



Orange Preserves

To preserve and enhance the unique Old Towne Orange area through education, communication and community involvement.

2005

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Calling Volunteers for Annual Home Tour

Hundreds of people show up to OTPA's home tours each year to celebrate preserving our past. Six historic homes from the early twentieth century will be opened for viewing during OTPA's annual Home Tour, **October 15 and 16, 2005**. All of the featured homes are in the Old Towne Orange National

Historic District, California's largest residential historic district.

Homes are selected to showcase period-style architecture and interior design. Some of the homes have been significantly restored and/or decorated while others are in "as-built" condition, offering folks a glimpse of the

challenges and rewards of living in an old home. Docents (tour guides) will be in place at each residence to lead people, in small groups of 5 to 10 at a time, through each home. Docents will point out unique built-ins, features, decoration, and details, and discuss the

See Tour, page 3

President's Message

By Jan Chomyn
OTPA PRESIDENT

The latest trend for developers seems to be building loft-style multi-unit dwellings wherever they can find a bit of acreage. Having seen the Olson Company's proposal for the Maple Walk project (with more plans on the horizon for other areas in Orange), I am distressed at the latitude taken in creating "loft-style living."

Most lofts sprang up in old buildings that once housed factories and commercial businesses in

industrial sections of cities. First noticed by artistic types needing inexpensive space, these "lofts" fit the bill. Little was done to cover up the concrete floors and walls or the exposed plumbing in the early days of artists' lofts. Then it became more glamorous, and all sorts of commercial or manufacturing buildings were transformed into hip, sleek apartments and condos for young professionals. But still, they remained in commercial areas in existing buildings with that certain charm inherent in them.

Today, lofts are being built from the ground up with faux exteriors and the term "loft" is loosely translated as an extended ceiling height and a few industrial touches. What these new complexes lack is a sense of place. They do not fit into their environment. What the old lofts had is character and context. Now we have builders creating multi-unit structures that have little in common with these earlier prototypes.

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Considering a Historic Home Project?

There are a few things you may want to consider before you get started. You can save time and money by doing your homework.

Many projects require a permit; check with the city Community Development Dept. for requirements. Even if your project does not require a permit, an Old Towne home may need assessment by city staff to ensure that it meets the city's Historic Preservation Design Standards and the Secretary of the Interior Standards. Of course, any additions or structural alterations require permits as well as review by city staff to determine whether the Design Review Committee and/or Planning Commission must also review the project.

A few examples of additional projects that need to be reviewed are:

- * The replacement of wood siding and exterior stucco/plaster or masonry.

- * The replacement of windows and doors, which requires a permit.

- * Roofing materials are subject to review, and require a permit.

- * Landscape elements may also need to be reviewed to ensure the use of appropriate materials.

It is inappropriate to remove or alter any architectural elements or character-defining features, such as porch columns, railings, and window and door detailing. It is also inappropriate to add architectural elements to a structure of a different period or style. Original architectural integrity should always be respected.

The policy is to retain, repair, or restore rather than replace historic building materials. Contrary to popular belief, other than DayGlo or metallic paint, color choice is generally up to the homeowner, although a palette suitable to the period and style of the home is encouraged.

You may download the Old Towne Design Standards at the city

website, www.cityoforange.org, under the Community Development Department.

If you have any questions about a project, contact the Old Towne

Preservation Association at (714) 639-6840 or info@otpa.org.

Remember, it's better to seek advice and secure approvals rather than risk having to do a project over.

Street Fair Volunteers Needed!

Time flies! The Street Fair is just around the corner: Sept. 2 - 4.

This year we will again be on Irish Street selling Irish Nachos. We also have an OTPA information booth in the Plaza. It really is fun and the shifts are just over two hours. The Fair is open

on Friday 5 - 10 PM and on Saturday and Sunday 10 AM - 10 PM. There are lots of volunteer openings available.

For more information or to volunteer, call Patty Ricci at (714) 639-5700 or e-mail us at info@otpa.org.



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Website Update

We have been busy updating our website and making it more user-friendly. You can check it out at www.otpa.org. We have added online capability to pay dues and buy Home Tour tickets. The calendar now has convenient links for more details on upcoming events and you can even look at copies of our newsletter, *The Orange Preserves*, online. Watch for more changes coming soon, including an updated resources page, a map of the historic district and more!

Tour, continued from page 1

history of the origination of the home.

Andrea McCullough, chair of this year's tour says, "We need volunteers for this year's Historic Home Tour. If you'd like to get involved, help promote preservation, and learn more

about Old Towne Orange, this is your opportunity!"

If you are able to donate a few hours of your time, please email Andrea at asdmccullough@socal.rr.com. Thank you for supporting preservation!

Al Ricci

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in The City of Orange 2003 to 2005!**



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Membership News

OTPA extends a warm welcome its newest members: **Mary Boiko, Kurt & Nancee Christianson, Carrie Dunnam, Kristin Gericke, Hang Ha, Joseph Marquez, Daniel Raker, Paul & Caryn Richert, Bee Thompson, and Timothy & Barbara Virus.**

Did you know that you can pay your dues and even join OTPA online now? We are using PayPal on our website to accept major credit cards for dues. Simple, no extra cost, and you even save the postage!

Do you have neighbors who are not members of OTPA? Our strength is in our numbers. Encourage your friends and neighbors to join you with a membership in the Old Towne Preservation Association.

President, continued from page 1: *Pseudo-Lofts the Rage?*

I am concerned that, even with adaptive reuse, developers seem to be pushing the envelope toward more obviously trendy materials and styles, making the end result a mishmash of questionable architecture. It is not that we may not need or welcome these developments in some areas, and there may well

be a place for them in neighborhoods where they would be an improvement. But I am most concerned that they are springing up in Old Towne Orange, and the stark contrast between what was honest urban architecture and these newer knock-offs does not ring true to our historical and architectural integrity.

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Orange Preserves

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Picture This...

*Can you tell which Old Towne buildings these are?
For the answers and a full shot of the buildings just
go to www.otpa.org and click on Picture This!*



**OTPA Hotline: (714)
639-6840**

... and Calendar That

September 2-4
September 14
October 15-16
October 19
October 27
November 16
December 4
December 11

Orange International Street Fair
OTPA General Meeting - Garden Gallery, 403 W. Chapman
OTPA Annual Home Tour
OTPA General Meeting
Treats in the Streets!
OTPA General Meeting
Orange Tree Lighting and Choir Processional
Holiday Decorating Judging

www.OTPA.org