DESIGN REVIEW COMMITTEE
AGENDA ITEM

AGENDA DATE:	APRIL 18, 2018
TO:	Chair McCormack and Members of the Design Review Committee
THRU:	Anna Pehoushek, Assistant Community Development Director ACP
FROM:	Marissa Moshier, Historic Preservation Planner MM
SUBJECT:	DRC No. 4928-17 – 240 W. Chapman Avenue

SUMMARY

The applicant is requesting design modifications to a previously approved project, based on conditions uncovered by plaster removal from the building. The Design Review Committee (DRC) approved the project to remodel a non-contributing building in the Old Towne Historic District for use as restaurants and office on November 15, 2017.

RECOMMENDED ACTION – FINAL DETERMINATION

Staff recommends that the DRC approve the project based on the findings and subject to the conditions of approval contained in the staff report and any conditions that the DRC determines appropriate to support the required findings.

BACKGROUND INFORMATION

Applicant/Owner:	240 West Chapman Partners, LLC
Property Location:	240 W. Chapman Avenue
General Plan Designation:	Old Towne Mixed Use 24 (OTMIX-24)
Zoning Classification:	Old Towne Mixed Use-24 (Specific Plan) (OTMU-24 (SP)) – Santa Fe Depot Specific Plan
Existing Development:	9,493 SF building constructed c. 1923. The building has had major exterior alterations since its construction and is a non-contributor to the Old Towne Historic District.
Property Size:	7,847 SF
Associated Applications:	None
Previous DRC Review:	Project approved by DRC on November 15, 2017

PUBLIC NOTICE

No Public Notice is required for this Design Review project.

ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15303 (Class 3 – New Construction or Conversion of Small Structures), because it consists of minor design modifications to a previously approved project to convert an existing building to a mix of restaurant and office uses through exterior remodeling, in conformance with the permitted uses in the underlying Old Towne Mixed Use zone. There is no environmental public review required for a Categorical Exemption.

PROJECT DESCRIPTION

The applicant proposes design modifications to a previously approved project to remodel a non-contributing building in the Old Towne Historic District, based on the conditions that were uncovered by plaster removal from the exterior of the building. The major changes to the project include:

- **New wood storefronts to replace proposed steel storefronts.** The previously approved steel bifold storefronts will be eliminated and replaced with painted wood storefronts with the same pattern of lights. The majority of the storefronts will be fixed. The easternmost storefront on the Chapman Avenue elevation will be hinged to open to the side.
- **Brick repair and replacement.** Plaster removal from the brick has been completed. The red brick on three sides of the building is in fair condition and will be cleaned, repointed, and sealed. The majority of the tan brick on the front elevation is also in fair condition and will be cleaned, repointed, and sealed. However, there are areas in poor condition, particularly at the corners of the openings where portions of the brick was chipped away and covered with curved concrete corners to create new storefronts for a furniture store in the 1950s. The contractor's attempts to remove the concrete with hand tools caused additional cracking and loss of the adjacent brick. To treat this condition, the applicant is proposing to wrap the sides of the brick columns with a steel plate to cover the concrete. The steel will be painted to match the wood storefront frames. A detail of this proposal is provided on Sheet A-3.1a REV.

  The plaster removal also revealed that the bulkheads below the storefronts were removed. The applicant is proposing to construct new bulkheads with matching brick. Samples of the brick will be provided at the DRC meeting.

  A small section of the cleaned brick is visible on the northwest corner of the building facing Lemon Street. The process for cleaning, repointing, and sealing is described in the applicant's letter of explanation in Attachment 2.
- **Parapet repair.** The plaster removal uncovered the original shape of the parapet on the Chapman Avenue elevation. The stepped parapet had been infilled with a combination of

metal studs and brick prior to being covered with plaster. The infill will be removed and the brick cap will be replaced based on historic photographs of the building.

- **"Mansur Motors" sign and brick surround.** The plaster removal uncovered a ghost sign for Mansur Motors, the original automobile dealership in the building, on the Chapman Avenue elevation. The brick frame surrounding the sign is in very poor condition. The frame originally projected from the face of the building, but was chipped back to be flush with the wall prior to being covered with plaster. To avoid removal of original bricks in an attempt to reconstruct the frame, the applicant proposes to repoint and seal the existing bricks. The bricks will be cleaned and sealed to preserve the ghost sign.

EXISTING SITE

The existing site contains one building, constructed at the zero lot line. The building was constructed circa 1923 as an automobile dealership. It was later converted into a furniture showroom, and served most recently as a church sanctuary for Plaza Bible Church. These conversions included substantial changes to the exterior of the building, including removal of the storefronts on Chapman Avenue and application of textured plaster over the original brick. As a result of these changes, the building is identified in the National Register of Historic Places designation of the Old Towne Historic District as a non-contributor to the Historic District. This evaluation was confirmed by the City's Historic Resources Survey Update in 2005 (Attachment 3).

EXISTING AREA CONTEXT

Surrounding properties are a mix of office, retail/restaurant, institutional, and single- and multi-family residential uses. Properties fronting Chapman Avenue at Lemon Street are zoned Old Towne Mixed Use-15 or -24 and are within the Santa Fe Depot Specific Plan Area. These properties include Wahoo's, Linx, the U.S. Post Office, and Plaza Muffler. Properties to the south are zoned Old Towne Mixed Use-24 and R-1-6 or R-3 (Single or Multi-Family Residential). Immediately to the south is a small office building and the American Legion Post 132, followed by small historic residences transitioning into the residential neighborhood south of Chapman Avenue. The property is just outside the western boundary of the Plaza Historic District. The majority of surrounding buildings are contributors to the Old Towne Historic District.

EVALUATION CRITERIA

Orange Municipal Code (OMC) Section 17.10.070 establishes the general criteria the DRC should use when reviewing the project. This section states the following:

The project shall have an internally consistent, integrated design theme, which is reflected in the following elements:

1. **Architectural Features**.
    a. The architectural features shall reflect a similar design style or period.
    b. Creative building elements and identifying features should be used to create a high quality project with visual interest and an architectural style.

2. **Landscape**.
   a. The type, size and location of landscape materials shall support the project's overall design concept.
   b. Landscaping shall not obstruct visibility of required addressing, nor shall it obstruct the vision of motorists or pedestrians in proximity to the site.
   c. Landscape areas shall be provided in and around parking lots to break up the appearance of large expanses of hardscape.
3. **Signage**. All signage shall be compatible with the building(s) design, scale, colors, materials and lighting.
4. **Secondary Functional and Accessory Features**. Trash receptacles, storage and loading areas, transformers and mechanical equipment shall be screened in a manner, which is architecturally compatible with the principal building(s).

ANALYSIS/STATEMENT OF THE ISSUES

Issue 1: Building Materials and Conditions

At the November 15, 2017 DRC meeting, the Committee approved the project with the following condition of approval:

> Upon removal of exterior materials, if the existing building conditions are different than what is shown on the proposed plan, those details that differ shall come back to the Design Review Committee for final determination prior to removal of any historic materials.

Based on the condition of the building following plaster removal, it will continue to be treated as a non-contributor to the Old Towne Historic District. The proposed modifications continue to maintain and repair some original building features, while using new elements that are contemporary and compatible with the Historic District to replace missing features.

The openings in the building are as anticipated in the original approval. However, the plaster removal uncovered damage and rounded concrete infill at the corners of the storefronts and confirmed that the bulkheads under the storefronts were removed. For the bulkheads, the applicant is proposing brick to match as closely as possible the original brick on the Chapman Avenue elevation. The column corners will be wrapped with a steel plate, painted to match the storefronts, to consolidate and cover the damaged brick in these areas. All elevations of the building will be cleaned, repointed, and sealed based on the specification provided in the applicant's letter. Staff recommends that the proposed approach to the existing condition of the building is an appropriate way to preserve original materials

Issue 2: Storefront Modifications

The applicant is eliminate the previously approved steel storefronts, windows, and doors and replace them with wood. The design, placement, and size of the windows remains the same. However, the majority of the storefronts will be fixed, rather than operable. One operable storefront will be used in the easternmost storefront on the Chapman Avenue elevation.

The proposed modification maintains the traditional pattern of storefront glazing at the sidewalk of commercial buildings in the Plaza. Although the fixed storefronts eliminate some of the interaction between the interior of the restaurants and the sidewalk, the building continues to have large areas of glass that will allow views into and through the tenant spaces particularly at the northwest corner of the building. The proposed material change is also compatible with the Historic District.

ADVISORY BOARD RECOMMENDATION

The relevant staff departments previously recommended approval of the project to the DRC on November 1, 2017. No additional review was required for the proposed design modifications.

REQUIRED FINDINGS

The courts define a "Finding" as a conclusion which describes the method of analysis decision makers utilize to make the final decision. A decision making body "makes a Finding," or draws a conclusion, through identifying evidence in the record (i.e., testimony, reports, environmental documents, etc.) and should not contain unsupported statements. The statements which support the Findings bridge the gap between the raw data and the ultimate decision, thereby showing the rational decision making process that took place. The "Findings" are, in essence, the ultimate conclusions which must be reached in order to approve (or recommend approval of) a project. The same holds true if denying a project. The decision making body must detail why it cannot make the Findings.

The Findings are applied as appropriate to each project. Based on the following Findings and statements in support of such Findings, staff recommends the DRC approve the project with recommended conditions.

1. *In the Old Towne Historic District, the proposed work conforms to the prescriptive standards and design criteria referenced and/or recommended by the DRC or other reviewing body for the project (OMC 17.10.070.G.1).*

   The proposed design modifications are in conformance with the Old Towne Design Standards, which are the prescriptive design criteria for projects within the Old Towne Historic District. The project is also in conformance with the goals and policies of the Santa Fe Depot Specific Plan. The new wood storefronts and repair of the original brick elements are compatible in scale, design, and character with the non-contributing building and surrounding historic commercial buildings in the Historic District. The new storefronts substantially improve the pedestrian experience on Chapman Avenue and reflect the historic pattern of commercial building in the Plaza with pedestrian-oriented storefronts with large areas of glazing and recessed entrances. The proposed design modifications consistent with the context of the Historic District and does not adversely affect the Historic District.

2. *In any National Register Historic District, the proposed work complies with the Secretary of the Interior's Standards and Guidelines (OMC 17.10.07.G.2).*

   Projects found to be in conformance with the Old Towne Design Standards are generally considered to be in conformance with the *Secretary's Standards*. Because the building is a

non-contributor to the Plaza Historic District, Standards 9 and 10 for new construction related to historic resources are most applicable. In conformance with Standard 9, the design modifications are appropriately differentiated from historic buildings in the Plaza by drawing from the pattern, scale, and materials of historic storefronts without replicating the specific details of any historic features. The repair of the original brick provides the building with a compatible finish similar to surrounding historic commercial buildings. The storefront windows are compatible with the scale, materials, and character of the historic commercial buildings of the Plaza without attempting to match the specific details of historic storefronts. In conformance with Standard 10, the project is contained to the non-contributing building and will not impair the form, materials, or integrity of the adjacent historic buildings or the Historic District as a whole. The project is in conformance with the *Secretary's Standards*.

3. *The project design upholds community aesthetics through the use of an internally consistent, integrated design theme and is consistent with all adopted specific plans, applicable design standards, and their required findings (OMC 17.10.07.G.3).*

   Projects located with the Old Towne Historic District must comply with the Old Towne Design Standards and *Secretary's Standards* (as applicable). The project must also comply with the Santa Fe Depot Specific Plan. As described above, the proposed work conforms with these design standards.

4. *For infill residential development, as specified in the City of Orange Infill Residential Design Guidelines, the new structure(s) or addition are compatible with the scale, massing, orientation, and articulation of the surrounding development and will preserve or enhance existing neighborhood character (OMC 17.10.07.G.4).*

   This project does not involve residential infill development. The *City of Orange Infill Residential Design Guidelines* do not apply, and this finding is not applicable.

CONDITIONS

Staff recommends the DRC approve the project subject to the conditions listed below and any conditions that the DRC deems appropriate:

1. All construction shall conform in substance and be maintained in general conformance with plans labeled as Attachment 4 in the staff report (date stamped April 9, 2018), including modifications required by the conditions of approval, and as approved by the Design Review Committee.
2. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Community Development Director determines that the proposed change complies with the provisions and the spirit and intent of the approval action, and that the action would have been the same for the changed plan as for the approved plan, the Community Development Director may approve the changed plan without requiring a new public meeting.

3. The final approved conditions of approval shall be reprinted on the first or second page of the construction documents when submitting to the Building Division for the plan check process.
4. The applicant agrees to indemnify, hold harmless, and defend the City, its officers, agents and employees from any and all liability or claims that may be brought against the City arising out of its approval of this permit, save and except that caused by the City's active negligence.
5. Construction permits shall be obtained for all future construction work, as required by the City of Orange, Community Development Department's Building Division. Failure to obtain the required building permits may be cause for revocation of this permit.
6. If not utilized, project approval expires twenty-four months from the approval date. Extensions of time may be granted in accordance with OMC Section 17.08.060. The Planning entitlements expire unless Building Permits are pulled within 2 years of the original approval.
7. All Conditions of Approval associated with the original approval of Design Review No. 4928-17 on November 15, 2017 shall remain in effect.

ATTACHMENTS

1. Vicinity Map
2. Applicant Letter of Explanation
3. DRC Minutes from November 15. 2017
4. Plans (date stamped April 9, 2018)

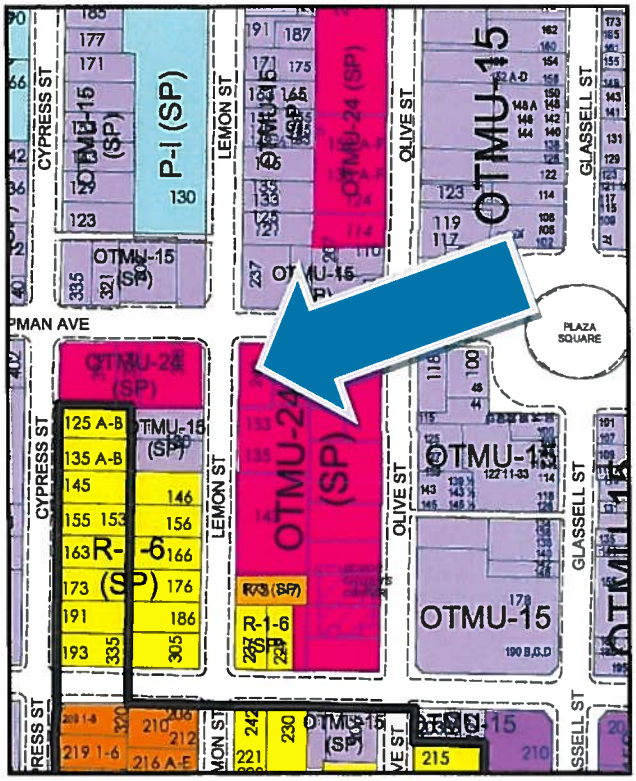
cc: 240 West Chapman Avenue Partners, LLC
Attn: Adam Chez
18928 Walnut Street
Fountain Valley, CA 92708

30th Street Architects, Inc.
Attn: James Wilson
2821 Newport Blvd.
Newport Beach, CA 92663

Vicinity Map

240 W. Chapman Ave

DRC 4928-17



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ATTACHMENT NO. 1
DRC NO. 4928-17 – 240 W. CHAPMAN
VICINITY MAP
APRIL 18, 2018 DRC MTG.

City of Orange

Community Development Department

Requested Revisions to DRC 4928-17 (April 9, 2018)
240 W. Chapman Ave

Please find attached drawings indicted request modifications to originally approved design. The submittal includes original existing conditions drawings, original design drawings and revised design drawings indicating requested changes as clouded on each sheet. Please note, design sheets not changing are not included in this submittal.

CVR-1 Indicates the sheets in this submittals with new sheets' names clouded.

A-1.0 REV shows modified building entrances at the north & west facades, inset to allow ramping or having added steps to accommodate higher interior finish floor heights than adjacent sidewalks (discovered in new survey work). Additionally, storefronts are shown recessed from main facade are seen in historic photo A-2.4, obtained after previous DR approval. Also shown are new location of fire hydrant along west R/W and new FDC @ interior of SW corner of building. The west R/W across from the south side of the building also shows 3- new backflow preventer locations.

A-2.1a REV also shows the changes to the building entrances and the new location of the FDC connection at the interior of the SW corner of the building. The original columns of the building had the corners modified by an early remodel to allow a more curvilinear appearance. Bricks were removed and corners filled with a rounded, mortar material from sill to head of the openings, both at the interior and exterior. The proposed change places a 6" steel angle at all corners with a connecting plate of steel spanning at the jamb from angle to angle. The head of the openings would have similar angles and connecting steel at the head. The steel would be ground smooth at the joints, primed, painted. Additionally, storefronts are shown recessed from main facade are seen in historic photo A-2.4, obtained after previous DR approval. Although the configuration for doors/windows appear the same in plan, there is a proposed revision to use wood for windows and doors. More information is provided below.

A-2.4 is a new sheet showing historic and recent photos. The recent photos show the main facades after the remodel stucco was removed. The stucco adhered tightly to the original face and common brick and some damage occurred during the removal. Also unknown, new elements were discovered and elements seen in historic photos were discovered:

a. The rounded corners at the columns described above.

ATTACHMENT NO. 2
DRC NO. 4928-17 – 240 W. CHAPMAN
APPLICANT LETTER OF EXPLANATION
APRIL 18, 2018 DRC MTG.

b. The infill on top of the original parapet line at the north facade (and wrapping at the west facade for a short portion) is of both metal studs and masonry (at the west, near the NW corner in a dotted box).
c. The original double header course is missing on all facades.
d. Damage and missing brick can be seen. Note: Facade has not been cleaned as of this submittal.
e. The original sign band built into the original, north facade is still present but was hammered flat vs its original reveal of 2-3 inches past the face of the facade brick. The original painted sign can be seen as a 'ghost'. Brick within the sign band has some damage.
f. There are two contrasting, brick diamonds at the corner of the north facade that are intact, but have some damage.
g. Although not seen in these recent photos, the bulkheads for the windows have been removed.
h. Storefronts are shown recessed from main facade are seen in historic photo, obtained after previous DR approval.

A-3.1a REV shows revisions to the facades and are as follows:

a. The rounded corners at the columns described above will have new, painted still angles wrapping at each side and top of the openings. The angles will be constructed as described above.
b. The infill on top of the original parapet line at the north facade (and wrapping at the west facade for a short portion) is of both metal studs and masonry (at the west, near the NW corner in a dotted box). The infill will be removed and the parapet will be restored to its original configuration.
c. The original double header course is missing on all facades and will be replaced with double header course to match existing.
d. Damage and missing brick can be seen. Note: Facade has not been cleaned as of this submittal. All facades will have replacement bricks if necessary, either from original facades or replacement bricks approved by City. Facades will repointed to match existing as necessary and entire facades will be cleaned and sealed with breathable sealer as approved by City.
e. The damaged sign band will be left 'as is', repointed and sealed. Brick within sign band will be replaced if necessary, repointed and sealed. 'Ghost sign' will remain.
f. Brick within diamonds will be replaced if necessary, repointed and sealed.
g. New bulkheads will be created with veneer brick as described above.
h. Storefronts are shown recessed from main facade are seen in historic photo, obtained after previous DR approval.

i. All windows and doors will now be wood, painted. The multi-paned storefront windows will be fixed except for the east bay on the north facade which will be hinged to open to the side (east) to allow for better interaction of sidewalk to interior patio. Wall section A show configuration of new bulkheads, steel angles and window sections. B-Plan View of Brick Pilaster shows connection of new wood windows in jamb/plan view, window head is similar.
j. West elevation show moved man-door to fit within existing opening and inset brick masonry to fill the remainder of the opening, a condition of the original approval. The storefront at the south of this facade is also, now, wood.
k. The south facade shows the revised wood windows and doors and the plaster infill as conditioned in the previous approval. The original, smaller window openings will be filled with brick masonry to match, inset to create a reveal.

James C. Wilson C-8994
Thirtieth Street Architects, Inc.

DIVISION 4

Section 04573 Restorative Cleaning & Protective Treatments

Part 1 GENERAL

1.01 Related Documents

A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.02 Scope of Work

A. General:

1. Provide labor, materials, equipment and services and perform operations required as specified in this Section.

B. Work Included:

1. Refer to Drawings for surfaces to be cleaned and to receive protective treatments. Where indicated, remove paint by use of chemical detergents and pressurized water rinse. Clean existing brick, and masonry. Apply water repellent to cleaned brick veneer as described in this Section.

2. Protect pedestrian and vehicular traffic, adjacent materials and buildings and building occupants, materials and contents.

C. Related Work:

1. Repointing as directed by Architect and Structural Engineer of Record; see Architectural General Notes for guidelines related to repointing quantities.

1.02 Quality Assurance

A. Regulatory Requirements:

1. Product to be in compliance with all current AQMD requirements including, but, not limited to the VOC specifications.

2. Adhere to all City, State and Federal EPA laws and requirements.

B. References:

1. All surface cleaning shall comply with the guidelines as set forth in "Preservation Briefs," "The Cleaning and Waterproof Coating of Masonry Buildings." Copies are available at the Architect's office.

C. General Objectives:

1. Remove graffiti without damaging surfaces being stripped and cleaned.

2. Give all surfaces a clean, uniform appearance without blotches, streaks, runs, or any other kind of spotty appearance.

3. Apply water repellent without any sheen or noticeable change to the appearance of the substrate.

4. No sandblasting of any material is allowed.

D. Prepare test patches, which shall form a standard for the Work.

E. Qualifications: Contractor shall have not less than five (5) years of successful experience in work similar to the requirements for this Project.

F. Pre-Job Conference:

1. Prior to start of execution of the Work of this Section, arrange for and conduct a pre-job conference at the Project site.

a. Provide seven (7) calendar days advance written notice ensuring the attendance by competent authorized representatives of the Owner or Owner's Representative, Contractor, installer of the Work of this Section, the manufacturer of the materials and trades whose work affects the Work of this Section.

b. Discuss pertinent aspects of the Work of this Section and agree upon the detailed step-by-step procedures to be followed.

1.03 Submittals

A. Product Data: Latest edition of the manufacturer's product literature and application instructions.

B. Methods of Protection: Prior to commencing the cleaning operations, the Contractor shall submit to the Owner or Owner's Representative and Architect for approval, a

written description of proposed materials and methods of protection for preventing damage to adjacent materials, vehicular and pedestrian traffic and the building interior during the cleaning of exterior surfaces.

C. Furnish letter from manufacturer that they have had prior experience with the application of this material.

D. Contractor to furnish names and addresses and phone numbers of three other projects of similar nature.

1.04 Test Panels

A. Test panels of materials to be cleaned and sealed shall be at locations selected by the Owner or Owner's Representative, and shall be cleaned for inspection and approval by the Owner or Owner's Representative and Architect. No general cleaning shall commence until approval is obtained.

B. Contact manufacturer's field representative prior to mock-up to allow their attendance.

C. Cooperate with testing procedures to modify treatment as required to pass mock-up tests for acceptable appearance.

D. The approved test panel shall be the standard of comparison for the Work.

E. Do not begin Work until test panels are approved by Owner or Owner's Representative in writing.

1.05 Delivery, Storage and Handling

A. Delivery: Material shall be delivered in the manufacturer's original sealed and labeled containers and in quantities required to allow continuity of application.

B. Storage: Materials shall be stored out of direct sunlight. Store containers in an upright position.

1.06 Job Conditions

A. Protect, using extreme care, surrounding materials and buildings. Products used for exterior surface cleaning may be harmful to metal, glass, hardware, plaques and other materials. If necessary, remove selected items for storage. Non-masonry surfaces, which are not protected shall be kept running-wet with clean water throughout the cleaning process of adjacent masonries.

Any damage to materials caused by the cleaning process is unacceptable and shall be repaired to the satisfaction of the Owner or Owner's Representative at no cost to the Owner.

B. Provide protection from water damage to building, structure, or building contents as required.

C. Test all drains and other water removal systems to assure that drains and systems are functioning properly prior to performing any Work. Notify Owner or Owner's Representative immediately of any and all drains or systems that are found to be stopped or blocked. Contractor shall repair drains if so directed by the Owner or Owner's Representative at agreed upon cost to the Owner. Do not begin Work of this Section until the drains are in working order.

D. Provide a method to prevent solids such as masonry residue from entering the drains or drain lines. Contractor shall be responsible for cleaning out drains and drain lines that become blocked or filled by sand or other solids because of Work performed under this Contract.

F. Neutralize all effluence before discharging.

1.07 Environmental Requirements

A. Do not apply when surface and air temperatures are less than 50° F.

B. No cleaning will be performed during winds sufficiently strong to spread sprayed compound to adjacent unprotected surfaces

1.08 Variations from Materials Specified

A. Should the Contractor wish to use any brand or type of materials other than as specified herein, he shall so state in writing to the Architect naming the proposed substitution and manufacturer. This statement shall be accompanied by:

1. A certificate of compliance from an approved independent testing laboratory that the proposed substitute meets or exceeds the specified requirements and has been tested in accordance with the specified test standards and;

2. Documented proof that the proposed brand or type of material has a proven record of performance when used in the intended application as confirmed by actual field tests or successful installations.

B. It is recommended that all paint stripping and cleaning procedures outlined herein be completed prior to installation of new window glazing and paint finishes. Failure to do so will make it necessary to protect all such finishes from contact with the cleaning and paint stripping agents.

Part 2 PRODUCTS

2.01 Materials

A. Manufacturer: ProSoCo, Kansas City, KS (800) 255-4255; local district office (949) 498-7077, Mike Davis

1. Sure-Klean® Light Duty Restoration Cleaner.
2. Standoff All Purpose Cleaner.
3. Sure-Klean 766 Limestone & Masonry Prewash.
4. Limestone Restorer.
5. Heavy Duty Detergent.
6. EK 2010 All Surface Cleaner.
7. Sure-Klean Vana Trol.
8. Sure-Klean Weather Seal Siloxane WB Concentrate.

B. Approved installers, include, but are not limited to:

1. Bielski Masonry

Part 3 EXECUTION

3.01 General Installation

A. Do not dilute materials unless otherwise specified.

B. Do not atomize or vaporize the material.

C. Apply materials to dry surface unless otherwise specified.

D. Applicator to use least aggressive cleaning method. Use designated cleaners for heavier stains or conditions.

E. Provide adequate system to collect effluence.

3.02 Paint Removal

A. Thoroughly dry scrape off all peeling and loose paint.

B. Sand smooth and prep for new paint.

3.03 Cleaning - Existing Brick, Masonry, Plaster, Painted Surfaces and Concrete Floor.

A. Cleaning shall consist of application of Heavy Duty Cleaner and pressurized rinsing. Dilute using following schedule and verified on test panel:

1. Heavy Soiling: Dilute Multi-Purpose Cleaner packet (1 lb.) with 1 gallon water according to manufacturer's instructions.

2. Moderate Soiling: Dilute Multi-Purpose Cleaner packet (1 lb.) with 5 gallons water according to manufacturer's instructions.

3. Light Soiling: Dilute Multi-Purpose Cleaner packet (1 lb.) with 10 gallons water according to manufacturer's instructions.

B. Cleaning shall consist of mildew, dirt, guano (pigeon droppings) and stain removal. Procedure is as follows:

1. Properly vacuum loose dirt and debris

2. Do not atomize or vaporize the material.

3. Proceed in sections without excessive dwell times.

4. Pre-wet surface to be cleaned and the areas directly beneath with pressurized cold water.

5. Apply diluted solution by brushing or spraying (150 psi). Lightly scrub surface. Dwell time shall be 5 to 8 minutes (to be verified on test panel). Do not allow cleaning solution to dry.

6. Rinse all traces of cleaner and residue with pressurized water. Repeat procedures if necessary. Rinse water pressure shall not exceed 150 psi and regulated not to cause damage to the underlying surface.

C. Repeat application if necessary for removal of persistent stains.

3.04 Light Duty Restoration Cleaner - Alternate Cleaning Method - Brick

A. Apply after stripping is completed. Do not dilute Light Duty Restoration Cleaner.

B. Do not allow cleaning solution to dry on the surface.

C. Pre-wet areas to be cleaned and the surrounding areas.

D. Using brush or low pressure spray apply liberally to surface.

E. Allow to remain on surface 5 to 15 minutes, then gently scrub heavily soiled areas.

F. Rinse thoroughly with clean water.

G. Repeat application if necessary or use alternative cleaning method.

3.05 Efflorescence and Mortar Smear Removal

A. Use Sure-Klean Custom Masonry Cleaner for use on standard red brick and standard mortar joints.

1. Dry brush surface to remove efflorescence. To remove remaining efflorescence, thoroughly pre-wet area to be treated as well as surrounding area

2. At a dilution rate of 1 part cleaner and 6 parts water (to be verified or modified by the testing program), apply the diluted solution freely to the surface using a densely-packed, soft-fibered masonry washing brush, or low-pressure spray (50 psi max.). Proceed from the top of the wall downward.

3. Allow cleaning solution to remain on the wall for 1 to 3 minutes. Do not allow cleaner to dry into the masonry.

4. Rinse all traces of chemical and residue with pressurized cold water. Repeat procedure if necessary. Rinse water pressure shall not exceed 150 psi.

5. Repeat procedure if necessary to remove all traces of efflorescence.

3.06 Application - Clear Water Repellent over Brick Veneer

A. Complete all caulking, patching and joint sealants prior to application of water repellent.

B. Dilute Weather Seal Siloxane WB with clean potable water according to the following schedule or modify based on surface porosity or mock-up results:

Vertical Surfaces:	
Porous	1 part concentrate: 9 parts water
Semi-porous	1 part concentrate: 14 parts water
Dense	1 part concentrate: 19 parts water

C. Vertical Surfaces: Apply Weather Seal Siloxane WB in a saturating flood application from the bottom up. Spray at low pressure 20 psi. Apply sufficient material to produce a 4" - 8" rundown below the contact point of the spray pattern. Allow the first application to penetrate two to three minutes. (Do not allow the first application to dry completely before making second application.) Reapply in the same saturating manner.

If brushes or deep-nap rollers are used, saturate the surface to the point of rejection. Brush out excess material that does not penetrate.

3.07 Clean-Up

A. Contractor will be responsible for removal and disposal of necessary masking materials following completion of cleaning operation. All areas will be left clean.

B. All residue washed from building surfaces shall be swept or flushed away from surrounding sidewalks, A.C. paving and service areas nightly. All premises will be clean and neat at all times.

*****END OF SECTION*****

PROSOCO

Sure Klean Weather Seal

PROTECTIVE TREATMENTS

Siloxane WB Concentrate

Sure Klean® Weather Seal Siloxane WB Concentrate is a solvent-free blend of silanes and oligomeric alkoxysiloxanes that mixes easily with fresh water on the job site to produce a penetrating water repellent ideal for application to dense or porous masonry surfaces.

An effective alternative to conventional solvent-based silanes or siloxanes, Siloxane WB penetrates and chemically bonds deep within the masonry substrate to provide long-lasting protection against water-related staining or deterioration. Will not darken, produce a surface film or impair the natural breathing characteristics of treated surfaces.

SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job site controls during application and handling.

24-Hour Emergency Information:
INFOTRAC at 800-535-5053

SEALANT · WATERPROOFING & RESTORATION INSTITUTE

Issued to: PROSOCO Inc.
Product: Sure Klean Weather Seal Siloxane WB Concentrate

ASTM D 6532: Water Absorption Reduction – Concrete 86.47%

ASTM C 67: Water Absorption Reduction – Brick 96.32%

ASTM C 140: Water Absorption Reduction – CMU 92.61%

ASTM D 6490: Water Vapor Transmission WVT (grains/h ft2) 1.42; Permeance 3.47

Validation Date: 4/3/13 – 4/2/18

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CLEAR PENETRATING VERTICAL WATER REPELLENT VALIDATION PROGRAM
www.swrionline.org

ADVANTAGES

- **Treated surfaces "breathe" – does not trap moisture.**
- **Concentrate minimizes storage, transport and container disposal requirements.**
- **Mix with up to 19 parts fresh water. One gallon concentrate treats up to 4,000 square feet. Consult coverage rates.**
- **Alkaline stable – suitable for new concrete.**
- **Penetrates deeply – effective on vertical or horizontal surfaces.**
- **Ideal for field or in-plant treatment of precast concrete.**

Limitations

- Product must be applied within 24 hours of dilution for maximum effectiveness.
- Will not prevent water penetration through structural cracks, defects or open joints.
- Not recommended for below-grade application.

REGULATORY COMPLIANCE

VOC Compliance

Weather Seal Siloxane WB Concentrate is compliant with the following national, state and district AIM VOC regulations:

- [X] US Environmental Protection Agency
- [X] California Air Resources Board SCM Districts
- [X] South Coast Air Quality Management District
- [X] Maricopa County, AZ
- [X] Northeast Ozone Transport Commission

TYPICAL TECHNICAL DATA

FORM	Clear, amber liquid Vinegar-like odor
SPECIFIC GRAVITY	0.96
pH	not applicable
WT/GAL	7.9 lbs
ACTIVE CONTENT	100%
TOTAL SOLIDS	48% ASTM D 5095
VOC CONTENT	16–41 g/L as diluted Low Solids Coating
FLASH POINT	77° F (25° C) ASTM D 3278 140° F (60° C) in 1:9 dilution 145° F (62° C) in 1:14 dilution
FREEZE POINT	<–22° F (<–30° C)
SHELF LIFE	1 year in tightly sealed, unopened container

PREPARATION

Protect people, vehicles, property, plants, windows and all surfaces not set for treatment from product, splash, residue, fumes and wind drift. Use polyethylene or other tested material for protecting non masonry surfaces. Protect/divert pedestrian and auto traffic.

Ensure fresh air entry and cross ventilation during application and drying. Extinguish all flames, pilot lights and other potential sources of ignition during use and until all vapors are gone.

When applying to exteriors of occupied buildings make sure all windows, exterior intakes and air conditioning vents are covered and air handling equipment is shut down during application and until vapors have dissipated.

Surface should be clean, dry and absorbent. Excessive moisture inhibits penetration and reduces the service life and performance of the treatment. If necessary, thoroughly clean the surface using the appropriate Sure Klean® product.

Newly constructed and repointed surfaces should be clean, dry and thoroughly cured before application. Sealing and caulking compounds should be in place and cured.

Surface and Air Temperatures

Surface and air temperatures must be at least 40°F (4°C) during application and for 8 hours following.

If freezing conditions exist before application, let masonry thaw. Subfreezing temperatures will cause Siloxane WB to freeze or crystallize, which inhibits penetration and impairs results.

Surface and air temperatures should not exceed 90°F (32°C). Higher temperatures cause rapid evaporation of water carrier and result in reduced penetration.

Equipment

Recommended application is by high volume, low-pressure (<50 psi) spray. Fan spray tips are recommended to avoid atomization. Do not atomize/vaporize the material.

For small scale application, or when spray application is not appropriate, product may be applied using brush or roller. Contact Customer Care or your local PROSOCO representative for more information.

Recommended for these substrates. Always test. Coverage is in sq.ft./m. per gallon.

Substrate	*Type*	*Use?*	*Coverage*
Architectural Concrete Block	Burnished*	yes	75–125 sq.ft. 7–12 sq.m.
	Smooth	yes	30–100 sq.ft. 3–9 sq.m.
	Split-faced	yes	30–85 sq.ft. 3–8 sq.m.
	Ribbed	yes	30–85 sq.ft. 3–8 sq.m.
Concrete	Brick	yes	75–150 sq.ft. 7–14 sq.m.
	Tile	yes	100–150 sq.ft. 9–14 sq.m.
	Precast Panels	yes	125–200 sq.ft. 12–19 sq.m.
	Pavers	yes	100–200 sq.ft. 9–19 sq.m.
	Cast-in-place	yes	125–200 sq.ft. 12–19 sq.m.
Fired Clay	Brick Tile Terra Cotta (unglazed) Pavers	yes yes yes yes	50–250 sq.ft. 5–23 sq.m.
Marble, Travertine, Limestone	Polished	no	N/A
	Unpolished	no	N/A
Granite	Polished	no	N/A
	Unpolished	no	N/A
Sandstone	Unpolished	yes	60–100 sq.ft. 6–9 sq.m.
Slate	Unpolished	no	N/A

*Not effective if pretreated with an acrylic coating.
Always test to ensure desired results.
Coverage estimates depend on surface texture and porosity.

Storage and Handling

Store in a cool, dry place away from potential ignition sources. Keep tightly sealed when not dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of factory-sealed containers in a dry place. Maintain temperature of 45–100°F (7–38°C). Do not double stack pallets. Dispose of unused product and container in accordance with local, state and federal regulations.

APPLICATION

Read "Preparation" and the Safety Data Sheet before use.

ALWAYS TEST a small area of each surface to confirm suitability, coverage rates and desired results before starting overall application. Test with the same equipment, recommended surface preparation and application procedures planned for general application.

Dilution & Mixing

Dilute with clean, potable water only. Mixing vessels must be clean, dry and free of contaminants. When added to water, Siloxane WB turns milky white. Mix lightly to produce a uniform consistency.

One gallon of Siloxane WB concentrate produces up to 20 gallons of water repellent (on dense vertical surfaces). Always test for most appropriate coverage rates.

Siloxane WB is most effective when prepared solutions are applied within 8 hours of dilution, and must be applied within 24 hours of dilution.

Vertical Surfaces

- *Porous*: 1 part concentrate : 9 parts water
- *Semi-porous*: 1 part concentrate : 14 parts water
- *Dense*: 1 part concentrate : 19 parts water

Horizontal Surfaces

- *Porous*: 1 part concentrate : 7 parts water
- *Semi-porous*: 1 part concentrate : 9 parts water
- *Dense*: 1 part concentrate : 14 parts water*

*A maximum dilution of 1 part concentrate to 9 parts water is required to qualify for an extended horizontal warranty.

Application Instructions

For best results, apply "wet-on-wet" to a visibly dry and absorbent surface.

Vertical Surfaces: Spray Application

1. Apply in a saturating application from the bottom up using enough material to create a 4–8 inch (15–20 cm) rundown below the spray contact point. **NOTE**: When spray applying to fluted architectural block, spray in an "overlapping X pattern" for complete coverage of recessed surfaces.
2. Let the first application penetrate the masonry surface for 2 to 3 minutes.
3. Reapply in the same saturating manner. Less material will be required for the second application.

BEST PRACTICES

Surface should be clean, dry and absorbent before application. Clean soiled surfaces with the appropriate Sure Klean® or Enviro Klean® cleaner before application. Call Customer Care toll-free at 800-255-4255 for recommendations.

Use within 24 hours of dilution. Use within 8 hours for best results.

Prior to application and drying, ensure fresh air entry and cross ventilation. Extinguish all flames and potential sources of ignition before use and during drying.

Recommended application for PROSOCO protective treatments is high volume, low-pressure (<50 psi) spray equipment with a fan-type spray tip and adjustable pressure to avoid atomization of the material. For small scale application, or when spray application is not appropriate, brushes or roller may be used. Contact Customer Care or your local representative for more information on brush/roller application.

Apply evenly. Saturate the surface but do not over apply. Brush out or back roll runs and drips. On dense surfaces, follow "Dense, Smooth Surface Application" instructions on page 4.

Protect surfaces from rain for at least 4 hours after treatment.

For an extended warranty on horizontal surfaces, Siloxane WB must be applied at a maximum dilution ratio of 1 part concentrate to 9 parts water.

ALWAYS TEST for best coverage rates and to confirm results before overall application. Test using the application instructions included herein. Let the test area dry thoroughly before inspection.

Never go it alone. If you have problems or questions, contact your local PROSOCO distributor or field representative. Or call PROSOCO technical Customer Care, toll-free at 800-255-4255.

Vertical Surfaces: Brush/Roller Application
Recommended for small scale application or when spray application is not appropriate. Contact PROSOCO for more information. Apply uniformly. Use enough material to saturate the surface. Let penetrate the masonry surface for 2 to 3 minutes. Brush out heavy runs and drips that do not penetrate.

Horizontal Surfaces
Apply in a single saturating application. Apply enough to keep the surface wet for 2 to 3 minutes before penetrating. Broom out all puddles until they penetrate the surface.

Dense, Smooth Surface Application
Apply in a single coat using enough to completely wet the surface without creating drips, puddles or rundown. Brush out or back roll all runs and drips for uniform appearance. DO NOT OVER APPLY. Over application may cause unacceptable color change. One application is normally enough. Always Test for application rate.

Drying Time
Treated surfaces will dry to touch within 1 hour. Protect surfaces from rainfall for a minimum of 4 hours following treatment. Protect from foot and vehicle traffic until visibly dry. Surfaces may require as many as 72 hours to gain their water repellency properties.

Paint Adhesion
Treated surfaces may be coated with most silicone emulsion and many oil-based paints. Always test to assure adhesion. Adhesion may be improved if surface is pressure rinsed and allowed to dry before application.

Adhesion of some cementitious coatings, plaster, stucco, etc., may be adversely affected. Such surface treatments should be installed and allowed to thoroughly cure before installation of Siloxane WB. Always test to verify compatibility between Siloxane WB and other proposed surface treatments.

Cleanup
Clean tools and equipment immediately with soap and warm water.

WARRANTY
The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

PROSOCO, Inc. warrants this product to be free from defects. **Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied, including without limitation the implied warranties of merchantability or fitness for particular purpose.** The purchaser shall be responsible to make his own tests to determine the suitability of this product for his particular purpose. PROSOCO's liability shall be limited in all events to supplying sufficient product to re-treat the specific areas to which defective product has been applied. Acceptance and use of this product absolves PROSOCO from any other liability, from whatever source, including liability for incidental, consequential or resultant damages whether due to breach of warranty, negligence or strict liability. This warranty may not be modified or extended by representatives of PROSOCO, its distributors or dealers.

CUSTOMER CARE
Factory personnel are available for product, environment and job-safety assistance with no obligation. Call 800-255-4255 and ask for Customer Care – technical support.

Factory-trained representatives are established in principal cities throughout the continental United States. Call Customer Care at 800-255-4255, or visit our web site at www.prosoco.com, for the name of the PROSOCO representative in your area.

PROSOCO

Sure Klean®

CLEANING & PROTECTIVE TREATMENTS

Custom Masonry Cleaner

Sure Klean® Custom Masonry Cleaner removes concrete splashes, excess mortar, mud, retarders, heavy efflorescence, embedded stains, rust and surface soiling from textured custom masonry surfaces. This concentrated, general-purpose acidic cleaner improves the color and uniformity of most custom masonry and colored concrete. When used in strong solutions, Custom Masonry Cleaner can be used for additional aggregate exposure ("weathering").

ADVANTAGES

- **Improves color brightness, depth and uniformity.**
- **Removes mortar smears, lime run, heavy efflorescence, and embedded stains.**
- **Designed for colored concrete.**
- **Designed for use with pressure water rinsing.**
- **Improves bond of color coatings.**
- **Improves penetration of protective treatments.**

Limitations

- Not for use on polished or burnished surfaces.
- Will not correct damage caused by improper cleaning.
- May etch smooth concrete surfaces. Use Sure Klean® Light Duty Concrete Cleaner where no etch is desired.
- Not for use on treated low-E glass; acrylic and polycarbonate sheet glazing; and glazing with surface-applied reflective, metallic or other synthetic coatings and films.

REGULATORY COMPLIANCE

VOC Compliance

Sure Klean® Custom Masonry Cleaner is compliant with all national, state and district VOC regulations.

TYPICAL TECHNICAL DATA

FORM	Clear, slight amber liquid Pungent odor
SPECIFIC GRAVITY	1.13
pH	0.30 @ 1:6 dilution
WT/GAL	9.41 lbs
ACTIVE CONTENT	not applicable
TOTAL SOLIDS	not applicable
VOC CONTENT	not applicable
FLASH POINT	not applicable
FREEZE POINT	<–22° F (<–30° C)
SHELF LIFE	3 years in tightly sealed, unopened container

SAFETY INFORMATION

Always read full label and SDS for precautionary instructions before use. Use appropriate safety equipment and job site controls during application and handling.

24-Hour Emergency Information:
INFOTRAC at 800-535-5053

PREPARATION

Before use, test all substrates not intended to be treated with Custom Masonry Cleaner. If testing indicates adverse effects, the substrate must be protected before full scale application. Vapors and liquid can damage a variety of metals and fabrics. Best practices are to protect people, vehicles, property, metal, painted surfaces, plants and other non masonry materials from product, splash, rinse, residue, wind drift and fumes. When working over traffic, clean when traffic is at a minimum. Protect or divert traffic if necessary.

Best practices are to clean masonry before installing windows, doors, finished flooring, metal fixtures, hardware, light fixtures, roofing materials and other non masonry items. If already installed, protect with polyethylene before application. Sure Klean® Strippable Masking is appropriate for use with this product to protect windows.

Recommended for these substrates. Always test. Coverage is in sq.ft./m. per gallon of concentrate.

Substrate	*Type*	*Use?*	*Coverage*
Architectural Concrete Block	Burnished* Smooth Split-faced Ribbed	no yes yes yes	300–700 sq.ft. 28–65 sq.m.
Concrete	Brick Tile Precast Panels* Pavers Cast-in-place*	yes yes no yes no	300–700 sq.ft. 28–65 sq.m.
Fired Clay	Brick◆ Tile Terra Cotta (unglazed) Pavers◆	yes no no yes	300–700 sq.ft. 28–65 sq.m.
Marble, Travertine, Limestone	Polished	no	N/A
	Unpolished	no	N/A
Granite	Polished	no	N/A
	Unpolished	yes	300–700 sq.ft. 28–65 sq.m.
Sandstone	Unpolished	no	N/A
Slate	Unpolished	no	N/A

*Sure Klean® Light Duty Concrete Cleaner is a more suitable product.

◆Sure Klean® 600, 101 Lime Solvent, or Vana Trol® may be more suitable.

Always test to ensure desired results. Coverage estimates depend on surface texture and porosity.

All caulking and sealant materials should be in place and thoroughly cured before cleaning.

Construction soiling and mortar residues on new masonry surfaces clean most effectively 14–28 days after installation. Mortar and grout smears left on the surface longer result in a more difficult clean down and may cause undesirable results. Cleaning high-strength mortar/grout within seven days improves results.

Protect wall cavities during construction to prevent rainwater saturation and related staining. Let newly constructed surfaces dry and cure thoroughly before cleaning. Excessive moisture may mobilize staining and cause unsatisfactory cleaning results.

Surface and Air Temperatures

Best air and masonry temperatures for cleaning are 40° F (4° C) or above. Do not apply when temperature is below freezing or will be overnight. If freezing conditions exist before application, let the surface thaw.

Equipment

Apply with a soft-fibered, tampico masonry washing brush or with low-pressure (50 psi max) spray equipment fitted with acid-resistant hoses and gaskets. Don't use pressure spray above 50 psi. This drives the cleaner into the surface, making rinse difficult. May cause stains.

Rinse with enough water and pressure to flush spent cleaner and dissolved soiling from the masonry surface and surface pores without damage. Inadequate rinsing leaves residues which may stain the cleaned surface.

Masonry-washing equipment generating 400–1000 psi with a water flow rate of 6–8 gallons per minute is the best water/pressure combination for rinsing porous masonry. Use a 15–45° fan spray tip. Heated water (150–180° F; 65–82° C) may improve cleaning efficiency.

Use adjustable equipment for reducing water flow-rates and rinsing pressure as needed for sensitive surfaces. Rinsing pressures greater than 1000 psi and fan spray tips smaller than 15° may permanently damage sensitive masonry. Water flow-rates less than 6 gallons per minute may reduce cleaning productivity and contribute to uneven cleaning results.

Storage and Handling

Store in a cool, dry place with adequate ventilation. Always seal container after dispensing. Do not alter or mix with other chemicals. Published shelf life assumes upright storage of sealed containers in a dry place. Maintain temperatures of 45–100° F (7–38° C). Do not double stack pallets. Dispose of unused product and container in accordance with local, state and federal regulations.

APPLICATION

Read "Preparation" and the Safety Data Sheet before use.

ALWAYS TEST a small area (minimum 4-ft x 4-ft) of each surface to confirm suitability and desired results before beginning overall application. Test each type of masonry and each type of stain. Test with the same equipment, recommended surface preparation and application procedures planned for general application. Let test area dry 3–7 days before inspection and approval. Make the test panel available for comparison throughout the cleaning project.

Dilution

Dilute 1 part product with 2 to 6 parts water. Test for proper dilution. Always pour COLD water into empty bucket first, then carefully add product. Never use hot water.

Use polyethylene or polypropylene buckets only. Acidic materials and fumes attack metal.

Typical Coverage Rates

See Substrate Chart on page 2. The coverage rate chart assumes an average coverage rate of 100 square feet per gallon of prepared cleaner.

When calculating the volume of cleaner required for porous, textured surfaces, assume 50 square feet per gallon of prepared cleaner.

For dense, smooth surfaces, assume up to 150 square feet per gallon of prepared cleaner.

Application Instructions

Multiple applications may etch sensitive surfaces.

1. Always prewet surface with clean water, working from the bottom to the top. On vertical surfaces, keep lower areas wet to avoid streaks.
2. Apply the prediluted cleaner directly to surface using a masonry brush or low-pressure spray.
3. Let cleaner dwell for 2–3 minutes. Do not let cleaner dry into the surface. If surface begins to dry, reapply cleaner.
4. Reapply cleaner. Scrub or scrape areas of heavy soiling using wood blocks or nonmetallic scrapers.
5. Working from the bottom to the top, rinse thoroughly with fresh water. If pressure rinsing equipment is not available, brush the surface while rinsing.

Cleanup

Clean tools and equipment using fresh water.

BEST PRACTICES

Protect wall cavities during construction to prevent rainwater saturation and related staining. Let newly constructed surfaces dry and cure thoroughly before cleaning. Excessive moisture may mobilize staining and cause unsatisfactory cleaning results.

When calculating the volume of cleaner required for porous, textured surfaces, assume 50 square feet per gallon of prepared cleaner.

When calculating the volume of cleaner required for dense, smooth surfaces, assume up to 150 square feet per gallon of prepared cleaner.

Multiple applications may etch sensitive surfaces. Do not let cleaner dry into the surface. If surface begins to dry, reapply cleaner.

Masonry-washing equipment generating 400–1000 psi with a water flow rate of 6–8 gallons per minute is the best water/pressure combination for rinsing porous masonry. Use a 15–45° fan spray tip. Heated water (150–180°F; 65–82°C) may improve cleaning efficiency.

Never go it alone. For problems or questions, contact your local PROSOCO distributor or field representative. Or call PROSOCO technical Customer Care toll-free at 800-255-4255.

WARRANTY

The information and recommendations made are based on our own research and the research of others, and are believed to be accurate. However, no guarantee of their accuracy is made because we cannot cover every possible application of our products, nor anticipate every variation encountered in masonry surfaces, job conditions and methods used. The purchasers shall make their own tests to determine the suitability of such products for a particular purpose.

PROSOCO, Inc. warrants this product to be free from defects. **Where permitted by law, PROSOCO makes no other warranties with respect to this product, express or implied, including without limitation the implied warranties of merchantability or fitness for particular purpose**. The purchaser shall be responsible to make his own tests to determine the suitability of this product for his particular purpose. PROSOCO's liability shall be limited in all events to supplying sufficient product to re-treat the specific areas to which defective product has been applied. Acceptance and use of this product absolves PROSOCO from any other liability, from whatever source, including liability for incidental, consequential or resultant damages whether due to breach of warranty, negligence or strict liability. This warranty may not be modified or extended by representatives of PROSOCO, its distributors or dealers.

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(4) DRC NO. 4928-17 240 W. CHAPMAN AVENUE

- A proposal to remodel a non-contributing building in the Old Towne Historic District for use as restaurant and office space.
- 240 W. Chapman Avenue
- Staff Contact: Marissa Moshier, 714-744-7243, mmoshier@cityoforange.org
- DRC Action: Final Determination

Committee Member Fox disclosed that her firm met with the applicants over a year ago to propose working on the project and did not get the contract; however she does not feel like it is going to have an impact on her judgment of the project. She will not be recusing herself because it was over a year ago.

Marissa Moshier, Historic Preservation Planner, presented a project overview consistent with the Staff Report. She distributed a recently discovered copy of a historic photo of the building circa 1921 to the Committee that was provided by the Old Towne Preservation Association.

The representatives who were present for this project were Jon Newman, Adam Chez, and Jim Wilson.

The applicants briefly described their approach to the project, including incorporating the Design Review Committee's comments made in Preliminary Review. There will be two restaurants initially at the property, Snooze and Taco Stand. The applicants addressed staff's concern regarding mechanical screens. Layouts of restaurants were provided identifying where the equipment will be. Applicants stated that there will be a lot of screens that will not be too visible.

The applicant questioned the inclusion of Condition of Approval #11 in the Staff Report. Ms. Moshier stated that Condition #11 no longer applies to the project and should be removed. The applicant also asked for clarification on Condition #8 in the Staff Report. Ms. Moshier clarified that the Condition was intended to apply prior to a final inspection for a building permit prior to occupancy of the building.

The Committee asked whether the proposed openings in front façade are based on field conditions. The applicant stated that the proposed openings in the front façade are based on investigation of the existing conditions; however, the brick cannot be completely exposed at the moment because the building is occupied. The applicant described three options regarding treatment of brick for the Chapman façade: 1. Find glazed brick from salvage company; 2. Use modern brick that is similar; or 3. Use custom-made brick.

Public Comments:

Chair Imboden opened the item to the Public for comments.

Tony Trabucco from Old Towne Preservation Association (OTPA) thanked the applicant for meeting with OTPA prior to embarking on the project. OTPA is in support of project, stating that it will improve the look of the corner and it is gratifying to see that end of the block evolve.

Douglass Westfall, a national historian, author of books on America's history, and resident of Orange, expressed that he is delighted that the applicants want to restore the frontage of the old "Stanley" building. Mr. Westfall presented a historic photo of the "Stanley" building from 1922 and gave a brief history of building.

Chair Imboden opened the item to the Committee for discussion:

- The Committee found the use of aluminum louvers for mechanical equipment screening to be acceptable and appreciated the photo simulations.
- The Committee asked for clarification of the location of new concrete. The applicant stated that new colored concrete will be used at the rear of the building. Concrete in the right-of-way is required to be the City standard concrete for Old Towne: grey concrete with a top cast finish.
- The Committee asked why top cast grey concrete was not proposed for the rear patio. The applicant stated that they are proposing top cast 5 in an integral colored concrete.
- The Committee briefly discussed the potential for transom windows or painted signs to be uncovered with the plaster removal. In the event historic materials are found, the Committee discussed requiring the project to return to the Committee for modification.
- The Committee briefly discussed the materials of the new trash enclosure. Applicants provided samples of plaster and metal finishes for the trash enclosure.
- The Committee briefly discussed the low CMU wall shown around the patio at the rear of the building. The applicant clarified that this wall was no longer proposed and should be eliminated from the plans.
- There was discussion of the discrepancy in the area of the new sidewalk concrete and parkway removal on the landscape plan and the site plan. Ms. Moshier clarified that in sheet A-1.0A showed the correct sidewalk proposal. She indicated that this plan was reviewed and recommended for approval by Public Works and is also in conformance with the Santa Fe Depot Specific Plan requirements for pedestrian-oriented commercial areas in Old Towne.
- The Committee discussed the proposed festoon lighting on the Chapman elevation and expressed concerns about the discrepancy between the nighttime lighting and the fact that the corner restaurant is not open for dinner. The Committee suggested a different type of lighting such as festoon lighting with a cap that directs the light downward rather than out. Gooselamp lighting is another option.
- The Committee asked about the furniture, fence, and materials of the outdoor dining area. Ms. Moshier stated that the outdoor dining area is a future proposal that will be reviewed under an Outdoor Dining permit and is not part of the DRC's determination on this project. Outdoor Dining Permits are approved by the Community Development Director with Public Works on an annual basis. All furniture and fencing must be removed by the restaurant when it is closed. The DRC expressed concern about other examples of outdoor dining furniture in the Plaza and requested that the Community Development Director carefully consider the new proposal.
- The Committee discussed the new door proposed on the Lemon Street elevation that accesses the restaurant kitchen. The Committee strongly encouraged the applicant to use the existing door opening, rather than create a new one to avoid having to patch in missing areas of original brick. If masonry openings are uncovered and if they are at variance with the plan, there could be some adjustment to the proposed openings, especially on front facade to make sure as much of the glazed brick is kept as possible. If the primary openings on Chapman and Lemon are different than shown on the drawings, then the project should return to the DRC.

- The Committee, staff, and the applicants discussed the ability to move forward with the project with an approval from the DRC with a condition regarding differences uncovered on the building after the plaster removal.

Committee Member Fox made a motion to approve DRC No. 4928-17, 240 W. Chapman Avenue, based on the findings and conditions listed in the Staff Report, with the exception of number 11, with the following additional conditions:

1. That Sheet A-1.0A of the plans dictates over Sheet L-1 with regards to parkway along Lemon Street.
2. The proposed opening to the back of house for the restaurant on the west side of the building on Lemon Street shall be moved to the existing opening.
3. On the south elevation, the material between the new 2 story windows shall be plaster, not brick.
4. The festoon lighting over the storefronts shall have shades that direct the light downward.
5. Upon removal of exterior materials, if the existing building conditions are different than what is shown on the proposed plan, those details that differ shall come back to the Design Review Committee for final determination prior to removal of any historic materials.

SECOND: Tim McCormack
AYES: Carol Fox, Robert Imboden, Tim McCormack, Anne McDermott, and Mary Anne Skorpanich
NOES: None
ABSENT: None

MOTION CARRIED.

ADJOURNMENT:

Committee Member Fox made a motion to adjourn to the next Design Review Committee meeting on Wednesday, December 6, 2017 at 5:00 p.m.

SECOND: Anne McDermott
AYES: Carol Fox, Robert Imboden, Tim McCormack, Anne McDermott, and Mary Anne Skorpanich
NOES: None
ABSENT: None

MOTION CARRIED.

Meeting adjourned at 8:08 p.m.

ATTACHMENT NO. 4

DRC NO. 4928-17 – 240 W. CHAPMAN

PLANS (DATED: APRIL 9, 2018)

APRIL 18, 2018 DRC MTG.

PRESENTED AT MEETING