



MEMORANDUM

TO: Architectural Review Committee

FROM: Andrew Perez, Planning Manager

SUBJECT: Consideration of Architectural Review 22-007; Exterior Alterations to an Existing Residence; Location – 121 Nelson St; Applicant – Billy Kilmer; Representative – Jennifer Martin

DATE: August 1, 2022

SUMMARY OF ACTION:

Recommendation of approval to the Community Development Director will allow for alterations to an existing residence in the Historic Character Overlay District.

IMPACT ON FINANCIAL AND PERSONNEL RESOURCES:

No financial impact is projected.

RECOMMENDATION:

It is recommended that the Architectural Review Committee (ARC) review the proposed project and make a recommendation to the Community Development Director.

BACKGROUND:

The subject property is zoned Village Mixed Use (VMU) and requires review by the Architectural Review Committee (ARC) because the project proposes changes to a structure located within the Historic Character Overlay District (Attachment 1). The parcel is approximately 6,500 square feet and developed with a 794 square foot single family residence and 160 square foot accessory building attached at the rear of the dwelling.

The structure was originally a one-story, two-bedroom dwelling, and the covered front porch and the two dormers on the front elevation were added later. The shed and utility room off the rear of the dwelling were also determined to be additions. Investigation by the project's contractor has determined that the portion of the residence that currently houses the utility room was an addition due to a different foundation system than the main portion of the dwelling.

ANALYSIS OF ISSUES:

The applicant proposes to demolish a small portion off the rear of the dwelling that was previously used as a utility room. Existing siding, fascia, and roofing will be repaired and

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replaced in kind as necessary throughout the entire structure. An interior remodel is proposed to make the home more functional for the new owner. The proposed project is subject to review of the Architectural Review Committee pursuant to Arroyo Grande Municipal Code Section 16.16.130 because it proposes demolition and construction in the Historic Character Overlay District. Those modifications are subject to both the standards contained in the Municipal Code as well as the Village Design Guidelines (Attachment 2).

Design Guidelines

The purpose of architectural review and the Design Guidelines is to ensure that the materials, textures, colors and details of proposed construction are an appropriate expression of the design concept and function, and are, to the extent feasible, compatible with the adjacent and neighboring structures and functions. The project proposes to maintain the existing lap siding in areas where it is in good condition, and replace and repair as necessary around the entire exterior of the structure. Lap siding is encouraged by the Design Guidelines and commonly found throughout the VMU district. The project also proposes to replace the existing asphalt shingle roof with new asphalt shingles, which is consistent with the Design Guidelines.

Replacement door frames and window sashes should be made of wood or an approved substitute material that approximates the appearance of original materials, per the Design Guidelines. White, vinyl, single-hung windows are proposed to replace the existing windows and as well as the two new windows proposed on the rear elevation. The white vinyl has the appearance of painted wood, and is supported by staff as an acceptable replacement. A natural wood front entry door is proposed to replace the existing front door. The entire structure is proposed to be repainted as part of this project. A pale yellow, called “Antique Yellow” is proposed as the base color, and the trim, fascia, and porch elements will be painted an off-white called “Alabaster”. Neither color is considered a bright, or neon color, therefore is appropriate for the historic character district.

ADVANTAGES:

The project proposes to rehabilitate a dilapidated property in a manner consistent with the Village Design Guidelines and character of the surrounding neighborhood.

DISADVANTAGES:

None identified.

ENVIRONMENTAL REVIEW:

The project was reviewed in accordance with the California Environmental Quality Act (CEQA) and determined to be categorically exempt per Section 15301(a) of the Guidelines regarding minor exterior alterations to existing structures.

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PUBLIC NOTIFICATION AND COMMENTS:

The Agenda was posted at City Hall and on the City's website in accordance with Government Code Section 54954.2.

Attachments:

1. Project Location
2. Village Design Guidelines
3. Project Plans