

# HISTORIC RESOURCES GROUP

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556 S Fair Oaks Ave, Suite 101-514

Pasadena, CA 91105

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Tel 626-793-2400

**historicrosourcesgroup.com**

## MEMO

TO: KAROL MONTERREY (APPLICANT)

RE: 629 EAST WASHINGTON STREET

DATE: OCTOBER 15, 2025

## Introduction

This memorandum (Memo), prepared by Historic Resources Group, LLC (HRG), is in reference to City of Orange (City) Design Review Committee (DRC) case no. DRC-5153-SP-1176. The purpose of this Memo is to support certification of a project (Project) that would rehabilitate and relocate the single-family residence at 629 East Washington Avenue (Project Site) on the same parcel. 629 East Washington Avenue is a contributing property in the Old Towne Orange Historic District; therefore, the Project is subject to review for conformance with the *Secretary of the Interior's Standards for Rehabilitation* and the City's *Historic Preservation Design Standards*. This Memo is in response to comment no. 015, received from the City on the Historic Structure Report for 629 East Washington Avenue prepared by HRG and dated June 2025 (2025 HSR),<sup>1</sup> which states:

Please have HRG include a memo stating that they have reviewed and support the step-by-step plan by American Heavy Moving and Rigging which was submitted in the initial application.

As part of the analysis applied in this Memo, HRG reviewed technical drawings and specifications provided by American Heavy Moving and Rigging (American), dated February 22, 2024, for the relocation. Analysis in this Memo is based on guidance from the National Park Service, the California Office of Historic Preservation, and the City of Orange; and was performed by John LoCascio, AIA, Principal Architect; and Adam Rajper, Senior Historic

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<sup>1</sup> Historic Resources Group, *Historic Structure Report for 629 East Washington Avenue, Orange*, prepared for Karol Monterrey, June 2025.

Preservation Specialist, of HRG. Both are qualified professionals who meet the *Secretary of the Interior's Professional Qualification Standards* for their respective fields.

## Relocation Plan

In order to assure appropriate relocation of the single-family residence at 629 East Washington Avenue on the same parcel, HRG prepared a relocation plan (Relocation Plan) as part of its 2025 HSR. For reference, the Relocation Plan is excerpted and included in Table 1 below.

**TABLE 1: RELOCATION PLAN FOR 629 EAST WASHINGTON AVENUE**

RELOCATION PLAN (HRG, 2025)	
SCOPE OF WORK	DESCRIPTION
Documentation	<b>NOTE:</b> In anticipation of the relocation of the single-family residence at 629 East Washington Avenue on the same parcel, HRG documented existing conditions in photographs which were include in the 2025 HSR. The property was also documented by TruPlans in measured as-built drawings dated October 6, 2023.
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

RELOCATION PLAN (HRG, 2025)	
SCOPE OF WORK	DESCRIPTION
	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.

## Analysis

The technical drawings and specifications submitted by American Heavy Moving and Rigging in the initial application for the Project appear to adequately detail the proposed relocation of the single-family residence at 629 East Washington Avenue on the same parcel. However, American's expertise is in structural moving, and as such, their submitted documentation does not encompass the related scopes of work outlined in HRG's Relocation Plan regarding disassembly; the building's foundation, roof, exterior cladding, window and door assemblies, and structural frame; temporary storage; maintenance; and rehabilitation. This scenario is not uncommon; a qualified contractor with expertise in historic preservation may collaborate with a structural mover to ensure the appropriate relocation of a historic building. As the Project is currently in the preliminary design phase, the applicant has not yet commissioned construction documents or engaged a qualified contractor to execute the Relocation Plan.

## Conclusion

When the Project enters the construction phase, the applicant should retain a qualified contractor experienced in historic preservation to perform the tasks outlined in HRG's Rehabilitation Plan, in collaboration with a qualified structural mover. In order to ensure that the proposed relocation conforms with the *Secretary of the Interior's Standards for Rehabilitation* and the City's *Historic Preservation Design Standards*, the selected contractor should adhere to all guidance and procedures outlined in HRG's 2025 HSR, as well as those provided by the National Park Service.<sup>2</sup> The building should be duly disassembled and moved with means and methods that protect it, minimize damage, and maintain it in a stable condition; and following relocation, the property should retain sufficient integrity to convey its architectural significance as a contributing property in the in the Old Towne Orange Historic District. The construction documents should be appropriately annotated to reflect the Relocation Plan, as needed.

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<sup>2</sup> John Obed Curtis, *Moving Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1979).