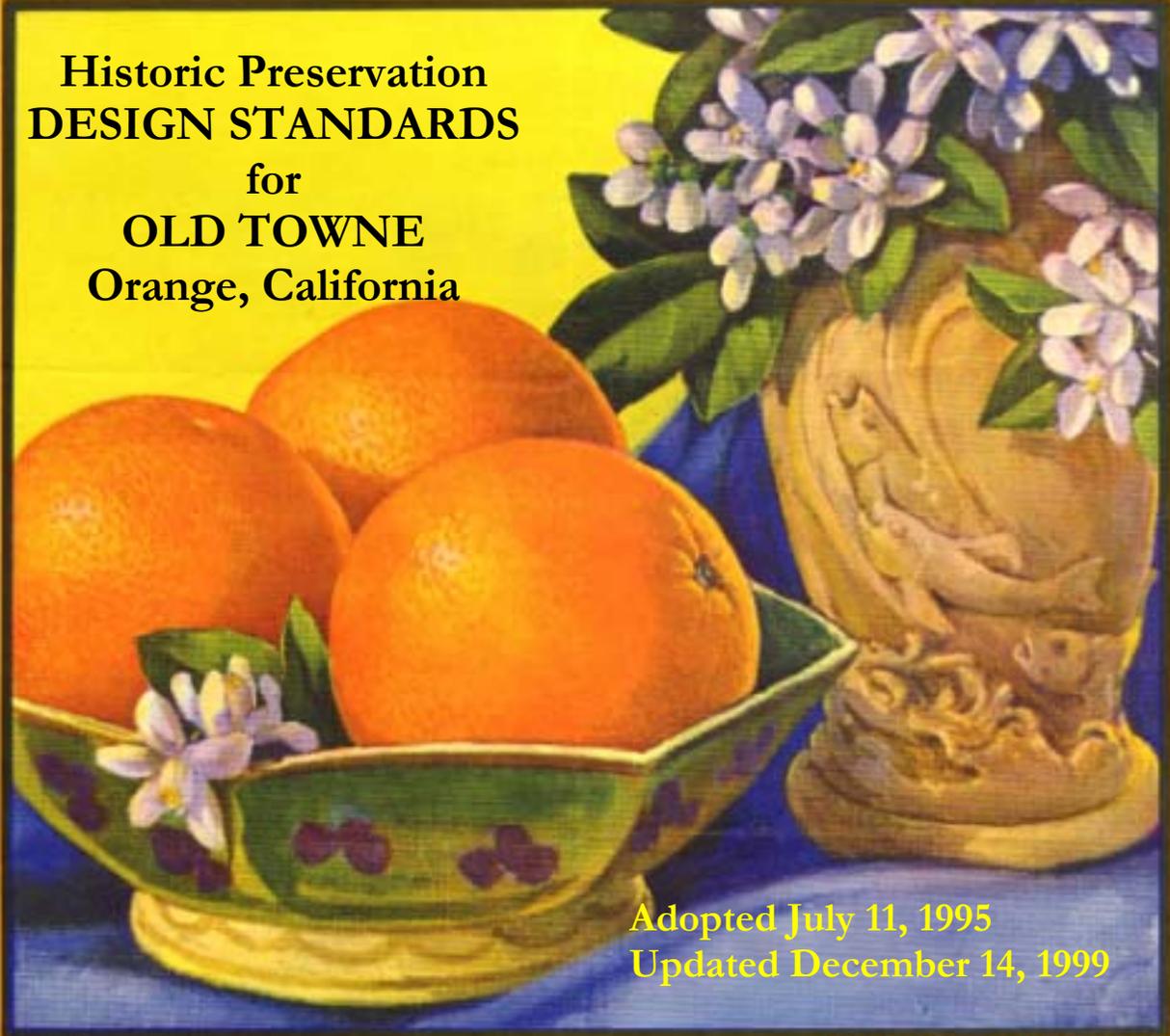


**Historic Preservation  
DESIGN STANDARDS  
for  
OLD TOWNE  
Orange, California**



Adopted July 11, 1995  
Updated December 14, 1999

Image courtesy of the California Historical Society

## **RESIDENTIAL QUADRANTS**

City of Orange  
Community Development Department  
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**Historic Preservation  
DESIGN STANDARDS  
for  
OLD TOWNE  
Orange, California**

**Residential Quadrants Excerpt**

This text contains a summary of the introductory and background text contained in the complete version of the Design Standards as adopted by the City Council, and does not include design standards for the commercial areas of Old Towne. Procedures and standards related to the residential quadrants appear as adopted by the City Council.

The Entire Standards and/or Commercial District information are available under separate cover.

*Approved by City Council  
June 13, 1995*

*Adopted by City Council Resolution #8488  
July 11, 1995*

*Revised by City Council Resolution #8996  
August 25, 1998*

*Revised by City Council Resolution #29-99  
December 14, 1999*

**OLD TOWNE DESIGN STANDARDS (RESIDENTIAL QUADRANTS)  
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## **BACKGROUND**

The City of Orange was founded in 1871 as a real estate venture by two men, Andrew Glassell and A. B. Chapman. According to State Historic Resource Surveys, Orange is unique among the region and the state in that it has the second largest concentration of historic buildings. It is important to note that as many as 1/3 of the buildings within this area are non-contributing to the National Register Historic District.

Within and near the present Old Towne boundaries as shown in Exhibit 1, a diversity of architectural styles, building types and neighborhood characteristics is present. A strong commercial core, known as the Plaza Historic District, is complemented by the surrounding residential neighborhoods. Commercial buildings dating from the 1880's through the 1920's are present and exhibit styles and architectural details unmatched in our modern times. Similarly, homes from the 1880 Victorian through post-World War I Period Revival styles are present in nearly the same concentrations as they existed in the 1920's.

## **PURPOSE**

The purpose of the Design Standards is to protect the historic and architectural resources which contribute to the cultural richness of Orange. The protection of historic districts of Orange will ensure that the City's unique quality will remain for the enjoyment, pride and economic benefit of its citizens.

The Old Towne Design Standards are legally enforceable zoning requirements designed for the long-term protection of the architectural and historical character of Old Towne Orange. The Design Standards are intended to insure compliance in the implementation of the City's General Plan, Historic Preservation Element's goals and policies. While the Historic Preservation Element establishes the importance of the preservation, rehabilitation and enhancement of the historical character of Orange, the Design Standards provide specific implementation requirements and considerations by which to evaluate individual projects.

This document is intended to combine all the processing requirements and design criteria specific to the residential quadrants of the Old Towne District into a single document. For those areas within Old Towne which are also subject to provisions of a specific plan, this document will apply only as required by the specific plan.

## **OBJECTIVE**

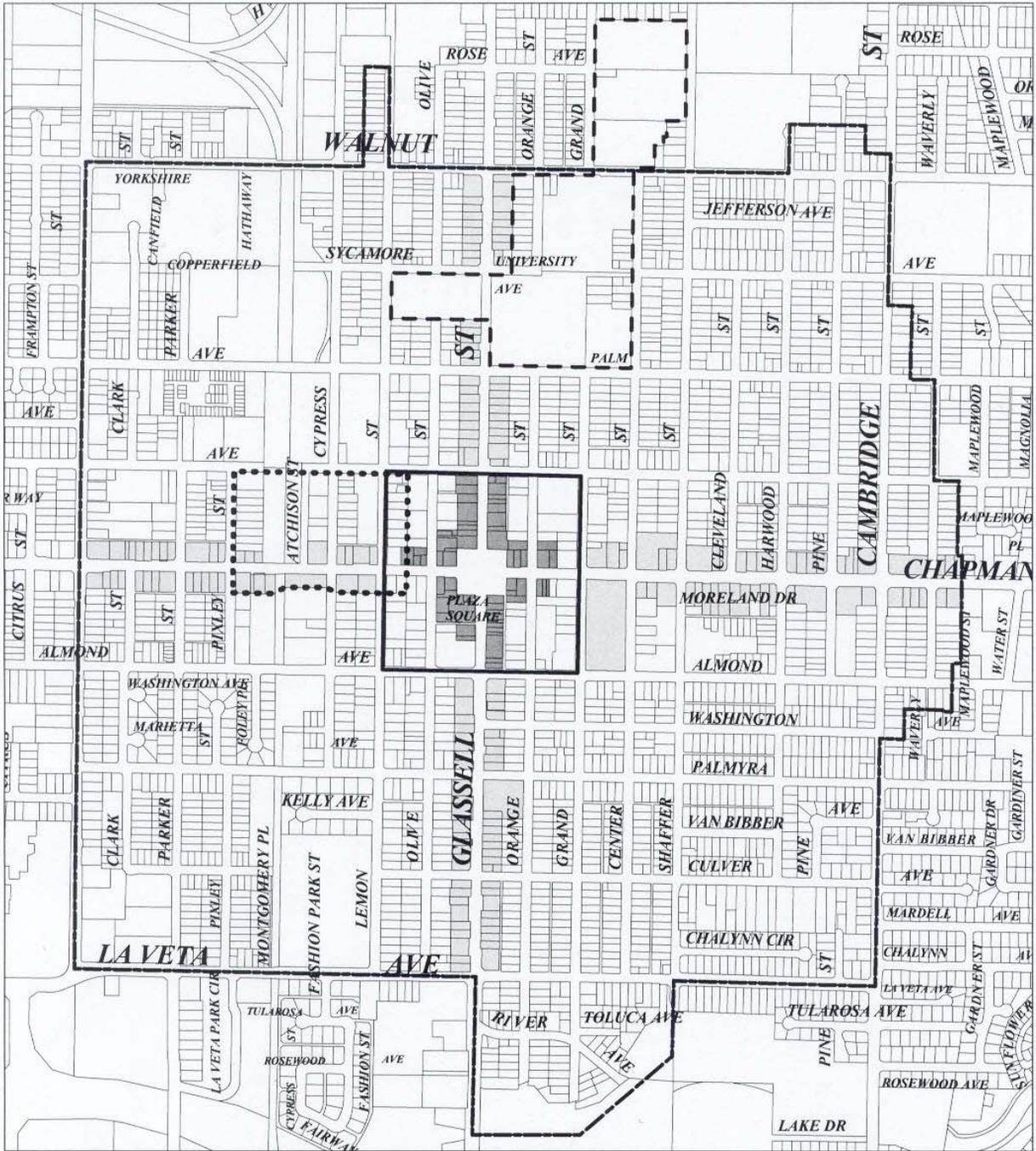
The objective of the Design Standards is to provide guidance for the enhancement and preservation of the City's Old Towne Historic District. The preservation and rehabilitation objectives of the program are to:

- Protect the desirable and unique features of the historic neighborhoods;
- Protect and stabilize property values;
- Minimize building deterioration; and,
- Ensure that new construction is structurally and aesthetically compatible with existing historic neighborhoods.

## **SCOPE**

The following map (Exhibit 1) indicates the four major components which comprise the Old Towne District: the Plaza Historic District, the Downtown Core, the Spoke Streets, and the Residential Quadrants. This map also indicates those areas subject to specific plans.

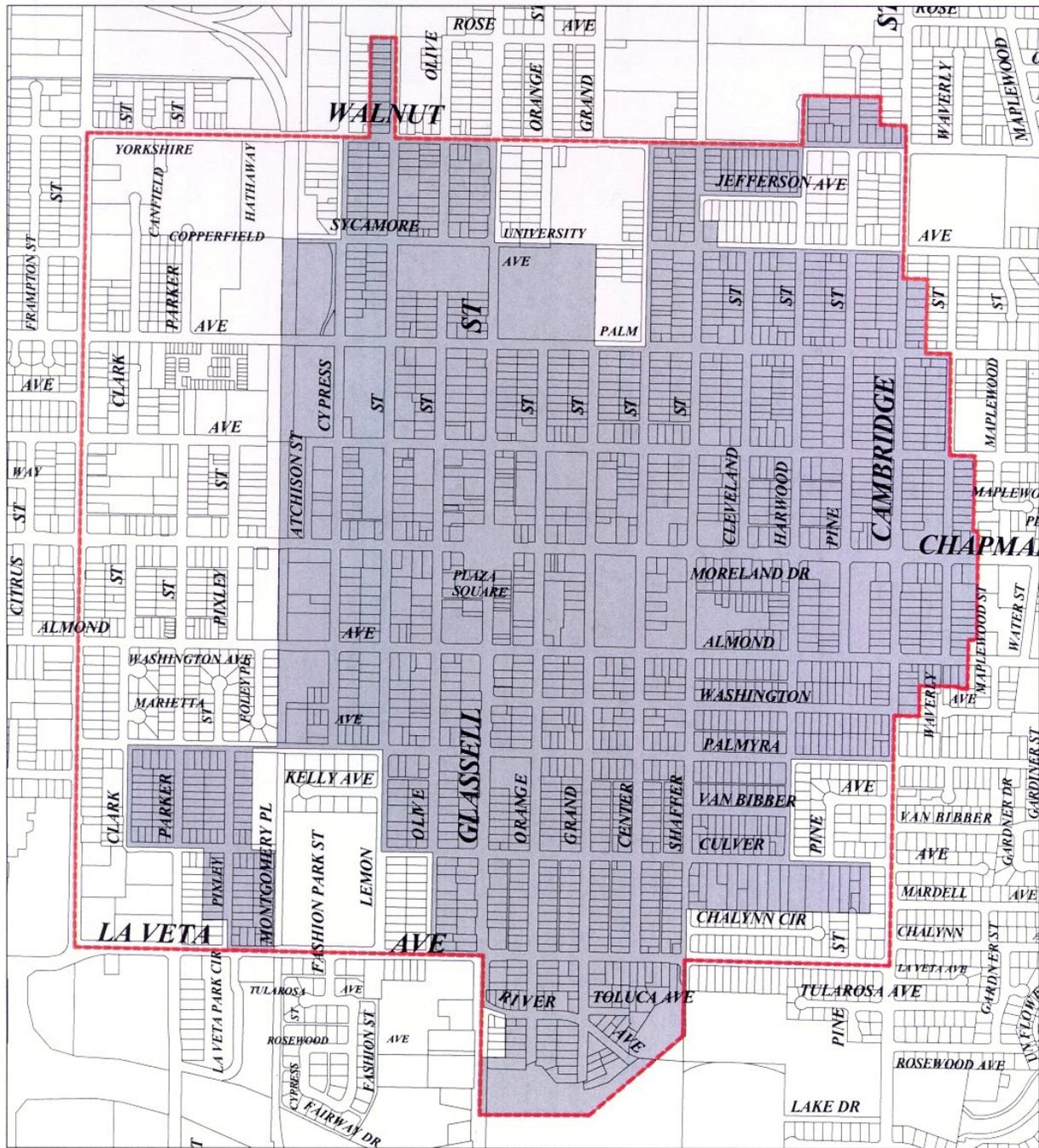
Exhibit 2 identifies the boundaries of the National Register Historic District contained within Old Towne.



- |   |                                |   |   |
|---|--------------------------------|---|---|
|  | <i>SPOKE STREET</i>            |  | <i>DEPOT AREA SPECIFIC PLAN</i>         |
|  | <i>PLAZA HISTORIC DISTRICT</i> |  | <i>CHAPMAN UNIVERSITY SPECIFIC PLAN</i> |
|  | <i>DOWNTOWN CORE</i>           |  | <i>OLDTOWNE BOUNDARY</i>                |



**EXHIBIT 1**



### OLD TOWNE HISTORIC DISTRICT

- OLD TOWNE DISTRICT
- NATIONAL REGISTER HISTORIC DISTRICT



EXHIBIT 2

## **DESIGN REVIEW**

All projects within the Old Towne District are subject to design review. The design review process allows the City to evaluate each individual project and its relationship to its surroundings (streetscape). The design standards address the following elements:

- a. Site Planning
- b. Rhythm of Spacing of Buildings on a Street
- c. Height, Scale and Massing of Structures
- d. Arrangements of Doors, Windows, and Other Openings
- e. Textures, Materials and Colors
- f. Roof Shape
- g. Entrances and Approaches
- h. Landscaping
- i. Lighting
- j. Signage
- k. Overall Design Quality

## **APPLICATION PROCEDURES**

To assure compliance with the Design Standards, the City has implemented a project review and approval process. This process includes design review, whereby all projects are evaluated for compliance with these design standards, and environmental review, which considers potential impacts of projects upon existing historic resources and the Old Towne District as a whole.

### **REVIEWING BODIES**

#### **Design Review Committee**

The City's Design Review Committee (DRC) is a body of five professionals appointed by the City Council, and authorized by the Zoning Ordinance to review design elements of construction projects throughout the City. The DRC reviews all projects in the Old Towne Historic District for compliance with these Design Standards. Their role is largely advisory to the Planning Commission, because the DRC does not have authority to take final action on projects requiring environmental review. However, the DRC is authorized to take final action on certain projects identified in the Design Review section below, when environmental review is not required.

#### **Planning Commission**

The City's Planning Commission is a body of five City residents, appointed by the Mayor with approval of the majority of the City Council. The Commission is authorized by the Zoning Ordinance to review land use, environmental and historic preservation issues. When projects in the Old Towne Historic District require environmental review and/or land use applications, they are subject to review by the Planning Commission, who will also evaluate whether the project conforms to these Design Standards.

#### **City Council**

The City Council has final review of all matters relating to planning and zoning. Projects in the Old Towne Historic District will be reviewed by the City Council upon appeal of a Planning Commission decision, or when the project involves an Environmental Impact Report, or certain land use applications (such as zone change, General Plan amendment, tentative tract map, etc.).

## **DESIGN REVIEW PROCESS**

The various levels of City review needed to verify that any project in the Old Towne District complies with the Design Standards are described below. Routine maintenance does not require formal review, although staff consultation is recommended. Routine maintenance includes painting of structures, and duplicating damaged or deteriorated exterior architectural features.

### **Staff Review**

Those projects listed below are subject to review and approval over the counter by staff in the following manner:

- Step 1:** An applicant brings plans to the Planning Counter for review by staff.
- Step 2:** If the project meets standards, approval is granted over the counter, and the applicant applies for building permits (when necessary).
- Step 3:** If staff determines that a project does not comply with the standards contained in this document, approval will not be granted unless plans are modified to meet standards. An applicant may appeal staff's determination of non-compliance to the DRC. Such appeals shall utilize the process enumerated in Section 17.08.050 of the Orange Municipal Code, but shall be heard by the DRC.

- a. Minor exterior alterations, including installation, change, replacement or removal of the following:
  - Doors, windows, columns, piers, siding and architectural trim;
  - Roofing;
  - Major landscape features;
  - Installation and replacement of air conditioning units and new electrical service meters
  - Chimneys, fireplaces, and masonry piers;
  - Decks;
  - Modifications to accommodate access for the disabled;
  - Accessory structures less than 120 square feet, such as trash enclosures, storage sheds, etc.; and,
  - The following when located in a front or side yard area, or are visible from the public street:
    - Skylights, solar panels, greenhouse windows, and roof mounted equipment
    - Hardscape and new flatwork
    - Arbors and fences
- b. Installation of new signs upon buildings for which there is an approved sign program, or routine maintenance of existing signs.

### **Design Review Committee Review**

The projects listed below will generally be exempt from the provisions of the California Environmental Quality Act (CEQA), and subject to review and approval by the DRC, unless there are specific or unusual circumstances or the cumulative impacts of successive projects of the same type over time is significant.

- a. New signs and sign programs.

- b. Any change or alteration of any facade within the Plaza Historic District, when it can be shown that the changes will not have an adverse impact on the existing structure, the surrounding area or the Historic District.
- c. External changes and facade renovations on unreinforced masonry (URM) buildings undergoing seismic retrofitting as required under the City's Seismic Strengthening Provisions for URM Buildings, Chapter 15.55, when it can be shown that the changes will not have an adverse impact on the existing structure, the surrounding area or the Historic District.
- d. Addition to a contributing structure, when the addition involves the removal of a wall but no floor area, is not visible from the street, increases the floor area of the existing structure by less than 20%, does not exceed the height of the existing structure, and utilizes the same materials, colors, roof pitch and architectural style as the existing structure. If the building is designated as a cultural resource, and is individually listed on or eligible for listing on the National Register, then any addition will require environmental review by the Planning Commission.
- e. Addition to a non-historic resource, provided the addition does not exceed a height of 1 ½ stories, the project involves the removal of no more than 25% of the existing floor area, and it can be shown that the changes will not have an adverse impact on the existing structure, the surrounding area or the Historic District.
- f. Any combination of alterations occurring within a 60 month period which result in a non-historic resource being enlarged by more than 20% of the original floor area.
- g. New accessory structures, greater than 120 square feet in size.
- h. Demolition of non-contributing accessory structures greater than 120 square feet, when the replacement structure is similar in function and size to the structure being removed.

### **Planning Commission Review**

The projects listed below will generally require preparation of a Negative Declaration or Mitigated Negative Declaration, and review and approval by the City Planning Commission:

- a. Partial demolition of a structure, when it can be shown that there will be no significant adverse impact to the structure, the surrounding area or the Historic District.
- b. Demolition of a contributing accessory structure greater than 120 square feet in size.
- c. Demolition of a non-historic resource, when it can be shown that there will be no significant adverse impact to the surrounding area or the Historic District.
- d. Addition to a contributing structure, when the addition is visible from the street, increases the floor area of the existing structure by more than 20%, or exceeds the height of the existing structure.
- e. Any addition to, or modification of, a building designated as a cultural resource (individually listed on or eligible for listing on the National Register).
- f. Any combination of alterations occurring within a 60 month period which result in a contributing structure being enlarged by more than 20% of its original floor area.
- g. Additional units on a lot zoned for such purposes, when the existing structure is retained in place, and it can be shown that the additional units will not have a significant adverse impact upon the existing structure, the surrounding area or the Historic District.

- h. Infill construction on a lot, in conjunction with demolition of a non-historic resource, when it can be shown that the construction will not have a significant adverse impact upon the surrounding area or the Historic District.
- i. Infill construction on vacant property, when it can be shown that the construction will not have a significant adverse impact upon the surrounding area or the Historic District.

### **City Council Review**

The projects listed below will generally require preparation of an Environmental Impact Report, and review and approval by the City Council:

- a. Demolition of a contributing structure, site or historic feature.
- b. Partial demolition of a contributing structure, when it can be shown that there will be a significant adverse impact to the structure, the surrounding area or the Historic District.
- c. Any infill construction, when it can be shown that the construction will have a significant adverse impact upon the surrounding area or the Historic District.

### **Demolition Review**

Demolition review is a process as established in the demolition ordinance (Section 17.10.090 of the Orange Municipal Code) that provides for review and approval of replacement structures prior to issuance of a demolition permit. Such review is intended to assure that replacement structures are compatible with the established character of the Old Towne District and individual structures, and conform to adopted design standards. Demolition review is required whenever all or part of a structure is removed from a site in Old Towne (either by relocation or destruction) when such removal permanently impairs the architectural or structural integrity of the structure.

Exception: Demolition review is not intended to apply to:

- Demolitions ordered by the Chief Building Official or Fire Chief of the City of Orange to remedy conditions determined to be dangerous to life, health or property. Demolitions of structures in the Plaza Historic District require approval of the State Historic Preservation Office.
- Demolition of a non-historic resource which has a floor area less than 120 square feet.

## **REVIEW AND APPROVAL**

### **REVIEW CRITERIA**

In addition to the Old Towne Design Standards, the decision makers shall consider the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation (see Appendix B) and the following general criteria in making a project determination:

1. Compatibility of the project with surrounding development and neighborhoods:
  - a. The development shall be consistent in size, scale and context with surrounding development.
  - b. The development shall retain the historic relationship between buildings, landscape features and open space.
  - c. Building design, colors and material shall be compatible with the character of the existing structure and surrounding area.

- d. Additions shall be designed and constructed so as to not significantly change, obscure, damage, or destroy the character defining features of an historic building or feature.
  - e. The development shall not erode or adversely affect an historic resource or district.
2. Adequacy of screening/buffering:
- a. Trash receptacles, storage and loading areas, and mechanical equipment shall be screened from view of public streets, in a manner which is architecturally compatible with the building.
3. Landscaping:
- a. The type, size and location of landscape materials shall be compatible with the scale of building(s) and property.
4. Signs:
- a. All signage shall be compatible with the building design, scale, colors and materials.
  - b. All signs within the Plaza Historic District shall be of a size and style compatible with the historic building and shall not cover or obscure significant architectural detailing or features.
  - c. Property addresses must be visible from street.
5. Streetscape
- a. Building facades shall be complementary and blend with neighboring structures.

## **CONDITIONS OF APPROVAL**

The reviewing bodies may require reasonable conditions of approval to implement the standards contained in this document.

## **FINDINGS REQUIRED**

The reviewing body shall make findings for all projects it reviews based upon design criteria stated above. Specific findings shall be made as follows:

1. For all projects:

The proposed work conforms to the standards and design criteria referenced and/or recommended by the Design Review Committee or other reviewing body for the project.

2. For projects located in the National Register Historic District:

The proposed work complies with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation.

3. For building additions and modifications:

The proposed work will neither adversely affect the significant architectural features of the building, nor adversely affect the character of historical, architectural, or aesthetic interest or value of the building, its site, or the surrounding area.

4. For new construction:

The use and design of any new construction shall not adversely affect, and shall be compatible with, the use and design of existing buildings within Old Towne.

**ENVIRONMENTAL REVIEW**

All projects in Old Towne must comply with the California Environmental Quality Act (CEQA).

**DESIGN CRITERIA AND DEVELOPMENT STANDARDS**

The following development standards and design criteria apply to all historic structures within the residential quadrants. These requirements are in addition to the zoning standards applicable to each property. Where conflicts arise, these standards supersede base zoning requirements. The standards recognize that the significance of the historic resource results from the accumulation of historic structures, rather than from isolated individual buildings. Therefore, they emphasize context and compatibility in design of building additions, rehabilitation or new infill structures.

**GENERAL**

**New Construction**

1. The design of a new residence shall be complementary to other residences on the block. Specifically, infill construction shall be consistent with the following characteristics of contributing buildings on the street:
  - a) Massing, scale, shape, and proportions.
  - b) Open space, rhythm and pattern.
  - c) Landscape features.
2. The design of infill construction in those portions of the residential quadrants that are zoned for commercial or industrial uses shall comply with the Design Standards for the Amendment to the Southwest Project area, and the Santa Fe Depot Area Specific Plan.

**Additions and Alterations to Historic Structures**

Additions shall be compatible with the other buildings on the block and/or adjacent corner development. This includes compatibility with the street pattern between buildings, their open space, height, mass and bulk. New additions, exterior alterations, or related new construction shall not destroy historic features that characterize the property. The new work shall be compatible with the old in terms of the massing, size, scale and architectural features, to protect the historic integrity of the property and its surroundings. New additions and adjacent or unrelated new construction shall be undertaken in such a manner that if removed in the future, the historic property would be unimpaired.

**Additions to Non-Historic Structures**

Additions to and rehabilitation of non-contributing buildings shall use the design features of the buildings original period, and shall be compatible with its surroundings with respect to size and scale.

**DESIGN STANDARDS**

### **Siting Design**

1. All buildings shall have a minimum front yard setback of 20 feet.
2. No required parking shall be permitted in front of any principal building.
3. When an industrial zone faces a residential zone, it is recommended that parking and related office uses be situated at the front of the site to reduce impacts associated with operation of manufacturing functions.
4. See “the Whole House” for definitions of style and general reference. Also see Appendix B and/or the Planning Department.

### **Building Design – Residential Structures**

1. Facades
  - a) Orientation - The principal facade of a new building shall be oriented parallel to the street it faces.
  - b) Floor Elevations - The height of the floor above grade shall be similar to floor height of neighboring properties.
  - c) Facade Elements - In remodeling and restoration of existing buildings, it is recommended that elements such as protruding bays, dormers, covered porches, and various off-sets of the facade generally be preserved, and in new construction, contemporary adaptations of such elements may be appropriate.
  - d) Additions - In order to preserve the facades of existing buildings and to generally maintain the existing character or block faces, the construction of additions to existing contributing buildings are generally discouraged in yards adjoining public streets and should instead be confined to side and rear yards which are generally out of public view.
  - e) Maintenance of Facades and Elevations Facing a Public Street - Where air conditioning units, mechanical equipment, stairways, new exists, additional windows, or other such elements must be added to accommodate the new use, these shall be added to the least visible portions of the building.
2. Height and Mass
  - a) The height of new infill and building additions within the R1 and R2 zones shall not exceed one and one-half stories. Two stories may be permitted subject to issuance of a conditional use permit.
  - b) The height of new infill construction and building additions within the R3 and R4 zones shall be as follows:
    - Properties currently developed with a two-story residential structure may add-to or rebuild the property to a two-story height limit.
    - Properties currently developed with a one or one and one-half story residential structure, and are adjacent to a one or one and one-half story residential structure, may add-to or rebuild the property to a one and one-half story height limit. Properties are considered adjacent when they share any portion of a common boundary, meet at any point or are separated only by a private right of way, or a public right of way less than 36 feet in width.
    - Properties limited to a one and one-half story height limit may request additional height to two stories subject to the issuance of a Conditional Use Permit.

- c) All new two-story residential construction shall be designed to minimize the impact on the privacy of adjacent properties. Design should employ features such as frosted glass and clerestory windows to minimize visual intrusion from second story windows and shall limit the use of side access stairways/doors, patios/balconies, and severe shadow producing elevations.
- d) Cantilevers, as architectural elements, may be permitted on accepted Old Towne styles (Craftsman, Victorian, California Bungalow), where such elements do not project beyond the edge of the eave line of the roof.

### 3. Front Entrances and Porches

- a) Detailing - Railings, moldings, tile work, carvings and other detailing and architectural decorations on front entrances and porches must be typical of the style and period of the main building.
- b) Enclosures - A front entrance or porch may not be enclosed with any material, although, mesh screens may be permitted on Craftsman, Victorian, and California Bungalow style structures and retain the style and period of the building.
- c) Style - Each main building must have a front porch or entry treatment with a shape, roof form, materials, and colors that are typical of the style and period of the building. A front entrance or porch must reflect the dominant horizontal and vertical characteristics of the main building.

### 4. Windows and Doors

- a) Front facade openings - The number of door openings in the front facade of the main building must not be increased. Each story of a front facade of the main building must contain at least two windows or one window and a door.
- b) Security and ornamental bars - Security and ornamental bars are only permitted on California Spanish, Mediterranean or Mission Style homes.
- c) Shutters - Shutters must be typical of the style and period of the building and generally match the size of the opening.
- d) Style

All windows and doors in the front facade of the main building must be proportionally balanced in a manner typical of the style and period of the building.

- o No single, fixed plate glass is allowed except as part of an original period design (i.e. transom and sidelights). The size and proportion of window and door openings located on the front and side facades of the main building must be typical of the style and period of the building.
- o All windows and doors in the front and side facades of the main building must be typical of the style and period of the building.
- o The frames of windows must be trimmed in a manner typical of the style and period of the building.

### 5. Architectural Features

#### a) Roofs

- Slope and pitch - The degree and direction of roof slope and pitch must be typical of the style and period of the main building and compatible with existing building forms in this district: Victorian, Hip Cottage, California Bungalow, Craftsman Bungalow. Flat roofs are permitted on Mediterranean, Revival, Prairie School, covered porches or porte cocheres. Secondary roof forms for porches or

dormers shall also be compatible in style and placement. Generally, the roof form must be considered in the context of the existing roof forms on adjacent buildings.

- Overhang - The minimum permitted roof overhang for a new or move-on main building is 18 inches. A replacement roof on an existing building must have an overhang that is equal to or greater than the overhang of the roof it replaces. Additions shall maintain the same size and design of overhang, brackets, and lookout rafters. Exposed eaves, rafter tails, fascia design and material shall be compatible with existing roof style.
- Patterns - Roof patterns of a main building must be typical of the style and period of the architecture of the building.
- Materials - A listing of alternate materials is provided in Appendix B.
- Skylights and solar panels - Except as otherwise provided in this subsection, skylights, and solar panels are only permitted on:
  - The rear 50% of the roof of a main building on an interior lot;
  - The rear inside quadrant of the roof of a main building on a corner lot; and,
  - The roof of an accessory building in the rear yard.

The Design Review Committee may allow skylights and solar panels at another location on a building if their placement does not have an adverse effect on the architecture of the building, block face, or the Old Towne District as a whole.

#### b) Stairs

Second and third story exterior staircases are only permitted on accessory buildings and the rear 50% of the main building, except that they are not permitted on exterior street elevations.

#### c) Columns

- Function - Columns are only permitted as vertical supports near the front entrance of the main building or as vertical supports for porches.
- Materials - Columns must be constructed of brick, stucco, wood, cut stone, or other materials that look typical of the style and period of the main building. No pipe or wrought iron columns are permitted.
- Style - Columns must be of a style typical of the style and period of the main building.
- Width dimensions - The width of a column shaft at its widest point must be at least:
  - One-eighth of the height of the column for a one-story column; and
  - One-tenth of the height of the column for a two-story column.

d) Chimneys

All chimneys must be compatible with the style and period of the main building. Chimneys on the front 50% of a main building or on a corner side elevation must be constructed of brick, stucco, natural stone, or other materials that match or are compatible in texture, color and style with the main building; and of a style and proportion that is typical of the style and period of the main building.

e) Eaves and Soffit Height

The eaves or soffit height of a main building must be within 10% of the eaves or soffit height of the closest main building in this district of a similar style and having the same number of stories.

f) Porte Cocheres (Covered Entrance Porch)

Porte cocheres must be preserved as architectural features and not be enclosed by fences, gates or other structures or materials.

### **Building Design - Non-Residential Structures**

1. There are several small 1930's commercial structures located within residential zones in the northwest and southwest residential quadrants. These structures are considered non-conforming, and are subject to the Orange Municipal Code requirements pertaining to non-conforming structures and uses. Any exterior repair, rehabilitation or minor changes that are permitted by the Orange Municipal Code, must be conducted in accordance with the design provisions of the Southwest Project Area Old Towne Thematic District.
2. The Design Standards for the Amendment to the Southwest Project Area shall apply to non-residential building additions and infill construction in those areas zoned for commercial and industrial use. These standards cover new construction, adaptive reuse, new additions, rehabilitation and general site standards.
3. All projects within the boundaries of the Santa Fe Depot Area Specific Plan shall comply with the provisions of that Plan.

### **Materials**

1. In general, the only permitted facade materials are brick, wood siding, cut stone, and stucco. Where such architectural styles used a mixture of materials it will be permitted, otherwise all four sides shall use the same material. All facade treatments and materials must be typical of the style and period of the main building, and the level of detailing shall be the same for all facades.
2. Brick. All exposed brick on facades must be fired brick as defined by the American Standard Testing Materials Designation.
3. Wood Facades. Existing wood facades must be preserved as wood facades. Wood shingles are not permitted as a primary facade material, but may be used in gables and on columns and foundation skirts in a manner that is typical of the style and period of the main building.
4. Material substitutes will be considered during project review (fiber-glass columns, tin cornices, etc.) however, traditional detailing and intent shall be maintained. Any improvements, restoration or new construction shall duplicate traditional original details and materials as accurately as possible. See Appendix B for policy on use of alternate materials.

### **Colors**

1. All structures shall have a dominant color. The colors of a structure must be compatible.

2. Fluorescent and metallic colors are not permitted on the exterior of any structure.
3. The use and color of stain shall be typical of the architectural style and period of the structure.
4. Brick surfaces not previously painted shall not be painted unless it has been determined through City review that painting is absolutely necessary to restore or preserve the brick, or when adding to or renovating the existing structure, a replacement brick of similar color and texture is not obtainable.

### **Lighting**

Outdoor light fixtures must be compatible with the style and period of the main building and not obscure or conflict with significant architectural details of the building. Overhead and exposed wiring and conduit for outdoor lighting is not permitted.

### **Signage**

Refer to the City's Sign Ordinance for the requirements that apply to signs in the residential quadrants. Requirements are based upon the base zoning and, in some cases, the type of use.

### **Landscape Standards**

#### 1. General

In contrast to the formal patterns in the Plaza Historic District and Spoke Street Corridors, the character of the residential landscape is established with a variety of plant materials.

#### 2. Fences

- a) Fences must be constructed and maintained in a vertical position.
- b) The top edge of a fence must be along a line that is either horizontal, or substantially parallel to grade.
- c) Fences and walls located within the front yard setback area shall not exceed 42" in height. Fences and walls located in side and rear yards shall not exceed six feet in height. Where there is a difference in grade between adjacent properties, the maximum fence height shall be six feet as measured from the high grade side and eight feet as measured from the low grade side.
- d) The color, texture, pattern and dimensions of masonry columns and bases, and the color, width, type and elevation of mortar joints in a fence column or base must match the masonry and mortar joints of the main building as nearly as practicable. All exposed brick in a fence column or base must be fired brick as defined by the American Standard Testing Materials Designation.
- e) Wrought iron and metal fences must be compatible with the style and period of the main building. If a wrought iron or metal fence is painted or colored, the color must complement the color of the main building.
- f) Wooden fences must have structural posts at least four inches in diameter (nominal size). The side of a wooden fence facing a public street must be the finished side. Wooden fences may be painted or stained a color that is complementary to the main building.

#### 3. Sidewalks, Driveways and Curbing

##### a) Materials

All private sidewalks and curbing must be constructed of concrete, or brick that matches or is compatible in texture, color, and style with the surrounding paving materials.

b) Width, Style and Spacing

- In new developments of four units or fewer, the minimum permitted width of a driveway in the front yard is nine feet, and the maximum width is 12 feet.
- Ribbon driveways are encouraged for new residential projects to break up the expanse of paving and to provide increased landscaping. When used, the ribbon must cover 75% of the length of the driveway, and have a minimum internal grass width of 18 inches.
- A driveway constructed in the front yard must be spaced a minimum of one foot from an existing driveway on an adjacent lot.

4. Parkway/Street Trees

All plantings must comply with City Standards regarding spacing, utility and vision clearance and maintenance. A permit must be obtained from the Public Works Department, for all plantings in the parkway area.

A “Designated Parkway Tree List” is available from the Public Works Department.

## APPENDIX A

### DEFINITIONS

**ADAPTIVE REUSE** - converting a building designed for specific use to a new use (e.g. a residence converted to office space).

**ARCADE** - an arched roof or covered passageway.

**ARCH** - a curved structure supporting its weight over an open space such as a door or window.

**ARTICULATION** - clear and distinct separation between design elements.

**ART DECO** - a decorative style widely used in the architecture of the 1930's, characterized by a smooth wall surface (usually of stucco), sharp angular surface forms such as zigzags, chevrons, and other stylized and geometric motifs, usage of towers and other vertical projections above the roof line to give a vertical emphasis.

**ASYMMETRY** - the balanced arrangement of different elements without a common axis.

**AWNING SIGN** - lettering is usually stenciled or applied directly on an awning edge or "fringe" area. Darker colored awnings with white lettering are recommended. Awning signs are visible from passing automobiles and from pedestrians across the street surveying several businesses at a glance.

**BACKLIT** - illuminated internally or from the inside.

**BALUSTER** - an upright support for a rail.

**BALUSTRADE** - a series of balusters surmounted by a rail.

**BATTERED** - flared or sloping design found at the base of piers, and fireplaces of craftsman homes.

**BAUHAUS** - a school of design established in Germany by Walter Gropius in 1919. The term became synonymous with modern teaching methods in architecture and the applied arts, and with a functional aesthetic for the industrial age.

**BAY** - a regularly repeated spatial element in a building defined by beams or ribs or their supports.

**BAY WINDOW** - a window projecting outward from the main wall of a building.

**BLADE OR HANGING PEDESTRIAN SIGN** - generally a small and pedestrian oriented sign presenting itself perpendicular to and directly above the sidewalk. This

type of sign typically consists of paint on wood or metal. Lighting is received by ambient and/or accent sources. The sign lends itself to artistic expression on both sign faces and in some cases on the mounting frame itself which can become a further decorative design element. May also be referred to as a guild sign.

**BLOCKFACE** - within a block, the properties along one side of the street, which face that street.

**BOLLARD** - a vertical, freestanding, short post used as a barrier to vehicles.

**BRACKET** - a support element under overhangs; often more decorative than functional.

**CAPITAL** - the upper part of a column, pilaster, or pier; the three most commonly used types are Corinthian, Doric, and Ionic.

**CANTILEVER** - a beam or architectural element projecting beyond a wall line without support from below.

**CLAPBOARD** - a long thin board graduating in thickness with the thick overlapping the thin edges; also known as weatherboard.

**CLERESTORY** - an upward extension of a single storied space used to provide windows for lighting and ventilation.

**COLONNADE** - a row of columns supporting a roof structure.

**CONTRIBUTING BUILDING OR STRUCTURE** (as used in this document) - all pre-1940 buildings and structures located within an established historic district, whether individually designated historic or not, provided they retain their architectural integrity. All contributing buildings and structures are subject to the Old Towne Design Standards and the Secretary of the Interior's Standards for Rehabilitation.

**CORNICE** - a projection at the top of a wall, usually decorative.

**CRITERIA** - flexible recommendations designed to develop compatibility among the building, its neighbors, and the area. Criteria are flexible to avoid the danger of sameness. They encourage rather than insist, and discourage rather than prohibit. They guide, but can't design.

CUPOLA - a small structure, sometimes rectangular but usually round in plan, projecting from the ridge of a roof.

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.

DENTIL - alternate square block and blank spaces on a cornice that give the appearance of teeth.

DESIGN ZONE - the area within which a proposed building must consider adjacent developments for consistency of design.

DOME - a hemispherical roof or ceiling.

DORMER - a vertically framed window which projects from a sloping roof and has a roof of its own.

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 District comprised of the eight blocks surrounding the Plaza Historic district, 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 under part of a sloping roof that overhangs a wall.

ECLECTIC - a composition of elements from different styles.

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, front, sides and rear. The front elevation is generally called the principal elevation or facade.

EXPOSED RAFTER TAILS - decorative roof rafters which extend out under the eaves.

FACADE - the exterior face of a building which is the architectural front, sometimes distinguished from other faces by elaboration of architectural or ornamental details.

FASCIA - a flat strip or band with a small projection, often found near the roofline in a single story building.

FINIAL - a vertical ornamentation at the top of a gable or tower.

FENESTRATION - the arrangement and design of windows in a building.

FRIEZE - a decorative sculptural ornament which is very flat and shallow.

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

GABLE ROOF - a double pitched roof.

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

GARISH - that which is gaudy, showy, flashing, dazzling, or too bright to be aesthetically pleasing.

HIP ROOF - a roof with four uniformly pitched sides.

HISTORIC RESOURCE - a building, structure, object, site or district identified in the 1982 Historic Inventory as historic resources (i.e. Plaza Park, Morton Bay Fig Tree, Plaza Fountain, etc.). Also see Contributing Building or Structure.

HISTORIC STRUCTURE - any structure constructed prior to 1940. Also see Contributing Building or Structure.

INFILL - generally refers to a newly constructed building within an existing developed area. As used in this book the term refers to non-historic buildings which have been constructed in the Old Towne Historic District.

IN KIND MATERIALS - that which matches the existing in material, design, texture and color.

INTERNATIONAL STYLE - the functional style of architecture, devoid of regional characteristics, created in Western Europe and the USA during the early 20<sup>th</sup> century and applied throughout the world. Houses constructed in the international style are characterized by a flat roof, usually without a ledge (coping) at the roof line, metal casement windows set flush with the outer wall, smooth unornamented wall surfaces with no decorative detailing at doors or windows, and an asymmetrical facade.

KIOSK - a small, light structure with one or more open sides.

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

MANSARD - a roof with two slopes on each side, the lower slope being much steeper, frequently used to add a window to an upper story.

MODERNE - a style of architecture characterized by a smooth wall surface (usually of stucco), a flat roof, usually with a small ledge (coping) at the roof line, horizontal grooves or lines in walls and horizontal porch railings giving a horizontal emphasis, and a facade that is generally asymmetrical. Other characteristic features include curved building corners, use of glass block, and round windows.

MONOCHROMATIC - painting with a single hue or color.

MOVEMENT - the apparent directional emphasis of a building facade as indicated by its proportions. Static movement is based on square proportions, dynamic movement is based on rectangular proportions.

MULLIONS - the divisional pieces in a multi-pane window.

NATIONAL HISTORIC LANDMARK - the highest designation of a historically significant site or building in the United States.

NEWEL POST - the major upright support of the end of a stair railing or a guardrail at a landing.

NON-HISTORIC RESOURCE (as used in this document) - a resource within an historic district which does not contribute to the character of the district because the resource is either contemporary or no longer retains architectural integrity.

NON-DESCRIPT - without distinctive architectural form or style. Ordinary and without architectural character.

PALLADIAN WINDOW - a three part window with central, top-arched portion and long, narrow rectangular windows on either side.

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

PARKWAY TREE/STREET TREE - a tree that is planted between the curb and sidewalk, or on City right-of-way area. These trees are planted by homeowners or builders, by permit. Some of the trees are planted by the City.

PARTY WALL - a single or double wall at a side property line which provides structural support and fire protection for the two buildings on each side of the property line.

PERMITTED (as used in this book) - Designs which are allowed or encouraged to solve problems addressed in the text. These designs are suitable examples, but are not the only ones acceptable.

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.

PLAZA HISTORIC DISTRICT - this District consists of the City's original commercial core of historic structures dating from the 1880's to the 1930's, surrounding the central public square and circular Plaza at Glassell Street and Chapman Avenue. The Plaza was listed on the National Register of Historic Places on March 9, 1982.

PORTAL - the principal entry of a structure.

PORTE COCHERE - a large covered entrance porch through which vehicles can drive.

PORTICO - a large porch, usually with a pedimented roof supported by columns.

POST MODERN - 1950-1990 opposition style and reaction against modernism, often exaggerating certain characteristics of modernist forms. The style was characterized by use of classical architectural elements placed on a contemporary structure to create a sense of drama or confusion.

PRESERVATION - maintenance to stop or slow deterioration, stabilize the structure and provide for structural safety without changing or adversely affecting its fabric or appearance.

PROHIBITED (as used in this book) - Design approaches which are not allowed unless otherwise determined by the City for a specific case.

PROPORTION - the relationship of the dimensions of building masses or architectural elements in plan or elevation, usually expressed as a ratio. For instance, if a building's facade is 20 feet high and 30 feet wide, its proportion is 2:3.

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.

RAIN CAP - a flared section of clapboard above first floor windows on a two-story structure.

RECONSTRUCTION - the construction, on its original site, of a replica of a resource which no longer exists, based upon archeological, historical, documentary and physical evidence. Both modern and traditional construction techniques may be used.

RECYCLING, ADAPTIVE REUSE - the reuse or adaptive use of a resource often involving extensive restoration or rehabilitation of the interior and/or exterior.

REHABILITATION - alterations to historic buildings which maintain the significant architectural style of the building while meeting the needs of current uses.

REHABILITATION, RENOVATION - the modification of or changes to a resource in order to extend its useful life or utility through repair or alteration, while preserving the features that contribute to its architectural, cultural or historic character.

REMODELING - any change or alteration to a building which substantially alters its original state.

RENOVATION - to make like new again.

**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.

**REPRODUCTION** - to produce again.

**RESIDENTIAL QUADRANTS** - that area encompassing a majority of the Old Towne District, that is divided by the Spoke Street Corridors located along Glassell Street and Chapman Avenue. The residential quadrants generally extend outward from the boundaries of the Downtown Core to the exterior boundaries of Old Towne.

**RESTORATION** - the careful and meticulous return of a resource to its appearance at a particular time period, usually on its original site, by removal of later work and/or replacement of missing earlier work.

**RETROFITTING** - seismic structural strengthening of unreinforced masonry buildings.

**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 or architectural spaces, masses, elements, construction units, with the dimensions of the human figure.

**SHED ROOF** - a sloping, single planed roof as seen on a lean-to.

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

**SIGNIFICANT ARCHITECTURAL STYLE** - the style of the building which existed when that building became important historically.

**SILHOUETTE** - profile or outline of an object.

**SKIRTING** - flared clapboards found at the base or first course of perimeter siding.

**SOFFIT** - the finished underside of an eave.

**SPOKE STREETS** - that area within the Old Town district consisting of all properties with frontage on North Glassell Street from Maple Avenue to Walnut Avenue, South Glassell Street from Almond Avenue to the Garden Grove (22) Freeway, East Chapman Avenue from Grand Street to Cambridge Street, and West Chapman Avenue from Lemon Street to Batavia Street.

**STORY, HALF** - one half story as opposed to full story buildings are structures in which the top floor area is within the established roof line, and room heights within the 1/2 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.

**STREET FURNITURE** - functional elements located in street right-of-way, such as street lights, fire hydrants, benches, tree grates and bus shelters.

**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, and landscaping features.

**SYMMETRY** - the balanced arrangement of equivalent elements about a common axis.

**TOWER** - a building or structure typically higher than its diameter.

**TRIANGULAR KNEE BRACE** - a decorative triangle bracket located along the gable end of a roof which supports the overhang.

**TRANSOM WINDOWS** - a horizontal window frame with decorative glass placed above a picture window or door of the same length.

**TURRET** - a little tower often at the corner of a building.

**WAINSCOT** - a decorative or protective facing applied to the lower portion of an interior partition or wall, such as wood paneling or facing material.

## APPENDIX B

### USE OF APPROPRIATE MATERIALS

#### Applicability

These provisions for use of appropriate materials are found to be consistent with the Old Towne Design Standards adopted by City Council Resolution No. 8488, as amended, and shall apply to historic and non-historic resources located within defined boundaries of the Old Towne Historic District adopted by City Council Resolution No. 6431.

#### Maintenance, Repair and Alteration

The policy is to retain, repair or restore rather than replace historic building materials. Where severely deteriorated or irreparable historic building materials must be replaced, only areas of deterioration shall be replaced with in kind materials matching existing in material, design, texture and color.

If severely deteriorated historic building materials cannot be repaired or replaced with in kind materials, the repair or replacement material shall exactly match appearance of existing in design, texture and color.

#### Additions

Additions which are compatible in scale and character with existing historic and non-historic resources shall utilize in kind materials and shall be differentiated from existing by a change in plane, offset, reveal or other demarcation so that it is clear where the historic resource ends.

#### Replacement of a Historic Detached Garage

Replacement of a historic detached garage shall be generally in the same location, replicate existing garage in architectural style, roof shape, fenestration pattern, compass orientation, and utilize in kind materials matching existing in material, design, appearance, texture and color.

#### New Infill Development

Use of in kind materials on new infill development is encouraged, but not required. Use of alternate materials may be used where such elements and materials convey the appearance of like features on existing resources on the property. The materials used for new infill development (whether occurring on vacant or developed property) shall be compatible with those materials that are original to historic structures in Old Towne.

#### Sources and Types of In Kind and Alternate Materials

The City's Planning Department maintains a listing of sources for in kind and alternate materials. Listed are sources for salvaged, reproduction, and alternate materials.

## APPENDIX C

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

(Included in this document as they apply to buildings  
on the National Register of Historic Places.)

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features of architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Note: Guidelines for Rehabilitating Historic Buildings is not included here, but is available in the Community Development Department.

## APPENDIX D

### SUPPLEMENTAL DOCUMENTS

(These documents are available for reference or purchase through the City of Orange Community Development Department).

The Whole House

An Information Guide to Home Maintenance & Rehabilitation  
City of Orange Planning Division

Historic Preservation Element

General Plan  
City of Orange Planning Division

Southwest Redevelopment Project Area Design Standards

Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

Chapman University Specific Plan

Santa Fe Depot Area Specific Plan

State CEQA (California Environmental Quality Act) Guidelines

URM Seismic Retrofit Ordinance (OMC Chapter 15.55)

Use of Appropriate Materials