

HISTORIC RESOURCES GROUP

HISTORIC ASSESSMENT REPORT 150 SOUTH PARKER STREET, ORANGE OCTOBER 2025



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1.0 EXECUTIVE SUMMARY

The Applicant proposes to construct a new detached garage and a new detached Accessory Dwelling Unit (ADU; the Project) at the rear of the property located at 150 South Parker Street (Project Site). The Project Site is improved with a one-story single-family residence constructed in 1924. The Project Site is a contributing property in the Old Towne Orange Local Historic District.

Historic Resources Group (HRG) has evaluated the Project for conformance with the *Secretary of the Interior's Standards for Rehabilitation* and the City of Orange's *Historic Preservation Design Standards* to identify potential impacts to the Old Towne Orange Local Historic District caused by the Project. This evaluation included a review of existing survey data for the Project Site and the historic district; observation of the Project Site and vicinity; and review of drawings of the proposed new construction. A site visit was conducted on March 21, 2025, to observe existing conditions on the parcel. This evaluation has determined that the proposed Project meets the *Secretary of the Interior's Standards for Rehabilitation* and the City of Orange's *Historic Preservation Design Standards*.

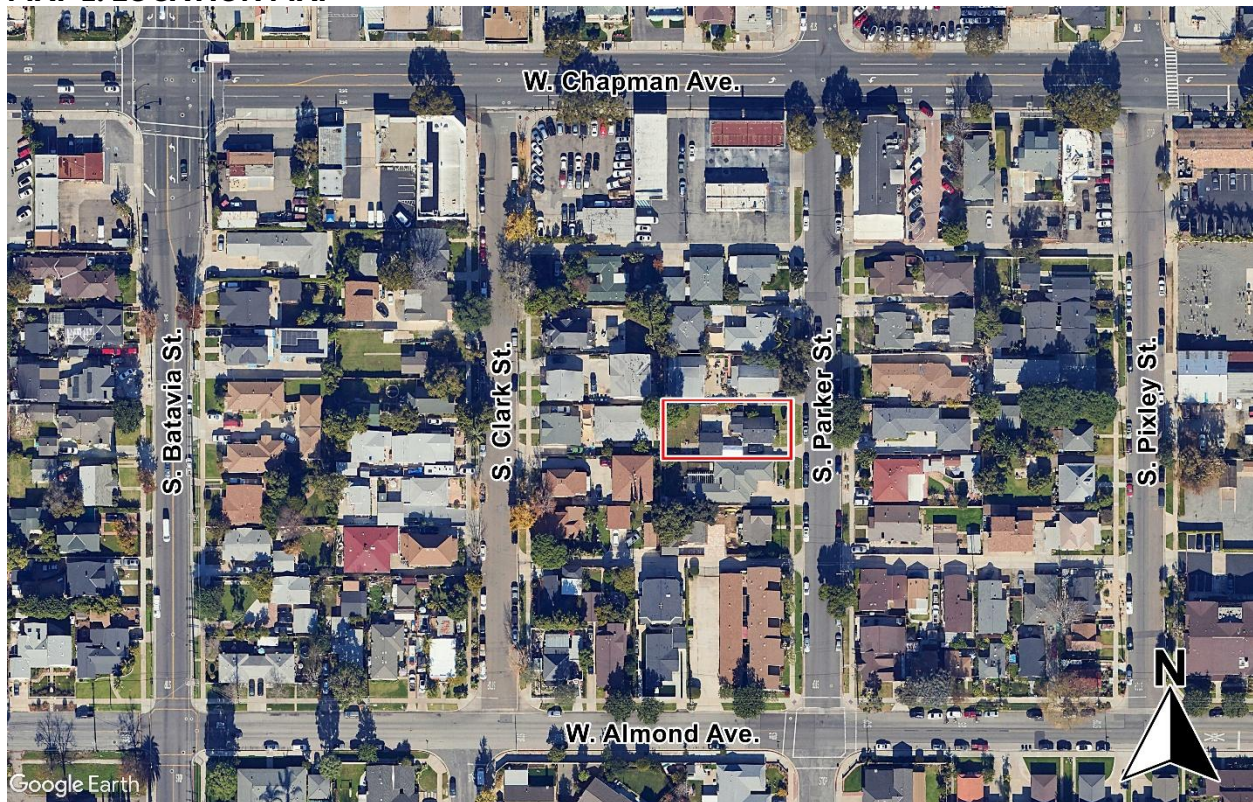
The field methods and analysis applied in this report are based on guidance from the National Park Service, the California Office of Historic Preservation, and the City of Orange for evaluating potential impacts to historical resources. Research, field inspection, and analysis for this report were performed by John LoCascio, AIA, Principal Architect; and Adam Rajper, Senior Historic Preservation Specialist, of Historic Resources Group (HRG), LLC. Both are qualified professionals who meet the Secretary of the Interior's Professional Qualification Standards for their respective fields. Resumes of primary authors are included in Appendix A.

2.0 PROJECT SUMMARY

Project Location

The Project Site at 150 South Parker Street occupies lot 12, block C, of the Kordes Tract in the City of Orange (APN 390-672-17). The lot covers a total area of 6,732 square feet and is located on the west side of South Parker Street, in the block bounded by West Chapman Avenue to the north, South Parker Street to the east, West Almond Avenue to the south, and South Clark Street to the west. Two service alleys traverse the block, near the north and south ends, respectively. The Project Site fronts South Parker Street and is improved with a one-story single-family residence constructed in 1924 (a detached garage built contemporaneously at the rear was demolished in 2024 following a fire). A location map is included in Map 1 below.

MAP 1: LOCATION MAP



Project Site outlined in red

Project Description

The Project does not propose any exterior or interior alterations to the existing residence at 150 South Parker Street. The Project would be limited to the construction of two new accessory structures in the rear (west) yard of the Project Site: a new 434-square foot detached two-car garage and a one-story, 800-square-foot detached Accessory Dwelling Unit (ADU). The proposed garage would occupy the former location of the original 1924 detached garage on the Project Site (demolished in 2024 following a fire). The proposed garage and ADU would have rectangular plans, horizontal composite siding, and a front gable roof covered with composition shingles. The

garage and ADU would be 12'-4" and 15'-2" in height, respectively. To provide pedestrian access to the new ADU, the Project proposes a three-foot-wide concrete walkway in the existing side (south) and rear (west) yards. Architectural drawings of the proposed Project, prepared by Allstar Design and Engineering Group, are partially excerpted in Figures 1-4 below, and in full in Appendix B.

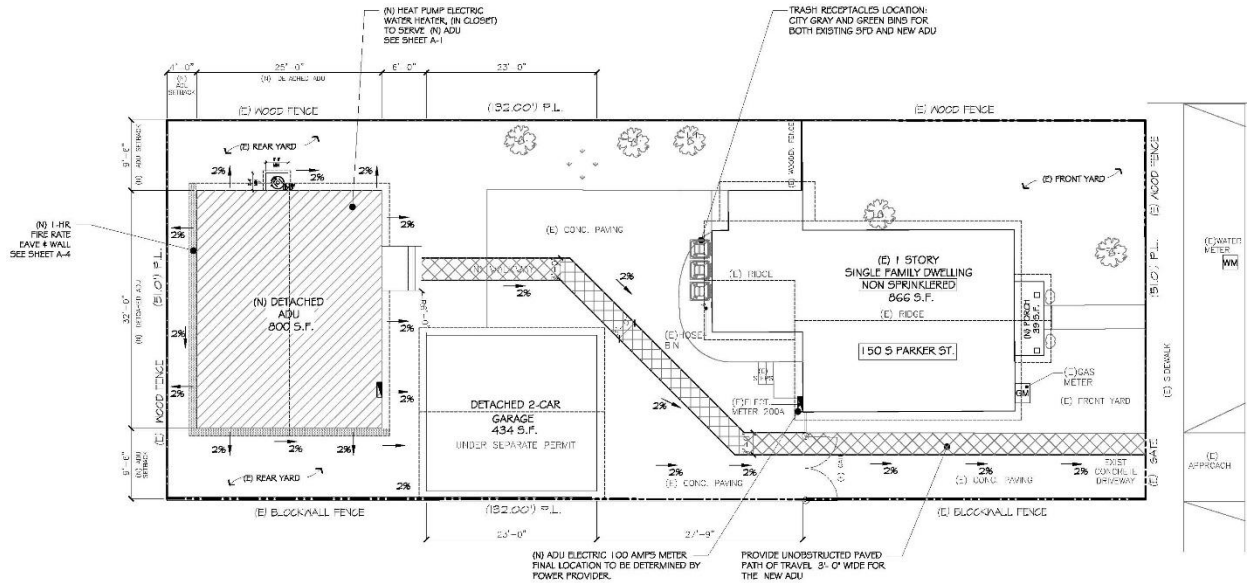


Figure 1. Site plan showing locations of proposed detached garage and detached ADU (not to scale; Allstar Design and Engineering Group)

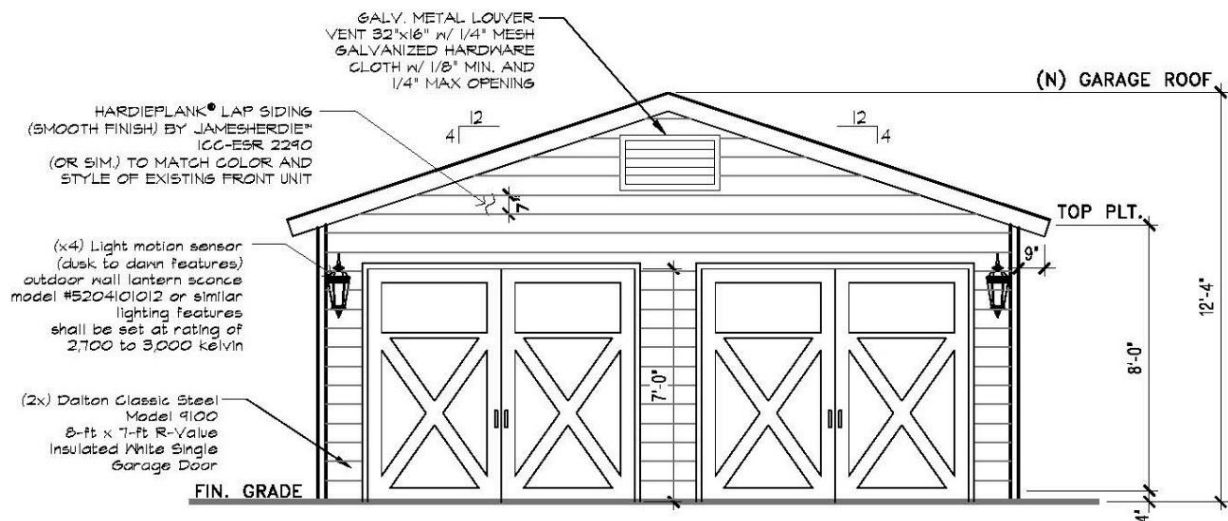


Figure 2. Proposed garage, primary elevation (not to scale; Allstar Design and Engineering Group)

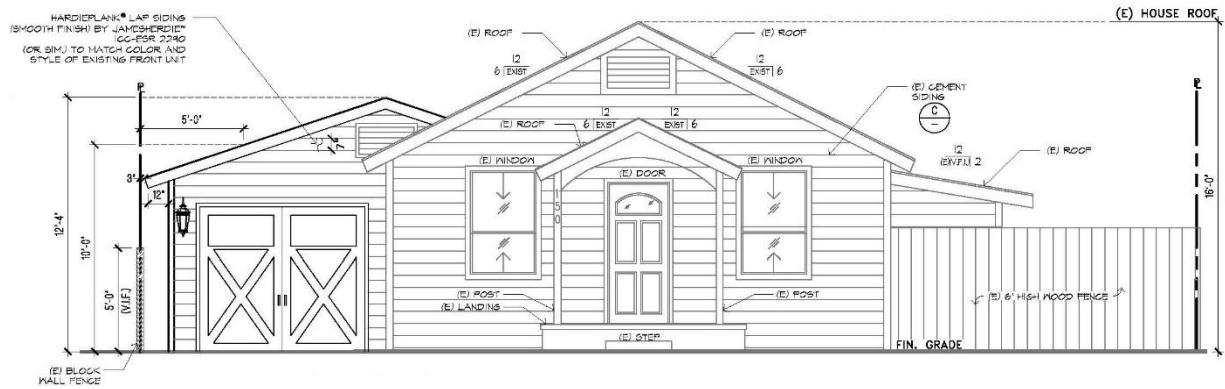


Figure 3. Proposed garage, primary elevation as viewed from South Parker Street (not to scale; Allstar Design and Engineering Group)

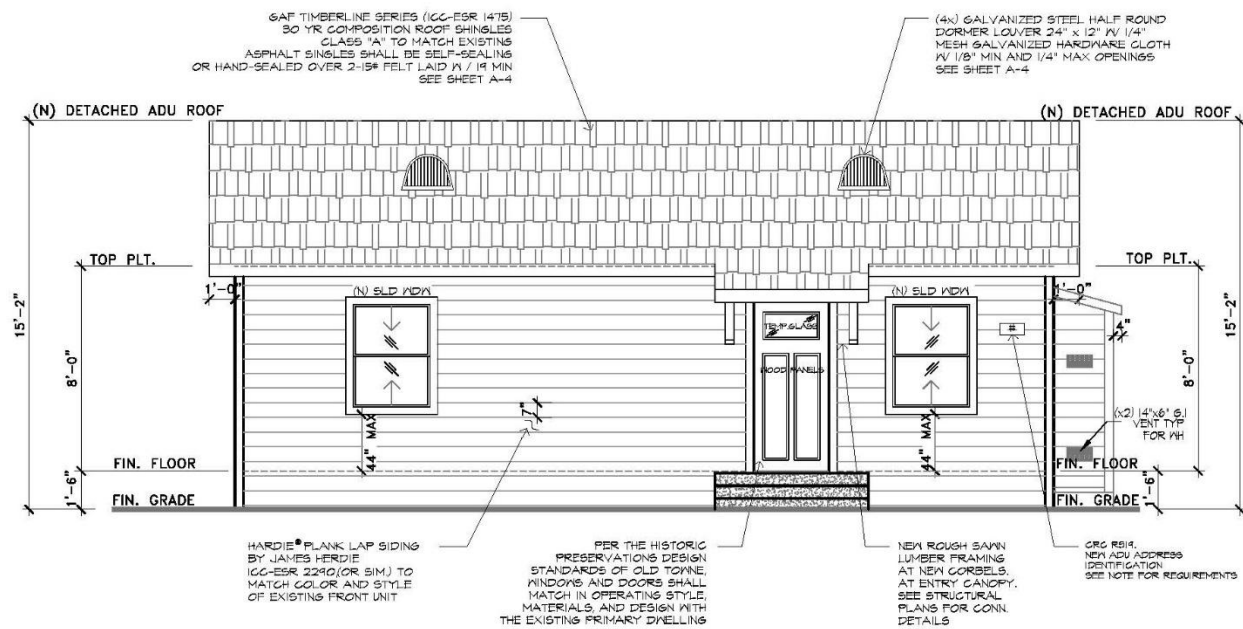


Figure 4. Proposed ADU, primary elevation (not to scale; Allstar Design and Engineering Group)

3.0 IDENTIFICATION OF HISTORICAL RESOURCES

Old Towne Orange Local Historic District

The Project Site is located in the Old Towne Orange Local Historic District which was designated by the City Council in 1998. The Old Towne Orange Local Historic District includes the smaller Old Towne Orange Historic District which is listed in the National Register of Historic Places and California Register of Historical Resources. The local historic district is roughly bound by Walnut Avenue to the north, Cambridge Street to the east, La Veta Avenue and Santiago Creek to the south, and Batavia Avenue to the west. The Old Towne Orange Local Historic District is considered a historical resource for the purpose of this report. 150 South Parker Street is a contributing property in the Old Towne Orange Local Historic District.

The Project Site is located in the vicinity of other contributing properties in the Old Towne Orange Local Historic District. For purposes of this report, a study area of properties in the vicinity of the Project Site (Study Area) has been identified. The Study Area includes properties that immediately border the Project Site and therefore have a reasonable potential to be impacted by the Project, either through direct impacts as a result of construction activity, or indirectly due to changes in the setting resulting from the proposed new construction. There are five (5) properties in the Study Area, of which four (4) are contributing properties in the Old Towne Orange Local Historic District.

Maps of the Old Towne Orange Local Historic District and Study Area are included in Maps 2 and 3 below.

150 SOUTH PARKER STREET (PROJECT SITE)



150 South Parker Street is a contributing property in the Old Towne Orange Local Historic District. The property was first surveyed in 1982, when the City Council authorized a historic resources survey to identify, evaluate and document all pre-1940 buildings throughout the City of Orange. The purpose of the survey was to gather data needed to prepare a Historic Preservation Element for the City's General Plan.¹ The 1982 survey was updated in 1991.² In 2005, the City conducted another historic resources survey. 150 South Parker Street was surveyed at that time. The 2005 Department of Parks and Recreation Form, 523 Series, for the property is included in Appendix C. It describes 150 South Parker Street as follows:

Historic Resources Inventory #038223: Single-story bungalow with rectangular plan and single, front-facing gable. Separate, smaller gabled portico forms entry overhang and is supported by decorative brackets.³

¹ City of Orange Planning Department, Historic Inventory Old Towne, 1982.

² AEGIS, City of Orange Historic Building Inventory Update, Final Report, October 1991.

³ Steven G. McHarris. Old Towne Orange Historic District, Orange, Orange County, California. National Register of Historic Places Inventory/Nomination Form, May 29, 1997.

ADJACENT PROPERTIES

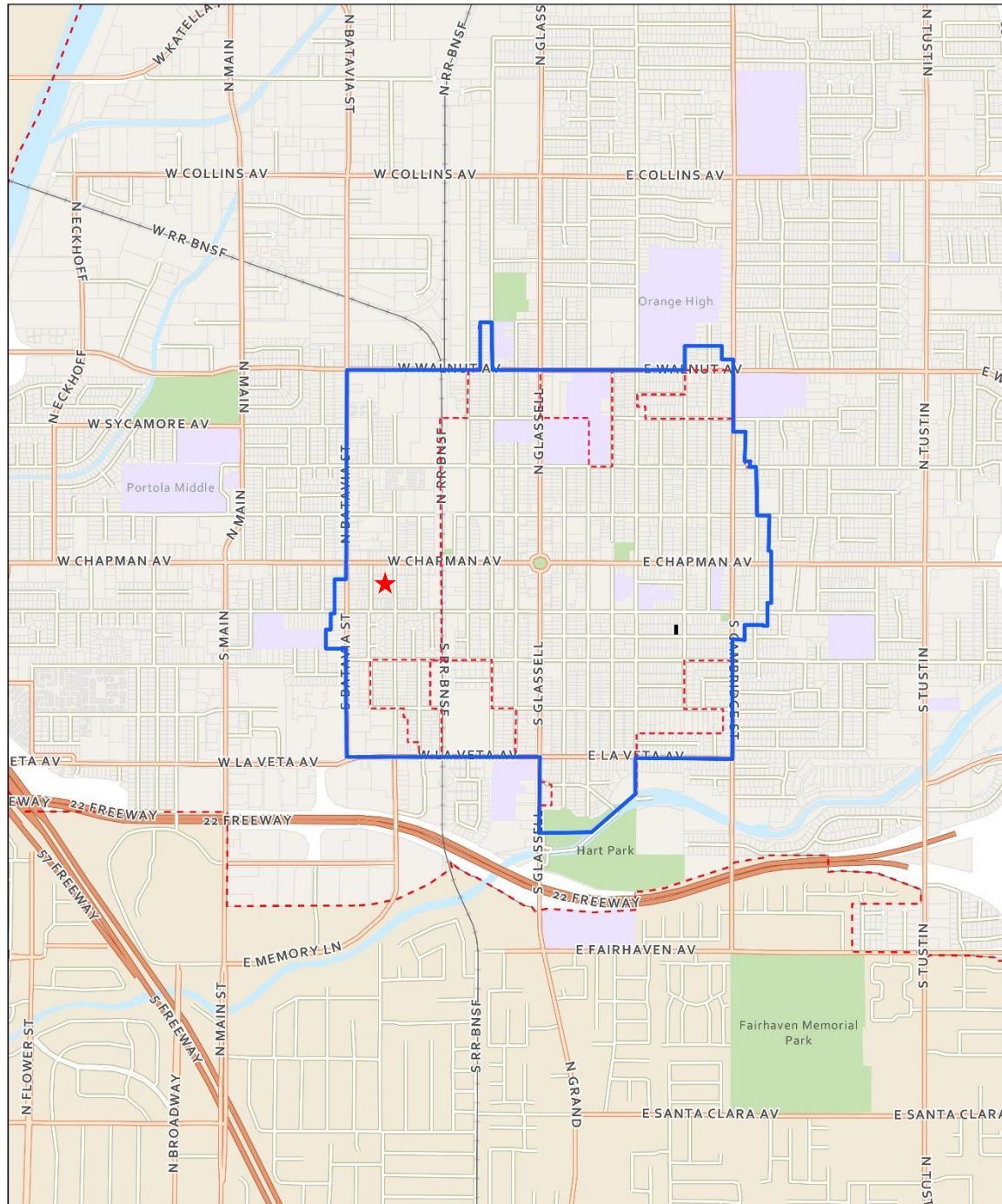
As summarized in Table 1 below, the Study Area includes (5) properties that immediately border the Project Site. Of these, four (4) properties are contributors to the Old Towne Orange Local Historic District.

TABLE 1. PROPERTIES IN THE OLD TOWNE ORANGE HISTORIC DISTRICT ADJACENT TO THE PROJECT SITE

NUMBER	STREET	DATE	CONTRIBUTOR?	CURRENT PHOTOGRAPH (HRG, 2025)
142-144	S. Parker St.	1911	Yes	
160	S. Parker St.	1956	No	
141-143	S. Clark St.	1909	Yes	

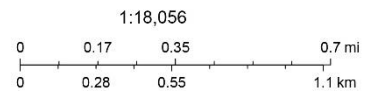
NUMBER	STREET	DATE	CONTRIBUTOR?	CURRENT PHOTOGRAPH (HRG, 2025)
149-153	S. Clark St.	1915	Yes	
157-161	S. Clark St.	1904	Yes	

MAP 2: OLD TOWNE ORANGE HISTORIC DISTRICT MAP

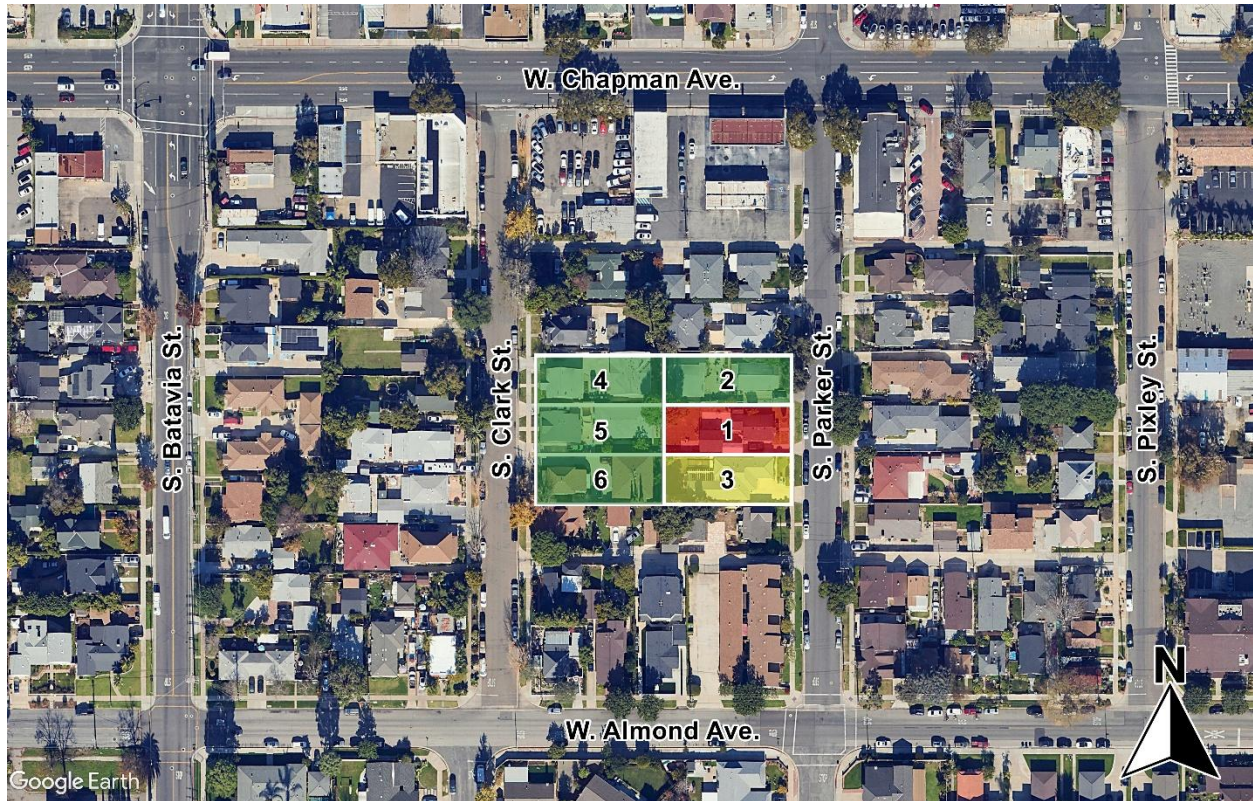


- Local Old Towne Historic District
- National Register Old Towne Historic District

150 South Parker Street indicated by red star



MAP 3: MAP OF STUDY AREA



Key

- Project Site
- Adjacent contributor to Old Town Orange Local Historic District
- Adjacent non-contributor to Old Town Orange Local Historic District

1. 150 S. Parker St. (Project Site)
2. 142-144 S. Parker St.
3. 160 S. Parker St.
4. 141-143 S. Clark St.
5. 149-153 S. Clark St.
6. 157-161 S. Clark St.

4.0 DESCRIPTION OF PROJECT SITE

The single-family residence at 150 South Parker Street was constructed in 1924. It is set back from South Parker Street behind a landscaped front yard and is in the Residential Vernacular style. The residence has a simple massing; a symmetrical primary façade composition; wood frame walls clad with non-original horizontal composite siding; and a low-pitched front-gable composition roof with shallow, open eaves. The projecting front porch features an arched hood with a composition gable roof; it is supported by decorative wood brackets and wood posts. Fenestration includes non-original single and coupled vinyl vertical sliding windows with divided lights and simple wood casings and sills; and a non-original partially glazed wood panel front door covered by a non-original metal security door. A wood picket fence encloses a landscaped front yard with a grass lawn, brick walkway, and plantings. At the rear, there are mature growth trees and a concrete hardscape.

A one-story garage formerly located at the rear (northeast corner) of the property was likely constructed contemporaneously with the residence in 1924; it was demolished in 2024 following a fire, leaving only the concrete slab *in-situ*.

Character-defining Features

Character-defining features are those visual aspects and physical features or elements, constructed during a historic property's period of significance, that give the property its historic character and contribute to its historic integrity. Character-defining features should be considered in the planning and design of a project and should be preserved to the maximum extent possible. In general, retaining character-defining features retains the integrity of an historic property; i.e., contributes to retaining the property's eligibility as an historical resource.

Character-defining features of 150 South Parker Street include:

- Overall form and massing: symmetrical primary (east, South Parker Street) façade composition; simple, one-story massing
- Roof: low-pitched front gable roof; shallow, open eaves; bargeboard
- Front porch: arched hood with gable roof; supported by decorative wood brackets and square wood posts
- Fenestration pattern; simple wood casings; simple wood windowsills

Photographs of existing conditions on the Project Site are included below.

Alterations

Building permits on file with the City of Orange Building Division do not document any major exterior alterations to the residence at 150 South Parker Street. The following major exterior alterations to the residence have been identified based on previous survey photographs of property dating from 1991 and 2005: replacement of a non-original screen door with a metal security door at the front door (between 1991 and 2005); replacement of all original wood windows with vinyl windows (between 1991 and 2005); replacement of wood channel siding and board and batten siding with horizontal composition siding (after 2005). A detached garage

built contemporaneously with the residence in 1924 at the rear of the property was demolished in 2024 following a fire.⁴

⁴ Permit no. 2407-145, July 9, 2024.

PHOTOGRAPHS OF CULTURAL RESOURCES ON THE PROJECT SITE
Historic Resources Group, March 2025



Image 1: Primary (South Parker Street, east) façade, view west

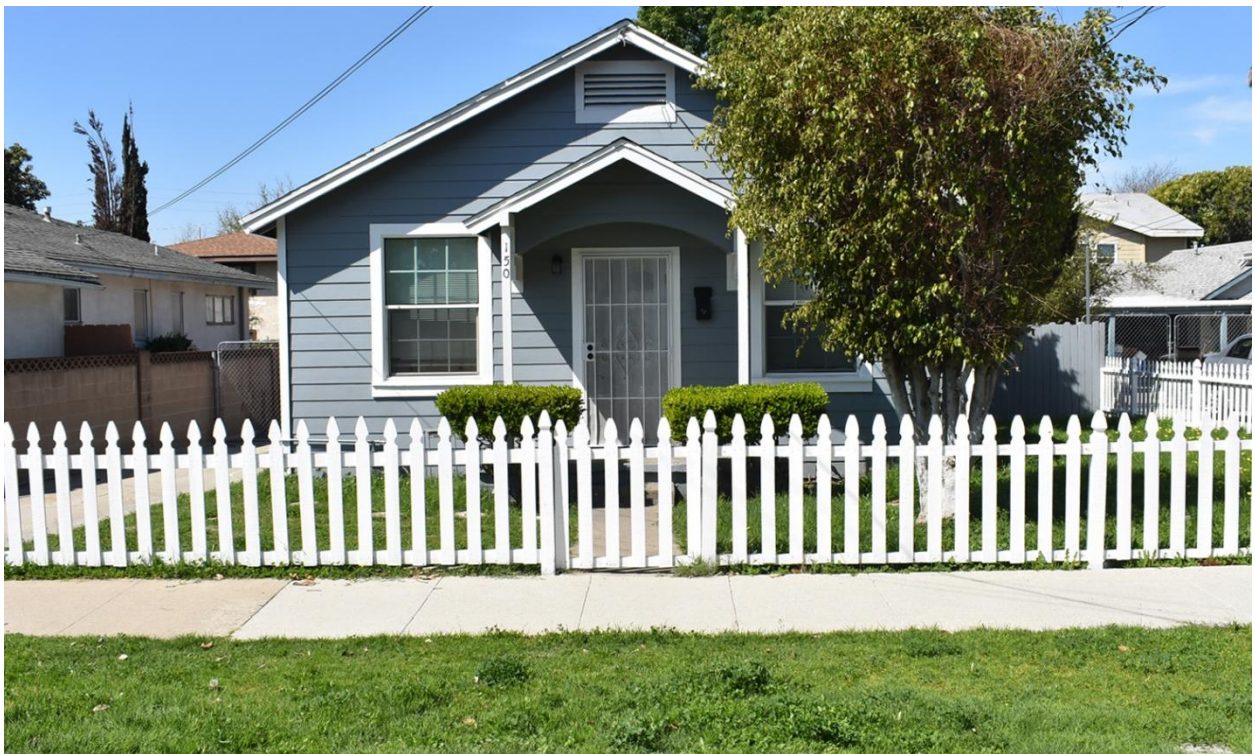


Image 2: Primary façade, view west



Image 3: Primary and secondary (south) façades, view northwest



Image 4: Primary and secondary (north) façades, view southwest



Image 5: Rear (west) façade, view facing east



Image 6: Secondary (south) and rear façades, view facing northeast



Image 7: Rear and secondary (north) façades, view southeast



Image 8: Rear yard, view facing east

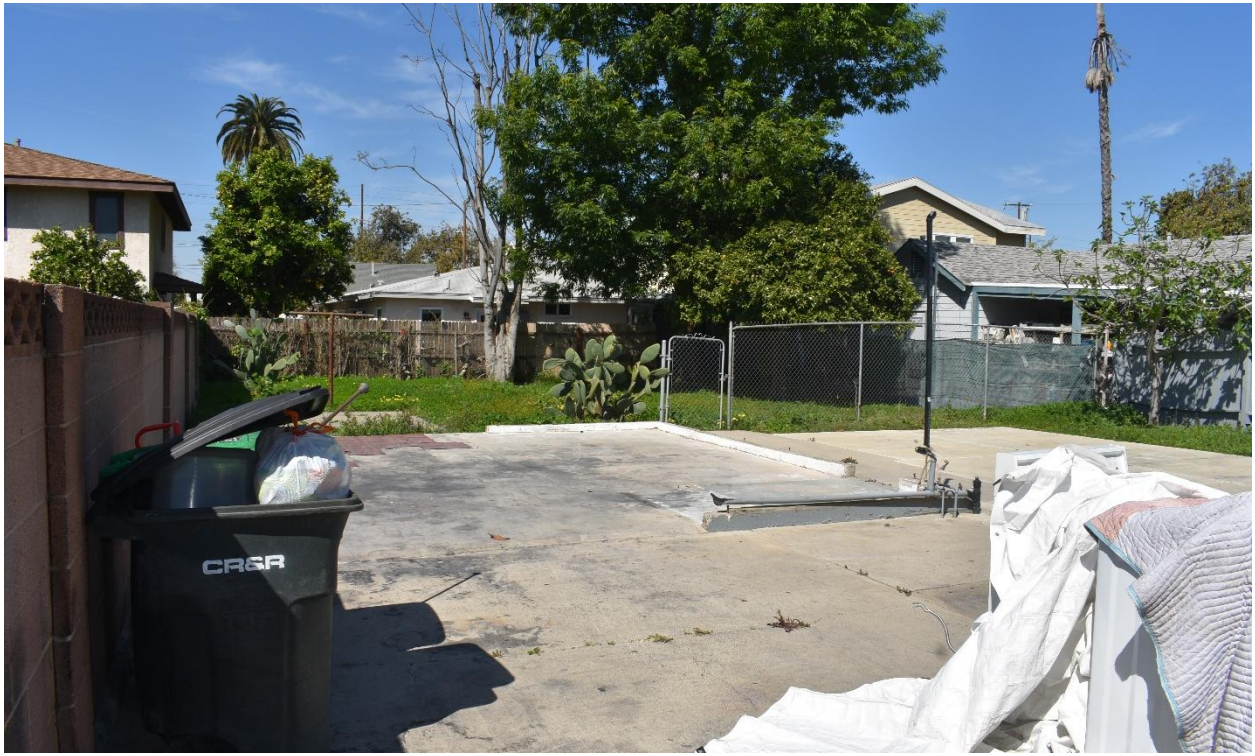


Image 7: Rear yard, view facing northwest

5.0 ANALYSIS OF POTENTIAL IMPACTS

Framework for Analysis

THE SECRETARY OF THE INTERIOR'S STANDARDS

The Secretary of the Interior's Standards for the Treatment of Historic Properties (the Standards) provide guidance for reviewing proposed projects that may affect historical resources. The Standards and associated Guidelines address four distinct historic "treatments" including: (1) preservation, (2) rehabilitation, (3) restoration, and (4) reconstruction. The specific Standards and Guidelines associated with each of these possible treatments are provided on the National Park Service's website regarding the treatment of historical resources.⁵

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation, rehabilitation, and maintenance of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

The Standards for Rehabilitation (36 CFR 67) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features, or finishes that are important in defining the building's historic character. The Standards are applied taking into consideration the economic and technical feasibility of each project.

HISTORIC PRESERVATION DESIGN STANDARDS

The City of Orange's Historic Preservation Design Standards (HPDS) were adopted by the City Council on December 12, 2018. The purpose of the HPDS is to protect the distinct sense of place conveyed by Orange's historic buildings and neighborhoods. The HPDS are based on the *Secretary of the Interior's Standards for Rehabilitation* to help property owners, design professionals and residents understand the features that make buildings and neighborhoods special and provide guidance on how best to preserve those features; and guide the design of new construction so that it relates respectfully to historic buildings.

Analysis of Project Impacts

This report evaluates potential impacts to 150 South Parker Street as well as the Old Towne Orange

⁵ U.S. Department of the Interior, National Park Service, *Technical Preservation Services*, "The Secretary of the Interior's Standards for the Treatment of Historic Properties,"

<http://www.nps.gov/tps/standards.htm> (accessed October 2022).

Local Historic District. Historical resources in immediate proximity to a potential project are more likely to be adversely impacted, specifically by way of construction activities that have the potential to destabilize adjacent properties or alterations to the immediate setting of the resources. Historical resources physically separated from the Project Site by other buildings or streets, or by additional distance, are less likely to be adversely impacted due to this spatial separation.

THE SECRETARY OF THE INTERIOR'S STANDARDS

The Project is evaluated below against the applicable Standards for Rehabilitation to identify potential impacts to the historic integrity and significance of 150 South Parker Street as well as Old Towne Orange Local Historic District. Because the Project consists only of new construction on the Project Site and does not propose any alteration or rehabilitation of 150 South Parker Street, Standards 1 through 7 are not applicable. Therefore, the Project is evaluated against applicable Standards 8, 9, and 10.

Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The Project Site is not located in an identified archeological zone and has been disturbed for previous development. Therefore, it is not likely that excavation for the Project may uncover unknown archeological resources on the site.⁶ **If unexpected archeological resources are found, and they are identified, protected, preserved, and/or documented in consultation with a qualified archeologist, the Project would meet Standard 8.**

Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The Project does not propose new additions or exterior alterations to the existing 866 square-foot residence at 150 South Parker Street or any adjacent contributing properties in the Old Towne Orange Local Historic District. The Project would be limited to a new 434-square-foot detached garage; and a one-story 800-square-foot detached ADU. Both would be structurally independent of the existing residence on the Project Site and would not destroy historic materials or features that characterize the Project Site, the adjacent contributing properties, or the Old Towne Orange Local Historic District. All existing historic district contributors would remain unaltered and would continue to convey the significance of the historic district. The proposed garage would occupy the former location of the original 1924 detached garage on the Project Site (demolished in 2024 following a fire). The Project would partially alter the historic setting by constructing the ADU at the rear of the lot in a location that was not historically developed. However, the proposed location of the ADU follows the general historical development pattern in the historic district. The proposed garage and ADU would be minimally visible from the public right-of-way; would not obstruct primary views of the historical resource or adjacent contributing properties from the public right-of-way; and would be clearly subordinated to the contributing properties by

⁶ Recommendations for identification and treatment of possible archaeological resources are beyond the scope of this

report; the Lead Agency would need to determine whether archaeological resources would be impacted by this project.

their location and their smaller size and massing. Additionally, the new construction would be differentiated from the old by its design, a simplified interpretation of the Residential Vernacular style that references, but does not copy, the design of the existing residence and other contributing buildings in the Old Towne Orange Local Historic District. In summary, the new construction would be compatible with the existing residence and the historic district in terms of location, size, scale, massing, and proportions; and would be largely concealed from view from the street. **The Project meets Standard 9.**

Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed new garage and ADU are free-standing and structurally independent of the existing residence at 150 South Parker Street. If removed in the future, the essential form and integrity of the Project Site, the adjacent contributing properties, and the overall historical setting of the Old Towne Orange Historic District would be unimpaired. **The Project meets Standard 10.**

HISTORIC PRESERVATION DESIGN STANDARDS

The Project is evaluated below against the City of Orange's *Historic Preservation Design Standards*. Overall, the Project meets the intent of the *Historic Preservation Design Standards*.

Standards for Historic Residential Buildings: Garages and Accessory Structures: Setting

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

The Project proposes a detached garage and ADU in the rear yard of the Project Site. Therefore, the Project would preserve the prevailing pattern of open space in the front and side yards of contributing properties in the Old Towne Orange Local Historic District. **The Project meets this guideline.**

Standards for Historic Residential Buildings: Garages and Accessory Structures

4. *New garages and accessory structures should be similar in size, scale, and design to historic garages and accessory structures in the historic districts.*
 - a. *A garage attached to a historic house is generally inappropriate. New garages and accessory structures typically should be located behind the rear wall of the historic house.*
 - b. *New garages or accessory structures should not compete visually with the historic residence and should be subordinate in height, width, and area in comparison to the existing primary structure.*
 - c. *Accessory structures may reflect the architectural style of the existing house through similar materials, windows, roof patterns, and simplified architectural details.*

- d. *Basic rectangular forms, with simple hip or gable roofs, are appropriate for most new garages and accessory structures.*
- e. *Single-bay garage doors are more appropriate than double-bay garage doors on new structures.*

The Project proposes new construction at the rear of 150 South Parker Street: a 434-square-foot detached garage with double-bay garage doors; and a one-story 800-square-foot detached Accessory Dwelling Unit (ADU). Although a single-bay garage door would be more appropriate than the proposed double-bay garage doors, the new garage would be located behind the residence and minimally visible from the public right-of-way. The proposed garage and ADU would be similar in size, scale, and design to historic garages and accessory structures in the Old Towne Orange Local Historic District; would be subordinate in height, width, and area to the existing 866 square-foot residence; would be differentiated from the residence by their design, a simplified interpretation of the Residential Vernacular style that references, but does not copy, the design of the existing residence and other contributing buildings in the historic district; and would feature a rectangular plan with simple low-pitched front-gable roofs that are compatible with the residence. **The Project meets this guideline.**

Standards for New Construction Related to Historic Buildings: Infill Construction

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.*

The proposed garage and ADU follow the general historical development pattern in the Old Towne Orange Local Historic District, including front and side yard setbacks. A review of Sanborn Fire Insurance Maps indicates that the Kordes Tract, in which the property is located, was historically developed with single-family residences fronting the street, with detached garages and accessory buildings at the rear.⁷ **The Project meets this guideline.**

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.*

The proposed garage and ADU would be similar in mass and scale to surrounding buildings; and would be situated at the rear of the lot. As such, the new buildings would not obstruct primary views of the historical resource or adjacent contributing properties; and would not be highly visible from the public right-of-way. **The Project meets this guideline.**

⁷ Sanborn Fire Insurance Map, Orange, Orange, California, sheet 8, January 1922.

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.*

The proposed garage and ADU would be comparable in height to adjacent accessory building in the Old Towne Orange Local Historic District. The proposed buildings would also feature low-pitched roofs covered with composition shingles, consistent with the residence and other contributing properties in the historic district. **The Project meets this guideline.**

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

The Project does not propose a new primary building. **This guideline is not applicable.**

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.*

The proposed ADU would incorporate a simple front porch facing the rear (west) façade of the residence to maintain the progression of public and private space from South Parker Street. **The Project meets this guideline.**

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 primary (east) façade of the proposed garage would incorporate paired wood carriage doors that are similar to those on accessory structures in the Old Towne Orange Local Historic District. The primary (east) façade of the proposed ADU would feature a fenestration pattern (a single door flanked by rectangular windows) that is also similar to those of contributing properties in the historic district. **The Project meets this guideline.**

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.*

The proposed garage and ADU would incorporate materials, including horizontal composite siding, and Residential Vernacular architectural details (such as a front porch with a gable roof, in the case of the ADU) that reference, but do not copy, the design of the existing residence and other contributing buildings in the Old Towne Orange Local Historic District. **The Project meets this guideline.**

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.*

The proposed garage and ADU would be 12'-4" and 15'-2" in height, respectively. The height of the residence is 16'-0". Therefore, the proposed accessory buildings would not be taller than the residence. Additionally, the proposed buildings would be subordinated to the residence and other contributing properties in the Old Towne Orange Local Historic District by their location in the rear yard; and would embody a utilitarian design that is a simplified interpretation of the Residential Vernacular style that references, but does not copy, the design of the existing residence and other contributing buildings in the historic district; and would feature a rectangular plan with simple low-pitched front-gable roofs that are compatible with the residence. **The Project meets this guideline.**

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

As noted above under *Standards for Historic Residential Buildings: Garages and Accessory Structures*, the Project is located in the rear yard of the Project Site. Therefore, it would preserve the prevailing pattern of open space in the front and side yards of contributing properties in the Old Towne Orange Local Historic District. **The Project meets this guideline.**

6.0 CONCLUSION

The Project proposes to construct a new detached garage and detached ADU in the back yard of the lot at 150 South Parker Street. The Project Site is a contributor to the Old Towne Orange Local Historic District.

This analysis has demonstrated that the Project conforms with the applicable *Secretary of the Interior's Standards for Rehabilitation* and the City of Orange's *Historic Preservation Design Standards*. The new construction would be compatible in size, scale, design, massing, and proportions with the existing contributing building on the Project Site, as well as adjacent contributors in the historic district; and would be largely concealed from view from the street. Therefore, the Project would not result in any impacts to the Old Towne Orange Local Historic District.

7.0 REFERENCES

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- Weeks, Kay D., and Anne E. Grimmer. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. Washington, D.C.: United States Department of the Interior, National Park Service, 2017.

APPENDIX A

RESUMES OF AUTHORS/CONTRIBUTORS

HISTORIC RESOURCES GROUP

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Professional License

California Architect C24223

Education

Master's Degree, Historic
Preservation, University of
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Bachelor of Architecture,
University of Southern California

Honors and Awards

National Trust for Historic
Preservation, Richard H. Driehaus
Foundation National Preservation
Award

Los Angeles Conservancy
Preservation Award

California Preservation
Foundation Preservation Design
Award

City of Pasadena Historic
Preservation Award

AIA Institute Honor Award

JOHN LOCASCIO, AIA

Principal Architect

Experience Profile

Years of Experience: 31

John LoCascio has been with HRG since 2011, involved in historic preservation since 2002, and a licensed, practicing architect since 1993.

John's areas of focus at HRG include historic architecture and technology, building conservation, historic structure reports and federal historic rehabilitation tax credit projects. He provides technical assistance for construction documents, advises on compliance with the Secretary of the Interior's Standards and the use of the State Historic Building Code, provides construction monitoring, and paint and materials sampling and analysis services. John has worked on a wide variety of buildings and structures in California as well as in other states. He is currently advising on historic tax credit projects in Los Angeles, the San Francisco Bay area, and Washington State. In addition, John regularly provides historic architecture consultation for numerous LAUSD campus modernization projects.

John LoCascio meets the *Secretary of the Interior's Professional Qualifications Standards* in Architecture and Historic Architecture.

Selected Projects

28th Street YMCA Rehabilitation and Adaptive Reuse, Los Angeles
Academy Museum of Motion Pictures Rehabilitation, Hollywood
Angelus Funeral Home Historic Tax Credit Project, Los Angeles
CBS Columbia Square Rehabilitation and Adaptive Reuse, Hollywood
Chapman University VPO Packing House Rehabilitation, Orange
Climate Pledge Arena Historic Tax Credit Project, Seattle
Constance Hotel Historic Tax Credit Project, Pasadena
Grand Central Air Terminal Rehabilitation & Adaptive Reuse, Glendale
Los Angeles International Airport Preservation Plan and HSRs
Mayfair Hotel Historic Tax Credit Project, Los Angeles
Venice High School Comprehensive Modernization, Los Angeles

Professional Affiliations

American Institute of Architects

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200
Pasadena, CA 91105 - 3816

Tel 626-793-2400

historicresourcesgroup.com



Education

Master of Historic
Preservation, Columbia
University
Bachelor of Architecture,
California State Polytechnic
University, Pomona

Professional Affiliations

Association for
Preservation Technology
Columbia University
Preservation Alumni
Pasadena Heritage
The 1947 Partition Archive
Society of Architectural
Historians

ADAM RAJPER

Senior Historic Preservation Specialist

Experience Profile

Years of Experience: 9

Adam has worked in historic preservation in the non-profit, private, and public sectors. He joined HRG in 2022; his areas of focus include preparing documentation in support of CEQA, NEPA and Section 106 environmental review, and historic resources assessments.

Adam has utilized his architecture and conservation skills to prepare Historic Structures reports, provide building envelope consultations, develop treatment plans, conduct easement property inspections, and review projects proposing exterior maintenance and alterations. In general, Adam has worked on a variety of projects, including state and federal historic tax credit applications, local preservation incentives, National Register nominations, Historic Structure Reports, Historic American Building Survey (HABS) documentation reports, historic resource surveys, historic context statements, and historic rehabilitations.

Prior to joining HRG, Adam was a senior architectural historian for consulting firms in California and Texas, most recently MacRostie Historic Advisors in Houston. He also served as Preservation Director for Pasadena Heritage and Historic Preservation Specialist for the City of San Antonio Office of Historic Preservation.

Adam Rajper meets the *Secretary of the Interior's Professional Qualification Standards* in Historic Preservation in History, Architectural History and Historic Architecture.

Selected Projects

Aurora Apartment Hotel National Register Nomination
American National Insurance Company National Register Nomination
Friedrich Refrigeration Company Official Texas Historical Marker
Mills Act Historic Property Contract Program Inspections
RMS Queen Mary Historic Structures Report
Rancho Los Amigos Historic Survey

APPENDIX B

PROJECT INFORMATION

PROPERTY INFORMATION:		
ADDRESS:	150 S PARKER ST. ORANGE, CALIFORNIA 92868	
OWNER:	ALAN S. ROSEN	(714)376-8620
APN :		390-672-17
TRACT :		398
BLOCK :		-
LOT :		12
ZONING :		R-1-6
CONSTRUCTION TYPE:		V-B
OCCUPANCY:		U-1
A-TRACT: KORDES TR BLOCK: C LOT: 12 TR 398		

SITE & BUILDING DATA	
LOT/PARCEL AREA: 6732 SQ FT	
(E) S.F.D. LIVING AREA:	866 SQ. FT
(E) FRONT PORCH:	39 SQ. FT
(N) DETACHED GARAGE:	434 SQ. FT
TOTAL LIVING AREA (NO CHANGE)	
NEW LOT COVERAGE:	1300 SQ. FT
NEW LOT COVERAGE %:	19%
PROPOSED FAR	0.19
BLOCK FLOOR AREA RATIO FAR	
FAR RANGE 0.20± - 0.48±	
AVERAGE FAR 0.34±	

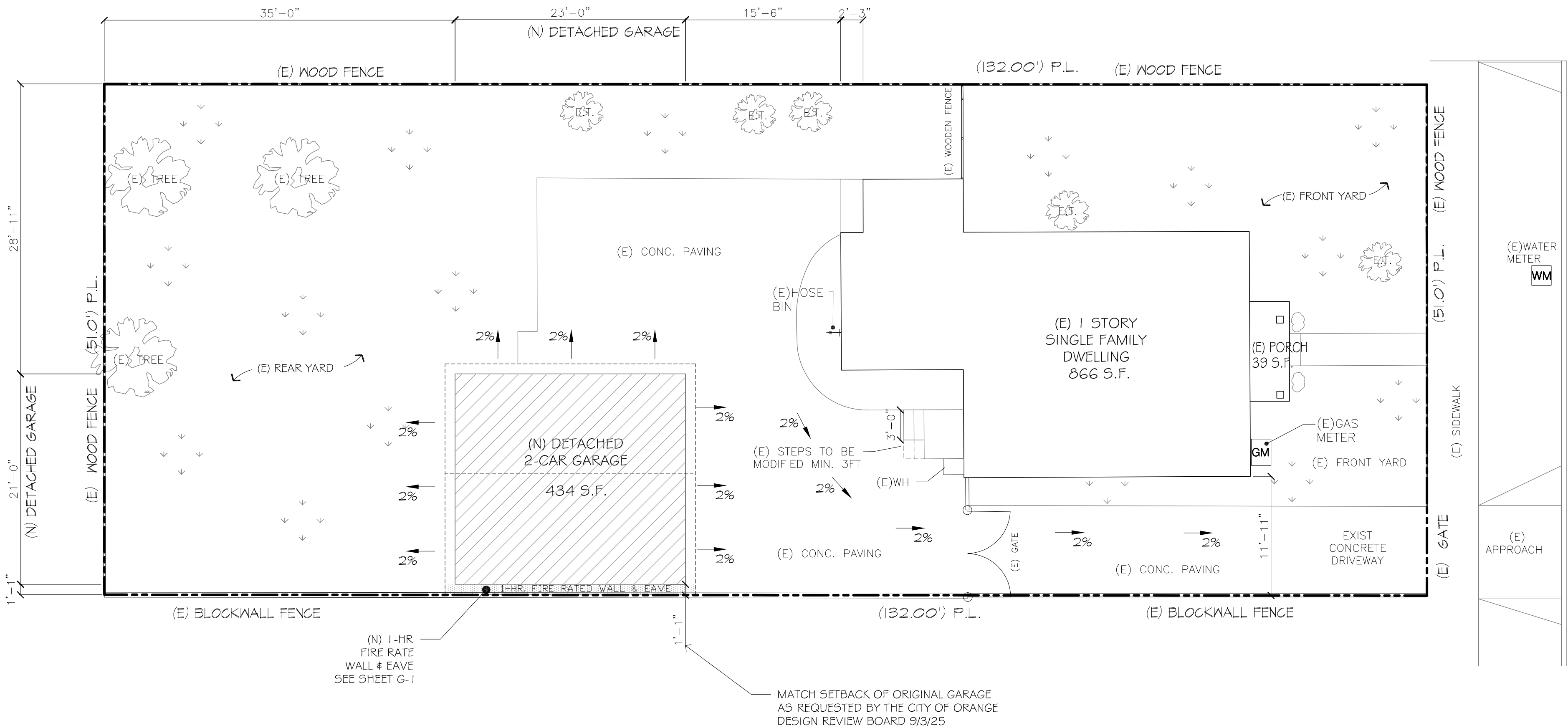
SCOPE OF WORK
• NEW DETACHED 2-CAR GARAGE (434 S.F.)

SITE PLAN	C-1
FLOOR PLAN / ELEVATIONS	G-1
SECTIONS / ROOF PLAN	G-2
COLOR AND MATERIALS BOARD	CB

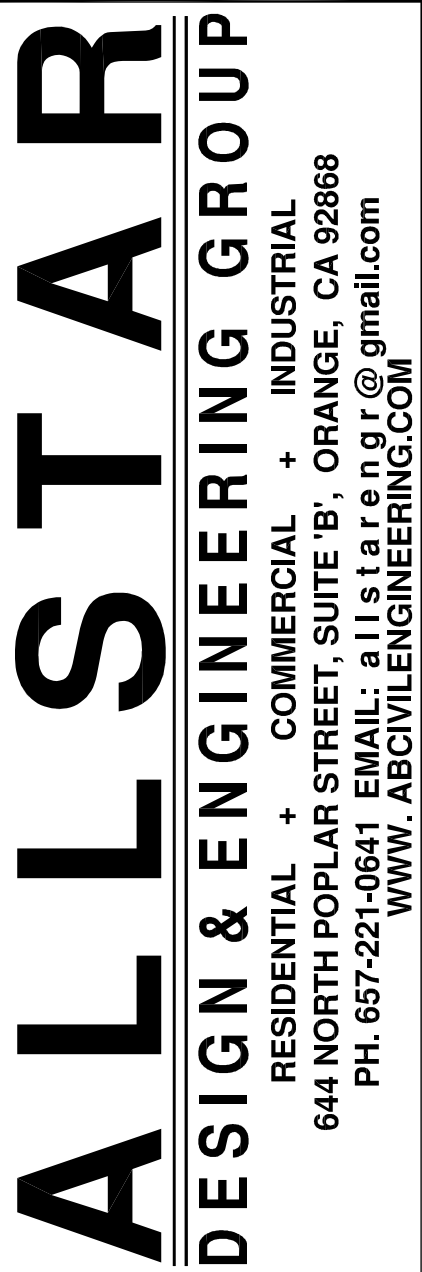
ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND LOCAL ORDINANCES:

- * 2022 CALIFORNIA RESIDENTIAL CODE
- * 2022 CALIFORNIA BUILDING CODE
- * 2022 CALIFORNIA MECHANICAL CODE
- * 2022 CALIFORNIA PLUMBING CODE
- * 2022 CALIFORNIA ELECTRICAL CODE
- * 2022 CALIFORNIA TITLE 24 ENERGY CODE

AB.	ANCHOR BOLT	EN.	EDEG NAILING	PL.	PLATE
ADJ.	ADJUSTABLE	ELEV.	ELEVATION	PENNY(6)	NAILS
ABV.	ABOVE	ENGR.	ENGINEER	PLYWD.	PLYWOOD
ACI.	AMERICAN CONCRETE INSTITUTE	EQ.	EQUAL EQUIPMENT	P.S.F.	POUNDS PER SQUARE FOOT
AISC.	AMERICAN INSTITUTE OF STEEL CONSTR.	EXIST (E)	EXISTING EXPANSION	P.S.I.	POUNDS PER SQUARE INCH
A.S.T.M.	AMERICAN SOCIETY FOR TESTING & MATERIALS	FIN.	FINISH FIELD	PRESS.	PRESSURE
ARCH.	ARCHITECTURAL	F.L.	FLOOR	RADIUS	RADIUS
BM.	BEAM	FDG.	FOOTING	REINF.	REINFORCING
BO.	BOARD	FTG.	FOUNDATION	RECD.	REQUIRED
BK.	BLOCK	FRMG.	FRAMING	RM.	ROOM
BLKG.	BLOCKING	GA.	GAUGE	SCHED.	SCHEDULE
BLDG.	BOTTOM BUILDING	GALV.	GALVANIZED	SHGT.	SHEATHING
		G.L.	GLUE LAM BEAM	SHT.	SHEET
		GRD.	GRADE	SPEC.	SIMILAR
		HDR.	HOLD DOWN HANGER	STGR.	STAGGER
		HGR.		STD.	STANDARD
CLG.	CEILING	HDR.	HEADER	STL.	STEEL
CLR.	CLEAR	HT.	HEIGHT	STIFF.	STIFFENER
COL.	COLUMN	HORIZ.	HORIZONTAL	STRUCT.	STRUCTURE
CMU.	CONCRETE MASONRY UNIT	IN.	INSIDE DIAMETER	SQ.	SQUARE
		ID.	INTERIOR	SYM.	SYMMETRICAL
C.J.	CONSTRUCTION JOINT	INT.	JOIST	THICK	THICK
		JST.	JAM	UNIFORM	UNIFORM
CONC.	CONCRETE	L.T. WT.	LAMINATED LIGHT WEIGHT	UBC.	BUILDING CODE
CONN.	CONNECTION	MB.	MACHINE BOLT	UNCG.	UNLESS NOTED OTHERWISE
CONSTR.	CONSTRUCTION	MAS.	MASONRY		
CONT.	CONTINUOUS	MAX.	MAXIMUM		
DEMO.	DEMOLISH	MNL.	METAL	VERT.	VERTICAL
DET.	DETAIL	MIN.	MINIMUM	WT.	WEIGHT
DWG.	DRAWING	NOT TO SCALE	NOT TO SCALE	W.F.	WELDED WIRE FABRIC
DIAM. (ø)	DIAMETER	NO. or #	NUMBER	W.W.M.	WELDED WIRE MESH
DIM.	DIMENSION	O.C.	ON CENTER	W/	WIDE FLANGE W/ WITH
DBL.	DOUBLE	OPNG.	OPENING		
DWS.	DRIPPING	OPD.	OPPOSITE	W/F.	WIDE FLANGE
EACH.	EACH	OUT.	OUTSIDE DIA.	W/	WITH

[illegible]

SCALE: 1/8" = 1'-0"



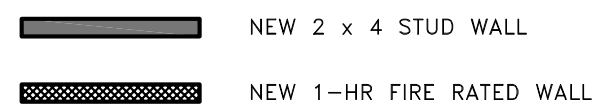
**NEW DETACHED GARAGE WITH LAUNDRY
150 S PARKER ST. ORANGE, CALIFORNIA 92868**

C-1

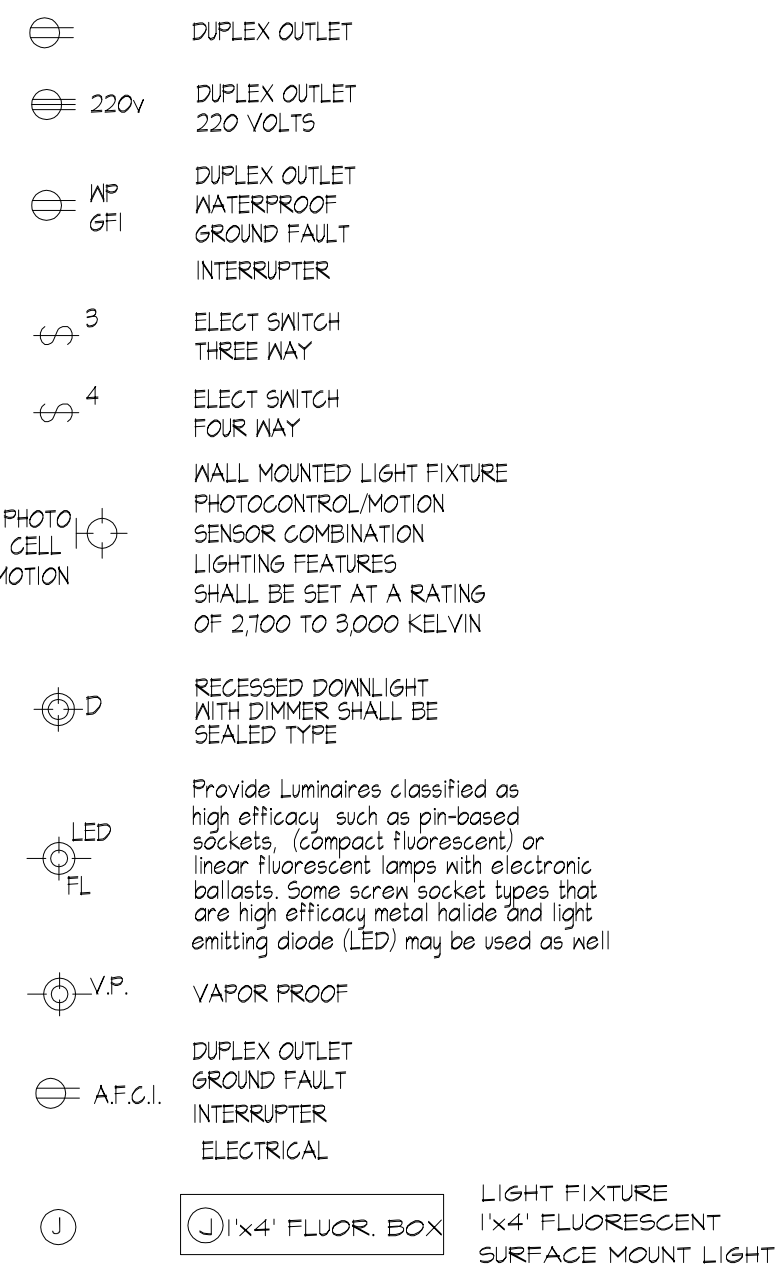
DOOR SCHEDULE					UNITS
NO.	DOOR SIZE	DOOR FRAME	HDWR, NOTES	LOCATION	
①	2'-8"x6'-8"	WOOD	WD. SOLID CORE	ENTRY	2
②	8'-0"x7'-0"	WOOD	WD. SWINGING DOOR	GARAGE DOOR	2

NOTE: ALL DOORS COLOR, STYLE, TYPE TO BE SELECTED BY OWNER.

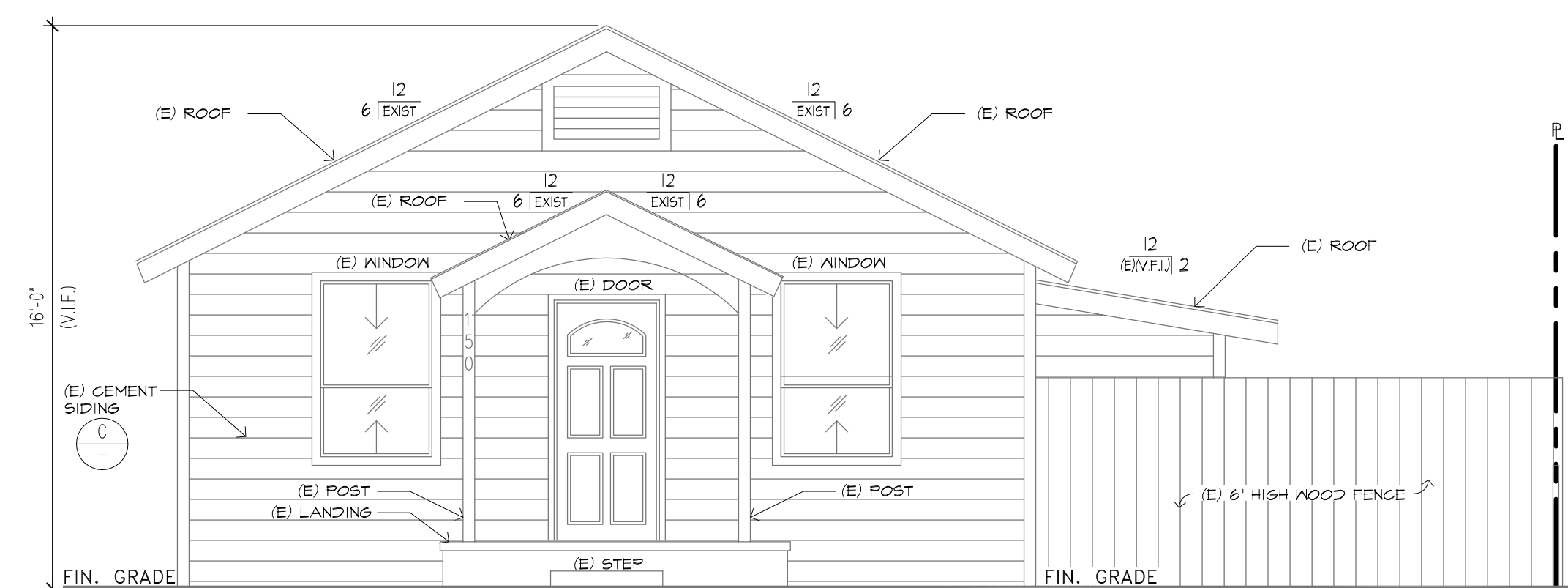
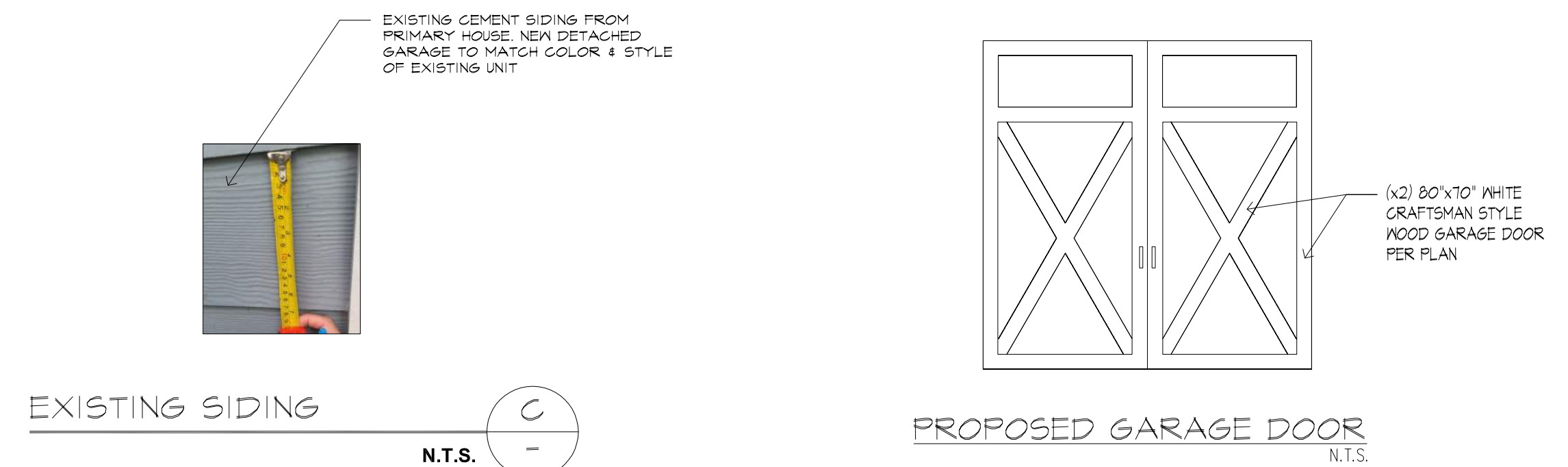
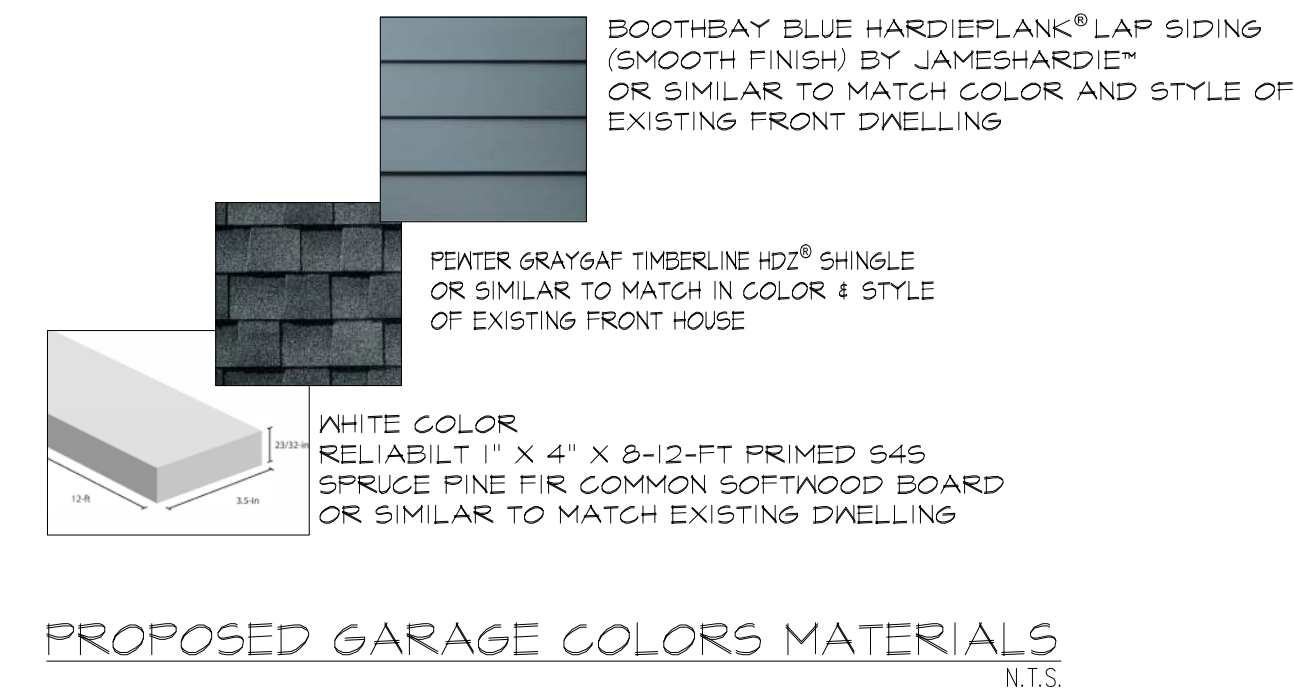
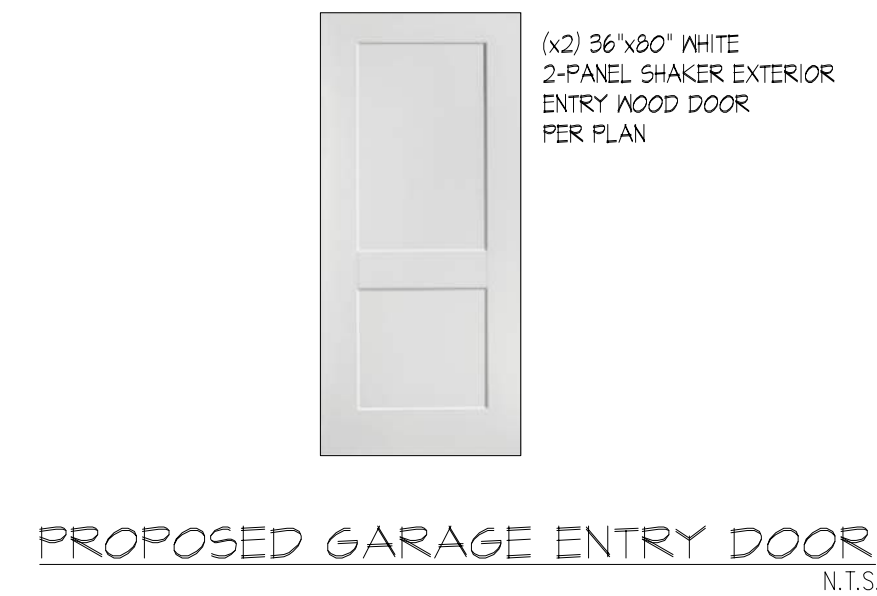
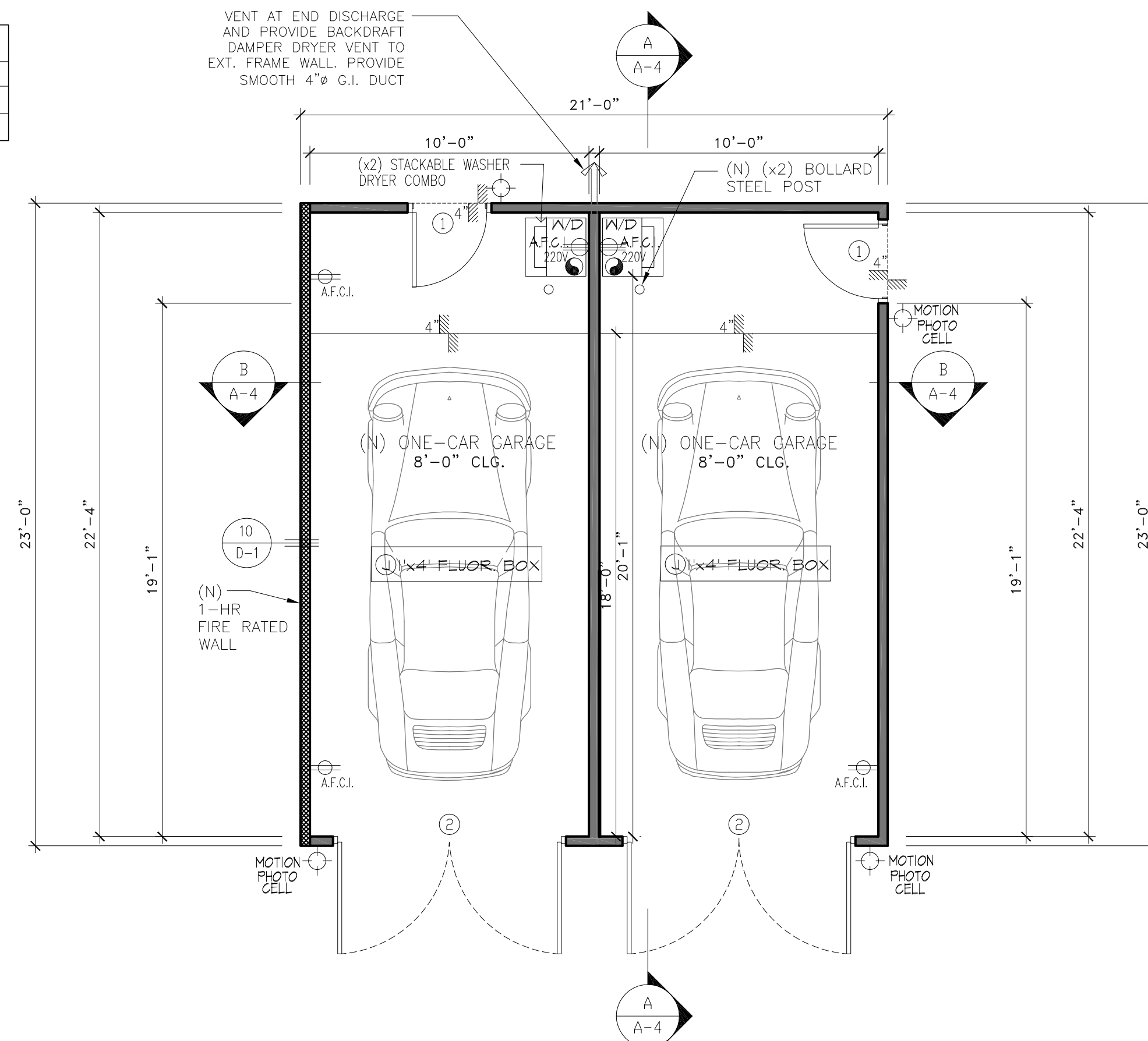
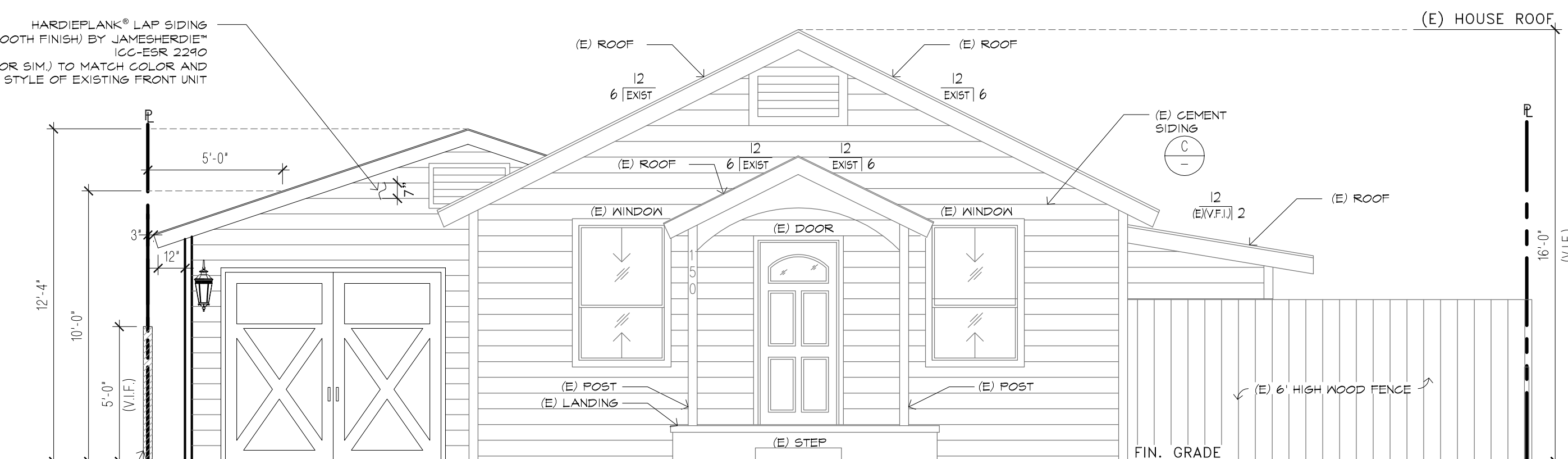
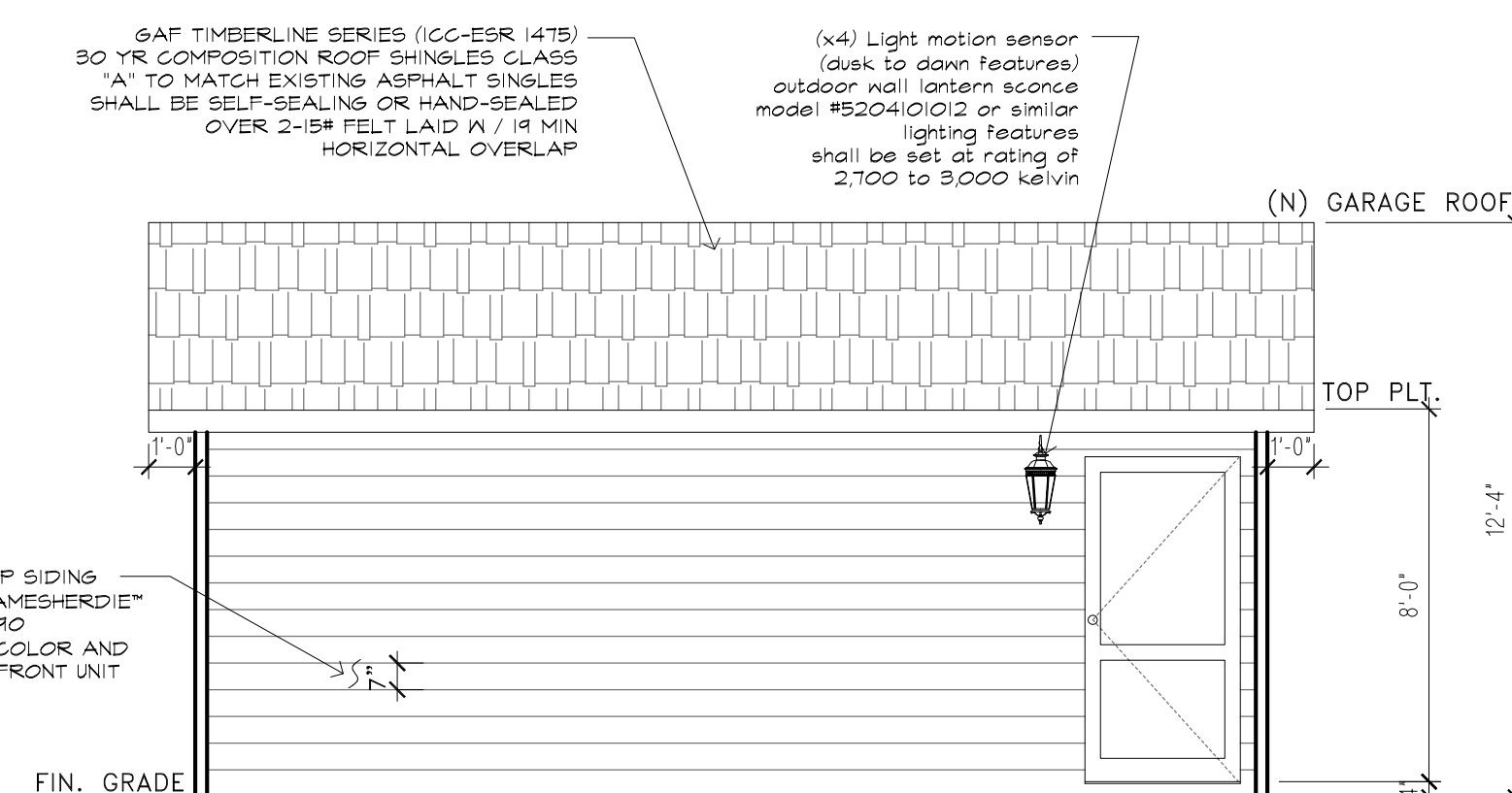
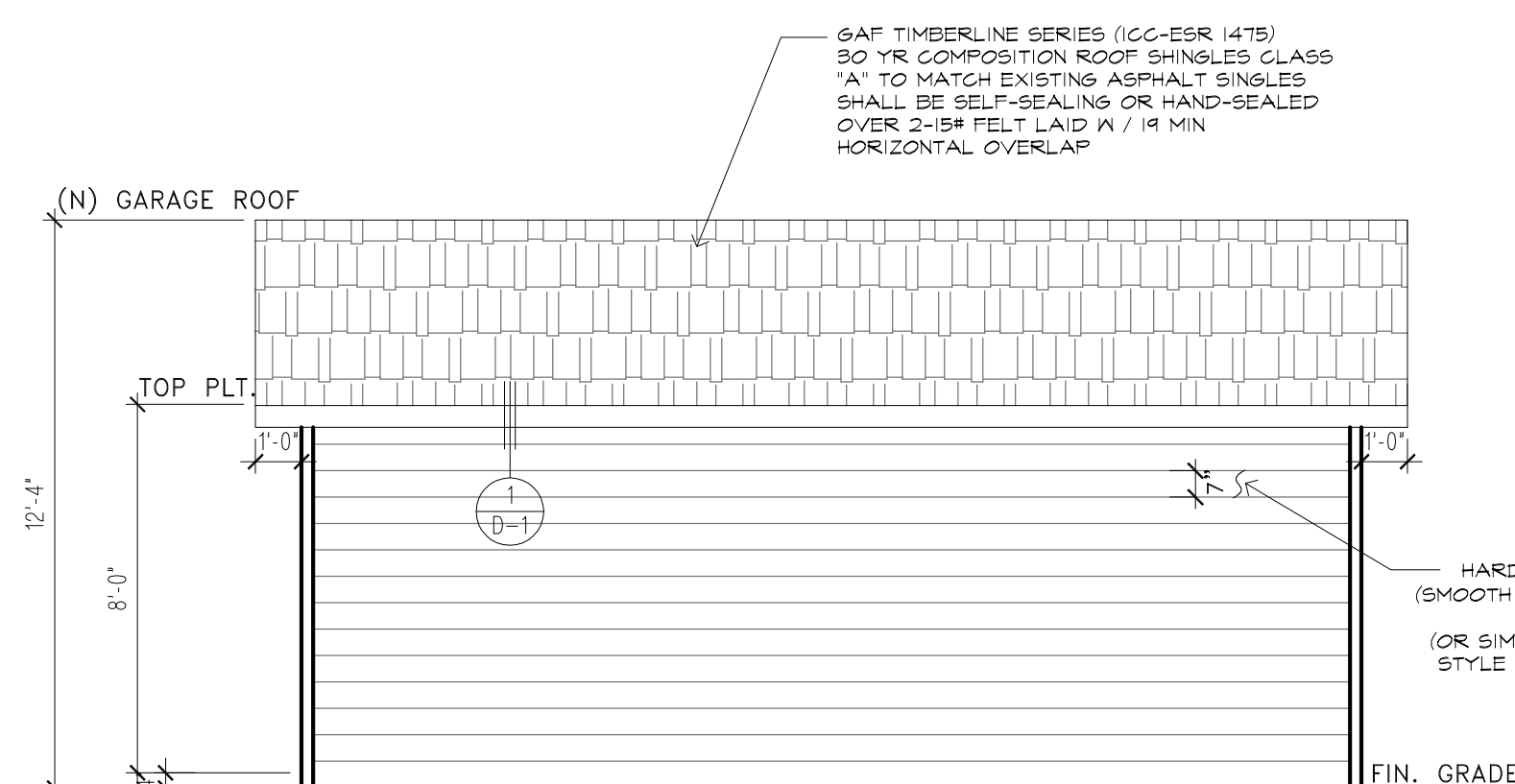
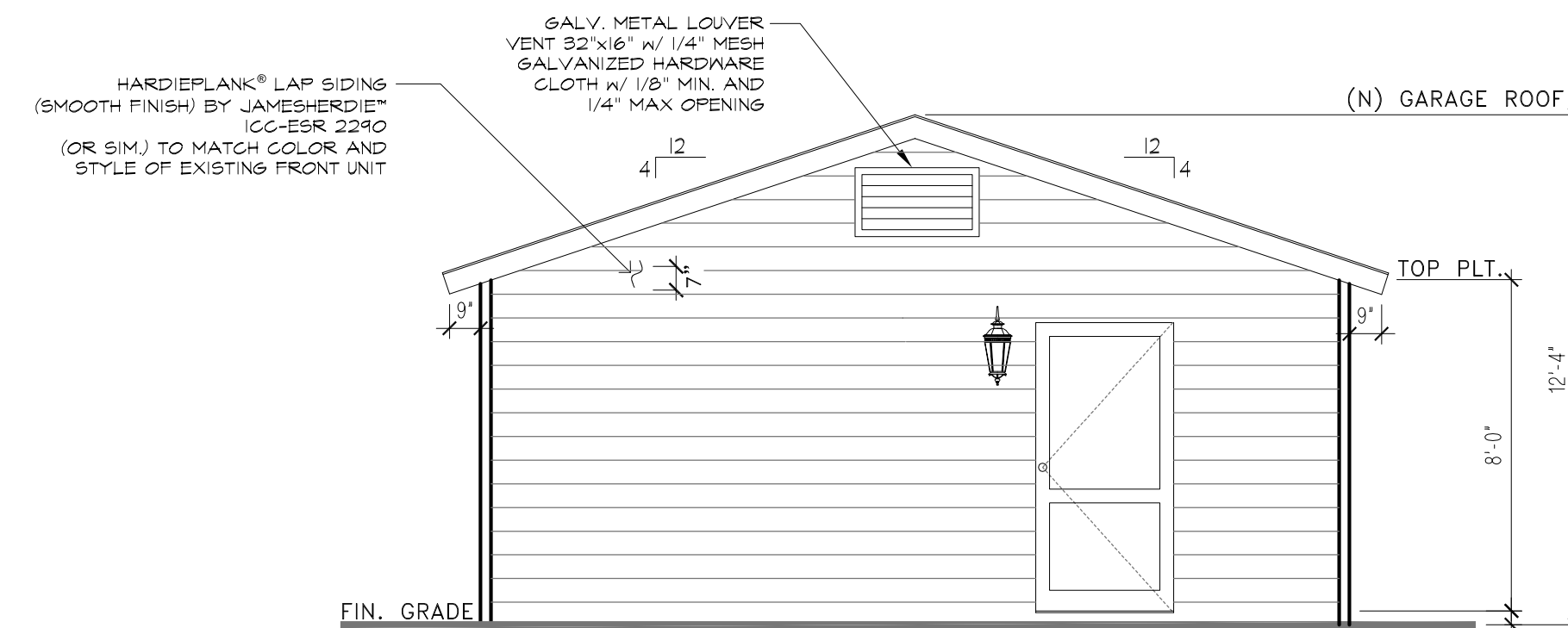
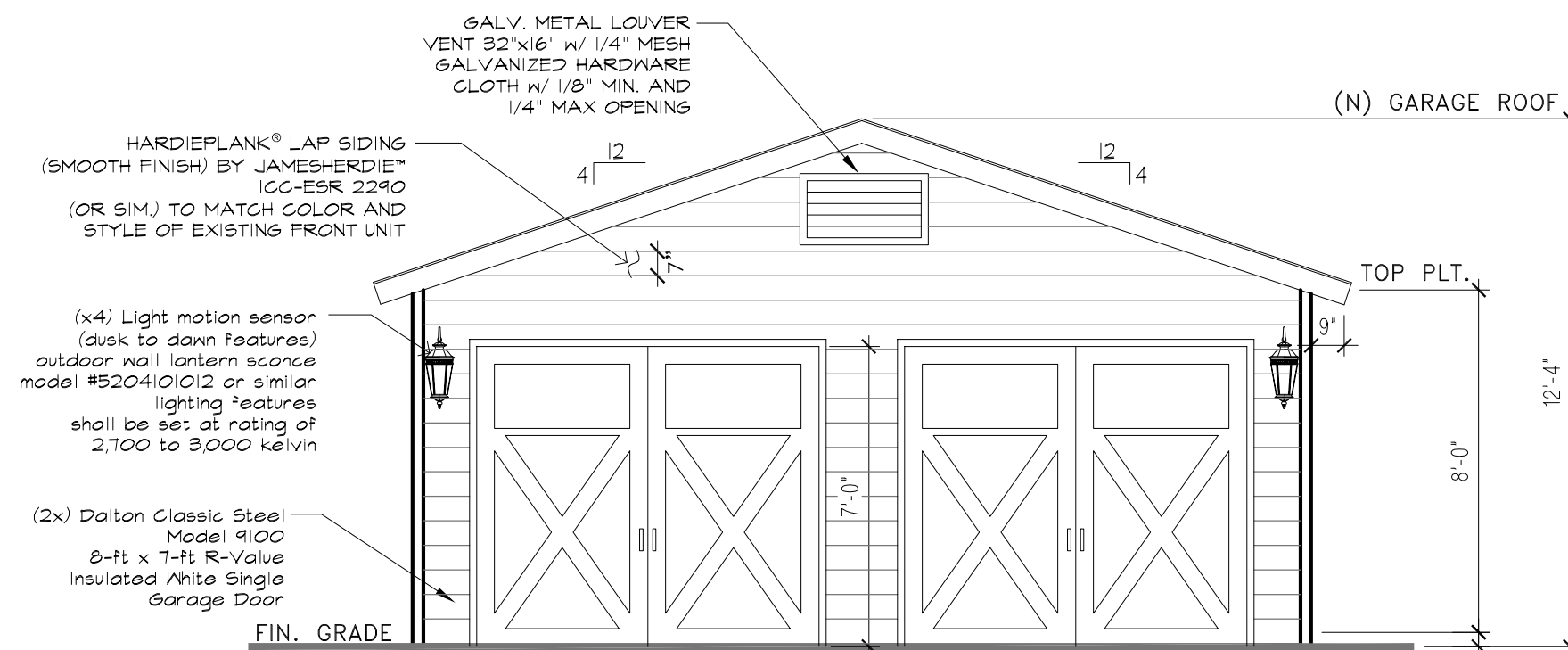
WALL LEGEND

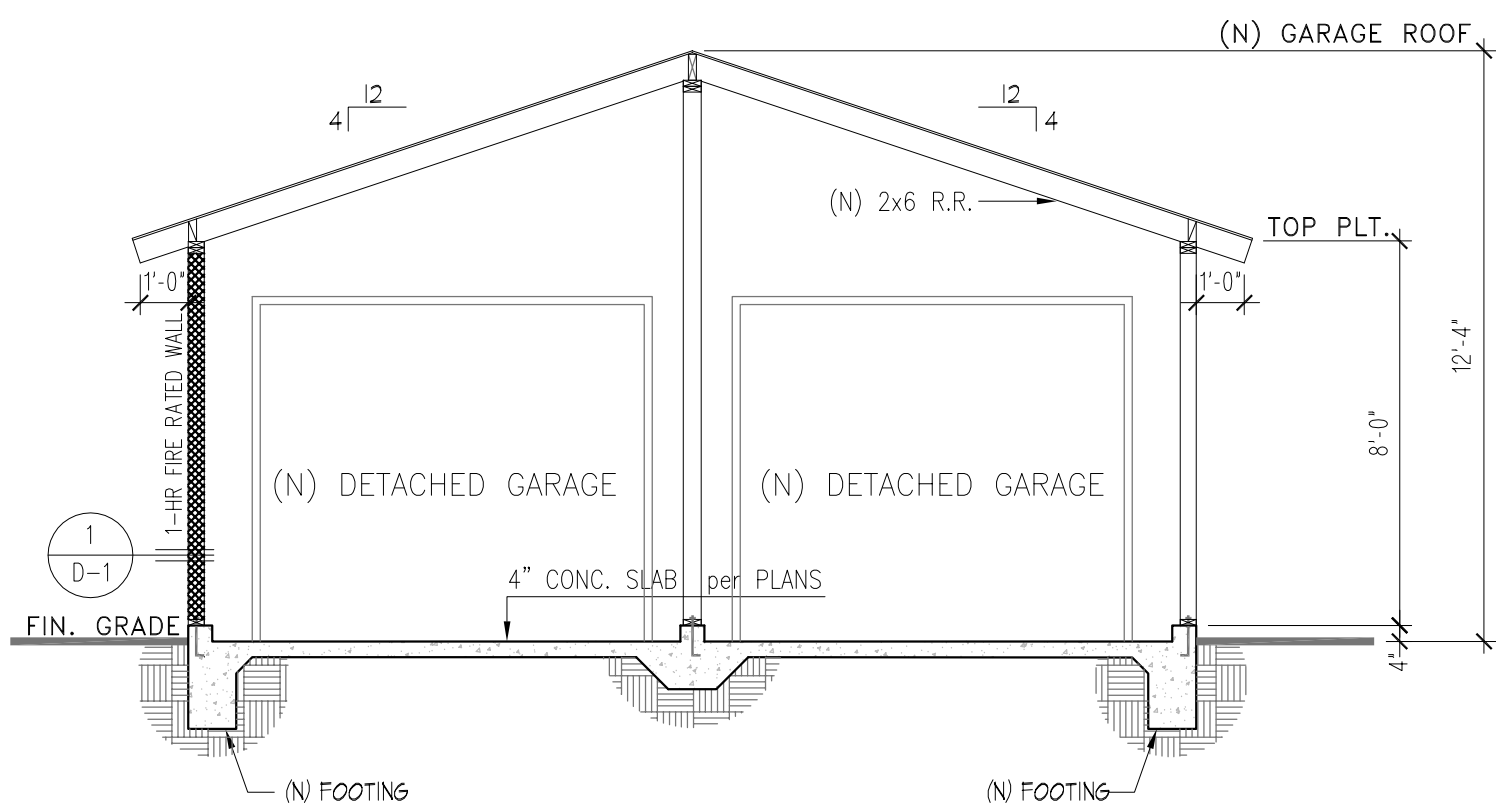
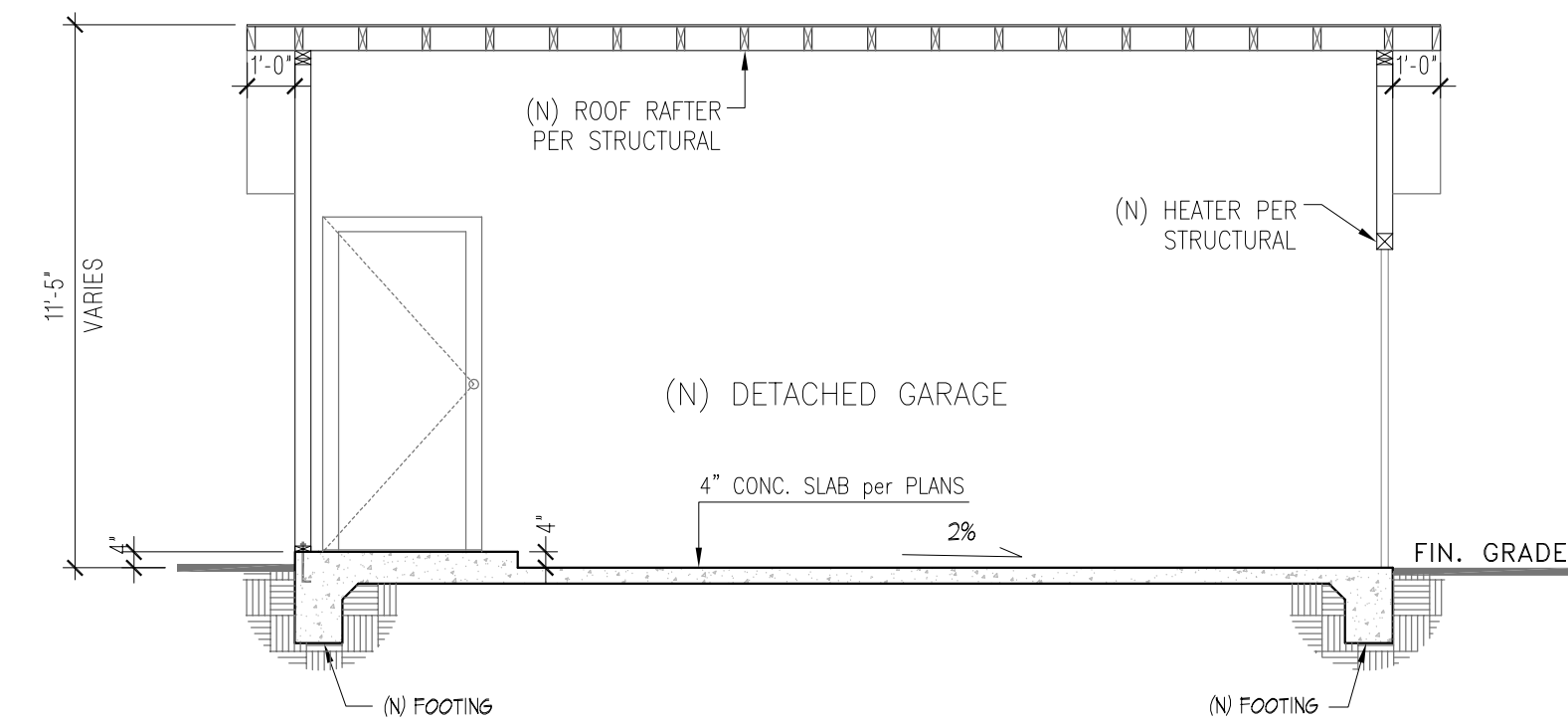
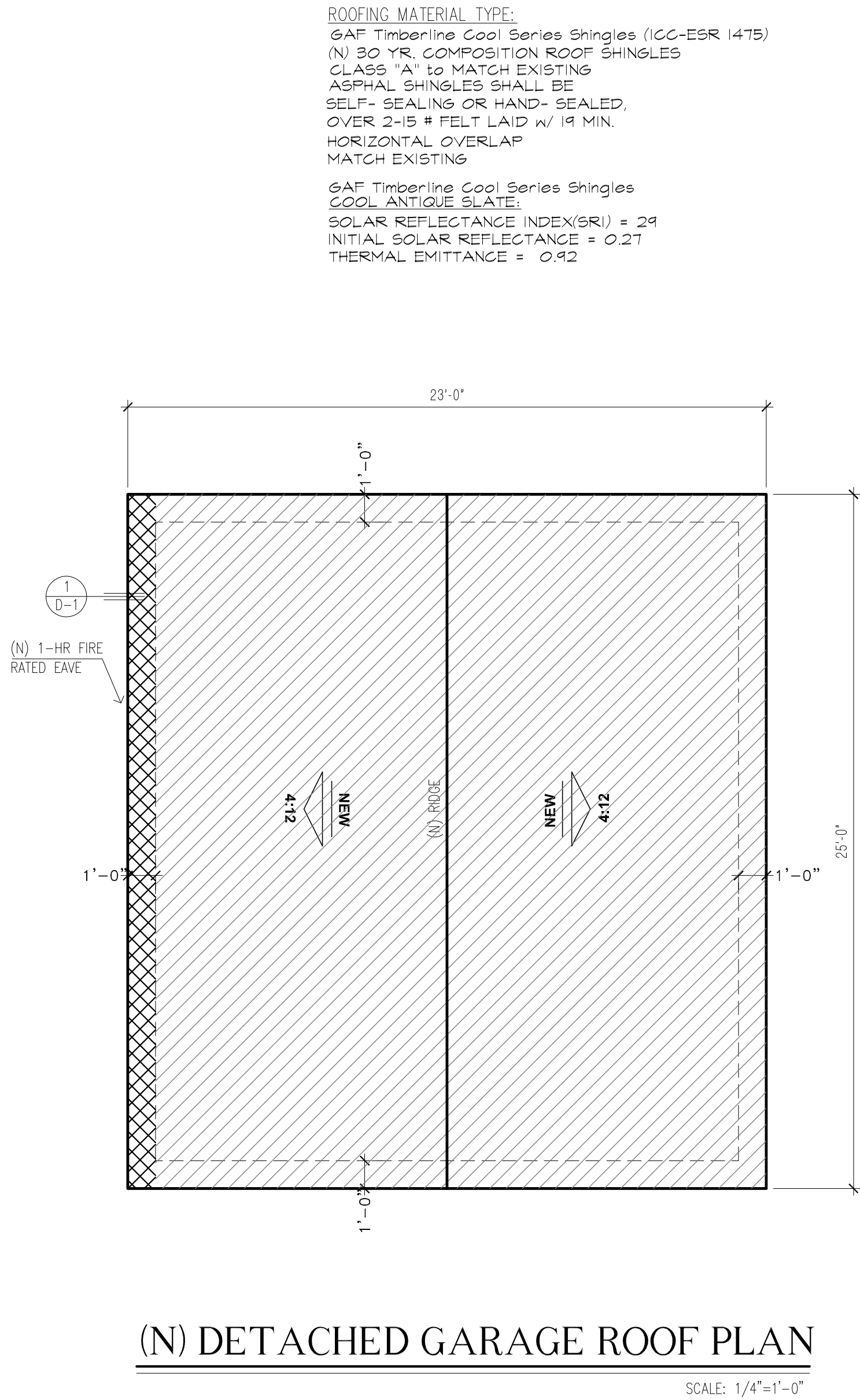


ELECTRICAL LEGEND



9. WASHING MACHINE SPACE - PROVIDE RECESSED BOX WATER AND WASTE
10. DRYER SPACE - PROVIDE VENT OUTSIDE AIR
PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE
FINAL SIZE AND LOCATION OF THE DRYER VENT AND SHALL CONFORM TO ALL THE
APPLICABLE CODES AND REGULATIONS.
- 29A. MECHANICAL VENTILATION - PROVIDE EXHAUST FAN. FAN SHALL BE CAPABLE
OF PROVIDING (5) AIR CHANGES PER HOUR.





PROPERTY INFORMATION:		
ADDRESS: 150S PARKER ST. ORANGE,CALIFORNIA 92868		
OWNER: ALAN S. ROSEN	714-376-8620	
APN :		390-672-17
TRACT :		398
BLOCK :		-
LOT :		12
ZONING :		122
CONSTRUCTION TYPE:		V-B
OCCUPANCY:		R-3
A-TRACT: KORDES TR BLOCK: C LOT: 12 TR 398		

SITE & BUILDING DATA

LOT/PARCEL AREA: 6,732 SQ FT	
(E) S.F.D. LIVING AREA:	866 SQ. FT
(E) FRONT PORCH:	39 SQ. FT
(N) DETACHED ADU:	800 SQ. FT
(N) GARAGE (UNDER SEPARATE PERMIT):	434 SQ. FT

TOTAL NEW LIVING AREA	1666 SQ. FT
NEW LOT COVERAGE:	2139 SQ. FT
NEW LOT COVERAGE %:	317%

SCOPE OF WORK

- NEW 1-STORY DETACHED ADU (800 S.F.)

SHEET INDEX

SITE PLAN	C-1
FLOOR PLAN	A-1
ELEVATIONS	A-2
SECTIONS	A-3
EXISTING & PROPOSED ROOF PLAN	A-4
TYP. ARCHITECTURAL DETAILS	D-1
TITLE 24 ENERGY CALCULATIONS/CFIR FORMS	T1 - T2
FLOOR FRAMING PLAN	S-1
ROOF/FRAMING PLAN	S-2
TYPICAL STRUCTURAL DETAILS &NOTES	SD1
TYPICAL STRUCTURAL DETAILS	SD2

APPLICABLE CODES:

ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND LOCAL ORDINANCES:

- 2025 CALIFORNIA RESIDENTIAL CODE
- 2025 CALIFORNIA BUILDING CODE
- 2025 CALIFORNIA MECHANICAL CODE
- 2025 CALIFORNIA PLUMBING CODE
- 2025 CALIFORNIA ELECTRICAL CODE
- 2025 CALIFORNIA TITLE 24 ENERGY CODE

ABBREVIATIONS

AB. ANCHOR BOLT	EN. EDGE NAILING	PL. PENNY(6)	PLATE
ADJ. ADJUSTABLE	ELEV. ELEVATION	PLYWD. PLYWOOD	NAILS
ABV. ABOVE	ENGR. ENGINEER	PSF. POUNDS PER	PLYWOOD
ACI. AMERICAN	EQ. EQUIPMENT	P.S.F. POUNDS PER	POUNDS PER
CONCRETE	EQUIP. EXIST (E)	P.S.I. POUNDS PER	SQUARE FOOT
INSTITUTE	EXP. EXPANSION	PRESS. PRESSURE	SQUARE INCH
AISC. AMERICAN	FIN. FINISH	R. RADIUS	RADIUS
INSTITUTE OF	FN. FIELD NAILING	REIN. REINFORCING	REINFORCING
STEEL CONSTR.	FLR. FLOOR	REQD. REQUIRED	REQUIRED
ASTM. AMERICAN SOCIETY	FTG. FOOTING	RM. ROOM	ROOM
FOR TESTING & MATERIALS	FDN. FOUNDATION	SCHED. SCHEDULE	SCHEDULE
ARCH. ARCHITECTURAL)	FRMG. FRAMING	SHT. SHEATHING	SHEATHING
BM. BEAM	GA. GAUGE	SHT. SHEET	SHEET
BD. BOARD	GALV. GALVANIZED	SHM. SIMILAR	SPECIFICATION
BLK. BLOCK	GLB. GLUE LAM BEAM	STGR. STAGGER	STANDARD
BULK. BLOCKING	GRD. GRADE	STD. STANDARD	
BOT. BOTTOM	HDR. HANGER	STL. STEEL	
BLDG. BUILDING	HDR. HEADER	STIFF. STIFFENER	
CLG. CEILING	HT. HEIGHT	STRUCT. STRUCTURAL	
CLR. CLEAR	HORIZ. HORIZONTAL	SQ. SQUARE	
COL. COLUMN	IN. INCH	SYM. SYMMETRICAL	
CMU. CONCRETE	ID. INSIDE DIAMETER	THK. THICK	
MASONRY	INT. INTERIOR	UNSC. UNIFORM	
UNIT	JOIST	UNIFORM	
CONSTRUCTION	JST. JOIST	BUILDING	
JOINT	LAM. LAMINATED	CODE	
CONC. CONCRETE	LT. WT. LIGHT WEIGHT	UNO. UNLESS	
CONNL. CONNECTION	MB. MACHINE BOLT	NOTED	
CONSTR. CONSTRUCTION	MAS. MASONRY	OTHERWISE	
CONT. CONTINUOUS	MAX. MAXIMUM	VERT. VERTICAL	
DEMO. DEMOLISH	MTL. METAL	WT. WEIGHT	
DET. DETAIL	MIN. MINIMUM	WTF. WELDED WIRE	
DIAG. DIAGONAL	NTS. NOT TO SCALE	FABRIC	
DIA. (4) DIAMETER	NO. or # NUMBER	WWM. WELDED WIRE	
DIM. DIMENSION	O.C. ON CENTER	MESH	
DBL. DOUBLE	OPNG. OPENING	WIDE FLANGE	
DWG. DRAWING	OPP. OPPOSITE	WITH	
EA. EACH	OD. OUTSIDE DIA.		

VICINITY MAP



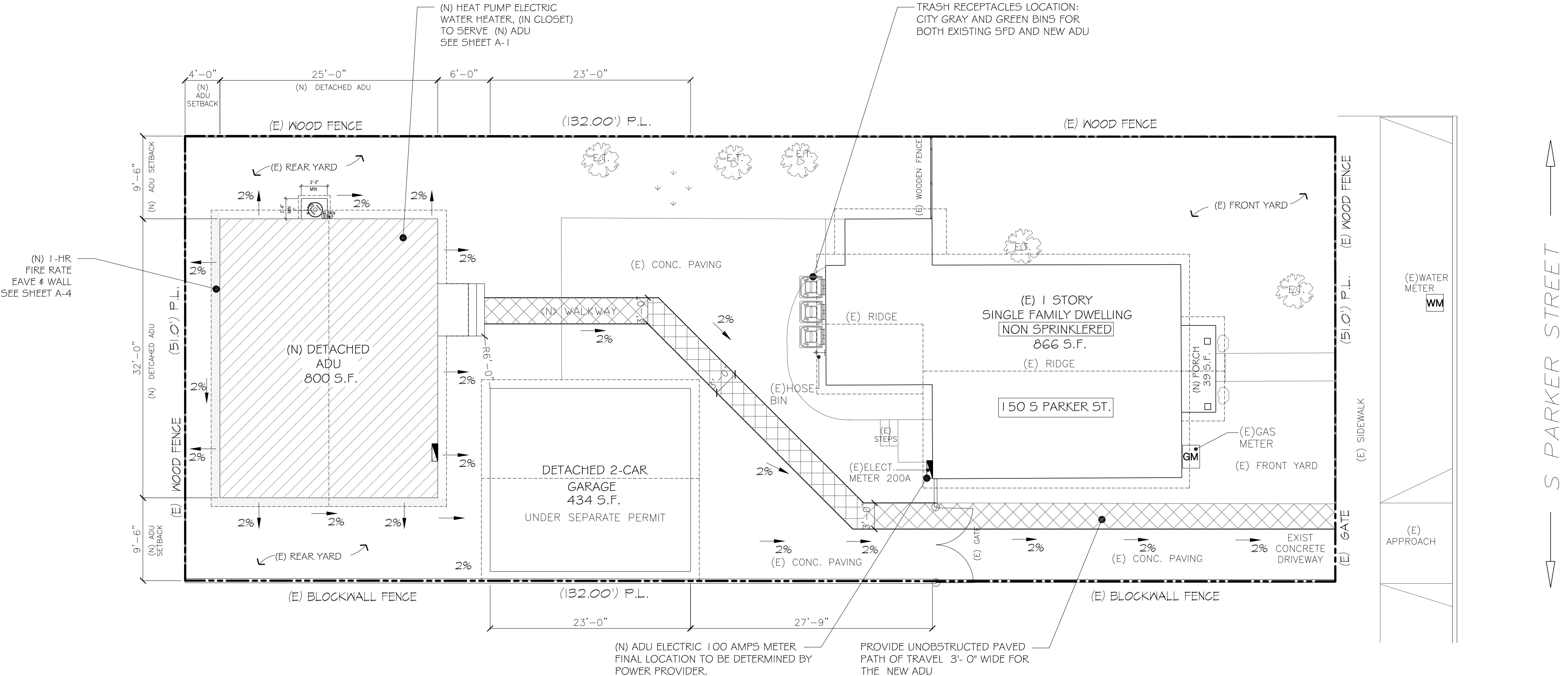
EXIST BUILDING IS NON -SPRINKLERED
NEW ADU TO BE NON - SPRINKLERED

DEFERED SUBMITTALS:

- PV PLANS.

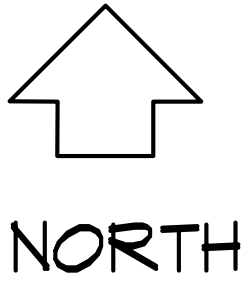
LEGEND:

	EXISTING 1-STORY SF DWELLING
	NEW 1-STORY DETACHED ADU 800 S.F.
	NEW 3FT CLEAR PATH ACCESS FROM PUBLIC RIGHT AWAY



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



GENERAL REQUIREMENTS:

- ALL NEW DOORS AND WINDOWS MUST COMPLY WITH BUILDING SECURITY STANDARD, ORDINANCE # 6-22
- BUILDING ADDRESS* SHALL BE PROVIDED ON THE BUILDING IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM STREET

*Landscaping maintained not to interfere with addressing (This will also apply to existing landscaping)

NOTE:

PROVIDE A MINIMUM 2% GRADIENT AWAY FROM BUILDING, TYP.

CRC 2022 SECTION R4013 EXCEPTION: Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.



Orange Police Residential Requirements

The City of Orange Municipal Code section 15.52 requires that all building within the city meet specific security standards (ord. #6-22). The following items shall be required on any new or remodeled residence:

- Solid backing on wood door frames at lock mechanism
- Strike plate-16 gauge Screws-minimum 3" in wood frame jambs
- Operable windows/sliding doors shall have passed a C.M.B.S.O. forced entry test
- Exterior deadbolt door locks (including door from garage to residence) shall come from current City of Orange Approved Products List (or equivalent)
- Exterior pair of doors requires 5/8 inch flush bolts at head & threshold
- Minimum 180° door viewer required at exterior front door
- Address numbers minimum 4", illuminated during all hours of darkness
- (To aid first responders, all addressing must be easily visible from the street and provide a clear path of travel shown from street to accessory dwelling unit)
- Lighting for multi-family buildings: Parking-1 foot-candle. Walkways-50 foot-candle

CRIME PREVENTION BUREAU (714) 744-7427 or (714) 744-7555

ALLSTAR

DESIGN & ENGINEERING GROUP

RESIDENTIAL + COMMERCIAL + INDUSTRIAL

644 NORTH POPPLAR STREET, SUITE "B", ORANGE, CA 92868

PH. 657-221-0641 EMAIL: allstarengr@gmail.com

WWW.ABCVILENGINEERING.COM

REVISIONS	BY

NEW DETACHED ADU
150 S PARKER ST. ORANGE,CALIFORNIA 92868

SITE PLAN

JOB NO.	24_045
DRAWN	J.N.
CHECKED	A.B.
SCALE	NOTED
DATE	10/27/25
SHEET NO.	C-1

FLOOR PLAN NOTES

INDICATES FLOOR PLAN NOTES
SEE NUMBERS BELOW

- DOUBLE KITCHEN SINK (SELECTED BY OWNER) WITH GARAGE DISPOSAL
- BUILT-IN DISHWASHER (VERIFY DIMENSIONS WITH MANUFACTURER)
- SPECIFICATIONS: PROVIDE AIR CAP AT SINK
- 36" DROP IN COOK TOP WITH VENT TO OUTSIDE AIR (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS)
- 48" CLEAR REFRIGERATOR SPACE - PROVIDE ROUGH IN PLUMBING FOR ICE MAKER
- NOTE: MICRO WAVE - VERIFY SIZE WITH OWNER
- MICROWAVE - PROVIDE SEPARATE ELECTRICAL CIRCUIT. (VERIFY DIMENSIONS W/ MANUFACTURER'S SPECIFICATIONS)
- DOUBLE OVEN (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS)
- OPTIONAL TRASH COMPACTOR. (VERIFY DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS)
- PROVIDE 3 EQUAL SHELVES AT PANTRY
- WASHING MACHINE SPACE - PROVIDE RECESSED BOX WATER AND WASTE
- DRYER SPACE - PROVIDE VENT OUTSIDE AIR
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL SIZE AND LOCATION OF THE DRYER VENT AND SHALL CONFORM TO ALL THE APPLICABLE CODES AND REGULATIONS.
- 30" X 30" ATTIC ACCESS W/ F.A.U. IN ATTIC.
- 22" X 30" ATTIC ACCESS - NO F.A.U. IN ATTIC.
- TRACE OF F.A.U. IN ATTIC ABOVE. PROVIDE UNOBSTRUCTED 24" WIDE RLY WOOD FLOOR PASSAGEWAY FROM ATTIC ACCESS PROVIDE CONVENT LINE TO OUTSIDE. PROVIDE LIGHT AND SWITCH IN ATTIC. PROVIDE ELECTRIC AND FUEL GAS AS REQUIRED BY UNIT. SEE T-24 REQUIREMENTS AT SHEET FOR MANUFACTURER AND MODEL NUMBER. PROVIDE VENT TO OUTSIDE. PROVIDE VENT TO OUTSIDE. PROVIDE COMBUSTIBLES AS LISTED IN FURNACE MANUFACTURER'S SPECIFICATIONS. SEE DETAIL 25/D-1.
- RETURN AIR GRILL FOR F.A.U.
- PROVIDE RIGID FRAME PLATFORM - TO BE MINIMUM OF 18" FROM GARAGE FLOOR TO BURNING ELEMENT. SKIN PLATFORM WITH 5/8" TYPE "X" GYPSUM BOARD.
- WATER HEATER - PROVIDE SEISMIC STRAP. FINAL LOCATION OF THE WATER HEATER VENT SHALL BE THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR AND SHALL CONFORM TO ALL APPLICABLE CODES AND REGULATIONS.
- GARAGE WALL AND SUPPORTING POSTS OR COLUMNS ADJACENT TO OR UNDER DWELLING SHALL BE PROTECTED WITH 5/8" TYPE "X" GYPSUM BOARD PER C.B.C. SECTION 101-CONTINUOUS TO ROOF SHEATHING.
- GARAGE ATTIC SPACE ADJACENT TO NEW SECOND STORY ADDITION SHALL BE PROVIDED WITH 5/8" TYPE "X" FIRE RATED GYPSUM BOARD APPLIED TO GARAGE SIDE (EXTEND TO UNDER-SIDE OF THE ROOF SHEATHING (RS02.6))
- OPTIONAL 1/2" GYPSUM BOARD AT WALLS.
- 6" PLUMBING WALL
- BALCON FLOOR WALL WITH 2x6 DPF#2 STUDS @ 16" oc. SEE FRAMING PLANS
- GAS APPLIANCE BY "MARCO COMPANY" MODEL NO. A36P A.N.S.I. # 221506 - SEE INTERIOR ELEVATIONS FOR FACING. PROVIDE VENT PER FIREPLACE MANUFACTURE.
- OPTIONAL DIRECT VENT FLUSH HEARTH FIRE PLACE TO BE SELECTED BY OWNER.
- APPROVED SMOKE DETECTOR PER C.B.C. SECTION 901. DETECTOR TO BE PERMANENTLY WIRED AND WITHOUT A DISCONNECTION SWITCH OTHER THAN THOSE REQUIRED FOR OVER CURRENT PROTECTION. ALL SMOKE DETECTORS SHALL BE WIRED TOGETHER FOR SIMULTANEOUS ALARM. ALL SMOKE DETECTORS SHALL HAVE APPROVED BATTERY BACK-UP.
- PROVIDE OUTLET FOR GARAGE DOOR OPENER.
- DUCT CHASE FROM EAVE AT SECOND FLOOR TO ATTIC SPACE AND ALONG CHIMNEY FLUE. PROVIDE DRAFT STOP AND REQUIRED BY CODE. VERIFY SIZE WITH H.V.A.C. CONTRACTOR.
- PROVIDE 220V AT A.C. CONDENSER LOCATION VERIFY EXACT LOCATION WITH H.V.A.C. CONTRACTOR AND BUILDER PRIOR TO INSTALLATION - LOT DEPENDANT.
- PROVIDE FAN - EXHAUST FAN SHALL BE CAPABLE OF PROVIDING (5) AIR CHANGES PER HOUR.
- MECHANICAL VENTILATION - PROVIDE EXHAUST FAN. FAN SHALL BE CAPABLE OF PROVIDING (5) AIR CHANGES PER HOUR.
- PROVIDE CEILING MOUNT FLUORESCENT FIXTURE AT WATER CLOSET COMPARTMENT ON 3-WAY SWITCH. PROVIDE ONE SWITCH IN CLOSET COMPARTMENT AND ONE THE FIRST SWITCH AS ONE ENTERS MASTER BATH.
- THEATRICAL LIGHTING.
- PROVIDE CEILING MOUNT FLUORESCENT FIXTURE TO BE SWITCHED FROM FIRST SWITCH AS ONE ENTERS BATH OR KITCHEN.
- SHELF AND SINGLE POLE.
- 32" X 60" PRESSED STEEL TUB WITH SHOWER ABOVE. PROVIDE CERAMIC TILE MAINSLOT TO ONE SIDE OF TILE ABOVE SHOWER HEAD - VERIFY WITH OWNER.
- 42" X 60" ACRYLIC TUB WITH CERAMIC TILE SPLASH AND SURROUND.
- PROVIDE WHIRLPOOL W/ (6) - JETS OR AS INDICATED BY OWNER.
- SHOWER WITH CERAMIC TILE AND HANGING ONE FULL TILE ABOVE SHOWER HEAD LOCATE AT 60" ABOVE DRAIN. VERIFY WITH OWNER.
- MIRROR.
- FINAL SIZE AND LOCATION OF ELECTRICAL PANEL SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR AND SHALL BE NOTIFIED IMMEDIATELY REGARDING ANY PROPOSED DEVIATION FROM PLANS.
- GARAGE SLAB AND CURB HEIGHT MAY VARY FROM BASIC CONDITION DUE TO SITE GRADE VARIATIONS. ADD CONCRETE STEP IF REQUIRED. REFER TO CIVIL DRAWINGS FOR COMPLETE INFORMATION. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO START OF WORK. STAIRWAYS HAVING FOUR OR MORE RISERS SHALL HAVE A CONTINUOUS HANDRAIL AT ONE SIDE PER C.B.C. SECTION 12B.4.
- CLOSET LIGHTING SHALL COMPLY WITH N.E.C. 410-9 FOR MINIMUM CLEARANCE FORM STORAGE SPACE.
- GYPSUM BOARD SHELF - SEE PLAN FOR HEIGHT - PAINT TOP WITH ENAMEL FINISH.
- TRACE OF SECOND FLOOR ABOVE.
- GYPSUM BOARD SOFFIT - TOP AT 96" HEIGHT NOT OTHERWISE.
- STUCCO POPOUT.
- STUCCO ARCH.
- STUCCO SOFFIT. SEE PLANELEV. FOR HEIGHT.
- APPROVED DECK COATING DEX-O TEX WEATHER/WEAR DECK COVER INSTALL per ICC-ESR 1757
- STUCCO COLUMN TYPE.
- LOW WALL. 42" HIGH MIN. - SEE PLAN FOR HEIGHT AND DETAIL.
- 42" HIGH HANDRAIL. SEE DETAIL 18/D-1 HANDRAILS SHALL COMPLY WITH C.B.C. 1123A AND SHALL BE CONTINUOUS FOR THE FULL LENGTH OF STAIRS. SEE DETAIL 22/D-1 AT RAKE.
- Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1-1/2 inch between the wall and the handrails. (R311.7.0.2)
- PROVIDE OUTLET FOR LOW VOLTAGE ADDRESS LIGHT.
- PROVIDE 5/8" TYPE "X" GYPSUM BOARD AT ENCLOSED USABLE SPACE UNDER STAIRS AT BOTTOM OF STAIR STRINGERS. AND AT ADJACENT WALLS UNDER STAIRS INCLUDE WALLS, UNDER-STAIRS SURFACE AND ANY SOFFITS SHALL BE PROTECTED ON THE ENCLOSED SIDE.
- LAUNDRY TRAY.
- PROVIDE RECESSED FLUORESCENT LIGHT FIXTURES AS INDICATED - TO BE SWITCHED FROM FIRST LIGHT SWITCH AS ONE ENTERS KITCHEN.
- DUCT CHASE - PROVIDE DRAFT STOP AS REQUIRED BY CODE. VERIFY SIZE WITH HEATING SUB-CONTRACTOR.
- PROVIDE CAST-IRON WASTE PIPE.
- TRACE OF OPTIONAL DECK ABOVE.
- DRYER VENT LOCATION (5" DIA. 26 GA. GI) - VERIFY PER CODE.
- NET BAR - PROVIDE FORGELAIN O/ CAST IRON SINK-SEE INTERIOR ELEVATIONS.
- VANITY - SIZE AND STYLE TO BE SELECTED BY OWNER.
- OMIT ELECTRICAL OUTLET AT OPTIONAL FIREPLACE.
- PROVIDE ELECTRICAL OUTLET AT STANDARD CONDITION.
- STONE VENEER - SEE ELEVATION FOR HEIGHT AND TYPE.
- BUMPER GUARD.
- PROVIDE R-13 BATT INSULATION AT LAUNDRY ROOM WALL AS INDICATED.
- 2-4" X 6-8" DRYWALL OPENINGS.
- CONC. LANDING PER FOUNDATION PLANS.
- CASED OPENING 8'-2" R.O. CENTERED AT ROOM TOP AT 96".
- OPTIONAL PRE-FAB COLUMN TO BE SELECTED BY OWNER.
- CRIPPLE WALL.
- SHELF.
- PROVIDE TEMPERATURE & PRESSURE RELIEF VALVE AT WATER HEATER.
- TO THE EXTERIOR.
- NO. SHUTTER - SEE ELEVATION FOR HEIGHT AND TYPE.
- OPTIONAL OPENING TO MATCH LIVING ROOM SIDE.
- LINEN - PROVIDE 5 EQUALLY SPACED SHELVES.
- DESK.
- SHATTERPROOF SHOWER ENCLOSURE, TYPICAL.
- SLOPE OF DECK (MIN. 1/4" PER FT.) TO ASSURE DRAINAGE. U.B.C. SEC. 1506.1.
- EXTERIOR DECKS & BALCONIES SEALED UNDERNEATH SHALL BE WATERPROOFED. C.B.C. SEC. 1402.9 (ENDURO-KOTE) DECK COATINGS (1 HR. CONSTR).
- UNDER CABINET FLOOR. LIGHT.
- Door openings between a private garage and the dwelling unit shall be either a solid wood door or a solid or honeycomb core steel door not less than 1 3/8" thick and self closing and self latching. The door may also be a 20 minute rated assembly. (R302.5.1) . USE DOOR BY Masonite OR EQUAL. SEE SHT. 6N-1

WINDOW SCHEDULE

NO./WINDOW	SIZE	TYPE	MATERIALS	U-FACTOR	SHG-FACTOR	UNITS
(A)	3'-0"x1'-0"	**SLIDE/TEMP. GLS	FIBERGLASS	0.30	0.23	2
(B)	3'-4"x4'-4"	SINGLE HUNG	FIBERGLASS	0.30	0.23	5

*NOTE: ALL WINDOWS - DOUBLE GLAZE

DOOR SCHEDULE

NO.	DOOR SIZE	DOOR	FRAME	HWDR. NOTES	LOCATION	UNITS
(1)	2'-8"x6'-8"	W.D.	W.D.	HOLLOW CORE	BATH #1/2 BEDROOMS #2,3	3
(2)	3'-0"x6'-8"	W.D.	W.D.	SOLID CORE	ENTRY	1
(3)	6'-0"x6'-8"	W.D.	W.D.	HOLLOW CORE	CLOSET #1 & #2	2
(4)	5'-1"x6'-8"	W.D.	W.D.	HOLLOW CORE	CLOSET #3	1
(5)	3'-0"x6'-8"	W.D.	W.D.	HOLLOW CORE	BATH #2/ BEDROOM #2	2
(6)	2'-8"x5'-8" (MIN.)	W.D.	W.D.	SOLID CORE	WATER HEATER CLOSET	1

NOTE: ALL DOORS COLOR, STYLE, TYPE TO BE SELECTED BY OWNER.

15.52.060 WINDOWS AND SLIDING GLASS DOORS

A. SHALL COMPLY WITH C.M.B.S.O. or C.A.N.M. FORCED ENTRY TEST FOR OPERABLE WINDOWS/SLIDING DOORS

	BRAND	MODEL NUMBER
Cylinder Guards (Solid Steel)	Keelex	K24, K24LA
Deadbolt Locks (Cylinder)	Marks	I80 Series, (Functions K, L, M, S)
Windows (Standard)	Alpine Windows	Series 580 (OX) Single Hung
Windows (Standard)	Jeld-Net	Series 4850 Horizontal Sliding

*Sliding windows must meet the CMB50 or CANM standards for forced entry

Note: 15.52.050 Frames, Jambes, Strikes, Hinges in accordance with "Approved Products List 1/23"
15.52.060 Windows & Sliding Glass Doors in accordance with "Approved Products List 1/23"
15.52.080 Special Building Provisions-Residential in accordance with "Approved Products List 1/23"

ELECTRICAL LEGEND

	DUPLEX OUTLET
	220 VOLTS
	DUPLEX OUTLET GROUND FAULT INTERRUPTER
	ELECT SWITCH THREE WAY
	VACANCY SENSOR SWITCH
	WALL MOUNTED LIGHT FIXTURE PHOTOCONTROL/MOTION SENSOR COMBINATION
	RECESSED DOWNLIGHT WITH DIMMER SHALL BE SEALED TYPE
	Provide Luminaires classified as high efficacy, such as pin-pointed sockets, (compact fluorescent) or linear fluorescent lamps with electronic ballasts. Some screw sockets, types that are high efficacy metal halide and light emitting diode (LED) may be used as well
	VAPOR PROOF
	TV JACK
	DUPLEX OUTLET GROUND FAULT INTERRUPTER
	ELECTRICAL J BOX
	EXHAUST W/ HUMIDISTAT FAN (5 AIR CHANGES PER HR.) (50 CFM) VENTED TO OUTSIDE AIR
	PENDANT LIGHT
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	VACANCY SENSOR
	LED LIGHT

UTILITY LEGEND

	H.B.	WATER HOSE BIB ANTI-SIPHON TYPE
	C.W.	COLD WATER STUB OUT
	H.W.	HOT WATER STUB OUT
	H.B.	HOSE BIB WITH SHUT OFF VALVE
	KEY	GAS VALVE KEY
	F.G.	FUEL GAS

NOTE:
- Newly Installed Fans
shall be ENERGY STAR
compliant and be ducted
to terminate to the
outside of the building.
- Newly installed fans,
not functioning as a
component of a whole
house ventilation
system, must be
controlled by a humidity
control.

Note:
Exterior Lighting Luminaires SHALL be high efficacy and shall
meet the following requirements, as applicable per C.Energy
C 150.0(k)(3).
i) SHALL BE Controlled by a manual ON and OFF switch that
does not override to ON the automatications of items b) or
c) below; and
ii) Controlled by photocell and motion sensor. Controls that
override to ON shall not be allowed unless the override
automatically reactivates the motion sensor within 6 hours; or
iii) Controlled by one of the following methods:
i) Photocell and automatic time switch control.
ii) Astronomical time clock.
iii) Energy management control system.

BATHROOM GRAB BAR REQUIREMENTS:

At least one full bathroom at the entry level shall be
provided with reinforcement for future grab bar installation
for the water closet, and bathtub or shower.
Reinforcement shall be 2x6 solid lumber, installed between
32" and 39-1/4" above finished floor.
Reinforcement shall be installed on one side wall and the
back wall on both side walls of the water closet, where a
grab bar can be installed in the future, with the top of the
grab bar between 39"-36" above finished floor.
Reinforcement shall be continuous for the shower or bathtub,
with reinforcement installed on the back, head, and side walls.
An additional reinforcement shall be provided on the side wall for
a future, lower grab bar, no more than 6" above the rim of the tub.

BATHROOM NOTES:

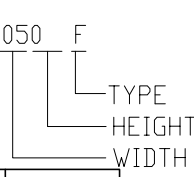
- ALL COVERINGS OF SHOWERS OR TUBS WITHIN SHOWERS SHALL BE OF CEMENT PLASTER, TILE, OR APPROVED EQUAL, TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE DRAIN INLET. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT. GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II & SHALL BE SHATTERPROOF GLASS ENCLOSURE. SWING DOOR OUTWARD. NET AREA OF SHOWER RECEPTOR SHALL BE NOT LESS THAN 1,024 sq. in. OF FLOOR AREA, AND ENCOMPASS 30 INCH DIAMETER CIRCLE.
- ALL SHOWERS AND TUB-SHOWER SHALL HAVE A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE.
- WHERE WATER RESISTANT GYPSUM IS USED AT CEILINGS, PROVIDE CEILING SUPPORT AT MAXIMUM 12" oc. ADD BLOCKING, FURRING, OR CHANNELS, E.T.C. WHERE FRAMING IS GREATER.
- DUCTS SHALL BE SIZED PER CHAPTER 6 OF THE MECHANICAL CODE. A CIRCULATING AIR SUPPLY OPENING OR DUCT OF 2 SQ. IN. PER 1,000 BTU IS REQUIRED FOR THE FORGED AIR FURNACE IF APPLICABLE.
- WHERE WATER RESISTANT GYPSUM IS USED AT CEILINGS, PROVIDE CEILING SUPPORT AT MAXIMUM 12" oc. ADD BLOCKING, FURRING, OR CHANNELS, E.T.C. WHERE FRAMING IS GREATER.

NOTE: ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE
BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE
BALANCE/THERMOSTATIC MIXING TYPE VALVE.

EXISTING PLUMBING FIXTURES SHALL BE THE FOLLOWING:

- Showerheads is to have a maximum flow capacity of 2.5 gallons per minute
- Toilet to use not more than 1.6 gallons of water per flush
- Interior faucet cannot emit more than 2.2 gallons per minute

DOOR & WINDOW
LEGEND

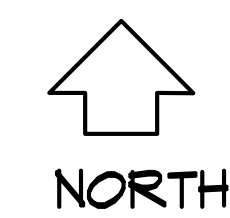
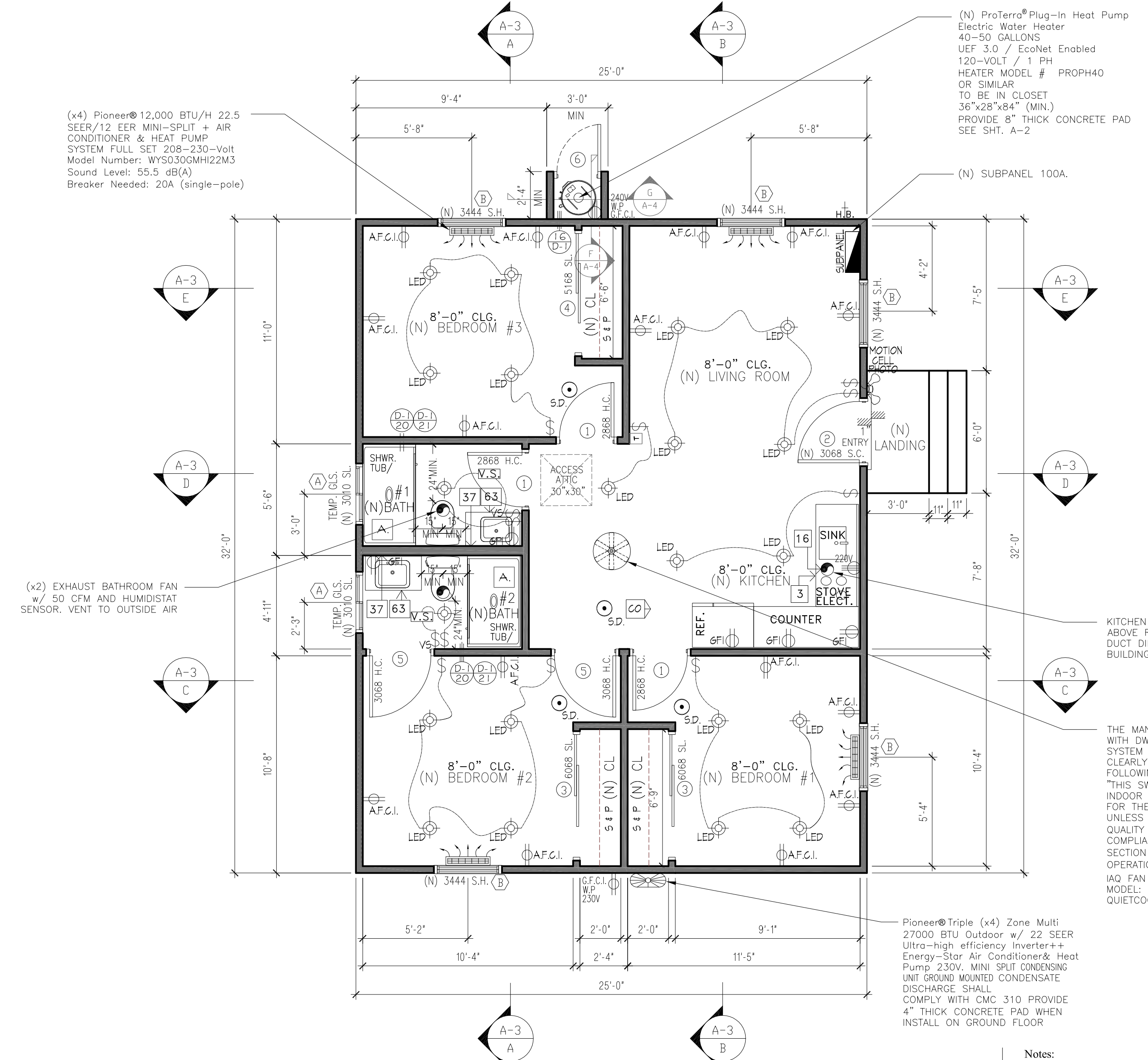


15.52.080 SPECIAL BUILDING PROVISIONS - RESIDENTIAL

- SWINGING EXTERIOR DOOR: HM = 18 GA. OR SC WOOD OR FIBERGLASS = 1 3/4" AND RAISED PANEL MIN. = 9/16"
- EXTERIOR DOORS: DEADBOLT TO HAVE 1" BOLT PROJECTION
ONE MOTION LEVER HANDLED, DEADBOLT FUNCTION REQUIRED
CYLINDER GUARD/APPROVED ESCUTHEON REQUIRED
- MINIMUM 180° DOOR VIEWER REQUIRED AT MAIN ENTRY EXTERIOR DOOR UNLESS CLEAR GLASS IS INSTALLED ON DOOR

15.52.050 FRAMES, JAMBES, STRIKES, HINGES

- SOLID BACKING 6" ABOVE AND BELOW STRIKE PLATE BEHIND JAMB REQUIRED
- ONE-PIECE DOOR STOPS WITH JAMB FOR IN-SWING DOORS
- STRIKE PLATE = 16GA. SCREENS - MIN. 3" INTO WOOD FRAMED JAMBS
- HORIZONTAL BLOCKING IN WOOD FRAME CONSTRUCTION = 3 STUD SPACES AT LOCK HEIGHT



PROPOSED FLOOR PLAN

(800 SQ. FT.)

SCALE: 1/4"=1'-0"

SMOKE DETECTORS NOTE:

Smoke detectors shall be provided in each sleeping room, on the ceiling or wall immediately outside of each sleeping room, and on each story and basement for dwellings with more than one story. (907.2.1.2, R314.3)

- The power source for smoke detectors shall be as follows:
a. In new construction smoke detectors shall receive their primary power from the building wiring and shall be equipped with a battery backup. (907.2.11.4, R314.4)
b. In existing SFD, smoke detectors may be battery operated. (907.2.11.6, R314.4)

CARBON MONOXIDE ALARMS REQUIRED BY SEC. 420.4, 420.6, & R315. ALARM SHALL BE HARDWIRED WITH BATTERY BACK-UP.

NOTE: BATTERY CARBON MONOXIDE ALARM IS PERMITTED IN EXISTING DWELLINGS UNITS WHERE NO CONSTRUCTION IS TAKING PLACE

NOTES:
A. SMOKE DETECTOR SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. CRC R314

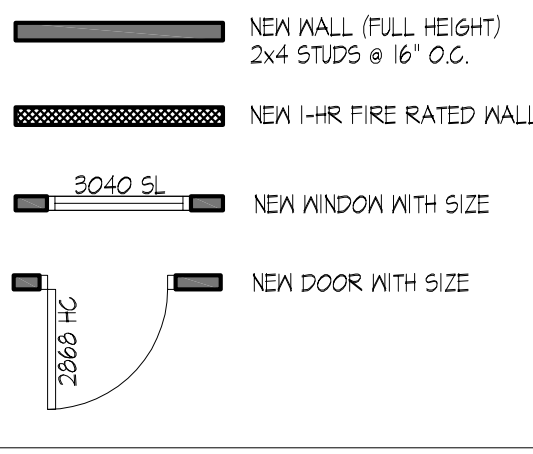
B. SMOKE ALARM AND DETECTORS WILL BE INSTALLED AND MAINTAINED ACCORDING TO MANUFACTURER'S INSTRUCTIONS.

NOTE:
A. CARBON MONOXIDE DETECTOR SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL BE ACTIVATE ALL ALARMS. CRC R315

NOTE: ALL LIGHTING TO BE HIGH EFFICACY.
CEnergyC 150.0(K)1(A)

NOTE: ELECTRICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE FINISH FLOOR. SEE 21/D-1

WALL LEGEND



Notes:

Newly constructed dwelling units including detached ADUs are required to comply with Aging-In-Place requirements in accordance with CRC R327.

a) At least one bathroom and one bedroom shall be provided with a net clear opening of not less than 32 inches. Per CRC R327.1.3 (2-8 doors do not provide 32" clear width with due to door stop.)

b) At least one bathroom on the entry level shall be provided with reinforcement installed in accordance with this section. Where there is no bathroom on the entry level, at least one bathroom on the floor above shall comply with this section.

i) Specify the reinforcement to be solid lumber and not less than 2X8.

ii) The reinforcement shall be located between 32" and 39 1/2" above the finished floor.

iii) Specify the water closet reinforcement to be installed on both side walls of the fixture, one side wall and the back wall.

iv) Specify the shower reinforcement shall be continuous where wall framing is provided.

v) Bathtub and combination bathtub/shower reinforcement shall be continuous on each end of the bathtub and the back wall. Additionally, back wall reinforcement for a lower grabbar shall be provided with the bottom edge located no more than 6" above the bathtub rim.

c) Electrical receptacle outlets, switches and controls intended to be used by occupants shall be located no more than 48" measured from the top of the outlet box and not less than 15" measured from the bottom of the outlet box above the finish floor.

d) Specify doorbell controls to not exceed 48" above exterior floor, measured from the top of the doorbell button assembly.

See 20/D-1 bath - grab bar reinforcement
See 21/D-1 heights for electrical receptacles

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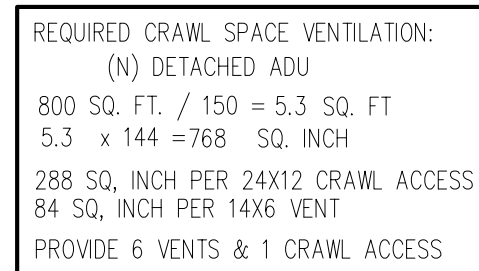
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Address Identification
Per CRC R319,
Buildings shall be provided with approved address
identification. The address identification shall be
legible and placed in a position that is visible from the
street or road fronting the property. Address
identification characters shall contrast with their
background. Address numbers shall be illuminated
Arabic numerals or alphabetical letters. Numbers shall
not be spelled out. Each character shall be not less
than 4 inches in height with a stroke width of not less
than 0.5 inch.

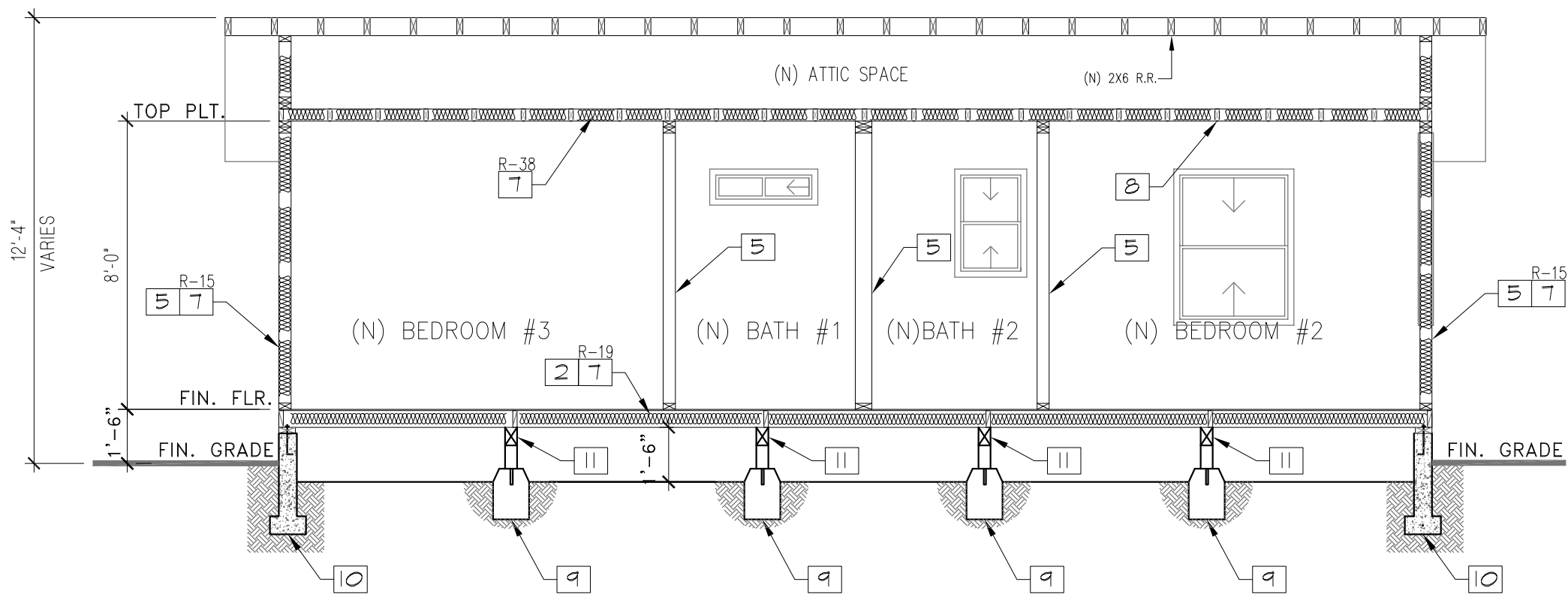
ALL ADU exterior finishes **MUST** match between the existing primary dwelling which includes:

- (a) The design, pitch, color, material, and texture of the roof eave details of the ADU shall be substantially the same as the primary unit;
- (b) The color, material, texture of all building walls, windows, and doors of an ADU shall be similar to and compatible with the primary unit;
- (c) The architectural style and scale of an ADU shall match the primary unit.



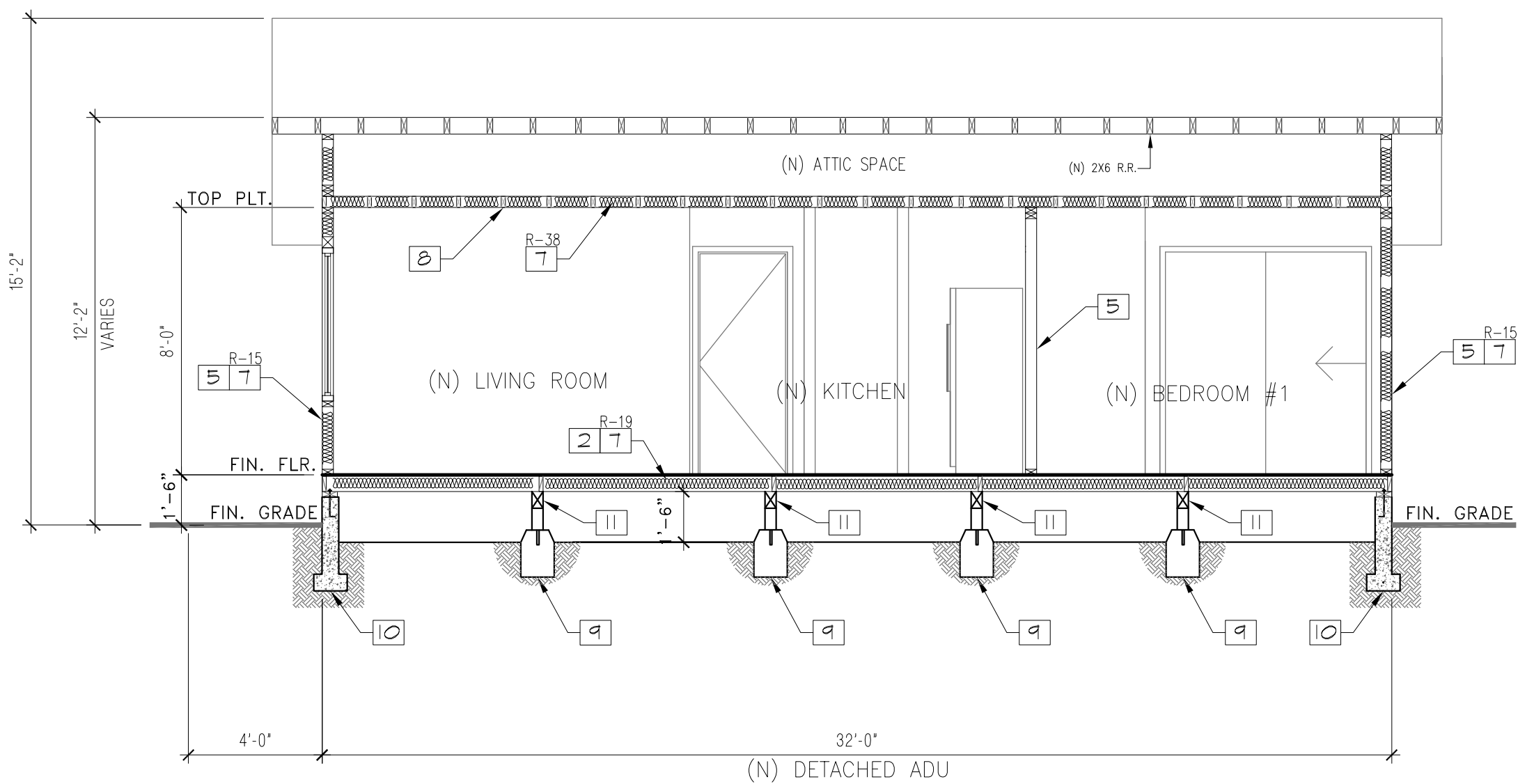
REVISIONS	BY
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JOB NO.	24_045
DRAWN:	J.N.
CHECKED:	A.B.
SCALE:	NOTED
DATE:	10/27/25
SHEET NO.	



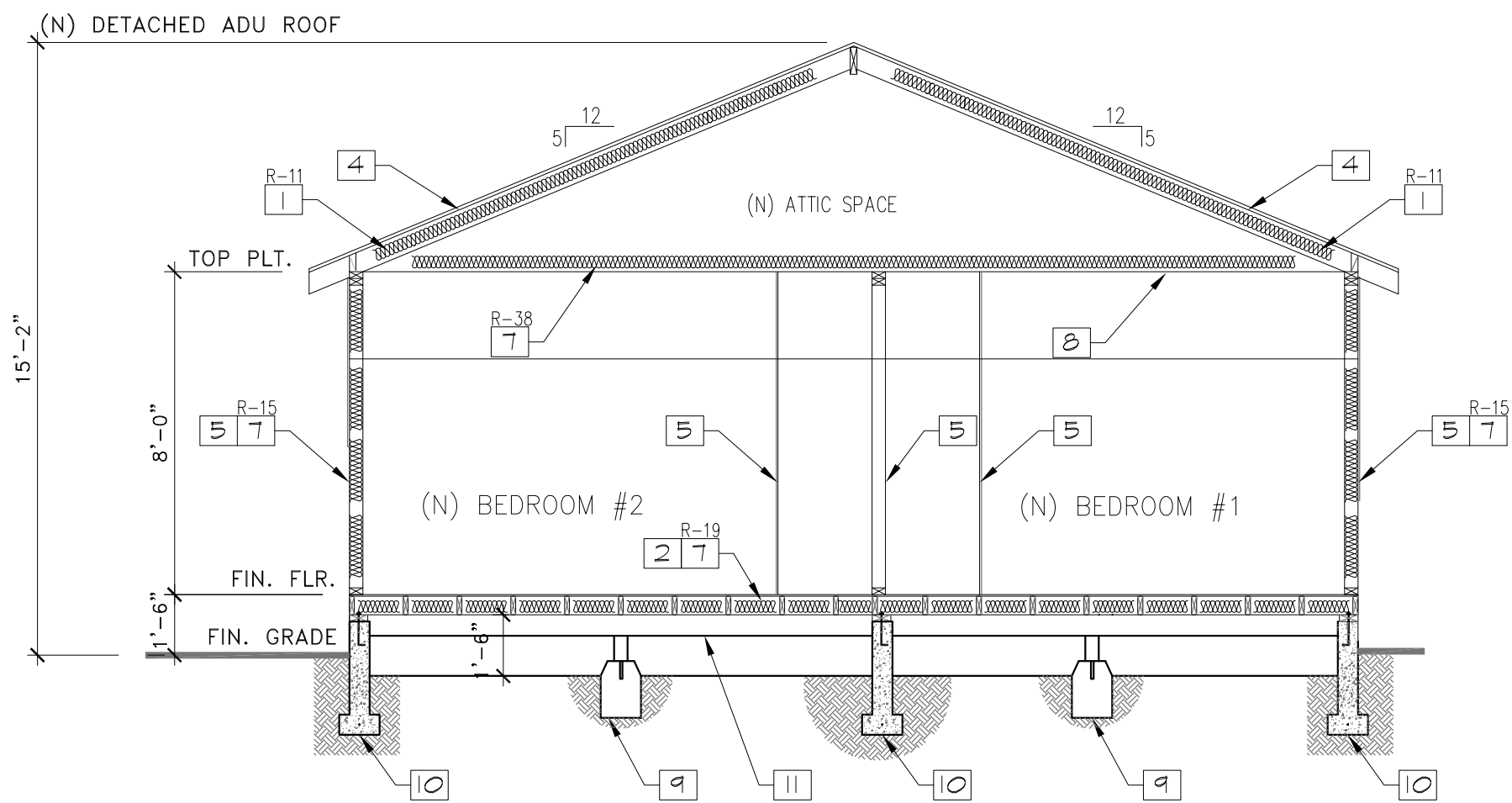
SECTION
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A



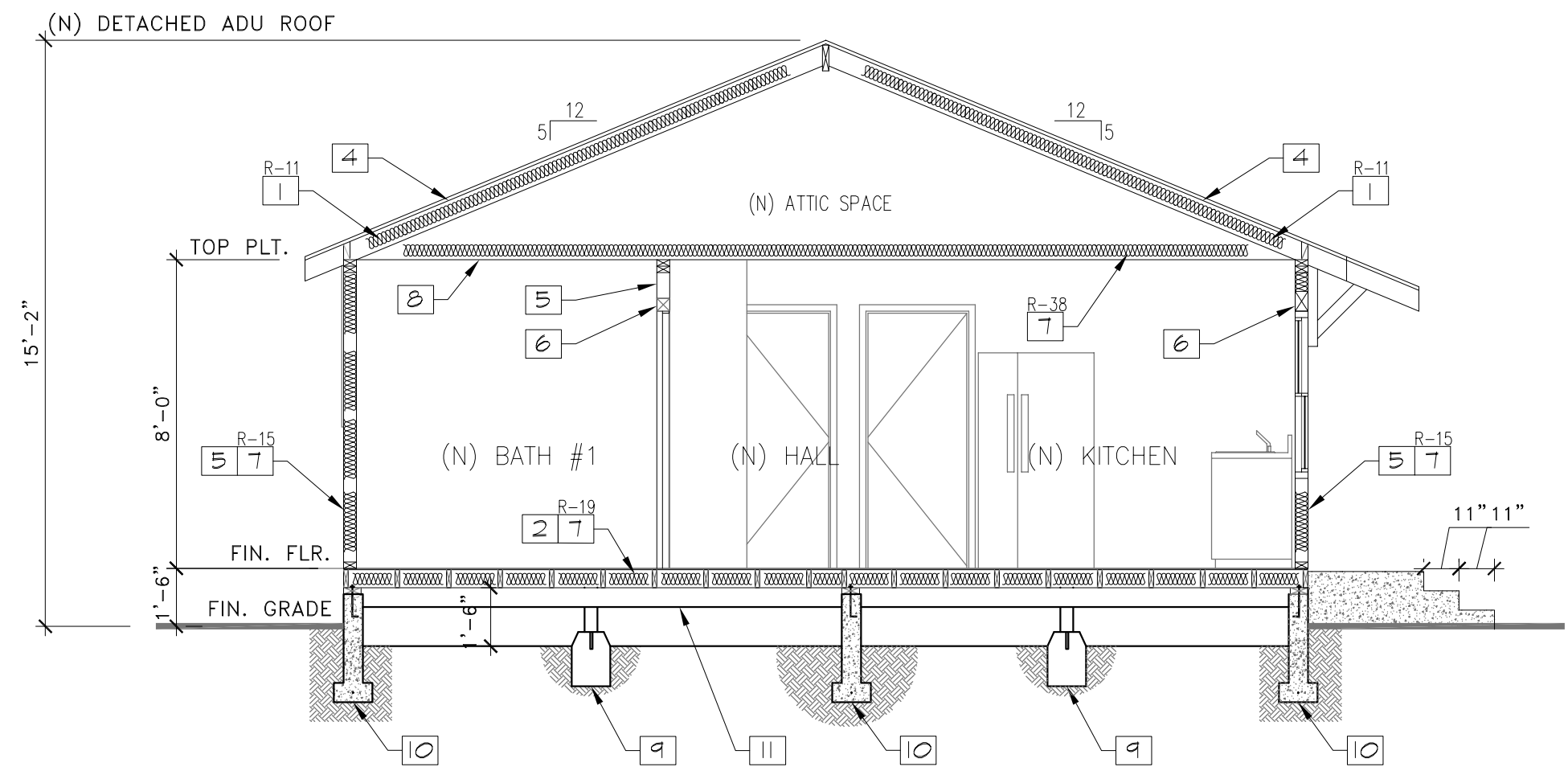
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B



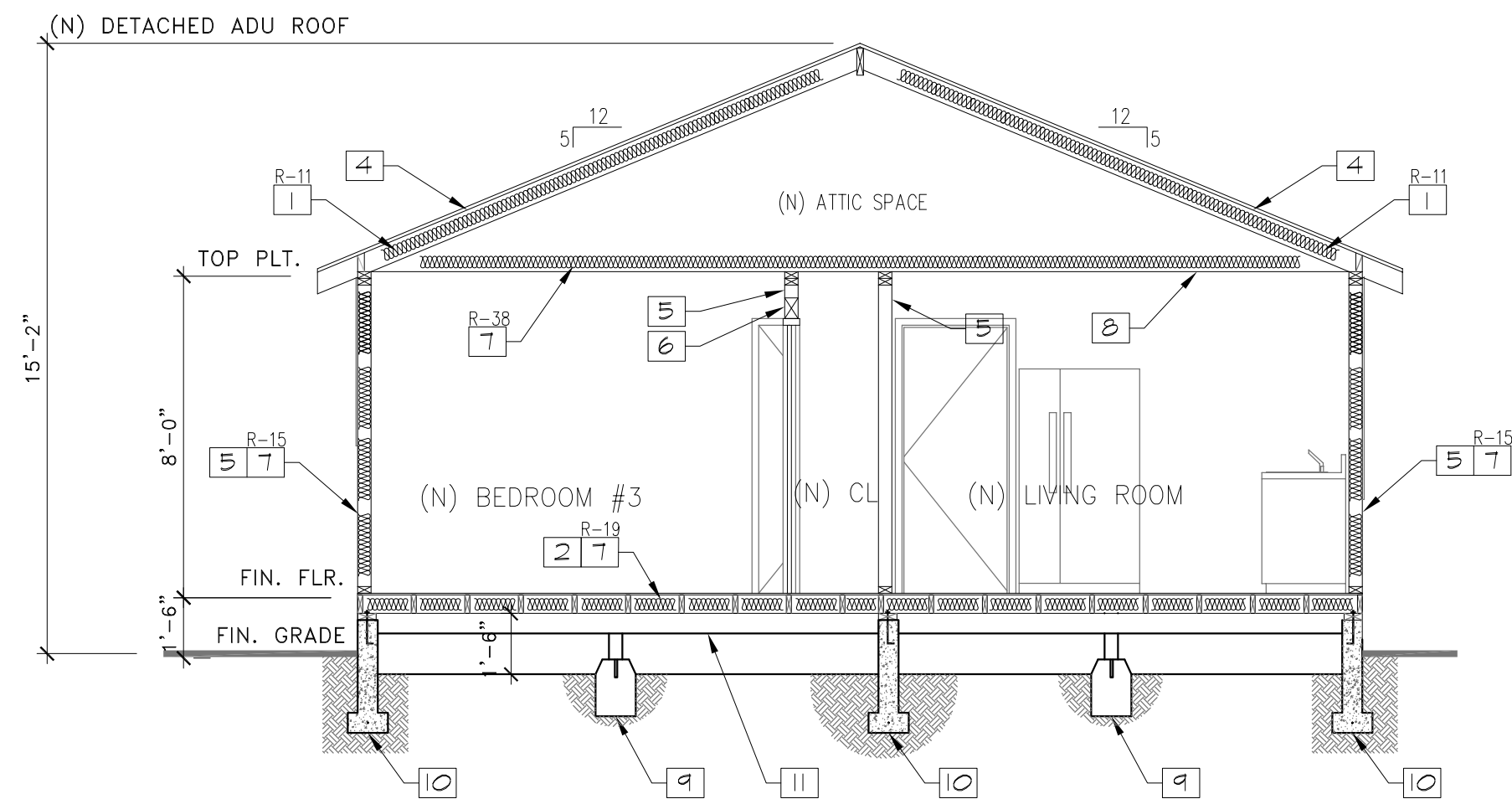
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C



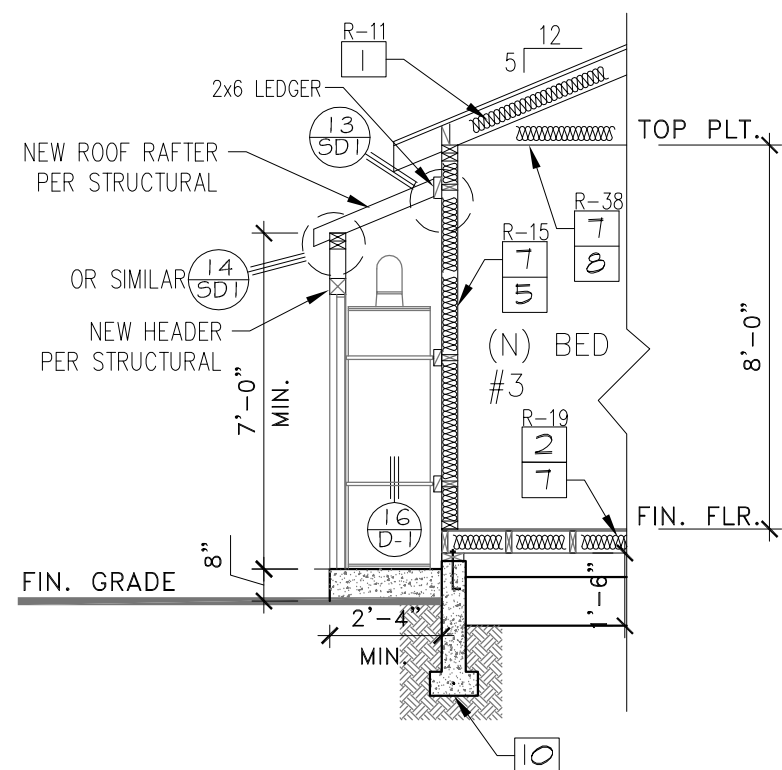
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SCALE: 1/4"=1'-0"

D



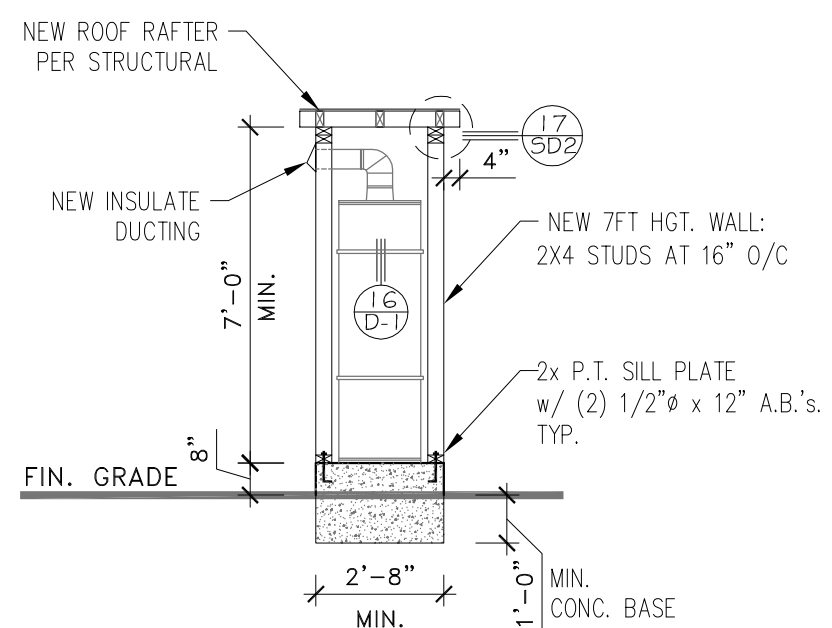
SECTION
SCALE: 1/4"=1'-0"

E



SECTION
SCALE: 1/4"=1'-0"

F



SECTION
SCALE: 1/4"=1'-0"

G

SECTION NOTES

1. REFER TO FRAMING PLAN FOR SIZE AND SPACING OF ALL STRUCTURAL MEMBERS.

INDICATES BUILDING SECTION NOTES
SEE NUMBERS BELOW

1. NEW ROOF INSULATION R-11 TYP. REQUIREMENTS PER T24
2. NEW 2x6 FLOOR JOIST FRAMING PER STRUCTURAL SEE SHT. S-1
3. NEW RIDGE BOARD PER STRUCTURAL SEE SHT. S-2
4. NEW ROOF RAFTERS 2x6 PER FRAMING PLAN SEE SHT. S-2
5. NEW FULL HGT. WALL: 2x4 STUDS AT 16" O/C
6. NEW HEADER PER STRUCTURAL SEE SHT. S-2
7. NEW BATT INSULATIONS R-15 AT NEW EXTERIOR WALL PER T24
AT NEW CEILING R-30 TYP. REQUIREMENTS PER T24 4
AT NEW FLOOR CRAWLSPACE R-19 TYP. REQUIREMENTS PER T24
8. NEW 2x6 CEILING JOIST PER FRAMING PLAN SEE S-2
9. NEW CONC. PIER PER STRUCTURAL SEE SHT. S-1
10. NEW FOOTING PER STRUCTURAL SEE SHT. S-1
11. NEW 4x6 DR. BEAM PER STRUCTURAL SEE SHT. S-1

BUILDING FRAMING SECTIONS REPRESENT APPROXIMATE ARCHITECTURAL RELATIONSHIPS ONLY AND DO NOT NECESSARILY REPRESENT STRUCTURAL ENGINEERING CONDITIONS, CONNECTIONS, OR MATERIALS. REFER TO STRUCTURAL ENGINEERS DRAWINGS FOR ALL SUPERSEEDING STRUCTURAL REQUIREMENTS. REPORT ANY DISCREPANCIES IMMEDIATELY PRIOR TO PROCEEDING WITH WORK.

APPENDIX C

DEPARTMENT OF PARKS AND RECREATION FORM (2005)

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

Primary # 30-158857

HRI # 038223

Trinomial ORA

NRHP Status Code 5D1

Other Listings:

Review Code:

Reviewer:

Date:

Page 1 of 3

*Resource Name or #:
(Assigned by Recorder)

PARKER_S_150__APN_390-672-17

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:

150

-

S PARKER

ST

, #

City:

Orange

Zip:

92868

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

Single-story bungalow with rectangular plan and single, front-facing gable. Separate, smaller gabled portico forms entry overhang and is supported by decorative brackets.

*P3b. Resource Attributes: (HP2)--Single family property
(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:

1924



Historic



Prehistoric



Both

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address)

D. Gest, P. LaValley, D.
Matsumoto; J. Snow

Chattel Architecture

13417 Ventura Blvd.

Sherman Oaks, CA 91423

*P9. Date Recorded:

April, 2005; November, 2009

*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. Heritage Orange County, Inc. (1982) Orange Historic Survey.

*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 # 30-158857

HRI # 038223

*NRHP Status Code 5D1

Page 2 of 3

*Resource Name or #: PARKER_S_150__APN_390-672-17
(Assigned by Recorder)

B1. Historic Name: Unknown

B2. Common Name:

B3. Original Use: RES

B4. Present Use: RES

*B5. Architectural Style: Bungalow

*B6. Construction History: (Construction date, alterations, and date of alterations) Date of Construction: 1924 ☒ 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: AC

(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: Good Condition - No apparent change to original structure.

Site Integrity:

Opportunities: Chattel recommends amendment of NR boundaries to include property.

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.

(Sketch Map with North arrow required.)

*B14. Evaluator: Robert Chattel

*Date of Evaluation: November, 2009

(This space reserved for official comments.)

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

Primary # 30-158857
HRI # 038223
Trinomial ORA

Page 3 of 3

*Resource Name or #:
(Assigned by Recorder)

PARKER_S_150__APN_390-672-17

Recorded by:

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

Date Recorded: April, 2005; November, 2009

☒ Continuation ☐ Update

Years Surveyed: 1982, 1991, 2005

Description of Photo: 1991

Listed in National Register:

General Plan:	LDR	# of Buildings:	1
Planning Zone:	R-3	# of Stories:	1
Lot Acre:	0.1551	# of Units:	1
Principal Building Sqft:	866		

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

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

