



Orange Preserves

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

2008

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Irish Street Rocked!

By **Patty Ricci**
FUND DEVELOPMENT

2008 was OTPA's year to sell beer at the Irish Street booth during the Orange International Street Fair. The Irish Street Fair committee always enjoys working the booth during our "beer years" because of the many and varied people attending the fair, the return of our annual staff of volunteers, and just an overall great time.

The Irish Street Fair committee picked up two new members this year—the word getting out on what a fun group we are. We were joined by Will Hare and Ty Fitzsimmons, who became quick learners on changing kegs. They rounded out our jovial group led by Brady MacDonald. Brady did a terrific job! He was well organized and, despite last minute, major, unforeseen

stumbling blocks, he managed to lead us to another successful fair. The rest of our committee consisted of: Vicky Laughlin (entertainment), Patty Ricci (manning the computer for staffing), Kathleen and Joseph Barbeito (making sure you knew who you were when you came to work, (i.e. name tags), Diana Zdenek

See *Street Fair*, page 7

President's Message

By **Bob Hitchcock**
OTPA PRESIDENT

By the time you receive this copy of the *Orange Preserves*, summer will be merging into fall, the Street Fair will be behind us, and the candidates for City Council will be campaigning hard. This will be the third edition of *Orange Preserves* that has been sent to all of the residents of the Historic District, OTPA members and non-members alike. That is part of OTPA's effort to get

more information about the Historic District and OTPA to as many folks as we can!

As we get ready to put the 2009 Board of Directors together and plan for 2009, we would like to hear from you. We would like to know what you want the future of Old Towne Orange to be. We want to know what direction you think your Old Towne Preservation Association should be taking to insure the preservation of the Historic District. 2008 was a year that OTPA stepped up our

education and information efforts, and we want to continue to expand and enhance that effort in 2009. So please contact us with your ideas on how we can better serve you.

I will close this brief message (there's plenty of good stuff in the rest of this issue) with my now familiar plea to get involved. Whether it be staffing a fund raising activity, serving on one of the important committees, or sitting on the Board, we need all the help we can get!

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Autumn 2008



"America with its abundant materials everywhere for dwellings that might outlast the ages will fail disgracefully unless she can learn that the monuments which are nearer than any other to feeding the heart and enshrining history are old dwellings."

--Wallace Nutting



OTPA General Meetings

All Meetings will be held
7-8:45 p.m. in the Orange
Public Library and
History Center's
Community Room.

Happenings Around Town

October 30 – Treats in the Streets, 4 - 7 p.m., Orange Plaza.

November 11 – Veterans Day Tribute, 2 - 3 p.m., Santa Fe Depot Park.

November 19 – OTPA General Meeting, 7 p.m., Orange Public Library and History Center.
"Workshop Panel."

December 7 – Orange Tree Lighting and Choir Processional, 3:30 - 7 p.m., Old Towne Plaza.

December 14 – Holiday Home Decorating Contest.

January 21 – OTPA General Meeting, 7 p.m., Orange Public Library and History Center.
Annual meeting with Board elections.

Membership News

OTPA extends a warm welcome to its newest members:

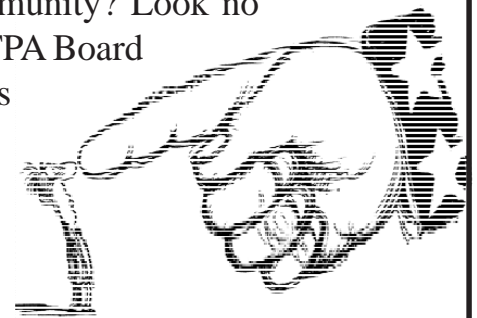
Robert Blanc
Susanna Branch
Bridget Devine
Jan Dickey
Bob & Karen Eames
Christine Herman
Tammie Hickerson
Katherine Lewis
Debra Miller
Megan Nygren
Deanna Passchier
and **Edward Yarbrough.**

New life members include **Michelle Carder** and **Bonnie Nygren.**

September membership dues renewals have been mailed out. If you joined OTPA between June and November 2007, your membership dues are due by the end of September. Watch your mailbox for your renewal notice!

Did you know that you may now pay your dues online? We are using PayPal on our website to accept major credit cards for dues payment. Visit www.otpa.org to see how easy it is to do.

Got a free Monday night? Looking for something to do? Want to get involved with your community? Look no further: the OTPA Board of Directors wants and needs YOU! There will be four vacancies on the Board at the end of this term and we are looking for enthusiastic, committed individuals to fill these positions. If this sounds like something you may be interested in, please contact us at (714) 639-6840. We eagerly await your call.



OTPA HOTLINE
(714) 639-6840



Appropriate Material for Historic District Fences

There are many reasons for fences. Typically they have been used to define property boundaries, to help keep pets contained in the yard, or to keep others out. They are also a great way to keep small children close to home, to help the homeowner define a garden or patio, or to point out beautiful areas of our yards.

Whatever the reason for a fence, care should be taken when choosing the style, location and materials before building begins. Choosing the right type of fencing is an important decision for any homeowner, as a good fence can make or break the appearance of not only your yard, but your home. The choice of materials is most important depending on the location, particularly if it will be seen from the front of the house.

A good many homes in Old Towne have fences that have been in place for decades. Many of these fences complement the age and architectural style of the home and are usually constructed of wood, wrought iron, decorative wire, stone, brick, or concrete. Typical wood material could be cedar, spruce, redwood or pressure treated pine. Metal fences,

depending on their age, could be wrought iron or woven decorative wire. Stone and brick fences are represented as they could easily be made of material found locally such as arroyo river rock or red clay bricks.

The decision in choosing the proper material is an important one and should include consideration of the initial cost of construction, the longevity of the material chosen, the overall ease of maintenance, and in the end, the aesthetic value. The cost of fencing will vary by material and fence height. Wooden fences can cost nine to ten dollars per foot for a four foot ornamental fence or fourteen to fifteen dollars per foot for a security or privacy fence. Wrought-iron will set you back twenty to thirty dollars per foot.

Wood is a versatile fencing material that can be designed to be low and open like a picket fence, or high and solid like a dog eared to provide security and privacy. Wood has been the predominant material of choice in Old Towne neighborhoods for over a century. Considered by many to be the most eco-friendly, wood, however, has proven to be vulnerable to the elements and will require



your attention over the years, much like the homes we live in. But it is easily repaired if needed and a fresh coat of paint will help keep it looking fresh and new over the years.

Vines and decorative landscaping love to cling to these fences and will add to the beauty of any yard. Wrought-iron, an expensive material, will provide a distinctive look, particularly to a Victorian or early American or Craftsman style home, but beware: this type of fence also requires periodic maintenance over the years as well, but will tend to age gracefully and complement the overall look of your home and yard.

Stone, brick or concrete are good choices for fences

or walls. They are natural materials that can add strength, security and privacy when used correctly. These types of fences can be costly and may require a specialized installer to do the job correctly, so be sure to get a number of competitive bids before you build. The City reminds us that fences of up to 42 inches in height are allowed within the front yard area (within 20 feet of your front property line). Fence height may increase to six (6) feet in the side and rear yard areas. Building permits are generally not required for fences but the fence style and material should be compatible

See Fencing, page 6

Going Green

Did you know that the greenest house is the house already built? But that doesn't mean you shouldn't make your old house even more eco-friendly. *Preservation* magazine offers up 10 tips to green your home while maintaining its historic integrity.

1. **KEEP ORIGINAL WINDOWS INTACT.** Studies show that older windows can perform as well as newer replacements, particularly vinyl. Weather-strip older windows so that they seal tightly, caulk the exterior trim, and repair cracked glazing or putty around glass panels. By not using vinyl (and you never should), you will reduce landfill waste and the demand for a nonbiodegradable material that gives off toxic byproducts when it's made.
2. **USE LIGHT PAINT COLORS** for your house's exterior. Lighter colors reflect heat better than darker ones.
3. **INSULATE THE ATTIC, BASEMENT AND CRAWL SPACE.** About 20 percent of energy cost comes from heat loss in those areas. R 30 in the attic and R 13 everywhere else should do it.
4. **REUSE OLD MATERIALS** such as brick, stone, glass and slate when making home improvements. If rebuilding a staircase, for example, use wood from a secondary or non-contributing structure that couldn't be saved. Architectural salvage yards are a good source for material.
5. **INSTALL FIREPLACE DRAFT STOPPERS, ATTIC DOOR COVERS AND DRYER VENTS SEALS.** An open damper in a fireplace can increase energy

costs by 30 percent, and attic doors and dryer vent ducts are notorious energy sieves.

6. **PLANT TREES.** Evergreen trees on the north and west sides of your house can block winter winds and leafy trees on the south and west provide shade from the summer sun. Using old photos of your house, try to match the historic landscape.

7. **HAVE AN ENERGY AUDIT** done by your local utility company or visit Home Energy Saver (<http://hes.lbl.gov>). Audits can help pinpoint problem areas and improve your home's efficiency.

8. **IN SUMMER, OPEN WINDOWS AND USE FANS** and de-humidifiers, which consume less energy than air-conditioners. Many old houses were designed with good cross-ventilation, so take advantage of your home's layout.

9. **KEEP DOORS AIRTIGHT** by weather-stripping, caulking and painting them regularly.

10. **RESTORE PORCHES AND AWNINGS.** Porches, awnings, and shutters were intended for shade and insulation. To save energy, draw shades on winter nights and summer days.



What If?

By Peggy Calvert
OTPA MEMBER

Do you remember in the classic film "It's a Wonderful Life" when Clarence the angel was showing George Bailey what the town he grew up in would look like if he took his life by jumping off the bridge? The town was called Potterville and was filled with

speakeasies and gangsters and all the bad things George could imagine.

What do you think Orange would be like without the caring citizens who created OTPA back in the "good old days," and the caring citizens (both Old

Towne residents and employees and those of us who live or work outside of Old Towne) who are members now?

No, I do not think it would be a Potterville, but it very well could be an Anaheim or Santa Ana or Brea. The older buildings, both residential and commercial, could have been neglected past any restoration and then removed to make way for

contemporary apartments and commercial buildings with little or no "personality." Or the whole vintage downtown area could have been razed and then a modern interpretation of downtown would have had to be built, a poor substitute for the real thing.

Most importantly, if concerned citizens had not said "Stop, wait a minute, let's figure out a better way,"

See *What If?*, page 7



Preserves

804 E. Washington Appeal: We Won, But Lost...

OTPA's appeal regarding the illegal demolition at 804 E. Washington was finally resolved at the August 4 2008 planning commission meeting with three commissioners present. We originally appealed the project in November of 2007 because the city presented the project to the design review committee for a final determination even though the project was required, per city ordinance, to go to planning commission. A project of this nature also requires environmental review with the preparation of either a negative declaration or mitigated negative declaration; neither was prepared for this project. We also felt that the demolition should have been reviewed under the California Environmental Quality Act (CEQA).

The project was originally reviewed in May of 2004 and included the removal of inappropriate additions, repair of roof and walls, and a new addition to the rear. The owner completed the rear addition and after a year and a half or so demolished the original house and went on to dig and form new foundation footings for a new structure without permits.

The city stopped work on the project and required that the applicant complete an historic resource and physical condition assessment before he could bring the project back to the DRC. The applicant would also have to pay double permit fees as well as wait a year from demolition to pull permits. The project was then reviewed by DRC as a new infill project, which separated it from the illegal demolition. We questioned the legality of this action and the fact that the project would not receive further review required by city ordinance.

Our appeal was first heard by planning commission in February 2007. It was our belief staff's approach to the review of the project was inconsistent with the CEQA guidelines, The Secretary of Interior Standards and the Old Towne Design Standards. Direction to DRC resulted in approval of this inappropriate project. Since the project did not meet the standards it was not exempt, and CEQA should apply. We felt that city needed to deal with the review issue to discourage similar activity and revise the demolition ordinance to fully address legal and illegal demolitions with appropriate review

provisions as to the impacts, and to also include appropriate penalties. To date the ordinance remains the same and there has been no discussion, to our knowledge, for revisions.

The commission ultimately, as we suggested, required the applicant reconstruct the house following the Secretary of Interior Standards for Reconstruction utilizing original design elements and materials reflecting available photo documentation. The house was also to be built on the original building's footprint. This would satisfy CEQA and bring the project into compliance with city ordinance. Our main reasons for the appeal were that the city was not reviewing the project under CEQA or applying the appropriate standards (city ordinance) to this project.

We thought that the commission would uphold our appeal at the August 4 meeting as the core of our

appeal had been justified. The applicant brought back a plan that met all conditions that were imposed on the project at the previous meeting. The city attorney instructed the commission that they may uphold or deny our appeal. Before the vote, Commissioner Imboden asked staff if this project would require planning commission review regardless of the appeal. The answer was yes. Commissioner Steiner's response was, "That is interesting." The commission voted to deny although there was every reason to vote to uphold the appeal. Even though our appeal was denied we were very satisfied with an outcome that met the Secretary of the Interior's Standards, thus bringing the project in compliance with city ordinance.

Regardless of the vote we are pleased with the results.

After all was said and done, it was a win for the district.

Check Us Out!
Take a peek at our updated website and let us know your thoughts or if there's something you'd like to see added. Email us at info@otpa.org.

OTPA Sponsors Candidates Forum

All candidates running in the Nov. 4 General Municipal Election were invited. They were for Mayor, incumbent Mayor Carolyn Cavecche Councilmember candidates Stuart H. Campbell, Robert Douglas, and Michael S. Farrel, and incumbent Councilmembers Jon Dumitru

and Teresa “Tita” Smith.

In attendance were Stuart H. Campbell, Robert Douglas, Tita Smith and approximately 35 audience members.

The moderator, Dr. Ronald L. Steiner, Visiting Associate Professor of Law,

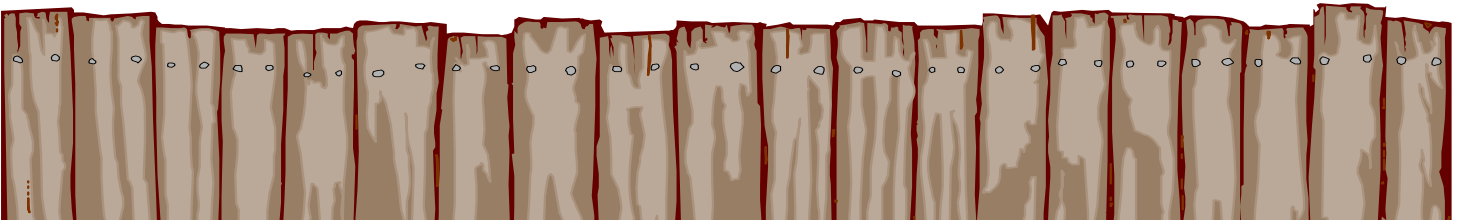
School of Law, Chapman University, asked each candidate the same opening question, which was submitted to the candidates in advance: “How do you plan to ensure compliance with the preservation ordinance that has already been adopted by

the city?”

Members of the audience were then given an opportunity to ask candidates additional questions. Some of the topics and concerns addressed were:

* noise issues with

See Forum, page 7



Fencing, continued from page 3 *More than just an enclosure*

with the architectural style and the period of the house. Should you have any questions regarding fencing, or Old Towne Design Standards, please contact the City of Orange Community Development Department at (714) 744-7220.

No discussion of fences would be complete without bringing up the issue of vinyl fencing. While these modular style fences have become popular since first introduced to the marketplace in the early 1970s, it's important to note that are primarily made from the chemical compound polyvinyl, commonly known PVC. While made to look like wood, and relatively inexpensive, it is worthwhile

to recognize the negative impact of injecting this chemically based material into a neighborhood constructed primarily of natural materials. In other words, while vinyl may look nice, it has come to be considered by many to be totally out of place with its environment, especially in a neighborhood such as our Historical District.

Recognizing this fact, the City of Orange Old Towne Design Standards prohibits the use of this material in fencing and in other design features, particularly replacement windows. While the other types of materials mentioned are biodegradable, and over the long run, better for the

environment, old vinyl fencing, once deteriorated or broken beyond repair, requires special handling and must be disposed of at an authorized recycling center. You can't just throw it away, as it is estimated to have a minimum shelf life of fifty years in a landfill, so tossing it in your compost pile is useless and burning it only produces the same toxic gas used by a certain country during the Second World War.

While a fence is just one element of the overall design of your home, it is the first element your neighbors and guests will see, so it is important to get all of the design elements working together to complement the

overall look and feel of you very special abode. So choose wisely. Please be eco-minded and sensitive to your surroundings and your neighbors when building or replacing a fence. In Old Towne, a plastic fence or chain link should NEVER find their way on to your short list of appropriate building materials.

Oh, and one last thought: when you were young, did you ever run a stick along a fence on your way to school or to a friend's house? Remember how that sounded? I'll bet a wood or metal fence sounded a whole lot better back then than a vinyl one would ever sound today. Do your part: help preserve the past!



Preserves

Chapman University's Neighbor Update

Establishment of New College of Science

Planned North Campus Student Housing

On Thursday, September 4, Chapman University proudly announced the formation of the new Schmid College of Science at a reception held at the historic Santiago Growers Association (Villa Park Orchards) packing house at 300 N. Cypress Street in Old Towne. The reception included representatives of the Schmid family, Chapman University, the City of Orange, the Orange Barrio Historical Society board, and the Old Towne Preservation Association board. The Schmid family is making an important contribution toward the cost of establishing the new college. The Schmid family selected the packing house as the site of the announcement because of the family's historic ties with the citrus industry.

Chapman University is excited to share its plans to provide additional on-campus student housing. The new housing will replace the existing Davis Apartments, which date back to the early 1960s. The Davis Apartments will be demolished and new student housing constructed, offering more spacious and modern accommodations and a greater variety in living arrangements. The project site is located outside of the Orange Old Towne Historic District on Grand Street, north of Rose Avenue. The facility will provide more housing on the campus, reducing the number of commuter students and resulting in more students living on the campus grounds. The larger and more varied units will be designed to attract and encourage more upperclassmen to live on campus rather than in the community. Chapman University will keep the OTPA board involved in the process as plans are prepared for submission to the City. It is anticipated that the plans will be submitted to the City late this year or early next year.

What If?, continued from page 4

What would Orange be like without OTPA?

Orange would have no center, no heart.

Can you imagine our Tree Lighting Ceremony... in a shopping mall? Or the International Street Fair anywhere but the Plaza? I can't. Nor can I imagine what Orange would be like without homey Watson's or the park benches by the Plaza fountain, or the antique stores that give us a quick trip back in time.

The next time you take a walk in Old Towne, take a

moment and remember the hard work, the many volunteer and work hours, and the commitment to historical accuracy, quality, preservation and community that has kept Orange so beautiful.

Ms. Calvert lives outside of Old Towne in a 1952 ranch-style home. Her love of Orange started in the late 60s when she drove around the Plaza in celebration of El Modena High School football victories (yes, they did beat Orange!).

Street Fair, continued from page 1: **A Sudsy Good Time**

(overall support), and Shannon Tucker (knowledge of the Street Fair head honcho).

We had over 50 volunteers helping us pour Guinness, Bass, Boddington, Hoegaarden and Stella

Forum, continued from page 6

Municipal Election Candidates State Positions

Chapman University student parties;

- * proliferation of student boarding houses and fraternity and sorority houses in our historic neighborhood;

- * meeting the growing needs of younger, professional Old Towne residents without changing the historic nature and character of Old Towne;

- * "Why preserve?" What are the reasons for community preservation?

While originally scheduled for an hour, the time was extended a half hour in order to continue the lively debate.

The purpose of this forum, says OTPA President Robert Hitchcock, is to give candidates an opportunity to address a wide range of issues that affect community sustainability and livability in Old Towne Orange

We look forward to seeing you at our future Candidates Forums!

Artios. As has been said in previous years, this year's fair would not have been a success without our

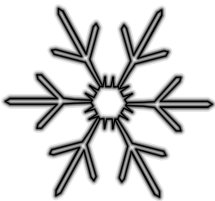
marvelous volunteers. Thank you all and we hope to see you at the food booth in 2009!



Orange Preserves

FIRST CLASS MAILING

Holiday Razzle Dazzle



Autumn is here, and
the holiday season is close behind.

As you begin to shop for gifts
and prepare for big family get-togethers,
be sure to give some thought to the annual
OTPA Holiday Decorating Contest.
What's a holiday without a little
(good-natured) competition?

OTPA Hotline:
(714) 639-6840

www.OTPA.org

