



## MEMORANDUM

### HISTORIC PRESERVATION DESIGN STANDARDS

**Date:** July 2, 2025  
**Project:** 405 E. Toluca Avenue  
**To:** City of Orange, Department of City Planning  
**From:** Audrey von Ahrens, Senior Architectural Historian, and Jenna Kachour, Senior Associate Architectural Historian, GPA Consulting

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#### 1. INTRODUCTION

GPA Consulting (GPA) was retained by property owners, EPIC Home Remodeling (Project Applicant), to consult on a proposed project for 405 E. Toluca Avenue (Assessor's Parcel Number [APN] 390-103-15) (property), located within the boundaries of the Old Towne Orange Historic District (Historic District) in the City of Orange (City). The property was identified as a non-contributor in the 1997 National Register of Historic Places (NRHP) nomination for the Historic District (see **Attachment D**) and has a California Historical Resource Status Code of 6Z, "found ineligible for NR, CR or local designation through survey evaluation."<sup>1</sup>

The proposed project entails demolition of the existing buildings on the property and construction of a new residential building with attached junior ADU and detached garage (Project). Although the property is a non-contributor, all construction on site must comply with the *City of Orange Historic Preservation Design Standards* (Design Standards). Because the Project proposes new construction, the applicable Design Standards are the "Standards for Infill Construction in Historic Districts," and the "Standards for Historic Residential Buildings – Setting," which are included as **Attachment B** of this memorandum (memo).

The purpose of this memorandum (memo) is to present the proposed Project, analyze the proposed scope of work for consistency with the City of Orange Design Standards, and present the results of our findings to inform the City of Orange's review of the proposed project. GPA's analysis, recommendations, and conclusions regarding the proposed project are discussed below.

Audrey von Ahrens, Senior Architectural Historian, and Phoebe Rayburn, Architectural Historian I at GPA, were responsible for the preparation of this memo and for completing the site visit. Jenna Kachour, Senior Associate Architectural Historian, was responsible for reviewing this report for quality assurance and quality control. Ms.

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<sup>1</sup> "California Historical Resource Status Codes," California Office of Historic Preservation (OHP), March 1, 2020, accessed April 2025, <https://ohp.parks.ca.gov/pages/1068/files/Resource-Status-Codes.pdf>.



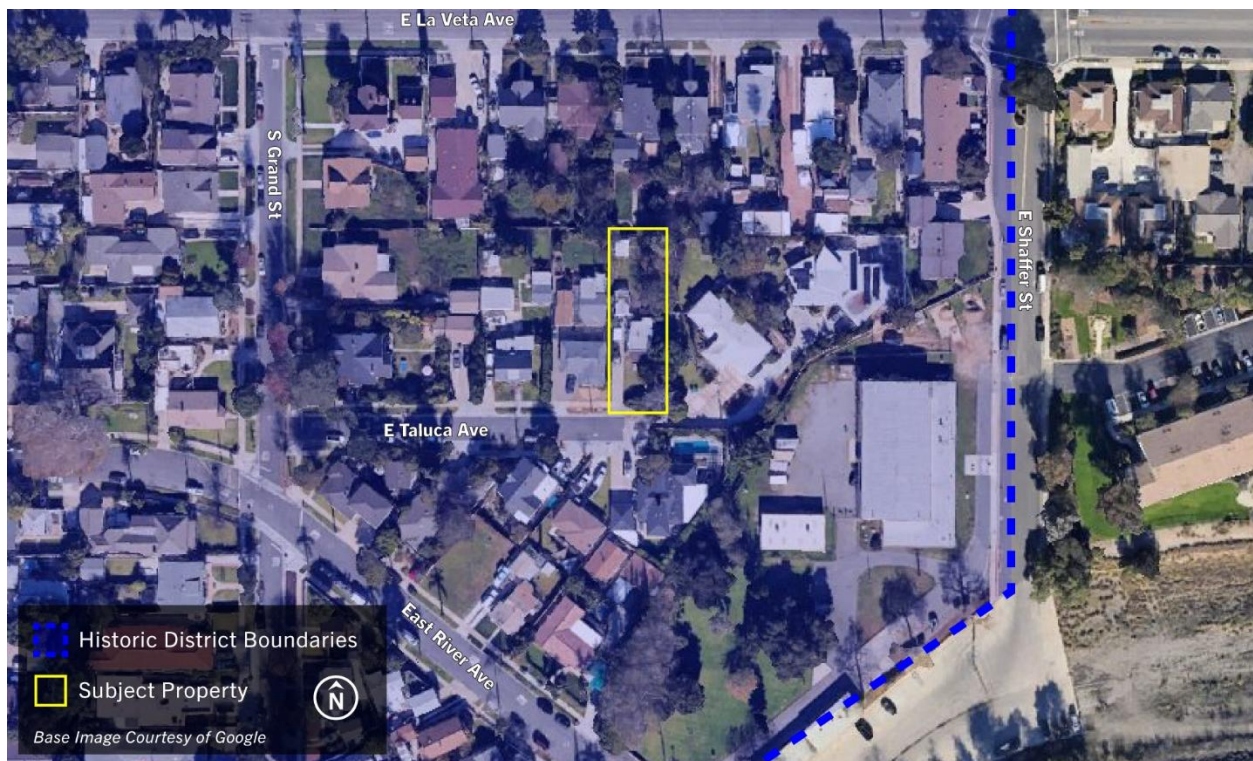
von Ahrens and Ms. Kachour fulfill the qualifications for historic preservation professional as outlined in Title 36 of the Code of Federal Regulations, Part 61. Their résumés are included as **Attachment A**.

## 2. METHODOLOGY

To prepare this memo, GPA completed the following tasks:

- Reviewed existing information and guidance including the applicable Design Standards (see **Attachment B**), the 1997 NRHP Historic District Nomination (see **Attachment D** for excerpts of relevant sections), and the 2005 DPR 523 update form set for the subject property (see **Attachment E**).
- Conducted a site visit on July 16, 2024 to ascertain the existing conditions of the subject property and its setting. GPA took digital photographs of the existing buildings on the property and within the immediate vicinity, included in **Attachment F**.
- Consulted with the project applicant, EPIC Home Remodeling, on the proposed plans to ensure conformance with the Design Guidelines. See **Attachment C** for a copy of the current plan set, dated June 16, 2025.

## 3. ENVIRONMENTAL SETTING



Location of the subject property within the Historic District.

E. Toluca Avenue is a short street that dead ends east of its intersection with S. Grand Street within the Historic District. 405 E. Toluca Avenue is located on the north side of the street at its east terminus and is surrounded by other single-family residences (see **Attachment F, Figure 1** through **Figure 5**). Of the properties along E. Toluca Avenue, the 1988 and 1997 surveys identified a total of three contributors and eight non-contributors. The properties immediately adjacent to 405 E. Toluca Avenue (the subject property) are all non-contributing. The





three contributing parcels are: 325 E. Toluca Avenue (located one property to the west, see **Attachment F, Figure 2**), 334 E. Toluca Avenue (located across Toluca Avenue to the southwest, see **Attachment F, Figure 3**), and 545 S. Grand Avenue (located on the northeast corner of S. Grand and E. Toluca Avenue, west of the subject property).<sup>2</sup>

## Old Towne Orange Historic District

The Historic District boundaries were established by the City in 1988 under Ordinance 38-88.<sup>3</sup> A portion of the Historic District was listed in the NRHP on July 11, 1997 and determined significant for its association with late 19<sup>th</sup> and early 20<sup>th</sup> century development of the City with an 1888 to 1940 period of significance.<sup>4</sup> The 1997 NRHP nomination prepared by the Old Towne Preservation Association identified a total of 1,230 contributors and 512 non-contributors consisting of residential, commercial and industrial property types.<sup>5</sup> Popular architectural styles identified within the NRHP nomination include Craftsman, Folk Victorian, and Spanish Colonial Revival as well as Tudor Revival, Queen Anne, Prairie, Mediterranean Revival, and Streamline Moderne. Character-defining features of the district included tree-lined streets with planted parkways, concrete sidewalks and walkways, rectangular lots, front porches, either wood or stucco cladding, and gable, hipped, or flat roof forms.<sup>6</sup>

## Property Description

405 E. Toluca Avenue comprises a narrow, rectangular-shaped parcel. It is improved with a small single-family residence near the center of the parcel with a deep front yard setback, and two rear ancillary buildings. The vernacular residence was constructed in 1935.<sup>7</sup> It is one story in height and rectangular in plan with a flat roof and exterior walls clad in a combination of vertical wood siding and asbestos shingles. The main entrance is located on the south elevation within a projecting full-width porch with shed roof. Fenestration consists of aluminum sash and vinyl casement sash within wood-framed windows openings, and partially glazed wood doors with metal screens.

Located northwest of the residence is a detached one-car garage with flat roof, reverse board-and-batten exterior walls, and sliding wood door garage door. At the rear of the parcel is a small, shed building with shed roof, composite exterior wall panels that mimic vertical wood siding, a wood-paneled door, and aluminum sliding sash windows.

Landscaping consists of a grassy lawn with mature trees and shrubs. A concrete block wall is along the east property line within the front yard and the rear yard is enclosed by a wood perimeter fence. Hardscaping is limited to the concrete driveway that extends northward from E. Toluca Avenue along the west parcel boundary.

See **Attachment F, Figure 5** through **Figure 16** for current photographs of the property.

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<sup>2</sup> 334 E. Toluca Avenue is listed as a district contributor in the local Old Towne Orange Historic District and a non-contributor in the NRHP-listed Old Towne Orange Historic District.

<sup>3</sup> A historic resources survey was completed within the 1988 Old Towne Orange Historic District boundaries in 1991 which identified 405 E. Toluca Avenue a non-contributor to the historic district.

<sup>4</sup> The boundaries of the locally designated Old Towne Orange Historic District are larger than the NRHP-listed Old Towne Orange Historic District. Both districts include this portion of E. Toluca Avenue.

<sup>5</sup> 405 E. Toluca Avenue is a non-contributor for both the locally designated and NRHP-listed historic districts.

<sup>6</sup> Steven G. McHarris, "Old Towne Orange Historic District," National Register of Historic Places Registration Form, Old Towne Preservation Association, Orange, CA, May 29, 1997, 7-2.

<sup>7</sup> The 2005 DPR 523 form identified the style of the residence as "Mediterranean Revival" and notes that a 1991 survey identified the style as "Vernacular." Based on GPA's observations made during the site visit, the residence does not display any features of the Mediterranean Revival style and none of its features fit within a specific architectural style. Therefore, it is more accurately described as a vernacular building. See Attachment E for a copy of the 2005 DPR Form.



## 4. PROJECT DESCRIPTION

GPA has collaborated extensively with the Project Applicant on the proposed plans. We reviewed and provided comments on the proposed scope of work and the Project Applicant has been consistently responsive to our feedback and suggestions. The intent of GPA's involvement in the design development process was to ensure that the proposed Project complies with the City's Design Standards.

The scope of work proposed by the project is listed below. Project plans, dated June 16, 2025, are included as **Attachment C**.

### Demolition:

- The existing buildings on the property, including one main residence and two ancillary buildings (a shed and garage at the rear of the parcel) would be demolished.
- **New Construction:** Construction of a new one-story 1,487 sq. ft. residential building comprising an 992 sq. ft. single family residence with a 43 sq. ft. front porch and 495 sq. ft. Junior Accessory Dwelling Unit (JADU) attached to the rear. Finishes and materials proposed include:
  - Smooth stucco exterior walls
  - Composition shingle roof
  - Double hung wood-clad windows
  - Wood-clad entry doors
- Construction of a new 795 sq. ft. detached two-car garage/workshop is to be located behind the residence. Finishes and materials proposed include:
  - Smooth stucco exterior walls
  - Composition shingle roof
  - Wood-clad garage door

### Site Improvements:

- The existing grassy lawns along the front, sides, and rear of the parcel will be retained and/or replaced in kind as needed.
- The existing wood perimeter fence in the rear yard would be retained.
- Three existing trees located at the front, rear, and sides of the property would be retained.
- The existing concrete driveway would be retained. A new concrete approach would be added, and the rear portion of the driveway would be added using concrete to match the existing.
- A new concrete sidewalk and turf landscaping would be added within the parkway along the front (south) parcel boundary.



## 5. STANDARDS FOR INFILL CONSTRUCTION IN HISTORIC DISTRICTS<sup>8</sup>

The Design Standards for infill construction aim to create new structures that fit into the historic context of the neighborhood. Preserving the visual character of the surrounding historic district without creating an exact replica of historic architectural is the goal. It is important that new construction is consistent with the existing surrounding buildings and that mass, scale, materials, height, roof form, setbacks, and pattern of windows and doors are considered.

**Standard 1. The location of new primary and secondary structures on a lot should be consistent with the historic pattern of front and side yard setbacks.**

Of the ten properties fronting E. Toluca Avenue, the majority have a front yard setback of between 10 to 20 feet from the sidewalk. The existing building is an outlier with a roughly 45-foot front yard setback. As proposed, the new residence would have a 20-foot front yard setback, which would be more consistent with the prevailing pattern in the historic district. The proposed side yard setbacks would be 4 to 5 feet on the east, and 5 to 12 feet on the west, which appears to be similar to the side yard setbacks observed on contributing properties. Therefore, the Project as proposed complies with Standard 1.

**Standard 2. New buildings should be similar in mass and scale to surrounding buildings.**

Due to the very modest size of the existing building, a unique condition arises where the proposed new building will actually be more similar to the mass and scale of the surrounding contributors. The new building would be one story in height and have a low, horizontal massing that conforms to its narrow, deep lot. Therefore, the proposed Project complies with Standard 2.

**Standard 2a. If a new building is larger than its neighbors, it should be modulated so that the appearance of the mass is located back from the street and is less visible.**

Standard 2a does not apply. The proposed building would not be larger than its neighbors.

**Standard 2b. 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.**

The habitable square footage and FAR of the contributing properties on E. Toluca Avenue are listed below (see Sheet A-03, **Attachment C** for all properties on E. Toluca Avenue):

- 545 S. Grand Avenue (corner of E. Toluca Avenue): 2,886 sq. ft. living area, 0.26 FAR
- 325/327 E. Toluca Avenue: 2,520 sq. ft. living area, 0.26 FAR
- 334 E. Toluca Avenue: 1,246 sq. ft. living area, 0.26 FAR

With 1,487 sq. ft. of livable area, the proposed project would have a total FAR of 0.33, which is comparable to the contributing properties on the block. Although the FAR is slightly higher, the proposed project will be compatible with the physical form of nearby historic buildings as a low scale residence with similar setbacks, massing, and arrangement of primary and secondary buildings on the site. Therefore, the proposed project appears to be consistent with recommendations of Standard 2b.

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<sup>8</sup> *Historic Preservation Design Standards*, (City of Orange, December 12, 2018), 46.





**Standard 3. The height and roof form of a new building should be comparable to surrounding historic buildings.**

The surrounding contributing properties have hipped, side, and front gable roof forms. The new buildings proposed by the Project would have front gable roofs which reflects the roof forms of the other historic buildings along E. Toluca Avenue. Therefore, the proposed Project complies with Standard 3.

**Standard 3a. Roofing materials and details should be similar to those found on historic properties.**

The proposed roofing material would be composition shingles. Although not traditional, composition shingles are present on surrounding buildings in the Historic District, including contributors. Thus, composition shingles on the proposed new buildings would be appropriate. For this reason, the Project as proposed complies with Standard 3a.

**Standard 3b. Dormers should be similar in size and style to historic properties.**

Standard 3b does not apply. No dormers are proposed.

**Standard 4. A new primary building should have a main entrance and façade parallel to and facing the street.**

The main entrance for the proposed new residence would be on the primary (south) elevation, oriented south towards E. Toluca Avenue. Therefore, the proposed Project complies with Standard 4.

**Standard 5. The progression of public to private spaces from the street should be maintained.**

The proposed Project complies with Standard 5, as detailed in **Section 6**, below.

**Standard 5a. A sheltered building entrance or front porch may be appropriate to create a transitional space from the street to the interior of the building.**

The proposed residence would have a 43 sq. ft. front porch on the primary (south) elevation. The porch would be oriented towards the street and be visible from the public right-of-way (Sheet A-01, **Attachment C**). It would be sheltered by a shed roof with simple round wood porch supports. The new porch would have a gable roof covering similar to porches of the contributing properties located at 545 S. Grand Avenue and 325 E. Toluca Avenue. Therefore, the proposed Project complies with Standard 5a.

**Standard 6. New construction should have a similar pattern of windows and doors on elevations visible from the street to those found in surrounding historic buildings.**

The proposed residence would have a fenestration pattern of evenly spaced openings with consistent datum lines and symmetrically placed windows on the primary elevation. This fenestration pattern is similar to that of the surrounding contributing buildings. Therefore, the Project as proposed complies with Standard 6.

**Standard 7. The use of traditional building materials found on historic buildings in the Historic District is encouraged for new construction.**

The proposed Project would involve the use of smooth stucco cladding, which is a traditional building material found on contributing structures within the Historic District, such as 334 E. Toluca Avenue (located across the street from the subject property). Additionally, the wood-clad doors and double-hung windows are visually similar to traditional fenestration found within the Historic District, such as on nearby contributors at 545 S. Grand Avenue and 325 E. Toluca Avenue. Therefore, the proposed Project complies with Standard 7.





**Standard 7a. Exterior materials shall be compatible with the size, scale, design, texture, reflectivity, durability and color of historic materials used on comparable historic buildings in the Historic District.**

The exterior materials proposed for the new buildings include smooth stucco exterior walls, wood trim, and wood-clad windows and doors. Each of these materials is compatible with traditional materials used throughout the Historic District. Smooth stucco is identified in the NRHP nomination as a character-defining feature of contributors, such as nearby contributor 334 E. Toluca Avenue.

The proposed use of wood-clad doors and windows is appropriate for infill construction in the Historic District. They would be visually compatible with the historic wood windows that are characteristic of contributing buildings yet discernable as contemporary so as to avoid conveying a false sense of historical development.

The proposed colors for the exteriors of the new construction include white, black, dark gray, and browns (see **Attachment C**, Sheet A-07). These colors are common on both contributing and non-contributing buildings and appear to compatible with the Historic District.

For all of the above reasons, the Project as proposed complies with Standard 7a.

**Standard 7b. Use of simplified versions of traditional architectural details is encouraged.**

The Project proposes simplified versions of traditional architectural details. The proposed wood-clad doors with partial glazing, panels, and hardware are reminiscent of, but do not mimic, historic solid wood doors. Wood-clad windows would be single-light sash rather than multi-light sash commonly found on contributing buildings in the Historic District. Similarly, wood trim and other traditional details, such as a round wood porch column with a simple capital and base, reference more ornate versions of the these features within the Historic District. As such, the proposed Project complies with Standard 7b.

**Standard 7c. Alternates to traditional building materials may be considered, if the alternate material is compatible with the design and appearance of comparable historic features on similar contributing buildings in the Historic District.**

Other than composition shingle roofing, which is addressed under Standard 3a, the only non-traditional building material proposed is Hardie Plank for the fascia boards and window and door trim. These features would be painted and, ultimately, be similar in appearance to traditional wood. Therefore, the proposed Project complies with Standard 7c.

**Standard 8. The height, mass and scale of new secondary buildings should be minimized as much as possible.**

The proposed Project is consistent with Standard 8. See analysis under Standards 8a through 8c, below.

**Standard 8a. In general, secondary buildings should be no taller than the primary building. In limited areas, secondary buildings may be taller than primary buildings, if this condition is already typical of the streetscape of the surrounding blocks.**

As proposed, the detached garage would be 13' 9" in height, only 9" taller than the new residence (the primary building). However, the garage will be largely obscured by the primary building when viewed from the street. In addition, due to the minimal height difference and its location at the rear of the lot, the two structures will appear similar in height because the nature of perspective causes objects farther away to look smaller. As such, the Project would comply with Standard 8a.





**Standard 8b.** The design of secondary buildings should be subordinate to the primary building on the lot.

The only secondary building proposed is the detached garage. As explained above under Standard 8a, it would be 9" taller in height than the primary building. Furthermore, it would be substantially setback and located behind the primary building such that it would be minimally visible from the street. For all of these reasons, it would be subordinate to the primary building; therefore, the proposed Project complies with Standard 8b.

**Standard 8c.** Historic accessory structures were typically utilitarian buildings with limited decorative elements. Basic rectangular building forms and simple roof configurations are appropriate.

The detached garage has been designed with simple rectangular plan, gable roof, stucco exterior walls, and trim with unornamented wood-clad garage door. No superfluous architectural details are proposed. As such, the Project as proposed complies with Standard 8c.

**Standard 9.** Infill construction should adhere to the sections on Standards for Historic Residential Buildings – Setting.

The Project complies with Standard 9. See **Section 6**, below, for a detailed analysis of the proposed Project under each of the Standards for Historic Residential Buildings – Setting.

## **6. STANDARDS FOR HISTORIC RESIDENTIAL BUILDINGS – SETTING<sup>9</sup>**

The setting and streetscapes within a historic district are vital to creating cohesion and a sense of place. Therefore, the relationship between the buildings as well as front yard and side yard setbacks, landscaping, hardscaping, fencing and lighting contribute to the overall character of the Historic District.

**Standard 1.** The prevailing pattern of open space in the front and side yards of contributing properties should be preserved.

The proposed Project will result in a front yard setback and side yard dimensions that are comparable to contributing properties on E. Toluca Avenue (see **Section 5, Standard 1**). Additionally, it is worth noting that the existing residence is very modest in size and scale with deep front and side yard setbacks that are inconsistent with the character-defining features of the Historic District. As a result of the proposed Project, the subject property would be brought into conformance with the pattern of open space found across contributing properties. Therefore, the Project as proposed complies with Standard 1.

**Standard 2.** Historic walkways, driveways, and other hardscape features in the front yard shall be preserved.

Standard 2 is not applicable. The property is a non-contributor and does not have any historic walkways, driveways, or hardscape features.

**Standard 2a.** Unpainted historic walls, curbs, or planters should not be painted.

Standard 2a is not applicable. The property is a non-contributor and does not have any historic walls, curbs, or planters.

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<sup>9</sup> Orange City Council. "Historic Preservation Design Standards". (City of Orange, December 12, 2018), page 27, April 8, 2025.





**Standard 3. Repairs or expansion of paving or hardscape features should match the historic features in materials, color, texture, and finish.**

In its current condition, the property does not have a sidewalk. Thus, the parkway that characterizes the Historic District terminates at the neighboring property to the west. The Project proposes to install a new sidewalk to extend the historic streetscape pattern of a parkway onto the property. The new sidewalk would be natural grey concrete, textured to expose the fine aggregates through an acid wash or light retardant finish to match the existing paving and hardscape on this block to the greatest extent feasible. Therefore, the Project is consistent with Standard 3.

**Standard 3a. The appropriate concrete paving material for driveways or walkways is a natural grey concrete, textured to expose the fine aggregates through an acid wash or light retardant finish.**

All new concrete paving, such as the new sidewalk and approach portion of the driveway, would be concrete with a natural grey color with exposed fine aggregates through an acid wash or light retardant finish (see Sheet A-01, **Attachment C**). Therefore, the Project as proposed is consistent with Standard 3a.

**Standard 3b. Alternate paving materials in front or side yards visible from the street may be considered, if they are compatible with the building and the streetscape.**

Standard 3b does not apply. No alternate paving materials are proposed.

**Standard 4. Parkway, front yards, and side yards should be reserved for landscape. Paving or non-porous surfaces should be minimized.**

Paving will be limited to the driveway and walkways while the remainder of the parcel will be covered in landscaping. As proposed, the Project complies with Standard 4.

**Standard 5. Parking areas should be located at the rear of the site and should be screened from public view by appropriate fencing or landscaping.**

The detached garage and associated parking area is located toward the rear of the proposed new residence. Approximately  $\frac{2}{3}$  of the front elevation of the garage would be concealed behind the residence. Combined with the distance from the street to the front of the garage, parking would be minimally visible. Additionally, there are multiple other properties on the block that have visible garages and parking spaces located at the front of their lots, including two contributors (334 and 320 E. Toluca Avenue). Overall, the proposed Project would comply with Standard 5.

**Standard 6. Widening an existing driveway is generally not appropriate.**

The existing driveway would be retained and only a small portion would be widened at the rear of the proposed new residence such that it would be minimally visible from the street. This minor widening of the existing driveway is consistent with the City's minimum width requirement of 16-feet to provide adequate space for a two-car garage. The current driveway does not meet this width requirement, making it non-compliant with the necessary standards for the proposed construction and usage. In order to meet the City's minimum driveway width requirements, compliance with Standard 6 is not feasible.

**Standard 6a. Driveways between 9 and 12 feet are generally appropriate and provide adequate room to maneuver vehicles.**

The existing driveway is 12 feet wide and will be retained. As such, the Project as proposed complies with Standard 6a.





**Standard 6b.** Driveways may have a center planting strip. The planting strip should be a minimum of 18 inches wide.

Standard 6b is not applicable. The existing driveway would be retained and no center planting strip is proposed.

**Standard 7.** Front yard fencing may be installed, provided that it matches the prevailing pattern of fencing in the streetscape.

Standard 7 is not applicable. The Project does not propose any new fencing for the front yard. Standards 7a through 7g are also not applicable for the same reason.

**Standard 8.** Rear yard opaque fencing for privacy may be appropriate, provided that the design and materials are compatible with the building and the neighborhood.

Standard 8 is not applicable. The project does not propose any new fencing. The existing wood fencing in the rear yard would be retained.

**Standard 8a.** If a six foot rear or side yard fence is located next to the street, it is strongly encouraged to have a 24 inch planting strip between the sidewalk and the fence.

Standard 8a is not applicable. The property is not located on a corner parcel; no side yards are street adjacent.

**Standard 9.** Vinyl, chain link, and plastic fences are prohibited.

Standard 9 is not applicable. No new fencing is proposed. Existing wood fencing, which is compatible with the Historic District in terms of materials, would be retained.

**Standard 10.** Mature trees and hedges, including street trees, should be preserved or replaced with compatible plantings as necessary

No trees would be removed as a result of the Project. All three existing trees would be preserved in their current locations; therefore, the proposed Project complies with Standard 10.

**Standard 11.** Drought tolerant alternatives to lawns may be appropriate if the alternatives are compatible with the character of historic front yards and parkways. Front yards are generally characterized by low-growing lawns with foundation plantings at the base of the buildings or cottage gardens with a variety of plantings. Low-water alternative plant species appropriate to the climate may be used, if they are compatible with the historic character of front yards and parkways. In areas visible from the street, yards and parkways that are primarily gravel, mulch or unplanted soil are generally not compatible

The site notes on the proposed plans specify to “provide at front yard low-growing lawns with foundation plantings at the base of the building or cottage gardens with a variety of plantings” (see **Attachment C**, Sheet A-01). It is GPA’s understanding that the front yard will consist of landscaping that meets this description, and the parkway strip will be planted with natural grass. Therefore, the Project is consistent with Standard 11.

**Standard 12.** Artificial turf is prohibited in parkways, front yards, and side yards visible from the street.

No artificial turf is proposed. The Project complies with Standard 12.





## 7. RECOMMENDATIONS AND CONCLUSIONS

After conducting a review of the plan set for the proposed work (Westcoast Drafting, June 16, 2025, see **Attachment C**), GPA concludes that the proposed work demonstrates overall compliance with the City of Orange Historic Preservation Design Standards for Infill Construction in Historic Districts, Design Standards for Historic Residential Buildings – Setting. As the proposed construction will not result in any direct impacts to the physical integrity of any contributing features of the historic district. Additionally, because the proposed building has been designed consistent with the City's Design Standards, will be comparable in size, scale, and massing to neighboring buildings, and incorporates compatible building features and materials, the proposed project will not result in any indirect impacts to the integrity of the historic district as a whole.

Thank you for your consideration of this memo. Please do not hesitate to contact me with any questions.

Sincerely,

Audrey von Ahrens  
Senior Architectural Historian  
audrey@gpaconsulting-us.com

### Attachments

- A. Résumés
- B. City of Orange Historic Preservation Design Standards
  - Standards for Infill Construction in Historic Districts
  - Standards for Historic Residential Buildings – Setting
- C. Proposed Plan Set - Westcoast Drafting, June 16, 2025
- D. Old Towne Orange NRHP Historic District Nomination (excerpts relevant to 405 E. Toluca Avenue)
- E. 2005 DPR 523 Form
- F. Current Photographs





## ATTACHMENT A: RÉSUMÉS



## JENNA KACHOUR



Jenna Kachour is a Senior Associate Architectural Historian at GPA. She has 16 years of diversified planning experience in the private, public, and non-profit sectors. She has been dedicated to the field of historic preservation since 2010. Trained as a planner, Ms. Kachour's work at GPA is informed by her understanding of preservation's role within the larger context of land use and decision making. Since joining GPA in 2013, she has skillfully supervised the preparation of environmental compliance documents in accordance with the California Environmental Quality Act, National Environmental Policy Act, and Section 106 of the National Historic Preservation Act for projects throughout California. Her involvement in several large-scale transportation corridor projects has entailed the management of historical resource surveys across multiple jurisdictions. Jenna is also experienced in preparing applications for Mills Act Historic Property Contracts as well as inspecting properties with existing contracts.

### Educational Background:

- Master of Planning, University of Southern California, 2007
- Graduate Certificate, Historic Preservation, University of Southern California, 2007
- B.S., Public Policy, Management and Planning, University of Southern California, 2007

### Professional Experience:

- GPA Consulting, Senior Associate Preservation Planner/Architectural Historian, 2021-Present
  - Senior Preservation Planner, 2017-2021
  - Associate Preservation Planner, 2013-2016
- Pasadena Heritage, Preservation Director, 2010-2013
- Deborah Murphy Urban Design + Planning, Planner, 2009-2010
- Brown/Meshul, Inc. Land Use Consultants, Assistant Project Manager, 2006-2009

### Qualifications:

- Meets the Secretary of the Interior's Professional Qualifications Standards for architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

### Selected Projects:

- 2830 E. Wardlow Road, CEQA Historical Resources Evaluation Report, Long Beach Airport, 2022
- Midtown Specific Plan, CEQA Historical Resource Report, Long Beach, 2015
- 1711 Harbor Avenue, Historic American Engineering Record-Like Documentation, Long Beach, 2023
- Sixth Street Bike Boulevard Project, Section 106 Technical Studies, Long Beach, 2016
- Daisy Corridor Bike Boulevard Project, Section 106 Technical Studies, Long Beach, 2016
- Drake Park Survey Update, Long Beach, 2018-2019
- Mills Act Program Recommendations Report, Long Beach, 2014
- Mills Act Periodic Inspections, Long Beach, 2014
- 1500 W. Adams Boulevard, CEQA Historical Resources Technical Report, Los Angeles, 2022-2023
- Alondra Community Regional Park, Secretary of the Interior's Standards Compliance, Los Angeles County, 2022
- North Hollywood Southern Pacific Railroad Depot, Secretary of the Interior's Standards Compliance Memo, Los Angeles, 2021
- 325 S. Boyle Avenue, CEQA Historical Resources Technical Report, Los Angeles, 2022-2023
- 200-202 W. Ojai Avenue, Secretary of the Interior's Standards Compliance Memorandum, Ojai, 2022
- Los Angeles Union Station Five New Capital Projects, CEQA Historical Resources Technical Memorandum, Los Angeles, 2020-2021



## AUDREY VON AHRENS



Audrey von Ahrens is a Senior Architectural Historian at GPA. She has been involved in the field of historic preservation since 2013. Audrey graduated from the University of Pennsylvania with a Master of Science in Historic Preservation and City Planning where she focused on preservation planning and community economic development. She has since worked in private historic preservation consulting in California. Audrey joined GPA in 2017 and her experience has included the preparation of environmental compliance documents in accordance with the California Environmental Quality Act and Section 106 of the National Historic Preservation Act; historic context statements; Secretary of the Interior's Standards analysis; large-scale historic resources surveys; and evaluations of eligibility for a wide variety of projects and property types throughout Southern California. Audrey is also experienced in coordinating with property owners and local governments in the preparation and review of Mills Act Property Contract applications and the inspection and reporting of properties applying for or with existing contracts.

### Educational Background:

- M.S., Historic Preservation, University of Pennsylvania, 2016
- Master of City Planning, University of Pennsylvania, 2016
- B.A., Architectural Studies and Urban Studies, University of Pittsburgh, 2013

### Professional Experience:

- GPA Consulting, Senior Architectural Historian, 2024-Present
  - Associate Architectural Historian, 2021-2024
  - Architectural Historian II, 2017-2021
- Heritage Consulting, Inc., Intern, 2015-2016
- Tacony Community Development Corp., Intern, 2014
- Pittsburgh History & Landmarks Foundation, Intern, 2013
- University of Pittsburgh, Teaching Assistant, 2012-2013
- Pittsburgh Planning Department, Intern, 2012
- Pittsburgh Downtown Partnership, Intern, 2011

### Qualifications:

- Meets the Secretary of the Interior's Professional Qualification Standards for history and architectural history pursuant to the Code of Federal Regulations, 36 CFR Part 61, Appendix A.

### Professional Activities:

- Downtown Los Angeles Neighborhood Council, Planning and Land Use Committee (DLANC), 2018-2024
- DLANC, Board of Directors, Alternate, 2019-2024

### Selected Projects:

- 200-202 W. Ojai Avenue, Secretary of the Interior's Standards Compliance Memorandum, Ojai, 2022
- 2830 E. Wardlow Road, CEQA Historical Resources Evaluation Report, Long Beach Airport, 2022
- 31382 Monterey Street, Secretary of the Interior's Standards Memorandum, Laguna Beach, 2022
- 325 S. Boyle Avenue, CEQA Historical Resources Technical Report, Los Angeles, 2022-2023
- 3605 Spring Street, CEQA Historical Resources Evaluation Report, Long Beach Airport, 2023
- 3917 Long Beach Boulevard, CEQA Historical Resources Evaluation Report, Long Beach, 2019
- 556 Broadway, CEQA Historical Resources Evaluation Report, Chula Vista, 2021-2022
- 7740-7770 McGroarty Street, CEQA Historical Resources Evaluation Report, Los Angeles, 2021
- Acres of Books, Historic Mitigation Measure Implementation, Long Beach, 2023
- Georgian Hotel, Secretary of the Interior's Standards Compliance Memorandum, Santa Monica, 2021
- Long Beach Armory, Historic American Building Survey Documentation, Long Beach, 2019
- Long Beach Historic District Design Guidelines, 2017-2019
- North Hollywood Southern Pacific Railroad Depot, Secretary of the Interior's Standards Compliance Memo, Los Angeles, 2021
- Villa Riviera, Secretary of the Interior's Standards Memorandum, Long Beach, 2019
- Whittier Citrus Packing House, Historic Property Treatment Plan, Whittier, 2022-2023



## PHOEBE RAYBURN



Phoebe Rayburn is an Architectural Historian I at GPA. She has been involved with the field of historic preservation since 2024. Phoebe graduated from the College of Charleston with a bachelor's degree in historic preservation and community planning and a minor in art history. At GPA, she assists the architectural historian team with the preparation of environmental compliance documents in accordance with the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), Section 106 of the National Historic Preservation Act (NHPA), and the Secretary of the Interior's Standards (SOIS). Prior to GPA, Ms. Rayburn was a preservation intern at the Historic Charleston Foundation, where she performed historic property inspections, coordinated inspection schedules, prepared and mailed inspection reports, and performed archival research on endangered historic properties for presentation. She is proficient in a number of software programs, including AutoCAD, Adobe InDesign, SketchUp, Adobe Photoshop and Lightroom, and Microsoft Office. She uses these skills to add depth to her analyses and reports in the form of maps, illustrations, and graphics.

### Educational Background:

- B.A., Historic Preservation and Community Planning, Minor in Art History, College of Charleston, 2024

### Professional Experience:

- GPA Consulting, Architectural Historian I, February 2025 – Present
- Historic Charleston Foundation, Preservation Intern, January 2024 – May 2024

### Selected Projects:

- Kensington Historic District, National Register of Historic Places Nomination Form, San Diego, 2025
- 8910-8924 Ardendale Avenue, CEQA Historical Resource Evaluation Report, San Gabriel, 2025
- Lodi Downtown Specific Plan Historic Resources Inventory, Lodi, 2025
- Telegraph Road over San Gabriel River Bridge, Section 106 Historic Property Survey Report, Los Angeles County, 2025
- 1323 South Pacific Street, CEQA Historical Resources Evaluation Report, Oceanside, 2025
- Henningsen-Lotus Road Multi-Use Trail, Section 106 Historic Property Survey Report, El Dorado County, 2025
- I-405 Auxiliary Lanes from I-110 to Wilmington, Section 106 Historic Property Survey Report, Los Angeles County, 2025
- Max Berg Plaza Park Fountain Rehabilitation, Section 106 Historic Property Survey Report, San Clemente, 2025
- Washington Boulevard Bridge over Rio Hondo Channel, Section 106 Historic Property Survey Report, Pico Rivera, 2025





## **ATTACHMENT B: CITY OF ORANGE HISTORIC PRESERVATION DESIGN STANDARDS**



6. Window and doors openings in an addition should reflect the size, shape, and pattern of openings on the historic building.
7. An addition should be designed so that there is minimal loss of historic materials and character-defining features of the historic building are not obscured, damaged or destroyed.
  - a. If the addition were removed in the future, the essential form and integrity of the historic building should be unchanged.
  - b. The roofline of the historic building should be retained on elevations visible from the street.

## Infill Construction

**Infill in historic districts may consist of constructing a new building on a vacant lot (primary building) or constructing additional buildings (secondary buildings) on a lot containing an existing building.** Successful infill construction takes cues from the surrounding historic neighborhood and its buildings without creating an exact replica of a historic architectural style. New construction should be consistent with the mass, scale, materials, height, roof form, setbacks, and pattern of windows and doors of existing buildings on the street. The site design of an historic structure is an essential part of its character. The spacing and location of buildings on each lot within an historic neighborhood usually establishes a rhythm that is essential to the character of the neighborhood. The grouping of buildings, with uniform setbacks and street features, gives each neighborhood a strong sense of place. One of the first steps to designing an infill building is to look at other buildings on the block and determine what are the common design elements that create a consistent streetscape and neighborhood character. Contemporary interpretations of historic architectural styles are not discouraged, but the primary goal of infill construction should be to create a building that responds to its context within a historic neighborhood.

1. The location of new primary and secondary structures on a lot should be consistent with the historic pattern of front and side yard setbacks.
2. New buildings should be similar in mass and scale to surrounding buildings.
  - a. If a new building is larger than its neighbors, it should be modulated so that the appearance of the mass is located back from the street and is less visible.
  - b. 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. See the description on the following page for instructions on determining an appropriate Floor Area Ratio for your project.
3. The height and roof form of a new building should be comparable to surrounding historic buildings.
  - a. Roofing materials and details should be similar to those found on historic properties.
  - b. Dormers should be similar in size and style to historic properties.



4. A new primary building should have a main entrance and façade parallel to and facing the street.
5. The progression of public to private spaces from the street should be maintained.
  - a. A sheltered building entrance or front porch may be appropriate to create a transitional space from the street to the interior of the building.
6. New construction should have a similar pattern of windows and doors on elevations visible from the street to those found in surrounding historic buildings.
7. The use of traditional building materials found on historic buildings in the Historic District is encouraged for new construction.
  - a. Exterior materials shall be compatible with the size, scale, design, texture, reflectivity, durability and color of historic materials used on comparable historic buildings in the Historic District.
  - b. Use of simplified versions of traditional architectural details is encouraged.
  - c. Alternates to traditional building materials may be considered, if the alternate material is compatible with the design and appearance of comparable historic features on similar contributing buildings in the Historic District.
8. The height, mass and scale of new secondary buildings should be minimized as much as possible.
  - a. In general, secondary buildings should be no taller than the primary building. In limited areas, secondary buildings may be taller than primary buildings, if this condition is already typical of the streetscape of the surrounding blocks.
  - b. The design of secondary buildings should be subordinate to the primary building on the lot.
  - c. Historic accessory structures were typically utilitarian buildings with limited decorative elements. Basic rectangular building forms and simple roof configurations are appropriate.
9. Infill construction should adhere to the sections on Standards for Historic Residential Buildings – Setting or Standards for Historic Commercial Buildings – Setting.







## ATTACHMENT C: PLAN SET, JUNE 16, 2025



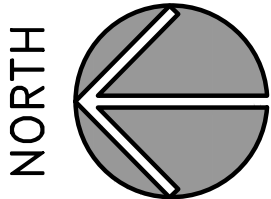


Diagram illustrating a scale bar for a drawing. The scale bar is marked in feet (4', 0', 4', 8', 16') and inches (1/2", 0", 1/2", 1", 2"). The text above the bar indicates the scale: 1/8" = 1' - 0".

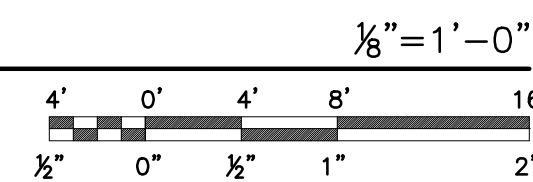
1. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, WASTE WATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
2. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10' (R401.3); DRAINS OR SWALES SHALL BE CONSTRUCTED IF PHYSICAL BARRIERS PROHIBIT 6" OF FALL.
3. ALL NEW CONCRETE PAVING TO BE NATURAL GREY CONCRETE, TEXTURED TO EXPOSE THE FINE AGGREGATES THROUGH AN ACID WASH OR LIGHT RETARDANT FINISH.
4. PROVIDE AT FRONT YARD LOW-GROWING LAWNS WITH FOUNDATION PLANTINGS AT THE BASE OF THE BUILDINGS OR COTTAGE GARDENS WITH A VARIETY OF PLANTINGS.

[illegible]

EXISTING — 1 PARKING SPACE  
PROPOSED — 2 PARKING SPACES

of §

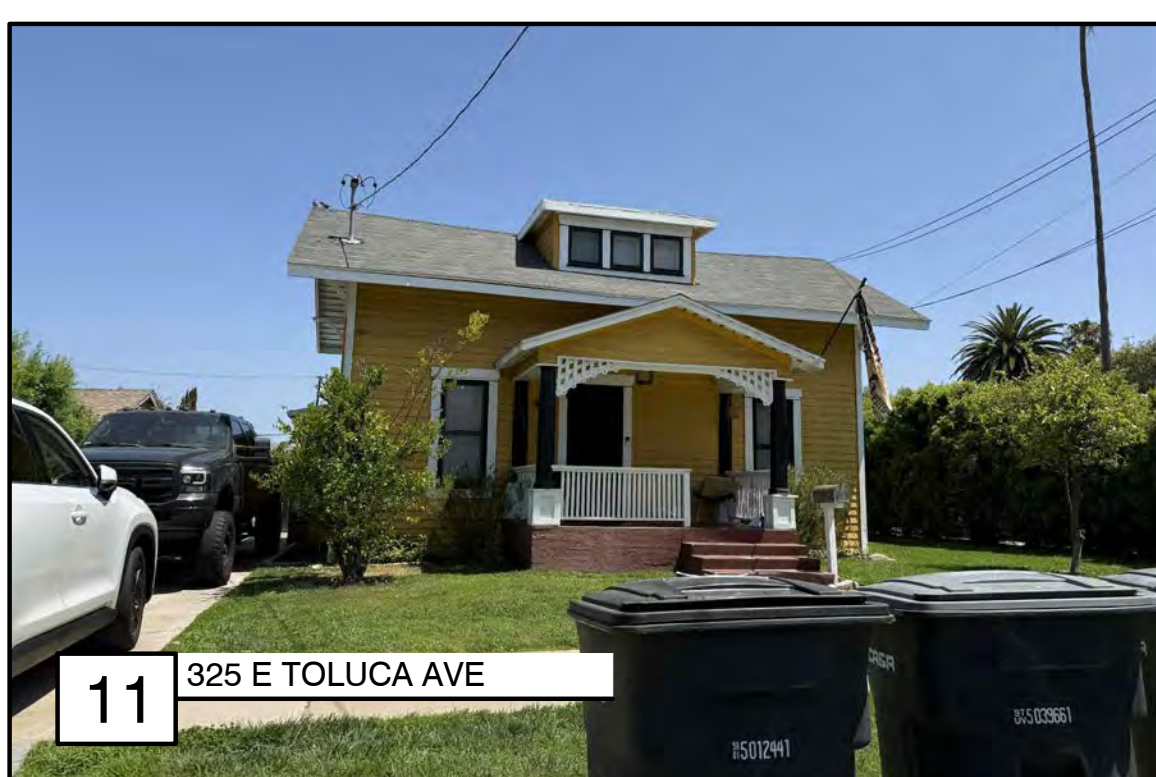
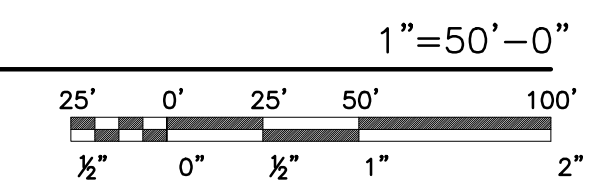




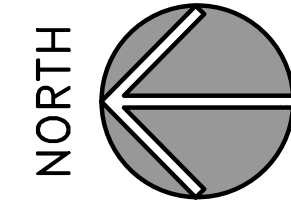
SHEET  
A-02  
of 9

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TEL (562) 438-4595  
www.wcdrafting.com  
CELL (562) 875-3756  
fjconteras@wcdrafting.com



TOTAL AVERAGE PROPOSED FAR = 0.26

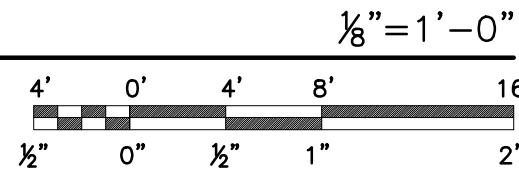




$\frac{1}{8}'' = 1' - 0''$

4' 0' 4' 8' 16'

$\frac{1}{2}''$  0''  $\frac{1}{2}''$  1'' 2''



$\frac{1}{8}" = 1' - 0"$

4' 0' 4' 8' 16'

$\frac{1}{2}''$  0''  $\frac{1}{2}''$  1'' 2''

(E) DOOR SCHEDULE			
SYM.	SIZE	TYPE	QTY.
2068PK	2'-0" x 6'-8"	POCKET	1
2668HC	2'-6" x 6'-8"	HOLLOW CORE	2
2668SC	2'-6" x 6'-8"	SOLID CORE	1
2868SC	2'-8" x 6'-8"	SOLID CORE	1
<b>NOTES:</b>			

**HOUSE, JADU & GARAGE**  
OWNERS: GARABET & SALBI BAGHDASARIAN  
405 E TOLUCA AVENUE  
ORANGE, CA 92866

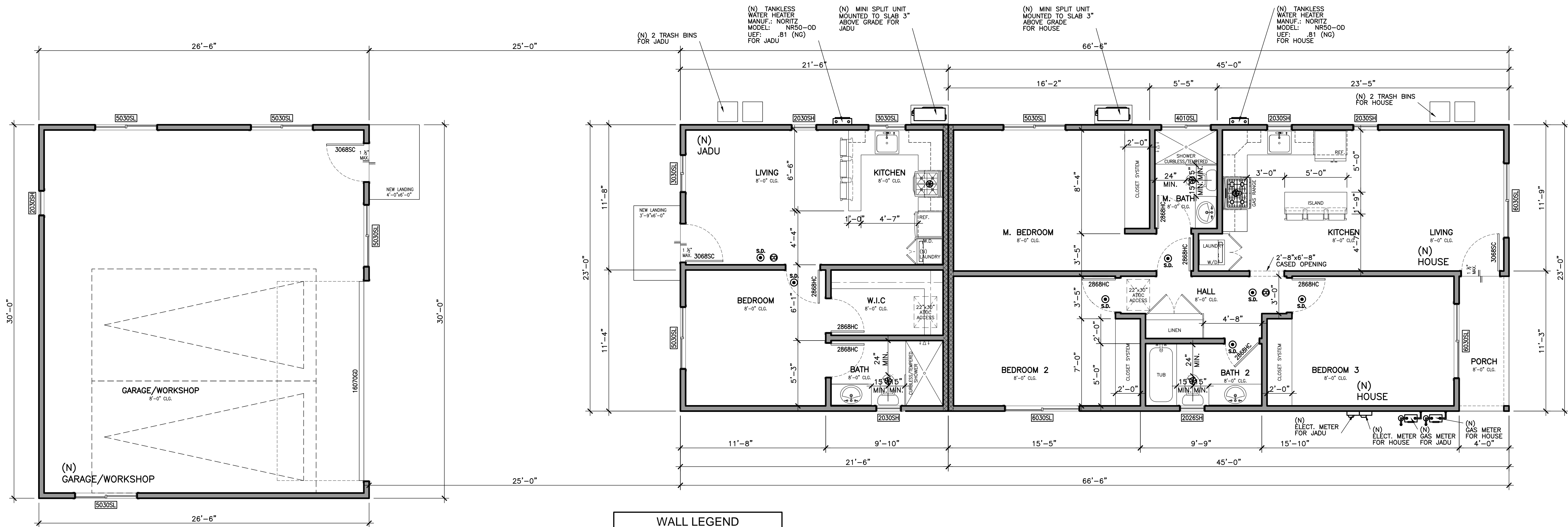
  
FELIPE CONTRERAS  
DATE: 06/16/25  
STATE OF CALIFORNIA

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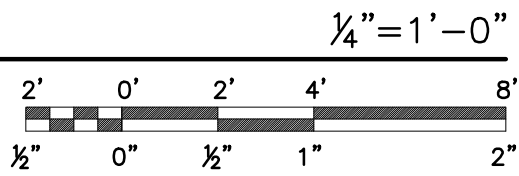
**job no.** 3617  
**date** 06-16-25  
**drawn** F.J.C.





WALL LEGEND	
NEW 2x4 STUD WALL	
NEW 1 HR F.R. EXTERIOR WALL, SEE DETAIL 1, THIS SHT	
NEW 1 HR F.R. INTERIOR WALL, SEE DETAIL 2, THIS SHT	

## NEW FLOOR PLAN HOUSE/JADU/GARAGE



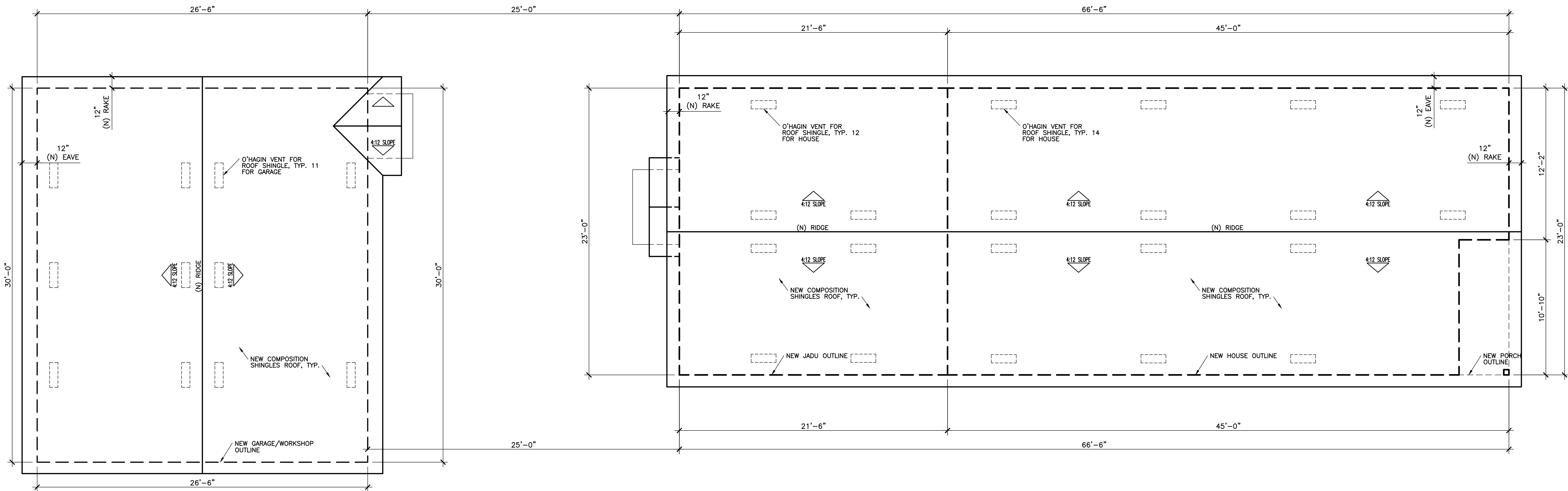
### LEGEND & NOTES

- ⊕ BATHROOM EXHAUST FAN 50 CFM WITH HUMIDISTAT
- ⊕ CARBON MONOXIDE (CO) ALARM
- ⊕ S.D. SMOKE DETECTOR
1. SMOKE DETECTORS AND CARBON MONOXIDE (C.M.) ALARMS:
- A. UL 217 RATED SMOKE ALARMS:
- 1.1. IN ALTERATIONS, REPAIRS AND ADDITIONS SMOKE ALARMS ARE REQUIRED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND AT EACH ADDITIONAL FLOOR OR BASEMENT LEVEL. SMOKE ALARMS MAY BE BATTERY OPERATED AND NOT INTERCONNECTED. [CRC R314.3.1]
- 1.2. SMOKE ALARMS SHALL BE PROVIDED IN ALL NEW CONSTRUCTION LOCATED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND AT EACH ADDITIONAL FLOOR OR BASEMENT LEVEL. [CRC R3 14.3]
- 1.3. IN NEW BUILDINGS, SMOKE ALARMS SHALL BE INTERCONNECTED AND HARDWIRED W/BATTERY BACK UP [CRC R3 14.4 & R314.5]
- B. UL 2034/2075 RATED CARBON MONOXIDE ALARMS:
- 1.1. IN ALTERATIONS, REPAIRS AND ADDITIONS OF EXISTING DWELLINGS EXCEEDING \$1000 CARBON MONOXIDE ALARMS ARE REQUIRED IN THE SPECIFIC PERMITTED DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL BURNING APPLIANCES. THE CARBON MONOXIDE ALARMS MAY BE BATTERY OPERATED AND NOT INTERCONNECTED. [CRC R314.3.1]
- 1.2. CARBON MONOXIDE ALARMS SHALL BE PROVIDED IN ALL NEW CONSTRUCTION LOCATED IN EACH SLEEPING ROOM CONTAINING A FUEL-BURNING APPLIANCE AND IN DWELLING UNITS THAT HAVE AN ATTACHED GARAGE.[CRC R315]
- 1.3. IN NEW BUILDINGS, CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED AND HARDWIRED W/BATTERY BACK UP [CRC R315.1.1 & R315.1.2]

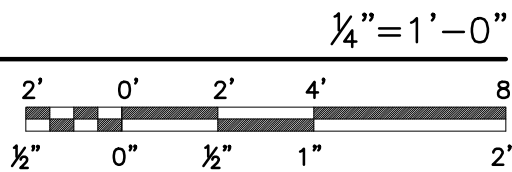
(N) DOOR SCHEDULE			
SYM	SIZE	TYPE	QTY.
HOUSE			
2868HC	2'-8" x 6'-8"	HOLLOW CORE WOOD-CLAD	5
3068SC	3'-0" x 6'-8"	SOLID CORE WOOD-CLAD	1
JADU			
2868HC	2'-8" x 6'-8"	HOLLOW CORE WOOD-CLAD	3
3068SC	3'-0" x 6'-8"	SOLID CORE WOOD-CLAD	1
GARAGE/WORKSHOP			
3068SC	3'-0" x 6'-8"	SOLID CORE WOOD-CLAD	1
16070GD	16'-0" x 7'-0"	GARAGE DOOR WOOD-CLAD	1
NOTES:			

(N) WINDOW SCHEDULE			
SYM	SIZE	TYPE	QTY.
HOUSE			
2026SH	2'-0" x 2'-6"	SINGLE HUNG WOOD-CLAD	1
2030SH	2'-0" x 3'-0"	SINGLE HUNG WOOD-CLAD	2
4010SL	4'-0" x 1'-0"	SLIDER WOOD-CLAD	1
5030SL	5'-0" x 3'-0"	SLIDER WOOD-CLAD	1
6030SL	6'-0" x 3'-0"	SLIDER WOOD-CLAD	3
JADU			
2030SH	2'-0" x 3'-0"	SINGLE HUNG WOOD-CLAD	2
3030SL	3'-0" x 3'-0"	SLIDER WOOD-CLAD	2
5030SL	5'-0" x 3'-0"	SLIDER WOOD-CLAD	1
GARAGE/WORKSHOP			
2030SH	2'-0" x 3'-0"	SINGLE HUNG WOOD-CLAD	1
5030SL	5'-0" x 3'-0"	SLIDER WOOD-CLAD	4
NOTES:			
1. WINDOWS TO BE DOUBLE GLASS. U-VALUE=0.28 (NFRC), SHGC-VALUE=0.21 (NFRC)			
2. EACH PANE OF SAFETY GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED (ACID ETCHED, SAND BLASTED, CERAMIC FIRED, ETC) BY A MANUFACTURER'S DESIGNATION, THE MANUFACTURER OR INSTALLER AND THE SAFETY GLAZING STANDARD WHICH IT COMPLES. MULTI-PANE ASSEMBLIES SHALL BE IDENTIFIED PER CRC R308.1. [CRC R308.1]			





NEW ROOF PLAN  
HOUSE/JADU/GARAGE



**NEW ROOFING:**

MANUFACTURER: GAF MATERIALS CORP.  
TYPE: TIMBERLINE 40 ULTRA SHINGLES  
COLOR: TO BE SELECTED  
APPROVAL: ICC ESR NUMBER: 1475

INSTALL SHINGLES OVER 1-#30 LB FELT  
ALTERNATE: GAF LEATH BACK

CLASS "A" COMPOSITION SHINGLES OVER  
1 LAYER 30lb FELT TYP. U.L. CLASS 'A'  
FIRE RESISTANCE U.L. 790, WIND RESISTANCE  
ASTM D 3462, ASTM D3018 TYPE 1.  
INSTALLED PER MANUF. SPECS.

**ATTIC VENTILATION**

**CALCULATION FOR HOUSE ROOF:**

ATTIC VENTILATION  
1 SQ. FT./150 SQ. FT.  
OF ATTIC AREA

ATTIC AREA = 992 SQ. FT.  
992 SQ. FT./150 SQ. FT. = 6.61 SQ. FT.  
6.61 SQ. FT.x144 SQ. IN. = 952.32 SQ. IN.

REQUIRED TOTAL 952.32 SQ. IN. OF VENTILATION  
PROVIDE 14 ATTIC VENTS 14x72 SQ. IN. = 1,008 SQ. IN.

PROVIDED TOTAL 1,008 SQ. IN. OF VENTILATION

\* SEE DETAILS FOR VENT INFORMATION

OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH  
OR OTHER APPROVED MATERIAL WITH 1/16-IN.  
MINIMUM AND 1/4-IN. MAXIMUM OPENING.

PROVIDE 14 O'HAGIN VENTS LOW PROFILE.  
REFER TO SPECIFICATIONS BY O'HAGGINS.  
SEE THIS SHEET FOR DETAIL.

**ATTIC VENTILATION**

**CALCULATION FOR JADU ROOF:**

ATTIC VENTILATION  
1 SQ. FT./150 SQ. FT.  
OF ATTIC AREA

ATTIC AREA = 495 SQ. FT.  
495 SQ. FT./150 SQ. FT. = 3.30 SQ. FT.  
3.30 SQ. FT.x144 SQ. IN. = 475.20 SQ. IN.

REQUIRED TOTAL 475.20 SQ. IN. OF VENTILATION  
PROVIDE 7 ATTIC VENTS 7x72 SQ. IN. = 504 SQ. IN.

PROVIDED TOTAL 504 SQ. IN. OF VENTILATION

\* SEE DETAILS FOR VENT INFORMATION

OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH  
OR OTHER APPROVED MATERIAL WITH 1/16-IN.  
MINIMUM AND 1/4-IN. MAXIMUM OPENING.

PROVIDE 7 O'HAGIN VENTS LOW PROFILE.  
REFER TO SPECIFICATIONS BY O'HAGGINS.  
SEE THIS SHEET FOR DETAIL.

**ATTIC VENTILATION**

**CALCULATION FOR GARAGE ROOF:**

ATTIC VENTILATION  
1 SQ. FT./150 SQ. FT.  
OF ATTIC AREA

ATTIC AREA = 795 SQ. FT.  
795 SQ. FT./150 SQ. FT. = 5.30 SQ. FT.  
5.30 SQ. FT.x144 SQ. IN. = 763.20 SQ. IN.

REQUIRED TOTAL 763.20 SQ. IN. OF VENTILATION  
PROVIDE 11 ATTIC VENTS 11x72 SQ. IN. = 792 SQ. IN.

PROVIDED TOTAL 792 SQ. IN. OF VENTILATION

\* SEE DETAILS FOR VENT INFORMATION

OPENINGS SHALL HAVE CORROSION-RESISTANT WIRE MESH  
OR OTHER APPROVED MATERIAL WITH 1/16-IN.  
MINIMUM AND 1/4-IN. MAXIMUM OPENING.

PROVIDE 11 O'HAGIN VENTS LOW PROFILE.  
REFER TO SPECIFICATIONS BY O'HAGGINS.  
SEE THIS SHEET FOR DETAIL.

initials	revisions	date



COLOR AND MATERIAL SCHEDULE

- 1 NEW STUCCO:

MANUFACTURER: LAHABRA

TYPE: SMOOTH

COLOR: BENJAMIN MOORE CSP-725
- 2 NEW FASCIA BOARD:

MANUFACTURER: JAMES HARDIE

TYPE: HARDIE TRIM BOARD

COLOR: BENJAMIN MOORE CSP-725
- 3 NEW WINDOW & DOOR TRIM:

MANUFACTURER: JAMES HARDIE

TYPE: HARDIE TRIM BOARD

COLOR: BENJAMIN MOORE CSP-725
- 4 NEW GUTTER:

MANUFACTURER: SPECTRA METALS

TYPE: 5" GUTTER

COLOR: IRON GRAY
- 5 NEW SHINGLE ROOF:

MANUFACTURER: GAF MATERIALS CORP.

TYPE: TIMBERLINE 40 ULTRA SHINGLES

COLOR: CHARCOAL

INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 6 NEW WINDOWS:

MANUFACTURER: JELD WEN

TYPE: DOUBLE HUNG, DUAL PANE

MATERIAL: WOOD CLAD

COLOR: BLACK BEAN

INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 7 NEW ENTRY DOOR:

MANUFACTURER: JELD WEN

MODEL: ARCHITECTURAL COLLECTION

MATERIAL: WOOD CLAD

COLOR: BENJAMIN MOORE BURNT EMBER CSP-120

INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 8 NEW GARAGE DOOR:

MANUFACTURER: WAYNE-DALTON

STYLE: SONOMA RANCH ARCH STOCKTON IV

MATERIAL: WOOD CLAD

COLOR: BENJAMIN MOORE BURNT EMBER CSP-120

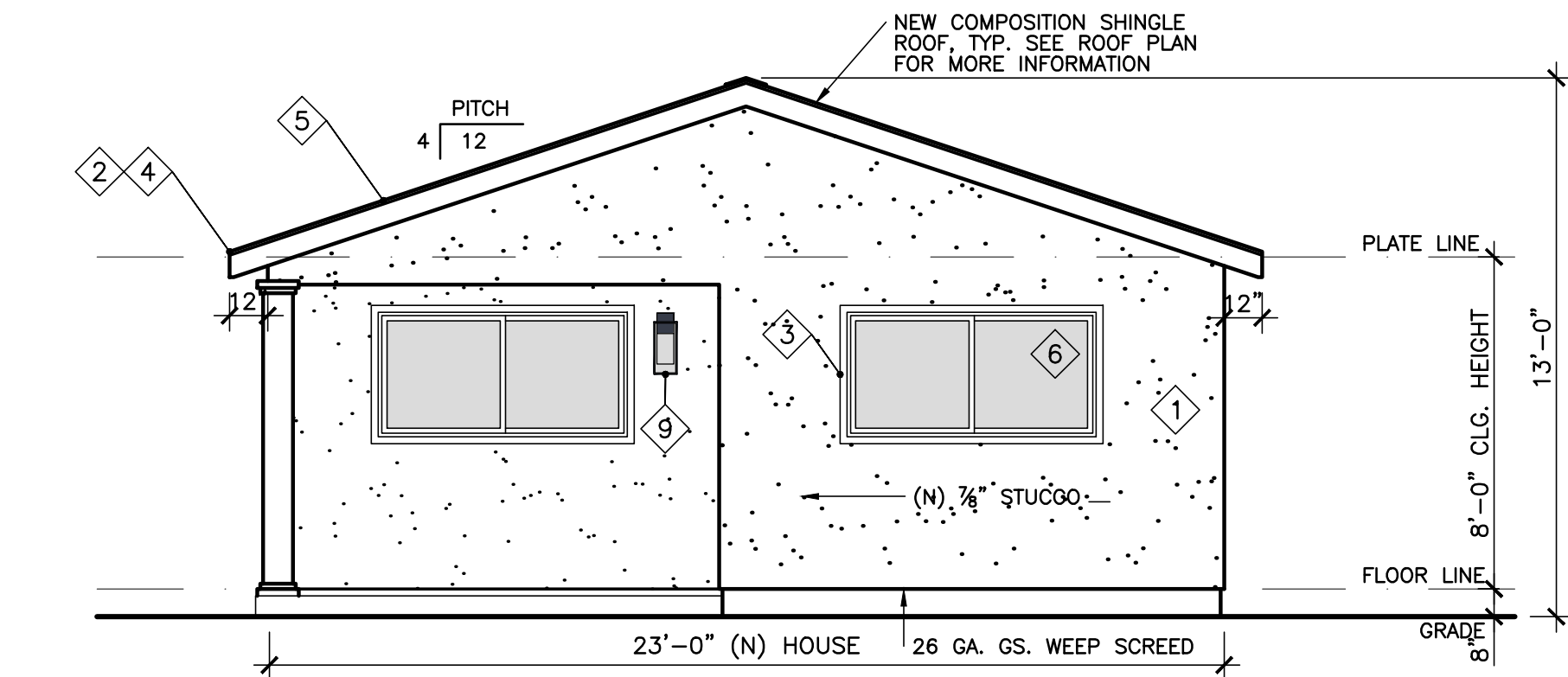
INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 9 NEW EXTERIOR LIGHTING:

MANUFACTURER: VISUAL COMFORT & CO.

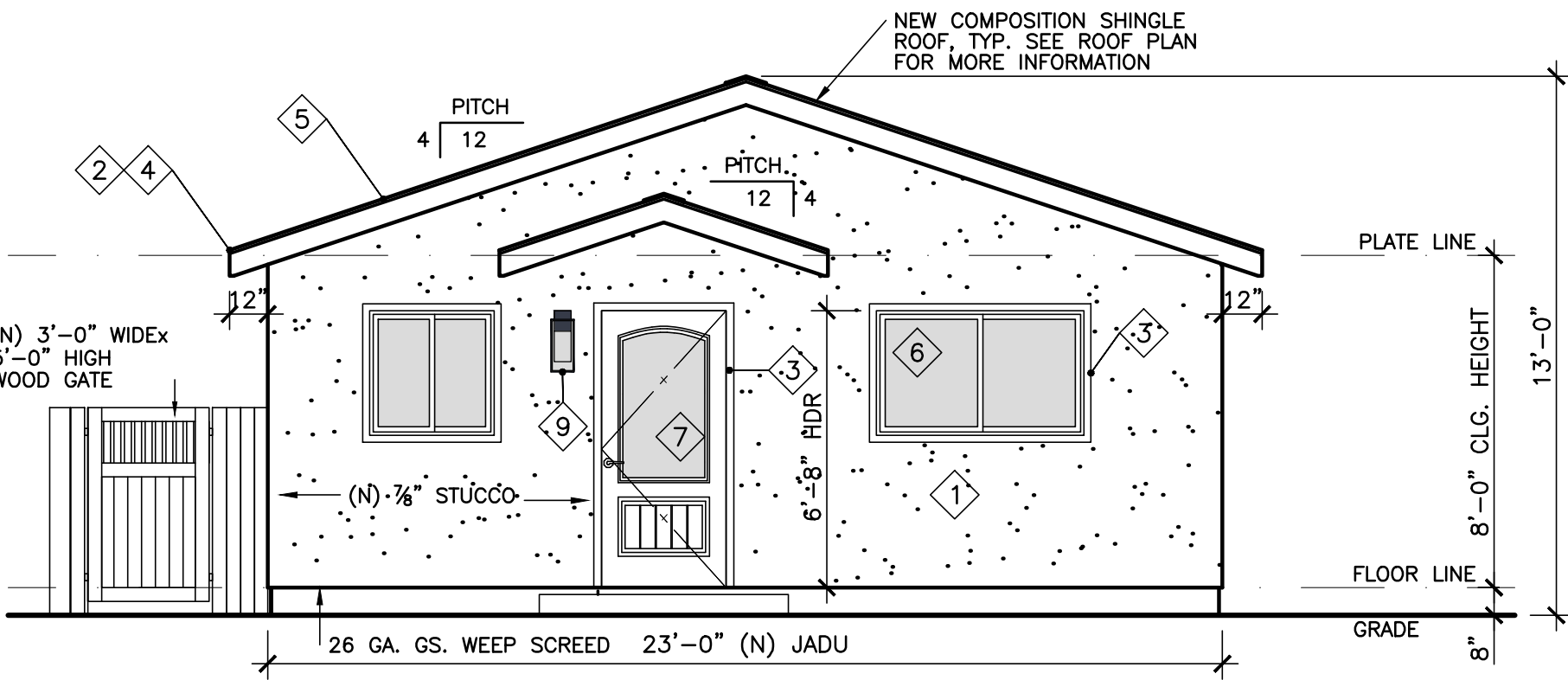
STYLE: 8721101-12: LARGE ONE LIGHT OUTDOOR WALL LANTERN

COLOR: BLACK

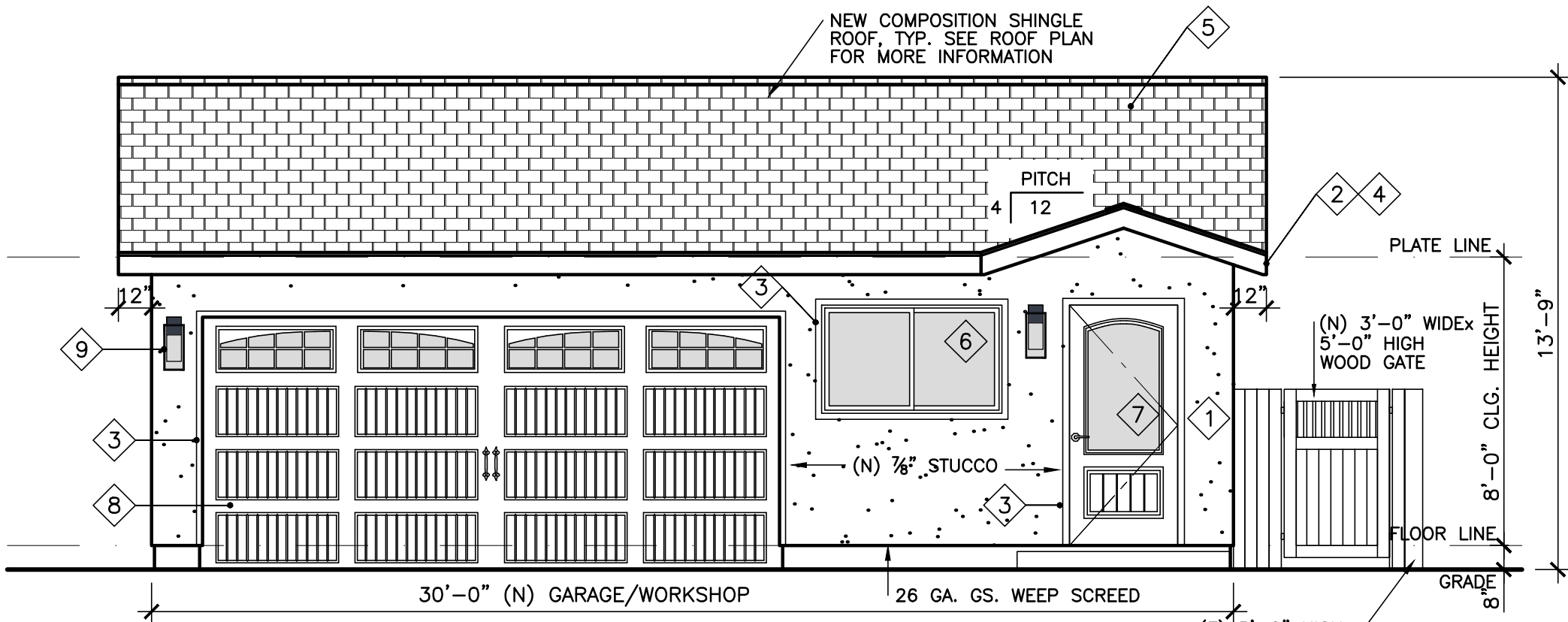
INSTALL PER MANUFACTURER'S SPECIFICATIONS.



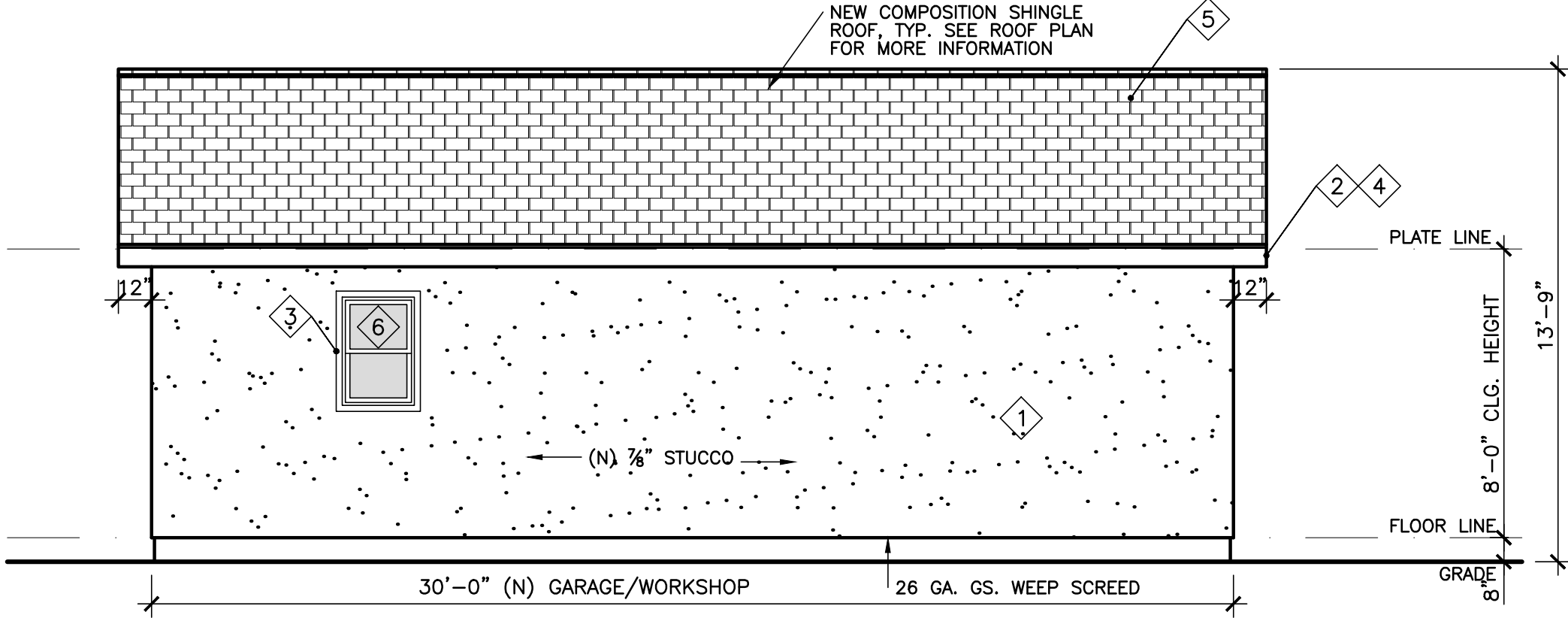
SOUTH ELEVATION  
HOUSE/JADU



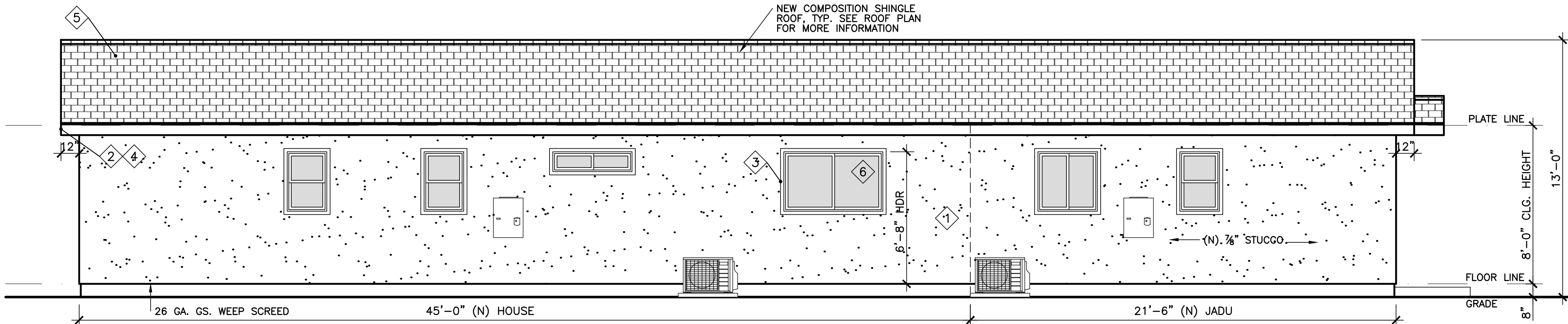
NORTH ELEVATION  
HOUSE/JADU



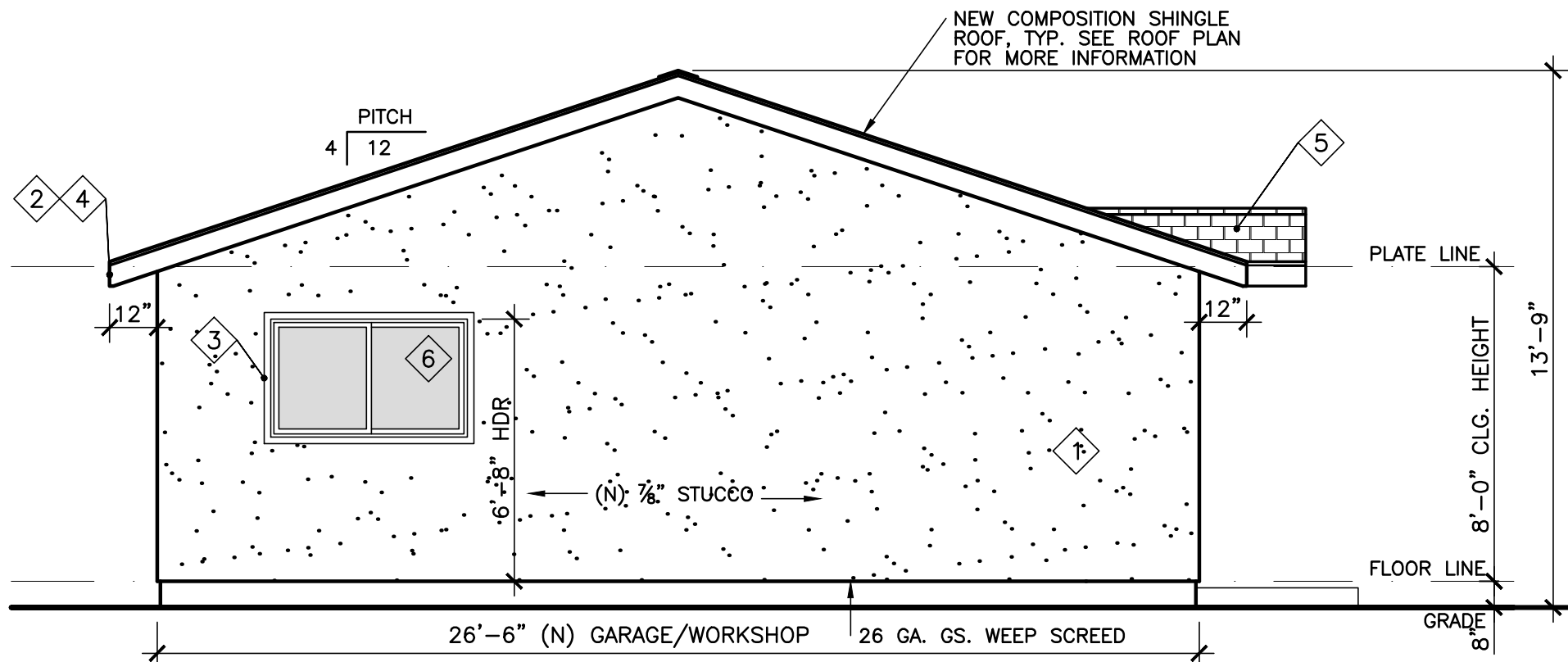
SOUTH ELEVATION  
GARAGE/WORKSHOP



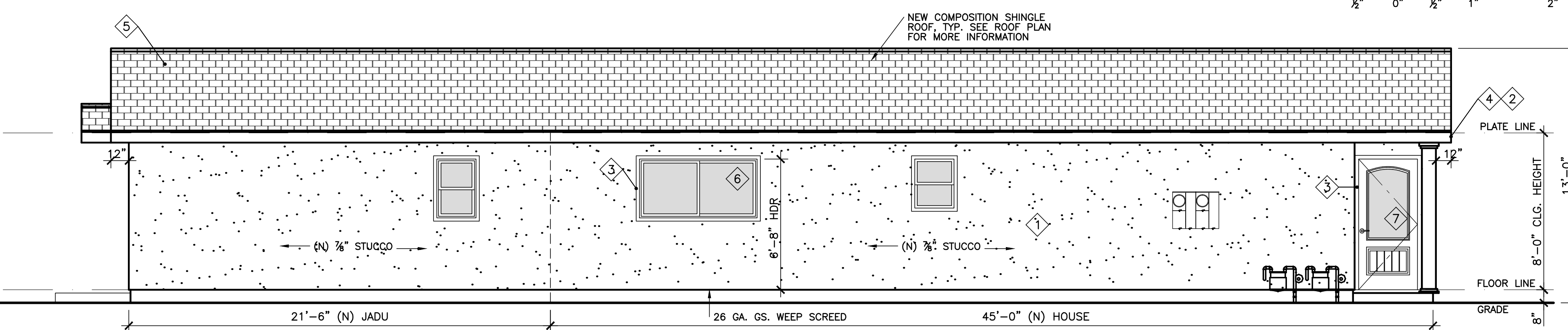
NORTH ELEVATION  
GARAGE/WORKSHOP



EAST ELEVATION  
HOUSE/JADU/GARAGE



WEST ELEVATION  
HOUSE/JADU/GARAGE



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TEL (562) 438-4595  
www.wcdrafting.com  
fjcontreras@wcdrafting.com

**HOUSE, JADU & GARAGE**  
OWNERS: GARABET & SALBI BAGHDASARIAN  
405 E TOLUCA AVENUE  
ORANGE, CA 92666

DESIGNER OF RECORD  
FELIPE CONTRERAS  
DATE: 06/16/25  
STATE OF CALIFORNIA

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revisions					
date					
Job no. 3617					
date 06-16-25					
drawn F.J.C.					

SHEET  
**A-07**  
of 9



COLOR AND MATERIAL SCHEDULE

- 1 NEW STUCCO:

MANUFACTURER: LAHABRA

TYPE: SMOOTH

COLOR: BENJAMIN MOORE CSP-725
- 2 NEW FASCIA BOARD:

MANUFACTURER: JAMES HARDIE

TYPE: HARDIE TRIM BOARD

COLOR: BENJAMIN MOORE CSP-725
- 3 NEW WINDOW & DOOR TRIM:

MANUFACTURER: JAMES HARDIE

TYPE: HARDIE TRIM BOARD

COLOR: BENJAMIN MOORE CSP-725
- 4 NEW GUTTER:

MANUFACTURER: SPECTRA METALS

TYPE: 5" GUTTER

COLOR: IRON GRAY
- 5 NEW SHINGLE ROOF:

MANUFACTURER: GAF MATERIALS CORP.

TYPE: TIMBERLINE 40 ULTRA SHINGLES

COLOR: CHARCOAL

INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 6 NEW WINDOWS:

MANUFACTURER: JELD WEN

TYPE: DOUBLE HUNG, DUAL PANE

MATERIAL: WOOD CLAD

COLOR: BLACK BEAN

INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 7 NEW ENTRY DOOR:

MANUFACTURER: JELD WEN

MODEL: ARCHITECTURAL COLLECTION

MATERIAL: WOOD CLAD

COLOR: BENJAMIN MOORE BURNT EMBER CSP-120

INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 8 NEW GARAGE DOOR:

MANUFACTURER: WAYNE-DALTON

STYLE: SONOMA RANCH ARCH STOCKTON IV

MATERIAL: WOOD CLAD

COLOR: BENJAMIN MOORE BURNT EMBER CSP-120

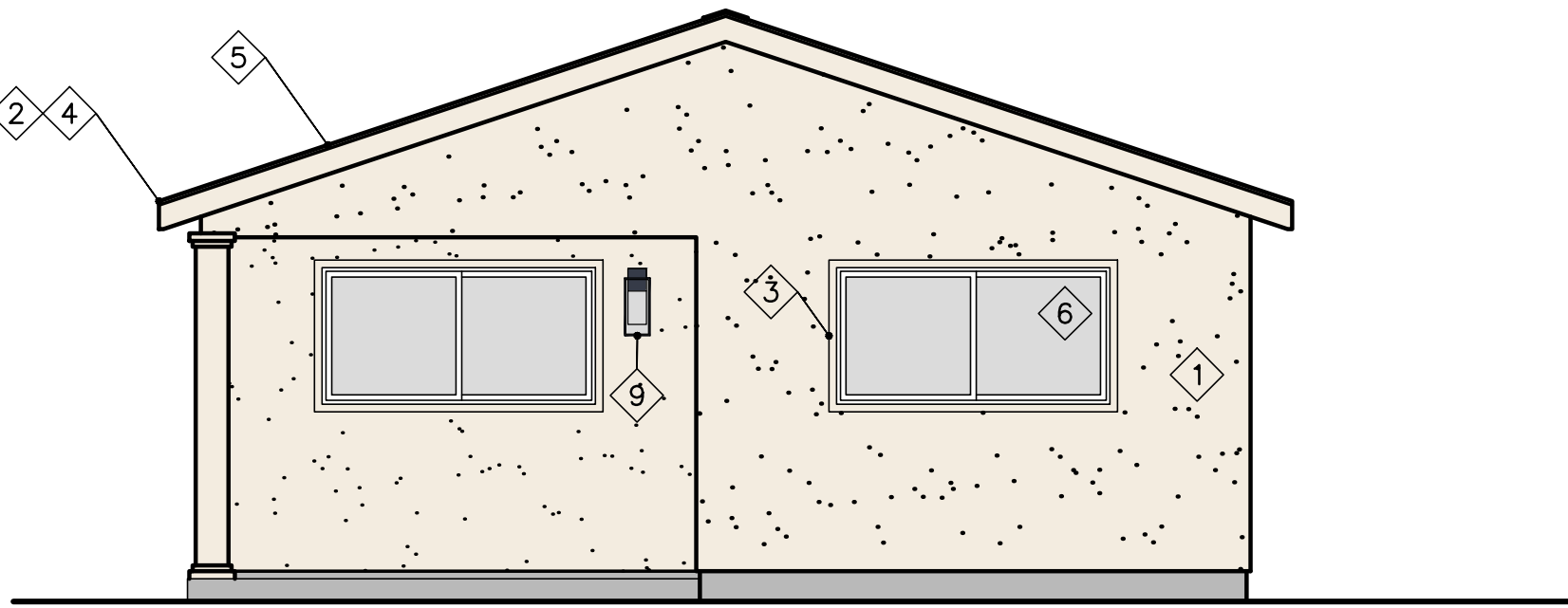
INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 9 NEW EXTERIOR LIGHTING:

MANUFACTURER: VISUAL COMFORT & CO.

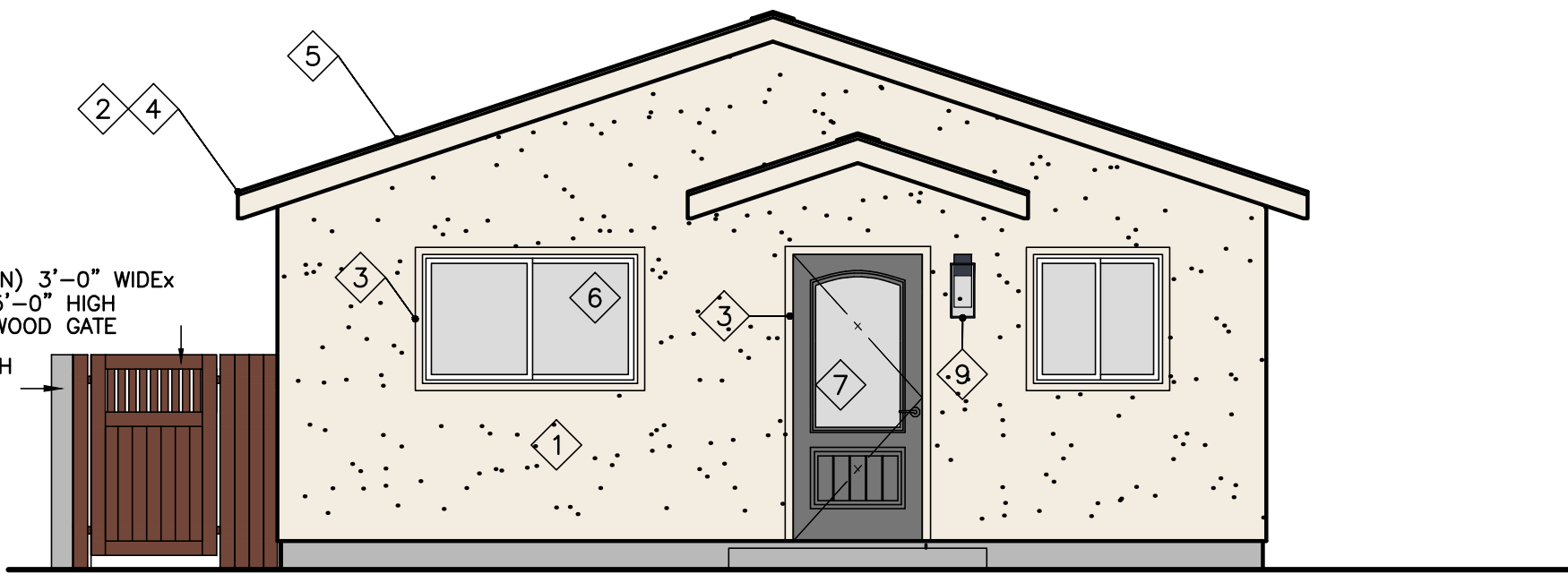
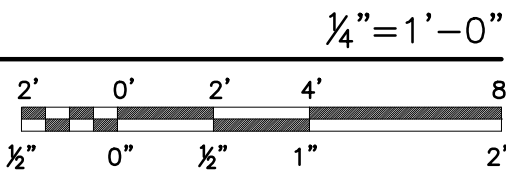
STYLE: 8721101-12: LARGE ONE LIGHT OUTDOOR WALL LANTERN

COLOR: BLACK

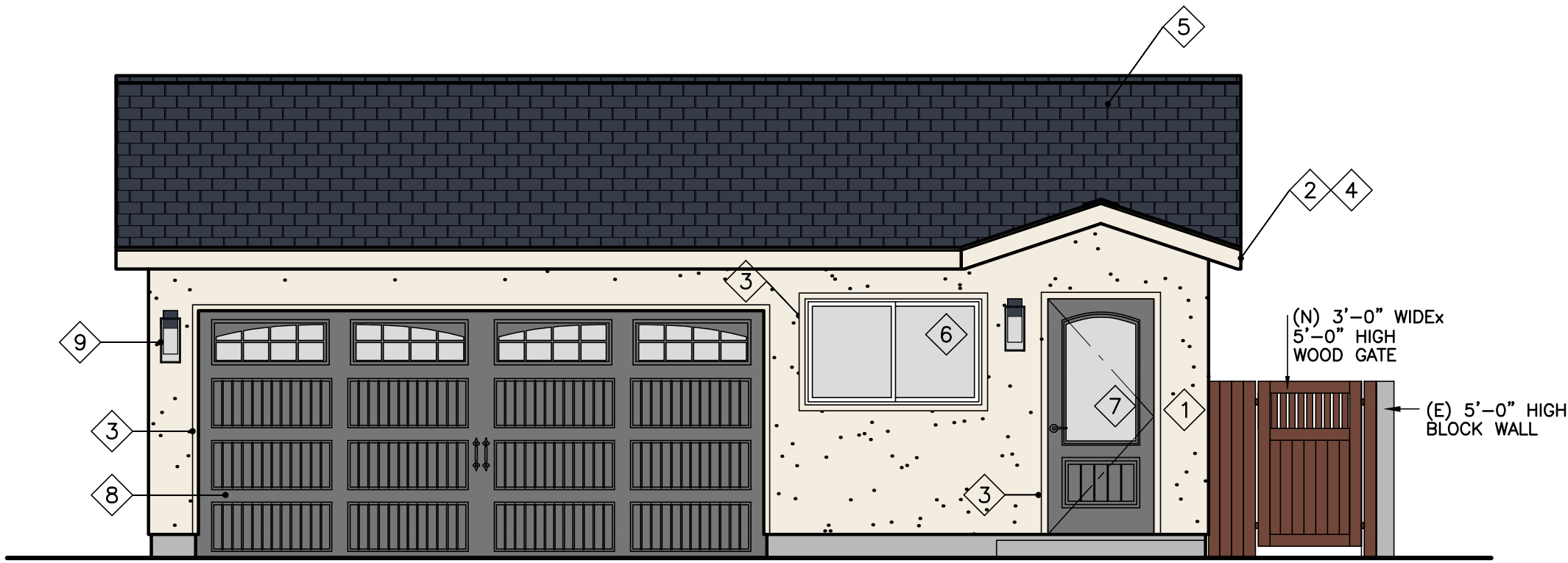
INSTALL PER MANUFACTURER'S SPECIFICATIONS.



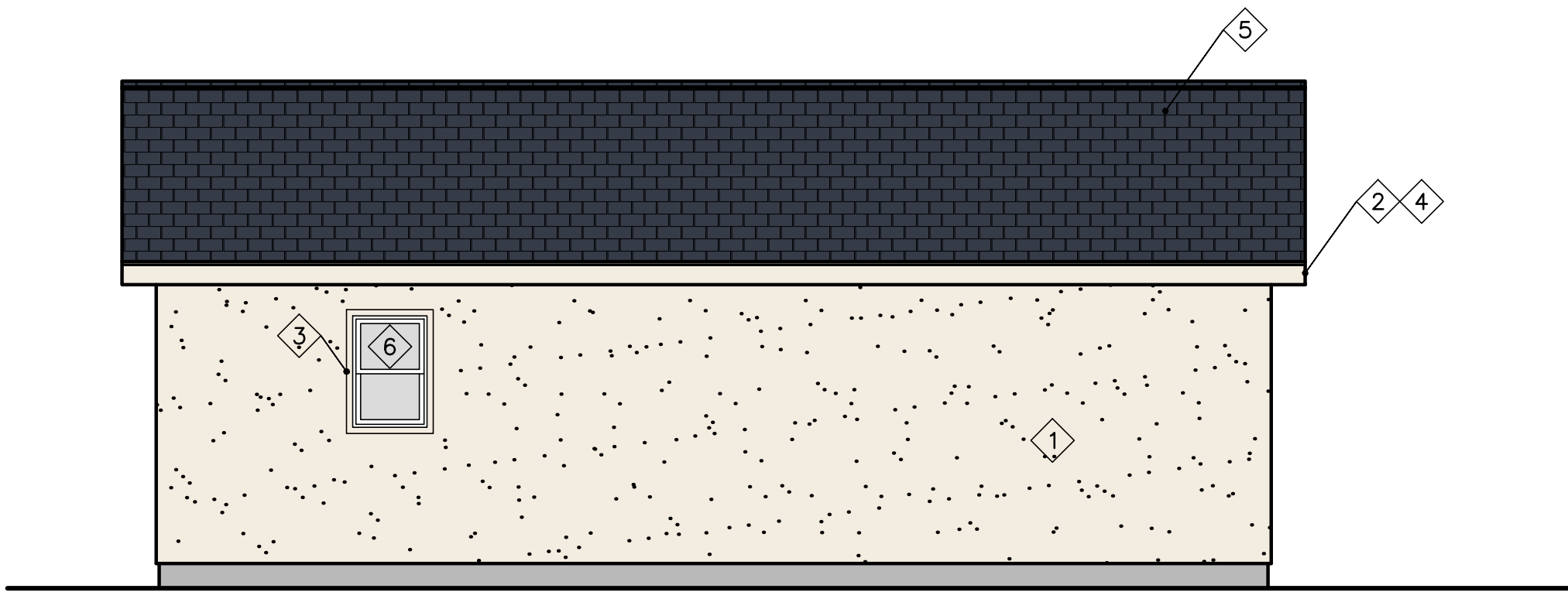
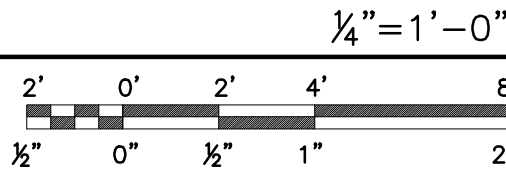
SOUTH ELEVATION  
HOUSE/JADU



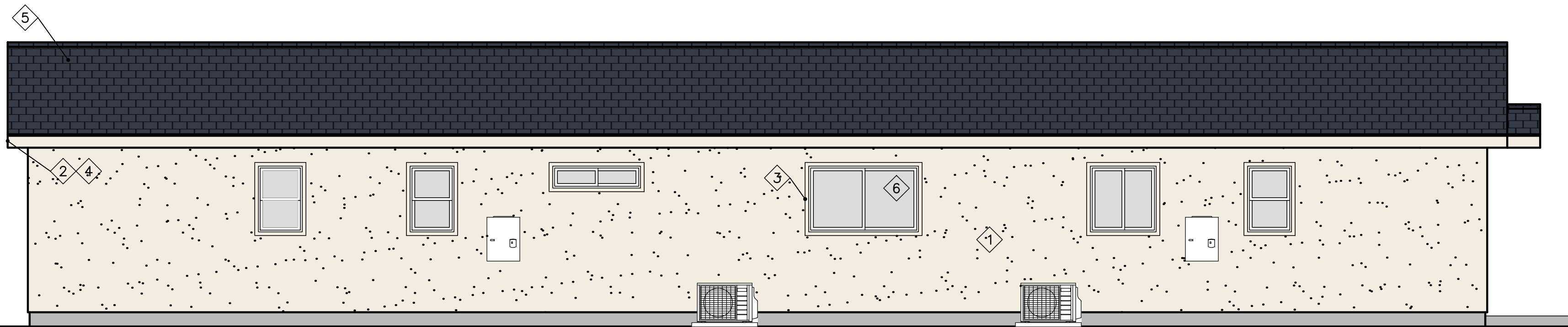
NORTH ELEVATION  
HOUSE/JADU



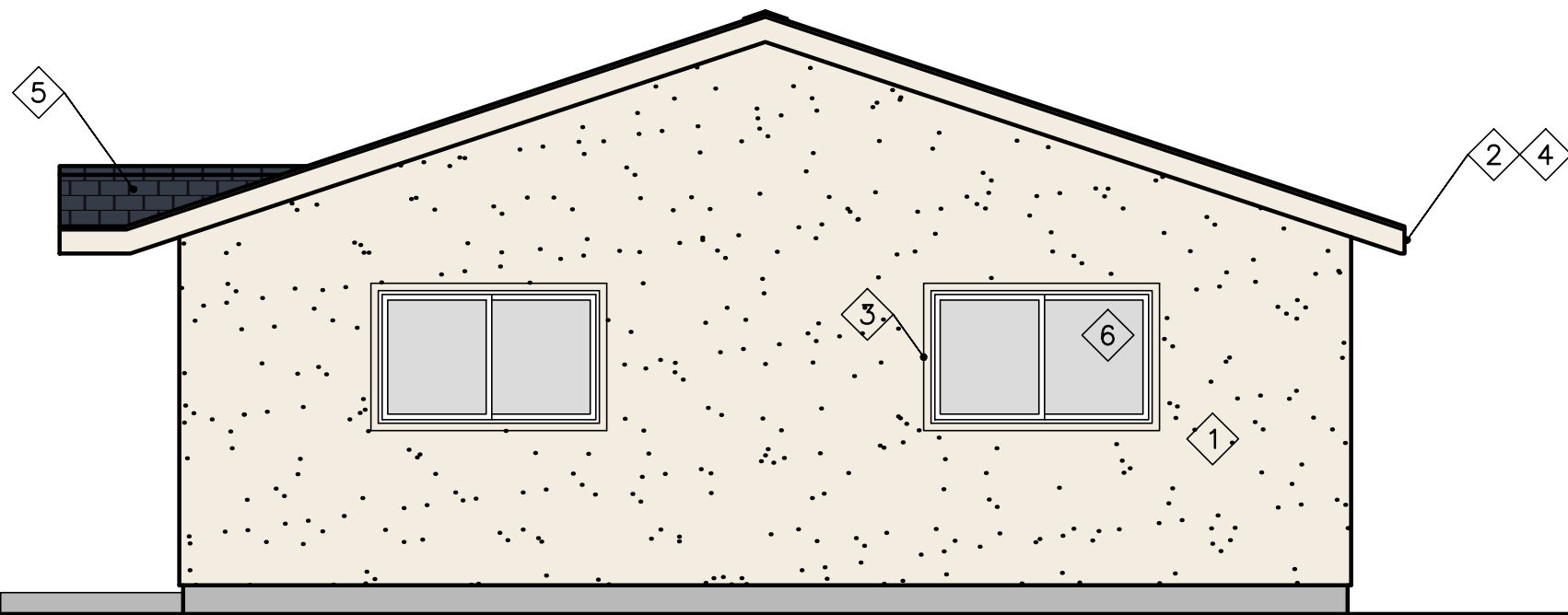
SOUTH ELEVATION  
GARAGE/WORKSHOP



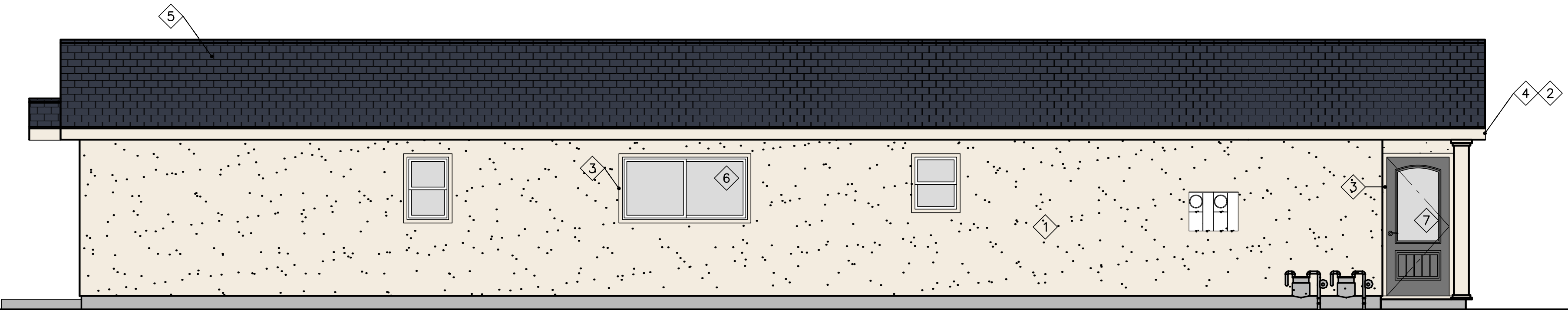
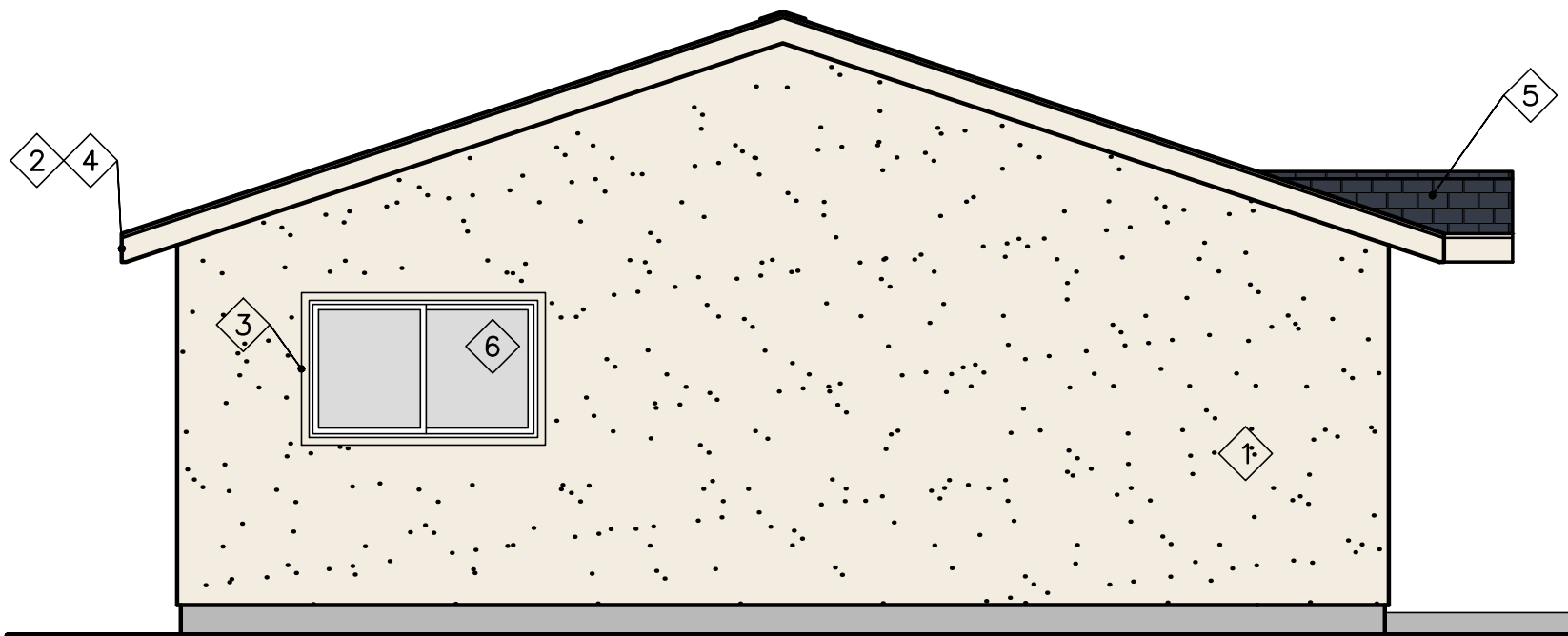
NORTH ELEVATION  
GARAGE/WORKSHOP



EAST ELEVATION  
HOUSE/JADU/GARAGE



WEST ELEVATION  
HOUSE/JADU/GARAGE



WESTCOAST  
DRAFTING  
OWNERS: GARABET & SALBI BAGHDASARIAN  
4605 BUENA VISTA ROAD, SUITE 600-127, BAKERSFIELD, CA 93311  
TEL (562) 438-4595  
www.wcdrafting.com  
fcontreras@wcdrafting.com

HOUSE, JADU & GARAGE  
OWNERS: GARABET & SALBI BAGHDASARIAN  
405 E TOLUCA AVENUE  
ORANGE, CA 92866

DESIGNER OF RECORD

FELIPE CONTRERAS  
DATE: 06/16/25  
STATE OF CALIFORNIA

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initials	date	revision

Job no. 3617  
date 06-16-25  
drawn F.J.C.

SHEET  
A-08  
of 9





## ATTACHMENT D: OLD TOWNE ORANGE NRHP HISTORIC DISTRICT NOMINATION



Excerpt from Old Towne Orange Historic District NRHP Nomination

United States Department of the Interior

National Park Service

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ 7\_ Page \_\_\_\_ 32

Old Towne Orange Historic District, Orange, CA

1593. **325 E. Toluca**

c1915 Craftsman

Historical Name:

AP Number: 390-103-26

This house incorporates both Craftsman and Colonial Revival bungalow features. The house is unusual for the way that it incorporates a full two-story with single, side-facing gabled roof. The main entry is articulated by a centrally located projecting gable which forms a small entry overhang. This is supported by Colonial columns. This entry porch is treated in the same manner as was done on the Colonial Revival bungalows.

1594. **334 E. Toluca**

1939

Historical Name:

AP Number: 390-103-21

Non-Contributor

1595. **335 E. Toluca**

1963

Historical Name:

AP Number: 390-103-27

Non-Contributor

1596. **340 E. Toluca**

1946

Historical Name:

AP Number: 390-103-15

Non-Contributor

1597. **405 E. Toluca**

1935

Historical Name:

AP Number: 390-103-13

Non-Contributor

1598. **435 E. Toluca**

1968

Historical Name:

AP Number: 390-103-13

Non-Contributor





## ATTACHMENT E: 2005 DPR 523 FORM SET



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
PRIMARY RECORD

Primary #  
HRI # 112488  
Trinomial ORA  
NRHP Status Code 6Z

Other Listings:

Review Code:

Reviewer:

Date:

Page 1 of 3

\*Resource Name or #:  
(Assigned by Recorder)

TOLUCA\_E\_405\_\_APN\_390-103-15

P1. Other Identifier:

\*P2. Location:

☐ Not for Publication

☒ Unrestricted

\*a. County:

Orange

and (P2b and P2c or P2d. Attach a location map as necessary.)

\*b. USGS 7.5' Quad:

Date:

T

R

1/4 of

1/4 of Sec

B.M.

c. Address:

405

-

E TOLUCA

AVE, #

City:

Orange

Zip:

92866

d. UTM:

(Give more than one for large and/or linear resources)

Zone

'

mE/

mN

e. Other Locational Data:

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries. Continues on Pg.3.)

Materials:

Frame - Wood siding

\*P3b. Resource Attributes:  
(List attributes and codes)

\*P4. Resources Present:



Building



Structure



Object



Site



Element of District



District



Other (Isolates, etc.)



P5b. Description of Photo:

2005

(View, date, accession #)

\*P6. Date Constructed/ Age and Source:

1935



Historic



Prehistoric



Both

\*P7. Owner and Address:

\*P8: Recorded by:

(Name, affiliation, and address)

D. Gest, P. LaValley, D.  
Matsumoto

Chattel Architecture

13417 Ventura Blvd.

Sherman Oaks, CA 91423

\*P9. Date Recorded:

April, 2005

\*P10. Survey Type: (Describe)

Reconnaissance

\*P11. Report Citation:

(Cite survey report and other sources, or enter "none.")

Orange County Assessor Records (2005). Chattel Architecture (2005)  
Historic Resources Survey. AEGIS (1991) Historic Building Inventory  
Update.

\*Attachments:

☐ NONE

☐ Location Map



Continuation Sheet(s)



Building, Structure, and Object Record

☐ Archaeological Record

☐ District Record



Linear Feature Record



Milling Station Record ☐ Rock Art Record

☐ Artifact Record

☐ Photograph Record



Other (List):

DPR 523A (1/95)

\*Required Information



State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #

HRI #

112488

\*NRHP Status Code

6Z

Page 2 of 3

\*Resource Name or #:  
(Assigned by Recorder)

TOLUCA\_E\_405\_\_APN\_390-103-15

B1. Historic Name: Unknown

B2. Common Name:

B3. Original Use:

RES

B4. Present Use:

RES

\*B5. Architectural Style: Mediterranean Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Date of Construction: 1935



Historic



Prehistoric



Both

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

\*B8. Related Features:

\*B9. Architect or Builder: Unknown

\*B10. Significance:

Theme:

Architecture

Area:

City of Orange

Property Type:

Residence

Period of Significance: Old Towne: Interwar Development (c. 1921 - 1941)

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity. Continues on Pg.4.)

Structural Integrity:

Site Integrity:

Opportunities:

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

Orange Daily News.

B13. Remarks: (Continues on Pg.3.)

Status change since 1991 Survey: None.

Style previously noted in 1991 Survey as: Vernacular.

(Sketch Map with North arrow required.)

\*B14. Evaluator:

Robert Chattel

\*Date of Evaluation:

September, 2005

(This space reserved for official comments.)

DPR 523B (1/95)

\*Required Information



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

Primary #  
HRI # 112488  
Trinomial ORA

Page 3 of 3

\*Resource Name or #:  
(Assigned by Recorder)

TOLUCA\_E\_405\_\_APN\_390-103-15

Recorded by:

D. Gest, P. LaValley, D. Matsumoto  
Chattel Architecture  
13417 Ventura Blvd.  
Sherman Oaks, CA 91423

Date Recorded: April, 2005

☒ Continuation ☐ Update

Years Surveyed: 1991, 2005

Description of Photo: 1991

Listed in National Register: 1997

General Plan: LMDR # of Buildings: 1

Planning Zone: R-2-6 # of Stories: 1

Lot Acre: # of Units: 1

Principal Building Sqft: 430

B6. Construction History (Continued from Pg.2):

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):





## ATTACHMENT F: CURRENT PHOTOGRAPHS





Figure 1: E. Toluca Avenue, view facing northwest from subject property. Source: GPA Consulting, July 2024.



Figure 2: E. Toluca Avenue, view facing northeast from nearby contributor, 325 E. Toluca Avenue, toward subject property. Source: GPA Consulting, July 2024.





**Figure 3:** E. Toluca Avenue, view facing southwest from subject property toward nearby contributor, 334 E. Toluca Avenue. Source: GPA Consulting, July 2024.



**Figure 4:** E. Toluca Avenue, view facing southeast from subject property. Source: GPA Consulting, July 2024.





Figure 5: Subject property from Toluca Avenue, view facing north. Source: GPA Consulting, July 2024.



Figure 6: South elevation, view facing northeast. Source: GPA Consulting, July 2024.





Figure 7: South (left) and east (right) elevations, view facing northwest. Source: GPA Consulting, July 2024.



Figure 8: East (left) and north (right) elevations, view facing southwest. Source: GPA Consulting, July 2024.





Figure 9: North elevation, view facing south. Source: GPA Consulting, July 2024.



Figure 10: North (left) and west (right) elevations, view facing southeast. Source: GPA Consulting, July 2024.





Figure 11: West elevation, view facing east. Source: GPA Consulting, July 2024.



Figure 12: South elevation of garage. West (left) and south (right) elevations of residence, view facing northeast. Source: GPA Consulting, July 2024.





Figure 13: West (left) and south (right) elevation of garage, view facing northeast. Source: GPA Consulting, July 2024.



Figure 14: North elevation of residence (left) and east (left) and north (right) elevations of garage, view facing southwest. Source: GPA Consulting, July 2024.





Figure 15: South elevation of the shed, view facing northwest. Source: GPA Consulting, July 2024.



Figure 16: South (left) and east (right) elevations of the shed, view facing northwest. Source: GPA Consulting, July 2024.