HISTORIC PRESERVATION DESIGN STANDARDS

City of Orange

Adopted by Orange City Council
December 12, 2018

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PURPOSE OF THE DESIGN STANDARDS

The residents of Orange have shown consistently that historic preservation is an important value of our community. Orange is a special place to live in part because of the historic buildings that help to create neighborhood character. Beginning in the 1970s, Orange's historic resources have been preserved through the joint efforts of community groups. Early preservation achievements included the Chapman College (now Chapman University) nomination of the Orange Union High School campus to the National Register of Historic Places (National Register) in 1975 and the Orange Community Historical Society's nomination of the Plaza to the National Register in 1978. In 1982, in response to community interest, the City initiated the first historic resources survey of pre-1940 buildings in Orange, with a focus on the Old Towne area. That same year, the Orange Community Historical Society and the City partnered on the National Register designation of the Plaza Historic District, consisting of the four commercial blocks around Plaza Park. By 1985, a second community organization was established to advocate for historic preservation in Old Towne: the Old Towne Preservation Association (OTPA). An update of the historic resources survey was completed by the City in 1992, and the survey update was used to establish the local Old Towne Historic District, a nearly mile square area of historic residential, commercial, institutional and industrial buildings, centered on the historic downtown core.

Working with community groups, the City developed and adopted the Historic Preservation Design Standards for Old Towne, or Old Towne Design Standards, in 1995 to provide property owners guidance on how to maintain and repair historic buildings and plan for new construction. In 1997, a more concentrated version of the local Old Towne Historic District was listed in the National Register through a nomination prepared by OTPA. The Orange Barrio Historical Society was also founded by local residents to celebrate and preserve the character of the Cypress Street Barrio, a neighborhood historically settled by Mexican and Mexican American families that developed around Cypress Street starting in the 1890s. The Old Towne Preservation Association, Orange Community Historical Society, and Orange Barrio Historical Society remain active participants in historic preservation in Orange.

As demonstrated by the dedicated efforts of residents and community groups, Orange's historic buildings and neighborhoods convey a distinct sense of place. The purpose of the Historic Preservation Design Standards (HPDS) is to protect this unique character. The HPDS 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. The HPDS also guide the design of new construction so that it relates respectfully to historic buildings. The HPDS recognize that historic buildings and neighborhoods change over time. New buildings do not necessarily need to look old, but should closely relate to the mass, scale, form and setbacks of historic buildings. The review process established through the HPDS ensures that proposed new construction is compatible with existing historic features through range of flexible design guidelines.

WHY HISTORIC PRESERVATION?

Beyond the community-driven interest in historic preservation, there are sound economic reasons why historic preservation makes sense.

- Historic preservation increases property values. Studies have consistently shown that properties in historic districts with robust design guidelines have higher property values than surrounding neighborhoods, even when compared with adjacent blocks that have similar lot and house sizes
- Historic preservation creates jobs. Rehabilitation of historic buildings requires skilled craftspeople who are familiar with local construction methods and materials. While much attention is given to jobs created by new construction, rehabilitation of historic buildings also creates many jobs in local construction trades and supports the local economy
- Historic preservation attracts visitors. Heritage tourism is an expanding industry, and preserving historic buildings enhances the City's tourism potential, which benefits small businesses and the local economy
- Historic preservation is sustainable development. Preservation means maintaining and re-using existing buildings, which is essentially recycling on a neighborhood scale. If an existing building is demolished, all of the energy that went into the extraction of raw materials, transportation, manufacturing, distribution and construction is lost. Demolition is ultimately a lost investment in the craftsmanship and materials of historic buildings, while rehabilitation re-uses and reinvests in these assets

RELATED GUIDANCE

Secretary's Standards

The National Park Service has developed historic preservation standards, called the Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary's Standards) that apply to a wide variety of historic properties across the country. The *Secretary's Standards* are a series of concepts about maintaining, repairing, and replacing historic materials, as well as designing new additions or making alterations. The *Secretary's Standards* address four treatments for historic properties: preservation, rehabilitation, restoration, and reconstruction.

Preservation is the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work generally focuses on ongoing maintenance and repairs of historic materials and features rather than extensive replacement or new construction.

Rehabilitation is 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.

Restoration is the act or process of accurately depicting the form, features, and character of a property as it appeared at 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 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.

The Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings offer general design and technical recommendations to assist in applying the Standards to a specific property. Together with the Standards, they provide a framework and guidance for decision-making about changes to a historic property.

The *Secretary's Standards and Guidelines* can be applied to historic properties of all types, materials, construction, sizes, and uses. They include both the exterior and the interior and extend to a property's landscape features, site, environment, as well as related new construction. Federal agencies use the Standards and Guidelines in carrying out their historic preservation responsibilities. State and local officials use them in reviewing both Federal and nonfederal rehabilitation proposals.

In Orange, the *Standards and Guidelines* guide design review of projects in Old Towne and are used to supplement and support the Historic Preservation Design Standards. Projects in the Old Towne historic districts should be in conformance with both the *Secretary's Standards* and the Historic Preservation Design Standards. The HPDS are written to be consistent with the *Secretary's Standards*, so projects that are found to be in conformance with the HPDS generally are considered to be in conformance with the *Secretary's Standards*.

Most projects will apply the Rehabilitation Standards, which acknowledge the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character. The Rehabilitation Standards consist of ten principles:

Standards for Rehabilitation

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.

The National Park Service has prepared guidance on how to interpret the *Secretary's Standards*. These publications include Preservation Briefs, Preservation Tech Notes, and Interpreting the Standards Bulletins available on the NPS website: **www.nps.gov/tps/standards.htm**. They provide valuable guidance to supplement the HPDS, and we encourage you to consult them while planning projects for your historic property. Appendix B provides a complete list of these publications. They are also referenced throughout the HPDS.

Basic Principles for Applying the HPDS

The HPDS are based on the ten rehabilitation principles of the *Secretary's Standards.* Under the HPDS, there is hierarchy of recommendations for historic buildings, starting with the least invasive treatments and moving to those that require the most change. This sequence serves as a foundation for planning projects involving historic buildings and should direct property owners looking to maintain and repair the character-defining features of a historic building. Character-defining features are those visual and physical features that comprise the appearance of a historic resource. They may include the overall shape of a building, materials, craftsmanship, decorative details, interior spaces and features, as well as various aspects of the site and environment.

1. Maintain character-defining features that are in good condition. Regular maintenance is critical to long-term preservation of historic buildings.
2. Repair character-defining features that are deteriorated to the original condition. In most cases, repair is better than replacement because it preserves the historic materials on the building.
3. Replace only the character-defining features that cannot be repaired. Replacement should be in kind, matching the materials, details, and finish of the feature.
4. Reconstruct missing character-defining features. The reconstruction should be based on documentary or physical evidence on the building.
5. Design new features or additions to be compatible with the historic building and minimize the impact to character-defining features.

The HPDS draw from this sequence to establish appropriate treatments for specific building types and features.

California Historical Building Code

The City of Orange has adopted use of the California Historical Building Code (California Code of Regulations, Title 24, Part 8) for historic properties. The purpose of the California Historical Building Code (CHBC) is to provide solutions for the preservation of qualified historical properties, to promote sustainability, to provide access for persons with disabilities, to provide a cost-effective approach to preservation, and to provide for the reasonable safety of occupants or users. The CHBC allows the City to accept solutions that are reasonably equivalent to the regular building code when dealing with qualified historical properties. A qualified historical property is any building, site, object, place, location, district or collection of structures, and their associated sites, deemed of importance to the history, architecture, or culture of an area by an appropriate local, state or federal governmental jurisdiction. Historic buildings are qualified historical properties.

The City's Chief Building Official determines the appropriate use of the CHBC. If you anticipate that your project will require use of the CHBC, please contact the Historic Preservation Planner early in the process.

DO THE HPDS APPLY TO MY PROJECT?

The Historic Preservation Design Standards apply to properties located in established historic districts. Orange has three established historic districts: the National Register Plaza Historic District, the National Register Old Towne Orange Historic District, and the local Old Towne Orange Historic District. These three overlapping historic districts are collectively called the Old Towne historic districts.

Each historic district contains contributing and non-contributing structures which are identified in the National Register designation form and the City's Historic Resources Inventory Update adopted by City Council in 2010. A **contributing** structure is a structure that was constructed within the period of significance for the historic districts and retains design elements and materials from that period. A contributing structure must retain integrity, or the ability to convey its associations with events, people or designs from the past through its historic materials and forms. Contributing buildings are historically significant. Accessory structures that appear to have been constructed during the period of significance are considered to be contributing structures unless the property owner presents substantial evidence that the structure was not constructed during the period of significance or has lost integrity. A **non-contributing** structure either was constructed outside of the period of significance or has been altered so much that it no longer retains the design elements and materials that identify it as being from that period. Non-contributing buildings are not historically significant within the context of the historic district.

Period of significance is the span of time during which the significant events or activities occurred. A period of significance can range from a single day to many tens or hundreds of years, depending on the reason why the property has historical significance. The periods of significance for the Old Towne historic districts are found on page 13.

In some cases, properties that are identified as non-contributing to the Old Towne historic districts may be separately significant as individual historic resources. This might occur if the property is an important architectural style or associated with an important person or historical event, separate from the context of the historic districts. If you are proposing changes to a building that is more than 40 years old, please consult with Planning Division staff early to determine the review process that may be required under the California Environmental Quality Act (CEQA).

The HPDS apply to all properties in the three Old Towne historic districts, but a different range of standards are used for contributing versus non-contributing properties. Please visit the City's website **gis/cityoforange.org/flexviewers/HistoricPreservationViewer** or contact Planning Division staff to determine if your property is a contributor to the historic districts.

The different sections of the HPDS will apply based on the historical use of the property. The Standards for Historic Building Features apply to all contributing properties. The Standards for Historic Residential Buildings apply to all historic single-family and multi-family residences and any buildings that were constructed as residences and have since been converted to other uses. Similarly, the Standards for Historic Commercial Properties apply to historic commercial buildings and any buildings that were constructed for commercial use and have since been converted to other uses. Design guidelines for historic industrial properties are included in the Santa Fe Depot Specific Plan and will apply to projects involving changes to historic industrial properties.

DESIGN REVIEW

Design review is the approval process that ensures that projects in the historic districts conform with the HPDS and the *Secretary's Standards*. To streamline review of repairs and rehabilitation, many types of minor design review projects are delegated to staff of the Planning Division in the Community Development Department. These projects are reviewed by staff as Minor Design Review (MDR) applications. For work that qualifies for an MDR, you can contact staff to review application materials during a visit to the Planning Division at the Orange Civic Center.

Major projects are reviewed by the Design Review Committee. The Design Review Committee (DRC) is a body of five professionals who have training, knowledge and experience with architectural and site planning projects and are appointed by the City Council. Members of the DRC may include landscape architects, architects, urban planners, engineers, and general contractors. At least two of the members must have professional experience with urban planning, architectural history or historic preservation. The DRC may also serve as an advisory body to the Planning Commission or City Council for projects involving substantial new construction.

A summary of common projects and their required review is provided in a table on page 10.

Minor Design Review (MDR): An MDR is required for minor work on both contributing and non-contributing properties in the historic districts. The MDR is a streamlined review process for projects involving repairs or minor alterations that do not result in a substantial change to the features or materials of the building. The applicant must file an MDR application with the Planning Division. The following projects may be reviewed through an MDR application:

- Repair or replacement of exterior doors, when compatible materials will be used
- Repair or replacement of windows, when compatible materials will be used
- Roof replacement, when compatible roof materials will be used
- Removal of non-historic building features and replacement with compatible features. This does not apply to removal of non-historic floor area of a building

- Accessibility improvements, including ramps and handrails
- Foundation repair
- New fences or walls, when compatible materials will be used
- Replacement or expansion of hardscape in front or side yards when visible from the street
- Replacement of existing mechanical equipment or installation of new mechanical equipment
- Installation of solar panels
- New decks or patio covers not visible from the street
- New accessory structures less than 120 square feet or additions to existing accessory structures creating a total area under 120 square feet
- Installation of new signs in conformance with an existing sign program; general maintenance, repair or refacing of existing signs; or installation of reversible window signs

The majority of projects will be reviewed and approved administratively. However, depending on the complexity of the changes to the historic building, staff may refer your project to the DRC for final determination.

If staff determines that your project does not meet the HPDS, it will not be approved until changes are made to bring the project into conformance with the Standards. You may choose to appeal staff's determination to the DRC. All appeals shall follow the process described in Orange Municipal Code Section 17 08 050, but shall be heard by the Design Review Committee.

Design Review Committee (DRC): Design Review is required for major work on contributing and non-contributing properties in the historic districts. The applicant must file a Design Review application with the Planning Division, following the procedures outlined in Orange Municipal Code Section 17 10 070. The DRC will conduct a public meeting and make a determination on the proposed project.

The Committee may approve, approve with conditions, deny or continue the project. A continuation may be granted if the applicant is willing to make changes to the project as recommended by the DRC. A DRC determination may be appealed pursuant to Orange Municipal Code Section 17.08.050.

Larger or more complex projects may also require review by the Planning Commission and/or City Council, depending on the review process required under the Orange Municipal Code. If the project has the potential to significantly impact a historic property, it will also require an associated environmental review process under the California Environmental Quality Act (CEQA). Staff will advise you of the required approvals. The following types of projects are reviewed by the DRC and require a DRC determination:

- Addition to a contributing or non-contributing building
- Addition to a contributing or non-contributing accessory structure, resulting in a structure larger than 120 square feet
- Alterations to the roofline of any building
- New accessory structure greater than 120 square feet
- Demolition of contributing or non-contributing accessory structures
- Demolition of a non-contributing building
- Infill construction
- Relocation of a structure
- New signs or sign programs

Visibility from the street is determined by Planning Division staff. Generally, visibility includes all portions of the front and side elevations that are visible from the adjacent street or sidewalk. Areas that would be visible but are currently obscured by landscaping are considered to be visible.

Demolition of any building requires Demolition Review under OMC 17.10.090. The proposed replacement project must be reviewed at the same time as the proposed demolition.

Building permits will be required for the majority of DRC projects and will only be issued by the Building Division after approval by the DRC.

Exemptions: The following types of projects are exempt from the DRC or MDR process for both contributing and non-contributing properties.

- Interior alterations that do not cause a change to the exterior appearance of the building
- Rear yard landscape or hardscape that is not visible from the street and does not involve the removal of any historic features of the site
- Minor front and side yard landscape projects, involving installation of new plantings. This exemption does not apply to installation of new fences, walls or hardscape or to the removal of mature trees. The City's Tree Preservation Ordinance protects mature and/or historic trees from removal. If you are considering removal of a mature tree on private property, please consult the Community Services Department to obtain a Tree Removal Permit. If you have questions about maintenance or removal of a street tree, please contact the Public Works Department
- General maintenance or limited repairs to correct deterioration that does not involve a change to the design or materials of the building and does not involve abrasive or destructive cleaning methods
- Exterior paint, where no paint is being applied to previously unpainted surfaces such as masonry, stone or naturally finished wood

Summary of Common Project Types and Required Review Process

This table is a summary of typical projects and their required review process. However, depending on the complexity of the project, staff may refer the application to the DRC for final determination. Larger and more complex projects may also require additional review by the Planning Commission or City Council under the Orange Municipal Code.

Project Type	Contributor	Non-Contributor	Reviewed By
Exterior			
Maintenance with no change to design or materials of building	Exempt	Exempt	N/A
Paint except where applied to unpainted surfaces	Exempt	Exempt	N/A
Re-roofing with compatible materials	MDR	MDR	Staff
Foundation repairs	MDR	MDR	Staff
Windows/doors – repairs or replacement	MDR	MDR	Staff
Removal of non-historic features and replacement with compatible features	MDR	MDR	Staff
Sign refacing/maintenance	MDR	MDR	Staff
Reversible window signs	MDR	MDR	Staff
New signs	DRC	DRC	DRC
Roofline alterations	DRC	DRC	DRC
Demolition	DRC	DRC	DRC*
Addition	DRC	DRC	DRC
Infill construction	DRC	DRC	DRC
Interior			
Interior alterations (with no change to exterior)	Exempt	Exempt	N/A
Yards			
Removal/replacement of plantings (except removal of mature trees)	Exempt	Exempt	N/A
Hardscape in rear yard	Exempt	Exempt	N/A
Hardscape added, expanded or replaced in front or side yards visible from the street	MDR	MDR	Staff
Fences or walls in front or side yards	MDR	MDR	Staff
Patio cover or deck in rear yard (not street visible)	MDR	MDR	Staff
Mechanical			
Mechanical equipment replacement or installation (not street visible)	MDR	MDR	Staff
Solar Panels	MDR	MDR	Staff
Accessory Structures			
Addition (resulting in less than 120 square feet in total size)	MDR	MDR	Staff
Addition (resulting in more than 120 square feet in total size)	DRC	DRC	DRC
New construction less than 120 square feet	MDR	MDR	Staff
New construction greater than 120 square feet	DRC	DRC	DRC
Demolition	DRC	DRC	DRC*
Relocation on same lot	DRC	DRC	DRC

* Demolition of contributing structures will require an associated environmental review document under the California Environmental Quality Act (CEQA). If this is the case, the CEQA document and associated project may require review by the Planning Commission or City Council. If you are proposing demolition of a contributing structure, please contact staff early in the project planning stage.

HOW TO PLAN FOR A SUCCESSFUL PROJECT USING THE HPDS

The following steps will help you navigate the process for projects reviewed under the HPDS:

1. **Become familiar with the Historic Preservation Design Standards.**
   Review the HPDS and determine which sections apply to the project. Be sure that you are addressing all applicable design standards during project development.

2. **Review the property's context and building's features.**
   After reviewing the HPDS, determine what are the character-defining features of the property and how they will be affected by the project. Look at how the project will fit into the neighborhood in which it is located. The project should address the design standards related to both the context and the individual buildings on the property.

3. **Consult with Planning Division staff.**
   We strongly recommend that you meet with staff prior to creating final drawings or submitting an application. Staff can provide you with guidance to identify how your project meets or is in conflict with the HPDS.

4. **Engage professional design help.**
   You are encouraged to engage an architect with experience in historic preservation to assist with the project. Working with a professional to develop a clear set of project drawings will likely save time and money during the review process. While this is not required, it is strongly encouraged for all projects.

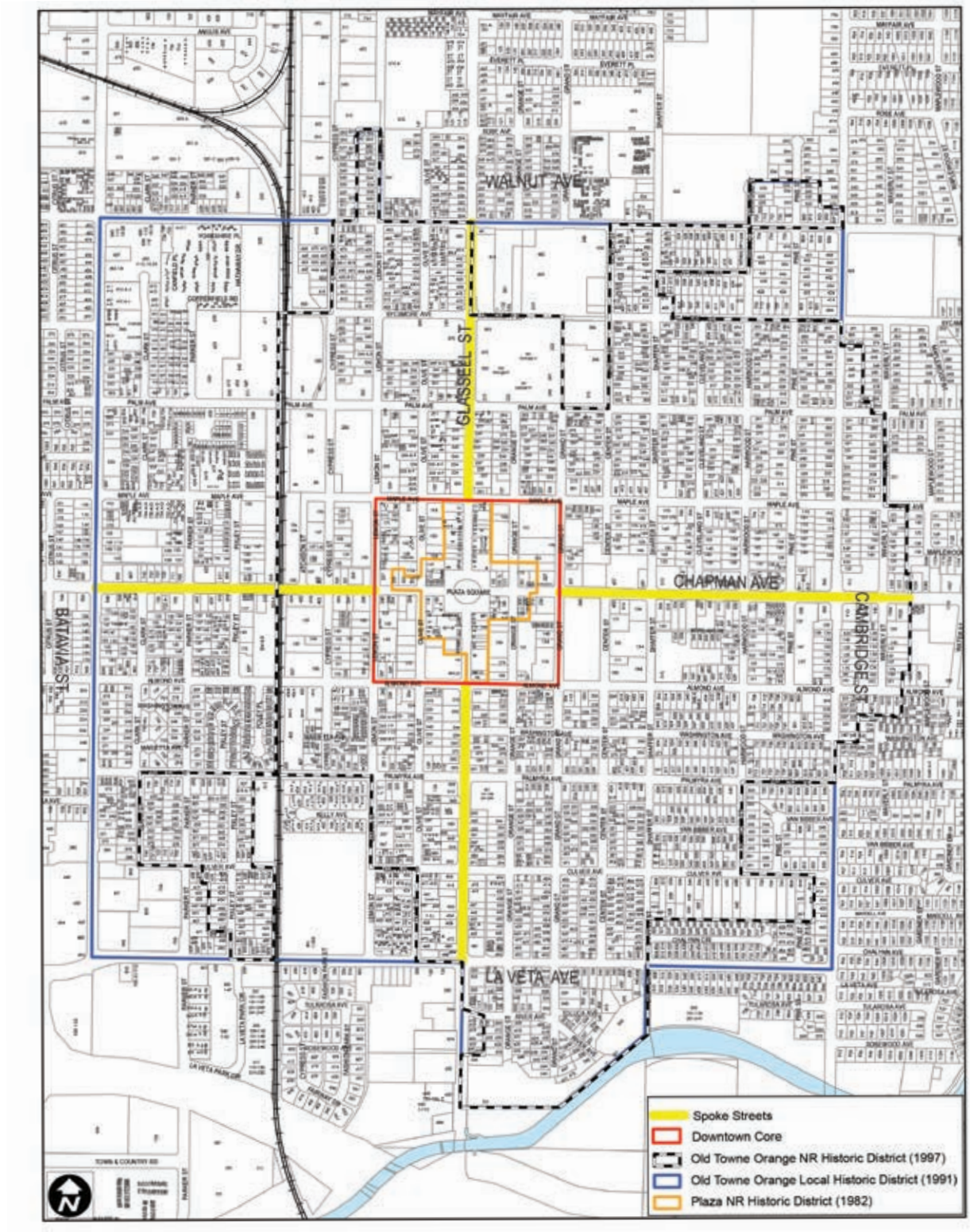
5. **Prepare and submit a complete application for review.**
   A DRC/MDR application must be submitted for all projects requiring review. The type of application will depend on the scope of work. The application must provide enough information to adequately understand the proposed project, and typically must include drawings. The drawings should be to scale and clearly depict the work proposed.

6. **Staff reviews the application.**
   For a MDR application, staff will review your application when you submit it at the Planning Division Counter. If the information provided is complete and the project meets the HPDS, it will be approved at the counter. For a DRC application, staff will review your application within 30 days of submittal. Depending on the complexity of your project, staff may request additional information or revisions to the plans. Staff will schedule the project for a DRC meeting and will make a recommendation to the Committee only after you have responded to comments and your application has been deemed complete.

7. **Attend the scheduled Design Review Committee meeting.**
   The Design Review Committee meets on a regular schedule established by City Council resolution and available on the City website: **cityoforange.org**. You and any design professionals who worked on the project should attend the meeting to answer questions and comments from the DRC. You will receive a copy of the meeting agenda and staff report for your project in advance of the meeting.

MAP OF OLD TOWNE HISTORIC DISTRICTS

Maps of the Old Towne historic districts are also available on the Historic Preservation page of the City website: www.cityoforange.org.



HISTORIC CHARACTER

The purpose of the HPDS is to preserve the unique features of Orange's established historic districts. The following is a summary of the character-defining features of the Plaza Historic District and the Old Towne Historic Districts (both local and National Register). These features are critical to the significance of the historic districts and should be preserved as part of any proposed project in the historic districts. These character-defining features include specific aspects of setting, mass, scale, design and materials. You should consult these lists to confirm that any project involving rehabilitation or new construction retains these character-defining features.

Plaza Park, ca.1915

The Cypress Street Barrio is not a separately designated historic district but it is an important neighborhood within the Old Towne Historic Districts. The barrio's cultural significance comes from its long-standing history as the center of the Mexican and Mexican American community in Old Towne. This heritage is described in a separate section below.

Similarly, the Railroad/Packinghouse Corridor is not designated as a separate historic district, but it reflects the character of Orange's early agricultural heritage. The history and significance of the Railroad/Packinghouse Corridor is described in the Santa Fe Depot Specific Plan. For design guidelines specific to historic industrial buildings in this area, consult the Santa Fe Depot Specific Plan on the City's website.

Character-Defining Features of the Plaza Historic District

The Plaza Historic District is the original commercial downtown of Orange. The late 19th and early 20th century buildings surround Plaza Park at the center of a roundabout. Plaza Park was laid out in 1886 and retains its pattern of walkways and landscape areas from that period. The fountain at the center of the park dates to 1937.

Plaza Park, ca.1932

- Period of significance: 1871-1931
- Commercial district anchored by elliptical Plaza Park and round-about street configuration at the intersection of Chapman Avenue and Glassell Street. Plaza Park includes historic trees and landscape elements
- Buildings located at the sidewalk with no front or side setbacks
- Dense, primarily two-story development with commercial storefronts at the ground floor and office or residential uses above
- Flat roofs with parapets and decorative cornices
- Brick or other masonry construction
- Cast iron, tile, or wood storefront elements at ground floor

- Wood windows on upper floors
- Decorative brick patterns
- Remnants of historic painted signs

Character-Defining Features of the Old Towne Historic District

The Old Towne Historic District reflects the early development of Orange. It includes the late 19th and early 20th century business district around the Plaza, surrounding residential neighborhood and industrial area along the Atchison, Topeka & Santa Fe Railroad. The Historic District includes a variety of architectural styles in commercial, residential, institutional and industrial buildings.

South Glassell Street, ca. 1920

- Period of significance: 1888-1940
- Rectangular lots with a grid street pattern. Near Hart Park on the south side of the historic district, there are some curving streets reflecting the topography and layout of the park
- Tree-lined streets with planted parkways
- Concrete sidewalks and walkways
- Fluted concrete street lights with acorn globes
- Detached residential buildings with similar front and side setbacks
- Small, utilitarian detached accessory buildings at rear of lots
- Primarily gable, hip, or flat roofs, corresponding to the architectural style of the buildings
- Primarily wood or stucco cladding. Some brick or stone cladding, mostly used for decorative accents at porches and foundations
- Residential architectural styles include Folk Victorian, Craftsman, Spanish Colonial Revival, Tudor Revival, and Prairie, among others
- Front porches transition between the public sidewalk and private space of the house
- Industrial and vernacular buildings, associated with the historic citrus packing industry near the Atchison, Santa Fe & Topeka Railroad. Consult the Santa Fe Depot Specific Plan for additional design guidelines

Plaza Park, 2005

Cypress Street Barrio

The Cypress Street Barrio is a small historically significant neighborhood in the northeast corner of the Old Towne historic districts. The neighborhood first developed in the 1890s with construction of several fruit packinghouses along the Atchison, Topeka & Santa Fe Railroad. The growth of the citrus industry brought Mexican American workers and their families to the area to pick and pack the flourishing crops. Early on, Mexican American families in the barrio lived in older houses that were moved to the properties surrounding the railroad. As the neighborhood developed, additional houses were constructed, ranging from simple tenements to Queen Anne cottages and Craftsman bungalows. The residences were interspersed with small businesses including grocery stores, bakeries, tortillerias, restaurants, barbershops, pool halls, and automobile shops, most owned and operated by the Mexican American families living in the neighborhood. Faced with segregationist policies and attitudes from the white residents of Orange, the barrio's residents developed a rich tradition of institutions to support the neighborhood, including The Friendly Center which provided healthcare, homemaking classes and childcare to residents and jamaicas, or church street fairs held on Cypress Street. (Adapted from the Cypress Street Barrio Historic Context Statement by Chattel, Inc.)

South Lemon Street, ca. 1910

- Bounded approximately by Rose Avenue to the north, Glassell Street to the east, Almond Street to the south, and the Atchison, Topeka & Santa Fe railroad to the west
- Packinghouses and other industrial buildings along the railroad. Development was closely tied to the citrus industry and the Mexican American workers who supported the industry
- Primarily one story residential buildings in a variety of early 20th century architectural styles. Features of these houses are similar to the rest of the Old Towne Historic District
- Small number of commercial buildings that housed small businesses or institutions serving the neighborhood. Important examples include:
  - —Luna's grocery store at 418 N. Cypress Street
  - —The Friendly Center at 424 N. Cypress Street
  - —Cypress Street School at 544 N. Cypress Street and Killefer School at 541 N. Lemon Street
- The mural "El Proletariado de Aztlan" at 442 N. Cypress Street, painted in 1979 by Chicano artist Emigdio Vasquez, serves as a neighborhood landmark

Lewis Court, North Cypress Street, ca. 1941

Santiago Orange Growers Association, ca. 1928

Architectural style sheets with information on common types of historic residential architectural styles in Old Towne are available on the City's website or at the Planning Division Counter at the Civic Center. Please consult these style sheets when you are planning a project to ensure that any changes preserve the historic character of the property.

STANDARDS FOR HISTORIC BUILDING FEATURES

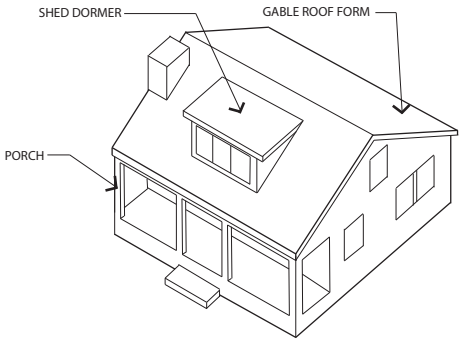
The following standards address the treatment of specific elements and features of a historic building. These standards apply to all building types, whether residential, commercial, institutional, or industrial.

Roofs

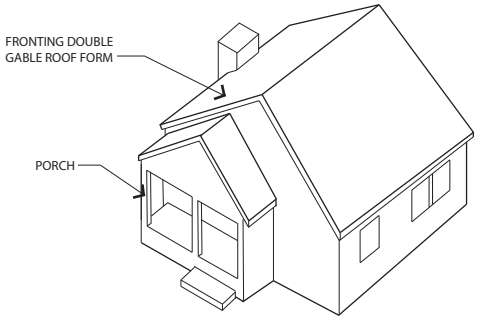
The roof is a major character-defining feature for most historic buildings. Similar roof forms repeated on a street help to create a sense of visual continuity for the neighborhood. Roof pitch, materials, size, orientation, eave depth and configuration are all distinct features that contribute to the overall integrity of a historic roof. The location and design of chimneys as well as decorative features such as dormers, vents and finials are also often character-defining features. Certain roof forms and materials are strongly associated with particular architectural styles, and altering roof shapes or materials may impact the integrity of the historic building. Care should be taken to ensure that the character of the roof is retained.

1. The historic roof shall be preserved and maintained.
    a. Changing the slope or orientation of a historic roof is inappropriate.
    b. 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.
    c. 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.
2. Specialty historic roofing materials shall be preserved.
    a. Deteriorated sections of specialty historic roofing materials, such as clay tile, may be replaced with materials that exactly match the historic materials.
3. Replacement roofing materials should be substantially similar in scale, texture, and color to materials used historically.
4. New dormers should not be added to elevations that face the street.
5. New skylights should not be added to elevations that face the street.
    a. New skylights must be flush with the roof plane.
6. New roof vents should be low profile and coordinated with the color of the roofing material.

Features such as corbels, brackets, shaped rafter rails, and dormers contribute to the architectural style and historic significance of a building

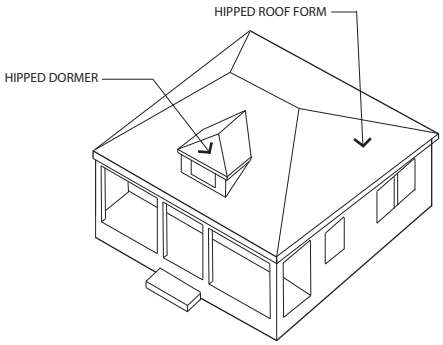


GABLE ROOF FORM

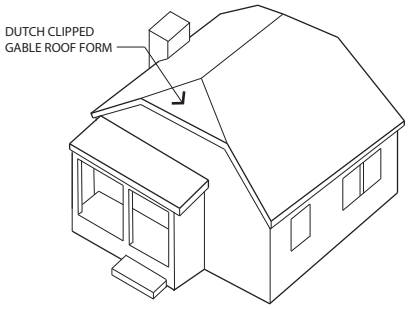


FRONTING DOUBLE GABLE ROOF FORM

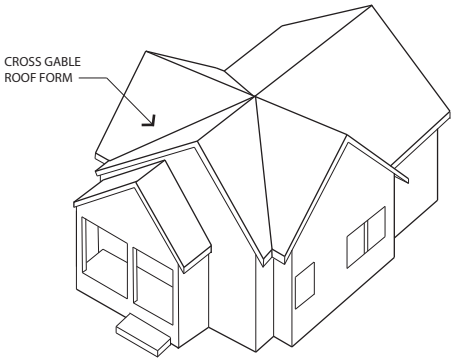
Common roof forms on historic buildings in Old Towne



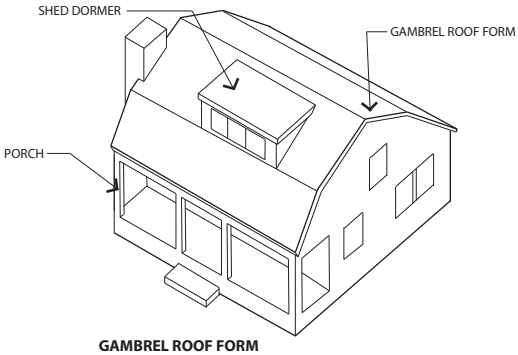
HIPPED ROOF FORM



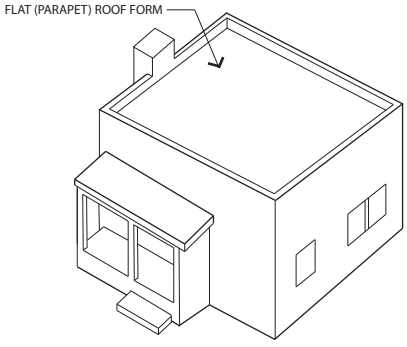
DUTCH CLIPPED GABLE ROOF FORM



CROSS GABLE ROOF FORM



GAMBREL ROOF FORM



FLAT (PARAPET) ROOF FORM

Windows and Doors

Windows and doors are essential components of the character of a historic building. The placement, grouping and size of historic openings on each elevation are important parts of each building's architectural style. The construction and materials of each window or door are also integral to the building's character. Because windows and doors are so critical to the character of a historic building, they generally should not be replaced. Replacement is only appropriate where the window or door is too deteriorated to be repaired. To maintain the character of the historic building, the replacement must exactly match the original in dimensions, materials and details, which often requires building custom windows or doors. Maintaining historic windows and doors is often the most cost-effective method to preserving the character of your home while improving energy efficiency. The windows and doors in your home may be more than 100 years old and, with regular maintenance, can outlast modern replacements.

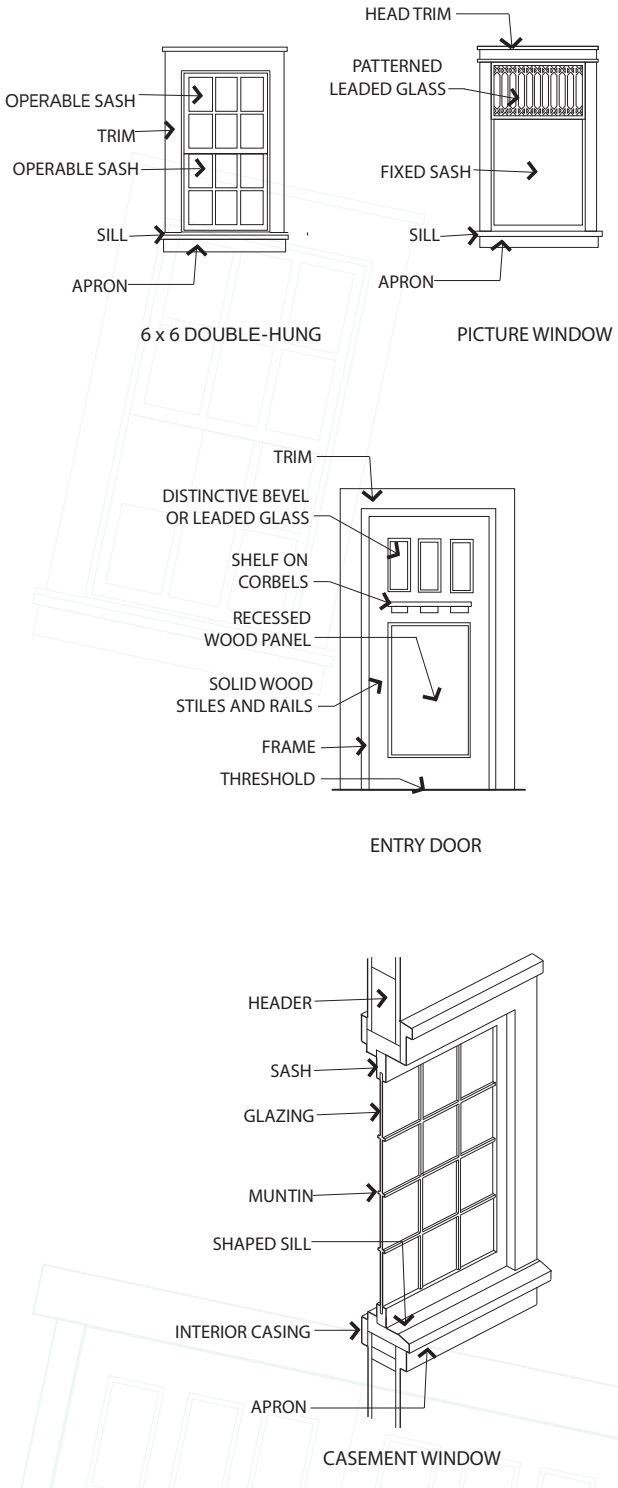
1. Historic windows and doors shall be preserved and maintained.

   a. Do not alter the location, number, size, pattern, or proportion of historic windows and doors on elevations visible from the street.

   b. Enclosing a historic opening or adding a new opening on elevations visible from the street is generally inappropriate.

   c. Historic grillwork on windows should be retained. New security bars should not be added to windows or doors on street-facing elevations.

   d. Simple door and window screens that are compatible with the architectural style of the building are appropriate. Typically, wood frame screens will be most compatible with houses in the historic district. Clear anodized aluminum screens are generally not appropriate.



Typical examples of window and door styles in Old Towne

e. Awnings and shutters should only be used where they are compatible with the architectural style of the building. They should be similar in materials, design, and operation to those used historically and should match the shape of the window on which they are installed.

2. Historic windows and doors with signs of damage or deterioration shall be repaired, rather than replaced.

   a. Repairs should follow the recommendations of NPS Preservation Brief 9 – The Repair of Historic Wooden Windows and other applicable technical guidance from NPS Technical Preservation Services. See Appendix B for a complete list of Preservation Briefs.

   b. If glass in historic windows or doors must be replaced, clear glazing is appropriate. Reflective coatings or dark tints are not appropriate. Limited use of frosted or opaque glass may be appropriate on side or rear elevations, if privacy from adjacent properties is a concern.

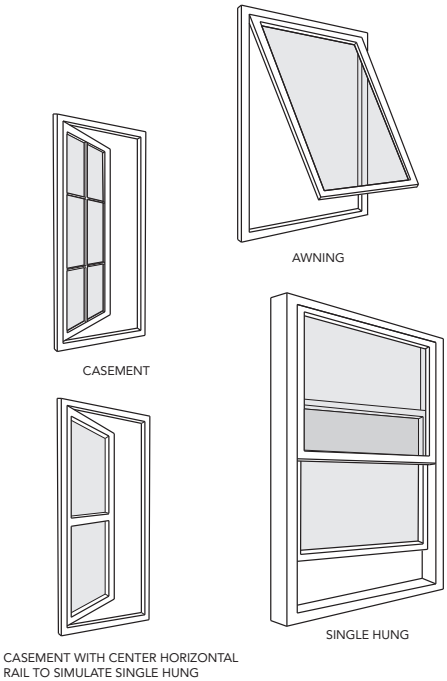
3. A historic window or door that is beyond repair may be replaced in kind.

   a. The replacement window or door should match the size, shape, arrangement of panes, materials, method of construction and profile of the historic feature.

   b. The replacement window or door will likely need to be custom-made to match the historic design and materials.

4. Restoring original windows and doors that have been removed or altered is encouraged.

   a. If a window or door has been replaced with non-historic materials, a new window or door that is compatible with the architectural style of the building may be installed in its place. Design of the replacement should be based on historic photographic evidence. If no such evidence exists, the replacement should be based on a combination of physical evidence (indications in the structure itself) and evidence of similar openings on the building and on buildings of the same architectural style. The new window or door should reflect the size, shape, materials, and arrangement of panes of historic features.



Typical window styles

WINDOW REPAIR:

With some care, historic wood windows can be as efficient and cost effective as new vinyl windows. The old-growth wood used in historic windows can last indefinitely with regular repairs. Vinyl has a limited life span, meaning the windows require much more frequent replacement, and additional cost, over the life of a building.

Repairs to improve the efficiency of historic windows may include:

1. Removing built-up layers of paint that cause windows to stick.
2. Disassembling window components to repair, patch and stabilize wood. Avoid removing deteriorated wood that can be repaired.
3. Repairing original hardware, including hinges, and latches or locks.
4. Replacing the putty holding glass in place.
5. Replacing broken sash cords.
6. Installing new weather-stripping.

Architectural Details and Building Materials

Architectural details and building materials are key to each historic building's character. The characteristics of primary building materials, including the scale, texture and finish, and features such as lintels, brackets, cornices and columns, also contribute to a particular architectural style. Decorative details should be maintained and repaired to enhance their original character. Regular maintenance of these features will prolong the life of the historic building. Repairs may include stabilizing or consolidating deteriorated portions of the historic materials. These options should be carefully considered before an architectural detail is replaced.

1. Historic architectural details and building materials shall be preserved.
    a. Regularly check historic materials for conditions such as moisture accumulation that can cause deterioration.
    b. Do not remove historic materials that are in good condition.
        i. All materials weather over time and a scarred or uneven surface does not mean that a particular building element is too deteriorated to be preserved.
        ii. Materials that show signs of age are part of the character of historic buildings.
    c. Distinctive architectural features and examples of skilled craftsmanship are particularly important to the character of a historic building and should receive sensitive treatment. Distinctive features may include decorative elements, such as brackets, exposed rafter tails, and columns, or the pattern of materials used in construction, such as decorative shingles or masonry. Removing or covering these details is inappropriate.
    d. Do not alter historic finishes. Unpainted historic masonry, concrete, or wood elements should not be painted. Similarly, wood elements that were painted historically should have a painted finish to protect the materials from deterioration.

Materials like this stone porch are important character-defining features

CLEANING HISTORIC MATERIALS:

1. Consult with City staff on cleaning and repair techniques prior to starting work.
2. Low-pressure water washes or gentle chemical treatments may be appropriate.
3. If a chemical cleaning solution is proposed, perform a test patch to ensure that the solution will not damage the historic materials.
4. Abrasive cleaning methods, such as sandblasting, can permanently damage historic finishes, accelerate deterioration, and are not appropriate.

2. Historic materials shall be repaired in place to the greatest extent feasible.

   a. Repairs should maintain as much historic material as possible by patching, splicing and consolidating deteriorated materials.

   b. Materials that can be repaired in place should not be removed or replaced.

   c. When cleaning or repairing historic materials, use the gentlest means possible.

3. Historic materials that are too deteriorated to be repaired shall be replaced in kind.

   a. Replacement is a last resort when historic materials cannot be repaired.

   b. Replacement should be limited to only those portions of the historic elements that cannot be repaired. For example, complete replacement of a window is not appropriate if only the sill is deteriorated beyond repair.

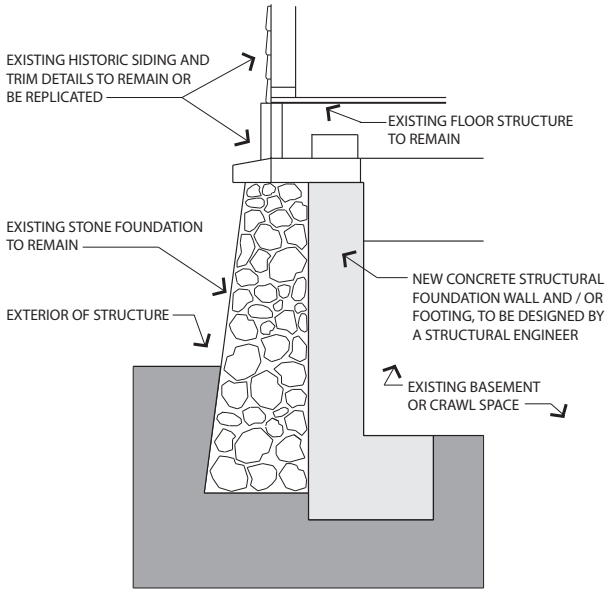
   c. Replacement elements shall match the historic design, materials, scale, size, proportion, finish, texture, details, profile, reflectivity, and durability.

   d. Synthetic replacement materials, such as vinyl siding or synthetic stucco, are not appropriate for use on a historic building.

   e. Replacement of a historic material with an alternate material may be considered in limited circumstances.

      i. The proposed alternate material will be evaluated using the criteria described in National Park Service Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors.

      ii. The applicant will provide justification for the use of an alternate material including information on the availability and performance of an in-kind replacement material. The applicant will also provide samples and specifications of the proposed alternate material, including information on performance and durability.



The foundations of historic houses frequently have decorative brick, concrete or stone work. Seismic retrofit and foundation repairs should be accomplished from the interior crawlspace or basement to avoid removing or damaging these historic materials

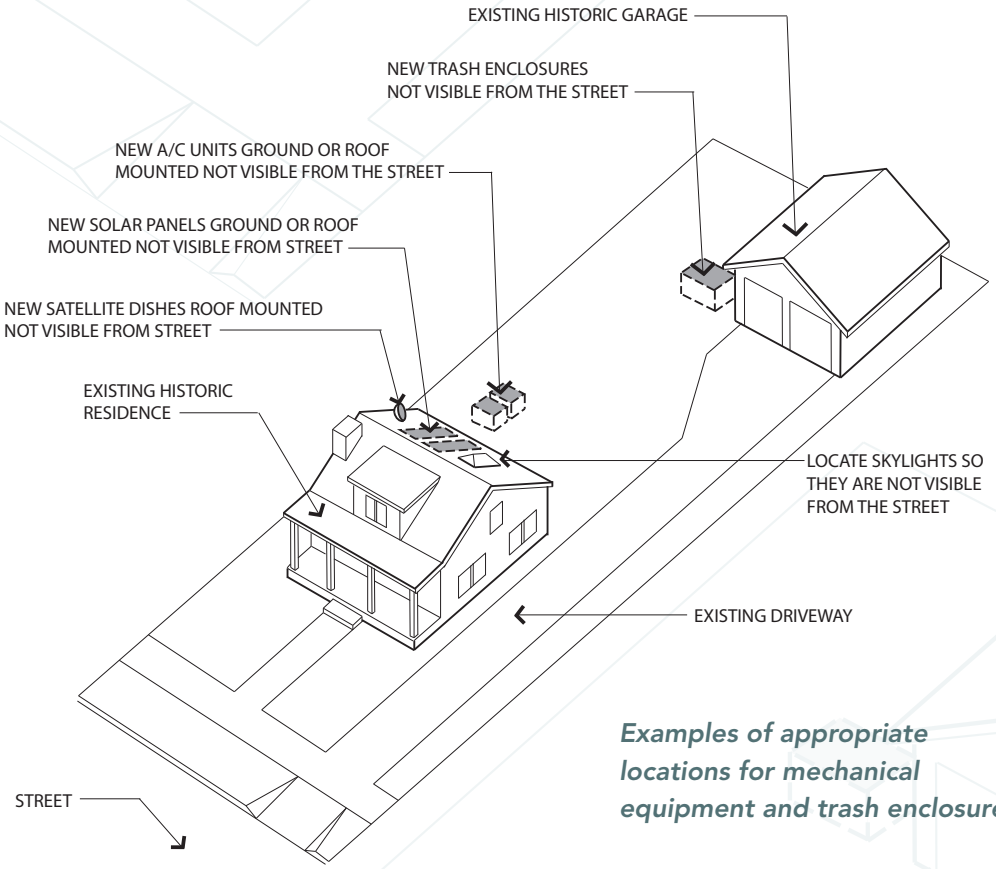
Technical guidance for specific historic materials is available from NPS Technical Preservation Services and should be consulted when planning for repairs to historic building features. A list of this guidance is provided in Appendix B.

Historic materials, such as wood, stone, plaster, tile and brick, contribute to the character of historic neighborhoods

4. Removing non-historic features where possible is strongly encouraged.
    a. In some cases, these later additions may be obscuring original historic materials that can be recovered.
5. If historic features are missing, replacement should be based on historic documentation. If historic photographs or physical evidence, such as remnant marks on the structure, are not available, the design of replacement details should be based on similar elements on buildings of the same architectural style in the neighborhood.
6. Adding architectural details or elaborate decorative elements that are not appropriate to the architectural style of the building or are not clearly based on evidence from the building's history should be avoided.
7. Paint colors that are appropriate to the period and style of the building are strongly encouraged.

Mechanical Systems

Mechanical systems help to adapt historic buildings to contemporary uses. With careful planning, most can be located where they cannot be seen from the street and will not detract from the character of the historic district.



Examples of appropriate locations for mechanical equipment and trash enclosures

1. Mechanical equipment shall be located in areas not visible from the street.
    a. Equipment mounted directly on a historic building should be attached using the least invasive method, without damaging historic features.
    b. Roof-mounted equipment is only appropriate on flat roofs with existing parapet walls to fully screen the equipment.
    c. Satellite dishes and similar equipment shall be located in areas that are least visible from the street.
    d. Ground-mounted or building-mounted equipment shall be appropriately screened from view from the street.
2. Solar panels shall be located in areas that are least visible from the street.
    a. Rooftops of detached garages or rear-facing roofs of primary buildings are the most appropriate locations for solar panels.
    b. On flat roofs with parapet walls, solar panels may be installed on the full extent of the roof, provided that the panels are not visible above the parapet walls.
    c. On sloped roofs, solar panels shall be installed on the rear 50 percent of the roof of the primary building.
    d. On corner lots, for buildings with sloped roofs, solar panels shall be installed on the interior 25 percent of the roof of the primary building.
    e. If the permitted locations for solar panels in Standard 2c or 2d cause the installation to be visible from the street, staff may require the proposed system to be modified to reduce its visibility. The modification shall not significantly increase the cost of the system or significantly decrease its efficiency, as defined by California Civil Code Section 714.
    f. Solar panels shall be parallel to the roof plane, shall not extend more than 10 inches above the roof surface, and shall not overhang or alter existing rooflines.
    g. Solar panels shall be attached to roofs using the least invasive method possible, without damaging historic features.
    h. Solar panels shall be neatly arranged in a rectangular format with no gaps between the panels.

The back side of this roof would be an appropriate place for solar panels

STANDARDS FOR HISTORIC RESIDENTIAL BUILDINGS

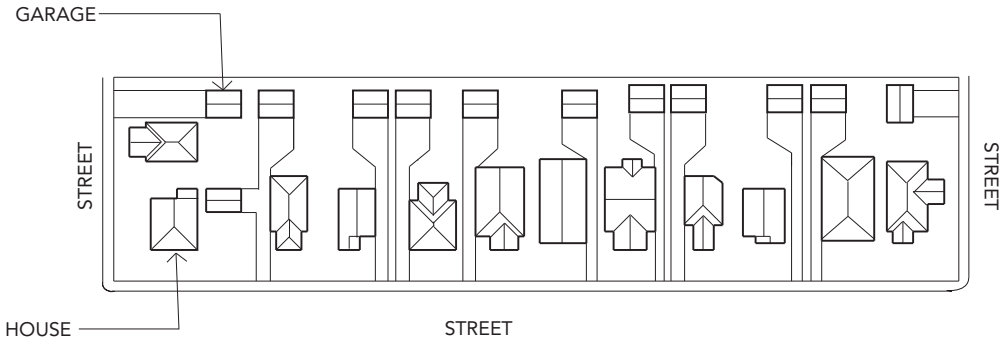
These standards apply to single-family structures, multi-family structures, and structures that were originally constructed for residential use and have since been converted to other uses. The Standards for Historic Building Features also apply to all historic residential buildings.

Landscaped parkways and front yards flanking the sidewalk create a pleasant place to walk

Setting

The setting, or streetscape, is a critical component of the sense of place that is important to historic districts. Front yards in historic residential neighborhoods are typically characterized by a progression from the public street to private interior spaces. Streetscapes frequently have common front and side yard setbacks shared by the majority of buildings on the block. Preservation of this streetscape pattern is essential. The streetscape includes the visual character of the street, sidewalks and walkways, buildings, landscape, and street lighting working in concert. Relationships of buildings to each other, setbacks, fencing patterns, views, driveways, walkways, lighting, and street trees all contribute to the character of historic streetscapes.

1. The prevailing pattern of open space in the front and side yards of contributing properties should be preserved.
2. Historic walkways, driveways, and other hardscape features in the front yard shall be preserved.
    a. Unpainted historic walls, curbs, or planters should not be painted.
3. Repairs or expansion of paving or hardscape features should match the historic features in materials, color, texture, and finish.
    a. The appropriate concrete paving material for driveways or walkways is a natural grey concrete, textured to expose the fine aggregates through an acid wash or light retardant finish.



Typical pattern of residential development in Old Towne

b. Alternate paving materials in front or side yards visible from the street may be considered, if they are compatible with the building and the streetscape.

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

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

6. Widening an existing driveway is generally not appropriate.

   a. Driveways between 9 and 12 feet are generally appropriate and provide adequate room to maneuver vehicles.

   b. Driveways may have a center planting strip. The planting strip should be a minimum of 18 inches wide.

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

   a. Front yard fencing should be low and transparent, using materials that are in keeping with the character of the house.

   b. Wrought iron fences may be appropriate for Spanish Colonial Revival or Tudor Revival houses.

   c. Wood picket fences may be appropriate for Craftsman or Folk Victorian houses.

   d. Utilitarian wire and wood or steel post fences were frequently used during the historic districts' period of significance and are an appropriate style for new front yard fencing.

   e. Solid masonry walls in the front yard are generally not appropriate.

   f. The use of a traditional color palette is encouraged.

   g. Front yard fences are strongly encouraged to have an 18-24 inch planting strip between the sidewalk and the fence.

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

Compatible fence with landscape area next to sidewalk

a. If a six foot rear or side yard fence is located next to the street, it is strongly encouraged to have a 24 inch planting strip between the sidewalk and the fence.

9. Vinyl, chain link, and plastic fences are prohibited.

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

11. 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.

Compatible drought-tolerant landscape

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

Porches

In residential neighborhoods, porches function as an outdoor living space and a sheltered transition into the house. The various components of porches, including steps, balustrades, columns, pilasters, doors, and cornices, and decorative embellishments, add to the character of historic neighborhoods and help to establish a sense of community. Porches are often a primary character-defining feature of a historic house.

1. Historic porches shall be preserved.

   a. Maintain the location, shape, details, posts, railings, balustrades, and decorative brackets of the historic porch.

   b. Repair deteriorated decorative elements or replace missing elements to match the existing.

   c. Alterations for accessibility should be designed and built to be minimally visible and to require minimal alterations to historic materials, while allowing equal access to the building.

Historic porch with turned wood columns

Front porches in Old Towne have a variety of piers and columns, all of which are character-defining features of these historic houses

d. 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.

2. Original steps should be preserved. If the steps are so deteriorated that they must be replaced, they should be replaced utilizing compatible materials.

   a. In general, wood steps are appropriate for a wood porch and concrete steps are appropriate for a concrete porch. However, other combinations do occur on contributing buildings.

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

4. In many cases, historic porches did not include a guardrail, and one should not be added unless there is evidence that a guardrail existed on the porch historically or there is a safety issue to be addressed.

5. The addition of a handrail for safety at the front steps may be appropriate, if the handrail is simple in design and uses materials compatible with the historic building.

6. If porch posts have been replaced with non-historic or non-compatible materials, replacing those elements to match the historic building in scale, proportion and materials is encouraged.

    a. The design of replacement porch posts should be based on historic photographs, physical evidence, and study of buildings with a comparable architectural style.

7. New wood posts, handrails, and guardrails should use concealed fasteners.

Garages and Accessory Structures

Many historic properties in Old Towne contain small accessory structures in the back yard. These structures are typically utilitarian carriage houses, garages or sheds, constructed to store equipment or vehicles. Some accessory structures reflect the architectural style of the house, but many are simple wood frame structures with modest architectural details and materials. In many cases, these structures reflect the development pattern of the late 19th and early 20th centuries in Orange. The historic resources survey form for a property may not identify accessory structures as historic features of the site. However, these structures may be character-defining features of the historic property and contribute to the character of the historic district. The following criteria will be used to determine if an accessory structure is a character-defining feature of the property. If an accessory structure:

1) was constructed during the Historic District's period of significance (1888-1940); and

2) retains physical features from that time period

Then it is likely a character-defining feature of the property and should be preserved. If you would like to find out if an accessory structure on your property may be a character-defining feature, please provide the City's Historic Preservation Planner with photographs of the structure.

1. Historic accessory structures shall be preserved.

    a. Changes to accessory structures shall comply with the Standards for Historic Building Features.

Compatible garage doors

Newly constructed house on East Chapman Avenue, ca. 1920. Note the garage behind on the car on the right

b. A one story addition to the side or rear of an accessory structure may be an appropriate way to provide additional parking or storage area.

c. The addition of a new second floor or substantial modifications to the rooflines of garages or accessory structures are inappropriate.

   i. Adding small dormers to an existing roof may be appropriate, provided that the scale, design and materials of the dormers are compatible with the historic accessory structure.

d. Historic garage doors are typically utilitarian wood doors that swing open or slide on a metal track. If the accessory structure has a historic garage door, it should be preserved.

   i. A replacement of a non-historic garage door should be compatible with the materials and design of the historic accessory structure. A roll-up sectional door may be appropriate if the design and materials are compatible with the historic structure.

2. In limited cases, a historic accessory structure may be relocated on the property.

a. If relocation of a historic accessory structure is proposed, the structure must remain intact during the relocation. A qualified structural engineer or house mover shall provide a plan for bracing and relocation of the structure to ensure that it can be relocated intact and with minimal loss of historic material.

b. The new location of the accessory structure on the lot shall maintain the historic relationship between houses and accessory structures that are typical of the Historic District. Relocation shall not substantially change the prevailing development pattern of houses and accessory structures in the neighborhood. In general, accessory structures should be relocated within rear yards only and should not be relocated in front of the house.

c. Relocation shall maintain the original orientation of the structure to the street.

d. Relocation should retain the existing driveway to the greatest extent feasible.

3. The majority of historic accessory structures can be preserved and rehabilitated. In limited cases, a historic accessory structure may be too deteriorated to be repaired. If a property owner believes that a historic accessory structure cannot be repaired, the property owner may submit a report to the Historic Preservation Planner requesting demolition and reconstruction of the structure.

   a. The report shall include:

      i. A detailed analysis of the condition of the existing structure and feasibility of repairs by a qualified structural engineer and/or historic preservation contractor.

      ii. A comprehensive proposal for accurate reconstruction and reuse of salvaged historic materials from the structure.

   b. The report will be reviewed by the Historic Preservation Planner who will make a recommendation to the Design Review Committee on the proposed demolition and reconstruction.

   c. The request for demolition of a historic accessory structure shall comply with the project review process outlined in the Demolition Review Ordinance (OMC 17.10.90).

   d. No structure may be demolished without prior approval and a permit.

Typical detached garages

4. New garages and accessory structures should be similar in size, scale, and design to historic garages and accessory structures in the historic districts.

   a. A garage attached to a historic house is generally inappropriate. New garages and accessory structures typically should be located behind the rear wall of the historic house.

   b. New garages or accessory structures should not compete visually with the historic residence and should be subordinate in height, width, and area in comparison to the existing primary structure.

c. Accessory structures may reflect the architectural style of the existing house through similar materials, windows, roof patterns, and simplified architectural details.

d. Basic rectangular forms, with simple hip or gable roofs, are appropriate for most new garages and accessory structures.

e. Single-bay garage doors are more appropriate than double-bay garage doors on new structures.

STANDARDS FOR HISTORIC COMMERCIAL BUILDINGS

The following standards apply to existing commercial structures and structures that were originally constructed for commercial use and have since been converted to other uses. The Standards for Historic Building Features also apply to all historic commercial buildings. Both the Historic Preservation Design Standards and the Santa Fe Depot Specific Plan Design Guidelines apply to historic industrial buildings.

Setting and Building Features

The Old Towne Historic District includes several commercial areas with distinct character. The Plaza Historic District is the earliest commercial center in Orange. It consists primarily of the properties fronting Glassell Street and Chapman Avenue one block around Plaza Square. These properties create a continuous street face with zero setbacks from the sidewalk. Large storefronts on the ground floor are oriented toward pedestrians with offices or apartments above. Parking areas are located at the rear of buildings.

The Downtown Core encompasses eight blocks around the Plaza bounded by Maple Avenue on the north, Grand Street on the east, Almond Avenue on the south, and Lemon Street on the west. The perimeter blocks of the Downtown Core provide a transitional space between the taller, denser development of the Plaza and the surrounding residential

CHARACTERISTIC FEATURES

a PARAPET WITH INSET SIGN PANEL
b DECORATIVE CORNICE
c BRICK DETAILING
d MASONRY WALL
e WINDOW HOOD
f TWO OVER ONE, DOUBLE HUNG SASH WINDOW
g STOREFRONT CORNICE
h FRIEZE, MAY ALLOW A WALL SIGN
i TRANSOM
j DISPLAY WINDOW
k STOREFRONT ENTRANCE
l DOUBLE LEAF DOORS
m SECOND FLOOR ENTRANCE
n STOREFRONT BULKHEAD FOR DISPLAY WINDOWS
o ENTRANCE PAVING

Elements of a historic commercial building

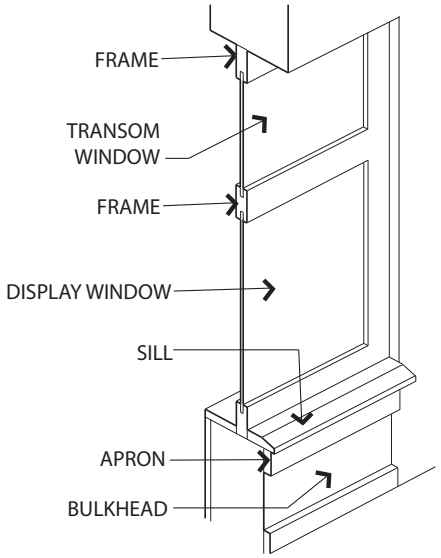
Historic storefront, ca. 1905

neighborhoods. The majority of these properties retain the pedestrian-oriented character of the Plaza with large storefronts on the ground floor. Other properties represent later development oriented toward automobile traffic interspersed with a small number of single and multi-family residences.

The Spoke Streets are Glassell Street and Chapman Avenue outside of the Downtown Core. The majority of properties fronting these streets contain historic residential buildings converted to commercial uses. These properties retain their residential character with landscaped front and side yards and modestly sized buildings. Rear yards may have been converted to surface parking lots. Later commercial development, particularly on Chapman Avenue, is larger in scale and more oriented toward automobile traffic.

1. Historic sidewalk features, including street lights, should be preserved.
   a. Historic sidewalks may include unique score patterns, textures or materials that shall be preserved.
2. Primary building entrances shall be oriented toward the street.
   a. Relocating the primary entrance to the rear of a building to face an alley or parking lot is inappropriate.
3. Outdoor dining is encouraged in front of buildings in the Plaza and Downtown Core.
   a. Outdoor dining in the public right of way in the Downtown Core requires issuance of an Outdoor Dining Permit. Consult OMC Chapter 12.18 for the requirements of the Outdoor Dining Permit.
   b. Fences or other barriers in the sidewalk around the outdoor dining area are prohibited on Chapman Avenue or Glassell Street. Removable fences or other barriers may be considered in the dining zones in the quadrants around the Plaza.
4. When commercial uses occupy historic residential buildings, the front yard landscaping should be retained.
   a. Parking in the front yard is prohibited.
   b. Pedestrian-oriented uses, such as outdoor dining, may be considered in the front yard area, provided that the use can be accommodated with limited additions of paving or non-porous surfaces.

5. Exterior light fixtures shall be compatible with the architectural style of the building.
    a. Animated or flashing lights are prohibited.
    b. Colored lights are prohibited, except for exposed neon used in signage.
    c. Lighting should typically have a warm color temperature.
    d. Light sources on building and site lighting should be shielded to prevent glare and light spill onto neighboring properties.
6. Trash enclosures and utility and service cabinets shall be integrated into the design of the building and site and shall be located at secondary elevations to the greatest extent feasible.
7. The height of a new building or an addition to an existing building shall not exceed two stories, 30 feet or the height of adjacent buildings, whichever is the lesser height.
    a. In the Plaza Historic District and Downtown Core, a new story added on top of an existing building may be appropriate under limited circumstances. An upper floor addition shall not cover the entire footprint of the existing building and should be set back from the street-facing elevations of the building.
    b. Additions to existing buildings to provide elevator access to upper floors may exceed the height of adjacent buildings.
8. In the Plaza Historic District, new construction with exposed sloped roofs is prohibited.
9. In the Plaza Historic District, a consistent building street wall with zero setbacks shall be maintained by all new construction.
    a. Recessed entrances, consistent with the pattern of historic storefronts in the Plaza, shall be used.
10. In the Downtown Core and Spoke Streets, new construction shall be compatible with the prevailing pattern of setbacks of surrounding properties on the same street.
11. For new construction, a 15 foot landscape area is required between all parking areas and any public right of way.
12. For existing construction, landscape areas should be provided between all parking areas and any public right of way to the greatest extent feasible.

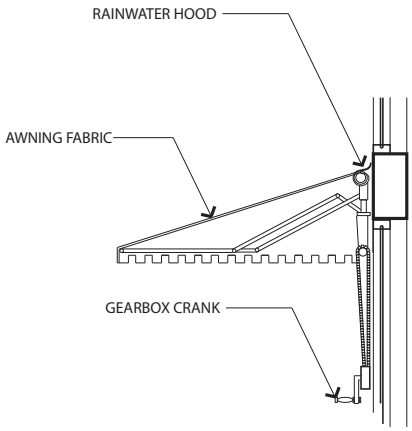


STOREFRONT WINDOW

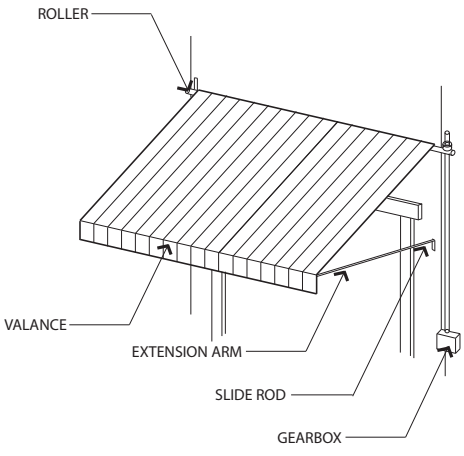
Storefronts

One of the most important character-defining features of a historic commercial building is the storefront. Although storefront character varies from building to building, there are specific features common to almost all storefronts. The most typical historic storefront configuration consists of a low base wall, known as a bulkhead, topped by large panes of glass, or storefront glazing. The main store entrance is located in the center or to one side of the storefront, often recessed from the main facade. Often, storefronts will include a second, less prominent door leading to second story offices or apartments. Above the storefront glazing, there is often a band of narrow, horizontal panes known as transoms or clerestory glazing. The store's signage was historically located on awnings over the storefronts, was painted on the glass itself, or was located in a sign area above the clerestory or transom glazing.

1. Historic commercial storefronts and their component elements, such as display windows, bulkheads, transoms, prism glass, doors, pillars, and pilasters, shall be preserved.
   a. Do not alter the location, number, size, pattern or proportion of historic openings, particularly on primary elevations.
   b. Interior spaces should be designed so that new partitions do not impact the appearance of the historic storefront.
2. Transparent, clear glazing is appropriate for ground floor storefronts. Reflective coatings or dark tints on storefront glazing are prohibited.



SCISSORS-ARM AWNING



FIXED-ARM AWNING

3. New replacements of non-historic storefronts should be based on evidence of the historic appearance of the building or the pattern and features of surrounding historic storefronts.

   a. Recessed entrances at new storefronts shall be used in the Plaza Historic District and are encouraged in other locations.

   b. New storefronts in the Plaza and Downtown Core should maintain the existing pattern of glass at the building wall along the sidewalk. Removing storefront glazing to create recessed outdoor areas at the front of commercial buildings is generally discouraged and will only be appropriate if the building is a non-contributor to the Historic District or if the building has a documented history of a recessed storefront in that location.

4. Security bars or roll-down gates are prohibited.

5. Awnings should be similar in materials, design, and operation to those used historically.

   a. An awning should typically fit within each of the building's structural bays, exactly over the display windows.

   b. Internally illuminated awnings or vinyl awnings are prohibited.

   c. New awnings shall use anchors and attachments that do not damage the historic building materials and/or structure.

6. Reconstructing historic storefronts that have been removed or altered is encouraged.

   a. If a historic opening has been replaced with non-historic materials, a new one that is compatible with the architectural style of the building may be installed in its place. Design of the replacement should be based on available photographic evidence. If no such evidence exists, the replacement should be based on a combination of physical evidence (indications in the structure of the building) and evidence of similar elements on buildings of the same architectural style in the historic district. The new opening should reflect the size, shape, design and materials of similar openings.

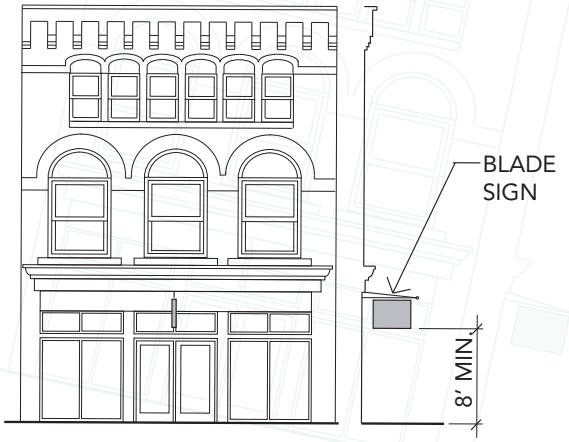
Signage

All new signs must meet the requirements of Orange Municipal Code Chapter 17.36, in addition to the signage standards below. Where OMC Chapter 17.36 and the Historic Preservation Design Standards overlap, the HPDS will take precedence.

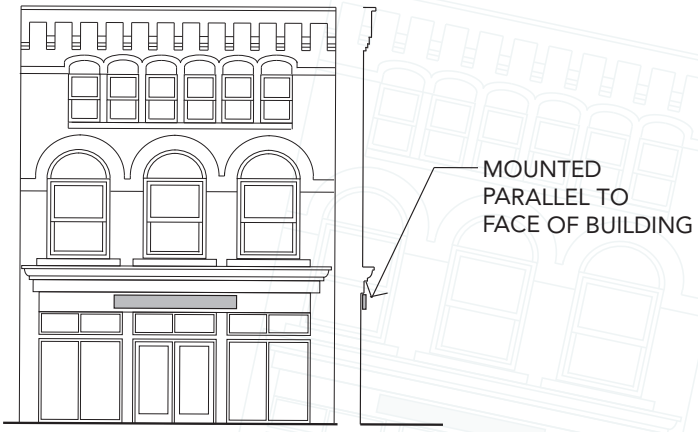
1. Historic signs, including painted wall signs, shall be preserved and shall not be painted over, covered, defaced or removed.
   a. The City maintains a list of historic painted signs in the Plaza. Consult the Historic Preservation Planner prior to starting any work on a painted sign on a historic building.
2. New signs should be made of traditional materials such as wood or metal used in a traditional way.
   a. Plastic signs are not permitted.
   b. Painted signs may be allowed on existing painted surfaces. Painted signs are prohibited on unpainted masonry surfaces.
   c. If an alternate sign material is proposed, it shall be compatible with the design, texture, reflectivity, durability and color of a traditional sign material.
3. Signs should be designed and placed to be consistent with the size and style of the building.
   a. New signs should not conceal or diminish architectural features of the building.
   b. Avoid oversized signs. The proportions of the building should guide sign size.
   c. Traditional sign locations include belt courses above storefronts, on transom panels, on wall surfaces above second floor windows, projecting from the face of the building, or on awning valences.

Historic painted wall signs in the Plaza

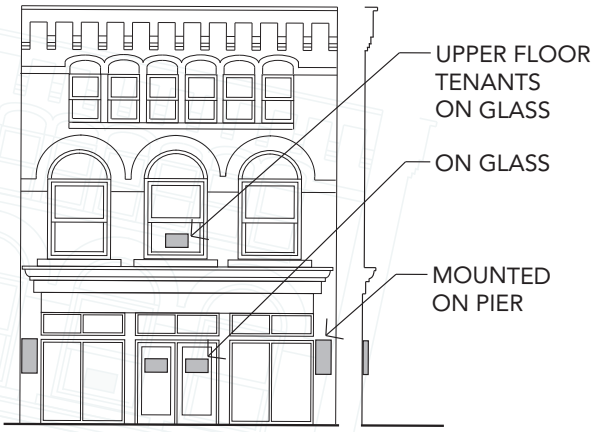
Compatible signage locations for historic buildings



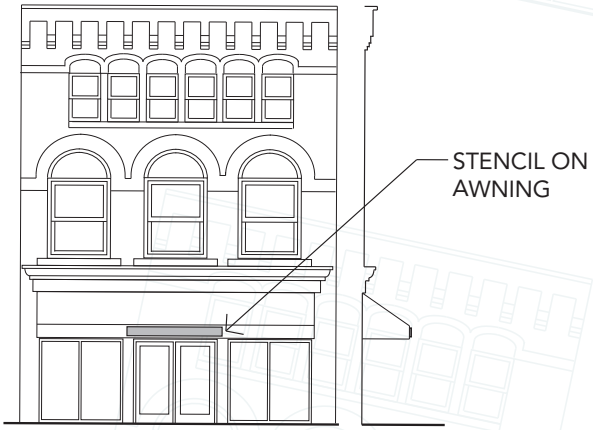
PROJECTING SIGN



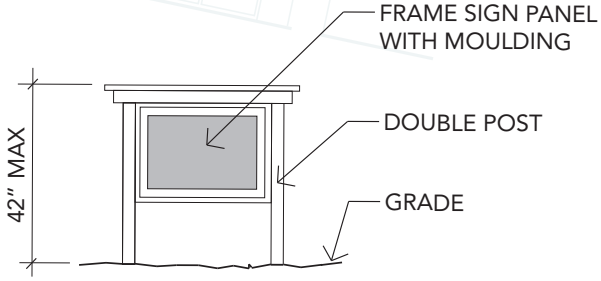
FLAT SIGN

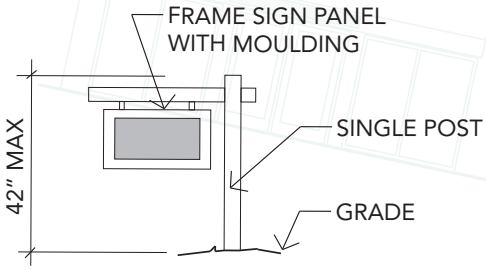


PIER, DOOR & WINDOW SIGN



AWNING SIGN





GROUND OR MONUMENT SIGNS

4. Sign installation shall not damage historic materials.
    a. Mounting brackets and hardware shall be anchored into mortar joints only, not into the face of masonry units.
    b. All attachments penetrating historic materials shall use materials that prevent rust and deterioration.
5. Signs shall be externally illuminated.
    a. Internally illuminated signs are not permitted, with the exception of halo-lit channel letters.
    b. Neon is encouraged for blade or wall signs.
    c. External illumination may be from concealed sources or from compatible metal fixtures.
6. One wall sign is permitted per tenant on each building elevation.
    a. A wall sign is limited to a maximum of one square foot for each lineal foot of the tenant's street frontage.
    b. Maximum total sign length is 20 feet.
    c. Letter height shall be no more than 24 inches tall.
    d. Multiple lines of text are permitted, provided the sign area requirements are met.
7. One blade sign is permitted per tenant, in lieu of a wall sign.
    a. A blade sign is limited to 15 square feet in area for each face.
    b. The sign shall have at least 8 feet of vertical clearance between grade and the lowest point of the sign.
    c. A sign may project over the public right of way, provided that the sign meets the requirements of Orange Municipal Code 17.12.040.D.12.
8. One hanging sign, oriented toward pedestrians, is permitted per tenant, in addition to the permitted wall or blade sign.
    a. A hanging sign is limited to 8 square feet in area for each face.
    b. A sign may project over the public right of way, provided that the sign meets the requirements of Orange Municipal Code 17.12.040.D.12.

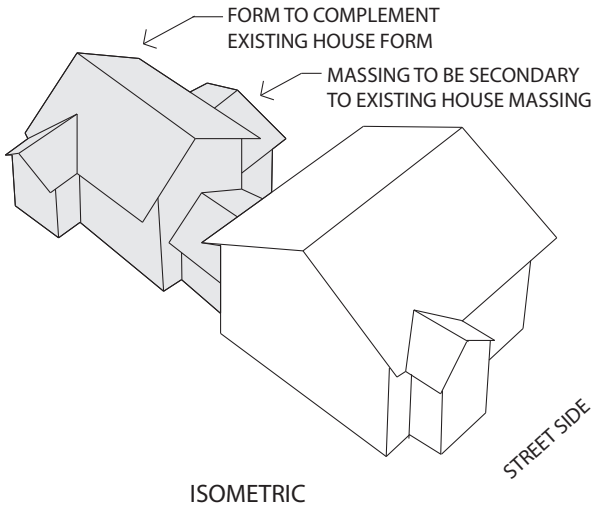
9. Reversible painted or adhesive vinyl signs are appropriate for use on window and door glazing.
    a. Window sign area counts as part of the total allowable area for wall signs.
    b. A window sign with a solid background is limited to no more than 10 percent of the glazing area.
    c. A window sign with lettering only is limited to no more than 20 percent of the glazing area.
10. Signage printed on an awning valence is appropriate.
    a. Awning signage counts as part of the total allowable area for wall signs.
    b. Signage on the upper face of the awning is not permitted.
    c. Signage on the awning valence should be no more than 50 percent of the valence area.
11. Freestanding signs are prohibited in the Plaza or in the Downtown Core for properties fronting Glassell Street or Chapman Avenue.
12. One freestanding monument sign is permitted for properties outside of the Plaza or Downtown Core, in lieu of a wall or blade sign.
    a. A freestanding sign is limited to 12 square feet in area for each face, excluding the base structure.
    b. A freestanding sign is limited to 42 inches in height.
13. Signs for commercial uses in formerly residential buildings should not obstruct architectural features and should be compatible with the scale and appearance of the building. In these cases, freestanding monument signs are preferred.

STANDARDS FOR NEW CONSTRUCTION RELATED TO HISTORIC BUILDINGS

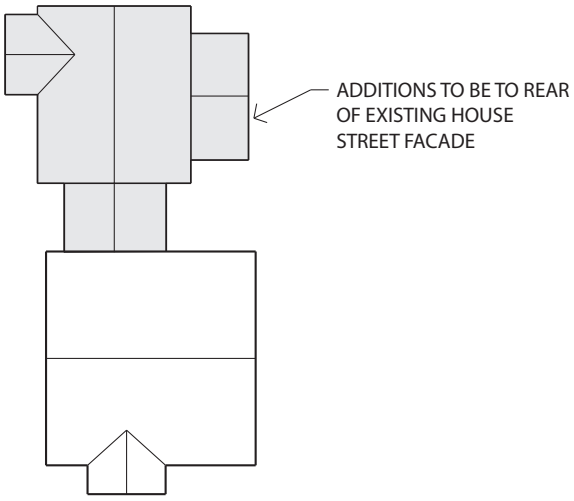
Additions

A small addition may be an appropriate way to encourage contemporary uses of a historic building. A thoughtfully designed addition will have limited impacts to the streetscape of the historic district and the materials of the historic building. The compatibility of an addition is based on a number of elements related to mass, scale, design, materials and detailing. If you are considering an addition to your historic building, please contact Planning Division staff early in the design process to discuss opportunities and constraints related to new construction in the historic district.

This small rear addition is differentiated from the historic house through the use of board and batten siding which complements the horizontal lap siding on the original building



ISOMETRIC



ROOF PLAN

Additions compatible with the mass and scale of the historic buildings.

1. Compatible additions should be smaller in mass, scale, and volume than the historic building.
    a. Two story additions to one story buildings are inappropriate.
    b. 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.
2. An addition should be located at the rear of the building, away from street facing elevations.
3. After the addition is constructed, it should be clear which part of the building is historic and which part is new.
    a. The addition should be differentiated from the historic building, while still being compatible with its scale, massing, materials, and features.
    b. A line of demarcation or offset in the wall plane between the historic building and the addition is strongly encouraged.

ACCESSIBILITY AND HISTORIC BUILDINGS

Making historic buildings accessible is critical so that everyone can enjoy this significant heritage. Sensitive changes to historic features can help to provide access while preserving historic features. The best accessibility projects will result in minimal changes to the historic building while providing equal access for all.

The National Park Service Preservation Brief 32: Making Historic Properties Accessible gives guidance on planning for accessibility-related changes to historic buildings. The California Historical Building Code also contains provisions that may assist with retrofitting historic buildings to meet accessibility requirements.

Compatible ramps and handrails on historic buildings

4. 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.

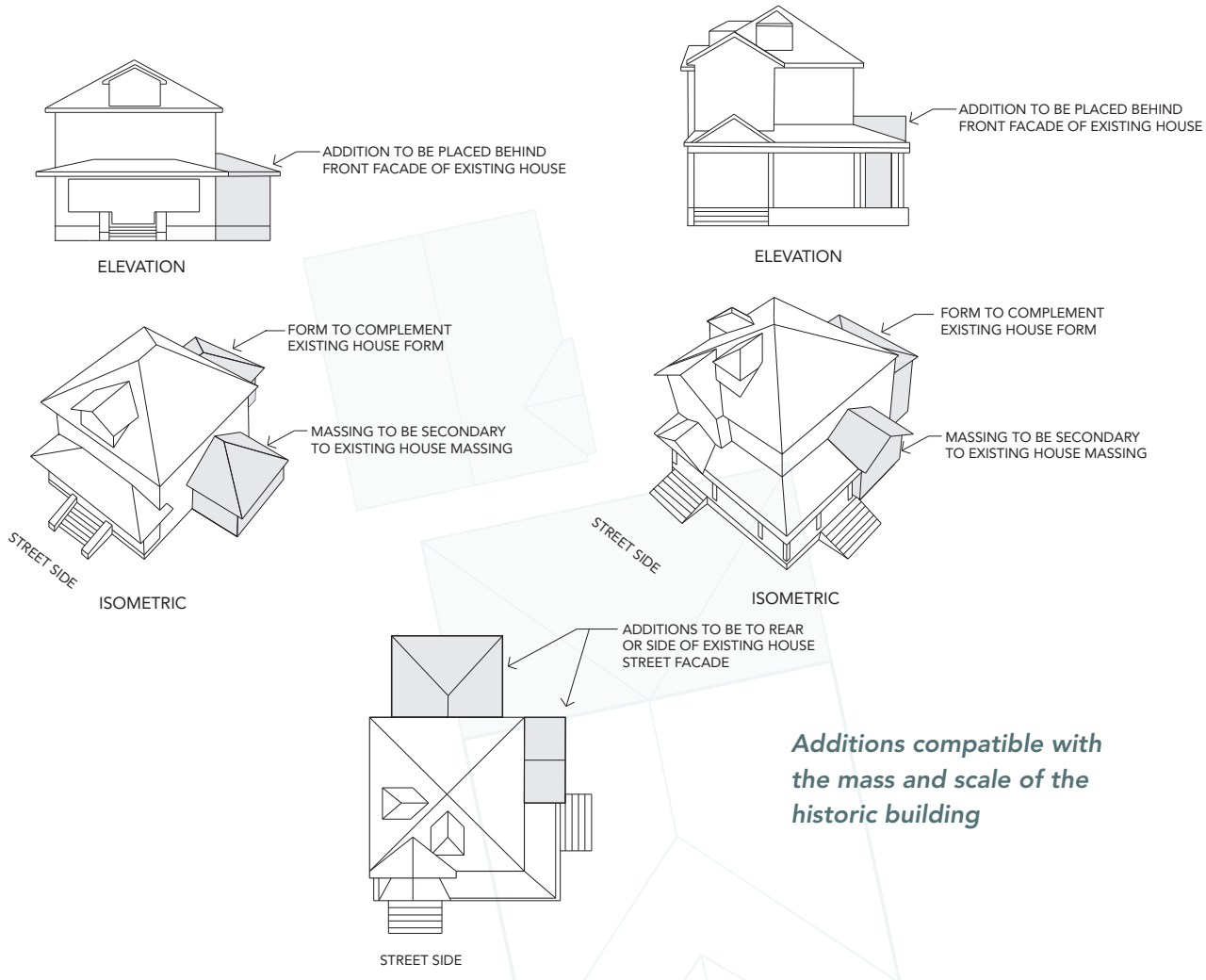
   a. New building materials on the addition may differ from the historic materials in size, scale or profile. The texture, color and detailing of traditional building materials on an addition should be compatible with the style or period of construction of the main building.

   b. The use of simplified versions of traditional architectural details is encouraged.

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

   a. New dormers are appropriate only on side and rear elevations and must be minimally visible from the street.

   b. 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.



Additions compatible with the mass and scale of the historic building

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

7. 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.

   a. If the addition were removed in the future, the essential form and integrity of the historic building should be unchanged.

   b. The roofline of the historic building should be retained on elevations visible from the street.

Infill Construction

Infill in historic districts may consist of constructing a new building on a vacant lot (primary building) or constructing additional buildings (secondary buildings) on a lot containing an existing building. Successful infill construction takes cues from the surrounding historic neighborhood and its buildings without creating an exact replica of a historic architectural style. New construction should be consistent with the mass, scale, materials, height, roof form, setbacks, and pattern of windows and doors of existing buildings on the street. The site design of an historic structure is an essential part of its character. The spacing and location of buildings on each lot within an historic neighborhood usually establishes a rhythm that is essential to the character of the neighborhood. The grouping of buildings, with uniform setbacks and street features, gives each neighborhood a strong sense of place. One of the first steps to designing an infill building is to look at other buildings on the block and determine what are the common design elements that create a consistent streetscape and neighborhood character. Contemporary interpretations of historic architectural styles are not discouraged, but the primary goal of infill construction should be to create a building that responds to its context within a historic neighborhood.

1. The location of new primary and secondary structures on a lot should be consistent with the historic pattern of front and side yard setbacks.

2. New buildings should be similar in mass and scale to surrounding buildings.

   a. If a new building is larger than its neighbors, it should be modulated so that the appearance of the mass is located back from the street and is less visible.

   b. Properties with new construction are recommended to use the average Floor Area Ratio of historic properties on the surrounding street as a model for compatible new development. See the description on the following page for instructions on determining an appropriate Floor Area Ratio for your project.

3. The height and roof form of a new building should be comparable to surrounding historic buildings.

   a. Roofing materials and details should be similar to those found on historic properties.

   b. Dormers should be similar in size and style to historic properties.

4. A new primary building should have a main entrance and façade parallel to and facing the street.
5. The progression of public to private spaces from the street should be maintained.
    a. A sheltered building entrance or front porch may be appropriate to create a transitional space from the street to the interior of the building.
6. New construction should have a similar pattern of windows and doors on elevations visible from the street to those found in surrounding historic buildings.
7. The use of traditional building materials found on historic buildings in the Historic District is encouraged for new construction.
    a. Exterior materials shall be compatible with the size, scale, design, texture, reflectivity, durability and color of historic materials used on comparable historic buildings in the Historic District.
    b. Use of simplified versions of traditional architectural details is encouraged.
    c. Alternates to traditional building materials may be considered, if the alternate material is compatible with the design and appearance of comparable historic features on similar contributing buildings in the Historic District.
8. The height, mass and scale of new secondary buildings should be minimized as much as possible.
    a. In general, secondary buildings should be no taller than the primary building. In limited areas, secondary buildings may be taller than primary buildings, if this condition is already typical of the streetscape of the surrounding blocks.
    b. The design of secondary buildings should be subordinate to the primary building on the lot.
    c. Historic accessory structures were typically utilitarian buildings with limited decorative elements. Basic rectangular building forms and simple roof configurations are appropriate.
9. Infill construction should adhere to the sections on Standards for Historic Residential Buildings – Setting or Standards for Historic Commercial Buildings – Setting.

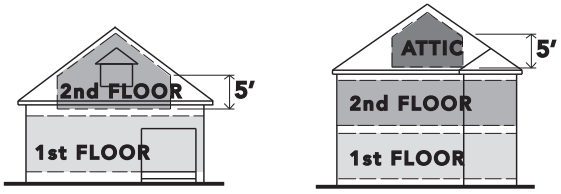
FLOOR AREA RATIO IN THE HISTORIC DISTRICTS

The Floor Area Ratio (FAR) of a property is the total square footage of all structures on the lot divided by the area of the lot itself. FAR is a calculation of the ratio of development compared to the size of the property. A low FAR indicates that buildings are surrounded by plenty of open space and outdoor areas. A high FAR means that there is less open space and landscape area on the property, both of which contribute to the character and sense of place in Old Towne's residential neighborhoods.

Most historic residential properties in Old Towne range from 0.15 to 0.25 FAR. Infill construction that has a substantially higher FAR than surrounding historic properties is unlikely to be compatible with the Historic District. In general, an infill project should aim for an FAR that is no higher than the average FAR on the surrounding block. There are many factors that affect compatibility of infill construction, but FAR provides one tool for assessing whether your project fits into the character of the surrounding neighborhood.

Floor Area Ratio (FAR) by Separate Floor Area

Light Grey = First Floor Area (not counting porches)
Medium Grey = Second Floor Area
Dark Grey = Habitable Area over 5 Feet in Height



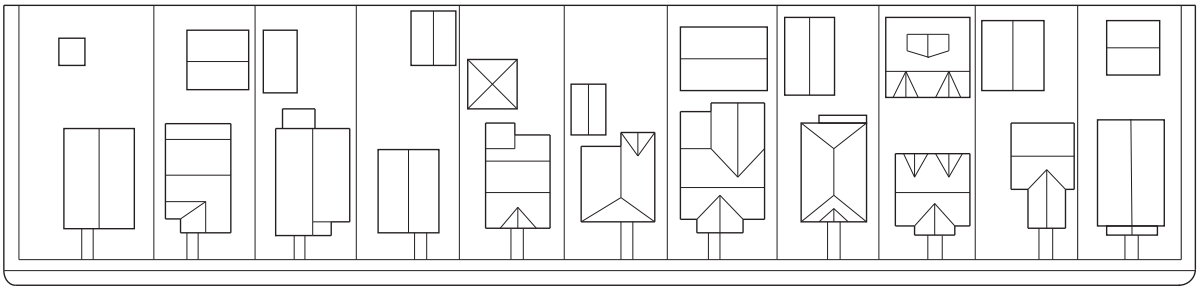
Floor Area Ratio Example:

Lot Area	6,200 sq. ft.
1st Floor Area (Without Open Porches)	1,120
Garages & Accessory Structures	420
Total First Floor Area	1,540
1st Floor Area Divided by Lot Area	
1,540 / 6,200 = .25 FAR	
2nd Floor Area	805

Second Floor Area Divided by Lot Area
805 / 6,200 = .13 FAR

Total First and Second Floor FAR
.25 + .13 = .38 FAR

Block Floor Area Ratio (FAR)



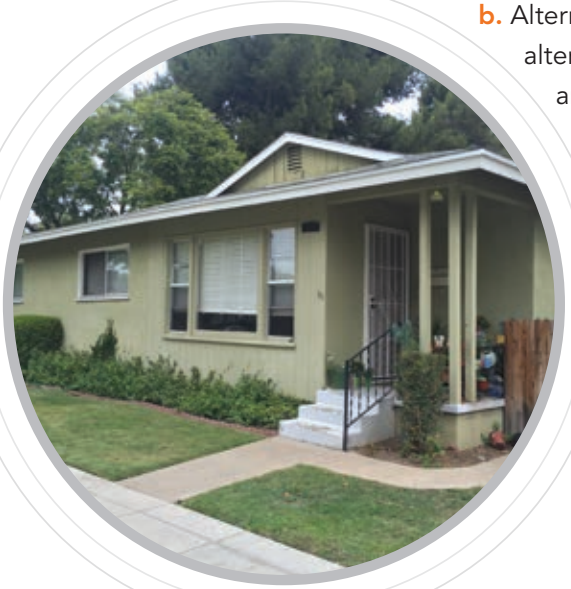
Number of Stories	1	1	1	1	1	1	1-1/2	1	2	1	1
First Floor FAR (including garages)	.15	.19	.27	.20	.25	.22	.36	.32	.33	.19	.28
Second Floor FAR	.03	.03	.04	.03	.03	.03	.08	.03	.14	.03	.03
Total FAR	.18	.22	.31	.23	.28	.25	.44	.35	.47	.22	.32

FAR Range .18 to .47 FAR
Average FAR .29 FAR

STANDARDS FOR NON-CONTRIBUTING BUILDINGS IN HISTORIC DISTRICTS

Standards for non-contributing buildings are intended to preserve the visual character of the historic district as a whole. Although non-contributing buildings are not considered to be historic, they have an impact on the streetscape of the historic district and alterations or additions to these properties should be in keeping with the character of the neighborhood.

1. Non-contributing properties shall comply with the Standards for Historic Residential Buildings – Setting or Standards for Historic Commercial Buildings – Setting.
2. Non-contributing properties shall comply with the Standards for Historic Building Features – Mechanical Systems.
3. Front porches are a common feature of historic residences in Old Towne. Removing or infilling an existing front porch on a non-contributing building is generally not compatible with the Historic District.
4. The primary building should have a main entrance and facade oriented toward the street.
5. Windows and doors should be compatible with the building's predominant architectural style or with historic buildings in the Historic District.
6. The use of traditional building materials found on historic buildings in the Historic District is encouraged for non-contributing buildings.
    a. Exterior materials shall be compatible with the size, scale, design, texture, reflectivity, durability and color of traditional materials used in the Historic District.
    b. Alternatives to traditional building materials may be considered, if the alternative material is compatible with the building's predominant architectural style or with comparable contributing buildings in the Historic District.
    c. Vinyl windows are inappropriate for use on non-contributing buildings.



Typical non-contributing residence in Old Towne

7. The use of elaborate architectural details or ornamentation that is not compatible with the building's predominant architectural style or surrounding contributing buildings should be avoided.

8. Additions to non-contributing buildings should be compatible with the mass, scale and setbacks of the existing building and surrounding historic properties.

   a. Generally, an addition should be no larger than the existing width and height of the non-contributing building and should not exceed the dimensions of surrounding historic properties.

   b. The prevailing pattern of setbacks on the street should be retained.

   c. Simple roof forms that reflect the form of the non-contributing building and surrounding historic buildings are appropriate.

   d. Second story additions to a one-story structure are discouraged. If proposed, a second story addition shall not cause a loss of privacy for surrounding properties and shall be compatible with the size, mass, and scale of properties on the same street.

   e. Conversion of attic space to habitable area within the existing roofline is encouraged. A half story addition may be appropriate, provided that the scale, size, and roof form are compatible with the streetscape.

APPENDIX A

GLOSSARY

ACCESSORY STRUCTURE – A building or structure that is on the same lot and customarily incidental and subordinate to the principal building. In the Old Towne historic districts, an accessory structure will be considered to be contributing to the historic districts, if it was constructed before 1940 and retains integrity.

AWNING WINDOW – A window hinged at the top so that the bottom edge swings out.

AWNING SIGN – Lettering stenciled or applied directly on an awning edge or valence.

BAY – Any division in a building between vertical lines or planes, especially the entire space included between two adjacent supports; thus, the space between two columns or pilasters.

BRACKET – A support element under overhangs; often decorative and functional.

CALIFORNIA REGISTER OF HISTORICAL RESOURCES – The state list of significant historical and archaeological resources. The California Register program encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act.

CASEMENT WINDOW – A window hinged at the side so that it swings open like a door.

CAPITAL – The upper part of a column, pilaster, or pier.

CHARACTER-DEFINING FEATURE – Those visual aspects and physical features that comprise the appearance of a historic resource. Character-defining features may include the overall shape of a building or structure, materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of the site and environment.

CLAPBOARD – A long thin board graduating in thickness with the thick overlapping the thin edges.

CLERESTORY – A portion of an interior rising above adjacent rooftops and having windows admitting daylight to the interior.

CONTRIBUTING/CONTRIBUTOR – A building, structure, or object that contributes to the significance of the Old Towne historic districts. A contributing building was constructed during the historic districts' period of significance and retains integrity.

CORBEL – A type of bracket; a solid piece of stone, wood or metal jutting from a wall to carry the weight of a structure above.

CORNICE – A projection at the top of a wall, usually decorative.

DEMOLITION – An act or process that destroys, moves, or razes in whole or in part a building, structure, or site or permanently impairs its structural or architectural integrity.

DESIGN REVIEW – The review process required to ensure that projects in the Old Towne historic districts are in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and the Historic Preservation Design Standards.

DESIGN REVIEW COMMITTEE – The Design Review Committee consists of five members, appointed by City Council, who, as a result of their training, knowledge and experience, are qualified to analyze and interpret architectural and site planning information. The members may include licensed landscape architects and architects, urban planners, engineers, and licensed general contractors. At least two of the members have professional experience in urban planning, architectural history or historic preservation and a general knowledge of architectural styles prevalent in Old Towne. Appointed members of the Committee live or work in the City and serve for four-year terms. The purpose of the Committee is to review the elements of architectural design, massing and scale, color palette, context, landscaping and signage of development projects to ensure that they are compatible with surrounding development and community aesthetics.

DORMER – A roofed structure, often containing a window, that projects vertically beyond the plane of a pitched roof.

DOUBLE HUNG WINDOW – A window with an upper and lower sash arranged so that each slides vertically past the other.

DOWNTOWN CORE – That area within the Old Towne historic districts comprised of the eight blocks surrounding the Plaza, bounded by the centerline of Maple Avenue on the north, Almond Avenue on the south, Grand Street on the east and Lemon Street on the west.

EAVES – The part of a sloping roof that overhangs a wall.

ELEVATIONS – A straight on view showing the appearance of a single wall of a structure, consisting of the pattern made by wall, roof and details. A structure usually has four elevations: the front, rear, and two sides. The front elevation is generally called the principal elevation or facade.

EXPOSED RAFTER TAILS – Roof rafters which extend out under the eaves and are not covered by a fascia.

FASCIA – A wooden board or other flat piece of material that covers the ends of rafters.

FLOOR AREA RATIO (FAR) – The building square footage divided by lot area. Building square footage shall include all structures on a lot, including garages and accessory structures, unless otherwise provided in the Orange Municipal Code. Parking structures shall not be included in the calculation of FAR (OMC 17.04.025).

GABLE – The triangular part of an exterior wall, created by the angle of a pitched roof.

GABLE ROOF – A roof with two sloping sides and a gable at each end.

GAMBREL ROOF – A roof with a broken slope creating two pitches between eaves and ridges, found often on barns.

HIP ROOF – A roof with four uniformly pitched sides.

HISTORIC RESOURCES INVENTORY – The City's inventory of buildings, structures, objects or sites that may be eligible for designation as historic resources at the federal, state or local level. The Inventory was first created in 1982 and was updated in 1991 and 2005.

HOPPER WINDOW – A window hinged at the bottom so that it opens in from the top.

INFILL – Generally refers to a newly constructed building within an existing developed area.

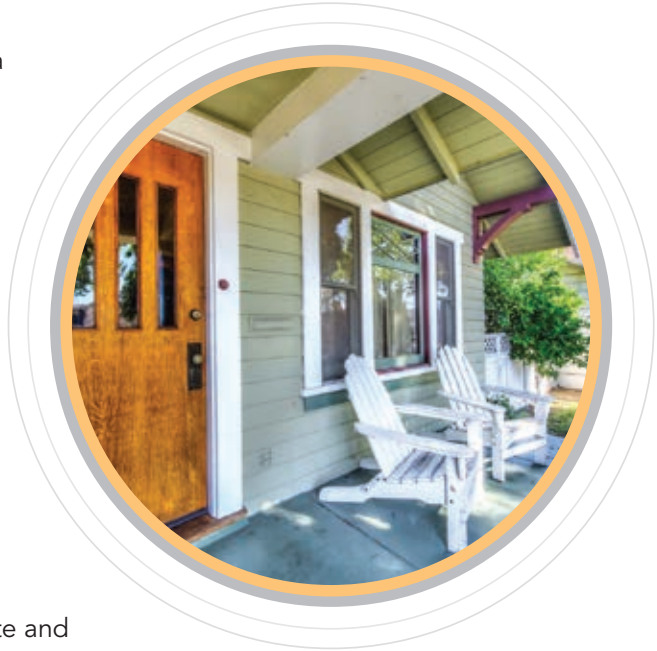
INTEGRITY – The ability of a site, building, structure, or object to convey its associations with events, people or designs from the past through its historic materials and forms. There are seven aspects that make up integrity: location, design, setting, materials, workmanship, feeling, and association. To retain integrity, a property will possess several, and usually most, of these aspects. Evaluations of integrity are based on the National Park Service National Register Bulletin – How to Apply the National Register Criteria for Evaluation.

IN-KIND – That which matches the existing in design, materials, scale, size, proportion, finish, texture, details, profile, reflectivity, and durability.

LINTEL – The horizontal member above a door or window which supports the wall above the opening.

MANSARD ROOF – A hipped roof with two slopes on each side, the lower slope being much steeper.

MASS – The perception of the general shape and form of a building, as well as its size.



MILLS ACT CONTRACT – A legal agreement between a property owner and a local municipality whereby the property owner agrees to preserve and maintain a historic resource in exchange for a potential reduction in property taxes. Enabled by state legislation adopted in 1972, the Orange Mills Act program was created by City Council in 1998.

MUNTIN – The divisional piece between the panes of glass in a window.

NATIONAL REGISTER OF HISTORIC PLACES – The federal list of historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

NON-CONTRIBUTING/NON-CONTRIBUTOR – A building, structure, object or feature that does not contribute to the historic significance of the historic districts. A non-contributing building was either constructed outside of the historic districts' period of significance or has been altered so much that it no longer retains integrity.

OLD TOWNE HISTORIC DISTRICTS – The collection of three overlapping historic districts that make up Old Towne: 1) the National Register of Historic Places Plaza Historic District; 2) the National Register of Historic Places Old Towne Orange Historic District; and 3) the local Old Towne Orange Historic District.

PARAPET – The part of a wall which rises above the edge of a roof.

PERIOD OF SIGNIFICANCE – The span of time during which significant events or activities occurred that comprise the reason why a historic district, site, building, structure or object is significant. The period of significance for the Old Towne historic districts ranges from 1870 to 1940, which encompasses the period of growth and development of the early city of Orange.

PIER – A stout column or pillar.

PILASTER – A column attached to a wall or a pier.

PITCH – The slope of a roof expressed in terms of a ratio of height to span.

PRESERVATION – The act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property.

PROPORTION – The relationship of the dimensions of building masses or architectural elements in plan or elevation.

RAFTER – A structural member of the roof that extends from the ridge to the eaves and is used to support the roof deck, shingles, or other roof coverings.

RECONSTRUCTION – The act or process of reproducing by new construction the exact form and detail of a vanished building, structure, or object, or any part thereof, as it appeared at a specific period of time.

REHABILITATION – The act or process of returning a property to a state of utility through repair or alteration that makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural value.

REPOINTING – Removal of unconsolidated or loose mortar joints between exterior brick or stone masonry, and the replacement of new mortar to bond the courses of brick or stone. Repointing also refers to the finish pattern or tooling of the joint: raked, flush, "V" shaped, concave or beaded.

RESTORATION – The act or process of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

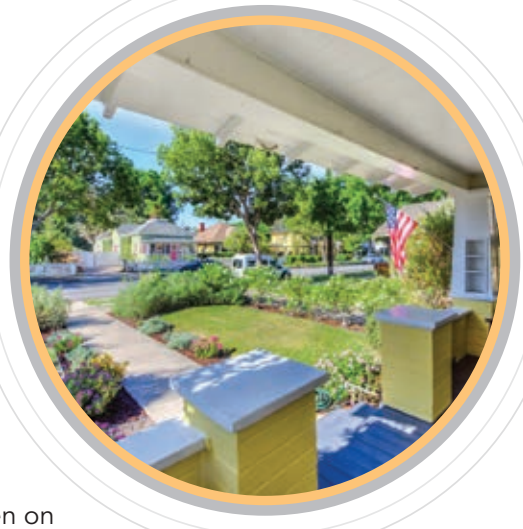
RHYTHM – The regular or harmonious recurrence of lines, shapes, forms, elements or colors, usually within a proportional system.

RIDGE – The highest line of a roof where sloping planes intersect.

SCALE – The interrelation of the size of architectural spaces, masses, elements, construction units, with the dimensions of the human figure.

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES – The *Secretary of the Interior's Standards for the Treatment of Historic Properties*, with accompanying interpretive guidelines, are used by federal agencies in the preservation of historic properties that are listed or determined eligible for listing in the National Register of Historic Places; by State Historic Preservation Offices in evaluation projects proposed for historic properties in accordance with federal regulations;

and by local governments, organizations and individuals in making decisions about the identification, evaluation, registration and treatment of historic properties. The list of 10 Rehabilitation Standards, published as the Secretary of the Interior's Standards is aimed at retaining and preserving those features and materials that are important in defining the historic character of a resource. Technical advice about archaeological and historic preservation activities and methods is included in the Standards along with guidelines for archaeology and historic preservation.



SHED ROOF – A sloping, single planed roof such as seen on a lean-to.

SHIPLAP SIDING – A horizontal siding, usually wood, with a beveled edge to provide a weather-tight joint.

SPOKE STREETS – That area within the Old Towne historic districts consisting of all properties with frontage on North Glassell Street from Maple Avenue to Walnut Avenue, South Glassell Street from Almond Avenue to the La Veta Avenue, East Chapman Avenue from Grand Street to Cambridge Street, and West Chapman Avenue from Lemon Street to Batavia Street.

STORY, HALF – The top floor of a building in which the floor area is within the established roof line, and room heights within the half story space conform to the Uniform Building Code regulations for "Habitable" space. The building has two floors of habitable rooms but appears as a one-story structure from an architectural standpoint. The half story may contain dormers. Within the Old Towne historic districts, the habitable space for the expansion of existing half-story structures and/or the new construction of half-story structures, including any dormers, shed roofs, and unfinished areas, shall not exceed sixty (60) percent of the gross floor area of the floor below.

STREETSCAPE – Those elements of the street scene including general appearance of buildings facing the street, placement and spacing of structures in relationship to each other and to the street, width of the street, and appearance of driveways, sidewalks, signage, street lights, parkways, fences, street trees, and landscaping.

TRANSOM WINDOW – A horizontal window frame with glass placed above a picture window, door, or storefront of the same width. Often the glass is decorative.

APPENDIX B

List of National Park Service Technical Guidance Documents

Preservation Briefs

Preservation Briefs provide guidance on preserving, rehabilitating, and restoring historic buildings. These NPS Publications help historic building owners recognize and resolve common problems prior to work.

1. **Cleaning and Water-Repellent Treatments** for Historic Masonry Buildings
2. **Repointing Mortar Joints** in Historic Masonry Buildings
3. **Improving Energy Efficiency** in Historic Buildings
4. **Roofing** for Historic Buildings
5. The Preservation of Historic **Adobe Buildings**
6. **Dangers of Abrasive Cleaning** to Historic Buildings
7. The Preservation of Historic Glazed Architectural **Terra-Cotta**
8. **Aluminum and Vinyl Siding** on Historic Buildings: The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings
9. The Repair of Historic **Wooden Windows**
10. Exterior **Paint Problems** on Historic Woodwork
11. Rehabilitating Historic **Storefronts**
12. The Preservation of Historic Pigmented **Structural Glass** (Vitrolite and Carrara Glass)
13. The Repair and Thermal Upgrading of Historic **Steel Windows**
14. New **Exterior Additions** to Historic Buildings: Preservation Concerns
15. Preservation of Historic **Concrete**
16. The Use of **Substitute Materials** on Historic Building Exteriors
17. **Architectural Character**—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character
18. Rehabilitating **Interiors** in Historic Buildings—Identifying Character-Defining Elements
19. The Repair and Replacement of Historic **Wooden Shingle Roofs**
20. The Preservation of Historic **Barns**
21. Repairing Historic **Flat Plaster**—Walls and Ceilings
22. The Preservation and Repair of Historic **Stucco**

23. Preserving Historic **Ornamental Plaster**
24. **Heating, Ventilating, and Cooling** Historic Buildings: Problems and Recommended Approaches
25. The Preservation of Historic **Signs**
26. The Preservation and Repair of Historic **Log Buildings**
27. The Maintenance and Repair of Architectural **Cast Iron**
28. **Painting** Historic Interiors
29. The Repair, Replacement, and Maintenance of Historic **Slate Roofs**
30. The Preservation and Repair of Historic **Clay Tile Roofs**
31. **Mothballing** Historic Buildings
32. Making Historic Properties **Accessible**
33. The Preservation and Repair of Historic **Stained and Leaded Glass**
34. Applied Decoration for Historic Interiors: Preserving Historic **Composition Ornament**
35. Understanding Old Buildings: The Process of **Architectural Investigation**
36. Protecting **Cultural Landscapes**: Planning, Treatment and Management of Historic Landscapes
37. Appropriate Methods of Reducing **Lead-Paint Hazards** in Historic Housing
38. **Removing Graffiti** from Historic Masonry
39. Holding the Line: **Controlling Unwanted Moisture** in Historic Buildings
40. Preserving Historic **Ceramic Tile Floors**
41. The **Seismic Retrofit** of Historic Buildings
42. The Maintenance, Repair and Replacement of Historic **Cast Stone**
43. The Preparation and Use of Historic **Structure Reports**
44. The Use of **Awnings** on Historic Buildings: Repair, Replacement and New Design
45. Preserving Historic **Wooden Porches**
46. The Preservation and Reuse of Historic **Gas Stations**
47. **Maintaining the Exterior** of Small and Medium Size Historic Buildings
48. **Preserving Grave Markers** in Historic Cemeteries

Preservation Tech Notes

Preservation Tech Notes provide practical information on traditional practices and innovative techniques for successfully maintaining and preserving cultural resources.

Doors

1. Historic **Garage and Carriage Doors**: Rehabilitation Solutions.

Exterior Woodwork

1. Proper **Painting and Surface Preparation**.
2. Paint Removal from **Wood Siding**.
3. **Log Crown Repair** and Selective Replacement Using Epoxy and Fiberglass Reinforcing Bars.
4. Protecting Woodwork Against Decay Using **Borate Preservatives**.

Finishes

1. **Process-Painting Decals** as a Substitute for Hand-Stencilled Ceiling Medallions.

Historic Glass

1. Repair and Reproduction of **Prismatic Glass Transoms**.
2. Repair and Rehabilitation of Historic **Sidewalk Vault Lights**.

Historic Interior Spaces

1. Preserving Historic **Corridors in Open Office Plans**.
2. Preserving Historic **Office Building Corridors**.
3. Preserving Historic **Corridor Doors and Glazing** in High-Rise Buildings.

Masonry

1. **Substitute Materials**: Replacing Deteriorated Serpentine Stone with Pre-Cast Concrete.
2. Stabilization and Repair of a Historic **Terra Cotta Cornice**.
3. Water Soak **Cleaning of Limestone**.
4. Non-destructive **Evaluation Techniques** for Masonry Construction.

Mechanical Systems

1. Replicating Historic **Elevator Enclosures**.

Metals

1. Conserving **Outdoor Bronze Sculpture**.
2. Restoring **Metal Roof Cornices**.
3. In-kind Replacement of Historic **Stamped-Metal Exterior Siding**.
4. Rehabilitating a Historic **Iron Bridge**.
5. Rehabilitating a Historic **Truss Bridge** Using a Fiber-Reinforced Plastic Deck.
6. Repair and Reproduction of **Metal Canopies and Marquees** with Glass Pendants.

Museum Collections

1. **Museum Collection Storage** in a Historic Building Using a Prefabricated Structure.
2. Reducing Visible and **Ultraviolet Light Damage** to Interior Wood Finishes.

Site

1. **Restoring Vine Coverage** to Historic Buildings.

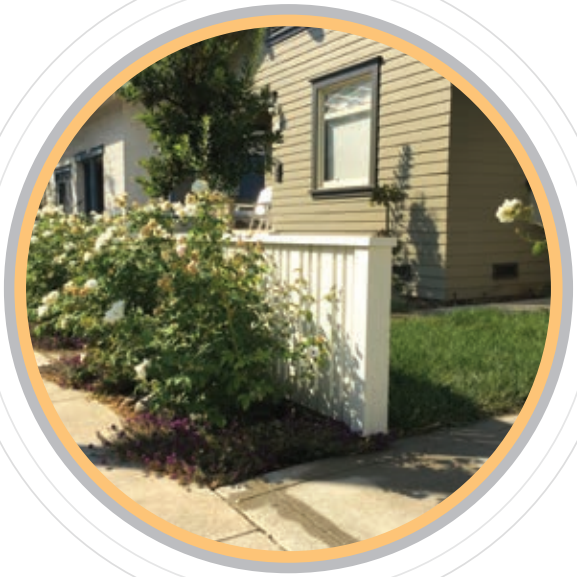
Temporary Protection

1. Temporary Protection of Historic **Stairways**.
2. Specifying Temporary Protection of Historic **Interiors During Construction** and Repair.
3. Protecting A **Historic Structure** during Adjacent Construction.

Windows

1. Planning Approaches to **Window Preservation**.
2. Installing Insulating Glass in Existing **Steel Windows**.
3. Exterior Storm Windows: **Casement Design Wooden Storm Sash**.
4. Replacement **Wooden Frames and Sash**.
5. Interior **Metal Storm Windows**.

6. Replacement Wooden Sash and Frames wth **Insulating Glass and Integral Muntins**.
7. **Window Awnings**.
8. **Thermal Retrofit** of Historic Wooden Sash Using Interior Piggyback Storm Panels.
9. Interior Storm Windows: **Magnetic Seal**.
10. **Temporary Window Vents** in Unoccupied Historic Buildings.
11. **Installing Insulating Glass** in Existing Wooden Sash Incorporating the Historic Glass.
12. Aluminum **Replacements for Steel Industrial Sash**.
13. Aluminum Replacement Windows with **Sealed Insulating Glass and Trapezoidal Muntin Grids**.
14. Reinforcing **Deteriorated Wooden Windows**.
15. **Interior Storms** for Steel Casement Windows.
16. Repairing and Upgrading **Multi-Light Wooden Mill Windows**.
17. Repair and Retrofitting **Industrial Steel Windows**.
18. **Aluminum Replacement Windows** With True Divided Lights, Interior Piggyback Storm Panels, and Exposed Historic Wooden Frames.
19. Repairing **Steel Casement Windows**.
20. **Aluminum Replacement Windows for Steel Projecting Units** with True Divided Lights and Matching Profiles.
21. **Replacement Wood Sash** Utilizing True Divided Lights and an Interior Piggyback Energy Panel.
22. Maintenance and Repair of Historic **Aluminum Windows**.



City of Orange