# HISTORIC RESOURCES GROUP

## HISTORIC STRUCTURE REPORT 629 EAST WASHINGTON AVENUE, ORANGE

**JUNE 2025** 



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### **INTRODUCTION**

## **Executive Summary**

The purpose of this historic structure report (HSR) is to provide a statement of significance for the one-story single-family residence at 629 East Washington Avenue, document architectural features and their conditions, and make prioritized recommendations for treatment. This report provides the stewards of the property with information about the property and recommendations for preservation and maintenance.

An HSR is a planning document that serves as a user's guide for owners in the care and management of significant historic buildings. The contents of an HSR is tailored to an individual resource and should be focused on the particular characteristics of the building under study. The report serves as an important guide for all changes made to a historic property during a project including repair, preservation, or restoration, and can also provide information for maintenance procedures. This report is not intended to be a comprehensive history of 629 East Washington Avenue and does not include complete technical investigations of all materials and problems. However, this HSR does provide in table format a list of spaces, features, conditions, and general recommendations for treatment and further investigation. This is a roadmap for future study and care. An HSR records the findings of research and investigation, as well as the processes of physical work, for future researchers.

This HSR includes an evaluation of the Project against the *Secretary of the Interior's Standards for Rehabilitation* to identify potential impacts to the residence; as well as the City of Orange's *Historic Preservation Design Standards*, specifically the *Standards for Historic Building Features* and *Standards for Historic Residential Buildings*.

## **Purpose**

The purpose of this historic structure report (HSR) is to provide a statement of significance of the property, document architectural features, evaluate existing conditions, and make recommendations for treatment. Analysis of 629 East Washington Avenue and its features will provide the stewards of the property with recommendations for the rehabilitation and maintenance of the extant architectural character-defining features of the site. The recommendations for treatment extend to general but not complete details for the maintenance of features that contribute to the safety and security of the existing buildings.

An HSR provides documentary, graphic, and physical information about a property's history and existing condition. Broadly recognized as an effective part of preservation planning, a historic structure report also addresses management or owner goals for the use or re-use of the property. It provides a thoughtfully considered argument for selecting the most appropriate approach to treatment, prior to the commencement of work, and outlines a prioritized scope of recommended work. The report serves as an important guide for all changes made to a historic property during a project including repair, rehabilitation, or restoration, and can also provide information for maintenance procedures. Finally, it records the findings of research and investigation, as well as the processes of physical work, for future researchers.

This HSR will augment prior and future studies of the site to create a record of the site's history, significance, current conditions, conservation needs, and future potential.

## **Methodology and Definitions**

This report follows the format for historic structure reports established by the National Park Service (NPS). It includes a summary of the site's historic significance, a detailed description of the current condition of the site, an analysis of the site's historic integrity, and treatment recommendations for its continued maintenance and rehabilitation.

The findings of the report are based on historical research and field visits. A variety of sources was consulted regarding the appropriate method of analysis for evaluating historic significance and integrity for historic structures. These sources include technical periodicals published by the National Park Service, specifically: "Preservation Brief 43: The Preparation and Use of Historic Structure Reports;" and "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." The definitions and philosophies contained in these documents provide the framework for federal policy regarding historic structures. They were used in this project, in conjunction with the Secretary of the Interior's Standards, to define appropriate treatments for maintenance, stabilization, and rehabilitation.

## **Organization of Report**

This document was developed according to "Preservation Brief 43: The Preparation and Use of Historic Structure Reports" and is organized into two parts: 1) Developmental History and 2) Treatment and Work Recommendations.

Part One: Developmental History consists of a narrative report based on historical research and a physical examination documenting the evolution of the building, its current conditions, and its significance. The Developmental History consists of the following:

- Historical Background and Context a brief history of the building and its context, its
  designers and builders, and persons and events associated with its history and
  development.
- Chronology of Development a description of original construction and modifications, based on historical documentation and physical evidence.
- Physical Description a description of elements, materials, and spaces of the building, including significant and non-significant features of the building.
- Evaluation of Integrity and Significance a consideration of the property's characteristics and associations within its historic context to determine its significance, and a discussion of the building's ability to convey its significance,
- Condition Assessment a description of the condition of building materials, elements, and systems, and causes of deterioration.

Part Two: Treatment and Work Recommendations presents the historic preservation objective and selected treatment (preservation, rehabilitation, restoration, or reconstruction), requirements for work, and recommended work that corresponds with the defined treatment goal. The Treatment and Work Recommendations consist of the following:

- Historic Preservation Objectives a description and rationale for the recommended treatment and how it meets the project goals for use of the building.
- Requirements for Work an outline of the laws, regulations, and functional requirements that are applicable to the recommended work areas.
- Work Recommendations a presentation of tasks recommended to realize the
  proposed treatment approach; evaluation of proposed solutions; and description of
  specific recommendations for work, including alternate solutions, if appropriate.

### **Administrative Data**

### **OWNERSHIP**

Karol Monterrey, 629 East Washington Avenue, Orange, CA 92866.

### **DESIGNATION STATUS**

629 East Washington Avenue is a contributing property in the Old Towne Orange Historic District, which is listed in the National Register of Historic Places and the California Register of Historical Resources, and locally designated.

## **Project Participants**

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 E.

### **PART 1: DEVELOPMENTAL HISTORY**

## **Historical Background and Context**

The single-family residence at 629 East Washington Avenue was constructed in 1909. At the rear of a property, there is a detached garage that was constructed at an unknown date after 1950. 629 East Washington Avenue is a contributing property in the Old Towne Orange Historic District, which is designated at the national, state, and local levels. In order to inform the analysis of the property's period of significance and character-defining features, this section contains contextual information on the development of the district; Residential Vernacular architecture; and an occupancy summary.

### **OLD TOWNE ORANGE HISTORIC DISTRICT**

The area presently known as the Old Towne Orange Historic District began as a pioneer settlement. From 1888 to 1940, it evolved into an established center of the Orange County citrus industry, later becoming a thriving small-town community. The downtown Plaza served as Orange's initial business core, and around it, early residential neighborhoods developed. Industrial development followed with citrus and construction-related material yards, packing plants, and shipping and receiving businesses flourishing within the three short blocks between the Plaza and the Santa Fe rail line.

### Late 19th Century Development

The town settlement of Orange traces its early beginnings to the breakup of the 1810 Spanish land grant Rancho Santiago de Santa Ana. When this sprawling cattle ranch was subdivided in the late 1860's, a Los Angeles lawyer, Alfred B. Chapman (1829-1915), represented several parties in the partition suit. He took about four thousand acres as payment for his fees. Agricultural tracts were first surveyed in the fall of 1870; ranging in size from ten to forty acres, they were subdivided in 1871 under the supervision of another Los Angeles attorney, William T. Glassell (1827-1901). Four 10-acre lots were divided into eight five-acre blocks, with 20 lots in each block. These lots were approximately 50 by 150 feet each, many with rear alley access.

The allocation of eight town lots in the center as a public square created the original Plaza Square, bounded to the north by Maple Avenue (formerly Walnut Steet), Grand Street (formerly Grape Street) to the east, Almond Street to the south, and Lemon Street to the west. The two main intersecting streets we named Chapman Avenue and Glassell Street. The original name of the town was Richland, but this was changed to Orange by January 1875, when Chapman had the map recorded.<sup>2</sup>

The town was incorporated on April 6, 1888, in the south part of what was then Los Angeles County; the following year, it became part of newly formed Orange County. At the time of incorporation, Orange covered an area of approximately three square miles. Additions to the town were made by subdividing surrounding tracts. Daily life for most of Orange's early

<sup>&</sup>lt;sup>1</sup> Late 19<sup>th</sup> century development history of Old Towne Orange Historic District adapted from Steven G. McHarris, Old Towne Orange Historic District, National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, May 29, 1997).

<sup>&</sup>lt;sup>2</sup> The name had to be changed because there was another Richland, and the state and federal government refused to grant a duplicate post office.

residents centered on small family ranches surrounding the townsite. Ten acres was a common size, at an average cost of \$300 per acre.

The original crop of Orange's agricultural era was not citrus, but grapes. Even at the time the city was named Orange, citrus crops were not abundant. Disaster hit the grape industry in 1886, when a blight destroyed all vineyards. Other crops such as apricots and walnuts were also successful, but were superseded by the citrus industry.

Like most Southern California communities, Orange was strongly affected by the regional housing boom of the 1880's. In 1886, the Plaza was established at the heart of Orange. The following year, the Santa Fe Railroad (later Atchison, Topeka, and Santa Fe Railway) arrived in Orange, about four blocks west of the Plaza. During the prosperous 1880's, several brick commercial buildings were constructed, including the C. M. Woodruff store (1885) and the D. C. Pixley store (1886). Municipal water was piped to the Plaza, and residents then hauled it to their homes. Flocks of sheep were allotted thirty minutes to drink at the Plaza. For over a decade following the land boom, construction lay dormant.

Numerous residential subdivisions were developed around the Plaza during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Examples include Shaffer's Addition (1886), Lockwoods Addition (1886), the C.Z. Culver Home Tract (1887), the C.Z. Hotel Tract (1887), the Grand Avenue Addition (1887), the Harwood's Addition (1887), and the Kogler and Geiger's Addition (1887).

### Early 20th Century Development<sup>3</sup>

After 1900, another building period saw the construction of many of the most important buildings in the Plaza. Extant examples include the N. T. Edwards Block (1905), the Ehlen & Grote Building (1907), and the Kogler Hardware Building (1916). Surrounding the plaza, more residential subdivisions appeared, including the George Atchison Subdivision (1905), Craddick's Home Tract (1906), the Nutwood Place Subdivision (1906), the A.L.C. Bibbers Re-subdivision (1906), Palm Place (1908), and the Hartwicks Subdivision (1910).

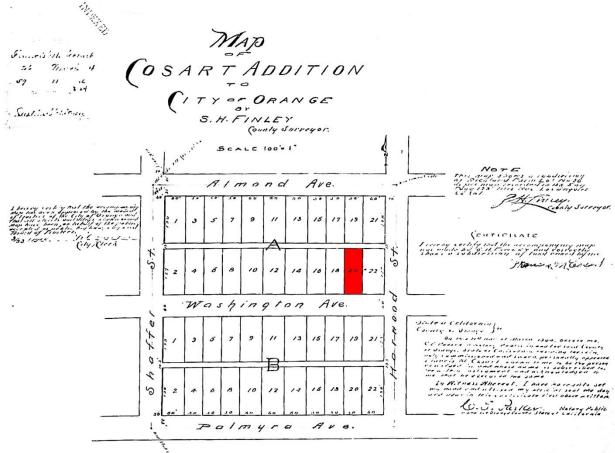
Construction activities in Orange slowed due to World War I but revived during the another regional real estate boom in the 1920s. Notable buildings from this period include Pantages Theater (1928), the W. 0. Hart Post Office (1926), and the former First National Bank Building (1928). By the early 1930s, Orange was one of California's largest citrus hubs. Two extant Plaza buildings reflect this trend. The first is the Fruit Exchange or "Sunkist Building" (1923) which marketed the citrus produce of Orange County under the famous "Sunkist" brand. The second is the Santa Ana Valley Irrigation Company building (1931), which served the farmers of Orange, Santa Ana, and Tustin.

### **Development of Cosart Addition to City of Orange**

629 East Washington Avenue is located in the Cosart Addition, subdivided in 1904. The tract is situated in what is presently the southeast quadrant of the Old Towne Orange Historic District. Comprised of two blocks (Block A and Block B), each containing 22 rectangular lots of generally equal size, the Cosart Addition is bounded by Almond Avenue to the north, Harwood Street to

<sup>&</sup>lt;sup>3</sup> Early 20<sup>th</sup> century development history of Old Towne Orange Historic District adapted from Steven G. McHarris, Old Towne Orange Historic District, National Register of Historic Places Nomination Form (Washington, DC: U.S. Department of the Interior, National Park Service, May 29, 1997).

the east, Palmyra Avenue to the south, and Shaffer Street to the west. Washington Avenue bisects the tract from east to west. Sanborn Fire Insurance Maps, which are included in Appendix A, indicate that the tract developed rapidly, being almost completely built out by the early 1920s. The tract featured single-family residences, mostly one story in height, oriented towards and uniformly set back from Almond, Washington, and Palmyra Avenues. Detached garages stood at the rear of most lots, aligned with the tract's two alleys, indicating that residents commuted to places of work.<sup>4</sup>



Map of Cosart Addition, subdivided in 1904 (629 East Washington Avenue, which occupies Lot 20 of Block A, is shaded in red).

### World War II and Late 20th Century Developments

During World War II, many Orange residents served in the Armed Forces or supported the war effort by working in manufacturing plants. During the postwar period, Southern California's population began to surge. It took a few years for the growth to reach Orange. The first large-scale subdivision (98 homes) was built in 1950. The first freeway (SR 55) reached the area in 1962. Between 1950 and 1970, Orange's population jumped from 10,000 to over 77,000.

<sup>&</sup>lt;sup>4</sup> Sanborn Fire Insurance Map, City of Orange, Sheet 8, 1905; Sanborn Fire Insurance Map, City of Orange, Sheet 11, 1909; Sanborn Fire Insurance Map, City of Orange, Sheet 17, 1922.

<sup>&</sup>lt;sup>5</sup> Late 20<sup>th</sup> century development history of Orange adapted from Phil Brigandi, A Brief History of Orange, Orange County Historical Society, 2011, accessed June 20, 2024, https://www.orangecountyhistory.org/wp/?page\_id=197.

As tract houses replaced orange groves, Orange's economy shifted from agriculture to light manufacturing and the service sector, including education, medical, retail, and restaurants. The freeways allowed other residents to find jobs throughout the region. The city annexed more and more land, taking in most of old El Modena and Olive. But the little town of Villa Park was determined not to be swallowed up, and in 1962 incorporated as their own city, to preserve their rural ambiance. Growth slowed in the 1970s, then accelerated again beginning in the 1980s as new areas were subdivided in the foothills east of town.

### RESIDENTIAL VERNACULAR ARCHITECTURE

629 East Washington Avenue is an example of Residential Vernacular architecture. The term "Residential Vernacular" is used to describe modest wood-frame houses or cottages with little or no distinguishing decorative features. They were widely constructed in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries by builders without design input from professional architects. Many were built from "plan books" or kits. These buildings are characterized by their simplicity and lack of any characteristics of recognizable styles, but frequently feature prefabricated wood trim such as brackets, porch posts, and spindles.

Character-defining features include:

- One- or two-story height
- Rectangular or L-shaped plan and simple massing
- Wood frame construction
- Gabled or hipped roof with boxed or open eaves
- Horizontal wood siding
- Full- or partial-width porch, sometimes with decorative brackets, posts, or spindles
- Double-hung, wood sash windows
- Simple window and door surrounds

### **OCCUPANCY SUMMARY**

Newspaper articles, public records, and building permits were consulted to compile a selective summary of former owners and tenants of 629 East Washington Avenue, which is summarized in Table 1 below. Research did not yield the name of the property's original owner. The earliest confirmed owner was George Washington Elliott Sr. (1836-1922), who owned the property in 1914, if not earlier. Limited information was found on Elliott. A 1908 newspaper advertisement for services identifies him as a nurseryman, with "a specialty of citrus fruit tree budding," who settled in Orange in the 1890s. Elliot's obituary simply describes him as a veteran.

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<sup>&</sup>lt;sup>6</sup> Real estate transaction record, *Santa Ana Register*, June 19, 1914: "George W. Elliott to George A. Cook—Lots 18 and 20, block A, of Cosart addition to Orange; \$10."

<sup>&</sup>lt;sup>7</sup> "Does Good Work Budding Trees," *Santa Ana Register*, February 6, 1908.

<sup>8 &</sup>quot;Aged Man Passes Away," The Orange County Plan Dealer, March 27, 1922.

**TABLE 1: OCCUPANCY SUMMARY OF 629 EAST WASHINGTON AVENUE** 

DATE	OWNER/TENANT	SOURCE
1914	George W. Elliott	Newspapers
1914	George A. Cook	Newspapers
1914	F. J. Gardner	Newspapers
1914	C. G. Gardner	Newspapers
1915	C. G. Gardner	Newspapers
1921	Edwin Angus Paxton	Newspapers
1925	Ralph Van Arnim	Newspapers
1933	William H. and Emma Becker	Newspapers
1944	Raymond Valentine Schwiegart	Newspapers
1944	Rose Helen Raedel	Newspapers
1947	Lizzie Estella (mother) and William E. Scott (son)	Newspapers
1958	Thomas Bruce Campbell	Newspapers
1958	Linda M. Poore	Newspapers
1966	Glen Howard Meredith	Newspapers
1982	Brian A. Sherick	Public Records
1987	Hal and Marsha Thicksten	Building Permit

## **Chronology of Development and Use**

As part of this study, a development history of the single-family residence at 629 East Washington Avenue was prepared using available Sanborn Fire Insurance Maps (Sanborn Maps), building permits on file with the City of Orange Building and Safety Services, and previous historic resources survey photographs of the property.

The original building permit for residence was not found, and newspaper research did not yield the name of an architect, a builder, or an owner associated with its original design and construction. According to the Orange County Assessor and the National Register of Historic Places Registration Form for the Old Towne Orange Historic District, the residence was constructed in 1914. However, this date is not supported by available documentation, as the residence is recorded on the 1909 Sanborn Map.<sup>9</sup> Moreover, a newspaper, dated 1909, was

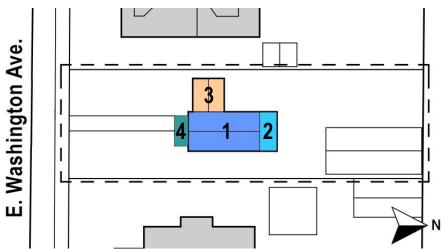
<sup>&</sup>lt;sup>9</sup> Sanborn Fire Insurance Map, City of Orange, Sheet 11, December 1909.

discovered behind the residence's original interior plaster walls.<sup>10</sup> Therefore, the original construction date of 1909 is assigned to the property.

Per the 1909 Sanborn Map, the residence was originally a simple, rectangular-plan home without a front porch; originally, a detached garage also stood at the rear of the property, fronting the alley. A review of later Sanborn Maps indicates that, by 1922, a rear porch was added, and a new detached garage replaced the original.<sup>11</sup> Between 1922, based on a Sanborn Map, and 1931, based on an aerial photograph, an addition was constructed on the west façade, resulting in the current L-shaped plan.<sup>12</sup> A front porch was added between 1931 and 1950. After 1950, the rear porch was enclosed; a utility enclosure was added on the secondary (side, west) façade; and the garage was again replaced, this time by a one-story detached garage.<sup>13</sup> For reference, the 1909, 1922, and 1950 Sanborn Maps are included in in Appendix A, the 1931 aerial photograph is excerpted and included below, and a diagram showing the original house and later additions is included below.



Aerial photograph, 1931, 629 East Washington Avenue outlined in red (flight ID C-1790, frame C-1, January 1, 1931)



(1) Original house (1909), (2) rear porch (1909-1922; enclosed after 1950), (3) side addition (1922-1931), (4) front porch (1931-1950) (diagram adapted from TruePlans)

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<sup>&</sup>lt;sup>10</sup> A small "reveal window" has been created in the north wall of the residence's living room to expose a newspaper dated January 10, 1909.

<sup>&</sup>lt;sup>11</sup> Sanborn Fire Insurance Map, City of Orange, Sheet 17, January 1922.

<sup>&</sup>lt;sup>12</sup> Sanborn Fire Insurance Map, City of Orange, Sheet 17, January 1922; Sanborn Fire Insurance Map, City of Orange, Sheet 17, June 1950; aerial photograph, flight ID C-1790, frame C-1, January 1, 1931.

<sup>&</sup>lt;sup>13</sup> Sanborn Fire Insurance Map, City of Orange, Sheet 17, June 1950.

Only one building permit for the residence was found; dating from 1987, it is partially illegible and appears to document alterations to interior partition walls.<sup>14</sup>

The original (1909) portion of the residence and the two additions (1922-1950) have the same channel siding, suggesting that the residence was reclad after being expanded. Moreover, between 1991 and 2005, based on previous historic resources survey photographs of the residence, which are included below, the roofing was replaced; the front gable attic vent and simple wood vent casings were replaced with wider casings; and exposed rafter tails on the front porch were concealed with fascias. Moreover, windows were selectively altered on the secondary (side, north) façade to accommodate air conditioning units; a window on the rear addition (bathroom) was replaced with a vinyl sliding window; and an exterior door on the rear addition (kitchen) was replaced with a partially glazed wood slab door.



Historic resources survey photograph, 1991 (AEGIS)



Historic resources survey photograph, 2005 (Chattel Architecture)

<sup>&</sup>lt;sup>14</sup> Building permit #72545, July 21, 1987.

Interior alterations include the selective installation of carpet over original wood floors; application of gypsum wallboard over original plaster walls; and remodeling of the bathroom in the rear addition.<sup>15</sup>

Between 1991 and 2005, based on the previous historic resources survey photographs, the front landscaping was altered, including replacement of a concrete walkway with a brick walkway and installation of a brick patio. At unknown dates, a wood trellis was installed between the rear addition and garage; the garage was altered, including replacement of original cladding materials with composition and wood siding, replacement of the garage door, replacement of windows with vinyl windows, replacement of two pedestrian doors with wood slab and panel doors, and partial conversion to a studio; and the rear landscaping was altered, with the installation of a wood deck and children's play structure. 17

#### **ALTERATIONS**

Major exterior and interior alterations to 629 East Washington Avenue, and their approximate construction dates, are summarized below. A narrative description of alterations is provided above under "Chronology of Development."

### **Exterior Alterations**

- 1909-1922: Addition of porch on rear (north) façade<sup>18</sup>
- 1922-1931: Addition on west (side) façade, resulting in present L-shaped plan<sup>19</sup>
- 1931-1950: Addition of front (south) porch<sup>20</sup>
- Post-1950: Enclosure of non-original rear porch (rear addition)<sup>21</sup>
- Post-1950: Possible recladding with channel siding
- Post-1950: Addition of utility enclosure on secondary (side, west) facade<sup>22</sup>
- 1991-2005: Compatible composition shingle roof replacement<sup>23</sup>
- 1991-2005: Replacement of gable attic vent and simple wood vent surrounds on primary façade<sup>24</sup>
- 1991-2005: Concealment of exposed front porch rafter tails with fascia; reinforcement of front porch wood posts with flanking wood members<sup>25</sup>
- Date unknown: Installation of screen door over front door
- Date unknown: Selective alteration of wood casement windows on secondary (side, north) façade to accommodate air conditioning units

<sup>&</sup>lt;sup>15</sup> Based on observations of 629 East Washington Avenue on June 7, 2024.

<sup>&</sup>lt;sup>16</sup> Historic resources survey photograph of 629 East Washington Avenue, 1991 (AEGIS); Historic resources survey photograph of 629 East Washington Avenue, 2005 (Chattel Architecture).

<sup>&</sup>lt;sup>17</sup> Based on observations of 629 East Washington Avenue on June 7, 2024.

<sup>&</sup>lt;sup>18</sup> Sanborn Fire Insurance Map, City of Orange, Sheet 11, December 1909; Sanborn Fire Insurance Map, City of Orange, Sheet 17, January 1922.

<sup>&</sup>lt;sup>19</sup> Sanborn Fire Insurance Map, City of Orange, Sheet 17, January 1922; flight ID C-1790, frame C-1, January 1, 1931.

<sup>&</sup>lt;sup>20</sup> Flight ID C-1790, frame C-1, January 1, 1931; Sanborn Fire Insurance Map, City of Orange, Sheet 17, June 1950.

<sup>&</sup>lt;sup>21</sup> The original (1909) portion of the residence and the two additions (c. 1922-1950) have the same channel siding, suggesting that the residence was reclad after being expanded.

<sup>&</sup>lt;sup>22</sup> Sanborn Fire Insurance Map, City of Orange, Sheet 17, June 1950.

<sup>&</sup>lt;sup>23</sup> Historic resources survey photograph of 629 East Washington Avenue, 1991 (AEGIS); Historic resources survey photograph of 629 East Washington Avenue, 2005 (Chattel Architecture).

<sup>&</sup>lt;sup>24</sup> Historic resources survey photograph of 629 East Washington Avenue, 1991 (AEGIS); Historic resources survey photograph of 629 East Washington Avenue, 2005 (Chattel Architecture).

<sup>&</sup>lt;sup>25</sup> Historic resources survey photograph of 629 East Washington Avenue, 1991 (AEGIS); Historic resources survey photograph of 629 East Washington Avenue, 2005 (Chattel Architecture).

- Date unknown: Replacement of wood window in rear addition (bathroom) with vinyl sliding window
- Date unknown: Replacement of exterior door in rear addition (kitchen) with partially glazed wood slab door

#### Interior Alterations<sup>26</sup>

- Date unknown: Selective installation of carpet over original wood floors
- Date unknown: Application of gypsum wallboard over original plaster walls
- Date unknown: Remodeling of bathroom in rear addition

### Garage and Site Alterations<sup>27</sup>

- 1991-2005: Front landscaping alterations, including replacement of concrete walkway with brick walkway, and installation of brick patio<sup>28</sup>
- 1909-1922: Original detached garage replaced with new detached garage.<sup>29</sup>
- Post-1950: Non-original detached garage replaced with new detached garage.<sup>30</sup>
- Date unknown: Installation of wood trellis between rear addition and garage
- Date unknown: Garage alterations, including recladding with of composition and wood siding; replacement of garage door; replacement of windows with vinyl windows; replacement of two pedestrian doors with wood slab and panel doors; and partial conversion to studio
- Date unknown: Rear landscaping altered, with installation of wood deck and children's play structure

## **Physical Description**

Below is a description of 629 East Washington Avenue and a summary of alterations and character-defining features. Current exterior and interior conditions photographs of the property are included at the end of this section.

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<sup>&</sup>lt;sup>26</sup> Based on observations of 629 East Washington Avenue on June 7, 2024.

<sup>&</sup>lt;sup>27</sup> Unless otherwise noted, based on observations of 629 East Washington Avenue on June 7, 2024.

<sup>&</sup>lt;sup>28</sup> Historic resources survey photograph of 629 East Washington Avenue, 1991 (AEGIS); Historic resources survey photograph of 629 East Washington Avenue, 2005 (Chattel Architecture).

<sup>&</sup>lt;sup>29</sup> Sanborn Fire Insurance Map, City of Orange, Sheet 11, December 1909; Sanborn Fire Insurance Map, City of Orange, Sheet 17, January 1922.

<sup>&</sup>lt;sup>30</sup> Sanborn Fire Insurance Map, City of Orange, Sheet 17, June 1950.

#### **EXTERIOR**



Primary (south, East Washington Avenue) façade, view north

The single-family residence at 629 East Washington Avenue was constructed in 1909. It is set back from East Washington Avenue behind a landscaped from yard and is in the Residential Vernacular style. The original rectangular-plan house has been altered with a projecting front porch on the primary (south, East Washington Avenue) façade (1909-1922); two additions on the secondary (side, west) façade and rear (north) façades, respectively (1922-1950); and a utility enclosure on the secondary (side, west) façade. These additions have resulted in an overall L-shaped plan.

The residence has a simple massing; an asymmetrical primary façade composition; wood frame walls clad with horizontal wood channel siding; and a low-pitched cross-gable composition roof with shallow, open eaves. The front porch has a composition shed roof supported by square wood posts. Fenestration includes single and coupled wood sash casement windows with divided lights and simple wood casings and sills; fixed and sliding wood windows on the rear addition; and a partially glazed wood panel front door. The rear addition has a combination of vertical wood channel and composition siding. The front and rear gables have horizontal clapboard and board and batten siding, respectively.

### **INTERIOR**

The original portion of the residence contains a living room, bedroom, and dining room. A bedroom occupies the west addition, with a kitchen and bathroom in the rear addition. The original floors are wood. The original interior lath and plaster walls are concealed by gypsum wallboard. Interior wood details include simple window and door casings, windowsills, and moldings.

### **GARAGE AND SITE**

The one-story garage at the rear (northeast corner) of the property was constructed after 1950; it has been partially converted to a studio. Fronting the rear alley, the garage is of wood frame

construction with composition and wood siding, vinyl windows, and a low-pitched front-gable composition roof with boxed eaves.

Front landscaping consists of a lawn, brick walkway, and brick patio. The rear is landscaped with a wood deck, a children's play structure, and wood pergola situated between the residence and garage.

## **CURRENT CONDITION PHOTOGRAPHS, 629 EAST WASHINGTON AVENUE**

Historic Resources Group, June 7, 2024





Primary façade, view northwest



Primary façade, view north



Primary and secondary (side, west) façades, view northeast



Primary and secondary (side, east) façades, view northwest



Secondary (side, east) and rear (north) façades, view southwest



Rear façade, view south



Rear and secondary (side, west) façades, view southeast



Living room, view southwest



Living room, view north towards dining room



Dining room, view southwest towards living room



Bedroom, view northwest



Master bedroom (in side addition), view southwest



Kitchen (in rear addition), view northwest



Bathroom (in rear addition), view northwest



Garage, view southwest from rear alley



Garage, view northeast



Garage, interior, view east



Garage (studio portion), view southeast



Backyard, view south

## **Evaluation of Significance and Integrity**

### **SIGNIFICANCE**

629 East Washington Avenue is a contributing property in the Old Towne Orange Historic District, which is designated at the national, state, and local levels. A map of the historic district is included in Figure 1 below.

629 East Washington Avenue 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.<sup>31</sup> The 1982 survey was updated in 1991.<sup>32</sup>

In 1997, the Old Towne Orange Historic District was listed in the National Register of Historic Places under Criteria A and C; 629 East Washington Avenue was identified as a contributing property. The historic district is significant as the location of the City of Orange's original residential community, central business district, and industrial area. Its boundary includes the National Register-listed Plaza Historic District. The Old Towne Orange Historic District is roughly bounded by Walnut Avenue to the north; Cambridge and Waverly Streets to the east; La Veta Avenue and Santiago Creek to the south; and railways lines and Clark, Parker, and Glassell Street to the west. The period of significance for the Old Towne Orange Historic District is 1888-1940. This timeframe corresponds with the period in which the district was originally developed.

The National Register of Historic Places Registration Form describes 629 East Washington Avenue as follows:

Inventory ID # 1678: A single-story clapboard bungalow with a multi-gable roof fashioned in an L-plan. The short leg of the ell results in a front-facing gable porch overhang and is supported by wood posts.<sup>33</sup>

In 2005, the City conducted another historic resources survey. 629 East Washington Avenue was surveyed at that time; the 2005 Department of Parks and Recreation Form, 523 Series, for the property is included in Appendix B.

Because the Old Towne Orange Historic District is listed in the National Register, it is automatically listed in the California Register of Historical Resources. Therefore, 629 East Washington Avenue, as a contributing property, is a mandatory historical resource as defined by the California Environmental Quality Act (CEQA).

In 1998, the City Council designated a local Old Towne Orange Historic District, which includes the smaller National and California Register-listed historic district by the same name. The local district is roughly bound by Walnut Avenue to the north, Cambridge Street to the east, La Veta

<sup>&</sup>lt;sup>31</sup> City of Orange Planning Department, Historic Inventory Old Towne, 1982.

<sup>&</sup>lt;sup>32</sup> AEGIS, City of Orange Historic Building Inventory Update, Final Report, October 1991.

<sup>&</sup>lt;sup>33</sup> Steven G. McHarris. Old Towne Orange Historic District, Orange, Orange County, California. National Register of Historic Places Inventory/Nomination Form, May 29, 1997.

Avenue and Santiago Creek to the south, and Batavia Avenue to the west. 629 East Washington Avenue is a contributing property in the local historic district.

W COLLINS AV W COLLINS AV E COLLINS AV W-R-R-BNSF Orange High W SYCAMORE AV Portola Middle W CHAPMAN AV W CHARMAN AV E CHAPMAN AV 22 FREEWAY 22 FREEWAY Hart Park 22 FREEWAY E-MEMORY LN E FAIRHAVEN AV E SANTA CLARA AV E SANTA CLAR 1:18,056 Local Old Towne Historic District 0.35 0.7 mi 0.17 National Register Old Towne Historic District 0.28 1.1 km 0.55

FIGURE 1: OLD TOWNE ORANGE HISTORIC DISTRICT MAP

629 East Washington Avenue indicated by red star

#### INTEGRITY

Historic integrity is the ability of a property to convey its significance and is defined as the "authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic period."<sup>34</sup> The National Park Service defines seven aspects of integrity: *location*, *design*, *setting*, *materials*, *workmanship*, *feeling*, and *association*. These qualities are defined as follows:

- *Location* is the place where the historic property was constructed or the place where the historic event occurred.
- *Design* is the combination of elements that create the form, plan, space, structure, and style of a property.
- Setting is the physical environment of a historic property.
- *Materials* are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- *Workmanship* is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- *Feeling* is a property's expression of the aesthetic or historic sense of a particular period of time.
- Association is the direct link between an important historic event or person and a historic property.<sup>35</sup>

629 East Washington Avenue retains sufficient integrity from its period of significance to be a contributing property in the Old Towne Orange Historic District. It remains on its original parcel on the north side of East Washington Avenue in the Cosart Addition to the City of Orange, a tract that retains most of its original single-family residences; therefore, it possesses integrity of location and setting. 629 East Washington Avenue has undergone alteration, it retains exterior character-defining features and materials from its period of significance, including its: asymmetrical primary façade composition and simple, one-story massing; low-pitched crossgable roof with shallow, open eaves and bargeboard; front porch wood beam with chamfered edges and square wood posts; wood channel siding; partially glazed wood panel front door with simple wood casings; and wood casement windows with divided lights, simple wood casings, and simple wood windowsills. It therefore retains integrity of design, materials, and workmanship. Because the property retains integrity of location, design, setting, materials, and workmanship, it continues to convey the appearance and historic sense of an early 20<sup>th</sup> century Residential Vernacular home and therefore retains integrity of *feeling*. And, because it retains integrity of location, design, setting, materials, workmanship, and feeling, it continues to convey its important association with the original development of the Old Towne Orange Historic District and therefore retains integrity of association.

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<sup>&</sup>lt;sup>34</sup> National Register Bulletin 16A: How to Complete the National Register Registration Form (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1997), 4.

<sup>&</sup>lt;sup>35</sup> National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation (Washington, D.C.: U.S. Department of the Interior National Park Service, 1990), pp. 44-45.

The residence retains sufficient interior integrity to convey its historic use as a modest residential property constructed during the early 20<sup>th</sup> century. Extant inter character-defining features include its: door and window details: simple wood front door casings; simple wood window casings; simple wood windowsills; and wood moldings in the living room and dining room.

### **CHARACTER-DEFINING FEATURES**

629 East Washington Avenue's exterior and interior character-defining features are summarized below.

### Exterior Character-Defining Features

- Overall form and massing: asymmetrical primary (south, East Washington Avenue)
   façade composition; simple, one-story massing
- Roof: low-pitched cross gable roof; shallow, open eaves; bargeboard
- Front porch: wood beam with chamfered edges; square wood posts
- Cladding: wood channel siding
- Front door: partially glazed wood panel front door; simple wood casings
- Windows: wood casement windows with divided lights; simple wood casings; simple wood windowsills

### *Interior Character-Defining Features*

- Door and window details: simple wood front door casings; simple wood window casings;
   simple wood windowsills
- Decorative wood details: wood moldings in living room and dining room

## **Condition Assessment**

The existing conditions report contains a comprehensive list of the spaces and features in the 629 East Washington Avenue, including photographs, narrative descriptions, and as-found conditions of each. The table is organized by location and space.

Each record contains a determination of significance and an assessment of condition. These determinations were made upon close observation in the field, and subsequently verified by comparative analysis of features in each building on the property. The levels of significance were divided into primary and secondary significance. The criteria used to categorize conditions were *good*, *fair*, and *poor*.

The existing conditions inventory contains a comprehensive list of the features of the residence at 629 East Washington Avenue, including photographs, narrative descriptions, and as-found conditions of each.

Each record contains a determination of significance and an assessment of condition. These determinations were made upon close observation in the field, and subsequently verified by comparative analysis of features in each building on the property. The levels of significance

were divided into *primary* and *secondary* significance. The criteria used to categorize conditions were *good*, *fair*, and *poor*.

### Significance

Significant spaces and features are those that individually contribute substantially to the historic character of the site. The removal or substantial alteration of a space or feature may result in an incremental loss of the historic character of the site.

### Condition

Good: The term *good*, as used in this report, means that the feature appears sound and well maintained; may need minor rehabilitation.

Fair: The term *fair*, as used in this report, means that the feature shows a degree of disrepair and neglect; needs rehabilitation.

Poor: The term *poor*, as used in this report, means that the feature is deteriorated and needs substantial rehabilitation.

The features determined to be historically significant are considered to be character-defining features of the property. These may include major architectural features as well as the smaller details of the building. All of the character-defining features of the building are important because they contribute to the completeness of that record.

A detailed Character-Defining Features Inventory and Conditions Assessment is included in Table 2 below. Existing conditions are only provided for exterior and interior character-defining features.

### TABLE 2: CHARACTER-DEFINING FEATURES AND EXISTING CONDITIONS SURVEY

EXTERIOR				
CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	CURRENT CONDITION	PHOTOGRAPH
<ul> <li>Form and Massing</li> <li>Asymmetrical primary (south, East Washington Avenue) façade composition</li> <li>Simple, one-story massing</li> </ul>	Primary	1909-1922: Addition of porch on rear (north) façade; enclosed after 1950 1922-1931: Addition on west (side) façade, resulting in present L-shaped plan 1931-1950: Addition of front (south) porch Post-1950: Addition of utility enclosure on secondary (side, west) façade		
Roof  Low-pitched cross gable roof Shallow, open eaves Bargeboard  Bargeboard	Primary	1991-2005: Compatible composition shingle roof replacement	Some delaminating paint observed     Some wood rot observed at eaves	Primary façade, view facing north  Primary façade, view facing northeast  Detail of eaves

Historic Resources Group 629 E. Washington Ave., Orange

EXTERIOR				
CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	CURRENT CONDITION	PHOTOGRAPH
Front Porch  • Wood beam with chamfered edges • Square wood posts	Primary	1991-2005: Concealment of ex front porch rafter tails with fas reinforcement front porch woo posts with flanking wood mem	scia; od • Some delaminating paint	Front porch, view facing northwest  Detail of wood post (altered with flanking wood members)
				Detail of water-damaged portion of front porch roof

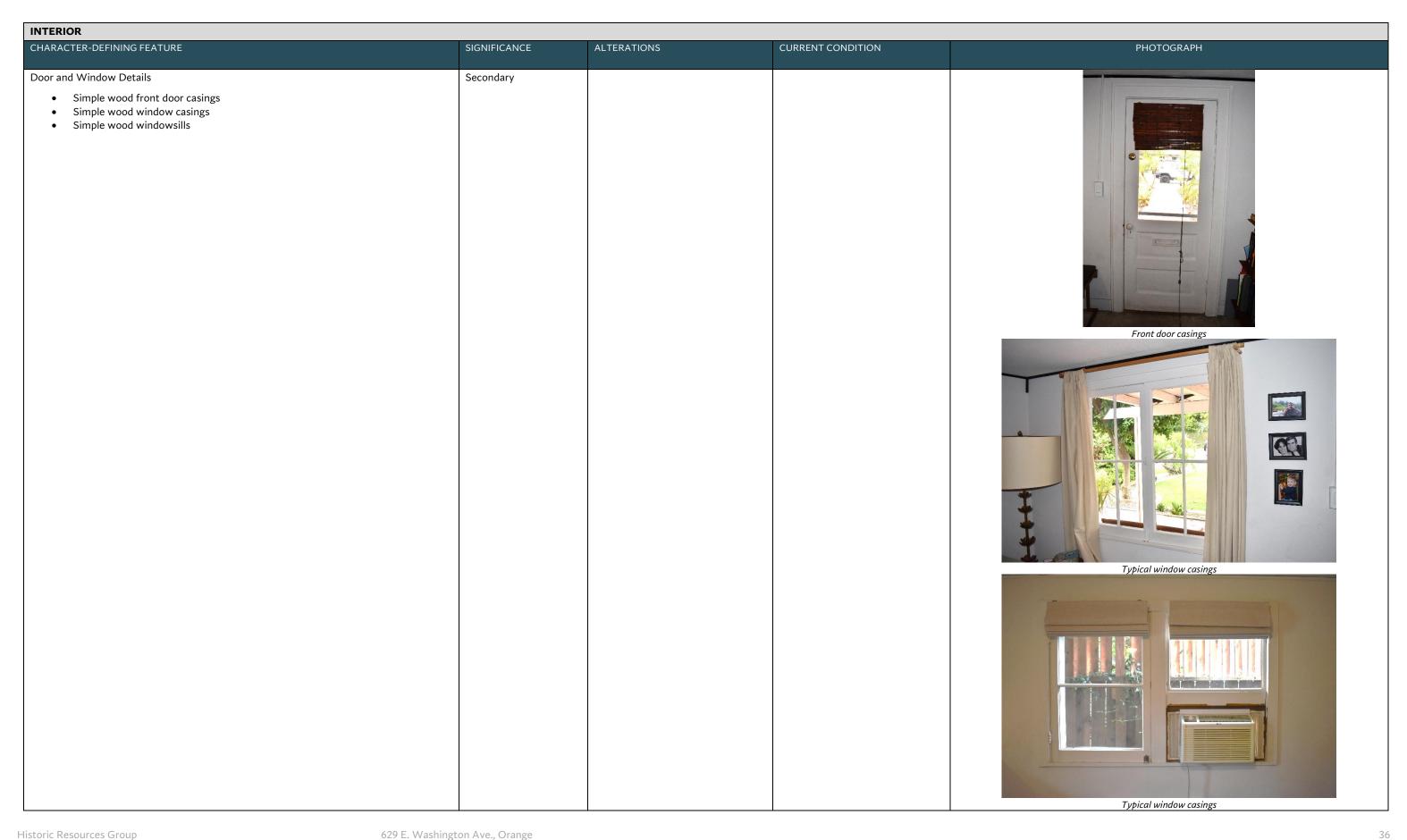
Historic Resources Group 629 E. Washington Ave., Orange

EXTERIOR				
CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	CURRENT CONDITION	PHOTOGRAPH
Wood channel siding	Primary	Post-1950: Possible recladding with wood channel siding	Extensive delaminating paint observed, especially along base     Some wood rot observed, especially along base	Detail of typical wood channel siding  Corner detail of typical wood channel siding
<ul> <li>Partially glazed wood panel front door</li> <li>Simple wood casings</li> </ul>	Primary	Date unknown: Screen door added  Date unknown: Deadbolt added	Some delaminating paint observed	Front door

Historic Resources Group 629 E. Washington Ave., Orange

EXTERIOR				
CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	CURRENT CONDITION	PHOTOGRAPH
Wood casement windows with divided lights     Simple wood casings     Simple wood windowsills	Primary	Date unknown: Selective alteration of wood casement windows on secondary (side, north) façade to accommodate air conditioning units  Date unknown: Replacement of wood window in rear addition (bathroom) with vinyl sliding window	<ul> <li>Some delaminating paint observed on windows, casings, and sills</li> <li>Some damage observed due to installation of window air conditioning units</li> </ul>	Typical window (altered with air conditioning unit)

Historic Resources Group 629 E. Washington Ave., Orange



Historic Resources Group 629 E. Washington Ave., Orange

INTERIOR				
CHARACTER-DEFINING FEATURE	SIGNIFICANCE	ALTERATIONS	CURRENT CONDITION	PHOTOGRAPH
Decorative wood details	Secondary			
Wood moldings in living room and dining room	Secondary			Living room, view facing north  Dining room, view facing southwest
				Datail of describing modelings
				Detail of decorative moldings

Historic Resources Group 629 E. Washington Ave., Orange

## PART 2: TREATMENT AND WORK RECOMMENDATIONS

# **Project Location**

The Project Site at 629 East Washington Avenue occupies lot 20, block A, of the Cosart Addition to the City of Orange (APN 390-431-13). The lot covers a total area of 5,079 square feet and is located on the north side of East Washington Avenue, in the block bounded by East Almond Avenue to the north, South Harwood Street to the east, East Washington Avenue to the south, and South Shaffer Street to the west. The Project Site fronts East Washington Avenue and, at the rear, abuts a service alley. The property is improved with a one-story single-family residence constructed in 1909 with later additions; and a one-story detached garage at the rear. 629 East Washington Avenue is a contributing property in the Old Towne Orange Historic District. A location map is included in Figure 2 below.

## **FIGURE 2: LOCATION MAP**



Project Site at 629 East Washington Avenue outlined in red

# **Project Description**

The Project would relocate the single-family residence on the same parcel at 629 East Washington Avenue; demolish a non-original rear addition; demolish a non-original utility enclosure on a secondary façade; rehabilitate the exterior and interior; and construct a new rear addition. Project details are provided below, with current plans included in Appendix D. Selected Project renderings are included below.

## The relocation would include the following:

- The residence would be moved closer to the southeast corner of the parcel, resulting in a front setback that is more consistent with neighboring properties along East Washington Avenue. The front setback would be reduced from 40'-11" to 20;' the west (side) setback would be increased from 3'-10" to 5'-6" to meet code requirements; and the east (side) setback would be reduced from 9'-5" to 7'-9."
- The relocated residence would be secured to a new concrete slab foundation.

## Demolition would include the following:

- A non-original 91 square-foot addition, containing a kitchen and bathroom, on the residence's rear (north) façade would be demolished.
- A non-original utility enclosure on the secondary (side, west) façade would be demolished.
- Interior partition walls would be selectively removed to accommodate a new floor plan; and the living and dining room ceiling would be removed to expose the roof frame.

### Rehabilitation

- The exterior of the relocated residence, including the front porch, would be retained and rehabilitated.
- The interior would be rehabilitated.

## New construction would include the following:

• A 493 square-foot addition would be constructed on the residence's rear (north) façade containing a master bedroom with an attached bathroom, a bedroom, a bathroom, and a kitchen.



Proposed primary (south, East Washington Avenue) façade, view north



Proposed rear (north) façade, view south

## **Requirements for Treatment**

There are a number of applicable laws, regulations, and functional requirements that should be considered in the rehabilitation the residence at 629 East Washington Avenue. 629 East Washington Avenue is a contributing property in the Old Towne Orange Historic District, which is listed in the National Register of Historic Places and the California Register of Historical Resources, and designated at the local level. Therefore, it is a historical resource for purposes of the California Environmental Quality Act (CEQA).

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.

In addition to the Secretary of the Interior's Standards for the Treatment of Historic Properties and CEQA, projects affecting historical resources should also implement the California Historical Building Code, where appropriate.

#### THE SECRETARY OF THE INTERIOR'S STANDARDS

The preservation and protection of historic objects and sites is guided in the United States by a set of principles known as the Secretary of the Interior's Standards for the Treatment of Historic

*Properties*. <sup>36</sup> These Standards provide four primary treatments to be used in the protection of cultural resources listed in or eligible for listing in the National Register of Historic Places. The treatments are "Preservation," "Rehabilitation," "Restoration," and "Reconstruction," and they have been defined as follows:

*Preservation* is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period.

*Reconstruction* is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.

*Rehabilitation* is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions, while preserving those portions or features which convey its historical, cultural, or architectural values.

The United States Department of the Interior has established standards and guidelines for each of the four basic treatments. These standards and guidelines are intended as general guidance for any historic preservation project. They are designed to promote responsible preservation practices and to provide philosophical consistency in an approach to the work.

Choosing the appropriate treatment for the continued protection of 629 East Washington Avenue should be the result of careful inquiry, research and data gathering; analysis of the collected information; and informed decision-making.

The historic distinctive materials and features of the residence at 629 East Washington Avenue are substantially intact and convey the building's historic significance. Retaining and repairing these materials and features, as found, are important to the overall protection of the building's historic integrity. Therefore, it is important to adopt a treatment standard that preserves the historic spaces and features, while allowing the compatible use and continued evolution of the building.

Rehabilitation may be considered as a treatment when repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.

Rehabilitation is recommended as the guiding principle in preparing a treatment plan for

Reconstructing Historic Buildings (Washington, D.C.: United States Department of the Interior, 1995).

<sup>&</sup>lt;sup>36</sup> Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and* 

protection, repair, and maintenance of the residence at 629 East Washington Avenue.

The Secretary of the Interior's Standards for Rehabilitation are as follows:

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- 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.
- 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.

### **BUILDING AND SAFETY CODES**

The residence at 629 East Washington Avenue qualifies for the application of a building code that specifically address the special situations often encountered in existing buildings and historic buildings. The currently adopted version of the California Historical Building Code (California Title 24, Division 8; a part of the California Building Code) has many alternatives and

exemptions for qualified historic structures. Application of its provisions is mandatory upon application to the local building official.

Similarly, the International Existing Building Code is a model code for application to rehabilitation, which is part of the International Code Council (ICC) family of codes. This code could be applied, subject to the jurisdiction of the local building official, in any initial project code analysis, or to the resolution of health and safety code compliance issues, as provided by the alternate analysis provisions of the California Historical Building Code.

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT**

In most cases there is discretionary review that results in projects being subject to review under the California Environmental Quality Act (CEQA). This regulation has several levels of review, depending on the nature of the project. The review alternatives that may apply include a categorical exemption, a negative declaration, or an environmental impact report. A project that conforms to the Secretary of the Interior's Standards and does not include any other substantial construction might receive a categorical exemption or a mitigated negative declaration. CEQA provides an additional mechanism under the state law for the protection of cultural properties.

## **Proposed Treatment and Alternatives**

To aid in the planning for the future of 629 East Washington Avenue, this section provides recommendations and guidelines for the repair and rehabilitation of the building and many of its features and spaces. All of the recommendations and guidelines are based, in part, on the Secretary of the Interior's Standards.

#### **GENERAL PRINCIPLES**

The following are recommended guiding principles for the treatment of the property:

#### **Criteria for Treatment**

The Secretary of the Interior's Standards for Rehabilitation, with the accompanying Guidelines for Rehabilitating Historic Buildings, should provide the basis for any work proposed for the property and should also guide the treatment of specific materials, systems, and features, and the approaches to practice and documentation.

## **Period of Significance**

The period of significance for the Old Towne Orange Historic District is 1888-1940 under Criteria A and C. This timeframe corresponds with the period in which the district was originally developed. This period of significance should generally inform the evaluation of existing spaces and features in determining the appropriate treatments.

### **Adaptive Uses**

Changes in ownership, access, or occupancy to accommodate a new use will present problems of security, wear and tear, safety and liability, and may make it necessary to introduce certain alterations to the building. Where the new use requires these kinds of changes, the building should be adapted for a new use in a manner that retains the integrity of the structure and its

character-defining features and spaces to the greatest extent possible. Balancing the conservation of significant materials with the accommodation of uses requires thoughtful and creative solutions to the constraints presented by code requirements, regulations, and other issues typically found in the rehabilitation of public facilities.

#### **Historic Fabric**

Rehabilitation treatments of the property should respect the historic significance and architectural character of the structure by retaining significant features, spaces, and materials.

## **Historic Setting**

The historic setting of the building is part of its character and should be respected when introducing new structures and additions to the site. Walls, fences, landscape, paving, lighting, seating, and any features and materials added to the exterior spaces adjacent to the site should be appropriate and compatible with the historic building and the historic neighborhood character.

## **Guidelines for Material Conservation**

This section provides general guidelines for the conservation and rehabilitation of primary historic materials found at 629 East Washington Avenue.

### WOOD

Buildings with wood features exhibit the following conditions which may require maintenance and rehabilitation: repair of deteriorating material; sealing or painting eaves or trim due to weathering, water damage, fungal or insect damage.

## Guidelines for Wood:

- 1. Evaluate the overall condition of the wood to determine the extent of protection and maintenance required.
- Repair wood features by patching, piecing-in, consolidating, or otherwise reinforcing the
  wood using recognized preservation methods. Repair may also include the limited
  replacement in kind, or with compatible substitute material, of those extensively
  deteriorated or missing parts of features where there are surviving prototypes such as
  brackets, moldings, or sections of siding.
- 3. Use matching species wherever feasible when replacing irreparable historic painted elements. Utilize wherever possible wood which is naturally resistant or treated to be resistant to water, fungus and insect damage. Utilize wood which is naturally dried or kiln dried and relatively free of knots and checks in order to assure a longer life for replacement materials.
- 4. Design and install a new wood feature such as a cornice or doorway when the historic feature is completely missing. This should be an accurate restoration using historical, pictorial, and physical documentation. Where documentation does not exist, a new

- design that is compatible with the size, scale, material, and color of the historic building may be used.
- 5. Apply compatible paint coating systems following proper surface preparation. Sandblasting shall not be used to prepare or clean historic wood exterior elements. Blasting by any media, including liquids, shall not be used unless it can be demonstrated that no surface material is removed by application. Application of any liquid media shall not exceed a pressure of 150 pounds per square inch measured where the liquid leaves the application nozzle. Paint shall match existing surface coating thickness. Use non-abrasive tools, such as natural bristle brushes; do not use abrasive or gouging tools, such as wire brushes and scrapers.
- 6. It is recommended, but not required, that the building be refinished with colors that are identified through examination of strata by a qualified architect or conservator, or which are historically appropriate to the building.

### **DOORS AND ENTRANCES**

Doors and entrances are often the principal features of historic buildings, particularly when they occur on primary elevations. Their functional and decorative features, such as the type of door, steps, balustrades, and entrances are extremely important in defining the overall historic character of a building. Their retention, protection, and repair should always be carefully considered when planning rehabilitation work.

Doors are subject to weathering and deterioration and may require maintenance and rehabilitation, which could include cleaning and repair of attachments, flashing and hardware.

*Guidelines for Doors, Entrances and Porches:* 

- 1. Identify, retain, and preserve entrances, and their functional and decorative features that are important in defining the overall historic character of the building such as doors, transoms, sidelights, columns, balustrades, and stairs.
- 2. Protect and maintain the masonry and architectural metal that comprise entrances through appropriated surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems, replacement of broken glass, and replacement of deteriorated sealants or glazing compounds.
- 3. Repair entrances by reinforcing the historic materials. Repair will also generally include the limited replacement in kind, or with compatible substitute material, of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, columns, sidelights, and stairs.
- 4. Design and construct a new entrance if the historic entrance is completely missing. It may be a reconstruction based on historical, pictorial, and physical documentation; or be, a new design that is compatible with the historic character of the building.

5. Design and install additional entrances when required for the new uses in a manner that preserves the historic character of the building. In general, such alterations should be limited to non-character defining elevations. New entrances shall be compatible and may be of contemporary design provided they do not destroy character-defining features. To the extent visible, new entrances shall be reversible.

## **WINDOWS**

The type and size of window openings are extremely important in defining the overall historic character of a building. Their retention, protection, and repair should always be carefully considered when planning rehabilitation work. Wood windows may deteriorate from hard use, warping, or settling, and metal windows are susceptible to water damage. Glazed openings may shatter.

## Guidelines for Windows:

- 1. Identify, retain, and preserve historic window features that are important in defining the overall historic character of the building. Such features include frames, sash, muntins, glazing, sills, heads, and hood molds.
- Protect and maintain the wood and architectural metal, which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.
- 3. Make windows weather tight and improve thermal efficiency by re-caulking and replacing or installing weather stripping.
- 4. Construct and install new windows if the historic windows (frame, sash and glazing) are completely missing, have been replaced with non-original materials, or are too deteriorated to repair. The replacement windows shall be an accurate reconstruction using historical, pictorial, and physical documentation.
- 5. Replace broken clear glass with clear non-reflective glass to match historic materials and configuration.

## **ROOFS**

The roof is a contributing factor in defining the building's overall historic character. In addition to the design role it plays, a weather tight roof is essential to the preservation of the entire structure. Thus, protecting and repairing the roof as a "cover" is a critical aspect of a rehabilitation project.

## Guidelines for Roofs:

1. Protect and maintain a roof by cleaning and refinishing coping, cleaning the gutters and downspouts, and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to insure that materials are free from insect infestation.

- 2. Provide adequate anchorage for roofing material to guard against wind damage and moisture penetration.
- 3. Repair a roof by reinforcing the historic materials which comprise roof features. Replacement or repairs should use replacement in kind, or with compatible substitute material. When replacing the roof, remove existing membrane down to wood decking. Inspect exposed decking and replace deteriorated wood members; retain historic sheathing materials such as board sheathing.
- 4. Install mechanical and service equipment on the roof so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.
- 5. Repair broken gutters and downspouts. If repair is not possible, replace in kind to match existing. Re-solder broken joints. Where missing, replicate historic gutters and downspouts or provide compatible new gutters and downspouts.

#### STRUCTURAL AND MECHANICAL SYSTEMS

Structural systems of historic buildings may need repair or replacement due to deterioration, fire, or seismic activity.

Guidelines for Structural and Mechanical Systems:

- Protect and maintain the structural system by cleaning the roof gutters and downspouts; replacing roof flashing; keeping masonry, wood, and architectural metals in a sound condition; and assuring that structural members are free from insect infestation.
- 2. Repair the structural system by augmenting or upgrading individual parts or features. For example, weakened structural members such as floor framing can be spliced, braced, or otherwise supplemented and reinforced.
- 3. Install new work as a requirement of current seismic or code requirements so as not to adversely impact exterior facades. Provide seismic reinforcements as required to an historic building in a manner that avoids damaging the structural system and characterdefining features, including window and door openings.
- 4. Design and install new mechanical or electrical systems which minimize the number of cutouts or holes in structural members.

### **INTERIOR SPACES**

Interior character-defining features and materials can include space configurations, interior walls, finishes, trim, and some decorative elements.

### Guidelines for Interior Spaces:

1. Interior character-defining spaces and features should be retained where feasible.

- 2. Construction of new interior floor plans or arrangement of spaces shall not adversely impact the exterior historic character of the building facade, i.e. infill of window or door openings, or the creation of new inappropriate openings. Where doors or windows are no longer needed, the existing doors and windows should be retained in place, and if necessary, made inoperable in a reversible manner which would allow for later reuse. If in the reuse of existing spaces, the covering of door and window openings cannot be avoided by alternate uses or interior space design, then interior coverings shall be added in such a manner that any glazed openings match the appearance of uncovered glazed openings in both daylight and at night.
- 3. Retention, protection, and repair should be given prime consideration and caution exercised in pursuing any plan that would radically change character-defining spaces or obscure, damage or destroy interior features or finishes.
- 4. Materials, surfaces and finishes on ceilings, walls, floors and trim shall be retained in the course of any alterations or additions.
- 5. It is recommended, but not required, that the building be repainted with colors identified through examination of strata by a qualified architect or conservator, or which are historically appropriate to the building.

## SITE CHARACTERISTICS

The relationship between historic buildings and landscape features helps to define historic character and should be considered an integral part of planning for rehabilitation project work.

## Guidelines for Site Characteristics:

- Identify and evaluate building site features important in defining its historic character. Site features can include walkways, lighting, fencing, signage, fountains, plants, trees, paving, sidewalks, and curbs.
- 2. Retain the historic relationship between buildings, landscape features, and open space to the extent feasible.
- 3. New plantings shall be compatible with the historic landscape character of the site and may be of contemporary design provided such alterations and additions do not destroy character-defining features. Important resources, such as healthy large specimen trees, shall be retained if feasible. All planted areas shall reflect the need for water conservation.
- 4. In general, the existing streets and their elements (curbs, sidewalks, and street paving) should be retained where possible. Where changes are made, the new design shall reflect the traditional elements of the existing streets by referencing elements of street, curb, and sidewalk. These references may be made by delineating materials, colors, or texture of paving.

5. New paving, if any, should not overwhelm or detract from the colors and architectural features of the building. Use of street furniture and movable landscaping are appropriate for enhancing the setting and pedestrian use of the site.

## **HEALTH AND SAFETY CODE COMPLIANCE**

It is often necessary to make modifications to an historic building so that it can comply with current health, safety, and code requirements. Such work needs to be carefully planned and undertaken so that it does not result in a loss of interior or exterior character-defining spaces, features, and finishes.

The Americans with Disabilities Act (ADA) applies to employment, as well as access to public structures and services or public accommodations owned or operated by private entities. In general, there are special rules and minimum access requirements where an alteration would threaten or destroy the historic significance of an historic building. To use the minimum requirements, consultation is required with the State Office of Historic Preservation. The California Historical Building Code offers alternative measures for application to qualified historical structures that help avoid the loss of historic character. It is mandatory that local and state building and fire safety officials recognize the code where applicants utilize relevant provisions.

## Guidelines for Code Compliance:

- 1. Identify the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.
- Comply with health and safety codes, including seismic codes and barrier-free access requirements, in such a manner that character-defining spaces, features, and finishes are preserved.
- 3. If alterations for code compliance result in the loss of historic character due to the substantial alteration of character-defining features and spaces, study alternatives to demonstrate whether or not there are other designs that would provide both code compliance and retention of historic character.
- 4. If there are not alternatives under general application codes allowing historic character to be retained, use of the California Historical Building Code shall govern code requirements. Study alternatives to demonstrate whether or not there are other designs which would provide both compliance and retention of historic character using this code.
- 5. New structural or seismic reinforcement members, including anchor bolts, shall be hidden from view whenever possible.

## **Treatment Recommendations**

Having a firm knowledge of the condition of materials and systems in a historic property is essential to planning appropriate rehabilitation work. Deteriorated materials and non-operating

systems not identified as significant could be lost during intensive rehabilitation, thereby reducing a property's historic integrity. Poor and deteriorated conditions, if left uncorrected, often worsen over time.

The Existing Conditions Survey included in Part 1 is a record of character-defining features that comprise 629 East Washington Avenue. Character-defining spaces, features, and materials have been documented in both photographs and written narrative format. The condition of each space has also been recorded and categorized as being good, fair or poor. Recommendations for the treatment of features and materials are provided in Tables 3 and 4 of this section, as appropriate, to be used in future rehabilitation and planning on the property.

629 East Washington Avenue is generally in good condition, with instances of fair conditions that require further attention. The property retains sufficient integrity to convey its significance. The majority of the residence's significant features are in fair to good condition.

Recommended treatments are provided in the table below. The table is a prioritized list of features, spaces, or items and their recommended treatments. Note that the term "treatment" may refer to a broad range of actions, not just the physical treatment of a specific feature.

Each feature has been assigned a prioritized ranking of "high," "medium," or "low." The rankings reflect the condition of each feature, applicable criteria for the health and safety of the occupants, and the conservation of the building and its contents. The rankings should be considered when planning and implementing repairs or rehabilitation. Features with a "high" ranking should receive the most immediate attention, while features with a "low" ranking are considered to have a lower priority. The rankings are not based on the comfort and convenience of the building's potential users, or the relative cosmetic appearance of the building features. Our rankings favor building conservation, whereas operational priorities may be different for the owner.

**TABLE 3: EXTERIOR FEATURES** 

EXTERIOR				
Feature	Recommended Rehabilitation Treatment			
Structure	Consult with a qualified structural engineer experienced in the treatment of historic buildings to evaluate the overall structural system and develop treatment if a structural solution is needed. Any resulting repair or reinforcement work should be completed by qualified contractors.	High		
Front Porch	If feasible, retain the three existing front porch posts and beam with chamfered edges, as these may be historic; repair if needed. The front porch can otherwise be retained and repaired, or reconstructed in a manner that is consistent with <i>The Secretary of the Interior's Standards for Rehabilitation</i> .	High		
Paint	Repaint the exterior. Apply best practices; fill, prime, and paint all previously painted surfaces utilizing a high-quality acrylic latex. Assure that the existing substrate is compatible prior to coating. Prior to painting, remove loose paint using a scraper or trowel, taking care not to inscribe any marks in the wood. Non-abrasive, and chemical removal is acceptable provided the chemical does not damage wood	High		

EXTERIOR				
Feature	Recommended Rehabilitation Treatment	Priority		
	and is fully neutralized and removed; abrasive methods such as any high pressure blasting above 50 psi, including water, is not acceptable.			
Exterior Envelope	Retain existing wood channel siding; repair. If any sections are rotted, termite damaged, or lost to the extent that they cannot be filled and repainted, then replace in-kind with matching wood species of similar moisture content (kiln dried if need be), milled to same section. Remove loose paint using a scraper or trowel, taking care not to inscribe any marks in the wood. Non-abrasive, and chemical removal is acceptable provided the chemical does not damage wood and is fully neutralized and removed; abrasive methods such as any high pressure blasting above 50 psi, including water, is not acceptable.	High		
Wood Windows	Retain, repair, and repaint existing wood window frames, sash, casings, and windowsills. Deteriorated or missing elements should be repaired or replaced in-kind. Missing or cracked glazing and deteriorated putty should be replaced.	Medium		
Roof	Inspect roof structure and repair or replace in-kind any deteriorated members. The composition roofing appears to be in good condition; however, a new composition roof may be installed. Install gutters as needed; install downspouts on secondary façades.	Medium		
Eaves	Retain existing eaves and bargeboard; repair. If any portion is rotted, termite damaged, or lost to the extent that it cannot be filled and repainted, then replace in kind with matching wood species of similar moisture content (kiln dried if need be), milled to same section. Remove loose paint using a scraper or trowel, taking care not to inscribe any marks in the wood. Non-abrasive, and chemical removal is acceptable provided the chemical does not damage wood and is fully neutralized and removed; abrasive methods such as any high pressure blasting above 50 psi, including water, is not acceptable.	Medium		
Front Door	Retain, repair as needed, and repaint existing front door. If needed, add weather stripping to reduce heat transfer, and eliminate air gaps that allow water, soil, and insects to intrude.	Low		
Pest Control	Complete a pest control inspection annually. If evidence of termites is observed, fumigation may be advisable at this time, and at intervals (e.g. seven years or less) in order to mitigate insect activity at wood framing, wood finishes, and block cavities.	Low		
Landscape	Trees and shrubs near the building should be pruned to prevent contact, allowing for movement in high winds. Trees should be maintained in good condition with all due care and treatment to prevent the possibility that falling branches and trees will neither injure people nor damage buildings. Trim tree branches away from rooftops to mitigate the risk of structure and wildfires. This practice discourages vermin and wildlife to some extent but does not eliminate the problem.	Low		

#### **TABLE 4: INTERIOR FEATURES**

INTERIOR			
Feature	Feature Current Condition and Recommended Rehabilitation Treatment		
Door and Window Details	Retain, repair, and repaint existing wood door and window casings and windowsills. Deteriorated or missing elements should be repaired or replaced in-kind.	High	
Decorative Wood Details	The Project proposes demolition of the living room and dining ceilings to expose the roof frame. As such, wood moldings in the living room and dining room would be removed; however, these are limited to the interior and of secondary significance, and their loss would not substantially detract from the property's integrity. If demolition of the ceilings is not pursued, it is recommended that the wood moldings in living room and dining room be retained, repaired, and repainted. Deteriorated or missing elements should be repaired or replaced inkind.	Low	

#### **RELOCATION PLAN**

In order to assure appropriate relocation of the residence at 629 East Washington Avenue, a Relocation Plan is provided below. The building should be disassembled, as needed, and moved with means and methods that protect it, minimize damage, and maintain it in a stable condition. All rehabilitation work on the building should meet the *Secretary of the Interior's Standards for Rehabilitation* (36 CFR 68), with Guidelines for Rehabilitating Historic Buildings. When relocation of the building is completed, it should retain sufficient integrity to convey its architectural significance as a contributing property in the in the Old Towne Orange Historic District.

#### **Documentation**

The residence at 629 East Washington Avenue has been documented in photographs as part of this study, and in measured as-built drawings by TruPlans.

## **Demolition**

Prior to relocation, the non-original addition on the rear (north) façade and non-original utility enclosure on the secondary (side, west) façade should be demolished. Interior partition walls and ceilings add to the structural integrity of the wood-frame building and should not be selectively demolished, as proposed, until after relocation.

### Disassembly

It is generally most desirable to relocate a historic building as a single and intact unit, as the labor costs of dismantling and reassembling are avoided, and more important, the original fabric is preserved intact. If disassembly of structural members is required, they should be removed in whole elements so that they retain structural integrity and may be re-assembled in their original configuration.

It may be necessary to partially or fully disassemble the porch on the primary (south, East Washington Avenue) façade prior to relocation. The contractor should exercise care in disassembly, particularly with regard to members whose structural integrity is compromised. Whenever possible, members should be removed whole.

#### **Foundation**

HRG was unable to identify the existing foundation system and assess its current condition, as it is not visible from the exterior. Due to the presence of exterior vents, the building is assumed to have a narrow crawl space, and it likely sits on piers or posts. A new exposed concrete slab foundation is proposed for the relocated residence. This is acceptable, as such a foundation would adequately support the wood-frame structure, and the outer dimensions of the new foundation would not extend beyond the building's footprint.

#### Roof

HRG was unable to inspect the roof framing. The contractor should assess the condition of the existing roof framing prior to relocation of the building. As noted above, ceilings add to the structural integrity of the wood-frame building and should not be selectively demolished, as proposed, until after relocation; and then only under consultation with a qualified structural engineer.

## **Exterior Cladding**

The building's wood channel siding should be retained and protected during the relocation.

## **Window and Door Assemblies**

Windows and doors can remain *in situ* during the relocation, with plywood panels applied over them to ensure their protection. If removal is pursued, windows and doors, including hardware components, should be extracted in whole sections. All window and door assembly features should be labeled and, following relocation, re-assembled.

#### **Structural Frame**

If disassembly of structural members is required, they should be extracted in whole elements so that they retain structural integrity and may be re-assembled in their original configuration.

## **Temporary Storage**

Temporary storage of disassembled features should be executed in a neat, orderly fashion to allow for access and retrieval. Features should be stored in the same orientation as they are installed in the building; doors and windows should be stored upright. Like type features should be stored together in groups. Particularly fragile features should be stored in a manner to prevent damage while in storage. Stored features should not be exposure to inclement weather conditions.

## **Maintenance**

After re-assembly, any exterior openings that may allow vermin to enter the building should be sealed.

#### Rehabilitation

Removed features should be reassembled in their original configuration. After relocation and re-assembly, the building should be rehabilitated.

# Secretary of the Interior's Standards for Rehabilitation

The Project is evaluated below against the *Secretary of the Interior's Standards for Rehabilitation* to identify potential impacts to the residence at 629 East Washington Avene.

Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building and its site and environment.

The property would continue in its current use as a single-family residence. There would be no changes to the defining characteristics of the existing building, and minimal changes to its site and environment. **The Project meets Standard 1.** 

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The historic character of the residence would be retained and preserved. The Project would not remove historic materials or alter features or spaces that characterize the property or the Old Towne Orange Historic District. The residence would be relocated on the same parcel (closer to the southeast corner), resulting in a front setback that is more consistent with neighboring contributing properties along East Washington Avenue. Demolition would be limited to a non-original utility enclosure on the secondary (side, west) façade; and a non-original rear addition. An addition would be constructed at the rear; it thus would not be highly visible from the public right-of-way; and would not alter the character of the district. **The Project meets Standard 2.** 

Standard 3: Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The Project does not propose any changes that would create a false sense of historical development; no conjectural features or architectural elements from other buildings would be added. **The Project meets Standard 3.** 

Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

No changes to the residence have acquired significance in their own right. **The Project meets Standard 4.** 

Standard 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The Project would rehabilitate the residence and retain and repair distinctive features, finishes, and examples of craftsmanship that characterize the building, including its: asymmetrical primary façade composition and simple, one-story massing; low-pitched cross-gable roof with shallow, open eaves and bargeboard; front porch wood beam with chamfered edges and square wood

posts; wood channel siding; partially glazed wood panel front door with simple wood casings; and wood casement windows with divided lights, simple wood casings, and simple wood windowsills. **The Project meets Standard 5.** 

Standard 6: Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The Project would repair deteriorated historic features in-kind. Features that are deteriorated beyond repair would be replaced with new features that match the originals in size, shape, finish, and where possible, materials, based on extant physical examples. **The Project meets Standard 6.** 

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The Project does not propose chemical or physical treatments that cause damage to historic materials. **The Project meets Standard 7.** 

Standard 8: Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

The Project Site is not located in an identified archeological zone. Therefore, it is not likely that excavation for the Project may uncover unknown archeological resources on the site.<sup>37</sup> 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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

A 493 square-foot addition would be constructed, limited to the residence's rear (north) façade. The new construction would not destroy historic materials that characterize the property. The new work would be differentiated from the old by its design, a simplified interpretation of the Residential Vernacular style that references, but does not copy, design motifs of contributing buildings in the Old Towne Orange Historic District. The addition would be compatible with the existing residence and the historic district in terms of size, scale, massing, and proportions; and would be largely concealed from view from the public right-of-way on East Washington Avenue. **The Project meets Standard 9.** 

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

<sup>&</sup>lt;sup>37</sup> Recommendations for identification and treatment of possible archaeological resources are beyond the scope of this

Standard 10: New additions and adjacent or related new construction shall 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.

As noted above, the Project would construct a rear addition on the residence. If removed in the future, the essential form and integrity of the residence and Old Towne Orange Historic District would be unimpaired. **The Project meets Standard 10.** 

#### **SUMMARY**

The Project would not physically demolish, destroy, or alter the existing residence on the Project Site such that its significance, and he significance of the Old Towne Orange Historic District, would be materially impaired. The Project would meet the *Secretary of the Interior's Standards for Rehabilitation* and therefore will not result in a significant impact to historical resources.

## **Historic Preservation Design Standards**

The Project is evaluated below against the City of Orange's *Historic Preservation Design Standards*, specifically the *Standards for Historic Building Features* and *Standards for Historic Residential Buildings* which are excerpted below, as applicable. Overall, the Project meets the intent of the *Historic Preservation Design Standards*.

#### STANDARDS FOR HISTORIC BUILDING FEATURES

Roofs: The historic roof shall be preserved and maintained.

- o Changing the slope or orientation of a historic roof is inappropriate.
- The depth of the eaves is an important character-defining feature of a historic building and should be preserved. Adding fascia, cutting off exposed rafter tails, or boxing in exposed rafters is inappropriate.
- Other important historic roof details include vents, corbels, dormers, finials, built-in gutters, collectors, downspouts, and chimneys. These elements should be preserved and repaired as necessary.

The residence's original low-pitched cross-gable composition roof with shallow, open eaves would be preserved and maintained. The front porch non-original composition shed roof supported by square wood posts would also be retained and maintained. No changes are proposed to the slope or orientation of the roofs; the depth of eaves; and roof features, including bargeboard. **The Project meets this standard.** 

Windows and Doors: Historic windows and doors shall be preserved and maintained.

 Do not alter the location, number, size, pattern, or proportion of historic windows and doors on elevations visible from the street.  Enclosing a historic opening or adding a new opening on elevations visible from the street is generally inappropriate.

Historic windows, windowsills, and window surrounds, as well as the historic front door and front door surrounds, would be retained and maintained. The location, number, size, pattern, and proportion of the historic windows and doors would not be altered on the primary (south, East Washington Avenue) façade. Historic window and door openings would also not be altered on the primary façade. **The Project meets this standard.** 

Architectural Details and Building Materials: Historic architectural details and building materials shall be preserved.

- Regularly check historic materials for conditions such as moisture accumulation that can cause deterioration.
- o Do not remove historic materials that are in good condition.

The Project would rehabilitate the residence and retain and repair historic architectural details and building materials that characterize the property. Historic materials that are in good condition would not be removed; instead, they would be retained and repaired in-kind. Features that are deteriorated beyond repair would be replaced with new features that match the originals in size, shape, finish, and where possible, materials, based on extant physical examples. **The Project meets this standard.** 

### STANDARDS FOR HISTORIC RESIDENTIAL BUILDINGS

## Setting

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

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

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

Parkways, front yards, and side yards should be reserved for landscape. Paving or non-porous surfaces should be minimized.

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

Widening an existing driveway is generally not appropriate.

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

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

Vinyl, chain link, and plastic fences are prohibited.

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

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.

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

The residence would be relocated on the same parcel (closer to the southeast corner), resulting in a front setback that is more consistent with neighboring contributing properties along East Washington Avenue. The property does not retain historic walkways, driveways, or other hardscape features in the front yard. New, drought tolerant front landscaping would be compatible with the general character of historic front yards in the Old Town Orange Historic District. The mature growth street tree along East Washington Street would be retained. Front yard fencing would be consistent with the prevailing pattern of fencing in the streetscape. No artificial turf is proposed. **The Project meets this standard.** 

## **Porches**

Historic porches shall be preserved.

- Maintain the location, shape, details, posts, railings, balustrades, and decorative brackets of the historic porch.
- Repair deteriorated decorative elements or replace missing elements to match the existing.
- O Historic porches may include rear or side service porches, which are typically characterized by a wood-sided half wall with a band of windows above. A service porch might look like an addition because it may have a different roof line than the house. These porches usually started as screened indoor-outdoor spaces early in the building's history and have been gradually enclosed over time. Intact service porches are character-defining features and should be preserved.

All or part of a historic porch or entrance should not be enclosed in areas visible from the street.

The front porch, composed of a wood beam with chamfered edges supported by square wood posts, would be preserved and not enclosed. If feasible, the three existing front porch posts and beam with chamfered edges, which may be historic, would be retained and repaired in-kind. If retention is not feasible, the front porch would be reconstructed in a manner that is consistent with *The Secretary of the Interior's Standards for Rehabilitation*. A non-original rear service porch which was subsequently enclosed and converted into a kitchen and bathroom, is poorly constructed and in deteriorated condition; it would be demolished and replaced with a compatible rear addition containing a master bedroom with an attached bathroom, a bedroom, a bathroom, and a kitchen. **The Project meets this standard.** 

### STANDARDS FOR NEW CONSTRUCTION RELATED TO HISTORIC BUILDINGS

### **Additions**

Compatible additions should be smaller in mass, scale, and volume than the historic building.

- o Two story additions to one story buildings are inappropriate.
- Conversion of attic space to habitable area within the existing roofline is encouraged, provided that the conversion does not require substantial changes to the form of the roof.

An addition should be located at the rear of the building, away from street facing elevations.

After the addition is constructed, it should be clear which part of the building is historic and which part is new.

- The addition should be differentiated from the historic building, while still being compatible with its scale, massing, materials, and features.
- A line of demarcation or offset in the wall plane between the historic building and the addition is strongly encouraged.

Additions to historic buildings shall use traditional building materials appropriate to the style of the historic building or the period of significance of the Historic District.

- New building materials on the addition may differ from the historic materials in size, scale or profile. The texture, color and detailing of traditional building materials on an addition should be compatible with the style or period of construction of the main building.
- The use of simplified versions of traditional architectural details is encouraged.

Roof forms, including pitch and eave depth, should be compatible with the existing building.

 New dormers are appropriate only on side and rear elevations and must be minimally visible from the street. Roof overhangs generally should be framed in the traditional manner. The use of flat outlookers is discouraged. The use of fly rafters or barge board is encouraged.

Window and doors openings in an addition should reflect the size, shape, and pattern of openings on the historic building.

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.

- o If the addition were removed in the future, the essential form and integrity of the historic building should be unchanged.
- The roofline of the historic building should be retained on elevations visible from the street.

A one-story, 493 square-foot addition would be constructed, limited to the residence's rear (north) façade. The addition would be smaller in mass, scale, and volume than the residence, and it would largely be concealed from view from the public right-of-way on East Washington Avenue. The new work would be differentiated from the old by its design, a simplified interpretation of the Residential Vernacular style that references, but would not copy, design motifs of contributing buildings in the Old Towne Orange Historic District. The overall form of the new construction would be identifiable as separate from the original massing of the existing residence. The addition would feature a gable roof, including pitch and eve depth, that is consistent with the residence's gable roof. Window and door openings in the addition would be compatible with the historic building's Residential Vernacular style and consistent with the size, rectangular shape, and overall pattern of fenestration on the residence. The addition would not destroy historic materials that characterize the property. If removed in the future, the essential form and integrity of the residence and Old Towne Orange Historic District would be unimpaired.

The Project meets this standard.

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
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
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
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# **APPENDIX A**

SANBORN FIRE INSURANCE MAPS







# **APPENDIX B**

DEPARTMENT OF PARKS AND RECREATION FORM (2005)

0			Primary #	30-159254	
State of California - The Resources Agency DEPARTMENT OF PARKS AND RECREATION			HRI#	038620	
PRIMARY F			Trinomial	ORA	
PRIMARIA	RECORD		NRHP Status Code	1D	
	Other Listings:				
	Review Code:		Reviewer:	Date:	
Page 1 of 3		Name or #: ed by Recorder)	WASHINGTON_E_629	APN_390-431-13	
P1. Other Identi	fier:				
*P2. Location:	☐ Not for Publication	✓ Unrestricted	I		
*a. County:	Orange	and (P2b and P2	c or P2d. Attach a location map as n	ecessary.)	
*b. USGS 7.5	' Quad:	Date:	T; R; _	1/4 of ; B.I	
c. Address:	629 - E WASHINGT	ON	AVE ,	# <b>City:</b> Orange <b>Zip:</b> 92866	
d. UTM: (Give	emore than one for large and/or linear resource	ces) Zone	' mE/	mN	
e. Other Loc	ational Data:				
****					
	n: (Describe resource and its major elements	s. Include design, mate	rials, condition, alterations, size, setti	ng, and boudnaries. Continues on Pg.3.)	
Materials: Fi	rame - Wood siding				
	ory clapboard bungalow wit in a front-facing gable p			an L-plan. The short leg of the	
ell fesults	in a front-facing gable p	orch overnang	and is supported by	wood posts.	
	Attributes: (HP2) Single fa	mily property			
*P4. Resources	·	tructure 🗌 Obje	ect Site 🗸 Element o	of District  District  Other (Isolates, etc	
				P5b. Description of Photo: 2005 (View, date, accession #)	
	A A A A A A A A A A A A A A A A A A A		-		
		To the second		*P6. Date Constructed/ Age and Source:	
4			A STANKE AND A STA	1914	
				✓ Historic  Prehistoric  Both	
				MISTORIC   Prefilstoric   Both	
10	022	THE PARTY		*P7. Owner and Address:	
		Total Park			
1					
			<b>"打"</b> 上来多层的		
			X是名類的	*DO Decembed by	
			THE	*P8: Recorded by: (Name, affiliation, and address	
			<b>"文学"之"文学"</b>	D. Gest, P. LaValley, D. Matsumoto	
	- NEWS		11 37 1		
-	A SAIN			Chattel Architecture	
		Marie Comment		13417 Ventura Blvd.	
				Sherman Oaks, CA 91423	
				*P9. Date Recorded:	
*P11. Report Cita	ation: (Cite survey report and other sour	rces, or enter "none.")		April, 2005	
Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey. AEGIS (1991) Historic Building Inventory *P10. Survey Type: (Describe)				*D40 Common Times	
	tage Orange County, Inc.			*P10. Survey Type: (Describe)	
<del>-</del>	<u>.</u>	. 3-	4	Reconnaissance	
*Attachments:	□ NONE □ L	ocation Map	✓ Continuation Sheet(s)	✓ Building, Structure, and Object Record	
		District Record	Linear Feature Record		
		Photograph Recor			
DPR 523A (1/95)		- •	_ ,	*Required Informati	

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

(This space reserved for official comments.)

DPR 523B (1/95)

Primary # HRI#

30-159254

\*Required Information

038620 \*NRHP Status Code 1 D **BUILDING, STRUCTURE, AND OBJECT RECORD** Page 2 of 3 \*Resource Name or #: WASHINGTON E 629 APN 390-431-13 (Assigned by Recorder) **B1. Historic Name:** Unknown **B2. Common Name:** RES RES **B3. Original Use: B4. Present Use:** \*B5. Architectural Style: Bungalow ✓ Historic ☐ Prehistoric ☐ Both \*B6. Construction History: (Construction date, atlerations, and date of alterations) Date of Construction: 1914 \*B7. Moved? ✓ No ☐ Yes ☐ Unknown Date: Original Location: \*B8. Related Features: \*B9. Architect or Builder: Unknown Theme: Architecture City of Orange \*B10. Significance: Area: **Property Type:** Residence Period of Significance: Old Towne: Early Settlement (c. 1870 - 1920) 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: Fair Condition - No apparent change to original structure. Site Integrity: Opportunities: B11. Additional Resource Attributes: (List attributes and codes) \*B12. References: Orange Daily News. (Sketch Map with North arrow required.) B13. Remarks: (Continues on Pg.3.) Status change since 1991 Survey: None. \*B14. Evaluator: Robert Chattel \*Date of Evaluation: September, 2005

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

Primary # HRI#

30-159254 038620

**Trinomial** 

ORA

Page 3 of 3

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

WASHINGTON E 629 APN 390-431-13

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:

Planning Zone:

Lot Acre:

1982, 1991, 2005

**Description of Photo:** 

Listed in National Register: 1997

General Plan:

LDR R-2-6

# of Buildings:

0.1156

# of Stories: # of Units:

1 1

Principal Building Sqft:

482

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

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):



DPR 523L (11/98) \*Required Information

# **APPENDIX C**

PRESERVATION BRIEFS AND TECHNICAL NOTES

The National Park Service provides additional guidance on preserving and rehabilitating historic buildings through its Technical Preservation Services, which develops historic preservation standards. Publications of the National Park Service developed by Technical Preservation Services include *Preservation Briefs, Preservation Tech Notes*, and *Interpreting the Standards (ITS) Bulletins*. Those particular publications that may be useful in the rehabilitation and maintenance of the residence at 629 East Washington Avenue are referenced below.

# **Preservation Briefs**

Preservation Briefs provide information on preserving, rehabilitating, and restoring historic buildings. The Briefs help the owners of historic buildings recognize and resolve common problems prior to undertaking work and recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character. The Preservation Briefs may be found on the National Park Service's website at <a href="https://www.nps.gov/tps/how-to-preserve/briefs.htm">https://www.nps.gov/tps/how-to-preserve/briefs.htm</a>.

Preservation Brief 3: Improving Energy Efficiency in Historic Buildings

Preservation Brief 4: Roofing for Historic Buildings

Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings

Preservation Brief 9: The Repair of Historic Wooden Windows

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork

Preservation Brief 14: New Exterior Additions to Historic Buildings-Preservation Concerns

Preservation Brief 15: Preservation of Historic Concrete

Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors

Preservation Brief 17: Architectural Character-Identifying the Visual Aspects of Historic

Buildings as an Aid to Preserving their Character

Preservation Brief 18: Rehabilitating Interiors in Historic Buildings-Identifying Character-Defining Elements

Preservation Brief 21: Repairing Historic Flat Plaster-Walls and Ceilings

Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings-Problems and Recommended Approaches

Preservation Brief 28: Painting Historic Interiors

Preservation Brief 34: Applied Decoration for Historic Interiors-Preserving Historic Composition Ornament

Preservation Brief 35: Understanding Old Buildings-The Process of Architectural Investigation

Preservation Brief 39: Holding the Line- Controlling Unwanted Moisture in Historic Buildings

Preservation Brief 41: The Seismic Rehabilitation of Historic Buildings

Preservation Brief 44: The Use of Awnings on Historic Buildings- Repair, Replacement, and New Design

Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings

# **Preservation Tech Notes**

Preservation Tech Notes are case studies in historic preservation that "provide practical information on traditional practices and innovative techniques for successfully maintaining and preserving cultural resources." Preservation Tech Notes may be found on the National Park Service's website at <a href="https://www.nps.gov/tps/how-to-preserve/tech-notes.htm">https://www.nps.gov/tps/how-to-preserve/tech-notes.htm</a>.

## **EXTERIOR WOODWORK**

Proper Painting and Surface Preparation. Sharon Park, AIA. 1986.

Paint Removal from Wood Siding. Alan O'Bright. 1986.

*Protecting Woodwork Against Decay Using Borate Preservatives*. Ron Sheetz and Charles Fisher. 1993.<sup>38</sup>

# **TEMPORARY PROTECTION**

Temporary Protection of Historic Stairways. Charles Fisher. 1985.

Specifying Temporary Protection of Historic Interiors During Construction and Repair. Dale H. Frens. 1993.

Protecting a Historic Structure During Adjacent Construction. Chad Randl. 2001.

# **WINDOWS**

Planning Approaches to Window Preservation. Charles Fisher. 1984.

Installing Insulating Glass in Existing Steel Windows. Charles Fisher. 1984.

Replacement Wooden Frames and Sash. William Feist. 1984.

Interior Metal Storm Windows. Laura Muckenfuss and Charles Fisher. 1984.

Replacement Wooden Sash and Frames With Insulating Glass and Integral Muntins. Charles Parrott. 1984.

Thermal Retrofit of Historic Wooden Sash Using Interior Piggyback Storm Panels. Sharon Park, AIA. 1984.

Interior Storm Windows: Magnetic Seal. Charles Fisher. 1984.

Installing Insulating Glass in Existing Wooden Sash Incorporating the Historic Glass. Charles Fisher. 1985.

Aluminum Replacements for Steel Industrial Sash. Charles E. Fisher. 1986.

Reinforcing Deteriorated Wooden Windows. Paul Stumes, P.Eng. 1986.

Interior Storms for Steel Casement Windows. Charles E. Fisher and Christina Henry. 1986.

Repair and Retrofitting Industrial Steel Windows. Robert M. Powers. 1989.

Repairing Steel Casement Windows. Chad Randl. 2002.

Aluminum Replacement Windows for Steel Projecting Units with True Divided Lights and Matching Profiles. Chad Randl. 2003.

<sup>&</sup>lt;sup>38</sup> National Park Service, U.S. Department of the Interior,

<sup>&</sup>quot;Preservation Tech Notes," <a href="https://www.nps.gov/tps/how-to-preserve/tech-notes.htm">https://www.nps.gov/tps/how-to-preserve/tech-notes.htm</a>.

Replacement Wooden Sash Utilizing True Divided Lights and an Interior Piggyback Energy Panel. Charles E. Fisher. 2008.

Maintenance and Repair of Historic Aluminum Windows. Karen R. Staveteig. 2008.

# **Interpreting the Standards (ITS) Bulletins**

Interpreting the Standards Bulletins assist building owners in applying the Standards to rehabilitation projects by explaining decisions made by the National Park Service in its administration of the Historic Preservation Tax Incentives program. Each Bulletin references the relevant Standards. The Bulletins are case-specific and are provided as information only; they may not be applicable beyond the unique facts and circumstances of each case. The Bulletins may be found on the National Park Service's website at

https://www.nps.gov/tps/standards/applying-rehabilitation/standards-bulletins.htm.

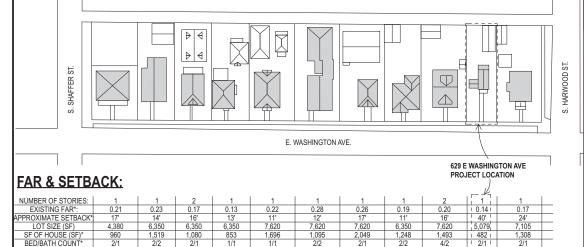
- ITS Number 4: Inappropriate Replacement Doors
- ITS Number 9: Inappropriate Porch Alterations
- ITS Number 14: New Openings in Secondary Elevations or Introducing New Windows in Blank Walls
- ITS Number 19: Deteriorated Plaster Finishes
- ITS Number 21: Adding New Openings on Secondary Elevations
- ITS Number 22: Adding New Entrances to Historic Buildings
- ITS Number 23: Selecting New Windows to Replace Non-Historic Windows
- ITS Number 25: Altering the Character of Historically Finished Interiors
- ITS Number 26: Entrance Treatments
- ITS Number 33: Alterations to Rear Elevations
- ITS Number 39: Changes to Historic Site
- ITS Number 41: Incompatible Alterations to the Setting and Environment of a Historic Property
- ITS Number 44: Subdividing Significant Historic Interior Spaces
- ITS Number 51: Installing New Systems in Historic Buildings
- ITS Number 52: Incorporating Solar Panels in a Rehabilitation Project
- ITS Number 54: Installing Green Roofs on Historic Buildings

# **APPENDIX D**

PROJECT INFORMATION

# MONTERREY RESIDENCE

RELOCATE, REMODEL, AND ADDITION 629 E WASHINGTON AVE, ORANGE, CA 92866



NOTE THAT THE FAR NUMBER CALCULATION IS BASED ONLY ON THE HIGHLIGHTED SQ FT APPROXIMATE SETBACK WERE DERIVED FROM EXISTING RECORDS THAT ARE PUBLICLY ACCESSIBLE

EXISTING SITE PLAN - NEIGHBORHOOD DIAGRAM



DIAL **811** CONTACT DIGALERT PRIOR TO ANY EXCAVATION. SUBMIT A REQUEST AT LEAST TWO (2) DAYS PRIOR T

# **CITY NOTES:**

- COMPLETION OF PROJECT THE MAXIMUM TIME TO COMPLETE CONSTRUCTION ON A PROJECT IS LIMITED TO THREE (3) YEARS FROM THE DATE OF THE PERMIT FOR ALL PERMITS ISSUED AFT AUGUST 21, 2019 AS REQUIRED BY NBMC SECTION 15.02.095
- 2) ENCROACHMENT PERMIT AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHING THE FUBLIC MIGHT-OF-WAYIS THE ONLY COMPANY PERMITTED TO RENT BINS IN THE CITY OF ORANGE FOR CONSTRUCTION AND DEMOLITION PROJECTS
- □ MANAMAMMENT FERMI INSPECTION SEPORE ISSUANCE OF BUILDING FINAL A PUBLIC WORKS DEPARTMENT FERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING PEARTMENT PERMIT INSPECTION IS REQUIRED BEFORE THE BUILDING PEARTMENT PERMIT FINAL CAN BE ISSUED. AT THE TIME OF PUBLIC WIRKS DEPARTMENT INSPECTION, IF ANY OF THE EXISTING UTING PUBLIC INFOVEMENT SWILD FINAL SHAPE SIDEWALK, CURB AND GUTTER, AND ALELYSTREET PAVEMENT WILL BE REQUIRED. ADDITIONALLY, IF EXISTING UTILITIES INFORTATION THE CORE DED SUBSTANDARD, A NEW THACH WATER SERVICE, WATER METER BOX, SEWER LATERAL ANDIOR CLEANOUT WITH BOX AND LID WILL BE REQUIRED. 10% OF THE COST SHALL BE BOAND STHE EXPENSION OF THE PERFORMENT OWNER MININ. CODES 14.2 420 & 14.08.030). SAID DETERMINATION AND THE EXTENT OF THE RECONSTRUCTION OF WORK SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR. CONTRACTOR IS RESPONSIBLE TO MAINTAIN THE PUBLIC RIGHT OF WAY AT ALL TIMES DURING THE CONSTRUCTION PROJECT. A 570P WORK NOTICE MAY BE ISSUED FOR ANY DAMAGE OR UNMAINTAINED PORTION OF THE PUBLIC RIGHT OF WAY.
- 4) ENCROACHMENT AGREEMENT REQUIRED AN ENCROACHMENT AGGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVEMENTS WITIN THE PUBLIC RIGHT OF WAY, ALL NON-STANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY L-6.
- 6) WASTEWATER IN PUBLIC RIGHT OF WAY ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN A LICENCESSED GENERAL REMINEERING CONTRACTOR.

# LOT COVERAGE:

ZONING INFORMATION: ROOM COUNT: NEW 3-BED / 2-BATH 5' MIN S/B BOTH SIDES

EXISTING DATA: GARAGE = 519 SF (EXIST. DETACHED 2-CAR GARAGE)

GROSS FLOOR AREA / LOT AREA = 1 101 / 5 079 = 0 22

# **PROJECT DATA**

OCCUPANCY GROUP: TYPE OF CONSTRUCTION VR LOT NO.: 24 / A 390-431-13 FIRE SPRINKLERS: 2-BED / 1-BATH (EXISTING) 3-BED / 2-BATH (PROPOSED)

VHFHSZ:

THE CITY OF ORANGE MUNICIPAL CODE SECTION 15.52 REQUIRES THAT ALL BUILDING WITHIN THE CITY MEET SPECIFIC SECURITY STANDARDS (ORD. #6-18). THE FOLLOWING ITEMS SHALL BE REQUIRED ON AN NEW OR REMODELED RESIDENCE:

SOLID BACKING ON WOOD DOOR FRAMES AT LOCK MECHANISM

SOLID BACKING ON WOOD DOOR FRANKS AT LOCK MECHANISM
STRIKE PLATE 16 GAUGE
SCREWS-MINIMUM 3" IN WOOD FRANKE JAMBS
OFFERABLE WINDOWS-SLIDING DOORS SHALL BE PASSED A C.M.B.S.O. FORCED ENTRY TEST
OFFERABLE WINDOWS-SLIDING DOORS SHALL BE PASSED A C.M.B.S.O. FORCED ENTRY TEST
EXTERIOR DEADBOLT DOOR LOCKS (INCLUDING DOOR FROM GARAGET OR FESIDENCE) SHALL COME FROM
CORRENT CITY OF ORANGE APPOVED PRODUCTS LIST (OR COUNVALENT)
EXTERIOR PAIR OF DOORS REQUIRES 36 INCH FLUSH BOLTS AT HEAD & THRESHOLD
MINIMUM 180 FLOOR VIEWER REQUIRED AT SCHEMEN FRONT DOOR VIEWER REQUIRED AT SCHEMEN 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

(INTENTIONALLY LEFT BLANK)

# **GENERAL NOTES:**

## 1. WORK PERFORMED SHALL COMPLY WITH THESE GENERAL NOTES UNLESS OTHERWISE NOTED ON THE PLAN

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH

2022 CALIFORNIA ELECTRIC CODE 2022 CALIFORNIA ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL 2022 GREEN BUILDING STANDARDS CODE MUNICIPAL CODE AS ADOPTED BY THE CITY OF ORANGE.

3. ALL WORK TO COMPLY WITH ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.

4. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR

2022 CBC 2022 CPC 2022 CMC 2022 CEC 2022 CEC

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE EXECUTION OF THIS WORK.

7. SEPARATE PERMIT(S) IS/ARE REQUIRED FOR ACCESSORY BUILDING, SWIMMING POOL, RETAINING WALL, WALLS OVER 3 FEET

8. SETBACKS WERE MEASURED FROM EXISTING STRUCTURES TO ASSUMED PROPERTY LINES. CONTRACTOR SHALL VERIFY ALL SETBACKS PRIOR TO CONSTRUCTION. IF THERE IS A DISCREPANCY WITH THE SETBACKS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE PROPERTY OWNER AND DESIGNER PRIOR TO CONSTRUCTION.

### 9. FIRE SPRINKLER DRAWINGS (WHEN APPLICABLE) ARE A SEPARATE SUBMITTAL TO THE FIRE DEPARTMENT.

10. BLUI DING ADDRESS SHALL BE PROVIDED ON THE BLUI DING IN SLICH A POSITION AS TO BE VISIBLE AND LEGIBLE FROM THE

11. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN

13. TRUSS PLANS (WHEN APPLICABLE) ARE TO BE A DEFERRED SUBMITTAL. DEFERRED SUBMITTAL ITEMS SHALL BE REVIEWED AND APPROVED BY THE REGISTERED DESIGN PROFESSIONAL AND SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL.

# (CITY / COUNTY APPROVAL STAMP HERE)

# **SB 407 COMPLIANCE**

EFFECTIVE JAN 1, 2014, SB 407 REQUIRES REPLACEMENT OF ALL NONCOMPLIANT PLUMBING FIXTURES IN PROPERTIES BUILT ON OR BEFORE JAN 1, 1994 WITH WATER-CONSERVING PLUM

- WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH.
   SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 80 PSI.
   ALL FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. EXCEPTION KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.

A COMPLETED AFFIDAVIT MAY BE PROVIDED TO THE BUILDING INSPECTOR AT OR BEFORE FINAL IN LIEU OF INSPECTIONS OF THESE FIXTURES.

# ARCH. SYMBOL LEGEND



ELEVATION SEC

2 KEYNOTE

REVISION NOTE

1) DEMO. NOTE

# SHEET INDEX

COVERSHEET SITE PLAN - EXISTING & PROPOSED A-2 A-3 A-4.0 EXISTING PLAN / DEMO **ELEVATIONS - EXISTING** ELEVATIONS - PROPOSED
SECTIONS & PROPOSED ROOF PLAN ARCHITECTURAL DETAILS

# **SQUARE FOOT CALCULATIONS**

619 S.F. (NEW AREA) 1.101 S.F.

DISCLOSURE: SQUARE FOOT TABULATIONS WERE DERIVED FROM EXISTING RECORDS THAT ARE PUBLICLY ACCESSIBLE.

# SCOPE OF WORK

- RELOCATE (ABZ. SE):

  9) RELOCATE EXISTING STRUCTURE TOWARDS SOUTH AND EAST (FRONT AND RIGHT). MAJOR STRUCTURE (I.E. ALL WALLS, ROOF, WINDOWS, FACADE, ETC.) TO BE REMAIN. REMODEL (279 SF):

  1) REMODEL (E) BATH AND (E) KITCHEN INTO (N) KITCHEN (176 SF)

  2) REMODEL (E) BEDROOM 1 AND (E) DINING INTO (N) DINING (131 SF)

  3) REMODEL (E) BEDROOM 2 INCLUDING RELOCATE DOOR AND (E) CLOSET. ADD (N) DOOR OPENING

- TOWARDS NEW ADDITION. (22 SF)
  4) DEMO (E) UTILITY ROOM FOR W.H., REPLACE WITH TANKLESS W.H.
- 4) DEMO (E) UTILITY ROOM FOR WILL, NEVELALE, WHIT HAVALESS WILL.

  ADDITION (1893 SFI):

  ADD NEW ADDITION 193 SFI):

  ADD NEW ADDITION 170 THE BACK OF THE HOUSE WITH RECESS ON THE WALLS. ADDITION TO BE NOT VISIBLE FROM THE FRONT TO KEEP THE HISTORIC STRUCTURAL STYLE AND FACADE.

  a) ADD (N) BATH WITH 2 SINKS, TOILET, AND TUB. (69 SF)

  b) ADD (N) BEROONO 3W (N) CLOSET, (124 SF)

  c) ADD (N) MASTER BEROONO 3W (N) CLOSET, (124 SF)

  d) ADD (N) MASTER BERTH W2 SINKS, TOILET, AND SHOWER (54 SF)

  e) EXTEND KITCHEN TOWARDS REAR AT THE SAME LOCATION OF (E) KITCHEN. (73 SF)

# PREPARED BY:

630 S. GLASSEL ST. SUITE 201 ORANGE, CA 92866 (714) 289-4652

**ENGINEER** 

# **ABBREVIATIONS**

EQ F.O.F. F.O.S. FDN FR.DR. FTG GYP. BD. LOC STD SVC

FOUNDATION FRENCH DOOR GYPSUM BOARD WC
LOCATION WD.
STANDARD WIC
SERVICE WM

OVERHANG VERIFY IN FIELD VAULTED WATER CLOSET

WOOD WALK-IN CLOSET WATER METER

VICINITY MAP SCALE: N.T.S.

MONTERREY RESIDENCE 629 E WASHINGTON AVE ORANGE, CA 92866 (714) 417-6492

REVISIONS

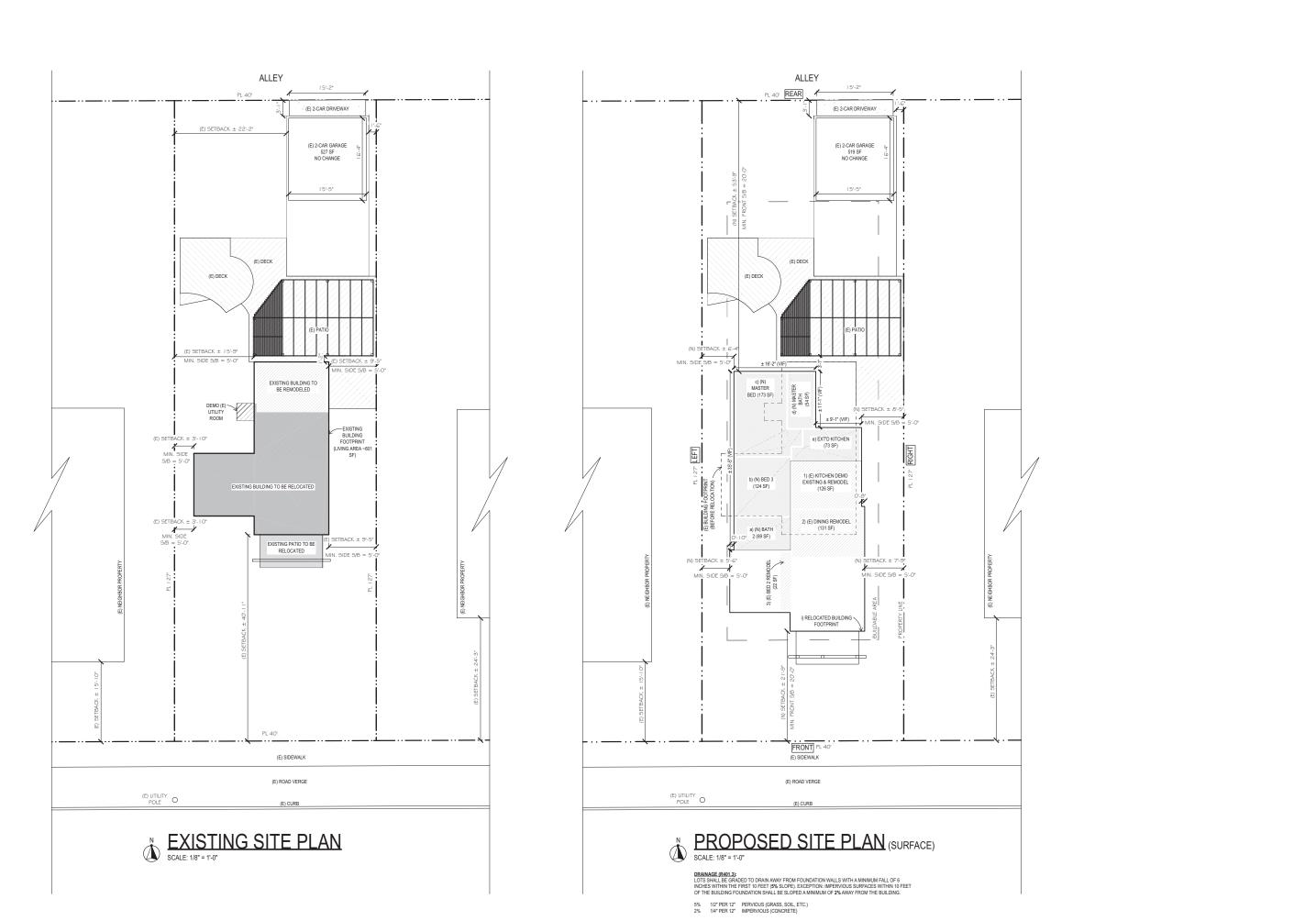
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IRUPLANS
S. GLASSEL ST. SUITE 2/
ORANGE, CA 92866
(714) 289-4652

Ś

630

CHECKED W.T. 10/6/2023



FILE: MONTERREY (O) - 1ST SUBMIT PRINT DATE: 10/6/2023, 12:23:31

REVISIONS

GENERAL CONTRACTOR

TRUPLANS
630 S. GLASSEL ST. SUITE 201
ORANGE, CA 92866
(714) 289-4652

MONTERREY RESIDENCE 629 E WASHINGTON AVE ORANGE, CA 92866 (714) 417-6492

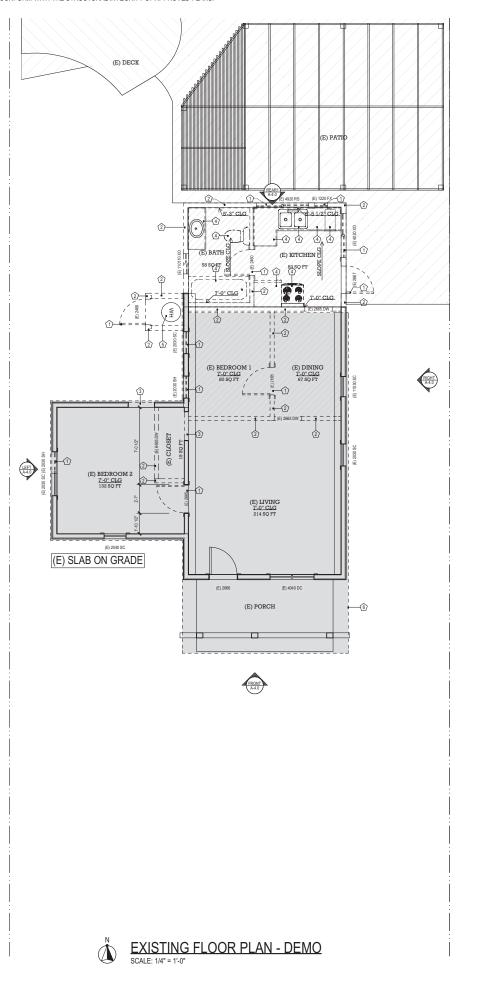
> CHECKED W.T.

DATE 10/6/2023 SHEET SIZE TO SCALE 24" X 36" "MONTERREY (0) - 1ST DIMENSION NOTE: DIMENSIONS SHALL BE VERIFIED IN FIELD. IN THE CASE THAT DIMENSIONS ARE TO BE ADJUSTED DUE TO CERTAIN FACTORS (SUCH AS HIDDEN CONDITIONS, FIELD VERIFICATION, ETC.). TOLERANCES ARE PROVIDED WITH \*±\* AS GUIDELINES TO PRESERVE INTENDED DESIGN. FOR SIGNIFICANT CHANGES IN DIMENSIONS, CONTRACTOR TO CONTACT OF APPROVED PLANS.



# **DEMO KEYNOTES**

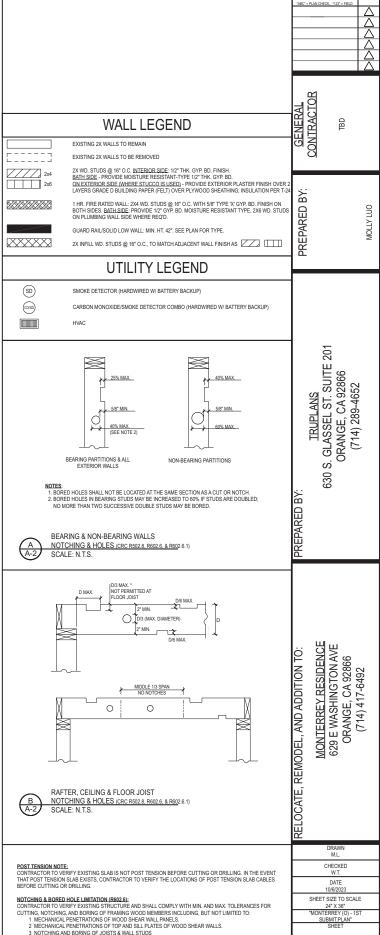
CALLOUT	QTY	DESCRIPTION	NOTES
1	11	DEMO DOOR/WINDOW, EXIST.	HDR TO REMAIN, U.N.O. SEE STRUCT.
2	16	DEMO WALL	VERIFY IN FIELD, SEE STRUCT.
3	2	PROVIDE OPENING FOR WINDOW/DOOR	VERIFY NON-SHEAR, SEE STRUCT. FOR HEADER SIZE
4	9	DEMO FIXTURES/APPLIANCES	
<u>(5)</u>	1	REPLACE W.H.	SEE PROPOSED FOR NEW LOCATION
<u>6</u>	1	EXISTING HOUSE & PORCH (SHADED AREA) TO BE REMAIN AND TO BE RELOCATED	SEE PROPOSED FOR NEW LOCATION



PROTECT EXISTING UNDERGROUND UTILITIES:
CONTRACTOR TO VERIPY EXISTING LOCATIONS OF UNDERGROUND UTILITY (ELECTRICAL, GAS, WATER) PRIOR
TO EXCAMATION.
1 CONTACT DIGALERT PRIOR TO ANY EXCAMATION, DIAL 811.
2 PROTECT IN PLACE: PROTECT UTILITIES IN PLACE, UNLESS ABANDONED, AND MAINTAIN THE UTILITY IN
SERVICE, UNLESS OTHERWISE SPECIFIED.

**EXISTING HOUSE BUILT IN 1914** 

DIAL **811** CONTACT DIGALERT PRIOR TO ANY EXCAVATION.
SUBMIT A REQUEST AT LEAST TWO (2) DAYS PRIOR T
DIGGING.



(CITY / COUNTY APPROVAL STAMP HERE)

REVISIONS

# PROPOSED KEYNOTES

	CALLOUT	QTY	ITEM	MIN. REQ'S	ICC-ESR				
ANCE	1 (N) 42" ELECTRIC COOKTOP		(N) 42" ELECTRIC COOKTOP	INSTALL PER MFR. SEE CONTRACTOR/OWNER NOTES.					
7ddV.	2 1 (N) SINK W/ TRASH DISPOSAL		(N) SINK W/ TRASH DISPOSAL	INSTALL PER MFR. SEE CONTRACTOR/OWNER NOTES.					
KTURE/ APPUANCE	3 1 (N) REFRIGERATOR		(N) REFRIGERATOR	INSTALL PER MFR. SEE CONTRACTOR/OWNER NOTES.					
3	4 (N) SINK, LAVATORY			INSTALL PER MFR. SEE CONTRACTOR/OWNER NOTES.					
				PROVIDE MIN. 60" NONABSORBENT SURFACE ON ADJACENT WALLS. INSTALL PER MFR. SEE CONTRACTOR/OWNER NOTES.					
	6	1	(N) SHOWER, PREFAB	INSTALL PER MFR. SEE CONTRACTOR/OWNER NOTES.					
	7	2	(N) TOILET	PROVIDE MIN. 15" CLR. FROM WALL TO CTR. OF TOILET, MIN. 24" CLR. FRONT-TO-WALL.					
UTUTY	8 4 (N) HVAC MINI SPLIT, WALL MOUNT		MOUNT	INSTALL PER MFR. CONTRACTOR/ HOMEOWNER TO VERIFY LOCATION.					
3	9 2 (N) HVAC MINI SPLIT, CEILING CASSETTE		CASSETTE	INSTALL PER MFR. CONTRACTOR/ HOMEOWNER TO VERIFY LOCATION.					
N	10	2	(N) AC CONDENSING UNIT FOR MINI SPLIT	INSTALL PER MFR. INSTALL ON CONCRETE OR PLASTIC PAD. VERIFY CLEARANCES TO OTHER OUTDOOR UTILITIES.					
	11	1	(N) TANKLESS WATER HEATER, OUTDOOR	INSTALL PER MFR. TO BE LOCATED OUTSIDE, VERIFY CLEARANCES TO OTHER OUTDOOR UTILITIES					
CAB	12	5	(N) CABINETS, LOWERS	SEE CONTRACTOR/OWNER NOTES.					
	13	2	(N) CABINETS, FULL HEIGHT	SEE CONTRACTOR/OWNER NOTES.					
	14	1	(N) CABINETS, UPPERS	SEE CONTRACTOR/OWNER NOTES.					
	15	1	(N) ISLAND	SEE CONTRACTOR/OWNER NOTES.					
PAWNG	16	1	(N) 36" LOW WALL W/ GLASS WALL ON TOP	VERIFY IN FIELD.					
Æ	17	1	(N) GLASS SLIDING DOOR	VERIFY IN FIELD.					
- N	18	3	(N) FAUX BEAM OR TRUSS	TO BE VERIFIED W/ ENGINEER					
- 1	19	1	(N) 2030 SC	REPLACE (E) 2030 SH WINDOW LIKE-FOR-LIKE TO RESTORE THE ORIGINAL EXTERIOR.					
FIN	20	2	(E) OR (N) EXTERIOR LANDING, OUTSWING DOOR	PROVIDE WIDTH AS OPENABLE PANELS, & MIN. 36" IN THE DIRECTION OF TRAVEL. AT AN EXTERIOR DOORWAY SHALL NOT BE MORE THAN 1 1/2" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR SWING OVER THE LANDING.					
	21	1	(E) OR (N) EXTERIOR LANDING, SLIDER/INSWING DOOR	PROVIDE WIDTH AS OPENABLE PANELS, & MAX. 36" IN THE DIRECTION OF TRAVEL. AT AN EXTERIOR DOORWAY SHALL NOT BE MORE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.					

OTES.

ALL POST ANDIOR BEAM LOCATIONS ARE FOR REFERENCE ONLY, LOCATION AND SIZES TO BE FINALIZED BY THE STRUCTURAL ENGINEER.
THE CABINETRY DIMENSIONS SHOWN ARE ROUGH INVERSIFIED DIMENSIONS, FOR REFERENCE ONLY PRIOR TO ORDERING THE CABINETS, THE DIMENSIONS SHALL BE VERRIED BY CABINET INSTALLATION COMPANY FETER DRYNALL HAS BEEN INSTALLED.

- SHALL BE VERHIELD BY CASINE. IN STALLATION COMPANY AY HER UNRYWALL HAS SEEN INSTALLED.

  CONSTRUCTION/MER NOTES:

  1 PRIOR TO PURCHASING ANY CABINETRY, PLASE VERIFY FINAL WALL DIMENSIONS (INCLUDING FINISHED DRYWALL). THE MEASUREMENTS ON THIS PLAN MAY WARY DUE TO UNPORCESSEN EXISTING SITE CONDITIONS, ENGINEERING BEAMWALL SIZE CALL DUTS, AND FIELD ADJUSTMENTS.

  2 CONTRACTOR TO VERIFY ALL SIZES OF FINAL CHOSEN APPLIANCES, DOORS, AND FIXTURES, IF ALL DITTED SHICE NEED TO BE ADJUSTED, PLASE INFORM DESIGNERENCHMEER TO VERIFY ALL TO GOS SIN OFFECT STRUCTURE. IN THE CASE IT AFFECTS STRUCTURE, ALL NECESSARY DOCUMENTATION TO BE SIBBILITIED TO THE CITY AND/OR FIELD INSPECTOR UPON REQUEST.

  3 CONTRACTOR TO VERIFY ALL FINAL DOOR SELECTION A SPECIFICATION PRIOR TO FOUNDATION POUR CONTRACTOR TO COORDINATE WITH FRAMER JAMB SIZE & TRACK STYLE TO ALLOW FOR ADEQUATE SPACE. INSTALL PER MFR.

MASTER SCHEDULE  DOOR SCHEDULE									
NO.	loty	LABEL	l width	HEIGHT	TYPE	  TEMP'D	FIRE FIE	R IROOM NAME	COMMENTS
D01	1	(N) 2668	30 "	80 "	HINGED	12	1	(E) LIVING/(E) BEDROOM 2	- COMMINICATION
D02	1	(N) 2668	30 "	80 "	HINGED		1	(N) MASTER BED/(E) LIVING	
D03	1	(N) 2668	30 "	80 "	HINGED		1	(E) LIVING/(N) BED 3	
D04	1	(N) 2668	30 "	80 "	POCKET		1	(E) BEDROOM 2/(N) BATH 2	
D05	1	(N) 2668	30 "	80 "	POCKET		1	(N) MASTER BATH/(N) MASTER BED	
D06	1	(N) 2668	30 "	80 "	POCKET		1	(N) BED 3/(N) BATH 2	
D07	1	(N) 5068	60 "	80 "	DOUBLE HINGED		1	(E) LIVING	
D08	1	(N) 6868	80 "	80 "	SLIDER		1	(N) CLOSET/(N) MASTER BED	
D09	1	(N) 4068	48 "	80 "	SLIDER		1	(N) BED 3/(N) CLOSET	
D10	1	(N) 6068	72 "	80 "	DOUBLE HINGED		1	(N) MASTER BED	
DOOR NOTES: 1 ALL GLAZING IN DOORS SHALL BE TEMPERED									

2 DOOR PANEL DESIGN TO BE DETERMINED BY DESIGNER! OR OWNER
3 SOLID OR HOLLOW CORE TO BE DETERMINED BY DESIGNER! OR OWNER (U.N.O. - I.E. FIRE-RATED DOORS)
4 FIRE-RATED DOORS TO BE 1-38° SOLID OORS DOORS 10 STENS "INCH SOLID HONEYCOMB STEEL DOOR, OR MIN. 20-MIN RATED, TO BE EQUIPD WI SELF-CLOSING, TIGHT FITTING, SELF-LATCHING

(W#)			WINDOW SCHEDULE										
NO.		LABEL		HEIGHT			TEMP'D	EGRESS				ROOM NAME	COMMENTS
W0	1 1	(N) 2025 SC	24 "	29 "	0.3	0.23				41"		(E) LIVING	
W02		(N) 2030 SC	24 "	36 "	0.3	0.23				41"		(N) BED 3	
W03		(N) 2030 SH	24 "	36 "	0.3	0.23				41"		(N) BED 3	
W04		(N) 2060 DH	24 "	72 "	0.3	0.23	YES		80"	8"	1	(N) MASTER BATH	
W0	5 1	(N) 3138 SH	37 "	44 "	0.3	0.23			74"	30"	1	(N) MASTER BED	
WO	6 1	(N) 4025 LS	48 "	29 "	0.3	0.23			70"	41"	1	(E) LIVING	
W0	7 1	(N) 4025 RS	48 "	29 "	0.3	0.23			70"	41"	1	(E) LIVING	
W0	8 1	(R) 2030 SC	24 "	36 "	0.3	0.23			77"	41"	1	(E) BEDROOM 2	

WINDOW NOTES:

1. ALL GLAZING SHALL BELOWE, DUAL PANE GLASS

1. ALL GLAZING SHALL HAVE LESCROSE MAX 8.3 AND SHGC\_EACTION MAX 8.23.

2. ALL GLAZING SHALL HAVE LESCROSE MAX 9.3 AND SHGC\_EACTION MAX 8.23.

3. FENESTRATIONS SHALL HAVE TESCROSEN AND PERMANEST LABELS FOR VERBIFICATION OF THE BUILDING INSPECTOR.

5. FINESTRATIONS STORY BATHROOM WINDOWS ETTHER HAVE ANNIMUM SILL HEIGHT OF 5-0" OR FIXED (NON-OPERABLE).

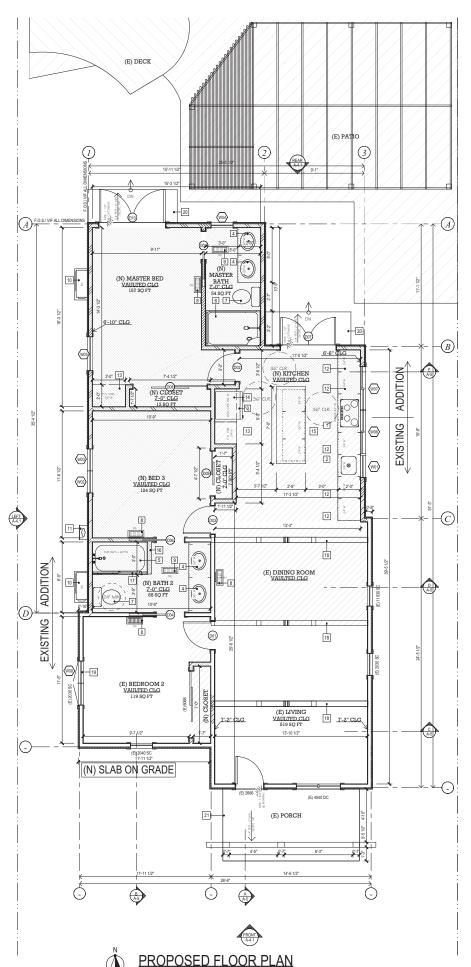
WIP TO 5-0" AS MEASURED FROM THE ADJACENT FINISHED FLOOR.

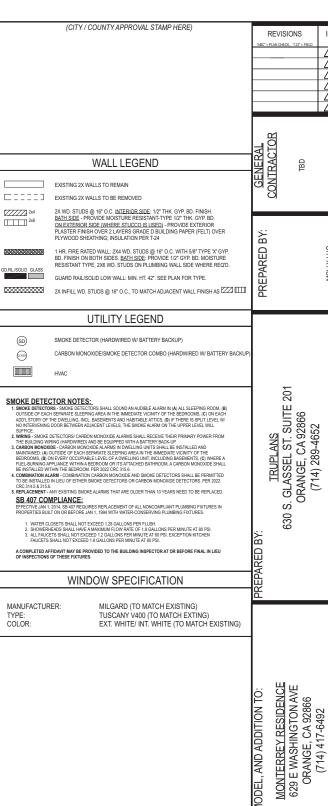
CONTRACTOR NOTES

CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZE PRIOR TO PURCHASING WINDOWS.

(E) = EXISTING, (N) = NAIL-ON/ NEW CONSTRUCTION, (R) = RETROFIT/ REPLACEMENT

DOUBLE VENT SLIDING





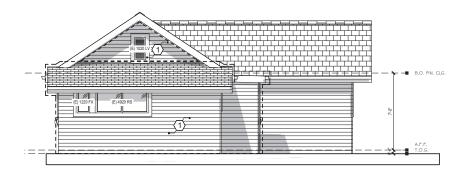
CHECKED W.T. DATE 10/6/2023

DIAL **811** CONTACT DIGALERT PRIOR TO ANY EXCAVATION. SUBMIT A REQUEST AT LEAST TWO (2) DAYS PRIOR TO

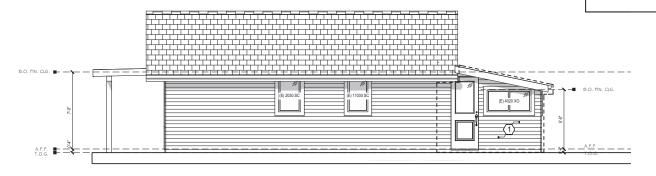
SUBMIT.PLAN"



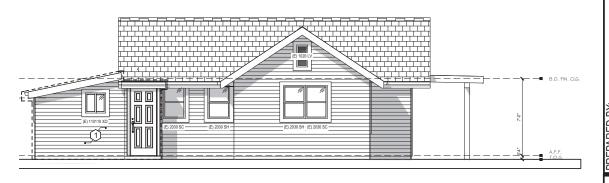
# EXISTING SOUTH ELEVATION (NO CHANGE) SCALE: 1/4" = 1·0"



EXISTING NORTH ELEVATION SCALE: 1/4" = 1'-0"



# EXISTING EAST ELEVATION SCALE: 1/4" = 1'-0"



(CITY / COUNTY APPROVAL STAMP HERE)

REVISIONS

GENERAL

PREPARED BY:

IRUPLANS
S. GLASSEL ST. SUITE 201
ORANGE, CA 92866
(714) 289-4652

630 S.

MONTERREY RESIDENCE 629 E WASHINGTON AVE ORANGE, CA 92866 (714) 417-6492

# EXISTING WEST ELEVATION SCALE: 1/4" = 1'-0"

	~ FOR REFERENCE ONLY ~ USE MASTER SCH	EDULE LIST ON SHEET A-3 FOR FIELD REVISION UPDATES.						
(D#)	DOOR SCHEDULE	WINDOW SCHEDULE						
NO. OTY   LABEL   D01   1   (N) 2668   D02   1   (N) 2668   D03   1   (N) 2668   D04   1   (N) 2668   D04   1   (N) 2668   D05   1   (N) 2668   D05   1   (N) 2668   D06   1   (N) 2668   D07   1   (N) 5668   D08   1   (N) 5668   D09   D09   1   (N) 5668   D09   D09	WIDTH	NO.   OTY   LABEL   WIDTH     HEIGHT   U-FACT.   SHGC   TEMPD   EGRESS   HEAD   SILL   FLR   ROOM NAME   COMMENTS						
4 FIRE-RATED DOORS TO BE 1-3/8* SOLID CO HARDWARE 5 SEE G-1 FOR SECURITY ORDINANCE (WHE	IBY DESIGNER/ OR OWNER MED TESTINGNER/ OR OWNER (JU N.O I.E. FIRE-RATED DOORS) ORE DOOR, 1-38" THICK SOLIDHONEYCOMB STEEL DOOR, OR MIN. 29-MIN RATED, TO BE EQUIPD W/ SELF-CLOSING, TIGHT FITTING, SELF-LATCHING	WINDOW NOTES:  1. ALL GLAZING SHALL BE LOW-E, DUAL PANE GLASS  2. ALL GLAZING SHALL BE LOW-E, DUAL PANE GLASS  2. ALL GLAZING SHALL HAVE LIFEACTOR. MAX 0.3 AND SHIGC FACTOR: MAX 0.23  3. FENESTRATIONS SHALL HAVE TEMPORAY AND PERMANENT LABELS FOR VERIFICATION OF THE BUILDING INSPECTOR.  4. NEW SECOND-STORY BATHROOM WINDOWS ARE PROVIDED WITH OBSCURED GLASS  5. NEW SECOND-STORY BATHROOM WINDOWS THIER HAVE A MINIMUM SILL HEIGHT OF 5'4" OR FIXED (NON-OPERABLE)  UP TO 5'4" AS MEASURED FROM THE ADJACENT FINISHED FLOOR  OX SLIDING (S-OPERABLE, VIEW FROM OUTSIDE)						
CONTRACTOR NOTES:  1 CONTRACTOR TO VERIFY EXACT ROUGH 2 (F) = FXISTING (N) = NAII - ON/ NEW CONS	OPENING SIZE PRIOR TO PURCHASING MATERIALS. TRICTION (R) = RETROFIT/ REPLACEMENT	CONTRACTOR NOTES: XO SLIDING (X=OPERABLE, VIEW FROM OUTSIDE)  1. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZE PRIOR TO PURCHASING WINDOWS. XOX DOUBLE VENT SLIDING  2. (1) = SYSTING (M) = NAIL-ON VIEW CONSTRUCTION (R) = RETROFIT) FEPT ACFURENT						

DIMENSION NOTE: DIMENSIONS SHALL BE VERIFIED IN FIELD. IN THE CASE THAT DIMENSIONS ARE TO BE ADJUSTED DUE TO CERTAIN FACTORS (SUCH AS HIDDEN CONDITIONS, FIELD VERIFICATION, ETC.). TOLERANCES ARE PROVIDED WITH \*±\* AS GUIDELINES TO PRESERVE INTENDED DESIGN. FOR SIGNIFICANT CHANGES IN DIMENSIONS, CONTRACTOR TO CONTACT OF APPROVED PLANS.

# DEMO LEGEND:

- DEMO (FOR WINDOWS & DOORS: EXIST. HEADER TO REMAIN, U.N.O.)
- EXISTING TO REMAIN

## PROPOSED LEGEN

- )# NEW CONSTRUCTION OR REPLACEMENT DOORS (SEE DOOR SCHEDULE) COLOR, STYLE TO MATCH
- MEW CONSTRUCTION OR REPLACEMENT WINDOWS (SEE WINDOW SCHEDULE) COLOR, TYPE, STYLE TO MATCH
- WALL INFILL <u>OR</u> NEW WALL (TO MATCH FINISH COLOR, TYPE, TEXTURE ON INTERIOR AND EXTERIOR)

  PROVIDE 2 LAYERS OF GRADE D PAPER (FELT) OVER PLYWOOD SHEATH'S WHERE STUCCO IS USED IN EXTR WALLS.
- B EXISTING OR NEW LANDING (SEE PLAN)
- © NEW 42" MIN. GUARD RAIL (SEE PLAN FOR TYPE) (ANY OPENING SHALL NOT ALLOW A 4"Ø SPHERE TO PASS THROUGH)
- E EGRESS
- S NEW SKYLIGHT (TEMPERED, 4" MIN. CURB, PROVIDE FLASHING)
- T TEMPERED GLASS
- U) UTILITY (RELOCATE OR NEW SEE PLAN FOR TYPE)
- NEW VENTS (SEE PLAN FOR SIZE, PROVIDE FLASHING)
- W PROVIDE WEEP SCREED 4" MIN ABOVE SOIL (OR 2" MIN ABOVE PAVEMENT SLAB)

## TRIM I EGEND-

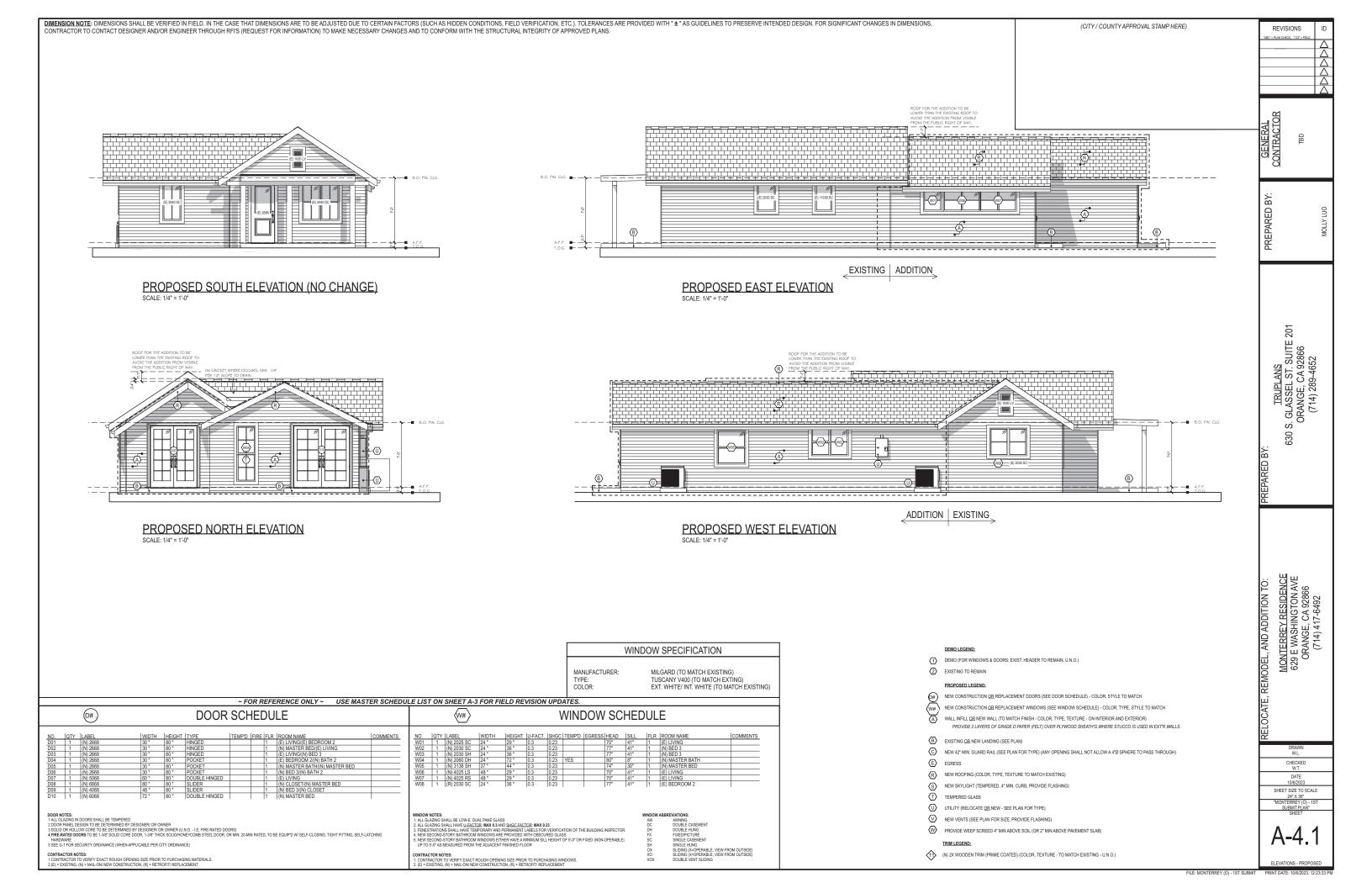
(N) 2X WOODEN TRIM (PRIME COATED) (COLOR, TEXTURE - TO MATCH EXISTING - U.N.O.)

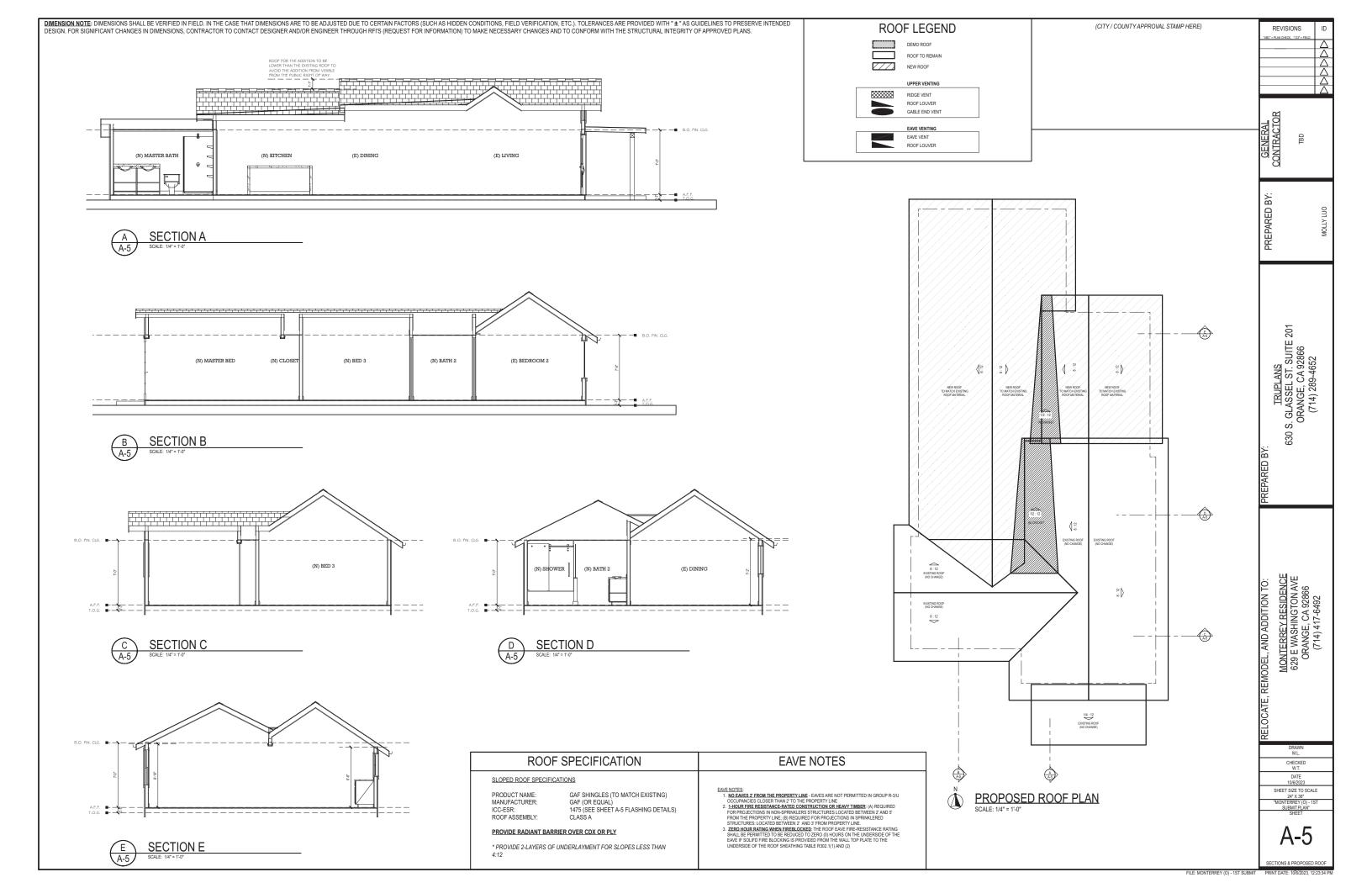
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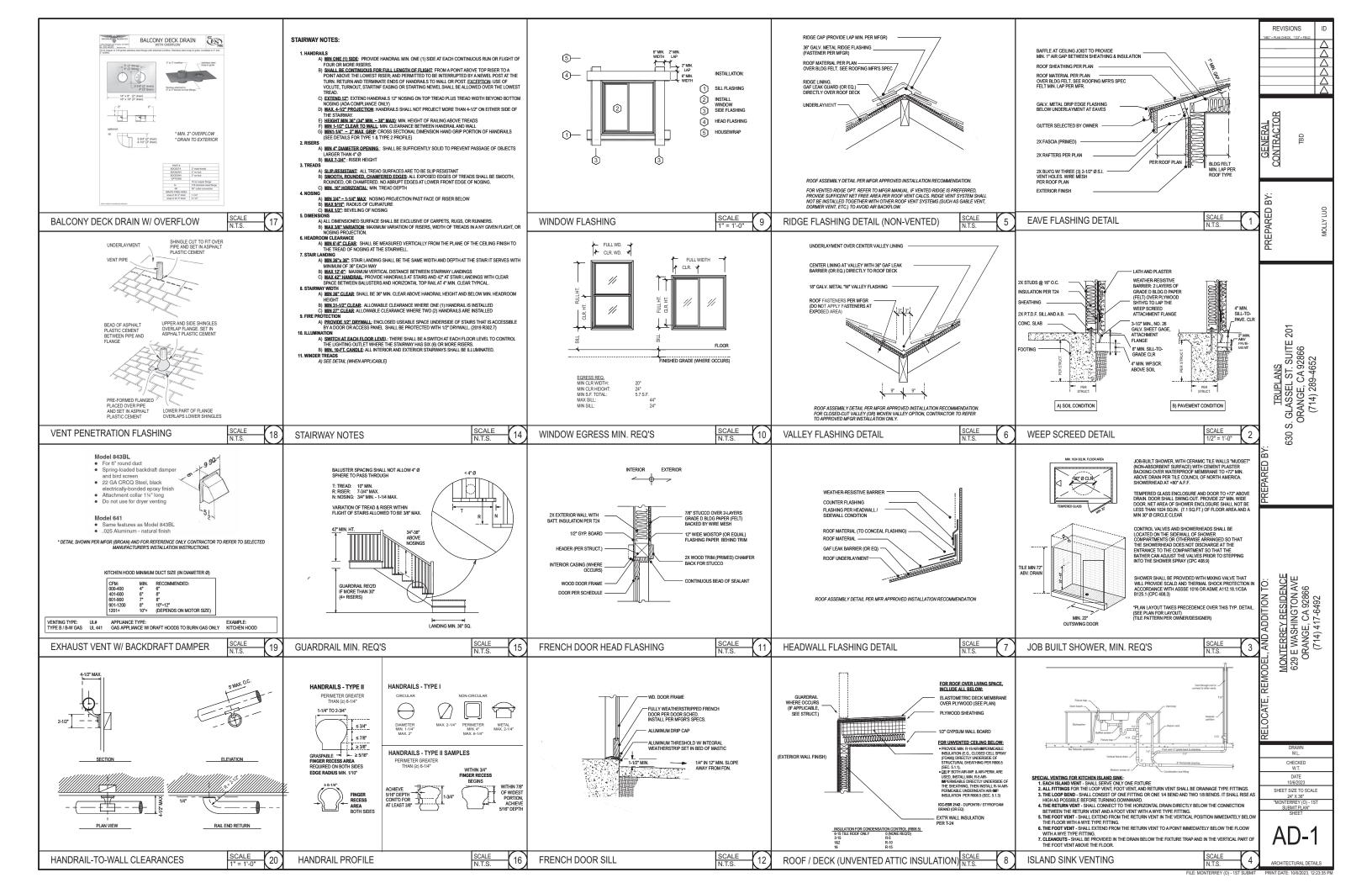
CHECKED W.T.

DATE 10/6/2023

FILE: MONTERREY (O) - 1ST SUBMIT PRINT DATE: 10/6/2023, 12



























# **APPENDIX E**

RESUMES OF AUTHORS/CONTRIBUTORS

# HISTORIC RESOURCES GROUP

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

Tel 626-793-2400 historicresourcesgroup.com



**Professional License**California Architect C24223

## Education

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

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**

28<sup>th</sup> 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