AGENDA

Design Review Committee

November 17, 2021

5:30 PM Regular Session

City Council Chamber
300 E. Chapman Avenue
Orange, CA 92866

CAROL FOX
Chair

ROBERT IMBODEN
Vice Chair

ANNE MCDERMOTT
Committee Member

MARY ANNE SKORPANICH
Committee Member

JERICO FARFAN
Committee Member

Anna Pehoushek
Assistant Community Development Director

Mary Binning
Sr. Assistant City Attorney

Jessica Wang
Administrative Assistant

Welcome to the Design Review Committee Meeting. Regular meetings of the City of Orange Design Review Committee are held the first and third Wednesday of each month at 5:30 p.m.

Agenda Information

The agenda contains a brief general description of each item to be considered. Written materials relating to an item on the agenda that are provided to the Design Review Committee (DRC) after agenda packet distribution and within 72 hours before it is to consider the item will be made available for public inspection in the City Clerk's Office located at 300 E. Chapman Avenue, Orange, during normal business hours; at the DRC meeting; and made available on the City's website.

Public Participation

Design Review Committee meetings may be viewed on Spectrum Cable Channel 3 and AT&T U-verse Channel 99 or streamed live and on-demand on the City's website at www.cityoforange.org.

Pursuant to Government Code Section 54954.3, members of the public may address the Design Review Committee on any agenda items or matters within the jurisdiction of the governing body by using any of the following methods:

1) In-person

To speak on an item on the agenda, complete a speaker card indicating your name and address, and identifying the agenda item number or subject matter you wish to address. The card should be given to City staff prior to the start of the meeting. General comments are received during the "Public Comments" section at the beginning of the meeting. No action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker unless a different time limit is announced. It is requested that you state your name for the record, then proceed to address the Committee. All speakers shall observe civility, decorum, and good behavior.

(Continued on page 2)

2) Written Public Comments via e-mail or eComment

Members of the public can submit their written comments electronically for the DRC's consideration by emailing them to DRCpubliccomment@cityoforange.org with the subject line "Public Comment Item # (insert the corresponding item number)" or "Public Comment Non-agenda Item" for general public comments. The public can also submit written comments on the City's eComment page by visiting the City's website and clicking on the eComment link for this meeting. To ensure distribution to the DRC prior to consideration of the agenda, we encourage the public to submit comments by 3:00 p.m. the day of the meeting. All public comments received for this agenda will be provided to DRC Members, posted on the City's website, and compiled as part of the record.

3) Public Comments via recorded voicemail message

Finally, the public can record their comments by calling (714) 744-7271 no later than 4:00 p.m. the day of the meeting. Recorded messages will not be played at the meeting, but will be provided to the Design Review Committee and the caller's position will be summarized in the minutes.

Please contact the City Clerk's Office at (714) 744-5500 with any questions.

ADA Requirements: In compliance with the Americans with Disabilities Act, if you need accommodations to participate in this meeting, contact the Clerk's office at (714) 744-5500. Notification at least 48 hours in advance of meeting will enable the City to make arrangements to assure accessibility to this meeting.

REMINDER: Please silence all electronic devices while DRC is in session.

APPEAL PROCEDURE

Any final determination by the Design Review Committee may be appealed, and such appeal must be filed within 15 calendar days after the action is taken. This appeal shall be made in written form to the Community Development Department, accompanied by an initial appeal deposit of $1,000.00.

The Community Development Department, upon filing of said appeal, will set petition for public hearing before the City Planning Commission at the earliest possible date.

If you challenge any City of Orange decision in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on this agenda or in written correspondence delivered to the Design Review Committee at, or prior to, the public hearing.

1. OPENING/CALL TO ORDER

1.1 PLEDGE OF ALLEGIANCE

1.2 ROLL CALL

2. PUBLIC COMMENTS

Opportunity for members of the public to address the Committee on matters not listed on the agenda which are within the subject matter jurisdiction of the DRC, provided that NO action may be taken on off-agenda items unless authorized by law. Public Comments are limited to three (3) minutes per speaker.

3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Design Review Committee and will be enacted by one motion. There will be no separate discussion of said items unless members of the Design Review Committee, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of meeting minutes of the Design Review Committee of the City of Orange for the November 3, 2021 Regular Meeting.

Recommended Action:

Approve minutes as presented.

Attachments: Staff Report
November 3, 2021 Regular Meeting minutes

4. NEW AGENDA ITEMS

4.1. Design Review No. 5055-21, Stoner Residence, 164 N. Center Street

A proposal to demolish a rear patio and construct a 498 square foot addition to a historic single-family residence in the Old Towne Historic District.

Recommended Action:

Final determination by the Design Review Committee.

Attachments: Staff Report
Attachment 1 Vicinity Map
Attachment 2 Letter of Explanation
Attachment 3 Historic Resource Survey Form
Attachment 4 Aerial Photograph and Sanborm Map
Attachment 5 Project Plans

5. ADJOURNMENT

The next Regular Design Review Committee meeting will be held on Wednesday, December 1, 2021 at 5:30 p.m. in the Council Chamber.

I, Jessica Wang, Administrative Assistant for the City of Orange, hereby declare, under penalty of perjury, that a full and correct copy of this agenda was posted pursuant to Government Code Section 54950 et. seq., at the following locations: Orange Civic Center kiosk and Orange City Clerk's Office at 300 E. Chapman Avenue, Orange Main Public Library at 407 E. Chapman Avenue, Police facility at 1107 North Batavia, and uploaded to the City's website www.cityoforange.org.

Date posted: November 10, 2021

Agenda Item

Design Review Committee

Item #: 3.1. 11/17/2021 **File #:** 21-0637

TO: **Chair and Members of the Design Review Committee**

THRU: **Anna Pehoushek, Assistant Community Development Director**

FROM: **Jessica Wang, Administrative Assistant**

1. SUBJECT

Approval of meeting minutes of the Design Review Committee of the City of Orange for the November 3, 2021 Regular Meeting.

2. SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting.

3. RECOMMENDED ACTION

Approve minutes as presented.

4. ATTACHMENTS

- November 3, 2021 Regular Meeting minutes.

Agenda Item

Design Review Committee

Item #: 3.1. 11/17/2021 **File #:** 21-0637

TO: **Chair and Members of the Design Review Committee**

THRU: **Anna Pehoushek, Assistant Community Development Director**

FROM: **Jessica Wang, Administrative Assistant**

1. SUBJECT

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2. SUMMARY

Submitted for your consideration and approval are the minutes of the above meeting.

3. RECOMMENDED ACTION

Approve minutes as presented.

4. ATTACHMENTS

- November 3, 2021 Regular Meeting minutes.

MINUTES - DRAFT

City of Orange

Design Review Committee

November 03, 2021

The Design Review Committee of the City of Orange, California convened on November 3, 2021, at 5:30 p.m. in a Regular Meeting in the Council Chamber, 300 E. Chapman Avenue, Orange, California

1. OPENING/CALL TO ORDER

Chair Fox called the meeting to order at 5:31 p.m.

1.1 PLEDGE OF ALLEGIANCE

Vice Chair Imboden led the flag salute.

1.2 ROLL CALL

Present: Fox, Imboden, McDermott, Skorpanich, and Farfan
Absent: None

2. PUBLIC COMMENTS

None.

3. CONSENT CALENDAR

All matters listed under the Consent Calendar are considered to be routine by the Design Review Committee and will be enacted by one motion. There will be no separate discussion of said items unless members of the Design Review Committee, staff or the public request specific items removed from the Consent Calendar for separate action.

3.1. Approval of meeting minutes of the Design Review Committee of the City of Orange for the October 6, 2021 Regular Meeting.

ACTION: A motion was made by Committee Member Imboden, seconded by Committee Member Skorpanich to approve the November 3, 2021 meeting minutes as presented.

The motion carried by the following vote:
Ayes: Fox, Imboden, McDermott, Skorpanich, and Farfan
Noes: None
Absent: None

4. NEW AGENDA ITEMS

4.1. Design Review No. 5051-21, North Olive Residences, 457-463 N. Olive Street

A proposal for an exterior renovation to two existing multi-family residential buildings. The property is a non-contributing resource within the Old Towne Historic District.

The following spoke on behalf of the project:
- Tom Aldrich, project architect

The Committee discussed the following:
- Design intent
- Board and batten siding
- Light fixtures
- Side gate repair and materials
- Trash can visibility
- Proposed portico design
- Entry door style
- Window style and manufacturer

Committee Member McDermott indicated she could not support the project due to an inconsistent design throughout.

A motion was made by Vice Chair Imboden, seconded by Committee Member Skorpanich to approve Design Review No. 5051-21, North Olive Residences, subject to the Conditions and Findings in the staff report with additional Conditions as follows:
1. The proposed entry doors be modified to a two-panel design.
2. The specification for the windows be altered to single sashes only.
3. The board and batten cladding be 12 inches on center spacing for the battens.
4. Marvin Window “Essential” Series shall be replaced with the “Elevate” Series.
5. Additional wood members shall be added to the front gate or fence to obscure the trash behind it.
6. Staff shall work with the applicant to determine the appropriate size and scale of the exterior light fixtures, noting that those proposed are too large and that the point source of the light fixtures on the second floor are not visible.

The motion carried by the following vote:
Ayes: Fox, Imboden, Skorpanich, and Farfan
Noes: McDermott
Absent: None

4.2. Design Review No. 5028-21, Prologis Orange Logistics, located at 534 Struck Avenue

A proposal to demolish the existing 40,000 square foot (SF) manufacturing facility and redevelop the site with a 57,900 SF truck terminal that includes 52,900 SF of warehouse space, 5,000 SF of office space, and an accessory 5,400

SF maintenance building.

The following spoke on behalf of the project:
- Blake Kelley, applicant
- Tom Hayes, project landscape architect
- Jamie Cruz, project architect

The Committee discussed the following:
- Bio retention basin landscaping
- Parking
- Heat island effect
- Tree count
- Front yard landscaping

A motion was made by Committee Member Skorpanich, seconded by Vice Chair Imboden, to continue Design Review No. 5028-21, Prologis Orange Logistics, to a date uncertain to allow the applicant to address comments made by the Committee on the landscape plan.

The motion carried by the following vote:
Ayes: Fox, Imboden, McDermott, Skorpanich, and Farfan
Noes: None
Absent: None

4.3. Design Review No. 5023-21, Chipotle Mexican Grille, 112 E. Maple Avenue

A proposal for tenant improvements for an existing restaurant space, including new exterior signage and creation of outdoor patio seating in an existing parking area. The property is a contributing resource within the Plaza Historic District.

The following spoke on behalf of the project:
- Detlef Diercks, project architect
- Dan Lorenzon, project sign designer

The Committee discussed the following:
- Design intent
- Signage
- Sign and canopy attachment to mortar joints
- Infill materials and inset for replacement of roll up door
- Historic contributing status of the building
- Historic building fabric
- Location of the pick-up window
- Historic condition of the existing rear door that is being converted to a window
- Landscaping
- Fences
- Objection to sandblasting
- Lighting
- Conduit on rear of the building

A motion was made by Vice Chair Imboden, seconded by Committee Member Skorpanich, to approve Design Review No. 5023-21, Chipotle Mexican Grille, subject to the Findings and Conditions in the staff report with additional Conditions as follows:

1. Sign indicated as N-5 as vinyl lettering, will be painted instead of vinyl.
2. The signage indicated as N-2, along the rear east facade, if illuminated, will be a maximum of 11 inches high, if non-illuminated may be up to 1 foot 6 inches high.
3. That the canopy attachment for the service window shall be modified and reviewed by staff and use alternatives that do not require a cantilever but will be hung from the building.
4. The drawing notes shall be modified to state that existing windows will be retained.
5. The infill at the proposed pickup window will be inset no less than one inch from the face of the existing brick and will be finished with exterior plaster.
6. The infill of the existing roll up door shall be inset no less than one inch from the brick and finished with exterior plaster.
7. All exterior lighting will be 3000 Kelvin or less.
8. The gooseneck locations are acceptable with the exception of the one on the south elevation and DRC recommends that that light be lowered into the infill area and be a different type.
9. The existing landscape palette shall be replaced with a minimum of two multi-trunk Crepe Myrtle trees and a single specimen ground cover.
10. Any penetration to install electrical conduits or attachments to the exterior building shall go into the existing mortar joints and not the brick.
11. Holes left due to the removal of existing lights shall be patched by a method acceptable to the Planning staff.
12. The existing vent on the east facade shall be included in the project drawings going forward.

The motion carried by the following vote:

Ayes: Fox, Imboden, McDermott, Skorpanich, and Farfan
Noes: None
Absent: None

5. ADJOURNMENT

There being no further business, the meeting adjourned at 8:19 p.m.

The next Regular Design Review Committee meeting will be held on Wednesday, November 17, 2021 at 5:30 p.m. in the Council Chamber.

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ANNA PEHOUSHEK
ASSISTANT COMMUNITY
DEVELOPMENT DIRECTOR
DRC STAFF LIAISON

Agenda Item

Design Review Committee

Item #: 4.1. 11/17/2021 **File #:** 21-0612

TO: **Chair and Members of the Design Review Committee**

THRU: **Anna Pehoushek, Assistant Community Development Director**

FROM: **Marissa Moshier, Historic Preservation Planner**

1. SUBJECT
Design Review No. 5055-21, Stoner Residence, 164 N. Center Street

2. SUMMARY
Final determination by the Design Review Committee.

The applicant proposes to demolish a rear patio and construct a 498 square foot addition to a historic single-family residence in the Old Towne Historic District.

3. BACKGROUND INFORMATION
Applicant/Owner: Judy and Dan Stoner

Property Location: 164 N. Center Street

General Plan Designation: Low Density Residential, 6-15 dwelling units per acre (LDR)

Zoning Classification: Single-Family Residential (R-1-6)

Existing Development: 1,054 square foot single-family residence and 350 square foot detached accessory storage shed

Associated Application: None

Previous DRC Project Review: None

4. PROJECT DESCRIPTION
The project includes demolition of a 327 square foot screened, at-grade patio at the back of the house and construction of a 498 square foot addition containing a family room and bathroom and closet for the primary bedroom. The addition is inset from the corners of the house and has wood siding with an eight inch exposure and wood windows. A rear porch covered by a wood pergola is included in the project. The porch includes concrete steps and a side wall with a scored plaster finish and concrete caps. Details are included in Attachment 5 Project Plans.

5. EXISTING SITE
The site is developed with a 1,054 square foot single-family residence and detached 350 square foot storage shed. The residence was constructed circa 1919 and is a contributor to the Old Towne Historic District. The screened patio at the rear of the house was added after 1947 based on aerial

photographs and observation of the materials used for construction (Attachment 4 Aerial Photograph and Sanborn Map). It is not a character-defining feature of the property because it was constructed after 1940, outside of the period of significance for the historic district.

6. EXISTING AREA CONTEXT

The property is located on the west side of N. Center Street in a residential area of the Old Towne Historic District. The south side of the street ends in a cul-de-sac adjacent to the Orange Public Library & History Center. Surrounding properties are zoned Single-Family Residential (R-1-6) to the north and east and Old Towne Mixed Use 15 (OTMU-15) to the west. The majority of properties on the block are contributors to the Old Towne Historic District.

7. ANALYSIS AND STATEMENT OF THE ISSUES

Staff has no issues with the proposed project. The project meets the development standards for the Single-Family Residential zoning and is in conformance with the Historic Preservation Design Standards for Old Towne. The addition is appropriately differentiated from the historic house through an offset in the wall planes between the original structure and the addition. The addition is slightly shorter than the historic house and will be minimally visible from the street. The materials used for the addition are compatible with the historic house and feature minor changes from the historic materials to distinguish the different periods of construction.

8. ADVISORY BOARD RECOMMENDATION

None.

9. PUBLIC NOTICE

None.

10. ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guideline 15331 (Class 31 - Historical Resource Restoration/Rehabilitation), because it consists of a compatible addition to a historic residence. The proposed project will not remove or damage significant historic materials and is appropriately differentiated from the historic house, in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (*SOI Standards*) and the Historic Preservation Design Standards for Old Towne. There is no public review required for a Categorical Exemption.

11. STAFF RECOMMENDATION AND REQUIRED FINDINGS

Findings for DRC applications come from four sources:

- The Orange Municipal Code
- The Infill Residential Design Guidelines
- The Historic Preservation Design Standards for Old Towne (commonly referred to the Old Towne Design Standards or OTDS)
- Orange Eichler Design Standards (or OEDS)

The Findings are applied as appropriate to each project. Based on the following Findings and statements in support of such Findings, staff recommends the DRC approve the project with recommended conditions.

- In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for

the project (OMC 17.10.070.G.1).

The proposed project is in conformance with the Historic Preservation Design Standards for Old Towne, which are the prescriptive design criteria for projects within the Old Towne Historic District. The addition is compatible with the historic house, located at the rear of the building, and will not significantly alter or obscure character-defining features. The mass and scale of the addition are appropriate for the size of the historic building and for the character of the Historic District. The materials are compatible with the historic house with sufficient differentiation to distinguish the different periods of construction.

- In any National Register Historic District, the proposed work complies with the Secretary of the Interior's standards and guidelines (OMC 17.10.07.G.2).

  Projects found to be in conformance with the Old Towne Design Standards are generally considered to be in conformance with the SOI Standards. In conformance with Standard 2, the existing historic materials will be preserved to the greatest extent feasible and the historic character of the property will be retained. In conformance with Standards 9 and 10, the addition is appropriately differentiated from the historic building and will not destroy historic materials or features that characterize the property. The addition could be removed in the future without impairing the form or integrity of the house. The project will not substantially alter or impair the character of the Historic District as a whole. It is in conformance with the SOI Standards.

- The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).

  Projects located within the Old Towne Historic District must comply with the Historic Preservation Design Standards for Old Towne and SOI Standards (as applicable). As described above, the proposed work conforms with these design standards.

12. CONDITIONS

The approval of this project is subject to the following conditions:

1. This project is approved as a precise plan. All work shall conform in substance and be maintained in general conformance with the plans included as Attachment 5 Project Plans of the staff report dated November 17, 2021, including modifications required by the conditions of approval, and as recommended for approval by the Design Review Committee. Any changes from the approved plans shall be subject to subsequent review and approval by the Design Review Committee.
2. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting.
3. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees from any and all liability or claims that may be brought against the City arising out

of its approval of this permit, save and except that caused by the City's active negligence.

4. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Public Works Department Building Division for the plan check process.
5. Construction permits shall be obtained for all future construction work, as required by the Public Works Department Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
6. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060.

13. ATTACHMENTS

- Attachment 1 Vicinity Map
- Attachment 2 Letter of Explanation
- Attachment 3 Historic Resource Survey Form
- Attachment 4 Aerial Photograph and Sanborn Map
- Attachment 5 Project Plans

Agenda Item

Design Review Committee

Item #: 4.1. 11/17/2021 **File #:** 21-0612

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THRU: **Anna Pehoushek, Assistant Community Development Director**

FROM: **Marissa Moshier, Historic Preservation Planner**

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8. ADVISORY BOARD RECOMMENDATION

None.

9. PUBLIC NOTICE

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10. ENVIRONMENTAL REVIEW

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The Findings are applied as appropriate to each project. Based on the following Findings and statements in support of such Findings, staff recommends the DRC approve the project with recommended conditions.

- In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for

the project (OMC 17.10.070.G.1).

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3. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees from any and all liability or claims that may be brought against the City arising out

of its approval of this permit, save and except that caused by the City's active negligence.

4. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Public Works Department Building Division for the plan check process.
5. Construction permits shall be obtained for all future construction work, as required by the Public Works Department Building Division. Failure to obtain the required building permits will be cause for revocation of this permit.
6. If not utilized, project approval expires 24 months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060.

13. ATTACHMENTS

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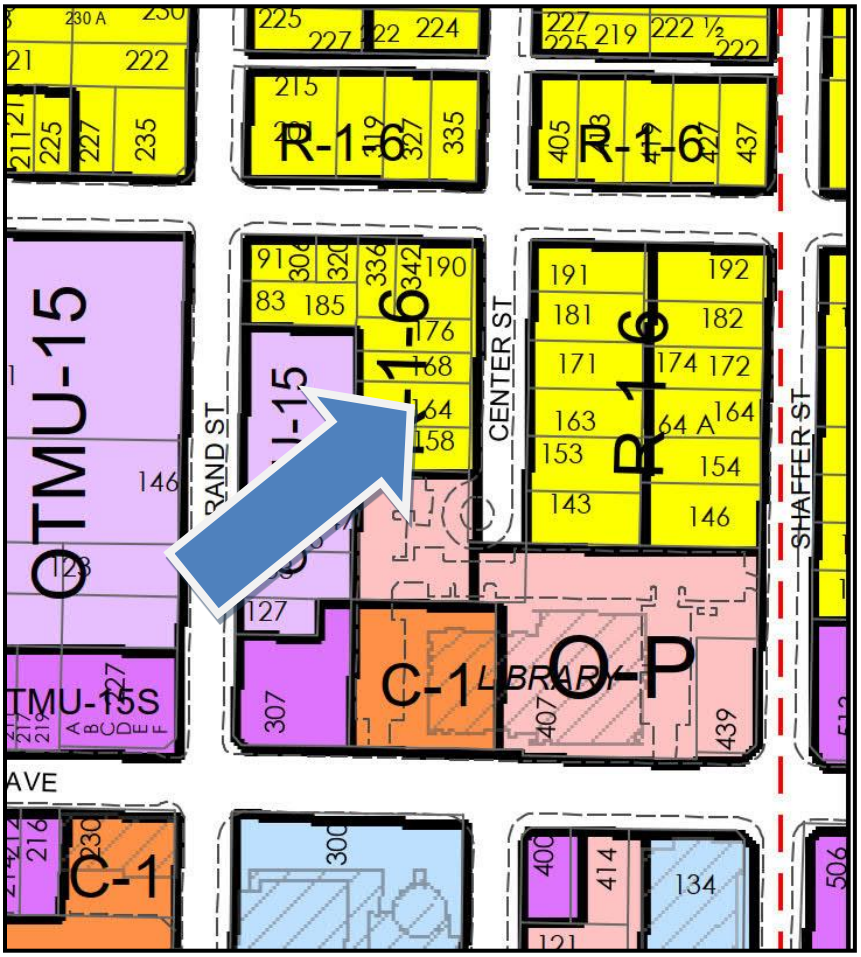
Vicinity Map

164 N. Center Street

DRC No. 5055-21



City of Orange

Community Development Department

ARCHITECTURE \ PLANNING \ 3D MODELING
145 South Olive Street
Orange, CA 92866
(714) 639-3958

September 9, 2021

Planning Dept.
City of Orange
300 E. Chapman Ave.
Orange, CA 92866

RE: **Stoner Family Residence Addition**
164 N. Center St.
Orange, CA 92866
DSEA Project # 773

Letter of Explanation/Justification for the Stoner Residence:

The Stoner family's residence is in the heart of the historic district in a R-1-6 zone just north of the library and they are looking to add a modest addition onto the back portion of the main residence. The addition includes a living room adjacent to the back of the existing kitchen and a bathroom that will extend off the existing back bedroom. Totaling at 499 square feet, the addition will replace the existing non-contributing 327 square foot covered patio consisting of exposed concrete masonry unit walls and wood columns with a wooden shed roof. The new addition will include a gable roof that will remain consistent with the front façade's profile and along with a pergola that extends over a portion of patio on the backside of the addition. The intent of this addition is to supply the family with the space to entertain their grandchildren next to their revitalized backyard while enjoying their afternoons. Their existing backyard includes a storage shed in the northwest portion of the site and a large tulip tree to the south of the storage shed that provides the whole of the backyard's shade. The new master bathroom provides privacy for their bedroom separated from guests while no longer having to share the existing.

The addition makes no alterations to the front façade meanwhile updating and revitalizing their back façade. The exterior treatment of the new addition pays homage yet keeps separation from the existing historical portion of the residence. Eight-inch wood siding will be used on the exterior similar to the existing 5" wood siding while the new roofing will use the same asphalt shingles as the existing. The contrast in wood siding size will help preserve contrast between the historic portion of the home and the new. The roofing and exterior wall will have six-inch plus setback from the existing historic

residence, preserving the original residence's building corners and extents. Proposed windows will maintain the five-inch wood trim found on the existing residence and divided lite transom windows with wood muntin on the rear façade resembling the front. And lastly a three-foot precast concrete block wall will be used for the exterior patio wall with a similar look to the front façade's porch wall. Also akin to the front façade the patio will be a paved concrete finish. All of this to preserve and maintain a consistent level of craftsman design across the residence's exterior.

Existing photos are found within the set of plans submitted with this application. We request approval of the design so that we can proceed with construction documents. Please let us know of any additional information you require for approval.

Sincerely,

William Dunstan

Project Manager

CC: Dan + Judy Stoner

Doug Ely – DSEA Principal

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

Primary #	30-159311
HRI #	038677
Trinomial	ORA
NRHP Status Code	1D

Other Listings:
Review Code: Reviewer: Date:

*Resource Name or #: (Assigned by Recorder) CENTER_N_164__APN_039-253-31

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☑ Unrestricted

*a. County: Orange and (P2b and P2c or P2d. Attach a location map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 164 - N CENTER ST , # City: Orange Zip: 92866

d. UTM: (Give more than one for large and/or linear resources) Zone ' mE/ mN

e. Other Locational Data:

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

Materials: Frame - Wood shingle siding

A single-story house with combination lap and shingle siding, and a front-facing, single-gable roof. There is a full-width porch recessed beneath the main roof. This porch is supported by wide piers on top of a cast concrete masonry wall. The original door with glass pane is still present.

*P3b. Resource Attributes: (List attributes and codes) (HP2)--Single family property

*P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☑ Element of District ☐ District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #) 2005

*P6. Date Constructed/ Age and Source:

1919

☑ Historic ☐ Prehistoric ☐ Both

*P7. Owner and Address:

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

D. Gest, P. LaValley, D. Matsumoto

Chattel Architecture
13417 Ventura Blvd.
Sherman Oaks, CA 91423

*P9. Date Recorded:

April, 2005

*P10. Survey Type: (Describe)

Reconnaissance

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Orange County Assessor Records (2005). Chattel Architecture (2005) Historic Resources Survey. AEGIS (1991) Historic Building Inventory Update. Heritage Orange County, Inc. (1982) Orange Historic Survey.

*Attachments: ☐ NONE ☐ Location Map ☑ Continuation Sheet(s) ☑ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

DPR 523A (1/95) *Required Information

State of California - The Resources Agency	Primary #	30-159311
DEPARTMENT OF PARKS AND RECREATION	HRI #	038677
BUILDING, STRUCTURE, AND OBJECT RECORD	*NRHP Status Code	1D

***Resource Name or #:** (Assigned by Recorder) CENTER_N_164__APN_039-253-31

B1. Historic Name: Carl and Agnes Pister House

B2. Common Name:

B3. Original Use: RES **B4. Present Use:** RES

***B5. Architectural Style:** Craftsman Bungalow

***B6. Construction History:** (Construction date, atlerations, and date of alterations) **Date of Construction:** 1919 ☑ Historic ☐ Prehistoric ☐ Both

***B7. Moved?** ☑ No ☐ Yes ☐ Unknown **Date:** **Original Location:**

***B8. Related Features:**

***B9. Architect or Builder:** Unknown

***B10. Significance:** **Theme:** Architecture **Area:** City of Orange **Property Type:** Residence

Period of Significance: Old Towne: 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: Good Condition - No apparent change to original structure.

Site Integrity:

Opportunities:

The Orange Daily News cited a building permit for this house issued in 1919 to Carl and Agnes Pister. The house was built for $2,500. Mr. Pister was with the Transfer and Oil Company.

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

***B12. References:**

Orange Daily News (1919).

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

Status change since 1991 Survey: None.

(Sketch Map with North arrow required.)

***B14. Evaluator:** Robert Chattel

***Date of Evaluation:** September, 2005

(This space reserved for official comments.)

DPR 523B (1/95) ***Required Information**

***Resource Name or #:** (Assigned by Recorder) CENTER_N_164__APN_039-253-31

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: 1982, 1991, 2005

Listed in National Register: 1997

Description of Photo: 1991

General Plan: LDR **# of Buildings:** 1

Planning Zone: O-P **# of Stories:** 2

Lot Acre: 0.1514 **# of Units:** 1

Principal Building Sqft: 1077

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

B13. Remarks (Continued from Pg.2):

P3a. Description (Continued from Pg.1):

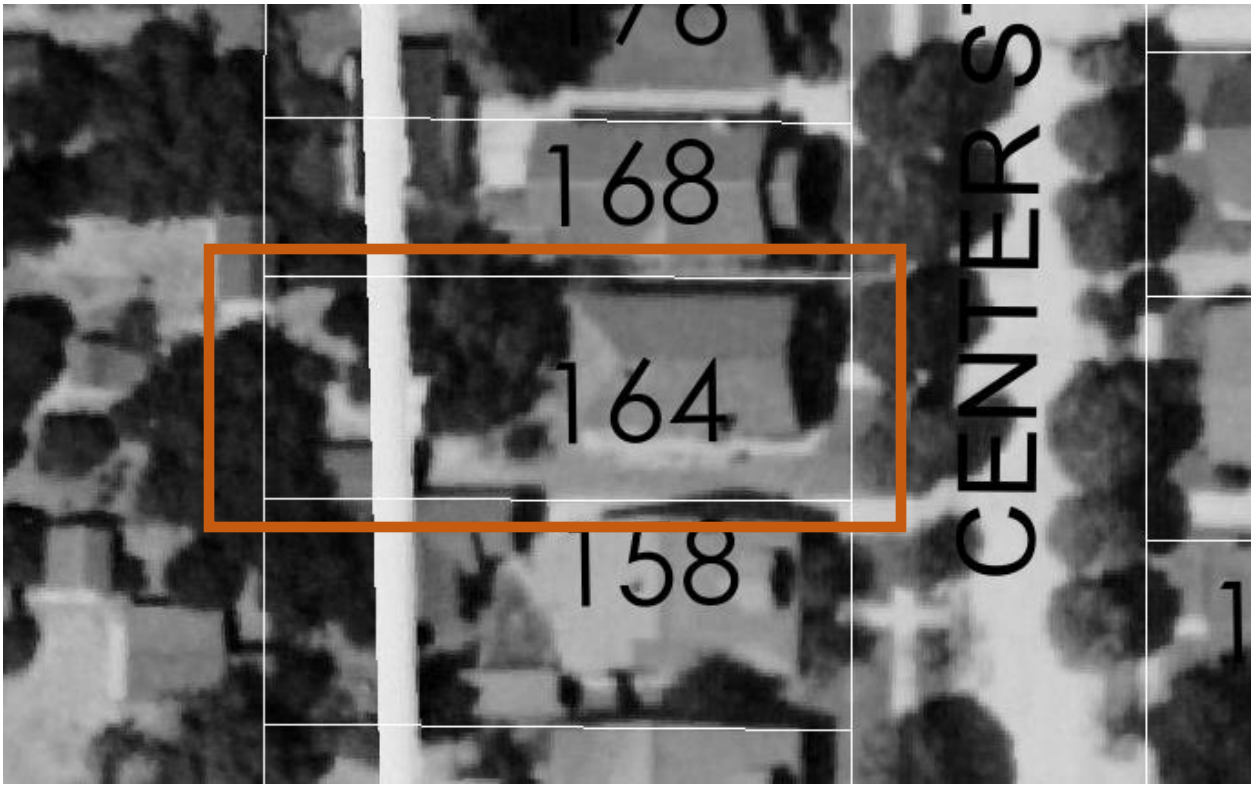


Figure 1: 1947 Aerial Photograph of 164 N. Center Street

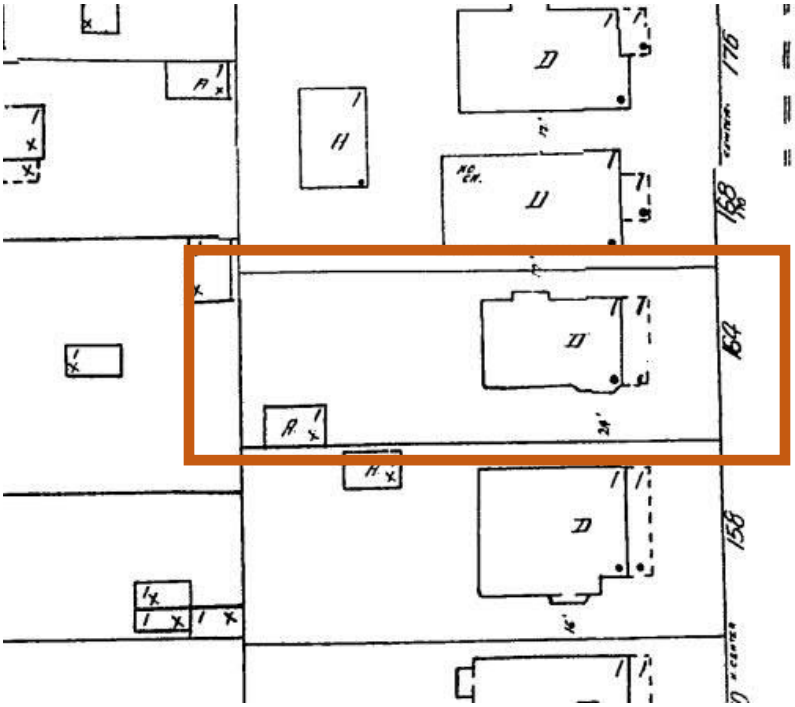


Figure 2: Sanborn Fire Insurance Map, 1950, corrected from 1922

Site Plan Keynotes

1.00 (E) Wood fencing to remain, protect in place.
1.01 (E) Concrete to remain, protect in place. Typ.
1.02 (E) Roof line
1.03 (E) Door and hinge to be removed, frame to remain.
1.04 (E) Trio of windows to be removed. Owner to determine relocation/reuse.
1.05 (E) Window to be removed and relocated to rear of addition. Portion of wall down below (E) window to bottom plate also to be removed in preparation for an open walkway.
1.06 (E) Patio and patio cover to be demolished in its entirety.
1.07 (E) Concrete steps and walkpath to be demolished in their entirety.
1.08 (E) Exterior wall wood siding to be removed and replaced with drywall and plaster for interior finish.
1.09 Outline of demolished patio and patio cover.
1.10 Extent for project scope of work.
1.11 Perimeter of (E) landscape area to be removed for proposed addition.
1.12 (E) Precast concrete low wall to influence proposed exterior low wall.
1.13 (E) Paved concrete porch and steps used as precedent for proposed backyard patio and steps.
1.14 Proposed roof line.
1.15 (E) Tree to remain, protect in place.

Site Plan Legend

(E) Landscaping
(E) Concrete
Proposed Living Room and Bathroom Addition

Project Data

Owner: Judy & Dan Stoner
164 N Center St.
Orange, CA 92866

Applicant: DSE Architecture Inc.
145 S. Olive St.
Orange, CA 92866

Project Address: 164 N Center St.
Orange, CA 92866

Project Description:
Demolition of a non contributing 327 sf addition to the rear of a historic craftsman home and the addition of a proposed 499sf addition to the house that includes a living room and a bathroom for the rear bedroom. The proposed addition's roofing profile will follow the front facade's existing gable that will not exceed the existing roof's height.

APN#: 039-253-31

Zone: R-1-6

Existing Lot Area: 6,670 SF

Proposed Use: No change to existing use

Occupancy Group: R-3

Construction Type: V-B (Non-Sprinklered)

Existing Parking: Existing (2) On-site driveway parking spaces

Proposed Parking: No proposed parking

Existing Stories: Existing (1) Story

Existing Area:

(E) Residence	1,054	sq.ft.
(E) Accessory Structure	350	sq.ft.
(E) Non-Contributing Addition	327	sq.ft.
Total	1,731	sq.ft.

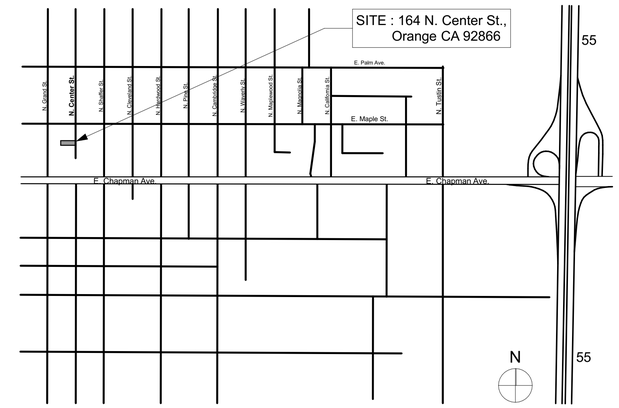
Proposed Area:

(E) Residence	1,054	sq.ft.
(E) Accessory Structure	350	sq.ft.
Proposed Addition	498	sq.ft.
Total	1,902	sq.ft.

Existing F.A.R.: 1,731 sq.ft. / 6,670 sq.ft. = .26

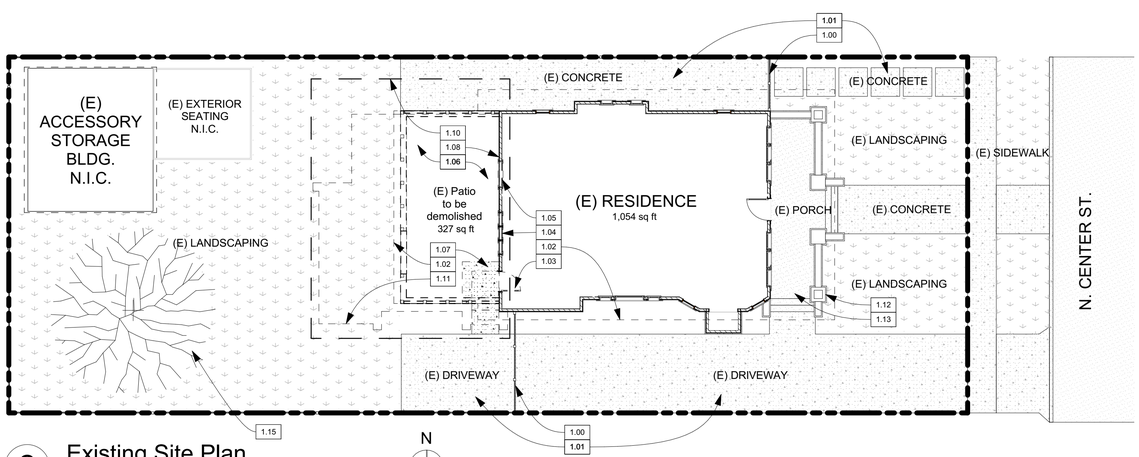
Proposed F.A.R.: 1,903 sq.ft. / 6,670 sq.ft. = .29

Vicinity Map

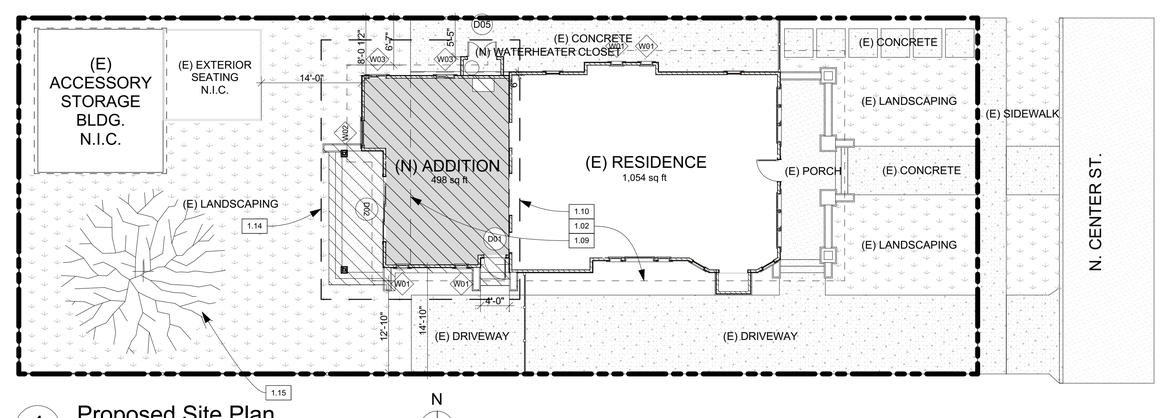


Set Index

1 Project Data, Existing and Proposed Site Plan
2 Proposed Floor Plan
3 Proposed Roof Plan
4 Proposed Exterior Elevations
5 Proposed Exterior Renders
6 Addition Details
7 Existing Residence Photos



2 Existing Site Plan
SCALE: 1" = 10'



1 Proposed Site Plan
SCALE: 1" = 10'

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dely@dsearchitecture.com

Project Data, Existing & Proposed Site Plan

Stoner Residence

Residence Addition

164 N Center St. Orange CA 92866

Plotted on 11/5/2021 at 5:39 PM P:\773 Stoner Residence\773 BIM-CAD Files\773 Arch\CAD Models\773 Stoner Residence.pln

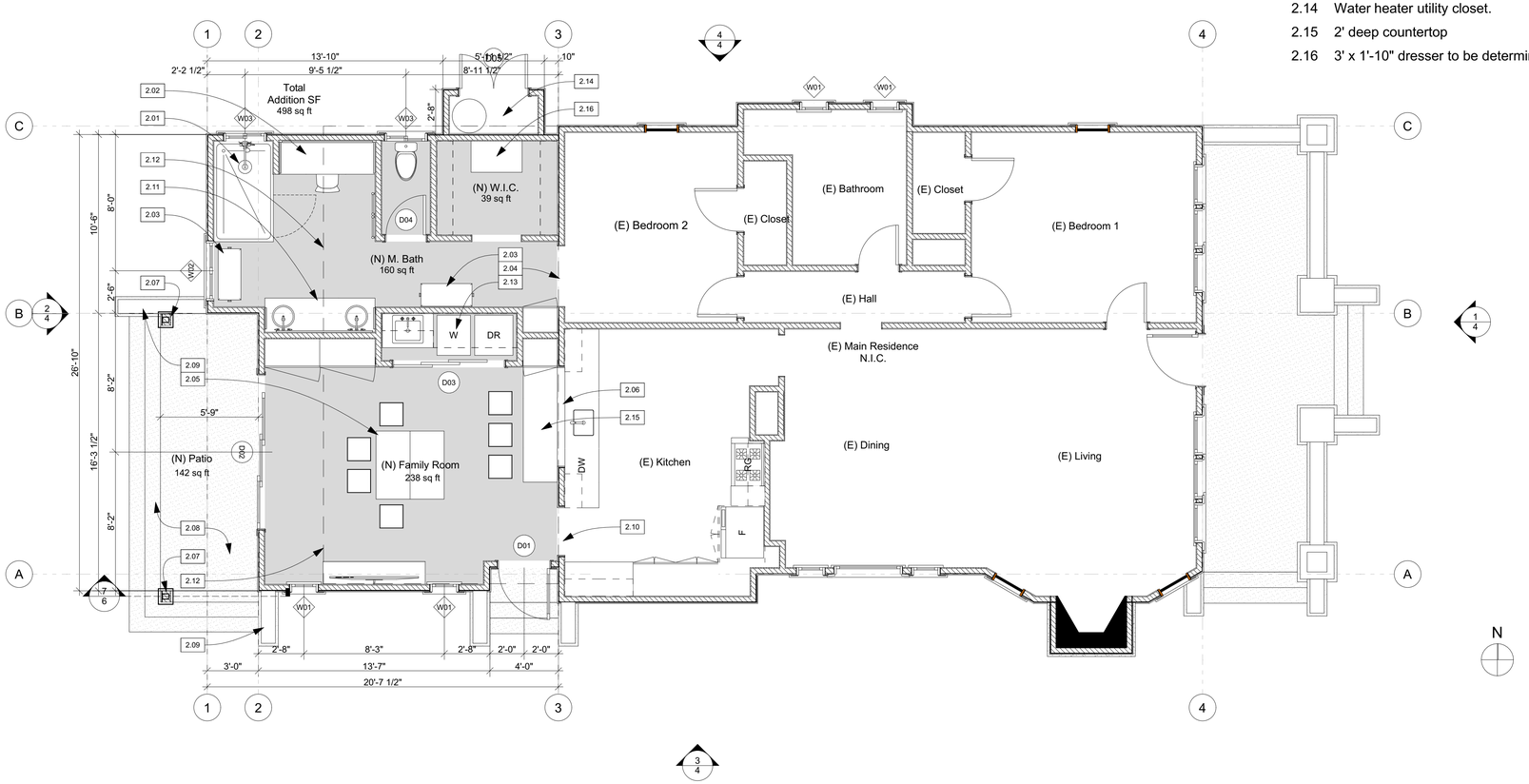
1

DOOR SCHEDULE					
MARK	LOCATION	DOOR SIZE		MATERIAL	NOTES
		WIDTH	HEIGHT		
D01	Family Room	3'	8'	Wood	Solid core w/ glass divided 4-lite w/ wood muntin
D02	Family Room	9'	8'	Wood	Solid core w/ full glass lite telescoping door
D03	Family Room	6'-6"	6'-8"	Wood	Hollow core telescoping door
D04	Master Bath	2'-4"	6'-8"	Wood	
D05	W.H. Cabinet	4'	6'-8"	Wood	Pair of 2'x6'-8" doors

WINDOW SCHEDULE					
MARK	SIZE		TYPE	MATERIAL	NOTES
	WIDTH	HEIGHT			
W01	1'-8"	5'	Casement	Wood	
W02	3'-6"	4'	Casement	Wood	New location for (E) window salvaged from (E) Bedroom 2.
W03	2'-6"	1'-8"	Sliding	Wood	
W04	9'	1'-6"	Fixed	Wood	Transom window divided lite w/ external wood muntin to match (E) front facade. See keynote 4.11 on elevation 2/4.
W04	9'-2"	1'-6"	Fixed	Wood	

Floor Plan Keynotes

2.01 Install 3'-6" x 5'-11" shower with glass enclosure and rainfall shower head.
2.02 Install built in vanity. Owner to determine finish.
2.03 Movable bench furniture to be determined by owner.
2.04 Opening to be framed as walkway between (N) M. Bath and (E) Bedroom 2.
2.05 Movable furnishing to be determined by owner, typ.
2.06 Opening to be framed with counter top transition between (N) Family Room and (E) Kitchen.
2.07 6x6 pergola wood post w/ mitered edge wood cladding.
2.08 Paved concrete patio and steps finish to match (E) front porch.
2.09 3' high precast concrete block wall with plaster parget with textured float finish. Color and grout joints to match (E) historic front porch color and proportions.
2.10 (E) frame to be used as walkway between (N) Family Room and (E) Kitchen.
2.11 Hers and his bathroom sink counter tops with medicine cabinets mounted into adjacent wall corners.
2.12 Outline of demolished (E) patio and patio structure.
2.13 Washer and dryer closet with over head shelving.
2.14 Water heater utility closet.
2.15 2' deep countertop
2.16 3' x 1'-10" dresser to be determined by owner.



3 Proposed Floor Plan
SCALE: 1/4" = 1'-0"

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Proposed Floor Plan

Stoner Residence

Residence Addition

164 N Center St. Orange CA 92866

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2

Roof Plan Legend

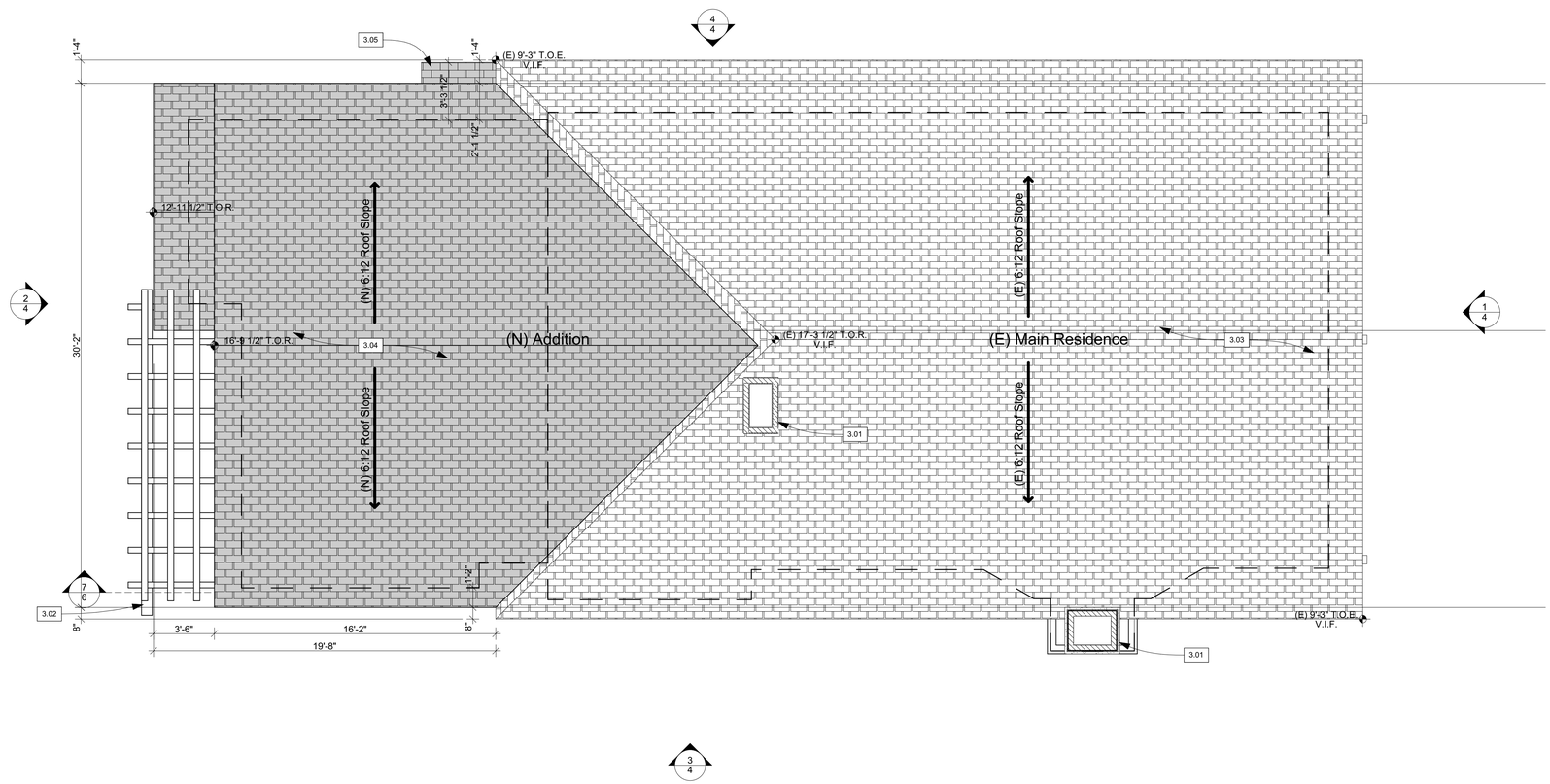
(E) Roof to remain, protect in place.

(N) Roof shingles to match (E).

— — Exterior wall boundary below roof.

Roof Plan Keynotes

3.01	(E) Chimney to remain, protect in place.
3.02	6x6 pergola wood post.
3.03	(E) Gable roof to remain, protect in place.
3.04	(N) Gable roof to match (E) shingles.
3.05	(N) W.H. cabinet roofing to match (E) shingles.



1 Proposed Roof Plan

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

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Proposed Roof Plan

Stoner Residence

Residence Addition

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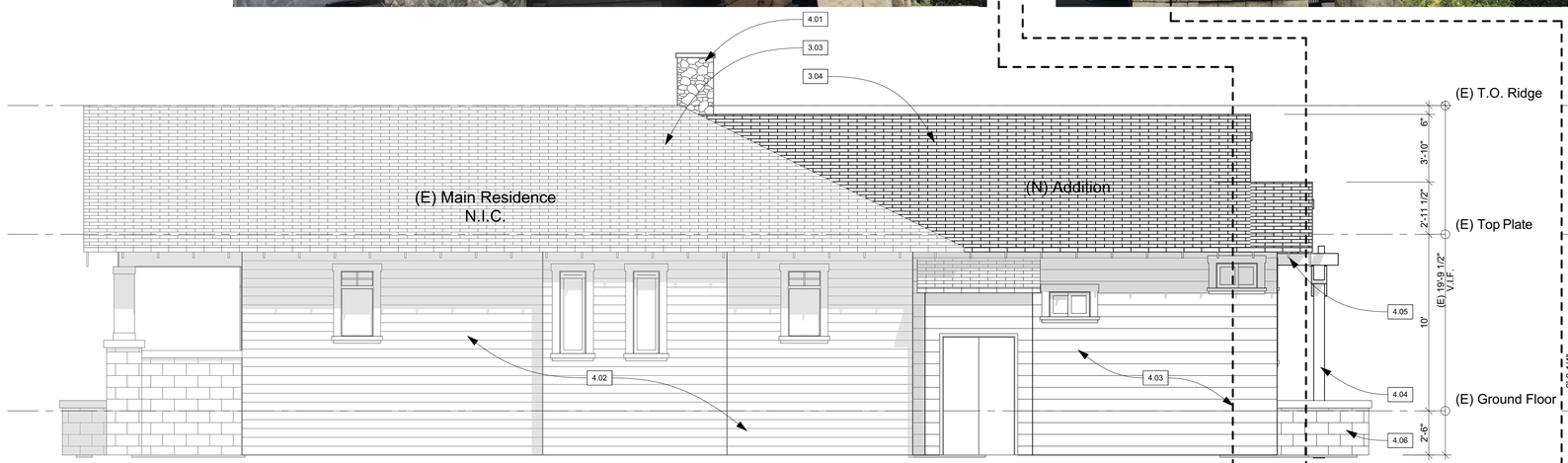
3

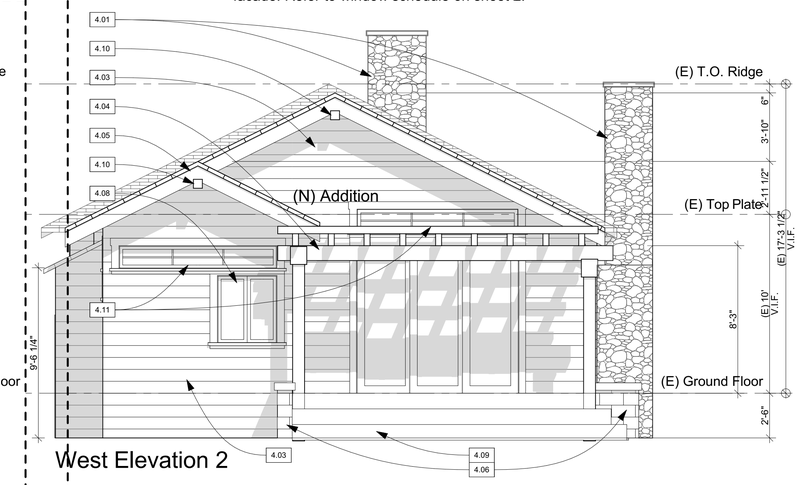
NOTE:
(E) Rafters and barge board are shown in the adjacent photo as the (E) condition. The proposed addition will include rafters and a barge board though will keep to the contemporary design as shown in elevation. This departure from the (E) design is intentional and helps preserve the historic portion of the residence from the new. Similar to the condition mentioned above, all the window casings on the proposed addition will match the (E) windows except for the tapered molding underneath the sill. Instead the proposed windows will have a simple 1X mounted below the casing.

Exterior Elevation Keynotes

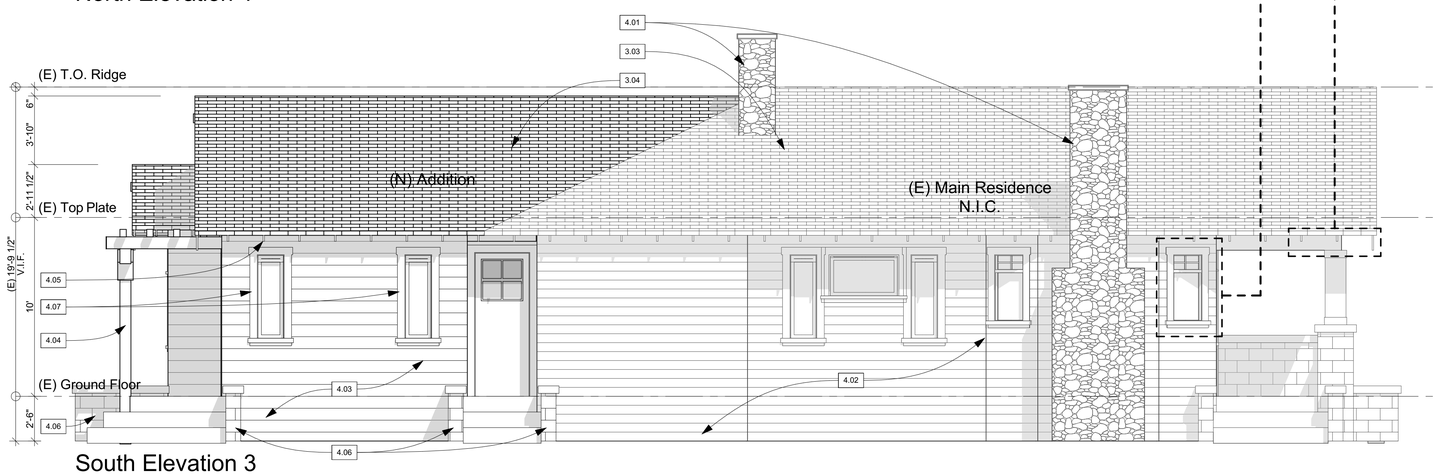
- 3.03 (E) Gable roof to remain, protect in place.
- 3.04 (N) Gable roof to match (E) shingles.
- 4.01 (E) Chimney to remain. Protect in place.
- 4.02 (E) 5" horizontal wood siding. V.I.F.
- 4.03 8" horizontal wood siding.
- 4.04 6x6 pergola wood post w/ mitered edge wood cladding.
- 4.05 Exposed 2x raftertails
- 4.06 3' high precast concrete block wall with plaster parget with textured float finish. Color and grout joints to match (E) historic front porch color and proportions.
- 4.07 Casement window to match dimensions of vertical casement window along the (E) dining room.
- 4.08 New location for (E) window salvaged from (E) Bedroom 2.
- 4.09 Paved concrete patio and steps finish to match (E) front patio.
- 4.10 2x wood outlooker to match (E) front facade but without bracket.
- 4.11 W04 Transom window divided lite w/ external wood muntin to match (E) front facade. Refer to window schedule on sheet 2.



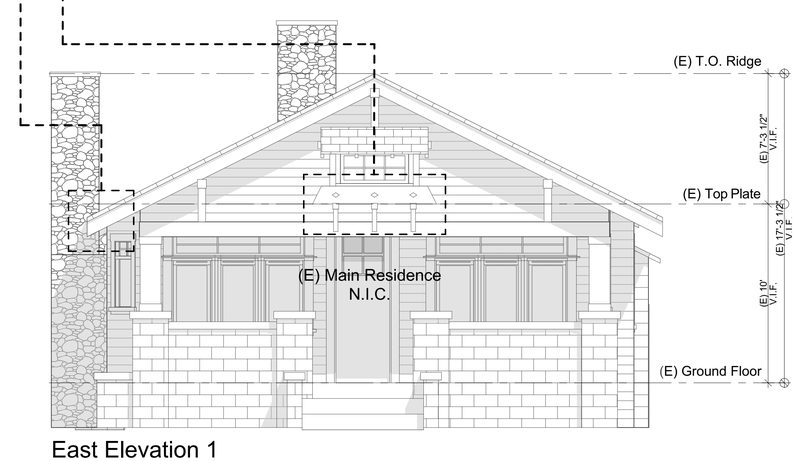
North Elevation 4



West Elevation 2



South Elevation 3



East Elevation 1

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Proposed Exterior Elevations

Stoner Residence

Residence Addition

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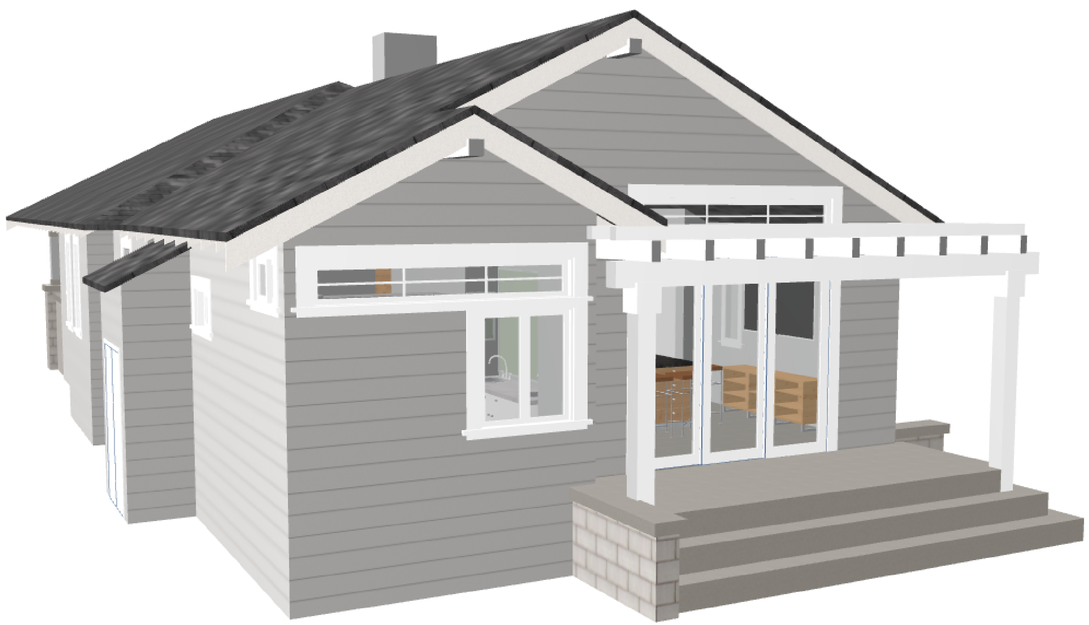
4

PROPOSED ADDITION EXTERIOR PERSPECTIVES



Northwest Perspective

Southwest Perspective

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Proposed Exterior Views

Stoner Residence

Residence Addition

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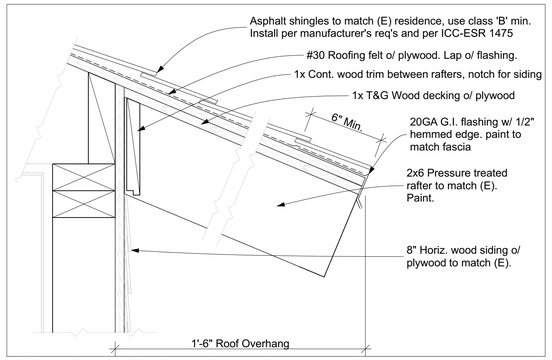
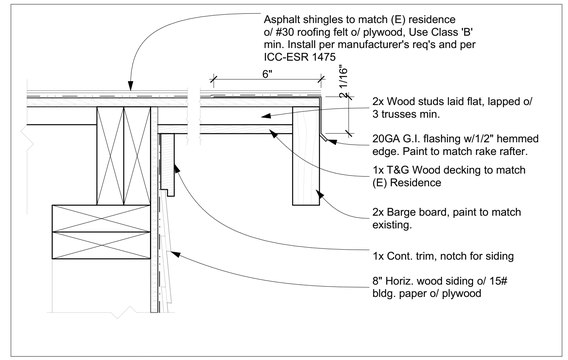
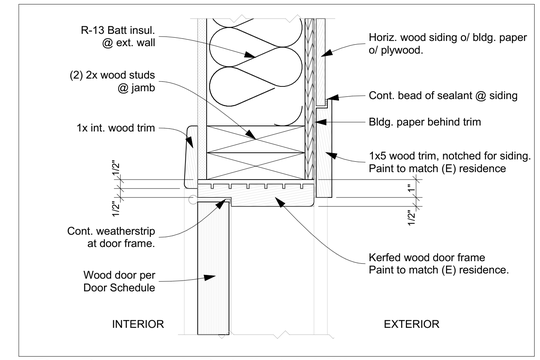
5



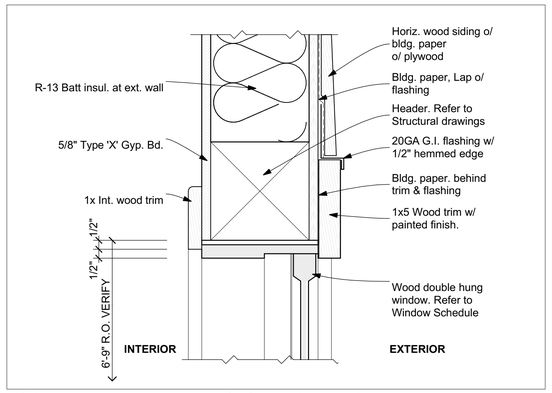
1 Eave Detail at Addition
SCALE: 3" = 1'-0"



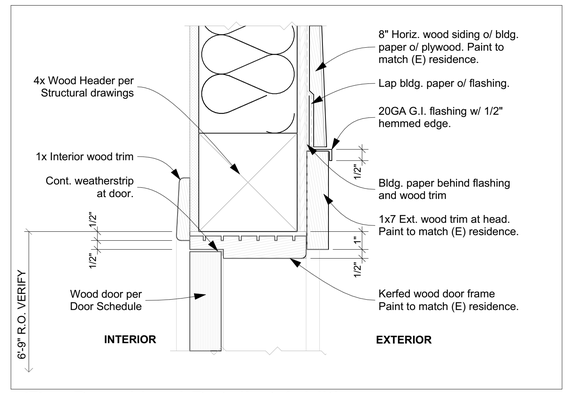
2 Rake Detail at Addition
SCALE: 3" = 1'-0"



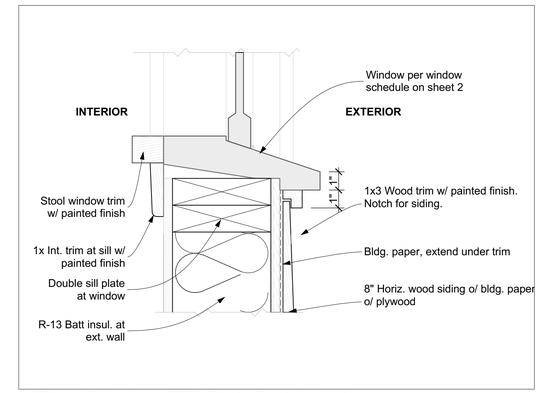
5 Door Jamb Detail at Addition
SCALE: 3" = 1'-0"



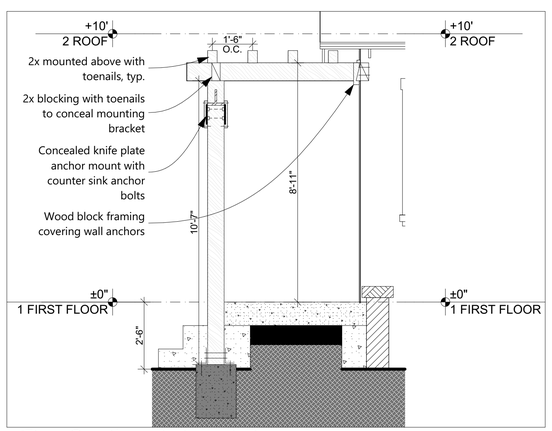
3 Window Head Detail at Addition
SCALE: 3" = 1'-0"



4 Door Head Detail at Addition
SCALE: 3" = 1'-0"



6 Window Sill Detail at Addition
SCALE: 3" = 1'-0"



7 Section Detail at Pergola
SCALE: 3/8" = 1'-0"

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Addition Details

Stoner Residence

Residence Addition

164 N Center St. Orange CA 92866

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6

Southeast View Front Facade N.I.C.

Southeast View Back of Driveway N.I.C.

Southwest View Enclosed Patio to be Removed

Southwest View Area of Work

West View Enclosed Patio to be Removed

Northwest View Enclosed Patio to be Removed

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Existing Residence Photos

Stoner Residence

Residence Addition

164 N Center St. Orange CA 92866

Plotted on 11/3/2021 at 5:40 PM P:\773 Stoner Residence\773 BIM-CAD Files\773 ArchiCAD Models\773 Stoner Residence.pln

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Stoner Residence Addition

164 N Center Street

Southwest Perspective

DESIGN INTENT for NEW PORCH WALLS

The design intent for the masonry walls at the addition to the rear of the property is to compliment the existing historic masonry at the front of the house. We do not want to mimic or copy but honor the existing historic features with new building elements that are consistent with materials and proportions. This is similar to our approach to the wood siding, roof eaves, window sills, etc.

Old Towne Orange Case Studies of parget plaster on foundation walls

133 S Harwood

Old Towne Orange Case Studies of parget plaster on foundation walls

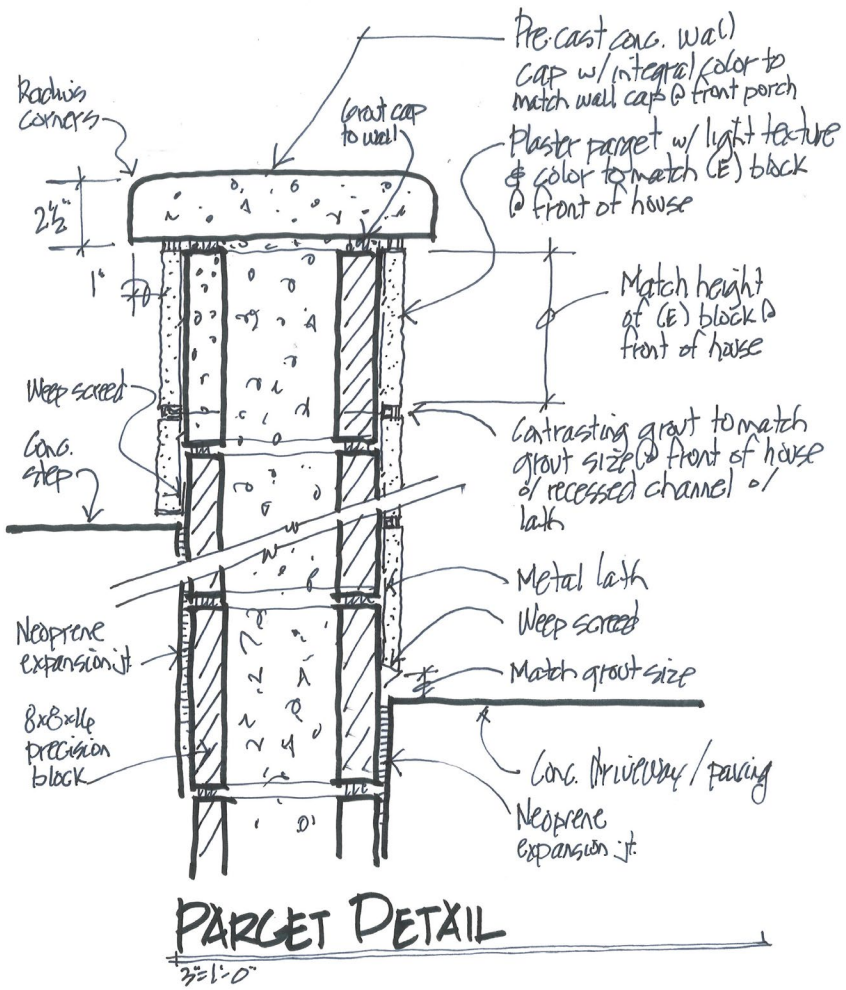
195 N Shaffer

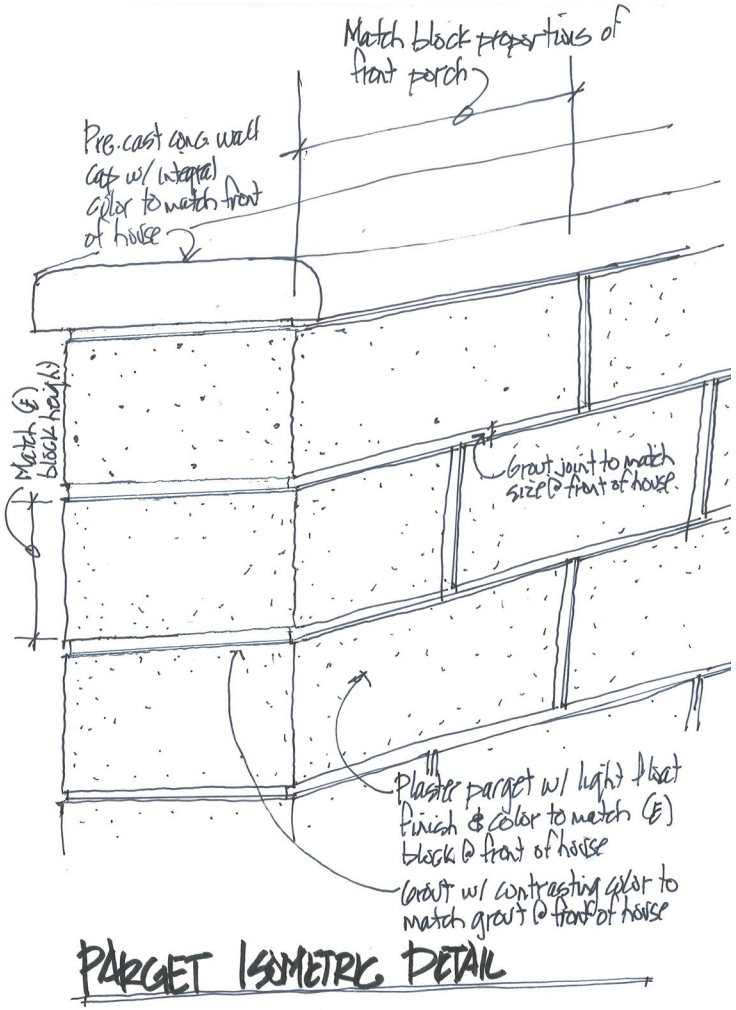
Old Towne Orange Case Studies of parget plaster on foundation walls

349 N Cambridge

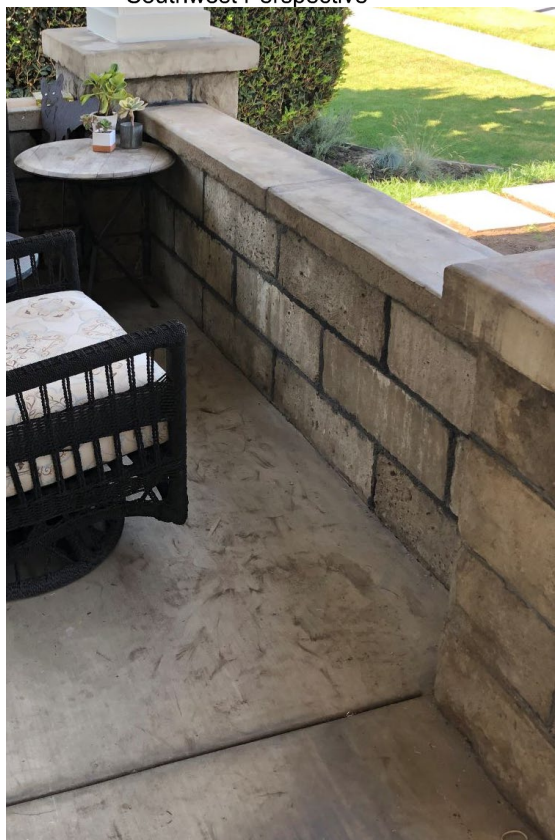
Old Towne Orange Case Studies of parget plaster on foundation walls

This is a decorative parget applied. Note that these are not individual masonry units but have a mold stamped on the parget over the foundation walls.





Southwest Perspective



Proposed parget will be a cementitious plaster with fine aggregates that will be visible with a light float finish. The typical parget has a scored line to represent grout joints but we propose to set in a channel which will be grouted to provide an appearance proportional to the masonry units on the front porch. We will match the existing color and texture of the block as closely as possible that is found on the inside of the front porch. We will have the contractor prepare a mock-up for approval prior to installation.