



# ORANGE PRESERVES

A HISTORIC PRESERVATION NEWSLETTER | *Fall 2016*

*Dedicated to protecting, preserving and enhancing the unique character of the Old Towne Historic District through education, communication, community involvement and public service projects.*

## Update: What's Going on in Old Towne by Jeff Frankel, OTPA Preservation Chair

### PLAZA BIBLE CHURCH

The building that houses the church at 240 West Chapman was recently sold to Adam Chez who plans to convert the 94-year-old structure into a banquet venue to take advantage of the property's large auditorium. OTPA is pleased that his architects want to return the structure's exterior to its original appearance as an automobile dealership. The owner and the City Community Development staff have met several times to work out parking and logistical issues. Under the present stucco exterior walls is the original brickwork. This Old Towne restoration, along with the excellent work underway at the Urth Caffè, will add great historic significance to the West Chapman streetscape.



*Coming soon, the renovated Urth Caffè*

### URTH CAFFÈ

Topless in Old Towne! We love seeing the original masonry walls of this historic Plaza structure built in the late 1800s. The building is undergoing a complete interior rehab. The owner is saving the original exterior. The roof has been removed to accommodate the required seismic retrofit, the removed historic fabric has been saved to be reused for the project. The new restaurant will open around May 2017.

### CITY CODE ENFORCEMENT

The person to call to report violations has left the post, temporarily replaced by Ken Eckman, Code Enforcement Supervisor. A replacement will be named soon, but in the meantime, please report Old Towne violations to Ken at [keckman@cityoforange.org](mailto:keckman@cityoforange.org) and copy Jeff Frankel at [jefsndy@sbcglobal.net](mailto:jefsndy@sbcglobal.net). OTPA is working to get increased and quicker attention to Old Towne violations.

### KILLEFER ELEMENTARY SCHOOL

We oppose the developer's plan to build apartments which will obscure the historic 85-year-old Killefer School. The project is being presented as "student housing," but is not sanctioned by the University and will not be under Chapman's control or supervision. There is considerable opposition to this imposing apartment and underground parking project, since it overwhelms the Killefer School which is an important landmark in the history of the Orange Barrio community. Killefer is considered the first school in California to voluntarily integrate students. Thanks to OTPA, the school is now on the National Register of Historic Places and cannot be demolished. Opposition includes those who feel the proposed apartments eclipse the landmark building and diminishes its historic significance. The proposed project significantly impacts not only the historic building but the surrounding community and adjacent historic district. In addition, there is no assurance this would remain student housing in the future.

### METROLINK PARKING STRUCTURE

Plans are being finalized for this 611-space parking structure at Chapman and Lemon with construction expected to start next year.

### CHAPMAN STUDENT HOUSING

OTPA supports new student housing, preferably within the Chapman University Specific Plan area and appropriate for student residents. For example, we are supportive of the North Shaffer Residence Hall and Villa Park Packing House projects. We also support Chapman University acquiring the vacant acreage owned by the City adjacent to Panther Village on West Chapman Avenue, and hope this project can move forward quickly. Its two and one half acres are perfect for desirable and attractive new student housing. Being built on Chapman property means that it will be sanctioned by the University with proper safety, security and supervision. OTPA supports Chapman's efforts to increase on campus housing, which should result in less student rentals throughout Old Towne and the adjacent communities.

*For More Updates check out our website: [otpa.org](http://otpa.org) and look for our One Minute Update emails.*

# Light Up Your Home for the Holidays!

Time to start thinking about your decoration plans for OTPA's Annual Holiday Decorating Contest! The judging panel will tour Old Towne on Sunday evening, December 18 looking for creative holiday lighting and other decorations. The categories are:

**Most Original • Most Old Fashioned • Most Beautiful  
Best Use of Lights • Honorable Mention • Best Block**

Community Involvement Chair Teri Lepe says the winner of the Best Block award will not only win community recognition, but enjoy a cheerful performance of caroling by the Orange High School Choir.



## SIP, SAMPLE & SAVOR!

Join your friends and neighbors at OTPA's Sip, Sample & Savor Wine Party to raise funds for the academic scholarship given in honor of Old Towne's great friend and civic volunteer Anne Siebert. Event chair Mary Anne Skorpanich promises a leisurely afternoon at the fabulous French Estate on **Sunday, October 9 from 2:00 to 5:00 pm.**

You'll enjoy excellent wines, hors d'oeuvres and some coveted door prizes. And it's only **\$75 per person** with proceeds going to fund OTPA's academic scholarships awarded each year at the annual Preservation Awards Gala.



This year three scholarships were awarded:

**Krista Nicholds** - \$5,000: Completing a graduate certificate in Heritage Conservation (2016) and a Masters in Heritage Conservation (2019); USC School of Architecture

**Carolyn Schutten** - \$1,000: Completing a Ph.D. in Public History with Historic Preservation Speciality (2017); University of California Riverside-Dept. of History

**Nicolette Rohr** - \$1,000: Completing a Ph.D. in Public History with Historic Preservation Speciality (2017); University of California Riverside, Dept. of History

## WHAT WE'VE BEEN UP TO

**WE'VE SET THE DATE** for OTPA's 21st Annual Preservation Awards Garden Party and Dinner Gala. Mark your calendars for **Sunday evening, May 20, 2017.**

**THE ANNUAL OTPA STATE OF OLD TOWNE FORUM** was held April 20 at the Orange Public Library. More than 100 residents turned out to hear Mayor Tita Smith, City Manager Rick Otto, Police Chief Tom Kisela and Chapman VP of Community Relations Jack Raubolt discuss key issues, progress and future plans for Old Towne. Much of the discussion focused on student conduct in the neighborhood and the proposed (and later passed) tougher party ordinances.

**THE OTPA CANDIDATES FORUM** scheduled for October was canceled when the City Council voted to not hold elections. The three council members running are unopposed.

**20th ANNUAL PRESERVATION AWARDS GARDEN PARTY AND DINNER GALA** was the biggest crowd ever, with a record number of elected and appointed city officials. Held May 15 at The Woman's Club, special guests included Mayor Smith and councilmembers Whitaker, Murphy and Nichols, Treasurer Richard Rohm, plus Dale Rahn, OTPA's founder and first president. Awards are given in recognition of preservation improvements made to homes and buildings in Old Towne.

The 2016 Preservation Award winners:

**Pitcher Park Award** - Mike and Bonnie Gracia and Patty Ricci

**Plaza City Award** - St. John's Lutheran Church

**Special Merit Award** - Cindy Neal's Board and Batten Garage Restoration

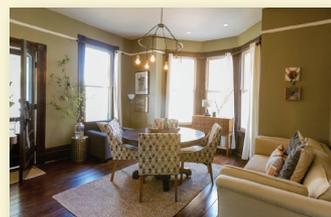
**Spirit of Old Towne Award** - Erik Skovseth - Replication of 1928 Garage

**Sweet Sweet Orange Award** - Kurt and Hope Porter - 1895 Victorian Rehabilitation and Restoration

**Dale Rahn Volunteer of the Year Award** - Al Ybarra



*Congratulations to Al Ybarra for his much deserved Dale Rahn Volunteer of the Year Award*



*Sweet Sweet Orange Award went to Kurt and Hope Porter for their 1895 Victorian Rehabilitation and Restoration*

# OTPA ON THE RECORD



**The Old Towne Preservation Association** joins in bidding farewell to retiring Chapman President Jim Doti, and extends a warm welcome to his successor, Dr. Daniele Struppa. After a meeting with both last year, when we urged Chapman to pull back its SP Amendment expansion plan and to build a closer relationship with the community, we've developed a good working relationship with Chapman management.

**We proposed creation of** a neighborhood sounding board, so Dr. Doti created the Neighborhood Advisory Committee and OTPA is well represented. It's a small working group, bringing together the university management, city officials and Old Towne leaders to discuss and resolve major issues.

**We think progress has been made:** Chapman named a VP of Community Relations who is out and about, involved and listening, and the school has greatly improved its neighborhood communications with a dedicated website and mailed newsletter. We worked together to successfully encourage City Council to pass tough party ordinances, and urged the new police chief to make sure they're enforced. Chapman introduced new orientation programs to build responsibility among students for their off campus conduct.

**Increased student housing is the key** to reducing students living in rentals. And the university should require that freshmen and sophomores live on campus. There simply isn't enough student housing to accommodate demand. We are urging Chapman to move quickly to increase on-campus housing. Two projects are priority: acquisition of the two and a half acres adjacent to Panther Village on Chapman Avenue, which could house hundreds. Another is the plan for the Villa Park Packing House which could provide 400 beds. Others are under consideration.

**The biggest issue is enrollment.** OTPA is opposed to increased enrollment on the Old Towne campus, and is on the record on that position with the university and the city council. We know Chapman wants to grow, but let that growth be on its Irvine campus or elsewhere. Old Towne already has too much traffic and negative impact on our infrastructure.

**We pledge to work with President Struppa** to ensure Old Towne remains a great place to live, learn, work, shop, dine and play.



**READY FOR A CLOSE-UP:** Left to right, volunteers Paula Carter, Ms. Courtney, Linda Corcoran, Jeff Frankel, OTPA Preservation Chair, and OTPA Fund Development Chair Joe Peters still smiling after pouring "an ocean of beer."

## OTPA at the Street Fair

With a team of terrific volunteers, board member Joe Peters produced a popular Fair hang out at OTPA's Irish Street beer pavilion. Peters is a 32-year Disney veteran and lives in Old Towne.

Thanks to the efforts of Joe, shift leaders Diana Zdenek, Vickie Laughlin, Mary Matuzak, Jeff Frankel, Joe Ledbetter, Joseph Barbeito, Brady MacDonald and the many wonderful shift volunteers, Irish Street was a great success.





**OLD TOWNE** | PRESERVATION  
ASSOCIATION  
*Preserving California's largest Historic District.*

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- Welcome New Members

**JOIN UP ONLINE!**

Become a member of **The Old Towne Preservation Association** and help us protect, preserve and enhance the special character of Old Towne. We work with the city, university and community on the serious issues impacting our homes and quality of life. **\$10** annually for Seniors; **\$25** for Households; and **\$500** for a Lifetime membership. **JOIN ONLINE TODAY** at [www.otpa.org](http://www.otpa.org)

AN OFFICIAL PUBLICATION OF THE OLD TOWNE PRESERVATION ASSOCIATION. *Editor: Sandy Quinn, [sandyquinn@earthlink.net](mailto:sandyquinn@earthlink.net)*

**EVENT CALENDAR**



**OTPA ROAD TRIP TO HISTORIC DOWNTOWN LA**

9:00 am • Saturday, October 22 • 2016

We'll see Angel's Flight, tour Central Market and one of Broadway's legendary film and stage palaces, and top it off with lunch on your own at 81-year-old Clifton's Cafeteria. We'll travel in a luxury coach leaving City Hall parking lot at 9:00a.m. and return after lunch. Tickets are **\$25** per person and may be ordered online at [www.otpa.org](http://www.otpa.org). *Make your reservation now!*

**ANNUAL HOLIDAY DECORATING CONTEST**

Evening • Sunday, December 18 • 2016

Judges will tour Old Towne to award the best in lighting and other decorations.

**WELCOME NEW MEMBERS!**

- |                   |                         |
|-------------------|-------------------------|
| Aaron Flewellen   | Charisse Okamoto        |
| Sherry Burchell   | Joan Panther            |
| Caesar Ilog       | Rick Phillips           |
| Ellen Donovan     | Jack and Hong Raubolt   |
| Katie Filbeck     | Jonna Robinson          |
| Ruth Gordon       | John and Judy Schroeder |
| Patricia Lee      | Katie Schroeder         |
| Karen McKinnon    | The Pie Hole            |
| Cynthia Neal      | Rick Anaya              |
| Chudasama Nishant | Jennifer Weerheim       |

**The Old Towne Preservation Association**

**BOARD OF DIRECTORS**

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|--|--|
| Sandy Quinn, <i>President</i>                          | Bob Hitchcock,<br><i>Chapman University Liaison</i>            |
| Tony Trabucco, <i>Vice President</i>                   | Mary Anne Skorpanich,<br><i>Anne Siebert Scholarship Chair</i> |
| Carol Craig, <i>Treasurer</i>                          | Courtney,<br><i>Membership Chair</i>                           |
| Diana Zdenek, <i>Secretary</i>                         | Paula Soest,<br><i>Member-at-Large</i>                         |
| Jeff Frankel,<br><i>Preservation Chair</i>             | J.P. McDermott,<br><i>Member-at-Large</i>                      |
| Joe Peters,<br><i>Fund Development Chair</i>           |  |
| Teri Lepe,<br><i>Community Involvement Chair</i>       |  |
| Guy Hinrichs,<br><i>Education &amp; Research Chair</i> |  |