



## JM Research and Consulting

Jennifer Mermilliod, M.A.

4076 Brockton Avenue, Ste. 201, Riverside, CA 92501

Phone 951-233-6897 | Email [jennifer@jmrc.biz](mailto:jennifer@jmrc.biz)

### MEMORANDUM REPORT

**DATE:** February 18, 2024

**TO:** Michael & Jerica Knight  
167 N. Little Main Street  
Orange, CA 92868

**FROM:** Jennifer Mermilliod, M.A.  
Principal Architectural Historian/Historian

**SUBJECT:** Cultural Resources Survey for the Proposed 633 E. Maple Avenue Project,  
City of Orange, Orange County, California

Dear Mr. and Mrs. Knight,

JM Research & Consulting (JMRC) completed a Cultural Resources (CR) Survey for the proposed 633 E. Maple Avenue Project located at the northwest corner of E. Maple Avenue and N. Harwood Street (APN 386-082-13) in the City of Orange, Orange County, California. The project proposes to remodel the previously altered kitchen and rear utility space of the residence, modify the existing detached garage, and construct a garage/workshop plus related site improvements, including hardscape, landscape, and relocation of the driveway.

This focused, intensive-level study, which assesses the existing garage as a potential related feature to the historic residential property and analyzes potential impacts of the proposed project as it relates to the existing garage, was requested by the City of Orange as part of the environmental review process in compliance with the California Environmental Quality Act (CEQA; PRC §21000, et seq.). The findings serve to update the City's historic survey records and may be used to prepare related environmental or planning case documents.

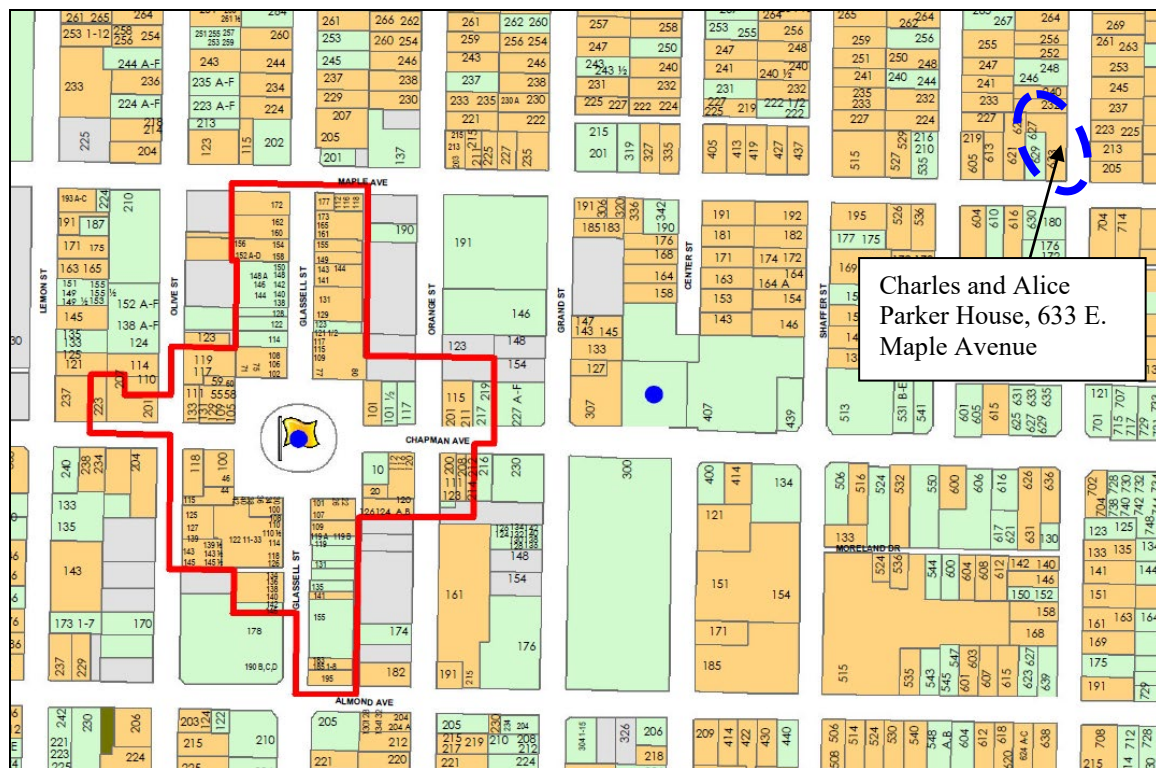
Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian, JMRC, who exceeds the Secretary of the Interior's Professional Qualifications Standards (see resume, attached), acted as Principal Historic Consultant, initiating the intensive-level study in June 2023 and completing it from December 2023 to February 2024. The study included field survey and historic and building specific research in accordance with Historic Preservation standard practices and CEQA Guidelines. Field survey of the subject property included digital photography of the property and

documentation of architectural features, construction materials and methods, and alterations, and a windshield survey of the area to understand the spatial relationship of the garage to the property, and the property to the neighborhood. Research and review of source material included previous cultural resources studies, survey and designation records, building permits, and planning case records on file with the City of Orange; Assessor's, property, and miscellaneous records housed at the Orange County Archives; and city directories, historic aerial photographs, Sanborn Maps, and historic newspapers available from digital databases or in the JMRC professional collection.

### CHARLES AND ALICE PARKER HOUSE

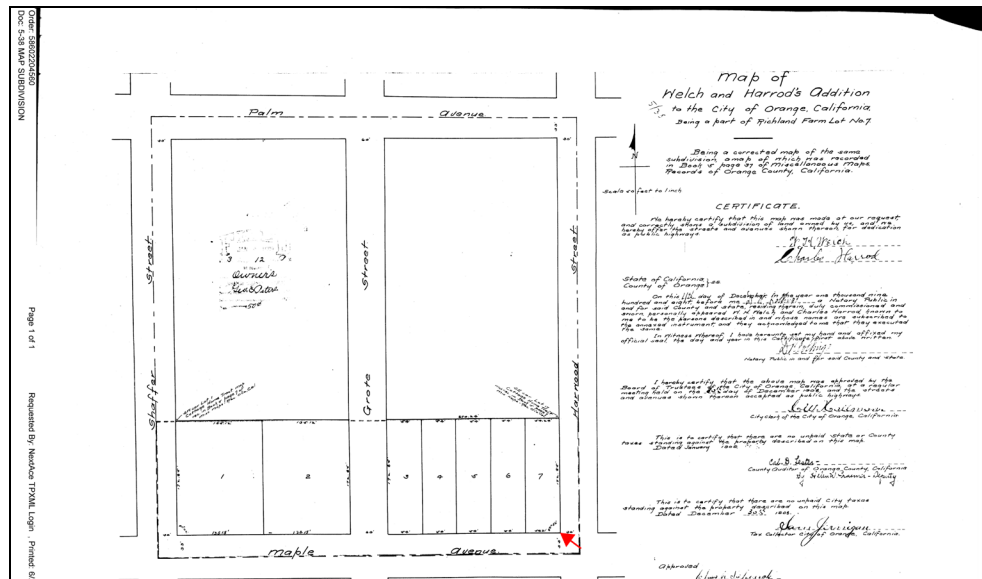
The subject garage is an ancillary building to the rear of the Charles and Alice Parker House (1909), a Contributor to the locally designated (1991) and National Register-listed (1996) Old Towne Orange Historic District, which is associated with a number of prominent pioneers and early families and reflects the earliest settlement and development of the city in an excellent array of prevailing architectural styles, ca. 1870-1920.

The original mile-square townsite, which was surrounded by 10-acre farm lots, was carved soon after 1869 from 1,385 acres of the Rancho Santiago de Santa Ana by Alfred Chapman and Andrew Glassell.



A Portion of Old Towne Orange

The property at the northwest corner of E. Maple Avenue and N. Harwood Street was first part of the Richland Farm Lots of the A.B. Chapman Tract, which was carved in 1887 just prior to incorporation in 1888, and further subdivided late in 1908 as part of Lot 7 of Welch and Harrod's Addition to the City of Orange (MB 5/37-38), just a handful of blocks northeast of the town center at the Plaza.



### Welch & Herrod's Addition (1908)

The Charles and Alice Parker House was constructed just a year later, likely being one of the first completed in the small tract. Designed in the Craftsman architectural style, the residence exhibits well-crafted character-defining features, including a dominant, moderate- to high-pitched, side-gabled roof with front and rear shed-roofed dormers, wide gable eaves with exposed, tapered rafters and wide gable ends supported by knee braces; wide clapboard siding; wood-framed, mostly double-hung windows with original wood screens; a deeply recessed, full-width porch and original front door; and matching river rock stone in the foundation walls, porch walls and columns with integrated side porte cochere, and interior chimney.



### The Charles and Alice Parker House (1909)



Although named and known for Charles and Alice Parker, the residence was constructed and occupied by the previous, and first, lot owners Fred and Edna Gray. Dr. Fred A. Gray, a local dentist, maintained his practice downtown with an office in the Carpenter Block at least by 1909 and in the National Bank Building by 1913. A secondary, front-facing entry accessing a small, gabled mass on the east side elevation may have served as a secondary home office, although newspaper accounts advertising such home office, as seen for some other local medical professionals, were not found in the historic record. Residing on E. Maple Avenue for six of his 14 years in the city, Dr. Gray retired to his 28-acre alfalfa ranch in San Jacinto in July 1915, selling both his practice and his home to Dr. Charles S. Parker.

Already well established in his profession for 20 years in Nebraska, Dr. Parker and his wife, Alice, had sought out a California location, visiting for some time with relatives in the city before purchasing the E. Maple Avenue home. Dr. Parker was a charter member of the Orange Rotary Club and a one-time Rotary president, and Mrs. Parker entertained and held meetings in the home, including the bridge whist club and the Philanthropic Educational Organization (P.E.O.). The Parker family only lived in the home through 1919 but continued to reside in Orange, and Dr. Parker practiced dentistry until at least 1942. He and his wife, who died in 1960, are buried nearby at Fairhaven Memorial Park in Santa Ana.

Over the next decades, the residence saw a succession of short-term occupants, mostly tenants, and many sublet rooms from the 1920s to 1940s. From late-1944 to 2022, the residence finally experienced the stability of long-term owner occupancy with the Allen family. A truck driver for Inland Transportation Corporation, Carl L. Allen, his wife, Frances, and children Carla Jean and LeRoy, who eventually took over ownership, held many family, social, and holiday events there.



**Charles and Alice Parker House Rear Modifications**

The Allens modified the kitchen and bath nearly immediately with a permitted 1945 remodel, which enlarged a small original rear mass and added a small, shed roof bay window; some original windows were reused in the new elevations. This rear modification is identifiable in part by discrepancies in roof type, siding dimensions, interior and exterior corner treatment, window

type and trim, eave pitch and rafters, and subfloor vents, introducing differences in features, materials, and construction methods that were not present in the original design. In the mid-1950s, acquisition of the north 48 feet of the adjacent property formed the current L-shape, but plans for further development, and relocation of the garage farther to the rear of the enlarged property, were never realized due to code restrictions.

### **GARAGE STRUCTURE**

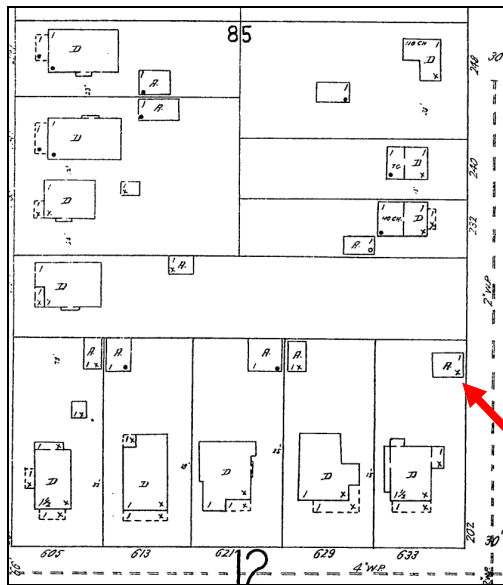
A small two-car detached garage faces E. Maple Avenue from the rear of the property and is accessed from a narrow driveway on N. Harwood Street between the residence and garage. Somewhat a version of the residence, the structure features a low-pitched, front-gabled roof with narrow eaves, exposed, tapered rafters, and wide clapboard siding with corner trim. One vinyl-framed, double hung window and three-paneled wood man door are roughly centered on the east and west elevations, respectively. A wood tilt-up vehicular door made of dropped board siding fills the front, south elevation.



**Charles and Alice Parker House Property, Rear Garage**

The earliest Sanborn Fire Insurance Map in January 1922 shows that most properties on the block include a rear structure for an automobile, which had become widely available by 1910 following the manufacture of the first Ford Model T in 1908. The 1922 Sanborn map is supported by a 1931 historic aerial photograph, both of which show a garage in approximately the same location and similarly distanced to others on the block.





**Sanborn Map January 1922**



**Historic Aerial 1931**

However, the alignment of its longer, side elevations as well as the placement of map symbols, “1” (one-story) and “x” (wood roof), which are consistently drawn by Sanborn surveyors on interior façade corners, indicate that in 1922, the garage was oriented east-west to face N. Harwood Street at roughly zero setback. As N. Harwood Street, and most of the roads in Old Towne, was topped with gravel and oil at this time, access was likely from a dirt drive or opening, which can still be identified in the section of infill curbing bracketed by vertical cuts.



**Section of Curb Infill at Previous Driveway**

A comparison of historic aerial photographs reveals that the change in the garage structure occurred between 1938 and 1947. Alignment of the longer, side elevations are reoriented north-south, and a new driveway approach is visible where a mature tree once grew between the house

and garage, both indicating the vehicular door faced E. Maple Avenue as it does now. A setback from N. Harwood Street is now clearly visible between the garage and public sidewalk and appears to be partially covered with concrete. Further, a comparison of the garage and alignment of surrounding lots, houses, streets, and hardscape with the current aerial view (Google Maps) confirms the garage has remained in the same, but shifted, location.



**Historic & Current Aerials 1938, 1947, 2024**

Unfortunately, the exterior changes to the rear of the dwelling and the garage from this remodel are not captured on the updated 1950 Sanborn Map perhaps due to poor visibility of the relatively small, low structures from the public right-of-way. However, the physical change documented in 1938-1947 by historic aerials correlates with the 1945 permit to remodel both the house and garage, indicating the garage structure was not fully reconstructed and confirming the year of the modifications within that range.

<b>BUILDING PERMIT</b> CITY OF ORANGE, CALIFORNIA BUILDING DEPARTMENT		N° 5229
\$ _____ DUPLICATE: _____		
Permission is hereby granted to <u>Good Alka</u>		5-1-1945
Address <u>622 E. Maple</u>		
To <u>Good Alka</u>	<u>Res. &amp; Gar</u>	
Lot <u>7</u>	Block _____	Tract <u>North to Harwood St.</u>
Street Address <u>622 E. Maple</u>		
Cost of building or improvements \$ <u>12,200</u>		
Contractor <u>Chapman</u>		Address _____
This permit is based upon certain plans and specifications for said work, and upon a written application duly filed in this office, all of which are hereby referred to and made a part hereof; and is subject to all the rules and regulations set forth in the ordinances of the City of Orange in regard to such work, and all amendments thereto.		
<u>Chapman</u> , Building Inspector.		Group _____ Division _____ Type _____ Alter _____ New Const. _____ Miscell. _____
Leona Printing		

**Building Permit - Remodel Residence and Garage (1945)**

The existing driveway on N. Harwood Street also supports the 1945 garage remodel. Clear curb cuts indicate it was added after the curb was originally constructed (1914) and features a stamp that reads: “HAGER BROS,” identifying the cement contractor.





**Existing Driveway, 1939-1947**

Royal L. Hager, City of Orange resident, operated as an individual cement contractor in 1931, and by 1937, his brother Irwin L. was also residing in Orange. In that year and in 1938, both are separately listed in city directories as individual cement contractors, with no associated business name. The first listing for Hager Brothers as a business entity is found in a 1939 listing under “Contractors – Cement” and is repeated in 1940 and 1941.

<i>Contractors—Cement</i>
Boyd & Ogden 2048 Orange, Costa Mesa
<b>COLBORN M R, 110 N Yale, Phone 805-R, Fullerton</b>
Cruze Frank Orangethorpe W of Western P O Box 341, Buena Park
Dittberner Alfd A 901 Burnham, Buena Park
Duncan Wm 512 E Walnut, Santa Ana
Gajeski A G 708 La Estrella, San Clemente
Graski Felix R D 2 Box 353, Anaheim
<b>Hager Bros 708 E Almond, Orange</b>
Kent D C 710 S Flower, Santa Ana
Kumpe K B 1215 N Bristol, Santa Ana
Markel Bros 611 McFadden, Santa Ana
Martin W K 824 Cypress, Santa Ana
Miller R L P O Box 382, Laguna Beach
Moldenhauer W C P O Box 75, Stanton
Riley Howard P O Box 12, Stanton
Romack I W 933 Crosby, Garden Grove
Strandt H F 1025 E Bway, Anaheim
Tolliver B C 107 Hickory, Santa Ana
<b>WHITE H G, 822 S Main, Santa Ana</b>

**City Directory 1939**

Best Wishes to Mrs. Prentiss on the Opening  
of the North Star Lodge

**CONCRETE WORK**

by

**HAGER BROS.**

708 East Almond                      Orange 407-J  
536 1/2 North Clark                  Orange 0095-W

**Orange Daily News June 3, 1950**

The Hager brothers employed several local workers and persisted in business together at least until 1950, but there is no listing of the business, or Irwin Hager, in the next city directory (1956) when Royal is listed only as a cement worker. Thus, operating at least from 1939 to 1950, the period when the HAGER BROS contractor’s stamp would have been in use to mark their cement driveway installation on N. Harwood Street aligns with other sources in the historic record to support reorienting the vehicular door as part of modifications to the garage in 1945.



To achieve such a change without fully reconstructing the garage would have required extensive modification that may have included turning or partial demolition and reconstruction. Several critical commonalities in features, materials, and construction methods also support this, reflecting contemporaneous work both with the original house and the rear additions:

Feature/Material Construction Method	Original House	House Rear Additions	Garage
Roof Type	Gabled	Shed	Gabled
Eave Pitch	Moderate	Extra Low	Low
Eave/End Overhang	Wide	Wide & Narrow	Narrow
Eave Boards	Thin	Wide	Wide
Eave Rafters	Tapered	Straight	Tapered
Siding Exposure <sup>1</sup>	4 ¾-5 ⅛-inches	5-inches	5-inches
Siding Depth	½-inch	¼-inch	¼-inch
Siding Corners <sup>2</sup>	Interior – Strip Exterior - Mitered	Interior – None Exterior – Board Trim	Interior - N/A Exterior – Board Trim
Windows - Most	Wood D/H	Wood D/H & A/F Sliding	Wood to Vinyl D/H (replaced)
Windowsills, Trim <sup>3</sup>	Yes, Pedimented	Varies	No, Flat Board
Foundation <sup>4</sup>	River Rock	Board-formed Concrete	Concrete Slab
Subfloor Vents	Screened Window	Wood Lattice Chicken Wire	N/A

<sup>1</sup> Historic variation typical to achieve consistent overlap and full piece at top of windows and walls.

<sup>2</sup> Corner boards on rear house additions and garage are inappropriately installed.

<sup>3</sup> Original windows & screens relocated on rear house additions.

<sup>4</sup> River rock on front & side elevations; plaster finish in rear. Bay window addition elevated.



Charles and Alice Parker Garage Interior, Rear Elevation

Forensic architectural examination of the garage further reveals evidence that the structure was indeed reoriented and widened in the 1945 remodel, increasing the width approximately 4 feet and creating the current, approximately 18x20-foot, setback footprint. As true 2x4-inch stud size existed until 1964, stud spacing at 16-inches on center was and remains standard practice, original and scrap materials were salvaged and reused, and then-new materials have aged nearly 80 years, it is difficult to easily discern construction history.



**Charles and Alice Parker Garage Interior, Side Elevations**

Still, existing conditions provide clues that the structure was deconstructed, and the framed walls moved and reassembled to create a larger footprint perpendicular to its original position, essentially “turning” and enlarging the original garage:

Foundation: Uniform concrete evidences a new slab foundation was poured to accommodate the enlarged garage footprint. Aged and broken thin concrete slab remnants are extant in a portion of the current setback and former position of the garage, which may represent the original foundation. An uncommon 4x4-inch sill plate appears to have replaced the original bottom plate at or after remodel, which may indicate a response to water, rot, or termite damage.

Side elevations: No structural change to the side walls was necessary to turn and reset wider on the new slab. Overlong 4-foot headers over the period-appropriate, three-panel wood pedestrian door on one side wall and a wood-framed, double-hung window (replaced with vinyl in 2021) on the other indicate these were added at or after the remodel, likely utilizing salvaged lumber.

Front elevation: The added width to the former front elevation was filled with a wider vehicular door. The additional framing above to expand the façade width was not able to be



viewed or confirmed as part of the study. However, the extant tilt up door, which was in common use by the 1940s, appears original to the 1945 remodel.

Rear Elevation: The original rear wall, which consists of two five-stud-bay sections, would have required additional framing to accommodate the new width. This is visible on the interior where an approximately 4-foot, three-stud-bay section appears has been added. The new section does not include the diagonal shear bracing present in all other wall sections.

Wall Cladding: Original wall cladding, which is unknown, was replaced at or after the remodel with clapboard and improperly installed corner boards that match the cladding and corner boards on the rear house additions.

Roof: The new width of the garage would have been accommodated by either a new roof or modification of the original roof. The extant exposed tapered rafters match the original residence rather than those of the rear additions, suggesting that at least the rafters were reused. If the new width matched the original depth, this would have allowed the fully assembled trusses to be reused, maintaining the original pitch and rafters and indicating the garage in its original orientation was side gabled, like the residence, rather than front gabled. Roof covering and roof boards, which match the rear additions, have been replaced over time.

## **FINDINGS**

Previous surveys in 1982, 1991, 2005 and last updated by Chattel in 2010 did not identify, document, specifically include/exclude, or otherwise reference the extant garage. The current, intensive-level investigation identifies the existing garage as an early feature of the property, constructed ca. 1910-1921 and reoriented and enlarged in 1945. As the period of significance for the Old Towne Orange Historic District extends from 1870 to 1920, it is nearly certain that the garage was constructed in the last years of the period of significance and clear that it was extensively remodeled well after. As related features, the design of detached garages of the period ranged from simplified versions to full-style miniatures of the principal residence, constructed using matching features, materials and common means and methods.

While the details of the original design of the garage are not fully understood, it is clear that the remodel extensively altered it. Despite the turning of the garage and relocation of driveway, integrity of location and setting are the strongest remaining aspects as the garage is in its approximate original position. This and the continued historic use of the structure for vehicular storage and the use of mostly period-appropriate material assists in protecting some integrity of feeling and association. However, integrity of materials and craftsmanship is severely compromised by the loss of original vehicular door(s) and cladding, improper reuse of salvage/scrap material, and inappropriate construction methods. This suggests that integrity of design has also suffered, and likely more than already understood by the reorientation of the structure/roof, vehicular entry, and loss of original known and unknown features and details.

Therefore, the existing, altered garage structure does not appear to warrant identification and inclusion as a related feature of the Charles and Alice Parker Residence at either the district's local or National Register level of designation.

## **PROJECT ANALYSIS**

As it relates to the existing detached garage only for this focused study, the project proposes to repair, restore, and modify it in its current location to allow for continued vehicular and private family use. Specifically, the project calls for the replacement of the existing vehicular door on the façade and the man door on the west elevation, addition of vehicular access on the rear elevation, replacement of the vinyl-framed double-hung window on the east elevation, repair of wood siding and eave rafters, as needed, and addition of lighting fixtures.

### Project Design Review

Though limited in scope, the proposed project provides an opportunity to improve the aesthetic compatibility of the garage with the contributing property and the historic district and should be guided by the principles of the Secretary of the Interior's Standards for Rehabilitation. As demonstrated, given modifications of the garage over time, character-defining features will not be destroyed by the proposed project. The vehicular use of the structure, general original location of the garage on the lot, approximate size and massing are all retained by the project, preserving important spatial relationships that characterize this property and the district as well as support the strongest remaining aspects of integrity, location and setting followed by feeling and association.

The new, double swinging vehicular doors are more in keeping with the period than the wood tilt up replacement door added in 1945. The added rear vehicular entry and driveway approach still allows the structure to retain its historic use, remain in place, and be accessed from N. Harwood Street. Proposed dimensions for the doors also corrects the compromised scale and proportion introduced with the 1945 remodel, and design is proposed to be period appropriate with inset panels or lites. A smaller set of double doors would replace the period man door on the west elevation, enlarging the opening; however, construction methods suggest this opening was added in 1945. Enlargement of the opening and replacement with period salvage or new period appropriate doors is acceptable. Similarly, the extant window opening appears to have been added. Replacement of the recent vinyl double-hung window with an approximately same sized, period salvage or a new wood-framed double-hung window in the same opening is appropriate. Door and window hardware as well as new lighting fixtures are also proposed to be period appropriate, and door and window trim is depicted with a slight pediment effect, which will discretely reference the original house.

### CEQA Analysis

CEQA establishes that "a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment" (PRC §21084.1), and the California Public Resources Code further defines substantial adverse change as "physical demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired" (PRC §5020.1(q)). CEQA Guidelines further provide in relevant part, "The significance of an historical resource is materially impaired when a project demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources...or a local register of historical resources..." (14 CCR §15064.5(b)(2)(A)(B)).

The historical resource under CEQA is the designated local and National Register Old Towne Orange Historic District, not the individual contributing property, the Charles and Alice Parker House. The already extensively altered garage (ca. 1910-1921/1945) has not been found to be a related feature of the Charles and Alice Parker House. As such, its presence or absence has no bearing on the contributing status of the property, and it does not materially contribute to the historic district. Additional modification of the extant garage cannot further reduce the status of the garage, and restoration to elevate the status of the garage is not possible as too much has been removed and altered and too little is known about the original design, features, and materials to ensure accuracy. Further modification as proposed does not introduce a degree of change that could affect the status of the contributing property, but even the loss of one contributor would be unlikely to substantively affect the entire district. As a small and simple rear ancillary structure, further modification cannot be expected to materially alter the very large historic district to the extent that its eligibility and designation status would be in jeopardy. Thus, modification of the existing garage has no potential to impact the Old Towne Orange Historic District, a historic resource under CEQA.



**RECOMMENDATIONS**

As significant impacts under CEQA have not been identified, no mitigation measures are recommended. The project as proposed appears to improve compatibility of the already modified garage with the historic residence, elevating the period aesthetic of the Charles and Alice Parker House property within the Old Towne Orange Historic District.

Please contact me at your convenience should you need any clarification or further assistance.

Regards,

A handwritten signature in blue ink, appearing to read 'Jme', with a stylized, flowing script.

Jennifer Mermilliod  
Principal Architectural Historian & Historian  
Principal Preservation Planner

## **Attachment A**

### **DPR Forms**



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 1 of 3 \*Resource Name or # (Assigned by recorder)

Old Towne Orange HD - Charles and Alice Parker House

\* Recorded by Jennifer Mermilliod, JMRC

\*Date January 25, 2024

☒ Continuation

☐ Update

**P3a. Description:**

Designed in the Craftsman architectural style, the residence exhibits well-crafted character-defining features, including a dominant, moderate- to high-pitched, side-gabled roof with front and rear shed-roofed dormers, wide gable eaves with exposed, tapered rafters and wide gable ends supported by knee braces; wide clapboard siding; wood-framed, mostly double-hung windows with original wood screens; a deeply recessed, full-width porch and original front door; and matching river rock stone in the foundation walls, porch walls and columns with integrated side porte cochere, and interior chimney. A permitted 1945 remodel enlarged a small original rear mass and added a small, shed roof bay window. This rear modification is identifiable by discrepancies in roof type, siding dimensions, interior and exterior corner treatment, window type and trim, eave pitch and rafters, and subfloor vents, introducing differences in features, materials, and construction methods that were not present in the original design. A small two-car detached garage (ca. 1910-1921, modified 1945) faces E. Maple Avenue from the rear of the property and is accessed from a narrow driveway on N. Harwood Street between the residence and garage. Somewhat a version of the residence, the structure features a low-pitched, front-gabled roof that ends in narrow eaves with exposed, tapered rafters over wide clapboard siding with corner trim (1945). One vinyl-framed, double hung replacement window (2021) and a period, three-paneled wood man door (1945) are roughly centered on the east and west elevations, respectively. A wood tilt-up vehicular door (1945) made of dropped board siding fills the front, south elevation.

\*P10. Survey Type: Intensive-Level

\*P11. Report Citation: Mermilliod (JMRC) 2024. Cultural Resources Survey for the Proposed 633 E. Maple Avenue Project, City of Orange.

**\*B6. Construction History:**

ca. 1910-1921 Garage construction

1945 Residence - remodel kitchen and bath, enlarge rear mass, add rear bay window

1945 Garage - Turn and enlarge, reclad with 5-inch clapboard, add man door and window, reorient & replace vehicular door

\*B8. Related Features: None.

**\*B12. References:**

City of Orange. Records on file with the City of Orange

Planning and Public Works Departments. Partly available online: <https://www.cityoforange.org/1610/Preservation-Online>.

1931-1967. Historic Aerials.

1945-2022 Building Permits.

1982. Historic Inventory Old Towne Orange.

1991, 2005, 2010. Historic Building Inventory Survey (AEGIS 1991) and Updates (Chattel 2005 & 2010).

2015. Cultural Resources & Historic Preservation Element of the General Plan.

Main Branch Library, Local History Collection: <https://www.cityoforange.org/424/Local-History>.

1911-1956. City Directories.

*Orange Daily News*. 1915. "Announcement." *Orange Daily News*, July 24.

*Orange Daily News*. 1915. "Dr. Chas S. Parker, Dentistry." (Adv.) July 30.

*Orange Daily News*. 1917. "Mrs. C.S. Parker Entertains P.E.O." March 17.

*Orange Daily News*. 1919. "Mrs. C.S. Parker Entertains Club." December 17.

*Orange Daily News*. 1945. "Is Your driveway." (Adv.) October 2.

*Orange Daily News*. 1950. "Concrete Work by Hager Bros." (Adv.) June 3.

*The Orange News*. 1905. "Resolution No. 28." April 5.

*The Orange Post*. 1914. "Report of Street Superintendent." May 21.

*The Orange Post*. 1950. "F.A. Gray, Dentist." (Adv.) June 3.

*Semi-Weekly Post*. 1915. "Nebraska Dentist to Practice Here." July 23.

*Semi-Weekly Post*. 1915. "Announcement." July 27.

*Semi-Weekly Post*. 1915. "New Dentist Located." August 6.

*Semi-Weekly Post*. 1915. "Personal Cards." (Adv.) August 31.

County of Orange. Records on file with the Orange County Archives.

1871. Map of the Town of Orange, M.B. 2/630 (Los Angeles M.B. 1/7).

1908. Welsh and Harrod's Addition, M.B. 5/37-38.

1902-2020. Record of Deeds.

1889-1906. Assessment Rolls.

JMRC (JM Research & Consulting). 2014. Cultural and Paleontological Resources Survey: Marywood High School. Orange, Orange County, CA. On file with the City of Orange Planning Department.

OTPA (Old Towne Preservation Association). 1997. National Register of Historic Places Nomination Application: Old Towne Historic District. On file with the National Park Service. Website: <https://npgallery.nps.gov/GetAsset/76bfb47c-efc8-4018-89de-c061a66bb745>.

\*B14. Evaluator: Jennifer Mermilliod, JMRC

\*Date of Evaluation: February 9, 2024



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3 \*Resource Name or # (Assigned by recorder)

Old Towne Orange HD - Charles and Alice Parker House

\* Recorded by Jennifer Mermilliod, JMRC

\*Date January 25, 2024

☒ Continuation

☐ Update

**P5b. Additional Photographs:**



Façade & east elevation, view north/northwest



Façade, east elevation, and garage, view northwest



Rear elevation, showing additions/modifications, view southwest



Rear elevation modifications detail, view west/southwest



Rear elevation modifications detail, view south/southwest



West elevation, showing addition/modification & detail, view S & SE



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or # (Assigned by recorder)

Old Towne Orange HD - Charles and Alice Parker House

\* Recorded by Jennifer Mermilliod, JMRC

\*Date January 25, 2024

☒ Continuation

☐ Update



Garage façade & east elevation, view northwest



Garage façade & west elevation, view northeast



Garage east elevation & house (context), view south/southwest



Garage rear elevation, view south/southwest



Garage interior rear elevation, view north



Garage interior west & east elevations, respectively, view NW & NE

**Attachment B**

**Professional Resume**





## Jennifer Mermilliod, M.A.

### JM Research & Consulting

4076 Brockton Avenue, Suite 201

Riverside, CA 92501

951-233-6897

[jennifer@jmrc.biz](mailto:jennifer@jmrc.biz)

### Statement of Qualifications & Expertise

---

Jennifer Mermilliod, M.A., Principal Historian/Architectural Historian exceeds the Secretary of the Interior's Professional Qualifications Standards for History and Architectural History.

*Project Design, Entitlement & Consultation*

*Regulatory Compliance – Section 106 & CEQA*

*Survey, Evaluation & Context Development*

*Design Review, Case Planning, & Plan Check*

*Historic Preservation Planning, Policy & Programs*

*Cultural Resources Treatment & Management*

*National Register, California Register, & Local Registration*

*Presentation, Public Relations, & Outreach*

### Education

---

*UC, Riverside, M.A., History, specialization in Historic Preservation, 2001*

*UC, Riverside, B.A., History, 2000*

### Professional Experience

---

*Cultural Resources/Historic Consultant, JM Research & Consulting, since 2001*

*Reviewing Official under SHPO MOU, March Joint Powers Authority, since 2012*

*Contract City Architectural Historian on City Architect Team, City of San Gabriel, since 2021*

*Qualified Historic Preservation Reviewer for FEMA Seismic Grant Fund Projects, City of West Hollywood, since 2022*

*Historic Consultant and On-film Historian, HGTV & DIY Network, Restored Show, Seasons 1-7, since 2016*

*Contract Historic Preservation Senior Planner, City of Riverside, 2016-2020*

### Selected Projects

---

#### Preservation Planning, Policy & Programs

*Rafferty Project Feasibility Study, Forensic Investigation, & Restoration Oversight, Toll Brothers, Santa Ana, 2020-2023*

*Covina Bowl Project Management, Covina, 2019-2023*

*City of Colton Cultural Resources Element & Historic Preservation Ordinance Updates, SWCA, 2022 (in progress)*

*Landmark Nomination, 4409 Houghton Avenue, Riverside, 2022 (in progress)*

*National Register Nomination: Trujillo Adobe, Spanish Town Heritage Foundation, 2022 (in progress)*

*Peer Review, Jenkins Building Evaluation, City of Riverside, 2022*

*Whittier City Hall East Wing Rehabilitation & Preservation Plan, City of Whittie 2022*

*Riverside Military Wall of Honor Redesign, City Hall Plaza, Riverside, 2021-2022*

*Determination of Eligibility, 550 E. Chapman Avenue, Orange, 2021*

*Mission Heritage Plaza Substantial Compliance Analysis, Wakeland Housing & Development, Riverside, 2020*

*National Register Nomination: Evergreen Cemetery, Riverside, 2020-2022*

*National Register Nomination: Bumann Ranch, Encinitas, 2020*

*San Jacinto General Plan Update, City of San Jacinto, 2019*

*Landmark Nomination: Bigelow's Bungalow, Riverside, 2018*

*Historic Interpretive Entry Design & Plaque: Marywood Retreat Center, Orange, 2017*

*San Jacinto Downtown Specific Plan, City of San Jacinto, 2017*

*National Register Nomination: Jefferson Elementary School, Corona, 2017*

*Citywide Streetlight LED Conversion Project, City of Riverside, 2017*

*City of Riverside North Park Pergola Collapse – Salvage & Documentation Program, City of Riverside, 2017*

*Landmark Plaque: The Patsy O'Toole House, Riverside, 2016*

*Landmark Plaque: The Nielson Pool House, Riverside, 2016*

*Landmark Nomination and Plaque: Camp Anza Officers Club, Riverside, 2016*

*History Room Design & Interpretive Display: Camp Anza Officers Club, Riverside, 2016*

*City of Redlands Certified Local Government Program Development, 2015*

*Chicago/Linden Strategic Plan, City of Riverside, 2013*

*National Register Nomination: Huntington Beach Public Library on Triangle Park, Huntington Beach, 2013*

*California Baptist University Specific Plan, Riverside, 2012*

*Landmark Nomination and Plaque: The Walter C. Banks Residence, Riverside, 2012*

*Historic District Nomination: Segment of State Route 18, Corona, 2012*

*Landmark Nomination and Plaque: The A.C.E. Hawthorne House and Tree, Riverside, 2012*

*National Register Nomination: Grand Boulevard, Corona, 2011*  
*California Register Nomination: The Jackson Building, Riverside, 2009*  
*Landmark Nomination and Plaque: The Jackson Building, Riverside, 2008*  
*California Point of Historical Resources Nomination: Camarillo Ranch House, Camarillo, 2005*  
*National Register Multiple Property Nomination: Architecture of the Arts and Crafts Movement, Pasadena, 2004*  
*Structure of Merit Nomination: House at 3855-59 11<sup>th</sup> Street, Riverside, 2003*  
*National Register Nomination: Camarillo Ranch House, Camarillo, 2003*

#### **CEQA Compliance**

*633 E. Maple Avenue Project, Orange, 2023 (in progress)*  
*336-338 W. San Bernardino Road Project HRA, Covina, 2023*  
*Ennabe Project at 4135 Market Street CEQA Analysis, Riverside, 2023*  
*Markham Perris Project HRA Initial Scoping, EPD Solutions, Perris, 2022*  
*Oakmont Industrial Project HRA, EPD Solutions, Fontana, 2022*  
*12300 Lakeland Road Project HRA, EPD Solutions, Santa Fe Springs, 2022*  
*Recreation Village Project, EPD Solutions, Covina, 2021*  
*NWC Clinton Keith & Wildomar Trail Project HRA, EPD Solutions, Wildomar, 2021*  
*Valley and Oak Project HRA, EPD Solutions, El Monte, 2021*  
*Santa Ana and Calabash Avenues Project HRA, EPD Solutions, Fontana, 2021*  
*Slover/Alder Avenue Development Project HRA, EPD Solutions, Bloomington, 2021*  
*Magnolia Presbyterian Sanctuary Rebuild Project SOIS Analysis, Riverside, 2021*  
*Wood & Lurin Project HRA, EPD Solutions Riverside, 2021*  
*Great Scott Project HRA, EPD Solutions, Lake Forest, 2021*  
*Vita Pakt, Trumark Homes, Covina, 2021*  
*Covina Bowl, Trumark Homes, Covina, 2020*  
*March Field Historic District WMWD Water Utility Line Replacement, March JPA, 2019-2022*  
*La Atalaya, Altura Credit Union Member House, Riverside, 2019*  
*Entrada, Wakeland Housing & Development, Riverside, 2019*  
*Main Library, City of Riverside, 2018*  
*Redlands YMCA Properties, Redlands, 2017*  
*Marywood Retreat Center, Orange, 2013-2017*  
*Mission Inn La Trattoria Pergola & Wine Tasting Room, Riverside, 2016*  
*Rhunau, Rhunau, Clark Building, Riverside, 2016*  
*Arlington Plaza, Riverside, 2016*  
*Mission Lofts, Riverside, 2015*  
*Lakeside Temescal Valley Project Lake Corona, Corona, 2015*  
*Harris Farm Townhomes, Riverside, 2015*  
*Dhammakaya Retreat, Azusa, 2013*  
*Riverside Plaza Harris' Department Store, Riverside, 2012*  
*Old Town Plaza, San Jacinto, 2011*  
*Pfennighausen Ranch, Pedley, County of Riverside, 2010*  
*March Field Historic District Garage Building #113, March Joint Powers Authority, 2009*  
*Five Points Realignment, City of Riverside, 2008*  
*Fox Block, City of Riverside, 2007*

#### **Section 106 & CEQA Compliance**

*Robinson House, City of Riverside, 2023*  
*Prado Dam & Reservoir Improvement Project, Santa Ana River, 2017-2023*  
*Home Front at Camp Anza - Camp Anza Officers Club, City of Riverside, 2013-2017*  
*HRER, Colton Undergrade & C Street Crossing Seismic Retrofit Projects, City of Colton, Caltrans District 8, 2014*  
*HPSR & FOE, University Avenue Streetscape Project, City of Riverside, Caltrans District 8, 2005*  
*HPSR & FOE, Victoria Avenue Streetscape & Parkway Restoration Project, City of Riverside, Caltrans District 8, 2004*  
*HPSR, Jurupa Avenue Underpass / Mountain Avenue Crossing Closure Project, City of Riverside, Caltrans District 8, 2001*

#### **Section 106 Compliance**

*FEMA Seismic Retrofit Grant Projects, West Hollywood, 2022*  
*Entrada, Wakeland Housing & Development, Riverside, 2019*  
*Mission Heritage Plaza & Civil Rights Museum, Wakeland Housing & Development, Riverside, 2017*  
*HPSR, Inglewood Avenue Corridor Widening Project, City of Lawndale, Caltrans District 7, 2013*  
*Van Buren Improvement Project, March Joint Powers Authority, County of Riverside, EDA, 2013*  
*Wattstar Cinema and Education, Los Angeles, 2010*  
*County of San Bernardino Lead Abatement Program, Highland, Redlands, & San Bernardino, 2003*



## Professional Activities

---

### Publications

*The Camp Anza Officers Club: Supporting Mobilization and Morale During World War II.* Riverside Historical Society Journal, Issue Pending 2022.

*The New Home Company Announces Marywood Hills, a Historic Collection of Luxury Residences with Unobstructed Views of the City of Orange.* Press Release co-authored for immediate by The New Home Company. April 2018.

*The Grandest Boulevard.* Riverside County Historical Commission and the Riverside County Regional Park and Open-Space District, *The Riverside County Chronicles*, Issue No. 5. Fall 2011.

*Riverside Project Wins Governor's Award for Historic Preservation: 'Home Front at Camp Anza' Brings New Life to Old Officers Club.* Press Release authored for immediate release by City of Riverside. October 4, 2016.

*Historic Resources Inventory Database Web site: Instructions for Online Navigation.* Historic Resources Database Web site User's Manual prepared for the City of Riverside. September 2002.

*Historic Resources Inventory: Instructions for Recording and Viewing.* Historic Resources Database User's Manual prepared for the City of Riverside. September 2001.

### Awards

*California Preservation Foundation Award – Latino Context, City of Riverside.* 2019.

*Governor's Award for Historic Preservation – Homefront at Camp Anza.* 2016.

*California Preservation Foundation Best Restoration Award – Homefront at Camp Anza.* 2017.

*IE Economic Partnership Award for Best Real Estate Development and Reuse – Homefront at Camp Anza.* 2016.

*Golden Nugget Award - Best Renovated, Restored, Adaptive Re-Use Residential Project – Homefront at Camp Anza.* 2016.

*Golden Nugget Award -Best Affordable Housing Community Under 30du/acre – Homefront at Camp Anza.* 2016.

### Presentations, Speaking Engagements, and Instruction

*Civil Rights Walk Eliza Tibbets Statue Film Presentation.* City of Riverside Main Street Pedestrian Mall. 2021

*City of Riverside Cultural Heritage Board Continuing Education Program.* 2021

Session I. *Cultural Heritage Board 101.* May 19, 2021.

Session II. *Secretary of the Interior Standards,* June 16, 2021.

Session III. *Certified Local Government Program,* July 21, 2021.

*Creating Space for Women: Julia Morgan, Architect, and the Riverside YWCA.* Women In Tandem (WIT). COVID HOLD.

*The History of the Automobile in Riverside,* Riverside Historical Society Four-Part Lecture Series. 2018-2021.

Part 1. *The Automobile Comes to Town: The Birth of the Automobile Industry in Riverside, 1902-1913.* October 7, 2018.

Part 2. *From Agriculture to Automobile: The Internalization of a New Economy, 1913-1928.* June 2, 2019.

Part 3. *The Automobile Unscathed: Navigating a Path through Depression and Wartime, 1929-1945.* April 11, 2021.

Part 4. TBD 2022

*Historic Preservation: The Field of Public History.* Notre Dame High School Career Day. September 2018.

*Historic Preservation: The Field of Public History.* Riverside East Rotary Club. July 2018.

*Historic Preservation: The Field of Public History.* Riverside Uptown Kiwanis. December 2017.

*Architecture: Form, Function, and Ornamentation.* Architecture Series. Diocese of San Bernardino, OLPH. October 2011.

*How to Research Your Historic Home.* City of Riverside Public Workshop. October 2010.

*Riverside's Hidden Histories: The Gems Among Us – Nava Tires.* Mission Inn Foundation and Museum. June 17, 2010.

*The Art of the Survey.* Riverside County Historical Commission 5<sup>th</sup> Annual Symposium. October 26, 2007.

*The Field of Public History.* California State University, Fullerton. Dr. Wendy Elliott Scheinberg. November 14, 2006.

*Arlington Heights, the Realization and Preservation of a California Dream.* CPF Conference. May 14, 2005.

*How to Research Your Historic Home.* Riverside County Historical Commission History Workshop. April 16, 2004.

### Affiliations & Service

*National Trust for Historic Preservation, Individual Member #58551599.*

*California Preservation Foundation, General Member #21244.*

*Old Riverside Foundation, Lifetime Member; Board of Directors (2003-2005) – facilitated mission advancement through planning and direction of annual home tour, awards program, facilities maintenance, and historic preservation advocacy.*

*Riverside Historic Society, Lifetime Member*