



ORANGE PRESERVES

A HISTORIC PRESERVATION NEWSLETTER | *Winter/Spring 2019*

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: Major Old Towne Projects by Jeff Frankel, OTPA Preservation Chair

MILLS ACT EXPANSION

Thanks to the Orange City Council, the Mills Act was recently expanded to include certain interior features, something OTPA has long advocated. Previously, only exterior improvements spending could be claimed. See page 3 for a summary. Another reason to apply for Mills Act tax credits.

THE OLD TOWNE PLAZA

Our extraordinary Old Towne Orange Plaza District has experienced a remarkable year. Mayor Smith announced last year that the Plaza received coveted national attention when it was named one of the five Great Public Spaces on the American Planning Association's GREAT PLACES IN AMERICA list. All around the Plaza you see restoration and rehabilitation, including the extensive rehab of the old Swift & Swift Building, and the outstanding restoration of the 1888/1907 Armor Building, now home to the Urth Caffé.



Now home of Snooze AM Eatery, here's the building at 240 W. Chapman when it opened as a Ford dealership in 1922.

PLAZA BIBLE CHURCH BUILDING

On West Chapman, we welcome the extensive exterior restoration of the Mansur Motors building, formerly home of the Plaza Bible Church which is now home to Snooze, Fork & Salad and the Taco Stand. We congratulate owner Adam Chez and contractor Adam Feliz for their successful efforts to restore this historic exterior to closely resemble the 1922 Ford dealership.

METROLINK PARKING STRUCTURE

The ribbon cutting is currently scheduled for 10:00 am, Tuesday, February 19th. This five level building will provide more than 600 parking spaces.

Announcing

OTPA's 23rd Annual
PRESERVATION AWARDS
Garden Party & Dinner Gala
5:00 pm • Sunday, May 19, 2019

*Join your neighbors, friends and community leaders.
It's the year's big fun night in Old Towne!*

ORDER TICKETS & TABLES NOW @ www.otpa.org

CHAPMAN STUDENT HOUSING

Looks like the University is on schedule to open its Packing House Residence Village in time for fall 2019 occupancy with 401 beds in 110 suites. The school now requires all freshman to live on campus, and is expanding the policy to include all sophomores in Fall 2019. More student housing capacity was achieved when nearly 750 students moved into the 300 apartments the University recently acquired at Chapman Grand on West Katella Avenue in Anaheim. This will expand to approximately 900 students in Fall 2019. Parking capacity at Panther Village is being expanded which will increase the housing capacity by approximately 120%. And there's more to come: the University is in early planning stages for future student housing projects including the site at the property fronting I-5 next to Panther Village.



**CHAPMAN'S
VILLA PARK ORCHARD
PACKING HOUSE**
*Historic restoration includes
350 multi-pane windows
restored by the Spectra
Company, and more than
100 tons of steel to seismically
strengthen the structure to
last another 100 years.*

OTPA's 17th
ANNUAL

OLD TOWNE
HISTORIC HOME TOUR
Sat & Sun • Nov 9th & 10th

Don't miss this extraordinary self-guided exploration of Old Towne residential treasures featuring magnificent examples of historic architecture and exceptional landscape.

ORDER TICKETS ONLINE TODAY at www.otpa.org



2019 SPECIAL EVENT CALENDAR



🍊 OTPA ON-THE-ROAD DISCOVERY TOUR

*Exploring Downtown LA's Theater Palaces
9:00 am- 2:30 pm • Saturday, February 23*

Sign up now to explore the great Broadway movie and stage palaces that once made downtown LA the entertainment center of Southern California. A Los Angeles Conservatory of Theatre Arts escort our group as we tour downtown's National Historic District and visit some of LA's most legendary stage palaces. We'll depart the Orange City Hall parking lot at 9:00 am and travel by luxury coach. Following the tour, we'll enjoy a no-host lunch at legendary Philippe's, Huell Howser's favorite LA dining spot. We'll return to Orange around 2:30 pm. Tickets are \$55 per person, and \$45 for OTPA members.

Tickets may be ordered online today at www.otpa.org

SOLD OUT

🍊 OTPA'S 4th ANNUAL STATE OF OLD TOWNE FORUM

6:00 pm • Wednesday, April 17

Orange Public Library Community Room

Come meet and hear Mayor Mark Murphy, City Manager Rick Otto, Police Chief Tom Kisela and Chapman VP of Community Relations Jack Raubolt discuss the issues impacting Old Towne now and in the future, including homelessness, crime, parking, student housing and other subjects you may choose to bring up in the Q&A.

Free refreshments! Free and open to the public.

RSVP ONLINE TODAY at www.otpa.org

🍊 OTPA'S ORANGE CANDIDATE FORUM

6:00 pm • Tuesday, October 1

Council Chambers of City Hall

The City of Orange has an important special election on Tuesday, November 5 to elect one new Orange City Council member. There'll be several candidates, so here's your opportunity to hear them address issues and problems facing our unique neighborhood.

Free refreshments! Free and open to the public.

RSVP ONLINE TODAY at www.otpa.org

🍊 **WE'RE PLANNING A PARTY** *at the amazing Hilbert Museum of California Art to raise funds for OTPA's Educational Scholarship in honor of OTPA Past President, Anne Siebert. Date and details coming soon.*



The Creepy Street Award for Best Block went to the 300 block of S. Pixley. Congratulations for a scary job well done.

🍊 OTPA'S 2nd ANNUAL HAUNTED HALLOWEEN DECORATING CONTEST

Judging, 3:30-7:30 pm • Saturday, October 19

Award Presentation Ceremony on the winning Creepy Street at noon, Sunday, October 20th.

Join the fun and spook up your home or business located in the Old Towne Historic District for Halloween. A panel of three Official Witch Judges will decide witch decorations win in the categories of Creepy Street, Orange & Black, Horror House, and Spirit of Old Towne.

🍊 OTPA'S 17th ANNUAL HISTORIC OLD TOWNE HOME TOUR

Saturday and Sunday, November 9th and 10th

Don't miss this extraordinary self-guided exploration of Old Towne treasures featuring magnificent examples of historic architecture and exceptional landscape.

Tickets are \$25 for members and \$30 for non-members, and available online today at www.otpa.org

🍊 OTPA'S 33rd ANNUAL SPIRIT OF OLD TOWNE HOLIDAY DECORATING CONTEST

Judging, 3:30-7:30 pm • Saturday, December 14

Award Ceremony and Caroling on the Best Block at 7:00 pm, Sunday, December 15th.

Start thinking now about how you'll decorate for the holidays! OTPA recognizes decorated homes and businesses within the Old Towne Historic District in categories of Most Beautiful, Most Old Fashion, Best Use of Lights, Most Original, Most Whimsical, Best Block and Honorable Mention.



2019 OTPA BOARD OF DIRECTORS



Sandy Quinn, President
Tony Trabucco, Vice President
Ted Albert, Treasurer
Diana Zdenek, Secretary
Jeff Frankel, Preservation Chair

Felicia Ceballos, Communications Chair
Guy Hinrichs, Special Events Chair
Adam Duberstein, Fund Development Chair
Vickie Laughlin, Community Involvement Chair
Carol Craig, Welcome Baskets Chair

Adam Feliz, Member-at-Large
Joe Peters, Member-at-Large
Erik Skovseth, Member-at-Large
Teresa "Tita" Smith, Co-Founder and Member-at-Large

OTPA's 23rd ANNUAL PRESERVATION AWARDS Garden Party & Dinner Gala

5:00 pm • Sunday, May 19 • The Woman's Club of Orange

Join friends, neighbors, City Council members, City staff, Chapman officials and other community leaders for a delightful Spring evening to recognize and honor good work done to improve, preserve and enhance our unique historical neighborhood. We'll also announce who wins our annual Educational Scholarship in honor of OTPA Past President Anne Siebert.



Last year's winner of the Sweet, Sweet Orange award at 708 E. Almond.

PRESERVATION AWARD CATEGORIES

Sweet, Sweet Orange Award: Honors outstanding restoration, preservation, or rehabilitation of a historic residential building.

Pitcher Park Award: Honors exceptional landscape or garden enhancement on an historic site in Old Towne.

Good Neighbor Award: Honors a new structure, or a non-contributing in-fill project, that is sympathetic in design as well as materials that demonstrate outstanding compatibility and harmony with neighboring historic structures.

Plaza City Award: Honors superior restoration, preservation, adaptive reuse or enhancement of a historic commercial, industrial, or public-use property that sustains the life and vitality inherent in the original Orange Township.

Spirit of Old Towne Award: Honors a person, group or building who has contributed most to the mission of OTPA, which is to preserve and enhance the unique Old Towne Orange area through education, communication and community involvement.

Dale Rahn Volunteer of the Year Award: Honors an individual who demonstrates a commitment to Old Towne Orange by volunteering his or her time in various community programs and concerns to support the goals of OTPA.

Nominations deadline: April 22 • **Official judging:** May 4
Tickets \$50 each • **Tables of 8 guests: \$380**

This will again be a sell out!

ORDER TICKETS & TABLES ONLINE TODAY at www.otpa.org

MILLS ACT TAX BREAKS

MILLS ACT TAX BREAKS have been extended to certain interior improvements of eligible historic properties. With thanks to Marissa Moshier, City of Orange Historic Preservation Planner in the Community Development Department, here's a summary of what can now be included: Mills Act eligible interior work should be limited to rehabilitation of existing historic features or reconstruction of well-documented missing historic features, in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the Historic Preservation Design Standards for Old Towne. Remodeling based on a property owner's personal taste or changes to features that are not historic would not be eligible for the Rehabilitation/Maintenance Plan. No more than 25% of the total cost estimate in the ten-year Rehabilitation/Maintenance Plan may come from interior work. Examples of interior work that could be eligible for a Rehabilitation/Maintenance Plan include:

MILLS ACT MAINTENANCE PLAN

INTERIOR FEATURES ELIGIBLE FOR REHABILITATION/MAINTENANCE PLAN	
Ceilings and Walls	Repair of cracked or damaged plaster ceilings and walls to match original condition, including cove ceilings and other decorative details
	Removal of paint and/or repair of wainscot/paneling to match original condition
	Repainting previously painted surfaces
Doors and Windows	Removal of paint and/or repair of damaged interior doors
	Repair of original surrounds and trim elements
	Repair of original interior hardware and replacement of missing hardware to match the historic condition
Floors	Uncovering, refinishing, and repair of original flooring
Cabinetry, Fireplaces, and other Decorative Features	Removal of paint, refinishing and/or repair of original cabinetry and trim elements
	Repair of original fireplace surrounds and mantels
	Repair of original light fixtures

For the first round of Mills Act applications for 2019, the City will accept applications until March 1 with an intended Council-approval date in June. For the second round in 2019, we will accept applications up to August 1 with a Council-approval date in November.



OLD TOWNE | PRESERVATION
ASSOCIATION

Preserving California's largest Historic District.

P.O. Box 828 • Orange, CA 92856 • 714.639.6840

email: info@otpa.org • www.otpa.org

Lifetime Members Honor Roll

*We recognize and thank all the people who
have made a life-long commitment to the
preservation of our great community.*

Arnold & Christine Alvarez	John & Michelle Murphy
Joseph & Kathleen Barbeito	Kimberlee Nichols
Craig Bayer & Floria Freeman	Bonnie Nygren
Peter Black & Geny Nendel	Mike Ochs & Michelle Carder
Lisa Blanc	Michael & Kathryne O'Hara
Robert & Gloria Boice	Orange Chamber of Commerce
Karl Bonham	Scott Parker
Aleta Bryant	Thomas R. Porter
Alan & Cindy Burns	Jerry & Dawn Price
Steve & Kristi Colburn	Jack & Hong Raubolt
Trevor Colon	Tom & Dine Render
Linda Corcoran	Stephanie Reynolds and
Ms. Courtney	James Kushon
Joan Crawford	Al & Mary Ricci
Patricia Cruz	AJ Ricci
Amos Deacon, Jr.	Patty Ricci
Philip Disbrey	Ted & Sandra Robinson
Annette Drake	Rick Roeder
Dean & Diane Dulgarian	Dave & Lora Royster
George Dulgarian	Angie B. Rust
John & Cindy Dworzak	Seismic Safety, Inc.
Robyn Eidenmuller	Walt & Etta Serr
Fine Tattoo Work – Chantal Patterson	Roger & Dale Simon
Ty & Sanna Fitzsimmons	Mary Anne Skorpanich
Mike Fitzsimmons & Joe Reilly	Erik Skovseth
Jeff & Sandy Frankel	Daniel Slater
Wayne Gensler & Glory Johnson	Gene Smith
Michael & Alia Gerard	Bill & Tita Smith
John & Annalisa Goode	Steve & Paul Soest
Claudia Holloway	Carol Tallichet
Shawn Howell	Tom Linda
The Ilog/Lee Household	Tony & Leticia Trabucco
David & Tamala Labb	Frank & Shannon Tucker
Kelly Laule	John & Nancy Turner
Tom & Nancy Loughrey	Sue Marie Vaurs
Gary & Bonnie Luther	Dominic & Veronica Walsh
Brian (Brady) & Nancy MacDonald	Cynthia Ward
Brandon Crary & Sadhna Matai	Leslie Webber
Andrea McCullough	Fred & Mignon Whitaker
Marli McGraw	Cindy Wimbish
Sherle Mellas	Scot & Kerri Wolf
Chris & Megan Morris	Al Ybarra and Janet Crenshaw
Regina J. Mundekis	

**Become a Lifetime Member
for only \$250 at www.otpa.org**

Important News For Our Valued Old Towne Preservation Association Members



**Q) How do I get an OTPA
Historic Home Plaque like the one outside Urth Caffè?**

A) These popular brass plaques state the year the house or business building was built and the names of the original owners. Research that information and email to OTPA Preservation Chair **Jeff Frankel at info@otpa.org. Price is \$197 for OTPA members. Price for non-members is \$222 and includes a complimentary one year OTPA membership.**

WELCOME NEW MEMBERS!

Diane Alvarez	Michael and Alia Gerard	Kurt and Hope Porter
Mike Bardzilowski	Paul Gilster	Ilian and Michelle
Elizabeth Bennett	Mary Hofhenke	Ramirez
Carter and Kate Berry	Krista Hoskins	AJ Ricci
Amy Bippus	Jason and Layna	Jerome & Barbara Ryan
Rich and Liz Clapp	Shuppert	Becca Schlueter
Damian and Melissa	Domenic & Lori Llamas	Tad (Thaddeus) Smith
Ramirez	Joyce Mattox	Michelle Terrazas
Anh Dao	Christine Maule	Linda Tom
Susanne D'Arcy	Sue McDonald	Tom and Jana Trischler
Michelle Duman	Giovanni Milan	The Valencia/Villa
Ty & Sanna Fitzsimmons	Elizabeth Miltko	Household
Gerald and Gail	Sharon Newman	Katherine Webb
Mark and Gina Frey	Deborah Parr	