

July 21, 2021

Design Review Committee Meeting
Public Comment

Public Comments

Item 3.2

Design Review No. 5043-21

Patagonia Empanadas Bakery and Cafe

NO COMMENTS RECEIVED

Public Comments

Item 4.1

Design Review No. 5022-21
Finney's Crafthouse & Kitchen

From: Tony Trabucco
Sent: Wednesday, July 21, 2021 2:48 PM
To: DRC Public Comment
Subject: OTPA Comments - 204 W Chapman - Finney's Crafthouse and Kitchen
Attachments: Letter to DRC Re 204 W Chapman - Finney's Crafthouse and Kitchen.pdf

Good Afternoon Members of the DRC,

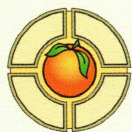
Please find attached OTPA's written comments regarding the proposed project at 204 W Chapman.

Thanks.

Sincerely,

Tony Trabucco

OTPA - President



July 21, 2021

To: City of Orange Design Review Committee:

Carol Fox, Chairperson, Robert Imboden, Vice Chairman, Mary Anne Skopanich, , Committee Member
Anne McDermott, Committee Member. Jerico Farfan Committee Member

Address: 300 East Chapman Avenue Orange, CA 92866

From: Old Towne Preservation Association (OTPA)

Re: Design Review Committee No. 5022-21 Finney's Crafthouse and Kitchen 204 W. Chapman Ave..

Design Review Committee Members,

OTPA has reviewed the above-mentioned project and believe in the intent of the project, however respectfully requests that the DRC carefully review the project for the Old Towne Historic District Design Standards.

The Design Review Memorandum (DRM) submitted by Sapphos Environmental on Page 2 states "are considered mitigated to a level of less than significant" OTPA disagrees with this statement. There are several elements on the plans that indicate major changes to the original openings and therefore changing the overall appearance of the building and forever erasing its design. Additionally , on page 8 of the DRM it states, "The building is clad in stucco over brick with a flat roof." Although this statement is correct, it is important to note the brick utilized for this building is not solid but a hollow brick. Working with this brick type creates further need for structural support than typical solid brick, therefore the support system could potentially be visible. DRC should review these elements and conditions. Furthermore, on page 10 on the Character Defining Features table the " Display windows along northern and eastern façades" are listed as Most Significant, according to the proposed plans the applicant is modifying all 12 of the openings along both elevations. This contradicts page 2's statement that the changes are less than significant.

We would like for the applicant and DRC to consider and address these items:

1. The exterior stucco system currently meets at the same surface level as the adjacent building, what is the proposed transition?
2. The proposed plans indicate the entire stucco system will be removed down to its substrate. Due to the hollow brick behind the stucco system OTPA would recommend this not be permitted. Although the typical approved method for removal of stucco from brick would be by hand we believe even this method would damage the brick further effecting the buildings intended design.
3. The proposed windows for both the North and East elevation be fixed and similar of design of current windows utilizing any existing window as to preserve the historic fabric materials.
4. Under the windows at the East elevation appears to have a tile material under them but is not referenced in the plans.
5. Lighting of each column of the East elevation appears to be excessive and should be reduced.
6. The proposed transformer location indicates in will be in the at the line of the easement drive, it should be studied if this placement will require bollards and how they would affect the design.

7. The proposed fence and entry gates for rear of the building is shown vertical, this gives a modern appearance and an alternative direction or material type should be suggested. This elevation is highly visible for the public parking lots and should be comparable with the design of the buildings
8. The landscape plans do not accurately reflect the utilities in the planting area and should be reviewed.

We would strongly encourage the applicant to reach out to OTPA for further communications.

Thank you for considering the request of Old Towne Preservation Association's comments and requests.

On Behalf of the Old Towne Preservation Association Board of Directors,

Adam Feliz
Preservation Chairman
Old Towne Preservation Association
Feliz.adam@icloud.com



Public Comments

Item 4.2

Design Review No. 5026-21

Popeyes Louisiana Kitchen

NO COMMENTS RECEIVED