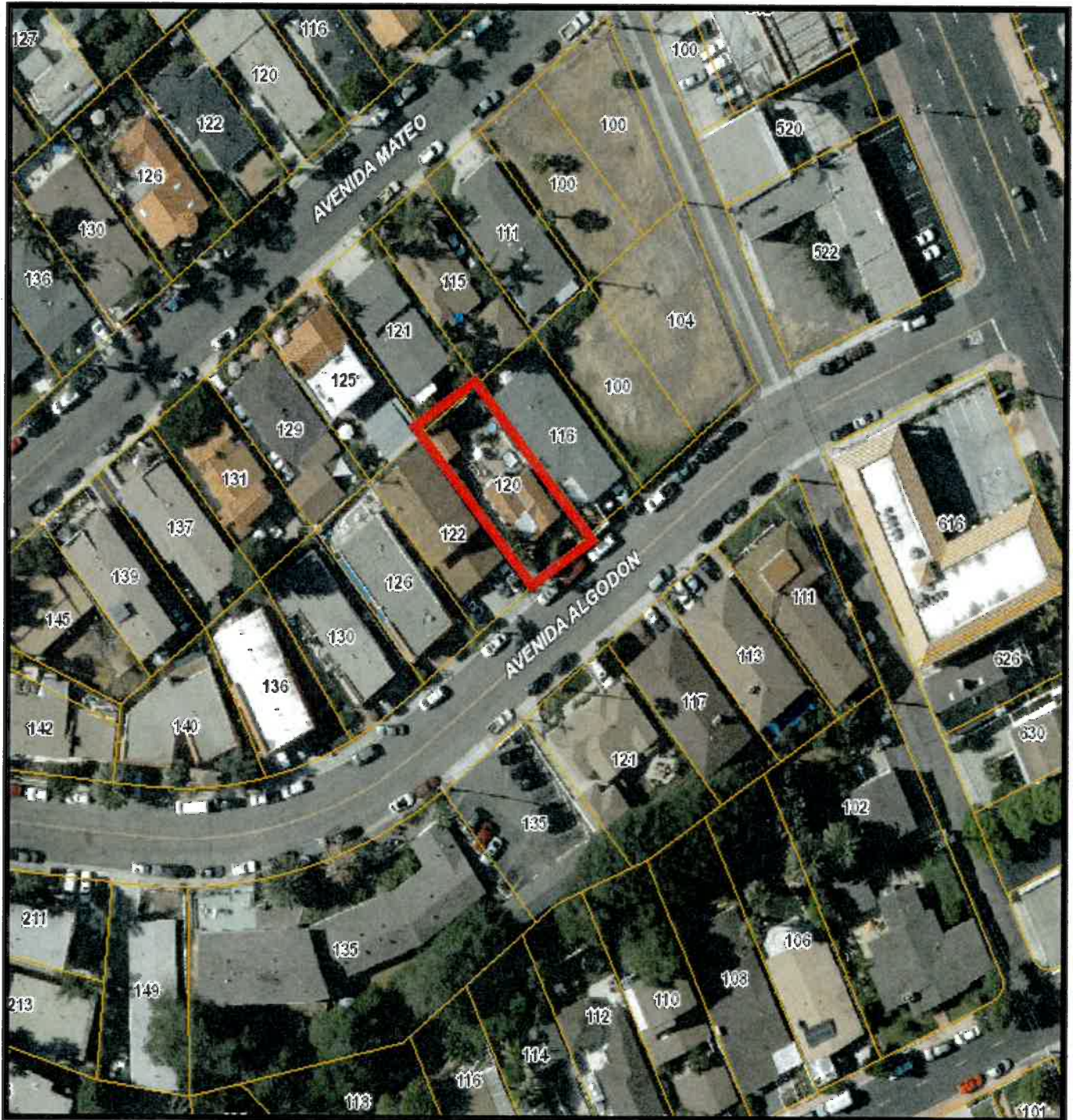
Attachments:

1. Location Map
2. DPR Form
3. Site Photographs



LOCATION MAP

CHP16-307, Jones Addition
120 Avenida Algodon



CONTINUATION SHEET

Page 1 of 2 Resource Name or #: 120 AVENIDA ALGODON

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

PROPERTY NAME	Unknown
HISTORIC NAME	Unknown
PROPERTY ADDRESS	120 Avenida Algodon
ASSESSOR PARCEL NUMBER	058-093-08
PROPERTY TYPE	Single-family residential
OTHER DESCRIPTION	
DATE OF CONSTRUCTION	1926 (E) Tax Assessor
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INTEGRITY	No substantial changes post-1995 Historic Resources Survey prepared by Leslie Heumann & Associates.
SIGNIFICANCE	This one-story single family residence was built in 1926, and is a modest example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible as a contributor to a potential National Register district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development (1925-1936).
STATUS CODE	3D
STATUS	Appears eligible for the National Register as a contributor to a National Register eligible district through survey evaluation. The property also appears eligible at the local level as a contributor to a potential historic district. It is recommended for retention on the Historic Structures List.
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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

CONTINUATION SHEET

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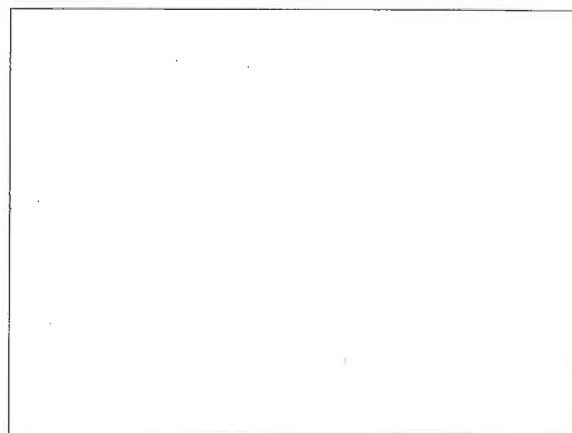
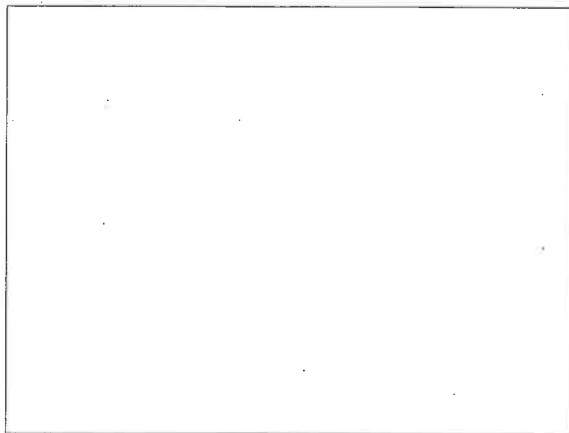
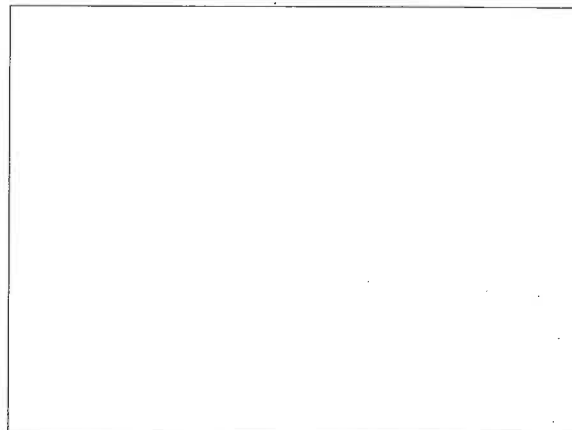
Resource Name or #: 120 AVENIDA ALGODON

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

Photographs of the Subject Property:





SITE PHOTOGRAPHS



Front of historic residence



Single-car garage



SITE PHOTOGRAPHS



Driveway view looking east towards Avenida Algodon