



# Agenda Item

## Design Review Committee

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**Item #:** 4.2.

**8/4/2021**

**File #:** 21-0389

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**TO:** Chair and Members of the Design Review Committee

**THRU:** Anna Pehoushek, Assistant Community Development Director

**FROM:** Kelly Ribuffo, Associate Planner - Historic Preservation

### 1. SUBJECT

Design Review No. 5033-21, Westenhofer Residence, 367 N. Cambridge Street

### 2. SUMMARY

Recommendation of approval to the Planning Commission

The applicant proposes to construct a 1,014 square foot, one and one half story addition to a single-family residence, demolish an existing accessory building, and construct a new detached two-car garage and workshop. The property is a non-contributing resource to the Old Towne Historic District.

### 3. BACKGROUND INFORMATION

Applicant/Owner: Erik Westenhofer

Property Location: 367 N. Cambridge Street

General Plan Designation: Low Density Residential (LDR)

Zoning Classification: Single-Family Residential (R-1-6)

Existing Development: 1,630 square foot single-family residence with a 476 square foot accessory building and 193 square foot carport

Associated Application: None

Previous DRC Project Review: None

### 4. PROJECT DESCRIPTION

The applicant proposes to construct a one and one half story addition to a non-contributing single-family residence, demolish an existing accessory building and carport, and construct a new detached two-car garage and workshop in conformance with the Historic Preservation Design Standards for Old Towne (Design Standards). Design features of the project include:

- Craftsman-inspired building form, features, and materials.
- Remove existing hip roof and replace with a new side gable roof with cross gable dormers.

- Replace the exterior plaster siding with new horizontal wood lap siding.
- Add wood trim beltcourse to break up the two-story wall height on the side elevations.
- Install new divided light wood windows and french doors throughout the house to match existing windows on the front elevation.
- Use matching finishes to match the renovated house with the new detached garage and workshop.

Detailed plans and photographs are included as Attachment 3 of this report. The proposed work meets the development standards for the R-1-6 zoning district.

Pursuant to Orange Municipal Code Section 17.08.020, demolition of structures within the Old Towne Historic District requires approval by the Planning Commission. Therefore, the project as a whole shall be reviewed by the Planning Commission for final determination.

## 5. EXISTING SITE

The project property is a non-contributing resource to the National Register-listed Old Towne Historic District. The one-story residence was constructed in 1948. The house has undergone multiple additions and alterations over time, including a 524 square foot family room and bedroom addition in 1981 (Building Permit #28281). The detached accessory building, originally a garage, was constructed at the same time but altered into an enclosed building with an attached carport at a later date.

## 6. EXISTING AREA CONTEXT

The subject property is located on the east side of N. Cambridge Street, mid-block between E. Palm Avenue and E. Sycamore Avenue. The house is located in an area of predominantly single-family homes on the eastern edge of the Old Towne Historic District. The property is surrounded on all sides by residential properties (R-1-6) that are a mix of contributing and non-contributing resources to the Old Towne Historic District.

Three existing residences on N. Cambridge Street are more than one story:

- 320 N. Cambridge Street (two-story, non-contributing)
- 383 N. Cambridge Street (one and ½-story, outside district boundary)
- 390 N. Cambridge Street (two-story, contributing)

## 7. ANALYSIS AND STATEMENT OF THE ISSUES

### Issue 1 Mass and Scale of Residential Addition:

The applicant proposes to construct a one and one half story addition to an existing single story residence. The addition will increase the height of the building from 16 feet 8 inches to 23 feet 11 ¾ inches. The Design Standards state that second-story additions are discouraged. Instead, additions

within existing attic spaces or half-story additions, where living space is located within the roofline of the house, are suggested as an alternative. A half-story addition may better replicate the scale, size, and roof forms compatible with the streetscape of the historic district. When any upper floor is built, the design should conform to the mass and scale of other properties on the same street, and it should not cause a loss of privacy for surrounding properties. (Standards for Non-Contributing Buildings, 8).

It is the opinion of staff that the proposed addition conforms to the requirements in the Design Standards for second level additions. The applicant has designed the placement of the addition to minimize the mass of the building as viewed from N. Cambridge Street. The new roof form is a side gable roof with cross-gable dormers, which is similar in form to large two-story Craftsman-style homes within the Old Towne Historic District. The roofline slopes away from the street and centers the bulk of the house towards the interior of the lot. The front gable dormer is set back from the front elevation of the house by over 17 feet, which is over 38 feet from the front property line. Design details such as a wood trim belt course, gable vents, and placement of windows have also been used to break up expanses of full height wall space on the side elevations of the building.

Privacy is also addressed through placement of the main living area towards the center of the lot. Windows on the upper floor of the north and south elevations overlook the driveways and rooftops of adjacent residences, which screen the rear yard areas from view. Two of the three proposed bedrooms face east and west, either towards N. Cambridge Street or towards the applicant's rear yard area, which is approximately 56 feet deep.

#### Issue 2 Floor Area Ratio:

The Design Standards provide the following guidance for infill construction in the historic district:

“Properties with new construction are recommended to use the average Floor Area Ratio of historic properties on the surrounding street as a model for compatible new development.” (Infill Construction, 2.b.)

The 300-block of North Cambridge Street features a number of larger single-family residences, many of which are contributing historic resources to the Old Towne Historic District with detached accessory structures. An aerial image of the block is included as Attachment 4. Staff has compiled a table with estimated FAR information for all properties on this block, included on Sheet 1 of Attachment 3. A summary of the information for historic properties is provided below.

Address	FAR
837 E. Palm Avenue	0.20
303 N. Cambridge Street	0.27
311/313 N. Cambridge Street	0.25
317 N. Cambridge Street	0.25
325 N. Cambridge Street	0.32
332/334 N. Cambridge Street	0.32
339 N. Cambridge Street	0.15
348 N. Cambridge Street	0.20
349 N. Cambridge Street	0.21

356 N. Cambridge Street	0.19
374 N. Cambridge Street	0.37
290 N. Cambridge Street	0.21
<b>Average</b>	<b>0.25</b>

With construction of the second floor and demolition and replacement of the accessory building, the FAR of the property would increase from 0.30 to 0.43. The maximum allowable FAR in the R-1-6 zone is 0.6. There is no separate maximum FAR required for the historic district. The Design Standards consider FAR as one of a number of factors that may affect compatibility of a project. Projects with a higher than average FAR may still meet the required Design review findings if the mass, scale, siting, and visibility of the project are appropriate for the historic district.

The proposed FAR of the property is higher than the maximum property FAR currently on this block. However, it is the opinion of staff that the proposed project meets the findings for conformance with the Design Standards. Mitigating factors for the increase in FAR on the property include:

- Current lack of garage parking. OMC Section 17.34.060 requires a minimum of a 400 square foot, two-car garage for a single-family residence. The scope of the project does not qualify for an exemption to this requirement. Therefore, even if the applicant were not proposing a new garage as part of the project the Planning Division would require its inclusion to bring the property into conformance with current City parking standards.
- The proposed garage will be placed farther back on the lot. This is consistent with the placement of accessory structures on other properties within the historic district and decreases the visual impact of the mass of the building from the street.
- The bulk of the living area to be added to the residence is located within a one and one half story addition to the house. Since the area of the upper floor is contained within the roofline of the house, and set back from the front elevation of the house, the visual mass of the house is less than if a full second story were proposed.

### Issue 3: Demolition of Accessory Building and New Detached Garage

The applicant proposes to demolish the existing accessory building and carport in order to construct a new two-car garage and workshop. The building was originally a two-car garage built concurrently with the residence, but subsequent alterations removed the garage door and added a single carport for parking. The existing building has no historic significance to the property or within the Old Towne Historic District. Therefore, staff supports the request for demolition of the structure.

The Design Standards state that new accessory structures should be subordinate in size and scale to the primary building on a lot, and that infill construction should adhere to the standards for setting within the historic district. The new garage will be located farther back on the lot than the existing building to allow for adequate access to the garage parking spaces. The proposed location is appropriate based on the site plan pattern for historic-era residences within the historic district. The design features of the building match the details of the main residence, giving the property a

cohesive design theme.

## 8. ADVISORY BOARD RECOMMENDATION

None required.

## 9. PUBLIC NOTICE

On July 22, 2021, the City sent a Public Meeting Notice to a total of 80 property owners/tenants within a 300-foot radius of the project site and persons specifically requesting notice. The project site was posted with the notification on that same date.

## 10. ENVIRONMENTAL REVIEW

**Categorical Exemptions:** The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per the following State CEQA Guidelines:

- 15301 (Class 1 - Existing Facilities) because the project consists of additions and alterations to an existing single-family residence in an urbanized area. No public review is required.
- 15302 (Class 2 - Replacement or Reconstruction) because the project includes replacement of an existing accessory building and carport with a new detached garage of similar size and use.

## 11. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Findings for DRC applications come from four sources:

- The Orange Municipal Code
- The Infill Residential Design Guidelines
- The Historic Preservation Design Standards for Old Towne (commonly referred to the Old Towne Design Standards or OTDS)
- The Orange Eichler Design Standards (or OEDS)

The Findings are applied as appropriate to each project. Based on the following Findings and statements in support of such Findings, staff recommends the DRC recommend approval of the project to the Planning Commission with recommended conditions.

- In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project (OMC 17.10.070.F.1).

The project as proposed conforms to the requirements of the Historic Preservation Design Standards for Old Towne. The one and one half story addition and new garage are designed with features inspired by Craftsman building forms, a predominant architectural style within the historic district. The addition slopes away from the street, minimizing the visual mass of the building on the streetscape of N. Cambridge Street. Placement of a wood trim belt course, gable vents, and placement of windows have also been used to break up expanses of two-story wall space on the side elevations of the building. New windows and doors on all elevations have been designed to be compatible with existing fixtures and the historic inspiration of the house remodel. However, the overall appearance of the house is not

designed as a Craftsman-style replica, and therefore does not create a false sense of history or suggest the house was constructed during the period of significance of the historic district.

Removal of a non-historic detached accessory building will not detract from the historic character of the historic district. The new detached garage and workshop has also been placed on the property in conformance with the customary site plan layout for residences in Old Towne.

- The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.F.3).

The proposed project complies with the Historic Preservation Design Standards for Old Towne. The one and one half story addition and new garage are designed with features inspired by Craftsman building forms, a predominant architectural style within the historic district. Exterior materials and finishes include use of wood double hung windows and wood lap siding, customary within the historic district. The design features of the new detached garage and workshop building match the details of the main residence, giving the property a cohesive design theme. However, the overall appearance of the house is not designed as a Craftsman-style replica, as characteristic Craftsman features, such as rafter tails, decorative bargeboards, and a heavy-columned front porch are not included in the design. Therefore, the project does not create a false sense of history or suggest the house was constructed during the period of significance of the historic district.

## 12. CONDITIONS

The recommendation of approval of this project is subject to the following conditions:

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans included as Attachment 3 (date stamped July 7, 2021) of this report, including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. Any changes from the approved plans shall be subject to subsequent review and approval by the Design Review Committee.
2. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting.

3. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees from any and all liability or claims that may be brought against the City arising out of its approval of this permit, save and except that caused by the City's active negligence.
4. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.
5. Construction permits shall be obtained for all future construction work, as required by the City of Orange Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
6. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060.

### **13. ATTACHMENTS**

- Attachment 1 - Vicinity Map
- Attachment 2 - Letter of Explanation
- Attachment 3 - Architectural Plans date stamped July 7, 2021
- Attachment 4 - Aerial View of the 300-Block of N. Cambridge Street
- Attachment 5 - DPR Form for 367 N. Cambridge Street

#### **4. NEW AGENDA ITEMS**

##### **4.1. Design Review No. 5039-21, Sukeena Residence, 732 E. Palm Avenue**

**A proposal for a 36-inch plaster wall in the front yard of a historic house in the Old Towne Historic District.**

Gwen Sukeena, applicant, spoke on behalf of the project.

The following spoke in favor of the project.

- Dan Slater

The Committee discussed the following:

- Landscape buffer
- Wall materials and height
- Interpretation of and conformance with the Design Standards
- Wire fencing/transparent fence on back of walk
- Applicant's options to continue or deny the project and appeal process

A motion was made by Committee Member Skorpanich to continue Design Review No. 5039-21 Sukeena Residence to a date uncertain in order to allow the applicant to work with staff to redesign the project in order to meet all applicable design standards for the Old Towne Historic District.

The motion was withdrawn for further discussion.

A motion was made by Committee Member Skorpanich to continue Design Review No. 5039-21 Sukeena Residence to a date uncertain to allow the applicant to return to the Design Review Committee with a revised plan that provides a landscape buffer between the back of sidewalk and any new wall or fence that provides transparency.

The motion was withdrawn for further discussion.

A motion was made by Committee Member Skorpanich, seconded by Committee Member Imboden, to continue Design Review No. 5039-21 Sukeena Residence to a date uncertain to allow the applicant to return to the Design Review Committee with a revised design of the wall to bring it into compliance with the Old Towne Historic Design Standards.

The motion carried by the following vote:

**Ayes:** Fox, Imboden, Skorpanich, and Farfan

**Noes:** None

**Absent:** McDermott

##### **4.2. Design Review No. 5033-21, Westenhofer Residence, 367 N. Cambridge Street**

**A proposal to construct a 1,014 square foot, one and one half story addition to a single-family residence, demolish an existing accessory building, and construct**



**a new detached two-car garage and workshop. The property is a non-contributing resource to the Old Towne Historic District.**

The following spoke on behalf of the project:

- Joyce and Erik Westenhofer - Applicants
- Tom Aldrich - Project manager and designer
- Doug Ely - Project architect

The Committee discussed the following:

- Availability of Sanborn maps
- Privacy impacts to the neighbors from second story
- Cut sheet or details for windows are needed
- Setbacks
- Additional trees in the rear yard
- Removal of Ficus tree
- Height of existing house
- Garage door
- Fireplace and chimney
- Masonry detail
- Concerns on mass and scale, floor area ratio, architectural style change
- Diffused bathroom windows

A motion was made by Committee Member Imboden, seconded by Committee Member Skorpanich to recommend approval of Design Review No. 5033-21 Westenhofer Residence to the Planning Commission subject to the Conditions and Findings in the staff report with additional Conditions and Recommendations as follows:

Conditions:

1. More detailed information regarding the design of the doors/windows/garage doors shall be provided to staff for their satisfaction and approval prior to construction.
2. The lower sash of the center window on the second story on the south elevation shall be outfitted with obscured glazing.
3. In the event that the fireplace and chimney design cannot be achieved as presented, a revised design shall come back to the Design Review Committee for review and approval.

Recommendation:

1. Appropriately sized trees shall be planted near the rear of the property to limit visual impacts from one property to another.

The motion carried by the following vote:

**Ayes:** Fox, Imboden, Skorpanich, and Farfan  
**Noes:** None  
**Absent:** McDermott