



DESIGN REVIEW COMMITTEE

AGENDA ITEM

AGENDA DATE: MARCH 21, 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. 4807-15 – Killefer Square

SUMMARY

The applicant is proposing to adaptively reuse a historic elementary school property for a one- and two-bedroom multi-family residential development. The school building is designated in the National Register of Historic Places. Six units will be located in the historic school building. Eighteen units will be located in a new three-story building at the northwest side of the property. Sixty-two parking spaces will be provided in two surface parking lots.

RECOMMENDED ACTION – RECOMMENDATION TO PLANNING COMMISSION

Staff is requesting that the Design Review Committee (DRC) recommend approval of Mitigated Negative Declaration No. 1844-15 and the project to the Planning Commission.

BACKGROUND INFORMATION

Applicant: Western States Housing Development Co.
Owner: Orange Unified School District
Property Location: 541 N. Lemon Street
General Plan Designation: PFI (Public Facilities and Institutions)
Zoning Classification: R-3 (Multi-Family Residential)
Existing Development: 9,900 SF former elementary school building, constructed in 1931 and separately listed in the National Register of Historic Places. Two detached pre-fabricated classroom buildings and one storage shed, constructed between 1980 and 1991.
Property Size: 1.7 acres
Associated Applications: Mitigated Negative Declaration No. 1844-15, Tentative Tract Map No. 0046-17, General Plan Amendment No. 2017-0001, Major Site

Plan Review No. 0850-15, Conditional Use Permit No. 3064-17,
and Variance No. 2248-17

Previous DRC Review: Preliminary reviews on September 2, 2015; August 17, 2016;
October 5, 2016; November 2, 2016; and December 20, 2017

PUBLIC NOTICE

A Notice of Intent to Adopt a Mitigated Negative Declaration was sent to 233 property owners and tenants within a 300' radius of the project site and other potentially affected public agencies and utility service providers. This notification also appeared in the Orange City News on March 21, 2018, is on file with the Orange County Clerk Recorder, and was posted at the site. Additional notification and posting of the site will occur in advance of the Planning Commission public hearing.

ENVIRONMENTAL REVIEW

The proposed project is subject to environmental review per the provisions of the California Environmental Quality Act (CEQA). Mitigated Negative Declaration No. 1844-15 was prepared for the project and is provided for the DRC's review and consideration. The role of the DRC is to provide a recommendation to the Planning Commission on the project, and the DRC's comments may pertain to any environmental impacts perceived in the proposal. Comments provided by the DRC will be included in the Planning Commission staff report.

The property is a historical resource for the purposes of CEQA, because it is separately designated in the National Register of Historic Places. Under CEQA, the project must be evaluated for potential impacts to the historical resource. A project that may cause a substantial adverse change in the significance of the historical resource may have a significant effect on the environment. Projects that are found to be in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI Standards)* are generally considered to have a less than significant impact on the historical resource.

The property is located across N. Lemon Street from the boundary of the Old Towne Historic Districts. The Historic Districts are also historical resources for the purposes of CEQA, and the analysis of the project includes evaluation of the potential indirect impacts to the character and significance of the Historic Districts.

Mitigated Negative Declaration (MND) No. 1844-15 analyzes the physical environmental impacts of the project and concludes that the project is in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties (SOI Standards)*. It finds that impacts to aesthetics and cultural and tribal resources, the issues subject to DRC purview, are less than significant with the incorporation of additional project-specific mitigation as follows:

- The Cultural Resources section of the MND includes mitigation measures to address potential impacts to the historic elementary school. The mitigation measures include documentation of the property prior to the start of construction and requirements for additional review of construction details as they are developed to ensure that the project remains in conformance with the *SOI Standards*.

- The Cultural Resources and Tribal Cultural Resources sections of the MND include mitigation measures to address potential impacts associated with the discovery of buried tribal cultural resources, archaeological deposits, or paleontological resources during project grading and excavation. With the proposed mitigation measures, potential impacts to cultural and tribal cultural resources will be less than significant.

The MND was made publicly available on the City's website, at the Orange Public Library & Local History Center, the Taft Branch Library, the El Modena Branch Library, at the Community Development Department, and at the City Clerk's office.

PROJECT DESCRIPTION

The project consists of adaptive reuse of a historic school property for a multi-family residential development of 24 one- and two-bedroom units. In order to accommodate multi-family residential development on the property, the existing General Plan designation of Public Facilities and Institutions (PFI) must be changed to Low Medium Density Residential (LMDR) to accommodate residential development on the site and for consistency with the property's existing Multi-Family Residential (R-3) zoning. The density range for LMDR under the General Plan is 6.1 to 15.0 dwelling units per acre. The General Plan Amendment requires a final determination by the City Council.

The major project components consist of:

- Rehabilitation of the historic school for use as six multi-family residential units (all two-bedroom units) and common amenities such as exercise and multi-purpose rooms. The historic courtyard will be repurposed for an outdoor amenity of horseshoe pits. Under the Orange Municipal Code, each unit in a new multi-family residential development is required to have one private outdoor area directly accessible from the unit. In order to avoid altering the historic building to provide direct access to private outdoor areas, the applicant is requesting to eliminate the private outdoor areas for the units in the historic building. Three common seating areas are provided around the building in lieu of the private open space. The project requires a Variance in order to eliminate the private outdoor areas for the units in the historic building.
- Construction of one new three-story building with 18 multi-family residential units at the northwest corner of the site. Fifteen of the units have two bedrooms. Three have one bedroom. The new building is 31.5 feet tall with an additional 3.5 feet in height in the location of the elevator. The height limit for the R-3 zone is 32 feet or two stories. Under Orange Municipal Code Section 17.14.100, the applicant may request additional height or stories through a Conditional Use Permit (CUP). Because the proposed project exceeds the limit on the number of stories, a Conditional Use Permit is required.
- Construction of a surface parking lot with 58 parking spaces in the location of the existing surface parking lot on N. Lemon Street. An additional four guest parking spaces will be provided in the northeast corner of the site with access from N. Olive Street. Under the Orange Municipal Code, multi-family residential development requires covered parking for at least one parking space per unit. The applicant is not providing covered parking in

order to preserve the view of the school from N. Lemon Street. The project requires a Variance in order to eliminate the covered parking.

HISTORIC SIGNIFICANCE

Killefer School was designated in the National Register of Historic Places (National Register) on April 7, 2015 under Criterion A (associated with events that have made a significant contribution to the broad patterns of our history) and Criterion C (embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction). The significance of the property is summarized in the designation form:

The Lydia D. Killefer School is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion A in the area of Social History for its association with school desegregation in Southern California. The period of significance under Criterion A is 1942-1944, reflecting the year during which the school began the process of voluntarily desegregating, through the year that the desegregation process was completed. The desegregation of Killefer School is particularly significant as it took place prior to the *Méndez v. Westminster* ruling in 1947 that required schools in Southern California to desegregate.

The Killefer School is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion C in the area of Architecture as an excellent example of a Spanish Colonial Revival schoolhouse in Southern California. It is a rare intact example of a schoolhouse that pre-dates the 1933 Long Beach Earthquake. The period of significance under Criterion C is 1931, the date the school was constructed (Section 8, page 10).

Two classroom buildings located to the north and south of the schoolhouse and one storage shed were constructed between 1980 and 1991 and are identified as non-contributing resources in the designation form.

The LSA, Inc. Historical Resources Impacts Analysis dated October 2017 identifies a more complete list of character-defining features:

- Spatial relationships between the main schoolhouse and the adjacent residential properties and streets, including the configuration of the landscaped setback and walkways on the east side of the building
- Roughly U-shaped plan with courtyard
- Low-pitched roof with tower and chimney
- Narrow eaves with exposed rafter tails
- Asymmetrical east elevation
- Arched openings and transoms
- Stucco wall cladding

- Octagonal tower (with bell, hardware, round tile vents, and cover-covered wood lattice railing)
- Partially arcaded exterior walkways, including the square posts with chamfered corners and bull-nosed brackets that support the roof over the covered walkway
- Wood-framed, nine paned windows and their arrangement in singles and trios in the east elevation
- Wood-framed, three paned windows, including clerestory windows in the west façade
- Tiled steps and landings on the east elevation
- String course on arched entry in east elevation
- Copper rain gutters and downspouts
- Canale (round tile) vents
- Original carved wood doors
- Configuration of offices, classrooms, hallways, openings, etc.
- Hallway and other interior arches
- Wood floors
- Chalkboard supports and any original, intact chalkboards
- Original built-in cabinets, shelves, closets, etc.
- Exposed rafters in the northeastern classroom and north hallway

EXISTING SITE

The site spans the width of the block between N. Olive and N. Lemon Streets. It is developed with a 9,900 square foot Spanish Colonial Revival style elementary school building, constructed in 1931. The building is one story (20 feet tall) with a basement and has an octagonal bell tower over the primary entrance on the east elevation. The school has a U-shaped plan, surrounding a courtyard which opened onto a play yard when the school was in use. The courtyard is visible on the west side of the property from N. Lemon Street. A raised, partially arcaded, concrete exterior walkway runs on three sides of the courtyard and serves as a corridor providing access to the classrooms and offices. At the center of the west elevation, facing the courtyard, the corridor expands into the courtyard area to create a raised stage with an arched surround. To the north and south of the schoolhouse are two non-contributing classroom buildings and a storage shed. The remainder of the site is paved for use as a surface parking lot.

EXISTING AREA CONTEXT

The property is located north of the Walnut Street boundary of the National Register and local Old Towne Historic Districts. To the west are industrial and residential properties, zoned M-2 (Industrial Manufacturing) and R-2-6 (Duplex Residential) respectively. Properties immediately to the west across N. Lemon Street are located within the boundary of the Old Towne Historic

Districts. To the south and east is a mix of single and multi-family residential properties, zoned R-2-6. Immediately to the north are residential properties and property owned by the Orange Unified School District, which operates the Richland Continuation High School. Property to the north also contains the non-profit Friendly Center and Killefer Park.

The surrounding area is characterized primarily by one story single family residences. The houses are modest with consistent front and side yard setbacks that create the established low-scale residential character of the neighborhood. The majority of the houses were constructed in the first half of the 20th century and reflect a typical detached single-family residential pattern of development from that period. Industrial properties are located to the northwest of the project site, primarily along the railroad corridor. These properties contain one story warehouse and manufacturing buildings. The majority of the buildings are set back from the street and appear to be between 20 and 30 feet tall. Within the streetscape, the buildings appear as low-scale, horizontal developments (See Attachment 3: Context Photographs).

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

On December 20, 2017, the DRC conducted a preliminary review of the project and provided comments to the applicant. The following discussion summarizes the Committee's comments from

that meeting and describes the applicant's responses. Meeting minutes are provided as Attachment 4.

Issue 1: Rehabilitation of Historic School

The MND finds that the rehabilitation of the historic school is in conformance with the *SOI Standards* and, with appropriate mitigation measures referenced above, will not result in a significant impact to the historic resource. At the preliminary review, the Committee expressed that this adaptive reuse was encouraged in order to preserve the historic school. The Committee also discussed specific elements of the rehabilitation, including preservation of the historic windows and doors and interior features of the school as part of the adaptive reuse. The applicant confirmed the floorplan of the residential units allowed use of the existing historic doors and windows for light, ventilation, and egress, and discussed the preservation of specific elements of the classrooms within the residential units.

The Committee members commented on the proposed paint colors for the historic building and recommended professional paint analysis to determine the original color of the historic school. The Committee also discussed the proposed ADA ramp at the front entrance and suggested use of the California Historical Building Code to allow modifications to building accessibility that are more compatible with the historic building. The Committee requested that the applicant consider engaging a qualified historic preservation consultant to assist with refinement of these elements of the rehabilitation.

In order to move the project through the entitlement process, staff is recommending a condition of approval to ensure these elements are addressed in conformance with the *SOI Standards*. Because the paint analysis has the potential to affect the compatibility of the proposed colors and materials of the new building, staff is recommending that the full project colors and materials should be reviewed by the DRC after the paint analysis is completed. The following recommended conditions of approval address these issues and would be completed after project approval and prior to issuance of a building permit.

- Prior to issuance of a building permit associated with the Project, the Applicant shall engage a qualified historic preservation consultant, meeting the Secretary of the Interior's Professional Qualifications Standards in historic architecture or architectural history, to review the construction plans for the adaptive reuse of the historic elementary school building. The consultant shall review and advise on, in particular, proposed building accessibility and paint color, in addition to the project's general conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

The consultant shall prepare a memorandum on the construction plans' conformance with the Secretary's Standards and shall provide the memorandum to the City of Orange Community Development Department prior to issuance of a building permit.

- Prior to issuance of a building permit associated with the Project, a final colors and materials board shall be reviewed and approved by the Design Review Committee.

Issue 2: Compatibility of New Building

At the preliminary review, the Committee commented that the scaled-down project was an improvement to its compatibility with the historic school; however, the new building appeared too

bulky and commercial. The Committee recommended variations to the massing and changes to the roofline to reduce the box-like appearance. The Committee found that a contemporary building was acceptable, but the new construction should be more of a complement to the historic school. The Committee also emphasized a continuing concern about privacy impacts to neighbors and recommended screening the balconies and providing frosted glass on the lower portions of windows.

In response, the applicant is proposing an L-shaped gable roof with clay tile to reference the historic school. This change from a flat roof with a parapet to a gable roof provides variation in form on the different elevations of the building and reduces the “box-like” monolithic appearance of the new construction. The staircases on the south elevation are enclosed to give the building a more residential appearance and to allow some variation of the massing on that long elevation. The elevator tower also has been modified to complement the form of the tower element on the historic school. The balcony and stair railings have been modified from solid walls to wrought iron to lessen the mass of the building. Privacy is addressed by adding screen walls on the sides of the balconies where they face adjacent residential properties. Obscured glass will be provided on the lower portions of windows on the second and third floors.

The result is a building that is more residential in character with more specific references to the form and materials of the historic school that make the new construction more compatible with the historic school and the adjacent Old Towne Historic Districts.

Issue 3: Landscape

The applicant has provided a conceptual landscape plan, which was reviewed and recommended for approval by the Senior Landscape Project Coordinator as part of the Streamlined Multidisciplinary Accelerated Review Team (SMART) process. The landscape plan, particularly at the surface parking lot, is designed to allow views of the historic school from North Lemon Street. In order to provide more landscaping at the courtyard of the historic school, the previous sand volleyball court recreational amenity has been changed to horseshoe pits. Mature trees on the property will be preserved, including the large Pepper tree at the south west corner of the site and the row of Cypress on the north property line, and the planting palette appears to be compatible with the character of the property.

Because the landscape plan is conceptual in nature, staff is recommending the following condition of approval to address refinements to the planting palette or plan prior to construction:

- Prior to issuance of a building permit associated with the Project, final landscape and irrigation plans shall be prepared and submitted by a licensed landscape architect for review and approval by the Community Services Department and the Design Review Committee.

ADVISORY BOARD RECOMMENDATION

The interdepartmental Streamlined Multidisciplinary Accelerated Review Team (SMART) determined that the plans, technical studies, and content of the Mitigated Negative Declaration were satisfactory, and recommended approval of the project on March 7, 2018.

STAFF RECOMMENDATION AND 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 recommend approval of the project with 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).*

This project site is not within the Old Towne Historic District; therefore, this finding does not apply.

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).*

This project site is not within any National Register Historic District; therefore, this finding does not apply. However, the project is located on a property that is separately designated in the National Register of Historic Places. As described in the Historic Resources Impacts Analysis, a component of the project’s Mitigated Negative Declaration, the project is in conformance with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties (SOI Standards)*. Adaptive reuse of the historic school requires minimal change to the historic materials and character of the building. The existing building form, courtyard, arcaded covered walkways, and doors and windows will be maintained and rehabilitated. Interior changes to accommodate the residential units will preserve the sense of space of the large classrooms and will maintain specific classroom features, including chalkboards and fire hose cabinets. Historic elements of the building will be restored based on physical evidence from the building and historic photographs, including the clay tile roof and decorative tile surround at the entrance.

In addition, the proposed new building will be located on the property to preserve the historic views of the school from North Olive and North Lemon Street. The mass, scale, and location of the new construction is appropriate to the size and prominence of the historic school, while the design and materials reference elements of the school’s Spanish Colonial Revival architecture. The new construction is compatibility with the historic resource and is completely reversible without causing major change to the materials of the historic school.

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).*

The project is neither located in a specific plan area nor an area of the City subject to design standards. The surrounding neighborhood is an eclectic mix of single-family and multi-family residences with some large scale industrial buildings to the northwest. Houses within the boundary of the Old Towne Historic Districts are located across North Lemon Street from the property, and much of the surrounding development reflects the scale and character of single-family residential neighborhoods developed in the first half of the 20th century, around the same time as construction of Killefer Elementary School. Adaptive reuse of the historic school puts a long-vacant community institution back into productive use and prevents the continuing deterioration of the historic resource and the potential impacts of that deterioration on the surrounding neighborhood.

The three-story scale of the new building is reduced with variations in massing from the rooflines, enclosed stairs, elevator tower, and balconies, and the building is sited to avoid negative privacy or other aesthetic effects on neighboring properties. The new building references the design elements and materials of the historic school with a theme that is consistent and integrated between the historic resource and the new construction. These elements are also compatible with the surrounding neighborhood, as they reference a long history of Spanish Colonial Revival architecture that is typical of residential neighborhoods from this era in Orange. Project landscaping enhances the pedestrian experience on North Lemon and North Olive Streets and preserves traditional neighborhood views of the historic school, an important part of the property's history and cultural significance.

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 is not an infill residential development subject to the City's *Infill Residential Design Guidelines*; therefore, this finding does not apply.

CONDITIONS

Staff is recommending that the Design Review Committee recommend approval of the project design to the Planning Commission with the conditions of approval presented below. The DRC may provide additional conditions or modifications to conditions to support the required findings and ensure the preservation of community aesthetics and historic resources.

1. The project shall conform in substance and be maintained in general conformance with plans and exhibits dated March 13, 2018 including any modifications required by conditions of approval, and as recommended for approval by the Planning Commission. Any future expansion in area or in the nature and operation of the use approved by Mitigated Negative Declaration No. 1844-15, General Plan Amendment No. 2017-001, Tentative Tract Map No. 0046-17, Major Site Plan Review No. 0850-15, Conditional Use Permit No. 3064-18, Variance No. 2248-17, and Design Review No. 4807-15, shall require an application for a new or amended Site Plan Review.

2. The project shall conform in substance and be maintained in general conformance with plans and exhibits labeled March 13, 2018. Any future changes to the project's architectural or site design features approved by Mitigated Negative Declaration No. 1844-15, General Plan Amendment No. 2017-001, Tentative Tract Map No. 0046-17, Major Site Plan Review No. 0850-15, Conditional Use Permit No. 3064-18, Variance No. 2248-17, and Design Review No. 4807-15 shall require an application for a new or amended Design Review.

3. Prior to issuance of a building permit associated with the Project, the Applicant shall engage a qualified historic preservation consultant, meeting the Secretary of the Interior's Professional Qualifications Standards in historic architecture or architectural history, to review the construction plans for the adaptive reuse of the historic elementary school building. The consultant shall review and advise on, in particular, proposed building accessibility and paint color, in addition to the project's general conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

The consultant shall prepare a memorandum on the construction plans' conformance with the Secretary's Standards and shall provide the memorandum to the City of Orange Community Development Department prior to issuance of a building permit.

4. Prior to issuance of a building permit associated with the Project, a final colors and materials board shall be reviewed and approved by the Design Review Committee.

5. Prior to issuance of a building permit associated with the Project, final landscape and irrigation plans shall be prepared and submitted by a licensed landscape architect for review and approval by the Community Services Department and the Design Review Committee.

6. These conditions shall be reprinted on the second page of the construction documents when submitted to the Building Division for the plan check process.

7. 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 permits, save and except that caused by the City's active negligence. The City shall promptly notify the applicant of any such claim, action, or proceedings and shall cooperate fully in the defense.

8. The applicant shall comply with all federal, state, and local laws, including all City regulations. Violation of any of those laws in connection with the use will be cause for revocation of this permit.

9. Mitigated Negative Declaration No. 1844-15, General Plan Amendment No. 2017-001, Tentative Tract Map No. 0046-17, Major Site Plan Review No. 0850-15, Conditional Use Permit No. 3064-18, Variance No. 2248-17, and Design Review No. 4807-15 shall become void if not vested within two years from the date of approval. Time extensions may be granted for up to one year, pursuant to OMC Section 17.08.060.

10. Any modifications to the plans including, but not limited to, the landscaping and parking as a result of other Department requirements such as Building Codes, water quality, Fire, or Police shall be submitted for review and approval to the Community Development

Director or designee. Should the modifications be considered substantial, the modifications shall be reviewed and approved by the Planning Commission.

11. Subsequent modifications to the approved architecture and color scheme shall be submitted for review and approval to the Community Development Director or designee. Should the modifications be considered substantial, the modifications shall be reviewed and approved by the Design Review Committee.
12. Except as otherwise provided herein, this project is approved as a precise plan. 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 hearing.
13. The project approval includes certain fees and/or other exactions. Pursuant to Government Code Section 66020, these conditions or requirements constitute written notice of the fees and/or exactions. The applicant is hereby notified that the ninety (90) day protest period commencing from the date of approval of the project has begun. If the applicant fails to file a protest regarding these conditions or requirements, the applicant is legally barred from later challenging such exactions per Government Code Section 66020.
14. Building permits shall be obtained for all 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 entitlement.
15. Prior to issuance of building permits for the apartment units, the applicant shall pay all applicable development fees, including but not limited to: City sewer connection, Orange County Sanitation District Connection Fee, Transportation System Improvement Program, Fire Facility, Police Facility, Park Acquisition, Sanitation District, and School District, as required.
16. In conjunction with construction, all activity will be limited to the hours between 7:00 a.m. and 8:00 p.m. Monday through Saturday. No construction activity will be permitted on Sundays and Federal holidays.
17. Any graffiti shall be removed within 72 hours from the time the City of Orange Notice of Violation is received by the applicant/property owner.
18. Prior to issuance of a Certificate of Occupancy, all landscaping improvements shall be completed according to the approved plans and to the satisfaction of the Community Development Director.
19. Any new lighting on the premise shall be installed in such a way to direct, control, and screen the lighting to prevent off site light spillage onto adjoining properties and shall not be a nuisance to any point beyond the exterior boundaries of the property. Prior to issuance of a Certificate of Occupancy, the applicant shall contact the Orange Police Crime

Prevention Bureau and set an appointment on-site to test all lighting to ensure it meets OMC standards.

20. Prior to building permit issuance, final landscaping plans for the project shall be designed to comply with the City's Water Efficient Landscape Guidelines as described in Section IX et al of the City of Orange Landscape Standards and Specifications.
21. Prior to building permit issuance, City required irrigation and landscape inspection notes shall be placed on the final landscape plan, to the satisfaction of the Community Services Director.

ATTACHMENTS

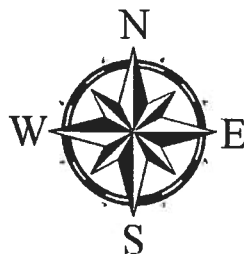
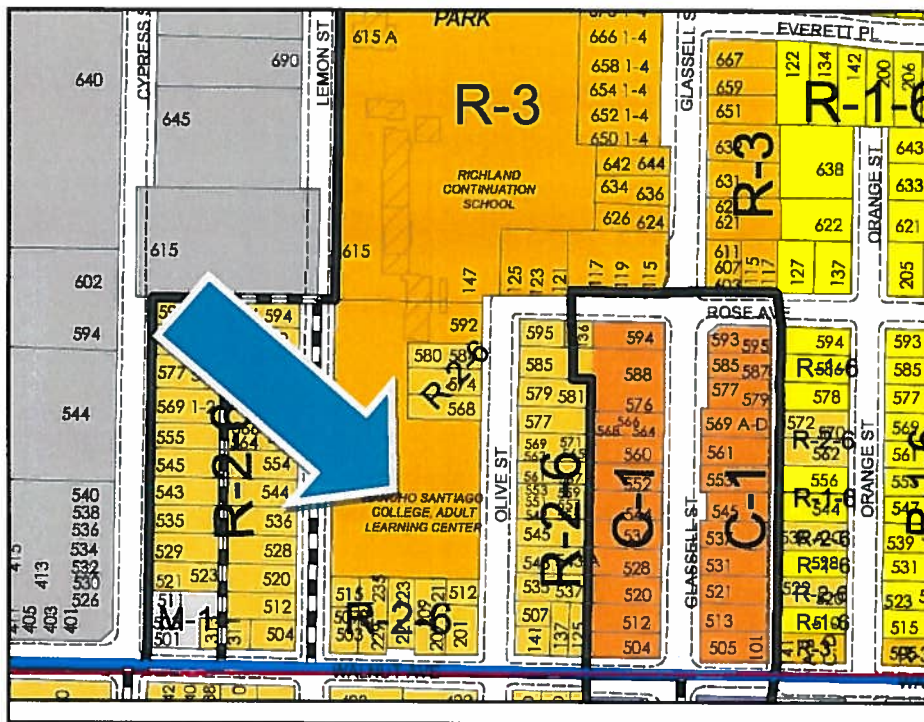
1. Vicinity Map
2. Site Photographs
3. Context Photographs
4. DRC Minutes from December 20, 2017
5. Mitigated Negative Declaration No. 1844-15 (Aesthetics, Cultural Resources, and Tribal Cultural Resources Sections) and CD of Complete MND and Technical Studies
6. Plans, date stamped March 13, 2018

cc: Western States Housing Development Co.
Attn: Leason Pomeroy, III
158 N. Glassell Street, #201
Orange, CA 92866

Orange Unified School District
Attn: Claudio Sorrera
1401 N. Handy Street
Orange, CA 92867

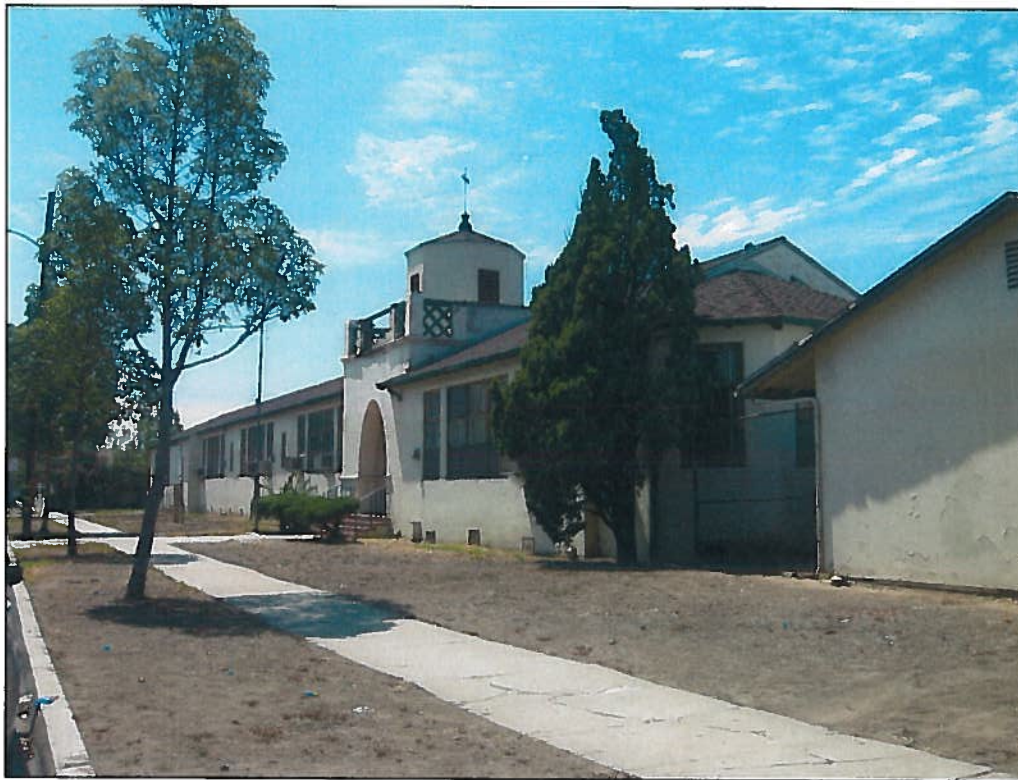
Vicinity Map

541 N. Lemon Street



ATTACHMENT NO. 1
DRC NO. 4807-15 KILLEFER SQUARE
VICINITY MAP
MARCH 21, 2018 DRC MTG.

City of Orange
Community Development Department



East elevation on N. Olive Street. View southwest.



East elevation on N. Olive Street. View northwest.



Tower element and primary entrance on N. Olive Street. View west.



Courtyard and stage. View east.



Courtyard and exterior walkway. View northeast.



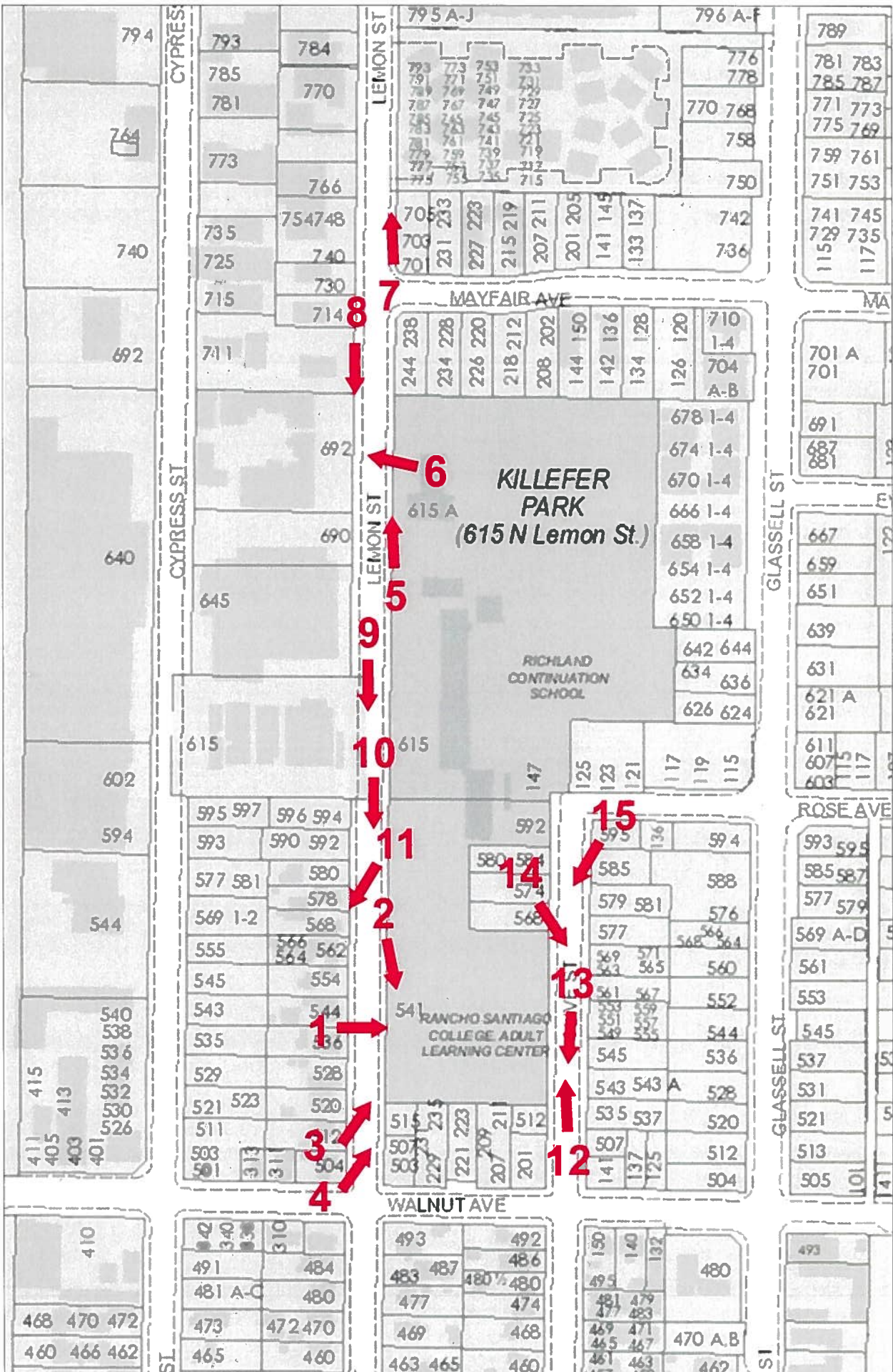
South building wing from courtyard. View southeast.



Tower element and projecting bay on north side of building. View east.



North building wing. View southwest



ATTACHMENT NO. 3
DRC NO. 4807-15 KILLEFER SQUARE
CONTEXT PHOTOGRAPHS
 MARCH 21, 2018 DRC MTG.



1. West elevation of school with courtyard and former playground area. From N. Lemon Street. View east.



2. West side of school with parking area and former playground. From N. Lemon Street.
View southeast.



3. West side of school. From N. Lemon Street. View northeast.



4. N. Lemon Street at intersection with W. Walnut Avenue. View northeast.



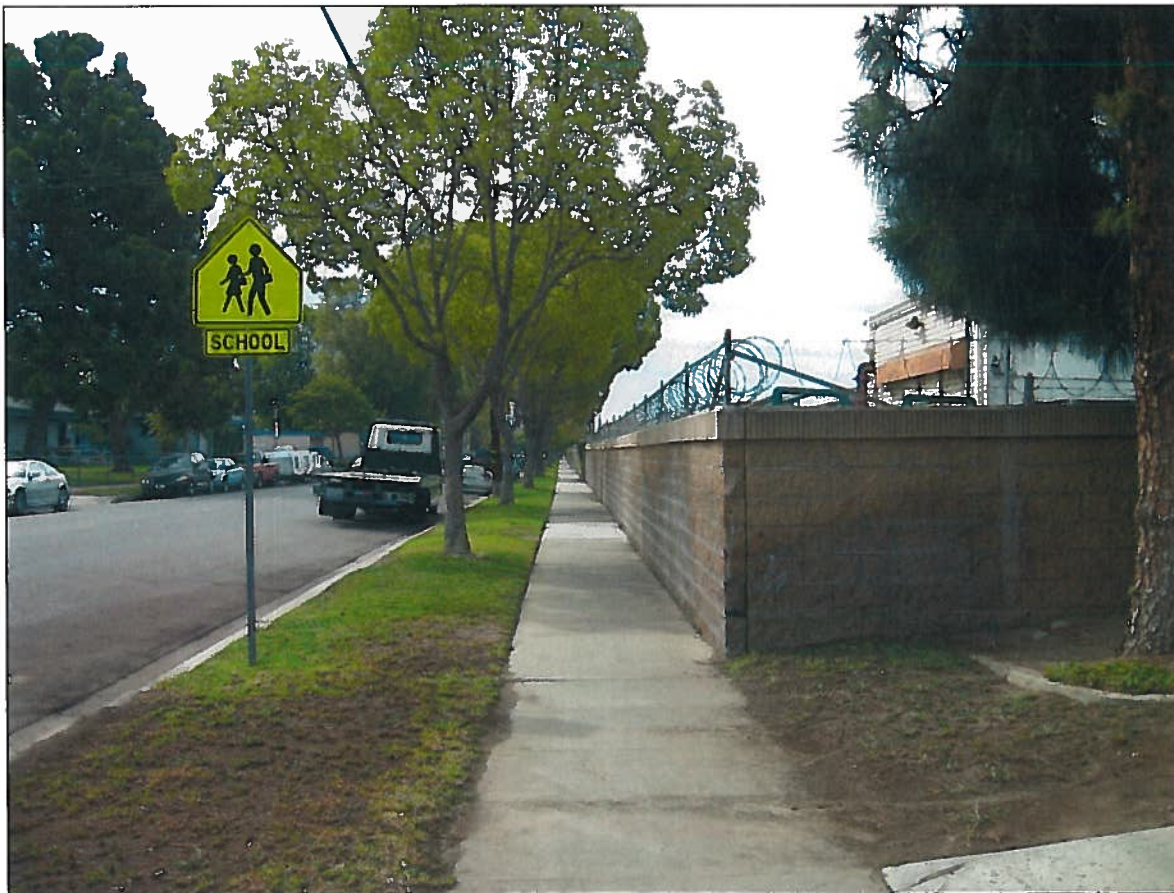
5. N. Lemon Street at Killefer Park. View northwest.



6. N. Lemon Street. Across from Killefer Park. View northwest.



7. N. Lemon Street at Mayfair Avenue. View north.



8. West side of N. Lemon Street. Across from Killefer Park. View south.



9. N. Lemon Street. View south.



10. N. Lemon Street. View south.



11. West side of N. Lemon Street. Houses within boundary of Old Towne historic districts. View southeast.



12. N. Olive Street. View north.



13. N. Olive Street. View south.



14. N. Olive Street. View southeast.



15. N. Olive Street. View southwest.

AGENDA ITEMS:

Continued Items: None

New Agenda Items:

(2) DRC NO. 4807-15 – KILLEFER SQUARE

- A proposal to adaptively reuse a historic school building and construct one new building on a former elementary school property for use as multi-family residential units. The Spanish Colonial Revival style school building is listed separately in the National Register of Historic Places. The project has changed substantially from the previous version reviewed by the Design Review Committee in 2015 and 2016. The private student housing of 62 units with 340 beds has been eliminated and replaced with standard multi-family residential development of 24 one- and two-bedroom units. The applicant is requesting an additional preliminary review by the DRC to receive feedback on the revised project.
- 541 N. Lemon Street
- Staff Contact: Marissa Moshier, 714-744-7243, mmoshier@cityoforange.org
- DRC Action: Preliminary Review

Marissa Moshier, Historic Preservation Planner, presented a project overview consistent with the Staff Report and explained that the DRC was only to review and comment on the item.

The Committee questioned:

- The nature of the two variances; Ms. Moshier described the variances for covered parking and private open space for the units in the historic buildings.
- The height of the existing bell tower and single-family residences across the street.
- The address of the building during the historic period.

The representatives who were present for this project were Leason Pomeroy and Doug DeCinces.

Mr. Pomeroy, architect, and Mr. DeCinces, a developer and participant in the project presented a model of the prior design as well as the modified proposal. Mr. Pomeroy pointed out the following changes:

- Reduction in density from 80 to 24 units.
- Elimination of subterranean parking.
- Preservation of all trees on the property.
- Reduction of exposure of the building to the neighborhood across the street.

Public Comments:

Chair Imboden opened the item to the Public for comments.

Paul Guzman representing the Orange Barrio Historical Society read a letter from the Society in opposition of the project, and urging preservation of the cultural and historic integrity of the building.

Doug Westfall, historian, expressed his preference for the historic building to be used for education and preserved in its historic state.

Regular Session – 5:53 p.m.

ROLL CALL:

All Committee Members were present.

PUBLIC PARTICIPATION:

Opportunity for members of the public to address the Design Review Committee on matters not listed on the Agenda.

There were no speakers.

CONSENT ITEMS:

APPROVAL OF MINUTES: December 6, 2017

Committee Member Skorpanich made a motion to approve the minutes from the Design Review Committee meeting of December 6, 2017, as emended during the discussion at the Administrative Session.

SECOND: McDermott
AYES: Fox, Imboden, Skorpanich and McDermott
NOES: None
ABSENT: None
ABSTAIN: McCormack

MOTION CARRIED.

Jeff Frankel representing the Old Towne Preservation Association expressed objections to:

- Construction of a three story building on this block.
- The tall height and contemporary building design in relation to the historic building. He also expressed support for preservation of the interior and exterior defining features of the historic building, questioned whether an EIR or Negative Declaration would be prepared, and asked that a Historic Preservation Consultant have oversight on the project to make sure it complies with the Secretary of Interior Standards.

Ms. Moshier stated that the historic impacts analysis found that the revised project is not a significant impact on the historic school or the adjacent Old Towne Historic District.

Chair Imboden noted that analysis has been done with previous versions of the project that found there were impacts to the historic resource; the findings changed with this proposal.

In response to the DRC's initial questions, Mr. Pomeroy stated that the bell tower was about 25 feet and is taller than the elevator tower on the proposed building.

Ms. Moshier stated it was addressed as 540 N. Olive in 1950

The DRC had the following questions and comments:

- What is the original color on the building? Mr. Pomeroy stated there were three different colors when they looked at the paint layers. They believe the proposed color is the earliest color on the building. The Committee commented that the dark color is unusual for the period and style of building and recommended professional paint analysis to determine the original color.
- Would windows be added or removed? Mr. Pomeroy stated there will be no added doors and all the existing windows will be rehabilitated; there will be two previously removed windows that will be restored.
- How many doors and windows will be removed or added on the interior? Mr. Pomeroy stated he didn't have a count, but all the walls and doors in the corridors will remain the same.
- The rationale for two fences around the parking lot? Mr. Pomeroy stated they would be happy to eliminate the second fence.
- The Committee is concerned about the orientation of the ADA access ramp and thought it could be improved, possibly through use of the Historical Building Code
- The Committee is pleased with the reduction of the mass of the new building in relation to the historic school, and that the windows can be kept without many façade changes.
- The Committee encouraged the use of a Historic Preservation Consultant to develop details of the ADA access and building colors.
- The Committee indicated that the sand volleyball court was not compatible with the historic character of the courtyard and recommended proposing a different recreational amenity for that location.

Mr. Pomeroy described the other historical elements of the interior that will remain, such as fire hose cabinets, chalk boards, and chalk holders.

The DRC provided the following comments on the proposed new building:

- The scaled-down structure is an improvement.
- Continued to be concerned about privacy impacts to the nearby residents; suggested reducing impacts by screening balconies on the offending side and installing frosted glass on the bottom part of the windows.
- The design does not look residential; it appears too commercial.

- The building needs to be more of a complement to the historic resource. It does not look like it is on the same property as the historic school.
- It may be better to change the massing of the building to reference the Spanish Colonial style, and then modernize the materials, instead of creating a modern building in massing and putting Spanish Colonial details on it. All members found a contemporary new building to be acceptable.
- Building looks too bulky, needs softening and variation; the balconies and walkways read like a parking garage.
- The building needs some kind of roofline or other changes to the parapet to reduce the box look. This might include adding more square footage at the ground floor to vary the massing or lowering the plate heights of the upper floors.
- In response to the applicant's exhibits which included buildings on Chapman campus, the Committee expressed that the subject property is not comparable because it is not on a college campus.
- Saving the historic resource before it deteriorates any further is critical. The Committee expressed that adaptive reuse is encouraged in order to preserve the historic building.

Ms. Moshier clarified that the project will return to the Committee with the Draft Mitigated Negative Declaration and all of the technical reports that relate to the Committee's recommendation before it goes to Planning Commission.

ADJOURNMENT:

Committee Member Skorpanich made a motion to adjourn to the next Design Review Committee meeting on Wednesday, January 17, 2018 at 5:00 p.m.

SECOND: McDermott
AYES: Fox, Imboden, McCormack, McDermott, and Skorpanich
NOES: None
ABSENT: None

MOTION CARRIED.

Meeting adjourned at 7:55 p.m.

KILLEFER SQUARE APARTMENTS

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION NO. 1844-15



March 2018

ATTACHMENT NO. 5
DRC NO. 4807-15 KILLEFER SQUARE
MND NO 1844-15 & CD - COMPLETE
MND & TECHNICAL STUDIES
MARCH 21, 2018 DRC MTG.

KILLEFER SQUARE APARTMENTS

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION NO. 1844-15



Lead Agency:

City of Orange
Community Development Department • Planning Division
300 East Chapman Avenue
Orange, California 92866-1591
(714) 744-7220
(714) 744-7222 (fax)
www.cityoforange.org

Prepared by:

LSA Associates, Inc.
20 Executive Park, Suite 200
Irvine, California 92614-4731
(949) 553-0666

Project No. WSH1601

March 2018

TABLE OF CONTENTS

TABLE OF CONTENTS	i
LIST OF TABLES	iii
LIST OF ABBREVIATIONS AND ACRONYMS	iv
1.0 PROJECT SUMMARY	1-1
2.0 EXISTING SETTING	2-1
2.1 Regional Setting	2-1
2.2 Surrounding Land Uses	2-1
2.3 Existing Site Conditions	2-1
2.3.1 Lydia D. Killefer Elementary School Building	2-1
2.3.2 Historic Character	2-2
2.3.3 Architectural Character	2-2
2.4 Proposed Project	2-3
2.4.1 Site Plan	2-3
2.4.2 Elevations	2-5
2.4.3 Landscaping	2-5
2.5 Project Data	2-6
2.6 Defensible Space Guidelines	2-7
2.7 Circulation	2-7
2.8 Parking	2-7
2.9 Grading Plan	2-8
2.10 Public Utilities	2-8
2.10.1 Water Service	2-8
2.10.2 Waste Water Service	2-8
2.10.3 Stormwater	2-8
2.10.4 Water Quality Best Management Practices	2-9
2.10.5 Solid Waste	2-9
2.10.6 Dry Utilities	2-9
2.11 Off-Site Improvements	2-10
2.12 General Plan Amendment	2-10
2.13 Conditional Use Permit	2-10
2.14 Variance	2-11
2.15 Proposed Project Implementation	2-12
2.16 Discretionary Actions	2-12
2.17 Other Ministerial City Actions	2-12
2.18 Probable Future Actions by Responsible Agencies	2-13
3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED	3-1
3.1 Aesthetics	3.1-1
3.2 Agriculture and Forest Resources	3.2-1
3.3 Air Quality	3.3-1
3.4 Biological Resources	3.4-1
3.5 Cultural Resources	3.5-1
3.6 Geology and Soils	3.6-1

3.7	Greenhouse Gas Emissions	3.7-1
3.8	Hazards and Hazardous Materials	3.8-1
3.9	Hydrology and Water Quality	3.9-1
3.10	Land Use/Planning	3.10-1
3.11	Mineral Resources.....	3.11-1
3.12	Noise.....	3.12-1
3.13	Population and Housing	3.13-1
3.14	Public Services.....	3.14-1
3.15	Recreation	3.15-1
3.16	Transportation/Traffic.....	3.16-1
3.17	Tribal Cultural Resources	3.17-1
3.18	Utilities/Service Systems	3.18-1
3.19	Mandatory Findings of Significance	3.19-1
4.0	REFERENCES.....	4-1

APPENDICES

- A: FIGURES
- B: CALEEMOD OUTPUT
- C: HISTORICAL RESOURCES IMPACT ASSESSMENT
- D: PALEONTOLOGICAL RESOURCES ASSESSMENT
- E: DESIGN-PHASE GEOTECHNICAL INVESTIGATION
- F: PHASE I ENVIRONMENTAL SITE ASSESSMENT
- G: PRELIMINARY PRIORITY WATER QUALITY MANAGEMENT PLAN
- H: NOISE AND VIBRATION IMPACT ANALYSIS
- I: TRAFFIC IMPACT ANALYSIS
- J: WATER SUPPLY AND SEWER CAPACITY STUDY

CHECKLIST OF ENVIRONMENTAL IMPACT ISSUES

3.1 AESTHETICS

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

(a) Have a substantial adverse effect on a scenic vista?

According to the City of Orange (City) General Plan Program Environmental Impact Report (EIR) (February 2009), a scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. Portions of the City are characterized by scenic vistas, including undeveloped hillsides, ridgelines, and open space areas that provide a unifying visual backdrop to the urban environment. These viewsheds contribute to the City's identity and high quality of life. An abundance of scenic vistas occur in the largely undeveloped Santiago Hills II and East Orange portions of the planning area, including Irvine Lake, grassy valleys, rugged hillsides, and winding canyons. Aesthetic components of a scenic vista include (1) scenic quality, (2) sensitivity level, and (3) view access. There are no aesthetic or visual resources located on the Project site or in the surrounding vicinity that have been designated in any City of Orange or other City agency policy or plan. Therefore, the proposed Project would not have a substantial adverse impact on a scenic vista, and no mitigation is required.

Significance Determination: No Impact

Mitigation Measure: No Mitigation is Required

(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The California Department of Transportation's (Caltrans) Landscape Architecture Program administers the Scenic Highway Program, contained in Streets and Highways Code Sections 260-263. State highways are classified as either Officially Listed or Eligible. State Route 22 (SR-22), located approximately 1.4 miles south of the Project site, is not identified as an eligible or State-

designated Scenic Highway.¹ The Project does not have the potential to damage resources within a State-designated scenic highway. There are no aesthetic or visual resources located on the Project site or in the surrounding vicinity that have been designated in any city, county, or other agency policy or plan. Potential impacts to the historic structure on the Project site are analyzed in Section 3.5, Cultural Resources, of this IS/MND. Additionally, no scenic rock outcroppings are located within the Project limits. No impacts related to scenic resources would occur.

Significance Determination: No Impact

Mitigation Measure: No Mitigation is Required

(c) Substantially degrade the existing visual character or quality of the site and its surroundings?

The Project site is located in a fully developed urban environment in the City. The area is characterized by residential development as well as school (i.e., the Richland Continuation High School) and park uses. In the existing condition, the Project site is developed with the historic Killefer Elementary School (School) building and associated parking. Ornamental landscaping on the Project site is minimal and generally limited to landscaping fronting North Lemon Street and North Olive Street with trees and shrubbery located in a few places on site. A chain-link fence runs along the parking area adjacent to North Lemon Street.

The Killefer Elementary School building is a visually significant structure within the immediate neighborhood, and the proposed new residential building will relate and respect the school in terms of scale and massing. Implementation of the proposed Project involves the adaptive reuse of the historic School building pursuant to *The Secretary of the Interior's Standards (SOIS) for the Treatment of Historic Buildings*, which would rehabilitate the building to allow for residential uses while maintaining the building's character-defining features. The historic Killefer Elementary School will be preserved and will remain in place along its frontage on North Olive Street. The proposed Project will introduce a new building along the site's northern property line. The building will be a maximum height of 32 ft, consistent with the R-3 zoning standards. The proposed building will also be three stories, while the R-3 zoning standards permit a maximum of two stories. The proposed Project includes an application for a Conditional Use Permit (CUP) pursuant to OMC Section 17.14.100 (Greater Height Permitted) allowing projects to exceed two stories in the R-3 Zone. In approving the CUP, the Planning Commission must consider the following:

A. *Siting buildings or structures so as to achieve greater usable open space area than could be achieved with two-story construction.*

New construction will be located along the north property boundary. This site design feature allows for preservation of the historic open space area adjacent to the school. It also allows for the Killefer Elementary School building to be viewed from North Lemon Street

¹ California Department of Transportation (Caltrans). California Scenic Highway Mapping System (Orange County). Website: http://www.dot.ca.gov/hq/LandArch/scenic_highways/index.htm (accessed February 2016).

with minimal obstruction. Finally, common open space areas are able to be strategically located throughout the site.

- B. Siting building or structures so as to consider shadow, solar orientation and noise impacts, as well as respecting the terrain.*

New construction will be located along the northern property boundary. The majority of the building will be located near an existing parking lot and open space area associated with Richland High School. The building height is within the maximum allowable height for the R-3 Zone and is set back from the property line an additional 5 ft from what is required by the R-3 Zone. The existing terrain, or site topography, will remain unchanged.

- C. Designing and/or screening all roof top mechanical and electrical equipment as an integral part of the building design.*

There will be no roof-top mechanical and electrical equipment.

- D. Illustrating a design compatibility with both the existing and desired character of the surrounding area and uses.*

The surrounding area consists of a wide variety of residential design with no prominent style or design. New construction will be completed within the development standards, including building height, of the existing R-3 Zone. It will also include some elements that reflect the historic components of Killefer Elementary School, including color and window treatment.

The proposed building and site dimensions will be consistent with the R-3 zoning standards, and also with the above-referenced findings required by OMC Section 17.14.100. In addition, the Killefer Elementary School building will be rehabilitated according to the SOIS. As such, potential impacts related to the degradation of the visual character or quality of the site would be less than significant, and no mitigation is required.

Visual Character and Quality of the Surrounding Area. As stated above, the Project site is located in a fully developed urban environment that includes single and multiple family structures, a high school, and industrial uses (to the northwest). Immediately surrounding areas are depicted in the Table C below:

Table C: Proposed Project Surrounding Area Uses/Designations

Direction	Existing Land Use	General Plan Designation	Adjacent
North	Multiple Family Residential	Low Medium Density Residential	Yes
North	School	Public Facilities and Institutions	Yes
East	Multiple Family Residential	Low Medium Density Residential	No (across North Olive Street)
South	Single and Multiple Family Residential	Low Medium Density Residential	Yes
West	Single Family Residential	Low Density Residential	No (across North Lemon Street)

The properties that are immediately adjacent to the south and partially to the north of the Project site are occupied by uses similar to what is being proposed on the Project site. The proposed site design will locate the new multistory building along the site's northern property line. The majority of the proposed structure's north elevation will be facing the continuation high school's parking lot and school yard. The Project site is not located within the City's Old Towne Orange Historic District (established in 1997). However, the properties located to the west, across North Lemon Street are within the Historic District and are occupied by single-family residences. The Historic Assessment¹ conducted for the proposed Project concluded that the proposed Project will not have an adverse impact on these properties.

Based upon its proposed site design and the above-referenced Historic Assessment, the proposed Project does not represent a threat or adverse impact to the existing visual character and conditions of the surrounding area, and therefore would not degrade the visual character or quality of the surrounding area. Project impacts would be less than significant, and no mitigation is required.

Significance Determination: No Impact

Mitigation Measure: No Mitigation is Required

(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Spill light occurs when lighting standards such as streetlights, parking lot lighting, exterior building lighting, and landscape lighting are not properly aimed or shielded to direct light to the desired location and light escapes and partially illuminates a surrounding location. Glare is the result of improperly aimed or blocked lighting sources that are visible against a dark background such as the night sky. Glare generally does not result in illumination of off-site locations, but results in a visible source of light viewable from a distance.

Currently, the Project site contains no lighting because the historic School is vacant. The proposed Project would provide lighting consistent with City standards. The Project site would be illuminated from sunset to sunrise (generally 6:00 p.m. to 6:00 a.m., depending on the time of year). On-site lighting would consist of a mix of wall-mounted lights, pole-mounted lights, and decorative lighting elements (like landscaping lighting), pursuant to OMC Section 17.12.030.

Project lighting would be designed to be contained within the Project site, and spill light and glare would be reduced by design features (e.g., light shielding) to be implemented with the Project. In compliance with the OMC, exterior lighting would not cause illumination in nearby residential areas in excess of 0.50 foot-candle. Building exterior lights would be surface-mounted and directed away or screened from adjacent residential uses.

The proposed Project is located within a developed area of the City, which currently generates lighting levels similar to the proposed Project that are typical for an urban area. Impacts related

¹ LSA Associates, Inc. 2017. *Historic Resources Assessment for the Killefer Square Apartments* (Historic Assessment). September.

to glare from on-site lighting would not occur because light sources would be aimed and shielded to prevent impacts to adjoining properties. In addition, on-site lighting levels would not be of a magnitude that has the potential to produce substantial amounts of glare in relation to glare produced by surrounding urban uses. Finally, as part of the site plan review process, lighting plans are subject to City review and approval. Therefore, lighting impacts would be less than significant, and no mitigation is required.

Significance Determination: Less Than Significant Impact

Mitigation Measures: No Mitigation is Required

Significance Determination After Mitigation: Less Than Significant Impact

3.5 CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Introduction

This section is supported by the *Historical Resources Impact Assessment for the Killefer Square Proposed Project* report prepared by LSA on July 20, 2017. Please see Appendix C for the results of the historical resources assessment. It is also supported by Appendix D, the *Paleontological Resources Assessment for the Killefer Square Proposed Project* report prepared by LSA on March 27, 2016. Please see Appendix D for the results of the resources assessment.

Impact Analysis

(a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

The proposed Project will not cause a substantial adverse change in the significance of a historical resource. Killefer Elementary School (School) was constructed in 1931 and was listed in the National Register of Historic Places (National Register) in 2015. It is significant under Criterion A in the context of Social History for its association with voluntary desegregation and under Criterion C as an excellent local example of Spanish Colonial Revival institutional architecture and a rare intact example of a schoolhouse in southern California that predates the 1933 Long Beach earthquake. As such, the School is a historical resource for the purposes of CEQA. In addition, the Project site is located adjacent to the City's National Register-listed Old Towne Orange Historic District (established in 1997). As part of the proposed Project the School will be restored/rehabilitated as part of the adaptive-re-use of the Project site for residential purposes. An impacts analysis using *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (SOIS) was completed to determine the potential project impacts to the significance of the School. Projects that comply with the SOIS are typically considered to have a less than significant impact. Based on that analysis, it was determined that, with the incorporation of the mitigation measures listed below, the proposed Project would comply with the SOIS and have a less than significant impact on the School. In addition, it was determined that the proposed Project would result in a less than significant impact on the adjacent Historic District.

Mitigation Measure CUL-1: Historic American Buildings Survey (HABS) Level I Documentation. Prior to any alterations beyond normal maintenance/repair work, the School should be documented to Level I of the HABS by a professional who meets the Secretary of the Interior's Professional Qualification Standards for Historian, Architectural Historian, or Historical Architect. This documentation consists of the following:

1. A full set of as-built measured drawings that adhere to HABS guidelines. Generally, this includes a site plan, floor plans, elevations, building sections, and details. The plans should clearly identify the locations and dimensions of any openings that are proposed for removal so that these openings could conceivably be reconstructed in the future. The drawings should be produced from accurate measurements and recorded with ink on a translucent material such as Mylar at a size of either 19 X 14 inches or 24 X 36 inches.

If historic as-built drawings are found depicting all or part of the school, these may be used to satisfy part of this requirement, with supplemental drawings prepared for areas and features not depicted on historic drawings.

2. Large format (4 X 5-inch negatives or larger) black-and-white photographs of all exterior elevations, context views, character-defining features, and significant interior spaces. Views must be perspective-corrected and fully captioned. Prints must be made on polyester-based "safety film" and processed per HABS standards. If digitally produced prints are made, they must be of equivalent quality to the traditional photographic contact print and be a true representation of the negative including the borders. Digital contact prints can be made from TIFFs by scanning the film and printing it on 100 percent cotton, acid-free matte paper using pigment or carbon inks on an inkjet printer. The paper/printer/ink combination used for the digital prints must have a permanency rating of 150 years or greater by an independent rating organization. Please refer to the updated 2015 HABS guidelines available online at: <http://www.nps.gov/hdp/standards/habsguidelines.htm> if further clarification is needed.
3. Written data that include a narrative history and description of the property. The data provided in this report can be used to fulfill part of this requirement. The written data should be printed on archival bond paper.

One archival copy (with negatives) should be submitted to the HABS program for inclusion in the Library of Congress. Non-archival copies of the documentation (such as a digital copy that is laser printed and comb bound, with a CD containing high-resolution electronic files) should be provided to the City of Orange (City) Community Development Department, the Orange Public Library, and the Orange County Archives. Successful completion of this mitigation measure is predicated on acceptance of the documentation package by the City Community Development Department.

Requirements for Landscaping. The following shall be incorporated into the general notes on the landscaping plans:

- a. Landscaping adjacent to the wrought iron fence shall be turf, low-lying groundcover, and/or shrubbery that does not exceed 18 inches in height and that does not obscure visibility of the school from North Lemon Street.

Requirements for Building Repairs and Treatment. The following shall be incorporated into the general notes on the construction drawings:

- a. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
- b. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

Salvage of Historic Materials. To the extent feasible, any salvageable historic materials that will be removed in connection with the project (i.e., wood-framed windows, doors that date from the period of significance, historic-period bell, and bell hardware in bell tower) should be re-used on the site wherever possible. Any historic materials that will not be re-used on site should be stored and preserved in a secure, on-site location for potential re-installation in the future. For the purposes of this mitigation measure, "salvageable historic materials" is defined as any building material or decorative feature that dates from the period of significance (1931–1944) and is in good condition. Prior to the removal of any historic materials, the City of Orange Community Development Director, or designee, shall be provided with a written

plan for the salvage, re-use, or storage of historic materials. The plan shall include a detailed description of the location, type, and condition of the materials to be removed and the location, organization, and security of the on-site storage.

Prior to issuance of a building permit, the Applicant shall engage a qualified historic preservation consultant, meeting the Secretary of the Interior's Professional Qualifications Standards in historic architecture or architectural history, to review the construction documents for the adaptive reuse of the historic elementary school building. The consultant shall review and advise on, in particular, proposed building accessibility and paint color, in addition to the project's general conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Secretary's Standards).

The consultant shall prepare a memorandum on the project's continued conformance with the Secretary's Standards and will provide the memorandum to the City of Orange Community Development Department prior to issuance of a building permit.

(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

On February 23, 2016, a records search for the Project area and a 0.25-mile radius around it was completed at the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System, located at California State University, Fullerton. The SCCIC houses the pertinent archaeological and historic site and survey information necessary to determine whether cultural resources are known to exist within the Project area. The objectives of the records search were to (1) establish the extent and status of cultural resources previously documented in the Project area, and (2) note what site types might be expected to occur in the Project area based on existing data from known cultural resource sites located within a 0.25-mile radius.

The results of the records search indicate no archaeological resources have been identified within the Project boundaries. The following four mapped historic built cultural resources are recorded within the 0.25-mile radius around the Project area: 30-158686, Chapman College/ Orange Union High School; 30-159886, Orange Intermediate School/Central Grammar School/ Orange Unified School District Office, which has been nominated for inclusion in the National Register; 30-159932, the Old Towne Orange Historic District, also nominated for inclusion in the National Register; and 30-176663, the Burlington Northern Santa Fe Railroad. One cultural resources study has been conducted within the 0.25-mile radius.

No archaeological resources are recorded within the Project area or the 0.25-mile radius around it. No cultural resources studies have been conducted within the Project area. Therefore, the Project area has never been surveyed.

Due to the historic settlement of the Project area and vicinity, there is the potential to encounter buried cultural material associated with early 20th century development. In addition, the Project area was inhabited prehistorically, and its location is approximately 1.25 miles north of Santiago Creek. Because prehistoric settlements typically occur in proximity to natural waterways, there is also the potential for encountering buried prehistoric cultural resources when construction excavation is in undisturbed native soil. The proposed Project anticipates excavation to a depth of no more than 6 ft below ground surface (bgs), with the exception of the four drywells, which will be 25 ft bgs. Additionally, the City General Plan EIR Historical Archaeological Sensitivity Map (Figure 5.5-2), shows the Project site in the Cypress Street Barrio (1893–1940s) area of historical sensitivity.

Based on the Project site's potential sensitivity for cultural resources, grading and development activities have the potential to impact significant known and unknown archaeological resources. However, to ensure that no significant impacts occur in the event that unknown resources are discovered, Mitigation Measure CUL-2 will be implemented to reduce potential impacts to a less than significant level. Mitigation Measure CUL-2 requires the Project Applicant to retain a qualified archaeologist to establish, in cooperation with the City, procedures for temporarily halting or redirecting work to facilitate evaluation of cultural resources that may be discovered during construction activities.

At the completion of Project construction, the Project would not result in further disturbance of native soils on the Project site and, therefore, operation of the Project would not result in a substantial adverse change in the significance of an archeological resource as defined in Section 15064.5 of the *State CEQA Guidelines*.

Mitigation Measure CUL-2 would reduce potential impacts to unknown or unrecorded archaeological resources to a less than significant level. With implementation of this measure, no significant unavoidable impacts to archaeological resources would occur.

Mitigation Measure CUL-2: **Archaeological Monitoring.** Prior to issuance of grading permits, the Project Applicant shall retain a qualified archaeological monitor, meeting the Secretary of Interior's Professional Qualifications for Archaeology as defined at 36 Code of Federal Regulations (CFR) Part 61, Appendix A (Professional Archeologist) subject to review and approval by the City Community Development Director, or designee. This monitor shall be present at the pregrade conference in order to explain the cultural mitigation measures associated with the proposed Project. Prior to the start of ground-disturbing activities, the monitor, in conjunction with the City and the Project Applicant will prepare a plan that includes: (1) a description of circumstances that would result in the halting of work at the Project site (e.g., what is considered a "significant" archaeological site); (2) a description of procedures for halting work on site and notification procedures; and (3) a description of monitoring reporting procedures.

The monitor shall be present during all ground-disturbing activities on site. If any significant historical resources, archaeological resources, or human remains are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the archaeologist in the field) of the resource until such time as the resource can be evaluated by an archaeologist and any other appropriate individuals. Project personnel shall not collect or move any archaeological materials or human remains and associated materials. The City shall be notified immediately of the discovery of any potentially significant resources.

Following the discovery of a potentially significant resource, the archaeologist shall:

1. Determine if the archeological deposits meet the California Environmental Quality Act (CEQA) definition of historical (*State CEQA Guidelines* 15064.5(a)) and or unique archeological resource (Public Resources Code [PRC] 21083.2(g)); and
2. Make recommendations on the treatment of the deposits. The recommendations shall be developed in accordance with applicable provisions of PRC Section 21083.2 and State CEQA Guidelines 15064.5 and 15126.4. The applicant shall follow all recommendations made by the archaeologist.

If the find is determined to be not important/significant, construction will be allowed to resume in the area of the find. If the archaeologist determines that the find may be important, testing may be recommended to assess its importance/significance, which can be determined by identifying resource size (horizontal extent and depth), content (quantity and diversity of material), and integrity (absence of disturbance). If a resource is determined to be important/significant, additional data recovery excavation may be needed in order to preserve the information that makes the site important/significant. Construction will be allowed to resume in the vicinity of the find when the important information from the find has been recovered through testing/additional excavation. It is possible that laboratory analysis, reporting, and curation of recovered material will also be necessary to complete any archaeological work conducted on the project. The City of Orange Community Development Department will be immediately notified in writing of the archaeologist's determination on the significance

of the find and provided with the analysis used to make the determination.

To the extent feasible, project activities shall avoid significant deposits. If the deposits are not determined to be historical resources or unique archaeological resources, avoidance is not necessary. If the deposits are historical resources or unique archaeological resources, adverse effects on the deposits must be avoided, or such effects must be mitigated. Mitigation can include, but is not necessarily limited to, the following: excavation of the deposit in accordance with a data recovery plan (see California Code of Regulations Title 4(3) Section 5126.4(b)(3)(C)) and standard archaeological field methods and procedures; laboratory and technical analyses of recovered archaeological materials; production of a report detailing the methods, findings, and significance of the archaeological site and associated materials; curation of archaeological materials at an appropriate facility for future research and/or display; an interpretive display of recovered archaeological materials at a local school, museum, or library; and public lectures at local schools and/or historical societies on the findings and significance of the site and recovered archaeological materials.

The final report containing site forms, site significance, and mitigation measures shall be submitted immediately to the Community Development Department. All information regarding site locations, Native American human remains, and associated funerary objects shall be in a separate confidential addendum, and not be made available for public disclosure. The final written report shall be submitted to the appropriate regional archaeological Information Center within 3 months after work has been completed.

(c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

A paleontological resources assessment for the proposed Project was conducted for the environmental analysis (LSA Associates, Inc. 2016). The literature review of the analysis included an examination of geologic maps of the Project area and a review of relevant geological and paleontological literature to determine which geologic units are present within the Project areas and whether fossils have been recovered from those geologic units elsewhere in the region. Additionally, a 1-mile radius locality search was conducted in the analysis. The purpose of a locality search is to establish the status and extent of previously recorded paleontological resources within and adjacent to the study area for a given project. In February 2016, the locality search was completed through the Natural History Museum of Los Angeles County (LACM). A site visit was not required due to the built-up nature of the site.

The paleontological resources assessment concluded that no significant paleontological resources were identified directly within the Project area during the locality search. However, based on the results of the locality search and the literature review, the Project area contains deposits with high paleontological sensitivity. These deposits include the late to middle Pleistocene Old Alluvial Fan Deposits mapped across the entire Project area.

Mitigation Measure CUL-3 requires that an Orange County Certified Paleontologist be retained and that a Paleontological Resources Impact Mitigation Program (PRIMP) be developed in order to mitigate adverse impacts to paleontological resources that may exist on site in sediments of more than 6 ft bgs. The PRIMP should follow guidelines developed by the Society for Vertebrate Paleontology (SVP) (SVP 1995) and include but not be limited to monitoring of earthmoving activities during the remainder of project excavation in sediments that are likely to contain paleontological resources, specimen recovery, and screen washing; preparation of any collected specimens to the point of identification; identification and curation of any collected specimens into a museum repository with permanent, retrievable storage; and preparation of a final compliance report that would provide details of monitoring, fossil identification, cataloging, and repository arrangements. Implementation of Mitigation Measure CUL-3 would ensure that impacts to paleontological resources are reduced below a level of significance.

Mitigation Measure CUL-3: Paleontological Resources Impact Mitigation Program. Prior to the issuance of the first preliminary or precise grading permit, and for any subsequent permit involving excavation to more than 6 feet (ft) below ground surface (bgs), the Applicant/ Developer shall provide a letter to the Director of the City Community Development Department, or designee, from a paleontologist. The letter shall state that the Applicant/ Developer has retained this individual, that the consultant will monitor all ground-disturbing activities more than 6 ft bgs, and the consultant shall provide on-call services in the event that resources are discovered at shallower depths. The consultant shall be selected from the roll of qualified paleontologists maintained by the County.

The paleontologist shall meet with Community Development staff and shall develop a Paleontological Resources Impact Mitigation Program (PRIMP) in order to mitigate adverse impacts to paleontological resources that may exist on site in sediments more than 6 ft bgs. The PRIMP should follow guidelines developed by the Society for Vertebrate Paleontology (1995) and include but not be limited to monitoring of earthmoving activities during project excavation in sediments that are likely to contain paleontological resources, specimen recovery, and screen washing; preparation of any collected specimens to the point of identification; identification and curation of any collected specimens into a museum repository

with permanent, retrievable storage; and preparation of a final compliance report that would provide details of monitoring, fossil identification, cataloging, and repository arrangements.

If any significant paleontological resources are found during monitoring, work shall stop within the immediate vicinity (precise area to be determined by the paleontologist in the field) of the resources until such time as the resources can be evaluated by a paleontologist and any other appropriate materials. The City shall be notified immediately of the discovery of any potentially significant resources.

Significance Determination: Less Than Significant with Mitigation Incorporated

Mitigation Measures: As noted in CUL-3

Significance Determination After Mitigation: Less Than Significant Impact

(d) Disturb any human remains, including those interred outside of dedicated cemeteries?

No known human remains are present on the Project site, and there are no facts or evidence to support the idea that Native Americans or people of European descent are buried on the Project site. However, as described, buried and undiscovered archaeological remains, including human remains, may be present below the ground surface. If human remains are unearthed, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. No mitigation is required. However, the following Regulatory Requirement is a standard condition based on State and federal regulations or laws that serve to reduce impacts related to human remains unearthed during construction. The Regulatory Requirement below is applicable to the proposed Project, as detailed above, and shall be incorporated to ensure that the Project has minimal impacts to buried remains. Please refer to Section 3.17 for further discussion regarding the discovery of human remains.

Regulatory Requirement CUL-4: **Discovery of Human Remains.** Consistent with the requirements of California Code of Regulations (CCR) Section 15064.5(e), if human remains are encountered, work within 25 ft of the discovery shall be redirected and the County Coroner notified immediately. State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the Native American Heritage Commission (NAHC), which shall determine and notify a Most Likely Descendant (MLD). With the permission of the property owner, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The

MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Consistent with CCR Section 15064.5(d), if the remains are determined to be Native American and an MLD is notified, the City of Orange shall consult with the MLD as identified by the NAHC to develop an agreement for treatment and disposition of the remains.

Significance Determination: Less Than Significant with Mitigation

Mitigation Measures: As noted in CUL-4

Significance Determination After Mitigation: Less Than Significant Impact

3.17 TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
(a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

(a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?

A significant impact would occur if the Project would result in a substantial adverse change in the significance of a tribal cultural resource including, but not limited to sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k). As discussed previously under the Cultural Resources Impact Analysis (see subsection 5(a), above), there are no "known," "listed," or "eligible for listing" types of historic resources to which the Project would cause a substantial adverse change. Therefore, no impact would occur.

Significance Determination: No Impact

Mitigation Measures: No Mitigation is Required

(b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

A significant impact would occur if the Project would result in a substantial adverse change in the significance of a tribal cultural resource including, but not limited to, sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe. The presumption is that the Project site is historically or culturally significant as defined in Public Resources Code Section 5024.1. Senate Bill 18 (SB 18) established requirements for consultation with California Native American tribes prior to adopting or amending a General Plan. As specified in SB 18, lead agencies must contact California Native American tribes that are on a contact list maintained by the California NAHC. On January 25, 2018, the City mailed notices to the tribes identified on the NAHC list and received a request for consultation from the Gabrieleno Band of Mission Indians – Kizh Nation. Assembly Bill 52 (AB 52) established a formal consultation process for California Native American tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code Section 21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice to tribes that are traditionally and culturally affiliated with the geographic area of a Project if the tribe has submitted a written request to be notified. The City received a written request for such notification from three tribes who might have knowledge of the religious and/or cultural significance of resources that may be in and near the Project site. On July 26, 2017, the City mailed notices to the San Gabriel Band of Mission Indians, the Torrez Martinez Desert Cahuilla Indians, and the Gabrieleno Band of Mission Indians – Kizh Nation, the culturally ancestral tribes of the area. On August 3, 2017, the Gabrieleno Band of Mission Indians – Kizh Nation requested consultation. Neither of the other two tribes that were sent notification requested consultation. On February 15, 2018, the City's Community Development Department staff met in consultation with representatives from the Gabrieleno Band of Mission Indians – Kizh Nation. During that consultation, the preliminary findings of the Project's Preliminary Geotechnical Investigation related to depth of prior excavation and fill areas of the Project site were presented by the City. The tribal representatives provided information to the City concerning "indicators" which may lead to the discovery of possible tribal cultural resources on the Project site due to its proximity to both the historic locations of water resources and trading routes. As such, it was agreed that monitoring of grading activities of previously undisturbed soils at the Project site was warranted. The consulting tribal representatives requested that Mitigation Measures TCR-1 through TCR-3 below be included to ensure that impacts to potential tribal cultural resources are minimized. Therefore, Project impacts would be less than significant after mitigation.

TCR-1 A Native American monitor from a tribe who is ancestrally related to the Project area (i.e., Native American Monitors of Gabrieleno Ancestry) shall be retained to be on site to monitor all Project-related, ground-disturbing construction activities (e.g., pavement removal, auguring, boring, grading, excavation, potholing, trenching, grubbing, and weed abatement) and during all soil movement of previously undisturbed soils. The monitor must be approved by the Tribal Representatives of the Gabrieleno Band of Mission Indians – Kizh Nation and will be present on site during the construction phases that involve any ground-disturbing activities. The Native American monitor(s) will complete monitoring logs on a daily basis. The logs will provide descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials. Should there be any hazardous concerns; the monitor(s) shall possess

Hazardous Waste Operations and Emergency Response (HAZWOPER) certification. In addition, the monitors(s) will be required to provide insurance certificates, including liability insurance, for any archaeological resources(s) encountered during grading and excavation activities pertinent to the provisions outlined in the California Environmental Quality Act (CEQA). The on-site monitoring shall end when either the project site grading and excavation activities are completed or the Tribal Representatives and monitor have indicated the site has a low potential for archaeological resources.

TCR-2

All archaeological resources unearthed by Project construction activities shall be evaluated by the Qualified Archaeologist and Native Monitor. If the resources are Native American in origin, the Tribe shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. If a resource is determined by the Qualified Archaeologist to constitute a "historical resource" pursuant to CEQA Guidelines Section 15064.5(a) or is a "unique archaeological resource" pursuant to Public Resources Code (PRC) Section 21083.2(g), the Qualified Archaeologist shall coordinate with the applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resource(s). The treatment plan established for the resource(s) shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and PRC Section 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum at the University of California, Los Angeles (UCLA), if such an institution agrees to accept the material. If no institution accepts the archaeological material, it shall be donated to a local school or historical society in the area for educational purposes.

TCR-3

Human remains are defined as any physical remains of a human being. The term "human being" encompasses more than human bones. In ancient as well as historic times, Tribal Traditions included, but were not limited to, the burial of associated cultural resources (funerary objects) with the deceased, and the ceremonial burning of human remains. These remains are to be treated in the same manner as bone fragments that remain intact. Associated funerary objects are objects that, as part of the death rite or ceremony of a culture, are reasonably believed to have been placed with individual human remains either at the time of death or later. Other items made exclusively for burial purposes or to contain human remains can also be considered as associated funerary objects. Native American Graves Protection and Repatriation Act (NAGPRA) guidance specifically states that the federal agencies will consult with

organizations on whose aboriginal lands the remains and cultural items might be discovered, or who are reasonably known to have a cultural relationship to the human remains and other cultural items. Therefore, for this project site, it is appropriate to consult with the Gabrieleno Band of Mission Indians – Kizh Nation as recommended by the NAHC. Prior to the start of ground-disturbing activities, the landowner shall arrange a designated site location within the footprint of the Project for the respectful reburial of the human remains and/or ceremonial objects. Any discoveries of human skeletal material shall be immediately reported to the County Coroner. The monitoring will immediately divert work at a minimum of 50 feet (ft) and create an exclusion zone around the burial. The monitor will then notify the Qualified Archaeologist and the construction manager, who will call the County Coroner. Work will continue to be diverted while the Coroner determines whether the remains are Native American. The discovery is to be kept confidential and secure to prevent any further disturbance. If the discovery is Native American, the Coroner will notify the Native American Heritage Commission (NAHC) as mandated by State law, who will then appoint a Most Likely Descendant. In the case where discovered human remains cannot be fully documented and recovered on the say day, the remains will be covered with muslin cloth, and a steel plate that can be moved by heavy equipment will be placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe will make every effort to recommend cessation of construction activities within 50 ft of the find while keeping the remains in situ and protected. If Project construction activities cannot be diverted, the prehistoric human remains may be removed with permission of the Tribe. The Tribe will work closely with the Qualified Archaeologist to ensure that the remains are treated with respect. If data recovery is approved by the Tribe, documentation shall at a minimum include detailed descriptive notes and sketches. Additional documentation shall be approved by the Tribe for data recovery purposes. Cremations can either be removed in bulk or by other means as necessary to ensure complete recovery of all material. If the discovery of human remains includes six or more burials, the location is considered a cemetery and a separate treatment plan shall be created. The Project applicant shall consult with the Tribe regarding avoidance of all cemetery sites. Once complete, a final report of all activities is to be submitted to the NAHC. The Tribe does NOT authorize any scientific study or the utilization of any invasive diagnostics on human remains.

If the County Coroner determines the remains represent a historic non-Native American burial, the burial shall be treated with the same manner of respect with agreement of the Coroner. Reburial will be in an appropriate setting. If the Coroner determines the remains to be modern, the Coroner will take custody of the remains.

Each occurrence of human remains and associated funerary objects will be stored using opaque cloth bags. All human remains, funerary objects, sacred objects, and objects of cultural patrimony will be removed to a nearby secure container. These items should be retained and reburied within 6 months of recovery. The site of reburial/repatriation shall be on the Project but at a location mitigated between the Tribe and the landowner at a site to be protected in perpetuity. There shall be no publicity regarding any cultural materials recovered.

TCR-4 Archaeological and Native American monitoring and excavation during construction projects will be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel must meet the Secretary of Interior Standards for archaeology and have a minimum of 10 years of experience as a principal investigator in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

Significance Determination: Potentially Significant Impact

Mitigation Measures: See Mitigation Measures TCR-1 and TCR-2

Significance Determination After Mitigation: Less Than Significant with Mitigation Incorporated

APPENDIX C

HISTORICAL RESOURCES IMPACT ASSESSMENT

**HISTORICAL RESOURCES IMPACTS
ASSESSMENT**

**KILLEFER SQUARE APARTMENTS
CITY OF ORANGE
ORANGE COUNTY, CALIFORNIA**

LSA

October 2017

HISTORICAL RESOURCES IMPACTS ASSESSMENT

**KILLEFER SQUARE APARTMENTS
CITY OF ORANGE
ORANGE COUNTY, CALIFORNIA**

Prepared for:

Leason Pomeroy
Western States Housing, LLC
12 Strawberry Farms Road
Irvine, California 92612

Prepared by:

Casey Tibbet, M.A. and Elisa Bechtel, MLitt
LSA Associates, Inc.
1500 Iowa Avenue, Suite 200
Riverside, California 92507

Project No. WSH1601

The logo for LSA Associates, Inc. consists of the letters "LSA" in a bold, blue, sans-serif font.

October 2017

MANAGEMENT SUMMARY

LSA is under contract to Western States Housing, LLC for the preparation of a historical resources impacts assessment for Lydia D. Killefer Elementary School, located at 541 North Lemon Street in the City and County of Orange. In July 2016, LSA prepared a historical resources impacts assessment for the project, which, at that time included, implementation of a proposed Specific Plan. Since then, the plans have been revised several times resulting in preparation of two addenda to the original report (September and October 2016) and completion of two revised reports (March and July 2017). The plans were revised most recently in October 2017 and the City has requested that the July 2017 report be updated to reflect those changes.

The property is currently developed with the main school building, two modern classroom buildings, a shed, and parking. Previously, a Specific Plan was proposed to facilitate adaptive reuse of the main school building and removal of all other buildings and parking to allow for development of a privately owned student housing project. Previous iterations of the proposed project have included construction of several two- to five-story buildings ranging from 25 to 50 feet in height, underground parking, and various amenities including a swimming pool. The project as currently proposed would rehabilitate the school to include 6 two-bedroom apartments with common facilities such as exercise space and to build a new “stacked” three-story structure in the northwestern corner of the property with 18 two-bedroom units. Onsite surface parking would be provided where parking currently exists. The proposed development does not require the previously proposed Specific Plan.

In 2015, the school was listed in the National Register of Historic Places (National Register). It is significant under Criterion A for its association with school desegregation in southern California and under Criterion C as an excellent example of a Spanish Colonial Revival schoolhouse that pre-dates the 1933 Long Beach earthquake. It is a “historical resource” for purposes of the California Environmental Quality Act (CEQA). Therefore, in compliance with CEQA and the City’s Cultural Resources Ordinance (Section 17.26.010 of the Municipal Code), the City has required an impacts assessment as part of the environmental review process for the proposed Specific Plan. In addition, the project area is directly across North Lemon Street from the Old Towne Historic District (District). Since the District is also a historical resource pursuant to CEQA, potential impacts to the District were also considered.

The purpose of the assessment is to determine whether the proposed project will result in any substantial adverse changes to the significance of the historical resources. To assist Western States Housing LLC with this, an LSA architectural historian reviewed background information regarding the school and its significance, conducted a field visit, reviewed the project description and plans, and assessed the proposed project’s potential impacts using the *Secretary of the Interior’s Standards for the Treatment of Historic Properties, Rehabilitation* (SOIS).

As a result of these efforts, LSA has determined that the project as currently proposed will not result in a substantial adverse change to the significance of the historic property. Previous plans proposed a much higher density of new construction, which would have resulted in substantial adverse changes to the spaces and spatial relationships that characterized the historic property. The

currently proposed design has resolved those issues and, with the implementation of recommended mitigation measures, has brought the project into compliance with the SOIS.

In addition to the onsite issues, the project is adjacent to the Old Towne Historic District. However, the project would not impair the historic significance of this large District or the few contributing properties across North Lemon Street from the project area. Although the proposed three-story 18-unit building is larger and denser than the nearby small single-family and multifamily homes that characterize the District, it will not impair the historic significance of the District.

As a result of this study, LSA recommends to the City a finding of *Less Than Significant Impact with Mitigation Incorporated*.

The following mitigation measures should be incorporated into any approved project.

RECOMMENDED MITIGATION MEASURES

1. **Historic American Buildings Survey (HABS) Level I Documentation.** Prior to any alterations beyond normal maintenance/repair work, the school should be documented to Level I of the HABS by a professional who meets the Secretary of the Interior's Professional Qualification Standards for Historian, Architectural Historian, or Historical Architect. This documentation consists of the following:
 - a. A full set of as-built measured drawings that adhere to HABS guidelines. Generally, this includes a site plan, floor plans, elevations, building sections, and details. The plans should clearly identify the locations and dimensions of any openings that are proposed for removal so that these openings could conceivably be reconstructed in the future. The drawings should be produced from accurate measurements and recorded with ink on a translucent material such as Mylar at a size of either 19 × 14 inches or 24 × 36 inches.

If historic as-built drawings are found depicting all or part of the school, these may be used to satisfy part of this requirement, with supplemental drawings prepared for areas and features not depicted on historic drawings.
 - b. Large format (4 × 5-inch negatives or larger) black-and-white photographs of all exterior elevations, context views, character-defining features, and significant interior spaces. Views must be perspective-corrected and fully captioned. Prints must be made on polyester-based "safety film" and processed per HABS standards. If digitally produced prints are made, they must be of equivalent quality to the traditional photographic contact print and be a true representation of the negative including the borders. Digital contact prints can be made from TIFFs by scanning the film and printing it on 100 percent cotton, acid-free matte paper using pigment or carbon inks on an inkjet printer. The paper/printer/ink combination used for the digital prints must have a permanency rating of 150 years or greater by an independent rating organization. Please refer to the updated 2015 HABS guidelines available online at: <http://www.nps.gov/hdp/standards/habsguidelines.htm> if further clarification is needed.

- c. **Written data that include a narrative history and description of the property.** The data provided in this report can be used to fulfill part of this requirement. The written data should be printed on archival bond paper.

One archival copy (with negatives) should be submitted to the HABS program for inclusion in the Library of Congress. Non-archival copies of the documentation (such as a digital copy that is laser printed and comb bound, with a CD containing high-resolution electronic files) should be provided to the City of Orange Community Development Department, the Orange Public Library, and the Orange County Archives. Successful completion of this mitigation measure is predicated on acceptance of the documentation package by the City of Orange Community Development Department.

2. **Requirements for Landscaping.** The following shall be incorporated into the general notes on the landscaping plans:
 - a. Landscaping adjacent to the wrought iron fence shall be turf, low-lying groundcover, and/or shrubbery that does not exceed 18 inches in height and that does not obscure visibility of the school from North Lemon Street.
3. **Requirements for Building Repairs and Treatment.** The following shall be incorporated into the general notes on the working drawings:
 - a. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
 - b. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
4. **Salvage of Historic Materials.** To the extent feasible, any salvageable historic materials that will be removed in connection with the project (i.e., wood-framed windows, doors that date from the period of significance, historic-period bell, and bell hardware in bell tower) should be reused on the site wherever possible. Any historic materials that will not be reused on site should be stored and preserved in a secure, onsite location for potential re-installation in the future. For the purposes of this mitigation measure, "salvageable historic materials" is defined as any building material or decorative feature that dates from the period of significance (1931–1944) and is in good condition.
5. **ADA-Compliant Walkway and Ramp.** To ensure that the ADA-compliant walkway and ramp are as visually unobtrusive as possible, their design, colors, and materials shall be approved by City staff or its authorized designee prior to issuance of building permits.
6. **New Building Colors and Materials.** Some materials, but no colors have been specified for the proposed 18-unit building. To ensure that the building does not detract from the school, colors and materials will be subject to review and approval by City staff or its authorized designee prior to issuance of building permits.

STANDARD CONDITIONS

In addition, the following standard conditions regarding buried material and the discovery of human remains are recommended.

- In the event any cultural resources are identified during earthmoving operations, a qualified archaeologist should be consulted to determine the nature and potential significance of the find.
- If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

TABLE OF CONTENTS

MANAGEMENT SUMMARY	i
RECOMMENDED MITIGATION MEASURES	ii
STANDARD CONDITIONS.....	iv
TABLE OF CONTENTS	v
APPENDIX.....	v
FIGURES.....	vi
INTRODUCTION	1
BACKGROUND	4
HISTORIC CONTEXT	4
HISTORICAL SIGNIFICANCE	5
DESCRIPTION OF HISTORICAL RESOURCE.....	5
Exterior (Figures 3–19)	5
Interior (Figures 20–26).....	11
OLD TOWNE HISTORIC DISTRICT.....	18
IMPACTS ASSESSMENT	20
PROJECT DESCRIPTION.....	20
Proposed New Construction	20
Proposed Exterior Changes to the School	22
Proposed Interior Changes to the School.....	25
SECRETARY OF THE INTERIOR’S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES ..	25
Standards for Rehabilitation	25
Old Towne Historic District.....	31
SUMMARY OF FINDINGS.....	31
RECOMMENDATIONS.....	32
RECOMMENDED MITIGATION MEASURES	32
STANDARD CONDITIONS.....	34
REFERENCES	35

APPENDIX

A: NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

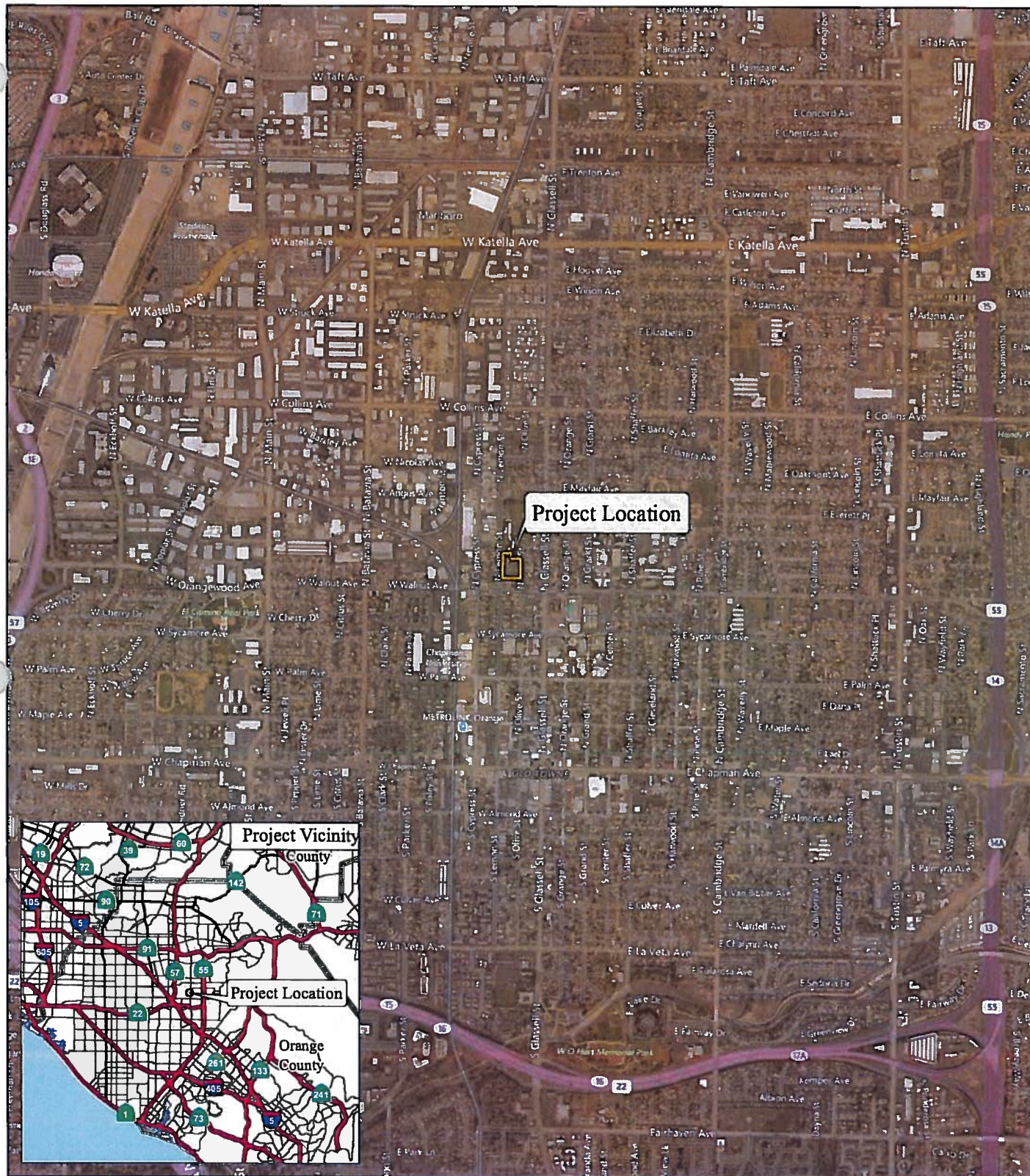
FIGURES

Figure 1: Regional and Project Location	2
Figure 2: Current Conditions	3
Figure 3: West Elevation.....	6
Figure 4: North Wing of West Side.....	6
Figure 5: South Wing of West Side.....	7
Figure 6: North Elevation.....	7
Figure 7: Posts and Rafters Detail.	8
Figure 8: Walkway Detail.....	8
Figure 9: Alcove Detail.....	8
Figure 10: Wood Door and Clerestory Window Detail.....	8
Figure 11: West Elevation View to the East.	9
Figure 12: Carved Door Detail.	9
Figure 13: East Elevation View to Southwest.....	9
Figure 14: East Elevation View to Northwest.....	10
Figure 15: Primary Entrance.....	10
Figure 16: Tile Detail at Entrance.	10
Figure 17: Secondary Entrance.....	11
Figure 18: East Elevation Detail.....	11
Figure 19: Northeast Tower View.....	12
Figure 20: Auditorium and Bay Window.....	12
Figure 21: Administration Room.....	13
Figure 22: Classroom Detail.....	13
Figure 23: Arched Hallway from Main Entrance.	14
Figure 24: Arched Hallway from Secondary Entrance.....	14
Figure 25: Basement Steps.....	14
Figure 26: Chalkboard Detail.....	15
Figure 27: First Grade Class 1946.....	16
Figure 28: Historic District Map.....	19
Figure 29: Site Plan	21
Figure 30: New Building Elevations	23
Figure 31: School Elevations.....	24
Figure 32: Proposed Floorplan for the School.....	26
Figure 33: Proposed Removal of Interior Walls	27

INTRODUCTION

LSA is under contract to Western States Housing, LLC for the preparation of a historical resources impacts assessment for Lydia D. Killefer Elementary School, located at 541 North Lemon Street in the City and County of Orange. The project area is developed with the 1931 Lydia D. Killefer Elementary School (school) building, two modern classroom buildings, one modern storage shed, and a large parking area (Figures 1 and 2). Presently, all of the buildings are vacant. The project proposes the rehabilitation and reuse of the main school building and removal of all other buildings and parking to facilitate construction of an apartment complex with 24 units and related amenities. The proposed new building will include 18 two-bedroom apartments in a “stacked” three-story building with a maximum height of 32 feet, exclusive of roof equipment. Six additional two-bedroom units will be located in the rehabilitated school and 62 parking spaces will be provided in much the same configuration and location as the existing parking.

In 2015, the school was listed in the National Register of Historic Places (National Register) under Criterion A for its association with school desegregation in southern California and under Criterion C as an excellent example of a pre-1933 Long Beach earthquake Spanish Colonial Revival schoolhouse in California (Appendix A). Because it is listed in the National Register, it is a “historical resource” as defined by the California Environmental Quality Act (CEQA). Therefore, in compliance with CEQA and the City’s Cultural Resources Ordinance (Section 17.26.010 of the Municipal Code), the City has required an impacts assessment as part of the environmental review process for the Specific Plan. The purpose of the assessment is to determine whether the proposed project will result in any substantial adverse changes to the significance of the school.

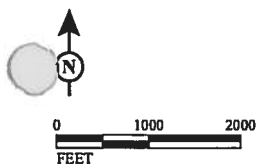


LSA

LEGEND

 Parcel A and B

FIGURE 1



SOURCE: USGS 7.5' Quad - Orange (1981), CA

I:\WSH1601\GIS\SUMND_ProjectLocation_Streets.mxd (6/23/2016)

Killefer Square Apartments
Regional Location



LSA

LEGEND

 Parcel A and B

FIGURE 2



0 50 100
FEET

SOURCE: Bing Maps (2013)

F:\WSH1601\GIS\SMND_ProjectLocation_Detail.mxd (3/25/2016)

Killefer Square Apartments
Current Site Conditions

BACKGROUND

HISTORIC CONTEXT

The information in this section is a summary of the historic context provided in the National Register Registration Form for Lydia D. Killefer School (Attachment A; Lazzaretto and Iker 2015). It is intended to provide a more thorough understanding of the significance of the school and the features that contribute to that significance.

Killefer School is located in an area known as the Cypress Street Barrio. In 1876, ranchers in Orange harvested the first commercial crop of oranges in the fledgling community. About five years later, the first packing house was constructed in Orange followed by several others throughout the 1880s. In 1893, farmers established the first local cooperative association, Santiago Orange Growers Association, with numerous others soon following. Though the citrus industry faced various challenges in the first decades of the 1900s, by 1920, oranges were the City's number one crop.

In the late 1910s and early 1920s, the Cypress Street Barrio was established on the 400 block of North Cypress Street between Sycamore and Walnut Avenues, immediately southwest of the project area and one block east of the rail lines and packinghouses. Many of the Barrio residents came from central Mexico during the Mexican Revolution (1910–1920), taking advantage of the southern California citrus industry's demand for laborers. Eventually, the Barrio expanded north and south along the rail lines and packinghouses where many of the residents worked. Typically, the men worked in the groves and the women worked in the packinghouses. Pay was low and work was seasonal so many Barrio residents rented housing while they worked in the area and then migrated north to the San Joaquin Valley during winter to find additional work. As a result, there were two distinct populations in the Barrio: those who rented and traveled, and those who had steady jobs and remained throughout the year.

By the early 1930s, the Barrio had grown to the point that it was served by three schools and two churches. However, beginning in the 1920s, Orange was one of several Orange County school districts that segregated most Mexican and Mexican American children. City planners and school boards used a variety of unsubstantiated arguments to justify segregation and to focus curricula in Mexican schools on industrial skills for boys and domestic skills for girls. A 1928 study found that Mexican schools were fire hazards with little ventilation, light, and sanitation.

In 1931, two schools were built in the Barrio: Cypress Street School and Killefer School. The Cypress Street School, which replaced an earlier school called La Cabertizia (the barn), was specifically designated for the Barrio's Spanish-speaking children of citrus workers. Killefer School, which was constructed by Santa Ana-based contractors Jules W. Markel and Sons and named after local school teacher and principal Lydia D. Killefer, served the English-speaking children in the Barrio. The school was designed in the Spanish Colonial Revival style, which became popular in the 1920s and largely faded out by the 1940s. It featured an octagonal bell tower, a red tile roof, textured stucco walls, terra cotta stairways, and arcaded exterior and interior walkways. In 1933, it survived the Long Beach earthquake although numerous other schools in the region were severely damaged.

Throughout the 1930s and into the early 1940s, the system of segregation continued until Cypress Street School closed in 1944.

At about the same time in a nearby city, Gonzalo Mendez attempted to enroll his children in a local Westminster school and was turned away because of his last name. His children were instead sent to an inferior Mexican school. After working through the school district hierarchy with no success, Mendez finally hired an attorney. Two years after he was forced to enroll his children in the Mexican school, the Mendez v. Westminster case began in July 1945 with the support of a highly organized Mexican-American community.

In the meantime, in 1944, the Orange Unified School District decided to voluntarily desegregate its entire district. Killefer School was among the first schools in California to desegregate, two years before the court ruled against segregation in the Mendez case and three years before that ruling was upheld in 1947 by the Ninth Federal District Court of Appeals. However, many school districts in California and the nation remained segregated. In 1954, the United States Supreme Court ruled in Brown v. Board of Education of Topeka that state laws establishing separate public schools for Mexican-American students and white students and black and white students was unconstitutional. This was followed by similar rulings in subsequent cases, but, according to a 2016 study conducted by the University of California, Los Angeles (UCLA) Civil Rights Project, segregation in school districts continues to be a problem, especially in California (Orfield et al. 2016).

Killefer School remained in use until the mid-1990s, and then was used by Santiago Canyon College as a part of its Continuing Education Division until the early 2000s. It has been closed to all activities for approximately 16 years.

HISTORICAL SIGNIFICANCE

In 2015, Killefer School was evaluated as eligible for listing in the National Register under Criterion A in the context of Social History for its association with voluntary desegregation and under Criterion C as an excellent local example of Spanish Colonial Revival institutional architecture and a rare intact example of a schoolhouse in southern California that predates the 1933 Long Beach earthquake (Lazzaretto and Iker 2015). The period of significance under Criterion A is 1931–1944 and the period of significance under Criterion C is 1931. The school was listed in the National Register in 2015 and is a “historical resource” pursuant to CEQA.

DESCRIPTION OF HISTORICAL RESOURCE

Field surveys completed in February and March 2016 did not identify any obvious changes to the exterior or interior of the school since its listing in the National Register. The building is in poor condition and remains vacant, but retains significant character-defining features of its original design and has a high degree of integrity. Descriptions of the exterior and interior features are provided below.

Exterior (Figures 3–19)

This one-story-over-basement Spanish Colonial Revival school is situated on the east half of the property near North Olive Street with landscaping and parking separating it from North Lemon

Street. It is wood-frame construction and roughly U-shaped in plan with a small courtyard. It is surmounted by a cross-gabled roof sheathed with composition shingles and has narrow eaves, exposed rafter tails, and copper gutters. A front-gabled portico projects from the center of the west façade. The exterior walls are covered with heavily textured cement plaster.

The asymmetrical, west-facing façade features “a partially arcaded exterior walkway that extends through both wings (Figures 3–10). Square wood posts with chamfered corners and bull nosed brackets support the roof over the covered walkway that has a ceiling of plaster and exposed rafters” (Figure 7; Lazzaretto and Iker 2015:5). This elevation also includes three-paned clerestory windows and “two pairs of partially glazed, divided light wood doors, each with segmental-arched, divided light transoms” (Figure 10; *ibid.*). A bay window with wood-framed, nine paned, awning windows is on the north elevation, and there “are two identical carved wood doors, one located on the southern portion of the west façade, and the other on the eastern portion of the north façade” (Figures 11 and 12; *ibid.*). There is a chimney at the south end of the building (Figure 11).



Figure 3: West Elevation. View to the east (February 9, 2016).



Figure 4: North Wing of West Side. View to the north (February 9, 2016).



Figure 5: South Wing of West Side. View to the south (February 9, 2016).



Figure 6: North Elevation. View to the east. Note bay window on left side of photograph.

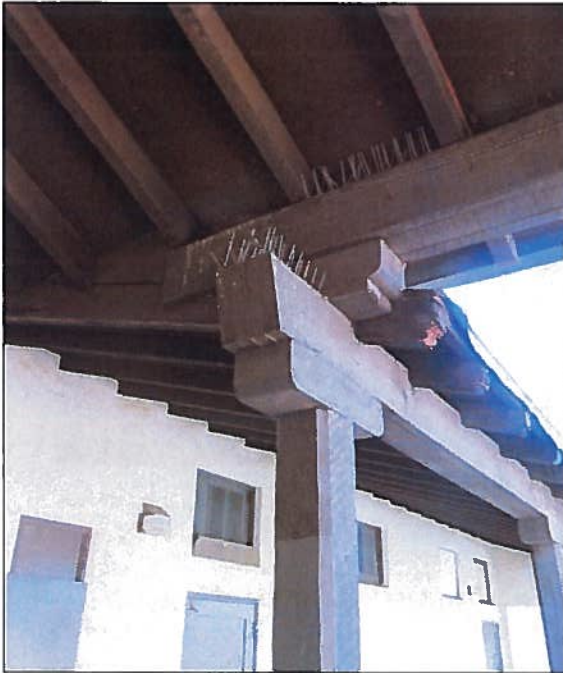


Figure 7: Posts and Rafters Detail. Detail of chamfered posts, bull nosed brackets, and exposed rafters (February 9, 2016).

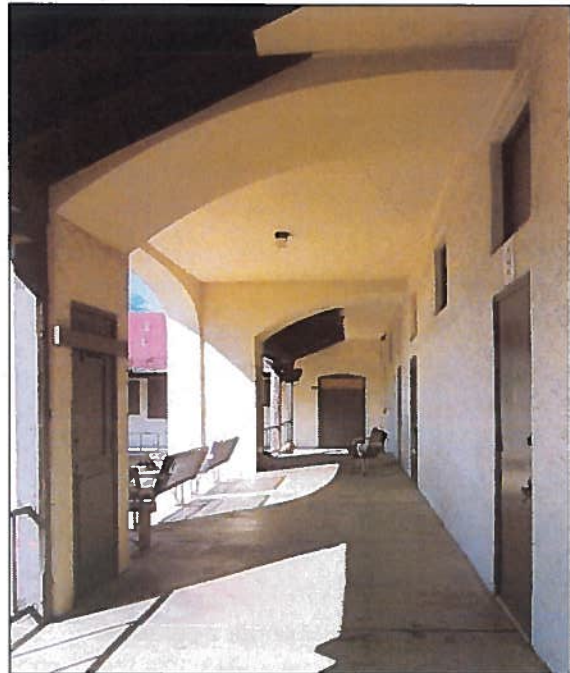


Figure 8: Walkway Detail. Detail of arcaded walkway, view to the north (February 9, 2016). Note clerestory windows.



Figure 9: Alcove Detail. Detail of arched alcove and door with segmental arched transom in west elevation (February 9, 2016).



Figure 10: Wood Door and Clerestory Window Detail. West elevation (February 9, 2016).



Figure 11: West Elevation View to the East. Southern portion of west elevation, view to the east. Note the chimney (February 9, 2016).



Figure 12: Carved Door Detail. (February 9, 2016).

The asymmetrical east-facing façade includes the primary entrance consisting of “a pair of paneled wood doors recessed under a parabolic arch” and “accessed by terra cotta tile steps with wrought iron handrails” (Figures 13–18; *ibid.*). Fenestration consists of wood-framed, nine-paned awning windows most often arranged in ribbons of three flanked by singles (Figure 18).

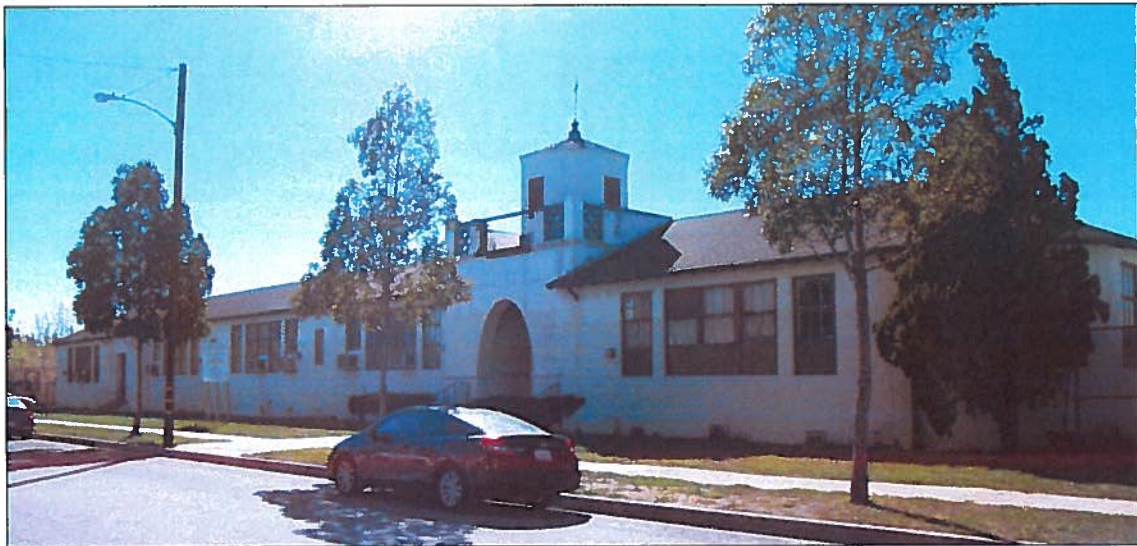


Figure 13: East Elevation View to Southwest. (February 9, 2016).



Figure 14: East Elevation View to Northwest. (February 9, 2016).

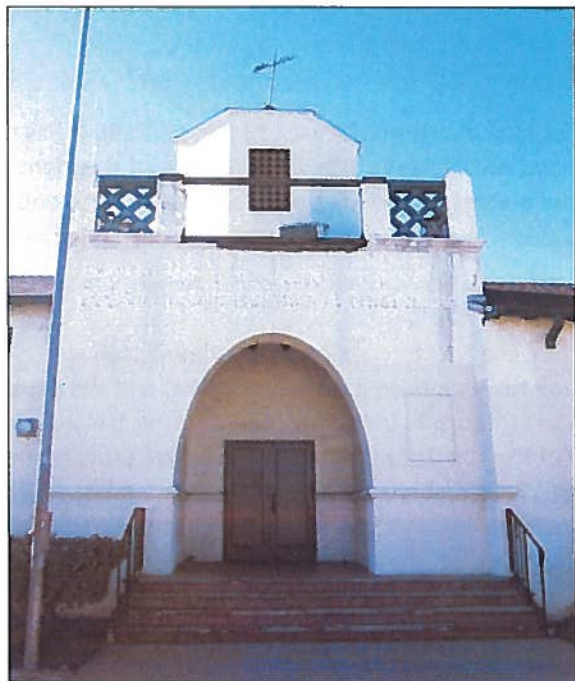


Figure 15: Primary Entrance. Primary entrance and tower, view to the west (February 9, 2016).



Figure 16: Tile Detail at Entrance. Detail of terra cotta tile at the primary entrance (February 9, 2016).



Figure 17: Secondary Entrance. Secondary entrance in east elevation (March 17, 2016).



Figure 18: East Elevation Detail. Detail of east elevation wood-framed windows, canale vents, and eave (February 9, 2016).

There is an octagonal bell tower at the center of the east elevation (Figures 13, 15, and 19). It has a low-pitched, hipped roof, a bronze weather vane, and round terra cotta vents on four of the eight sides. "A flat roof with copper-clad, latticed wooden railings surrounds the tower" (Lazzaretto and Iker 2015:5).

Interior (Figures 20–26)

According to the National Register Registration Form, the "north wing held the administrative offices, while the main building housed kindergarten through third grade classrooms, and the south wing held the fourth and fifth grade classrooms. The auditorium in the northeast corner has a small stage with the bay window behind [Figure 20]. All of the classrooms and administrative offices are accessible through single doorways. The basement is located beneath the south wing, and is accessed either by an interior stairway or a small exterior staircase on the south façade, surrounded by decorative wrought iron railings [Figure 25]. There are two rooms in the basement, each with a fire door, and one with a full-size kiln. Ceilings are 12 feet in height in all rooms except for the restrooms, basement rooms, closets, and utility rooms located in the north wing. The carved wooden door on the southern portion of the west façade provides rear access to the south classroom. Hallways feature wide archways and built-in cabinetry" (Figures 23 and 24; Lazzaretto and Iker 2015:6). Based on the field survey in 2016, the school retains these features, as well as other character-defining interior features, such as arched openings, chalkboard supports, hardwood floors, doors, and the general floorplan and arrangement of spaces.



Figure 19: Northeast Tower View. Tower, view to the northeast
(February 9, 2016).



Figure 20: Auditorium and Bay Window. Auditorium with stage and bay window at northeast end of main building (March 18, 2016).



Figure 21: Administration Room. Administration room with built-in cabinets and shelves (March 18, 2016).



Figure 22: Classroom Detail. Classroom with wood floors, acoustic ceiling, and clerestory windows (March 18, 2016).



Figure 23: Arched Hallway from Main Entrance. Arched hallway, view west from main entrance (March 18, 2016).



Figure 24: Arched Hallway from Secondary Entrance. Arched hallway, view west from secondary entrance (March 18, 2016).



Figure 25: Basement Steps. Basement steps and wrought iron railing at south end of the building (October 3, 2015).

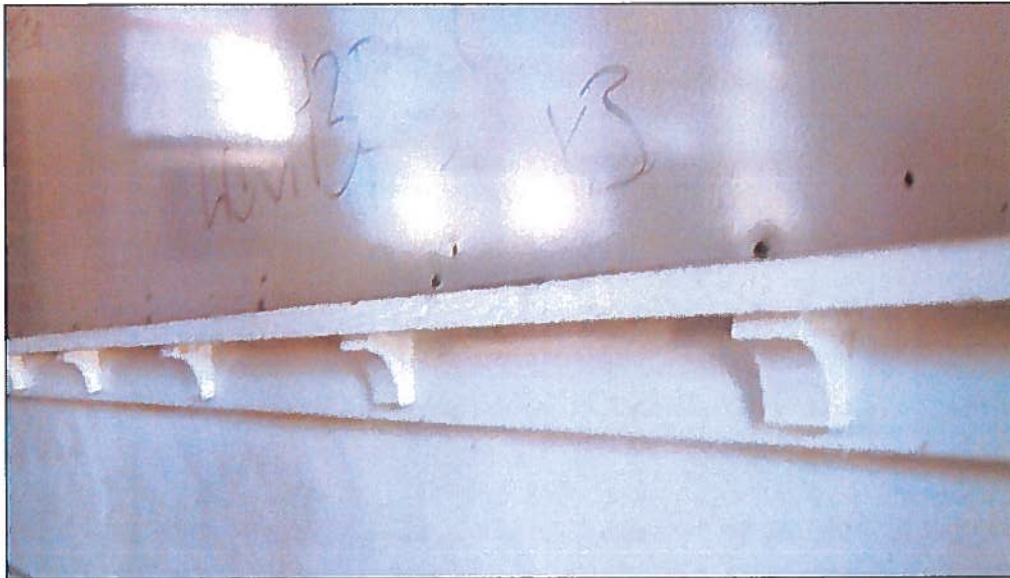


Figure 26: Chalkboard Detail. Detail of chalkboard support (March 18, 2016).

Alterations

The main schoolhouse building has sustained alterations as a result of remodeling, neglect, and vandalism. Alterations noted in the National Register Registration Form and during the recent (March and July 2016) field surveys include:

- Exterior
 - Replacement of the tile roof with composition shingles;
 - Replacement of the original decorative tile with textured stucco at the main entrance (Figure 27);
 - Enclosure of the original outdoor auditorium with a bay window;
 - Removal of some of the exterior copper including at least one panel of the copper-clad wooden railing around the tower and several copper downspouts;
 - Removal and/or replacement of some window panes in windows and doors;
 - Installation of window air conditioning units;
 - Removal of two windows in the west façade in the north and south wings;
 - Removal of some clerestory windows; and
 - Boarding up of several windows and doors.
- Interior
 - Replacement of most of the interior light fixtures with fluorescent lights;
 - Ceilings are covered with acoustic tiles;

- Some of the wood floors are covered with carpet;
- Cabinets, shelves, and cupboards have been added to some classrooms and restrooms; and
- Damage, removal, or replacement of chalkboards.

In addition to these alterations, two, detached classroom buildings north and south of the main schoolhouse were added to the property between 1980 and 1991.



Figure 27: First Grade Class 1946. "First Grade class at Killefer School on North Lemon Street, Orange, California, 1946. The class is posing on the steps to the front entrance with their teacher." Note the tile on the walls below the string course. (Source: Shades of Orange, Cypress Street Barrio. Accessed online in July 2016 at: <http://www.cityoforange.org/localhistory/CypressStreetBarrio/buildings.htm>).

Character-Defining Features

"Every old building is unique, with its own identity and its own distinctive character. Character refers to all those visual aspects and physical features that comprise the appearance of every historic building" and includes "the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment" (Nelson 1988:1). It is important to identify the character-defining features of a historical resource because the alteration or removal of these features could result in substantial adverse changes to the significance of the resource. This is especially important for historical resources that are significant as examples of a property type or architectural style.

Based on the 2015 National Register Registration Form and the 2016 field surveys, the school exhibits significant character-defining features (CDFs) related to its architecture and property type (school). These include:

- Exterior CDFs
 - Spatial relationships between the main schoolhouse and the adjacent residential properties and streets, including the configuration of the landscaped setback and walkways on the east side of the building;
 - Roughly U-shaped plan with courtyard;
 - Low-pitched roof with tower and chimney;
 - Narrow eaves with exposed rafter tails;
 - Asymmetrical east elevation;
 - Arched openings and transoms;
 - Stucco wall cladding;
 - Octagonal tower (with bell, hardware, round tile vents, and copper-covered wood lattice railing);
 - Partially arcaded exterior walkways, including the square wood posts with chamfered corners and bull-nosed brackets that support the roof over the covered walkway;
 - Wood-framed, nine-paned windows and their arrangement in singles and trios in the east elevation;
 - Wood-framed, three-paned windows, including clerestory windows in the west facade;
 - Tiled steps and landing on east elevation;
 - String course on arched entry in east elevation;
 - Copper rain gutters and downspouts;
 - Canale (round tile) vents;
 - Original wood doors; and
 - Carved wood doors.
- Interior CDFs
 - Configuration of offices, classrooms, hallways, openings, etc.;
 - Hallway and other interior arches;
 - Wood floors;
 - Chalkboard supports and any original, intact chalkboards;
 - Original built-in cabinets, shelves, closets, etc.; and
 - Exposed rafters in the northeastern classroom and north hallway.

Ideally, the CDFs should be preserved in place and any damaged features should be restored or replaced in a manner as similar as possible to their original appearance. Non-character-defining features can be removed or altered, but if altered it would be preferable for the alterations to be

compatible with the Spanish Colonial Revival style and schoolhouse feel and similar in design and materials to the existing CDFs. This is most important on the façade and elevations that are visible from the street.

Non-contributing features include the window air conditioning units, composition shingle roof, acoustic ceiling tiles, fluorescent lights, carpet, non-original cabinets, shelves, and cupboards, whiteboards, and any modern features, including the two classroom buildings and shed.

OLD TOWNE HISTORIC DISTRICT

According to the City's website, "The Old Towne Historic District was placed on the National Register of Historic Places in 1997 and includes more than 1,300 homes and other buildings. It is approximately one square mile in size, making it the largest National Register district in California. The district provides a feeling for life in Orange from 1888 to 1940, showcasing over 50 different architectural styles. The complete stock of buildings which are a part of the Old Towne community is complemented by the churches, schools, old Santa Fe Depot, Post Office, packing houses, industrial buildings, clubhouses, and parks which still remain in active use since their establishment in the early part of the century.

To build upon the documentation of property in the Old Towne Orange National Register District nomination, the City surveyed all pre-1940 buildings in 1982 (updated in 1992) and established expanded Local Historic District boundaries that include properties on the periphery of the National Register District in recognition of the fact that while these areas may not meet the National Park Service criteria for National Register designation, they bear a relationship to the National Register District and remain special areas of historic importance in Orange that warrant preservation and conservation" (City of Orange 2002–2016).

The project area is located outside of, but adjacent to the National Register District (Figure 28). Therefore, potential project impacts to the District are also taken into consideration.

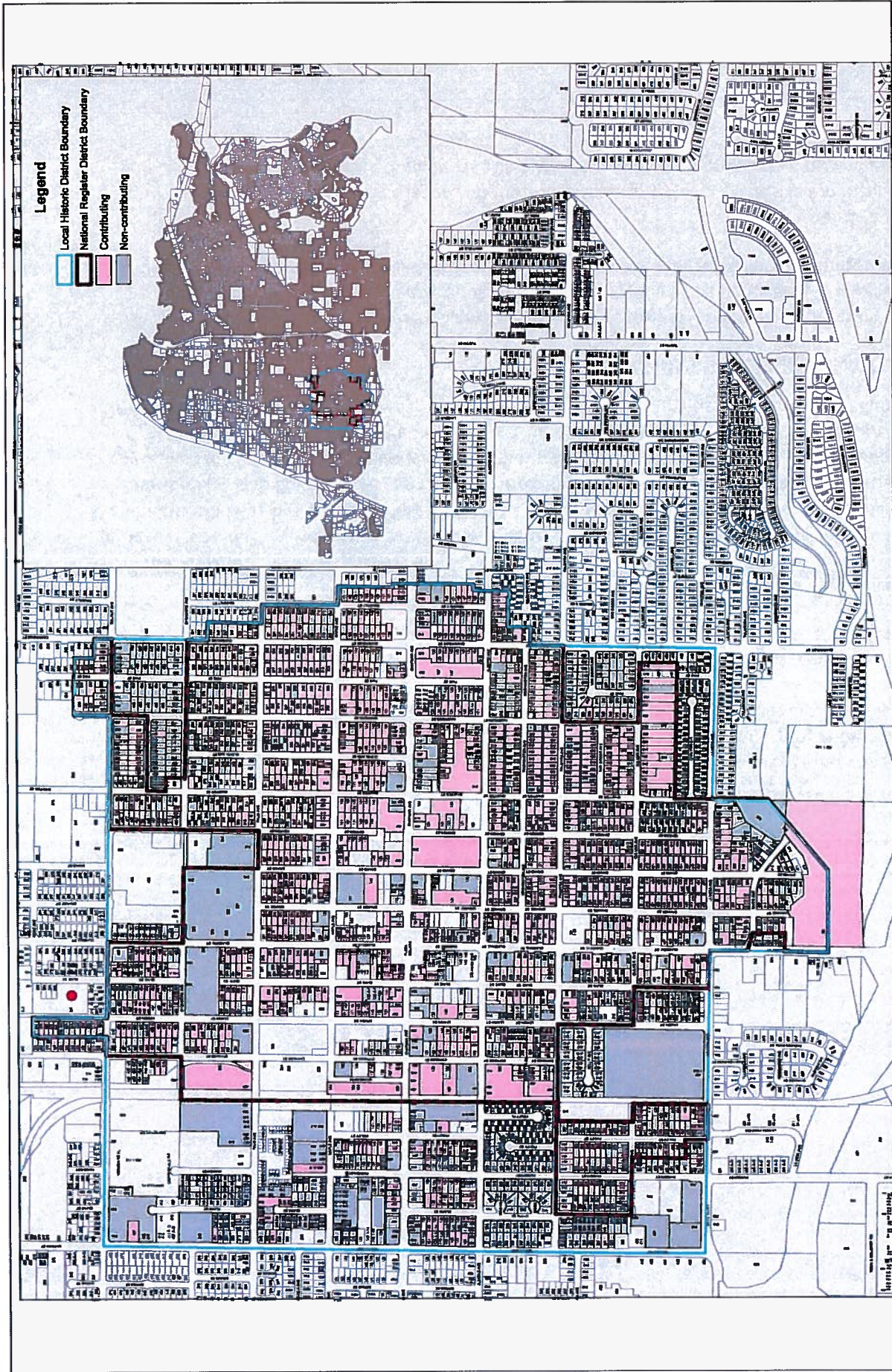


FIGURE 28

Killefer Square Apartments
Old Towne Historic District

LSA

● Project Area



SOURCE: City of Orange
I:\WSH1601\Projects\Cultural\fig28_OldTowneHistDist.cdr (09/29/2017)

IMPACTS ASSESSMENT

CEQA establishes that “a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment” (Public Resources Code [PRC] §21084.1). “Substantial adverse change,” according to PRC §5020.1(q), “means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.” Because the school is a historical resource pursuant to CEQA, the potential project impacts to it must be assessed.

PROJECT DESCRIPTION

As previously discussed, the property is developed with the main school building, two modern classroom buildings, a shed, and parking. The proposed project calls for removal of the two modern classroom buildings, shed, and parking lot, adaptive reuse of the main school building, and construction of a new three-story building and related parking and amenities (Figure 29).

Proposed New Construction

Site Plan

Figure 29 shows the proposed three-story building will be located in the northwestern corner of the property and will include 18 two-bedroom apartments. At its closest point, the new building, will extend easterly from North Lemon Street along the northern property line and will be approximately 20 feet from the school.

A parking lot will be located south of the new building and west of the school in the same general location as the existing parking lot. It will be accessed from North Lemon Street at a point approximately 100 feet south of the north property line.

A small loading area with four parking spaces is proposed at the northeast corner of the project area with access from North Olive Street. Access to the remainder of the project area from the loading area will be via a controlled security gate. A similar security gate will be located between the southern property line and the school.

A 7-foot high block/plaster wall is proposed along the north and south property lines and along the west property line between the north property line and the North Lemon Street driveway. A 7-foot high wrought iron fence will run parallel with and setback approximately 10 feet from North Lemon Street along the majority of the western property line, connecting to a 7-foot high block/plaster wall near the southern property line.

Onsite pedestrian circulation will be a series of concrete walkways connecting all buildings, common open space areas, parking areas, and pedestrian points of ingress/egress. A bicycle storage and motorcycle parking area is proposed in the south-central portion of the property.

The proposed landscaping will preserve several prominent trees and tree groupings including a large oak tree near the south property line, a large pepper tree in the southwest corner of the site, and a

dense row of cypress trees along the north property line near Olive Street. New landscaping consisting of trees, shrubs, and groundcover will be planted around the new building, parking lot, and loading area. Screening elements will be located along the south and north property lines and between the North Lemon Street frontage and the new building. No major changes to the existing landscape design on the east side of the school are proposed. On the west side of the school, a combination of groundcover and low hedges/shrubs will be used in a manner that will not obscure views of the school from the streets. In addition, the parking lot landscaping will be low profile.

Elevations

As Figure 30 shows, the proposed new building will have a built-up Class A flat roof and the exterior walls will be smooth plaster. However, the accent wall will have a rough texture and color similar to that of the school. The south elevation will feature a ground floor colonnade and a common balcony (covered walkway) on the second and third floors. The north, west, and east elevations feature private decks accessed by sliding glass doors. The upper floors will be accessed by an elevator and exterior stairs.

Proposed Exterior Changes to the School

The school has been vacant for many years and neglect, vandalism, and theft have resulted in damage to or removal of some of the exterior and interior character-defining features. Where possible, the exterior of the school is proposed to be preserved and restored (Figure 31). Many of its character-defining features, such as the wood-framed windows, exterior doors, and transoms, will be repaired/restored and, where missing, will be replaced using in-kind materials. The tower will be structurally enhanced and the missing section of railing will be replaced with historically correct materials and design based on the existing railing. The composition roofing will be replaced with barrel tiles, which are typical of the period and style, and new flashings with copper or copper-plated gutters and down spouts matching the existing will be installed. The missing wall tile at the main entrance facing Olive Street will be replaced with tile matching or closely resembling the tiles seen in historic photographs. The exterior wall cladding may also be replaced based on historic photographs or materials testing, but the texture and color has not been specified. At the south end of the building, the carved wood door and exterior basement access will remain, but it is not clear if/how the wood door will be repaired or if the wrought-iron railing will remain. Single wood-framed windows will be installed in the west ends of the north and south wings to replicate the original condition. No information was provided for the treatment of the north elevation beyond preservation/restoration of the bay window and the general note that all windows will be preserved/restored.

On the east side of the school, the configuration of the landscaped area and walkways will be retained, but a new L-shaped walkway connecting to a removal bridge over a section of the existing steps will be installed to comply with accessibility requirements at the main entrance. Metal pipe rails are proposed along the walkway and the bridge will be flanked by metal balustrades. This appears to be the only exterior alteration to the east side of the school and there are no apparent alterations to the north and south elevations. However, as previously discussed, the modern building currently located north of the school will be removed and a trash enclosure and loading zone, screened from view by dense landscaping, will be installed. On the west side of the school, the

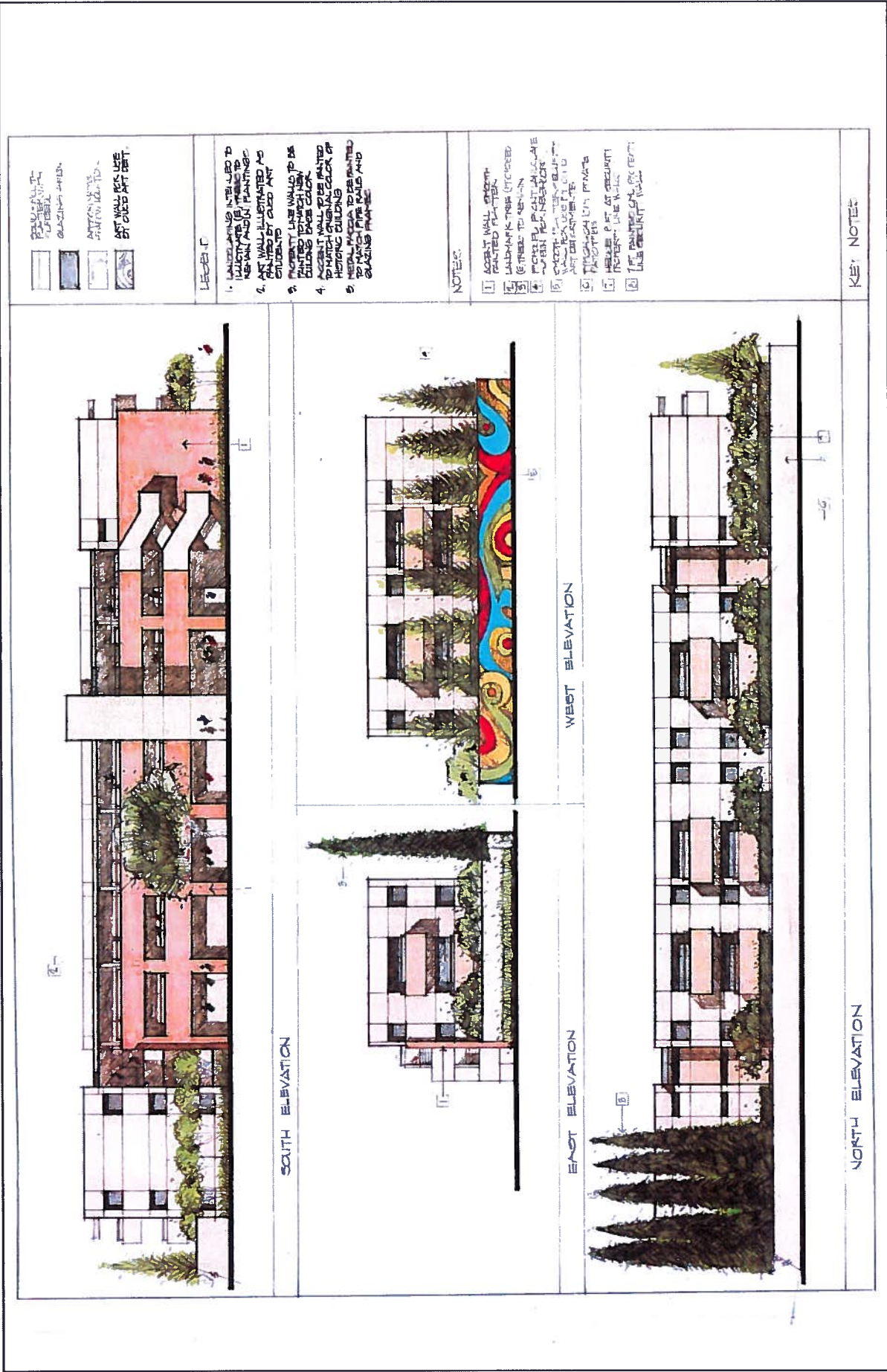


FIGURE 30
Killefer Square Specific Plan
Elevations

existing dirt courtyard area will accommodate a 6,080-square foot common open space area and a new parking lot will replace the existing parking lot.

Proposed Interior Changes to the School

Based on the revised plans from September 2016 and 2017, the north-south axis of the school will be reconfigured into four living units each with a living/dining area, two bedrooms, and two bathrooms (Figures 32 and 33). The auditorium at the northeast corner of the building will be converted into a multipurpose room, manager's office, and security room. The stage will remain. The north wing will be converted into two living units with configurations similar to those in the north-south axis. The south wing will be converted into common exercise and recreation spaces.

The architect has indicated that all existing doors and windows will be retained, the original ceilings will be preserved, restored, or replaced in kind, and most, if not all, of the original classroom walls will be preserved. The existing access points from the east side of the building will remain. The architect has also indicated that the original wood floors will be retained and many of the chalkboard supports will be preserved and incorporated into the design of the proposed units.

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

As previously stated, the school is a "historic property" and a "historical resource." Therefore, the proposed project impacts must be analyzed to determine whether they have the potential to result in any changes that would diminish the historical significance of the resource.

The *Secretary of the Interior's Standards (SOIS) for the Treatment of Historic Properties* are typically used to analyze project impacts. Projects that meet the SOIS are considered to be mitigated to a level that is less than significant. The SOIS are divided into four categories: preservation, restoration, rehabilitation, and reconstruction. Since the resource is proposed to be rehabilitated for a new use, application of the SOIS for Rehabilitation is most appropriate.

Standards for Rehabilitation

Standard 1

A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Finding. The school will not be used for classroom instruction, but instead will be given a new use that requires minimal changes to its distinctive materials, features, spaces, and spatial relationships. More specifically, the school will be rehabilitated and oriented toward student housing due to the project's proximity to Chapman University. As part of this process, most of the interior and exterior character-defining features of the school will be preserved, restored, or replaced in kind. This includes the windows, doors, floors, ceilings, classroom walls, chalkboard supports, hallways, arches, roof, bell tower, and copper gutters and downspouts. In addition, the current footprint, the landscaped setback and walkways on the east side of the school, the courtyard on the west side of the school, and the majority of the parking lot will be retained. Although there will be a new building

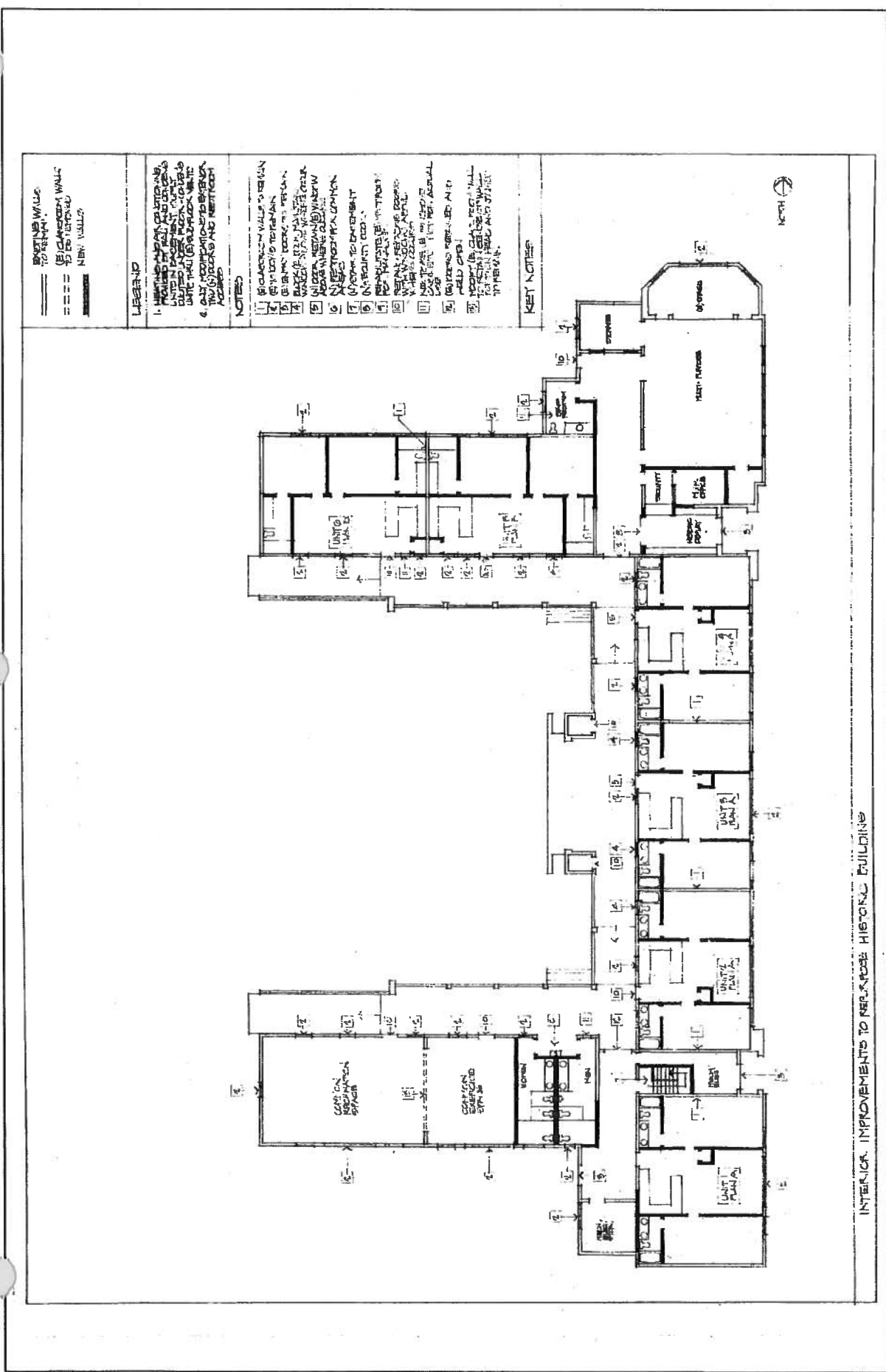
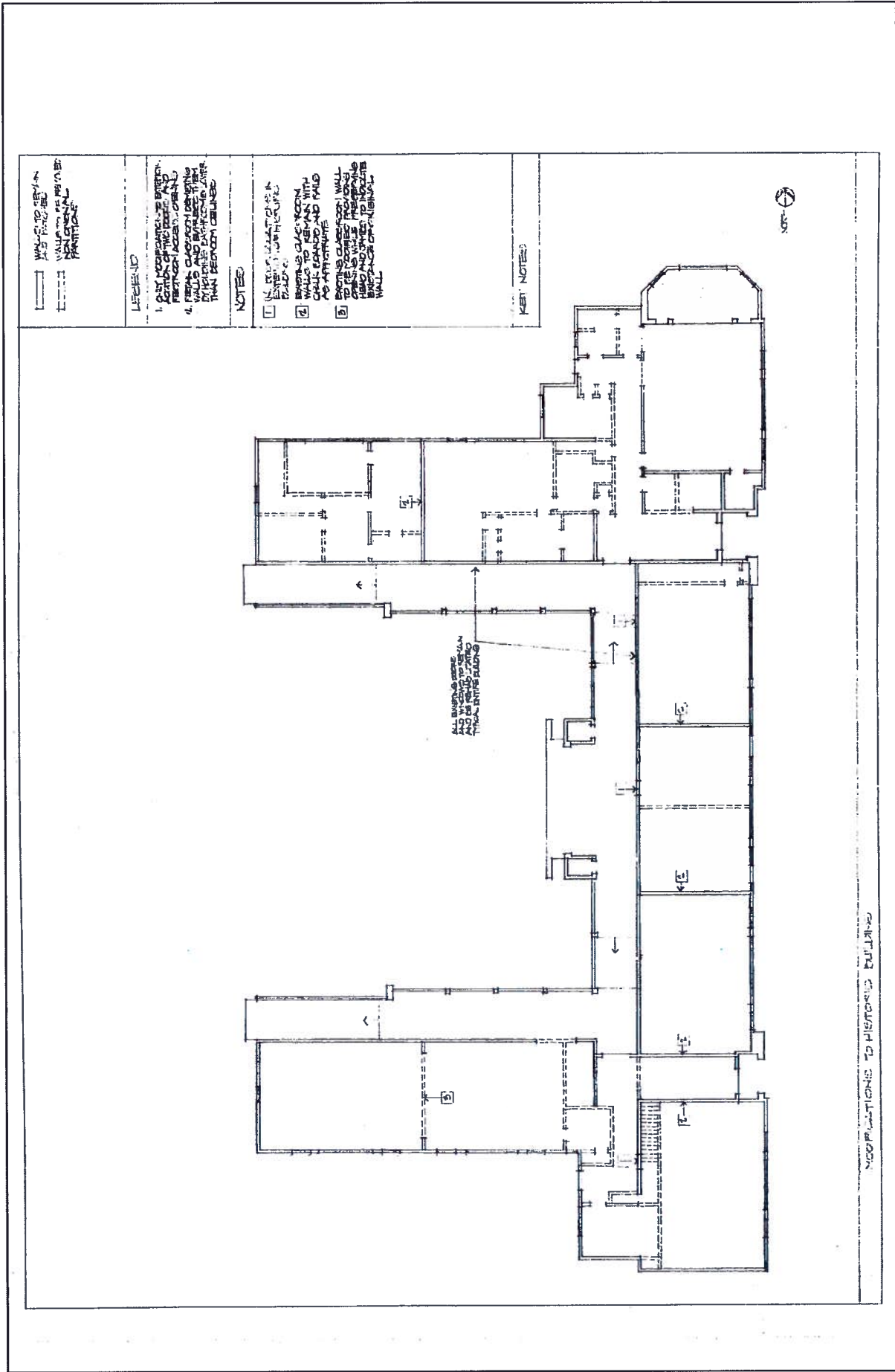


FIGURE 32

LSA

Killefer Square Specific Plan
 Historic Building Modifications



LSA

FIGURE 33

Killefer Square Specific Plan
Historic Building Interior

in the northwest corner of the property, it will not substantially alter the spatial relationships that characterize the property.

Standard 2

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Finding. The historic character of the property will be retained and preserved. Removal of distinctive materials or alteration of features that characterize the property is not proposed. Construction of a new building and security wall at the northwest corner of the property will change the configuration of space and spatial relationships in that part of the property, but will not impair the overall historic character of the property, including the visibility of the school from North Lemon Street. The installation of wrought-iron fencing and landscaping along most of the North Lemon Street frontage will result in a slight visual change from North Lemon Street. To ensure that visibility into the property is maintained, it is recommended that the following note be added to the landscape plans:

Landscaping adjacent to the wrought iron fence shall be turf, low-lying groundcover, and/or shrubbery that does not exceed 18 inches in height and that does not obscure visibility of the school from North Lemon Street.

Standard 3

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Finding. The proposed project does not include any changes that would create a false sense of historical development.

Standard 4

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Finding. The period of significance for this property is 1931–1944, and there are no changes that have occurred since then that have acquired significance in their own right.

Standard 5

Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Finding. The proposed project will retain and preserve many of the school's distinctive materials, finishes, and examples of craftsmanship, including the wood-framed fenestration, arched hallways and openings, transoms, exterior doors, tower, bull-nosed brackets that support the roof over the covered walkway, primary and secondary entrances facing Olive Street, and the carved wood door.

Most, if not all, of the interior classroom walls will also be retained and, although not indicated on the plans, the architect has stated that the original ceilings and wood floors will be retained, as well as some of the original chalkboard supports.

Standard 6

Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Finding. Wherever feasible, character-defining features will be repaired instead of replaced and any new features will match the old in design, color, texture, and, where possible, materials. For example, the missing tower railing will be replaced using colors, materials, and textures based on the existing railing, and the composition shingles will be replaced with red tile, which is typical for the Spanish Colonial Revival style. Similarly, the missing wall tile at the primary entrance facing Olive Street will be replaced based on historic-period photographs. However, to ensure compliance with this SOIS, it is recommended that the following note be added to the plans:

Any deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a character-defining feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Standard 7

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Finding. No chemical or physical treatments such as sandblasting are specifically proposed, but there is some indication that the exterior wall cladding may be replaced. Therefore, to ensure compliance with this SOIS, it is recommended that the following note be added to the plans:

Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

Standard 8

Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Finding: There are no known archaeological resources that will be affected (directly or indirectly) by the proposed project. However, to ensure compliance with this SOIS, the following standard condition is recommended.

In the event any archaeological resources are identified during earthmoving activities, work in the area should be halted until the nature and significance of the find can be assessed by a qualified archaeologist.

Standard 9

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Finding. No new additions are proposed to the school. The only exterior alteration to the school that will obscure any historic materials or features is the addition of the ADA-compliant walkway and ramp/bridge over the historic-period steps on the east side of the building. This modification is intended to be easily reversible and is anticipated to be minor from a visual impact perspective. However, this modification is not shown on the proposed elevations and may need to be adjusted to reduce its visual impact. Therefore, to ensure compliance with this Standard, the following mitigation measure is recommended.

To ensure that the ADA-compliant walkway and ramp are as visually unobtrusive as possible, their design, colors, and materials shall be approved by City staff or its authorized designee prior to issuance of building permits.

The proposed new building will be differentiated from, but compatible with the school. The size, scale, proportion, and massing will not diminish the integrity of the property, the school, or its environment. Although some materials have been specified, the colors of the new building have not. Therefore, to ensure compliance with this Standard, the following mitigation measure is recommended.

To ensure that the new building does not detract from the school, colors and materials will be subject to review and approval by City staff or its authorized designee prior to issuance of building permits.

Standard 10

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Finding. The proposed new building and the proposed ADA-compliant walkway and ramp could be removed in the future without damaging the essential form and integrity of the historic property or impairing its environment. If the proposed living units in the school are removed in the future, some construction/repairs would be required to fully restore the classrooms. However, because many of the character-defining features such as the floors, ceilings, walls, chalkboard supports, windows, doors, hallways, and arches are proposed to be preserved or restored, the essential form and integrity of the school would not be impaired.

Old Towne Historic District

The project is not within the Old Towne Historic District and would not impair the historic significance of this large District or the few contributing properties across North Lemon Street from the project area. The proposed building, walls, fencing, and surface parking lot, all of which will be located adjacent to North Lemon Street and the District, are compatible with the character of the area and will not significantly change the view of the school from the District. Although the three-story building has a greater residential density and larger scale and massing than the nearby small single-family and multifamily homes, it will not impair the historic significance of the District.

SUMMARY OF FINDINGS

The proposed project does a good job of preserving the architectural integrity of the school and maintaining the view of the school from the properties within the Old Towne Historic District on the north side of North Lemon Street. The proposed project, with recommended mitigation measures, is in compliance with all of the SOIS and will have a less than significant impact. As stated above, the project will not impair the historic significance of the District.

RECOMMENDATIONS

CEQA establishes that “a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment” (PRC §21084.1). “Substantial adverse change,” according to PRC §5020.1(q), “means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.”

The school meets the statute definition of a “historical resource,” and this study has concluded that the potential project impacts to the historical resource will not result in a substantial adverse change in its significance if the recommended mitigation measures are required. Therefore, LSA recommends to the City a finding of *Less Than Significant Impact with Mitigation Incorporated*.

The following mitigation measures should be incorporated into any approved project.

RECOMMENDED MITIGATION MEASURES

Prior to any alterations beyond minor repairs, routine maintenance, and/or efforts required for health and safety purposes, the following documentation should be completed:

1. **Historic American Buildings Survey (HABS) Level I Documentation.** The school should be documented to Level I of the HABS by a professional who meets the Secretary of the Interior’s Professional Qualification Standards for Historian, Architectural Historian, or Historical Architect. This documentation consists of the following:

- a. A full set of as-built measured drawings that adhere to HABS guidelines. Generally, this includes a site plan, floor plans, elevations, building sections, and details. The plans should clearly identify the locations and dimensions of any openings that are proposed for removal so that these openings could conceivably be reconstructed in the future. The drawings should be produced from accurate measurements and recorded with ink on a translucent material such as Mylar at a size of either 19 × 14 inches or 24 × 36 inches.

If historic as-built drawings are found depicting all or part of the school, these may be used to satisfy part of this requirement, with supplemental drawings prepared for areas and features not depicted on historic drawings.

- b. Large format (4 × 5-inch negatives or larger) black-and-white photographs of all exterior elevations, context views, character-defining features, and significant interior spaces. Views must be perspective-corrected and fully captioned. Prints must be made on polyester-based “safety film” and processed per HABS standards. If digitally produced prints are made, they must be of equivalent quality to the traditional photographic contact print and be a true representation of the negative including the borders. Digital contact prints can be made from TIFFs by scanning the film and printing it on 100 percent cotton, acid-free matte paper using pigment or carbon inks on an inkjet printer. The paper/printer/ink combination used for the digital prints must have a permanency rating of 150 years or greater by an independent rating organization. Please refer to the updated 2015 HABS guidelines available

online at: <http://www.nps.gov/hdp/standards/habsguidelines.htm> if further clarification is needed.

- c. Written data that include a narrative history and description of the property. The data provided in this report can be used to fulfill part of this requirement. The written data should be printed on archival bond paper.

One archival copy (with negatives) should be submitted to the HABS program for inclusion in the Library of Congress. Non-archival copies of the documentation (such as a digital copy that is laser printed and comb bound, with a CD containing high-resolution electronic files) should be provided to the City of Orange Community Development Department, the Orange Public Library and the Orange County Archives. Successful completion of this mitigation measure is predicated on acceptance of the documentation package by the City of Orange Community Development Department.

2. **Requirements for Landscaping.** The following shall be incorporated into the general notes on the landscaping plans:
 - a. Landscaping adjacent to the wrought iron fence shall be turf, low-lying groundcover, and/or shrubbery that does not exceed 18 inches in height and that does not obscure visibility of the school from North Lemon Street.
3. **Requirements for Building Repairs and Treatment.** The following shall be incorporated into the general notes on the working drawings:
 - a. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence;
 - b. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used; and
4. **Salvage of Historic Materials.** To the extent feasible, any salvageable historic materials that will be removed in connection with the project (i.e., wood-framed windows, doors that date from the period of significance, historic-period bell, and bell hardware in bell tower) should be reused on the site wherever possible. Any historic materials that will not be reused on site should be stored and preserved in a secure, onsite location for potential re-installation in the future. For the purposes of this mitigation measure, "salvageable historic materials" is defined as any building material or decorative feature that dates from the period of significance (1931–1944) and is in good condition.
5. **ADA-Compliant Walkway and Ramp.** To ensure that the ADA-compliant walkway and ramp are as visually unobtrusive as possible, their design, colors, and materials shall be approved by City staff or its authorized designee prior to issuance of building permits.
6. **New Building Colors and Materials.** Some materials, but no colors have been specified for the proposed 18-unit building. To ensure that the building does not detract from the school, colors and materials will be subject to review and approval by City staff or its authorized designee prior to issuance of building permits.

STANDARD CONDITIONS

In addition, the following standard conditions regarding buried material and the discovery of human remains are recommended.

- In the event any cultural resources are identified during earthmoving operations, a qualified archaeologist should be consulted to determine the nature and potential significance of the find.
- If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

REFERENCES

Lazzaretto, Christine, and Molly Iker

- 2015 National Register of Historic Places Registration Form for Lydia D. Killefer School. On file at the California Office of Historic Preservation.

Nelson, Lee H., FAIA

- 1988 Preservation Brief 17, Architectural Character-Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character. Technical Preservation Series, National Park Service. Accessed online in January 2016 at: <http://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>.

Orange, City of

- 2002–2016 Old Towne Information. Accessed July 2016 at: http://www.cityoforange.org/depts/commdev/old_towne_information/.

Orfield, Gary, Jongyeon Ee, Erica Frankenberg, and Genevieve Siegel-Hawley

- 2016 Brown at 62: School Segregation by Race, Poverty, and State. Published May 16 and accessed online in June 2016 at: <https://civilrightsproject.ucla.edu/research/k-12-education/integration-and-diversity/brown-at-62-school-segregation-by-race-poverty-and-state>.

United States Department of the Secretary of the Interior

- 1995 *Secretary of the Interior's Standards for the Treatment of Historic Properties, Rehabilitation.*

APPENDIX A

NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

DRAFT

1. Name of Property

Historic name: Killefer, Lydia D., School
Other names/site number: _____
Name of related multiple property listing:
Latinos in Twentieth Century California
(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 541 North Lemon Street
City or town: Orange State: California County: Orange
Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this ___ nomination ___ request for determination of eligibility meets
the documentation standards for registering properties in the National Register of Historic
Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I
recommend that this property be considered significant at the following
level(s) of significance:

___ national ___ statewide ___ local
Applicable National Register Criteria:
___ A ___ B ___ C ___ D

Signature of certifying official/Title: **Date**

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official: **Date**

Title : **State or Federal agency/bureau or Tribal Government**

Killefer, Lydia D., School
Name of Property

Orange, California
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

Killefer, Lydia D., School
Name of Property

Orange, California
County and State

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>2</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u>1</u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>3</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

EDUCATION: School

Current Functions

(Enter categories from instructions.)

VACANT: Not in use

Killefer, Lydia D., School
Name of Property

Orange, California
County and State

7. Description

Architectural Classification

(Enter categories from instructions.)

LATE 19TH AND 20TH CENTURY REVIVALS: Mission/Spanish Colonial Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Stucco

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Lydia D. Killefer School is located in Orange, California, approximately 31 miles southeast of downtown Los Angeles, and 22 miles northeast of Long Beach. The property is on the east side of North Lemon Street, north of the intersection of North Lemon Street and West Walnut Avenue. The lot is bounded on the north and south by single- and multi-family residences. It is a former elementary school in the Spanish Colonial Revival style. Construction began in December 1930, and was completed by April 1931.¹ The Killefer School stands on the eastern portion of its 1.7-acre parcel. The site is sparsely landscaped, with only a few trees and shrubs. The Killefer School has been vacant for approximately fifteen years, and is in poor condition.² It is currently threatened with demolition. It retains significant character defining features of its original design, and has integrity of location, design, setting, materials, workmanship, feeling, and association.

¹ There are no building permits for the school; the construction date is based on contemporary news articles, including "Killefer School Program Features Schools' Week," *Orange County Register*, April 20, 1931.

² In 1980, the Lydia D. Killefer School left the schoolhouse at 541 North Lemon Street in favor of another building at 615 North Lemon Street. It operated there until 1989, when the school officially ceased operations. The Santiago Canyon College Adult Learning Center operated out of the Killefer School at 541 North Lemon Street in the 1980s and 1990s, leaving the building before 2000.

Killefer, Lydia D., School
Name of Property

Orange, California
County and State

Narrative Description

Exterior

The Lydia D. Killefer School building is a one-story-over-basement schoolhouse constructed in 1931. It is set back from the street behind an expansive parking lot and sparse landscaping, and is situated on the eastern portion of the lot. The building is in the Spanish Colonial Revival style. It is of wood frame construction, with a mostly U-shaped plan surrounding a small courtyard. There is a front-gabled portico projecting from the center of the west façade. It has a cross gable roof with shallow open eaves, exposed rafter tails, copper gutters, and composition shingle roofing. The exterior walls are finished in heavily textured cement plaster. The primary entrance is asymmetrically located on the east (secondary) façade. It consists of a pair of paneled wood doors recessed under a parabolic arch, and is accessed by terra cotta tile steps with wrought iron handrails. The west façade features a partially arcaded exterior walkway that extends through both wings. Square wood posts with chamfered corners and bull nosed brackets support the roof over the covered walkway that has a ceiling of plaster and exposed rafters.

There is an octagonal bell tower projecting from the roof at the center of the east façade, topped by a low-pitched hipped roof and a bronze weathervane. A flat roof with copper-clad, latticed wooden railings surrounds the tower. The tower has terra cotta tile decorative vents on alternating façades. There is a large chimney projecting from the southeastern portion of the roof. Fenestration consists primarily of wood sash three-light awning windows with three-light transom windows above. There are three-light clerestory windows on the west façade. On the west façade, there are two pairs of partially glazed, divided light wood doors, each with segmental-arched, divided light transoms. There is a bay window consisting of wood sash three-light awning windows with three-light transom windows above on the north façade. Glass panes in many of the windows are broken, and many windows are boarded up from either the interior or the exterior of the building. There are two identical carved wood doors, one located on the southern portion of the west façade, and the other on the eastern portion of the north façade. There is a secondary entrance asymmetrically located on the east façade. It consists of a pair of paneled wood doors recessed under a rectangular opening, and is accessed by terra cotta tiled steps with wrought iron handrails. There is a decorative wrought iron fence surrounding the exterior basement stair on the south façade.

The Killefer School retains significant character defining features on the exterior, including:

- Low-pitched roof
- Eaves with little overhang
- Arches above doors
- Terra cotta tile decorative vents
- Octagonal tower
- Stucco-clad exterior walls
- Asymmetrical façade

Killefer, Lydia D., School
Name of Property

Orange, California
County and State

- Partially arcaded exterior walkway

Interior

The north wing held the administrative offices, while the main building housed kindergarten through third grade classrooms, and the south wing held the fourth and fifth grade classrooms. The auditorium in the northeast corner has a small stage with the bay window behind. All of the classrooms and administrative offices are accessible through single doorways. The basement is located beneath the south wing, and is accessed either by an interior stairway or a small exterior staircase on the south façade, surrounded by decorative wrought iron railings. There are two rooms in the basement, each with a fire door, and one with a full-size kiln. Ceilings are 12 feet in height in all rooms except for the restrooms, basement rooms, closets, and utility rooms located in the north wing. The carved wooden door on the southern portion of the west façade provides rear access to the south classroom. Hallways feature wide archways and built-in cabinetry. The Killefer School retains significant character defining interior features, including arched openings and other original features.

Alterations

There have been some alterations to the Killefer School over time, some due to neglect and vandalism. The original decorative tile at the main entrance has been replaced with textured stucco. Some exterior copper has been removed, including one panel of the copper-clad, latticed wooden railing around the tower, and several copper downspouts. Many of the glass panes in the windows have been boarded up, and several windows were removed to accommodate air conditioning units. Some glass panes have been replaced with textured or security glass. The roof, originally clad in tile shingles, was redone in composition shingles sometime between 1980 and 2011.³

The original outdoor auditorium on the north façade was enclosed with a bay window on the eastern portion of the north façade.⁴ There are two rectangular scars on the building's west façade, one on the north wing, and one on the south wing. It appears that windows on these façades were removed. Several clerestory windows along the exterior of the building were removed or covered with plywood.

At some time, the interior was remodeled within the existing footprint. The ceilings and parts of the walls were covered with acoustic tiles, most of the original light fixtures were replaced with fluorescent light fixtures, and portions of the building's original wooden flooring were concealed by or replaced with low-pile carpet.

³ There are no building permits for the school; alteration dates are based on "Killefer Grade School, 500 block of Olive St in Orange, California," courtesy of Chapman University, and Google maps.

⁴ It is unclear when this alteration was completed. There are no building permits on file for this change, and Sanborn maps are inconclusive. The fenestration in the window is consistent with the original windows, so it appears as though the auditorium was enclosed early in the school's history.

Killefer, Lydia D., School
Name of Property

Orange, California
County and State

The interior of the school has been heavily vandalized. There is extensive graffiti in the basement, and several of the classrooms and hallways on the main floor. Most, if not all, of the building's copper pipes and wiring have been removed, and doors have been removed from their hinges. A partial-height wall in the northeastern classroom has been almost entirely demolished by vandals.

Noncontributing Resources

Between 1980 and 1991, two classroom buildings were added to the site, one located to the north and one to the south of the main schoolhouse. They feature side-gabled roofs with exposed eaves, exterior walls clad in stucco, and wood frame eight-pane windows. Many of the glass panes on these windows are broken, and several of the windows are boarded up. There is a small storage shed located close to the western end of the northern classroom building, also added to the site between 1980 and 1991.⁵ These ancillary buildings and structure were constructed outside of the period of significance for the Killefer School, and therefore are noncontributing resources.

Integrity

Although there have been alterations to the property over time, the Killefer School retains significant character defining features, and continues to convey its significance as an early 1930s schoolhouse. It retains all seven aspects of integrity.

Location: The building is in its original location.

Design: The Killefer School retains significant character defining features of its original Spanish Colonial Revival architecture.

Setting: Features of the original setting are intact, including the relationship of the school with the surrounding single- and multi-family residences, and with North Lemon and North Olive Streets.

Materials and Workmanship: Although there have been some alterations over time, some windows and partially glazed doors have broken or missing glass panes, and some wooden doors have broken or missing panels, the Killefer School retains the majority of its historic materials, and reflects the physical evidence of period construction techniques.

Feeling: The Killefer School retains the significant physical features that convey the building's character as a 1930s Spanish Colonial Revival schoolhouse.

Association: The property continues to convey its historic association with the Orange Unified School District, and retains significant character defining features of its original Spanish Colonial Revival design.

⁵ There are no building permits for the school; dates are based on aerial photographs of the area found on historicaerials.com and the City of Orange's Historic Aerial Viewer.

Killefer, Lydia D., School
Name of Property

Orange, California
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Killefer, Lydia D., School
Name of Property

Orange, California
County and State

Areas of Significance
(Enter categories from instructions.)

ARCHITECTURE
SOCIAL HISTORY

Period of Significance

A: 1931-1944

C: 1931

Significant Dates

1931

1944

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Markel, Jules W. and Sons (builder)

Killefer, Lydia D., School
Name of Property

Orange, California
County and State

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Lydia D. Killefer School is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion A in the area of Social History as an example of institutional development associated with the early twentieth century growth of the Cypress Street Barrio in Orange. The period of significance is 1931, the year the school opened, through 1944, the year Killefer School desegregated. For its voluntary desegregation three years before the landmark *Méndez v. Westminster* ruling required schools in California to end segregation, the Killefer School meets the registration requirements for the context "Making a Democracy: Latino Struggles for Inclusion" of the *Latinos in Twentieth Century California* Multiple Property Submission.⁶ The Killefer School is also eligible for listing in the National Register at the local level of significance under Criterion C in the area of Architecture as an excellent example of a Spanish Colonial Revival schoolhouse in Southern California. It is a rare extant example of a schoolhouse that pre-dates the 1933 Long Beach Earthquake. The period of significance under Criterion C is 1931, the date the school was constructed.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Criterion A

The Killefer School, built by Santa Ana-based contractors Jules W. Markel and Sons, was named for Lydia D. Killefer.⁷ Killefer was a schoolteacher in Orange from 1895 to 1931, and principal of the Killefer School from 1931 to 1938. The Killefer School is located in the City of Orange, in a neighborhood primarily populated by Mexican Americans and historically known as the Cypress Street Barrio. The Killefer School is significant as an institutional property associated with the early twentieth century growth of the Cypress Street Barrio. The Killefer School was originally constructed to serve the area's Anglo population until it voluntarily desegregated in 1944, before schools in California were legally obligated to do so. The desegregation of the Killefer School pre-dated the landmark *Méndez v. Westminster* court ruling by three years and inspired the desegregation of the Orange Unified School District.

Institutional Development in the Cypress Street Barrio

Ranchers in Orange began planting orange trees commercially in 1873, and the first marketable crop was produced around 1876. Citrus production was firmly established in Orange by the 1880s, and the first packing house in Orange was constructed around 1881. Though it was originally located on Maple Avenue, the packing house moved closer to the Atchison, Topeka & Santa Fe Railroad tracks in 1889. Several other private packing houses quickly followed.⁸ To

⁶ Teresa Grimes, Laura O'Neill, Elysha Paluszek, and Becky Nicolaides, *Latinos in Twentieth Century California* Multiple Property Documentation Form, November 2014.

⁷ "Contractors Issued Permit for School," *Los Angeles Times*, December 20, 1930.

⁸ Adapted from Phil Brigandi, "Citrus: A Cooperative Endeavor."

Killefer, Lydia D., School
Name of Property

Orange, California
County and State

facilitate marketing their fruit, citrus farmers developed cooperative marketing organizations. The first local cooperative association, the Santiago Orange Growers Association, was founded in 1893, followed by numerous others. Most growers belonged to one of the local packing house associations, which provided picking crews on a rotating basis.⁹ Though the Great Freeze in 1913 and the flood in 1916 threatened citrus production in the area, oranges were Orange's top crop by 1920.¹⁰

The Cypress Street Barrio in Orange was established on the 400 block of North Cypress Street (between Sycamore and Walnut Avenues) as a *colonia* in the late 1910s and early 1920s.¹¹ During this time, many immigrants moved to Southern California from central Mexico as a result of the Mexican Revolution (1910-1920), taking advantage of the "burgeoning citrus industry's desperate need for laborers."¹² The Barrio eventually extended north and south along the rail lines, close to the packing houses where its inhabitants found employment, and came to be bounded by the Atchison, Topeka & Santa Fe railway tracks on the west, Maple Avenue on the south, Olive Street on the east, and Rose Avenue on the north. Residents of the Barrio were primarily employed in the area's citrus industry, with the men working in the fields as citrus pickers, and the women working in the packing houses. Pickers received up to 35 cents per hour, and the packers received 45 cents per hour. Work was seasonal, and thus many of the workers rented homes in the Barrio while they had work in the area. Many families traveled north to the San Joaquin Valley during the winter to find additional work. Two distinct populations evolved in the Barrio: migrants who rented local homes and traveled throughout the western United States for work, and residents who obtained jobs locally and remained throughout the year.

The Killefer School is significant as an extant example of early institutional development in the Cypress Street Barrio, which "served as one of the first immigrant communities in Orange County."¹³ The Killefer School represents the significant growth of the area in the early twentieth century; by the early 1930s, the Cypress Street Barrio had three schools and two churches, reflecting the area's growing population. The Killefer School operated at its original location until 1980, when the school relocated to 615 North Lemon Street. It remained there until 1989, when the school officially ceased operations. The closure of the Killefer School coincided with an overall population decline in the Barrio, with most of the area's residents leaving to look for jobs elsewhere.¹⁴

There are over two hundred historic homes in the Cypress Street Barrio, over eighty of which are listed in the National Register of Historic Places as contributors to the Old Towne Orange Historic District designated in 1997. The district also includes ten commercial, industrial, and institutional buildings associated with the Barrio.

⁹ Adapted from Phil Brigandi, "On to the Packing House," City of Orange Public Library Local History Collection, <http://www.cityoforange.org/localhistory/citrus/citrus-06.htm>.

¹⁰ Adapted from EDAAW, Inc., "A History of Key Structures in the Cypress Street Neighborhood," May 2007.

¹¹ Background information about the Cypress Street Barrio adapted from "Killefer Grade School, 500 block of Olive St in Orange, California," courtesy of Chapman University.

¹² Fermin Leal, "Historic Orange barrio still vibrant after 100 years," *Orange County Register*, May 8, 2013.

¹³ Ibid.

¹⁴ Ibid.

Killefer, Lydia D., School
Name of Property

Orange, California
County and State

School Desegregation

For its role in the desegregation of the Orange Unified School District in the early 1940s the Killefer School meets the registration requirements for the context "Making a Democracy: Latino Struggles for Inclusion" of the *Latinos in Twentieth Century California* Multiple Property Submission. As outlined in the Multiple Property Documentation Form:

During the first half of the twentieth century, the majority of California's school districts with large Mexican populations practiced segregation. Mexican children were not only physically separated from their Anglo peers, they were generally taught in more crowded classrooms, by less experienced teachers, using outdated books and materials. The greatest difference between schools, however, was the curricula. Mexican schools focused on teaching boys industrial skills and domestic skills to girls, as opposed to writing, math, or science. By the end of the 1920s, Mexican children were by far the most segregated ethnic group in California's public school system.¹⁵

Anglo city planners justified segregation by arguing that Mexicans took away important jobs from Anglo workers, and by promulgating the racial beliefs that Mexicans did not share the same cultural values of "regular Americans."¹⁶ School boards validated the creation of separate educational facilities by stating that the students' inability to speak English made it impossible for them to survive in an Anglo classroom. This distinction later influenced studies that suggested that Mexican and Mexican American students were mentally inferior to Anglos, and thus could not compete in Anglo schools, no matter which language they spoke.¹⁷ School districts rarely if ever tested these hypotheses with any tests of students' aptitudes. Some districts did not segregate Mexican American students whose families had been in California for several generations and thus had accumulated wealth.

By 1927, Mexican American children made up over ten percent of California's total school enrollment.¹⁸ As a result, numerous schools were established for Mexican and Mexican American schoolchildren. Most schools constructed specifically for Mexican and Mexican American school children only accommodated elementary and some intermediate schooling. High schools were not commonly constructed, as many children of Mexican heritage were expected to drop out of school prior to high school in order to start working in the citrus industry to help support their families. The equality of the educational environment for Mexican Americans was not the same as their Anglo neighbors: a 1928 study by two University of California professors found that the Mexican schools were fire hazards, with little ventilation,

¹⁵ *Latinos in Twentieth Century California*, 134.

¹⁶ Wallace, "Mendez et. al v. Westminster et. al's Impact."

¹⁷ Ibid.

¹⁸ Ibid.

Killefer, Lydia D., School
Name of Property

Orange, California
County and State

light, and sanitation.¹⁹ The lack of equal education and appropriate facilities prompted Mexican American families to fight against segregation in Southern California as early as the 1930s.²⁰

There were two schools constructed in the Cypress Street Barrio in 1931: the Killefer School and the Cypress Street School. Beginning in the 1920s, Orange was one of several Orange County school districts that segregated most Mexican and Mexican American children. The Killefer School originally served the Anglo population, while the Cypress Street School served the Mexican and Mexican American populations. The Cypress Street School “for Mexican children”²¹ was specifically designated for the Spanish-speaking children of citrus workers residing in the Cypress Street Barrio.²² It replaced an earlier schoolhouse constructed circa 1920 called *La Cabertizia*. The Cypress Street School operated as a Mexican school until 1944, when it ceased operations.

The Killefer School was built as the school for the English-speaking children in the Cypress Street Barrio.²³ With the closing of the Cypress Street School in 1944, the Orange Unified School District decided to voluntarily desegregate its entire district. This was three years before the landmark 1947 *Méndez v. Westminster* verdict required California schools to end the practice of segregation. School superintendent Stewart White pushed for the change, arguing that “mixing of the children would further the Americanization program and promote friendly Latin-American relations.”²⁴ The Killefer School was among the first schools in the state of California to desegregate, making it a pioneer in the movement to end segregation of California’s schools.

Additional Context: Méndez v. Westminster

Gonzalo Méndez discovered the inequality in California’s school system in 1943, when he attempted to enroll his children in a local Westminster school.²⁵ The children were denied enrollment because of their Spanish last name, and were instead sent to the Mexican school several miles away. Furious that his children were expected to attend an inferior school, Méndez took his case to the district office, and later the county, with no success. Finally, Méndez hired attorney David Marcus, who had recently won a segregation suit against a public pool in Riverside, California. Marcus discovered that the school districts were breaking state policy, and

¹⁹ Adapted from Wallace, “*Mendez et. al v. Westminster et. al’s Impact.*”

²⁰ In 1931, a state court judge ruled that the Lemon Grove School for Mexican American children in San Diego, called “The Stable” by its students, was not educationally justified or supported by state law. The judge therefore ordered the Mexican American children to attend school on an equal basis with the others in the community. This was the first successful school desegregation court ruling in the nation. However, it only applied to Lemon Grove School, and thus had no documented impact on the desegregation of other schools in Southern California. History of the Lemon Grove School from “Paving the Way to School Desegregation.”

²¹ “City School Calendar is Announced for Next Year,” *Orange County Register*, May 1, 1931; “Call Vote on School Bond: \$75,000 Issue to Be Voted May 22,” *Orange County Register*, May 1, 1930.

²² Cypress Street School is a Mexican School as defined in the *Latinos in Twentieth Century California* MPDF.

²³ At that time, most, if not all, English-speaking children in Orange were white.

²⁴ Phil Brigandi, *A Brief History of Orange, California: The Plaza City* (Charleston, SC: The History Press, 2011), 96.

²⁵ History of *Mendez et. al v. Westminster* largely adapted from Wallace, “*Mendez et. al v. Westminster et. al’s Impact.*” and Robbie, *Mendez v. Westminster*.

Killefer, Lydia D., School
Name of Property

Orange, California
County and State

proposed that they find plaintiffs from other school districts to prove that this was a wide-scale act of discrimination based on surnames and unproven pedagogical studies.

When the *Méndez v. Westminster* case began in July 1945, the highly organized Mexican American community faced seemingly unbeatable odds. Parents from nearby districts signed onto the petition, representing over 5,000 students. Other parents signed on as plaintiffs, namely William Guzmán of Santa Ana, Frank Palomino of Garden Grove, Thomas Estrada of Westminster, and Lorenzo Ramirez of El Modena (a neighborhood since annexed by Orange, California). During the case, Marcus argued that school districts segregated students on the basis of national origin, thus breaking the Fourteenth Amendment to the United States Constitution. Witnesses explained that their children were segregated based on their surnames and appearances. Representatives from the school districts argued that the Mexican American students were separated primarily due to a lack of language abilities that rendered them unfit to attend Anglo schools.

On February 18, 1946, United States Judge Paul J. McCormick handed down a landmark court decision, ruling in favor the Mexican American plaintiffs. Three days later, County Counsel Joel Ogel filed an appeal in response to McCormick's ruling. However, despite the efforts of the Orange County school districts to avoid desegregation, their appeal of Judge McCormick's ruling was unsuccessful. On April 14, 1947, the Ninth Federal District Court of Appeals upheld McCormick's ruling. The school districts were given the choice to appeal further to the United States Supreme Court, but none followed this course. Regardless, many school districts in Southern California waited for years after the ruling to desegregate, prolonging segregation in their school districts for as long as possible.²⁶

Criterion C

The Killefer School is an excellent local example of Spanish Colonial Revival institutional architecture. It is a rare, intact example of a schoolhouse in Southern California constructed prior to the 1933 Long Beach Earthquake. Many Southern California schools were either destroyed or damaged beyond repair in the 1933 Long Beach earthquake, or were subsequently replaced to comply with new building codes adopted in the aftermath of the earthquake.

The Spanish Colonial Revival style is the most decorative of the Spanish architectural styles. Its ornamentation covers a wide range of source materials, and the elaborate and intricate ornamental forms of *Churrigueresque* (Spanish baroque) buildings were a hallmark of high style buildings. The Spanish Colonial Revival style gradually replaced the earlier Mission Revival style in popularity, as it was considered to be more authentic than its predecessor. While the Mission Revival took inspiration from local Spanish and Mexican buildings, Spanish Colonial

²⁶ For example, the Pasadena Unified School District waited until the late 1960s and early 1970s to officially desegregate, ignoring both the *Méndez v. Westminster* ruling and the *Brown v. Board of Education* ruling until three families protested their de facto segregation policies. For more information, see Rebecca L. Smith, Elaine Zorbas, Abby Delman, and Charlotte Krontiris, *Advocates for Change: oral history interviews on the desegregation of the Pasadena Unified School District*, (Pasadena, CA: Pasadena Heritage, 2007).

Killefer, Lydia D., School
Name of Property

Orange, California
County and State

Revival looked overseas to Spain to borrow architectural elements, and perpetuated the fiction that California was the “New Spain of North America.”²⁷

The 1915 Panama-California Exposition held in San Diego heavily influenced California’s widespread adoption of the Spanish Colonial Revival style, as did the success of Helen Hunt Jackson’s novel, *Ramona*. The exposition, designed by Bertram Grosvenor Goodhue, introduced the elaborate Spanish architectural prototypes found in other countries, and emphasized the richness of Spanish Colonial architectural precedents seen in other countries’ major buildings. The exhibition was well received, and encouraged American architects to look to Spanish architecture for inspiration.

Spanish Colonial Revival architecture was popularized during the 1920s, when “just as everything grew in the Southern California garden, so too did every architectural tradition take hold as well.”²⁸ As the focus on regional expression through architecture evolved, Spanish Colonial Revival and its contemporary Mediterranean Revival “were two styles supported by the regional myth of California as the Mediterranean shores of America and even, in the case of Spanish Revival, supported by a slight degree of historical justification.”²⁹ Spanish Colonial Revival style was easily adapted to accommodate a wide variety of building types, and its popularity was due in part to the fact that historical examples could easily be adopted for any need.

Traveling through Andalusia, aspiring architects...noted with delight the rich courtyard types and structures – the urban patio house, the fortified urban palace or *alcazar* (many of them later recycled as apartment dwellings), the snug courtyard inns... the open marketplaces and monastery cloisters, the farmhouses combining living quarters and workspaces around a central courtyard... As Santa Barbara and San Clemente showed, many of these forms were directly applicable to Southern California, albeit the courtyard format was now being used for city halls and courthouses, public high schools, hotels, restaurants, and...bungalow courts.³⁰

The Spanish Colonial Revival style had a close relationship to the several Secessionist movements which manifested themselves in California from the late 1890s through the 1930s. The initial association of Spanish Colonial Revival architecture with the Secessionists is best represented in the work of Irving Gill, and it can also be seen the work of Francis T. Underhill of Santa Barbara, and in some of the work of the San Diego firm of Mead and Requa. Their intention was to remove specific historic details, and to think in terms of elemental shapes and forms.³¹ Two of the most influential architects of the Spanish Colonial Revival style in Southern

²⁷ Adapted from “Spanish Colonial Revival,” Fullerton Heritage.

²⁸ Kevin Starr, *Material Dreams: Southern California Through the 1920s* (New York: Oxford University Press, 1990), 187.

²⁹ *Ibid.*, 191.

³⁰ *Ibid.*, 216.

³¹ Adapted from David Gebhard, “The Spanish Colonial Revival Style in Southern California (1895-1930),” *Journal of the Society of Architectural Historians*, vol. 26, no. 2 (May 1967), 131-147.

Killefer, Lydia D., School
Name of Property

Orange, California
County and State

California were Bertram Goodhue (1869-1924) and George Washington Smith (1876-1930). The style reached its zenith in the late 1920s and early 1930s, and quickly passed from favor during the 1940s.

Spanish Colonial Revival architecture is typically characterized by rectangular floor plans; asymmetrical façades; low-pitched roofs with parapets or hipped roofs clad in terra cotta tile; exterior walls clad in smooth or textured stucco; arcaded entrances or porches; arched doors and windows; recessed windows; ornately carved details around windows, entrances, and cornices; wrought iron grillwork on windows, doors, and balconies; low, round or octagonal towers with low-pitched roofs; casement or double-hung windows; glazed tile used for interior and exterior decoration; and wall extensions that enclose garden spaces.

The Killefer School is an excellent local example of the style, and retains significant character defining features of the original design. Its octagonal bell tower with terra cotta tile vents, open balcony with copper-clad railings, asymmetrical facade, exterior walls clad in textured stucco, terra cotta stairways, and arcaded exterior and interior walkways are significant features of its Spanish Colonial Revival design. The arcaded exterior walkway is both functional and indicative of the building's design, as it makes use of a feature common to Spanish Colonial Revival buildings to create a wide passageway that takes advantage of Southern California's climate and allows students, teachers, and administrators to easily reach their classrooms and offices.

Conclusion

The Lydia D. Killefer School, built in 1931, represents early institutional development in the Cypress Street Barrio and reflects a significant period of growth in the area in the early twentieth century. The school was originally constructed to serve the Anglo population, with the nearby Cypress Street School designated as the Mexican school. The Killefer School meets the eligibility standards identified in the "Making a Democracy: Latino Struggles for Inclusion" context of the *Latinos in Twentieth Century California* Multiple Property Submission. The Killefer School desegregated in 1944, becoming the only elementary school in the Cypress Street Barrio. The desegregation of Killefer stimulated the desegregation process in the community at large, ultimately leading to the end of segregation throughout the Orange Unified School District. The Killefer School desegregated before the landmark *Méndez v. Westminster* trial began, making it a pioneer of desegregation before California became a national leader in fostering this nascent civil rights movement. The Killefer School's voluntary desegregation in the early 1940s is particularly noteworthy given the reticence of other school boards in the state to desegregate their schools even after the *Méndez v. Westminster* ruling. It is an excellent example of a Spanish Colonial Revival schoolhouse in Southern California, and a rare remaining example of a schoolhouse pre-dating the 1933 Long Beach Earthquake. It retains significant character defining features of the style, and exhibits quality of design and workmanship.

Killefer, Lydia D., School
Name of Property

Orange, California
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

- “\$90,000 School Expansion Program Here Completed for Fall Term.” *Orange County Register*, September 3, 1931.
- Ablaza, Kendra. “Once-segregated school now high-tech facility.” *Orange County Register*. April 2, 2013.
- Aerial photographs of Orange, CA. City of Orange, CA Historic Aerial Viewer. Accessed July 15, 2014.
- Aerial photographs of Orange, CA. historicaerials.com. Accessed July 15, 2014.
- Brigandi, Phil. *A Brief History of Orange, California: The Plaza City*. Charleston, SC: The History Press, 2011.
- _____. “Citrus: A Cooperative Endeavor.” City of Orange Public Library Local History Collection. Accessed June 2014. <http://www.cityoforange.org/localhistory/citrus/citrus-03.htm>.
- _____. “Citrus Industry.” City of Orange Public Library Local History Collection. Accessed June 2014. <http://www.cityoforange.org/localhistory/citrus/index.htm>.
- _____. “On to the Packing House.” City of Orange Public Library Local History Collection. Accessed June 2014. <http://www.cityoforange.org/localhistory/citrus/citrus-06.htm>.
- “Call Vote on School Bond: \$75,000 Issue to Be Voted May 22.” *Orange County Register*, May 1, 1930.
- Chattel, Inc. “350 N. Cypress St.” California Department of Parks and Recreation Historic Resources Inventory Survey, Orange, CA. April 2005.
- “City School Calendar is Announced for Next Year.” *Orange County Register*, May 1, 1931.
- “Contractors Issued Permit for School.” *Los Angeles Times*. December 20, 1930.
- EDAW, Inc. “A History of Key Structures in the Cypress Street Neighborhood.” May 2007.
- Gebhard, David. “The Spanish Colonial Revival Style in Southern California (1895-1930).” *Journal of the Society of Architectural Historians*, vol. 26, no. 2 (May 1967), 131-147.

Killefer, Lydia D., School
Name of Property

Orange, California
County and State

Grimes, Teresa, Laura O'Neill, Elysha Paluszek, and Becky Nicolaides. *Latinos in Twentieth Century California*. Multiple Property Submission, November 2014.

"Killefer Grade School, 500 block of Olive St in Orange, California." Courtesy of Chapman University.

"Killefer School Program Features Schools' Week." *Orange County Register*. April 20, 1931.

Leal, Fermin. "Historic Orange barrio still vibrant after 100 years." *Orange County Register*. May 8, 2013.

McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2013. 520-534.

"Mendez v. Westminster: Paving the Way to School Desegregation." *Bill of Rights in Action*. Vol. 23, No. 2. Summer 2007.

Robbie, Sandra. *Mendez v. Westminster: Desegregating California's Schools*. KOCE-TV Foundation. 2002.

"Ruling Gives Mexican Children Equal Rights." *Los Angeles Times*. February 19, 1946.

Smith, Rebecca L., Elaine Zorbas, Abby Delman, and Charlotte Krontiris. *Advocates for Change: Oral History Interviews on the Desegregation of the Pasadena Unified School District*. Pasadena, CA: Pasadena Heritage, 2007.

Starr, Kevin. *Material Dreams: Southern California Through the 1920s*. New York: Oxford University Press, 1990.

Wallace, Jared. "Mendez et. al v. Westminster et. al's Impact on Social Policy and Mexican American Community Organization in Mid-Century Orange County." *Voces Novae: Chapman University Historical Review* 5, no. 1 (2013).

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Killefer, Lydia D., School
Name of Property

Orange, California
County and State

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Chapman University, Orange, California; Local History Collection, City of Orange Public Library, Orange, California

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 1.7 acres

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. Latitude: 33.796234 Longitude: -117.854752

Verbal Boundary Description (Describe the boundaries of the property.)

The property is located at 541 North Lemon Street. The parcel is bound by North Olive Street on the east, North Lemon Street on the west, and single- and multi-family homes on the north and south.

Boundary Justification (Explain why the boundaries were selected.)

The boundaries represent the historic and current boundaries of the Killefer School property.

11. Form Prepared By

name/title: Molly Iker, Intern; Christine Lazzaretto, Principal
organization: Historic Resources Group
street & number: 12 S. Fair Oaks Avenue, Suite 200
city or town: Pasadena state: CA zip code: 91105-1915
e-mail: christine@historicrosourcesgroup.com
telephone: (626) 793-2400 x112
date: July 31, 2014; Revised January 2015

Killefer, Lydia D., School
Name of Property

Orange, California
County and State

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: Lydia D. Killefer School
City or Vicinity: Orange
County: Orange
State: CA
Photographer: Molly Iker
Date Photographed: July 11, 2014

Description of Photograph(s) and number:

PHOTO #	DESCRIPTION/VIEW
0001	Exterior view of east façade, facing west. Detail of primary entrance.
0002	Exterior overview of west façade, facing east.
0003	Exterior view of west façade and tower, facing northeast.
0004	Exterior facing southwest. Detail of south wing.
0005	Exterior facing north. Detail of exterior corridor and exposed rafters on west façade.
0006	Exterior facing east. Detail of patch on north wing.
0007	Exterior facing northeast. View of structure and portion of north classroom building.
0008	Exterior overview of north façade and tower, facing southeast.
0009	Exterior facing northeast. View of portion of north classroom building.
0010	Exterior view of north façade, facing southeast. Detail of bay window.
0011	Exterior overview of east façade, facing southwest.
0012	Exterior facing northwest. Detail of tower, copper railings, and weathervane.

Killefer, Lydia D., School
Name of Property

Orange, California
County and State

- 0013 Exterior overview of east façade, facing northwest.
- 0014 Exterior view of east façade, facing west. Detail of secondary entrance.
- 0015 Exterior view of south façade, facing northeast. Detail of wrought iron fence around staircase to basement.
- 0016 Exterior view of west façade, facing east. Detail of carved wooden door.
- 0017 Interior of northeast classroom, facing northwest. Detail of auditorium ceiling.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

Killefer, Lydia D., School
 Name of Property

Orange, California
 County and State

Figure 1. Assessor's Tract Map, March 1949, Killefer School parcel outlined in center.

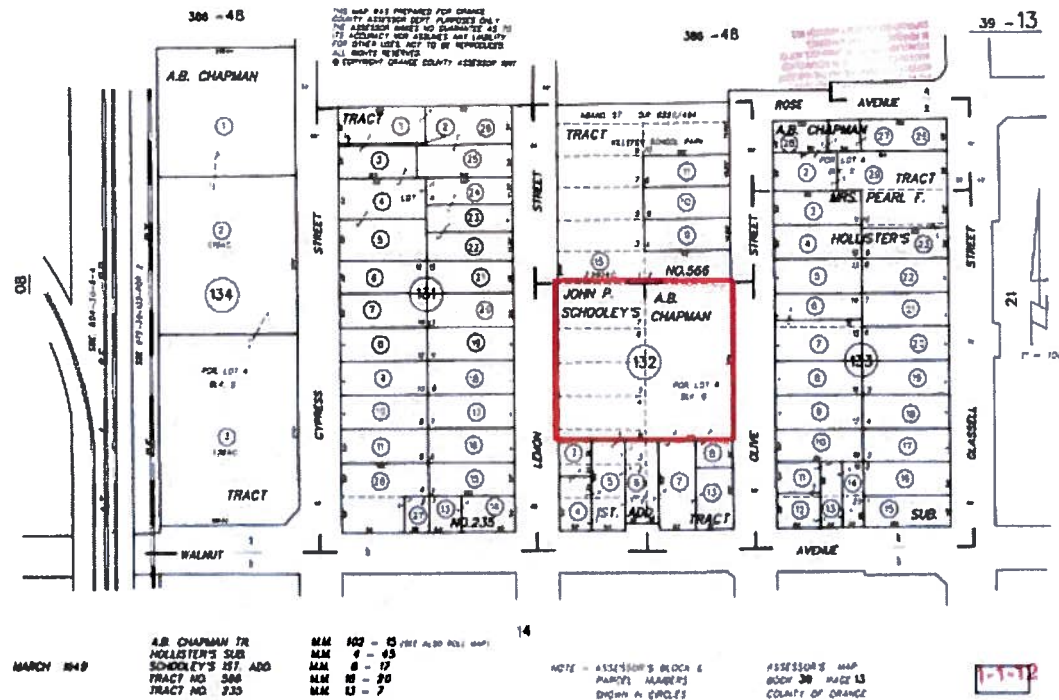
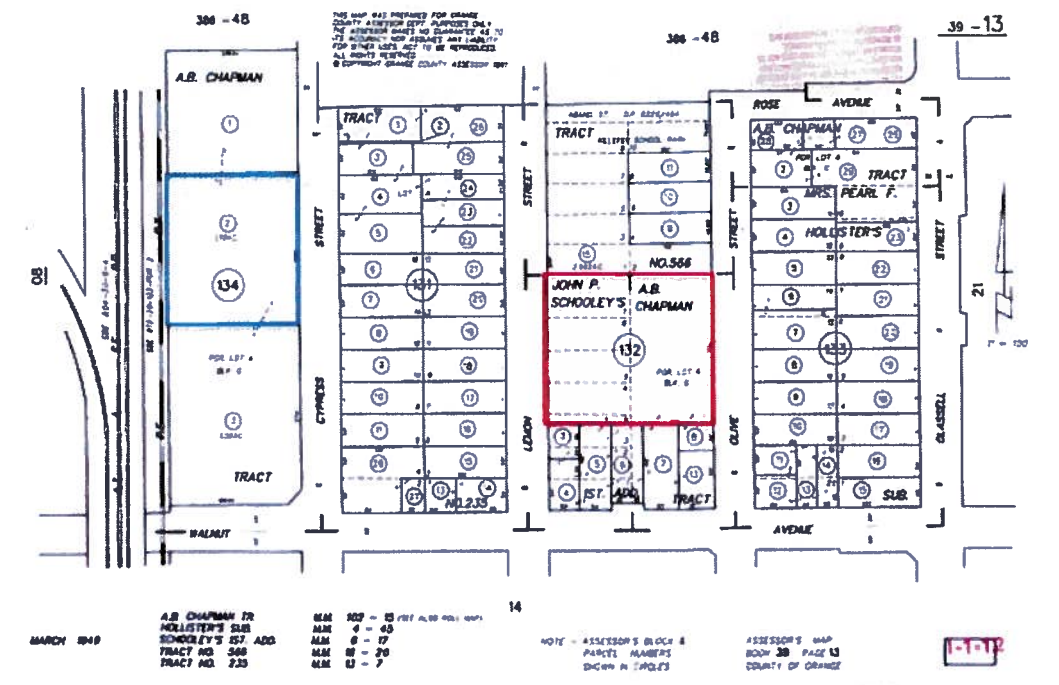


Figure 2. Assessor's Tract Map, March 1949, Killefer School parcel in center, Cypress Street School parcel at left.



Killefer, Lydia D., School
Name of Property

Orange, California
County and State

Figure 3. Location Map

Latitude: 33.796234

Longitude: -117.854752

LYDIA D. KILLEFER SCHOOL
541 N. LEMON ST., ORANGE, CA 92867
LOCATION COORDINATES: 33.796234, -117.854752



● PROPERTY LOCATION

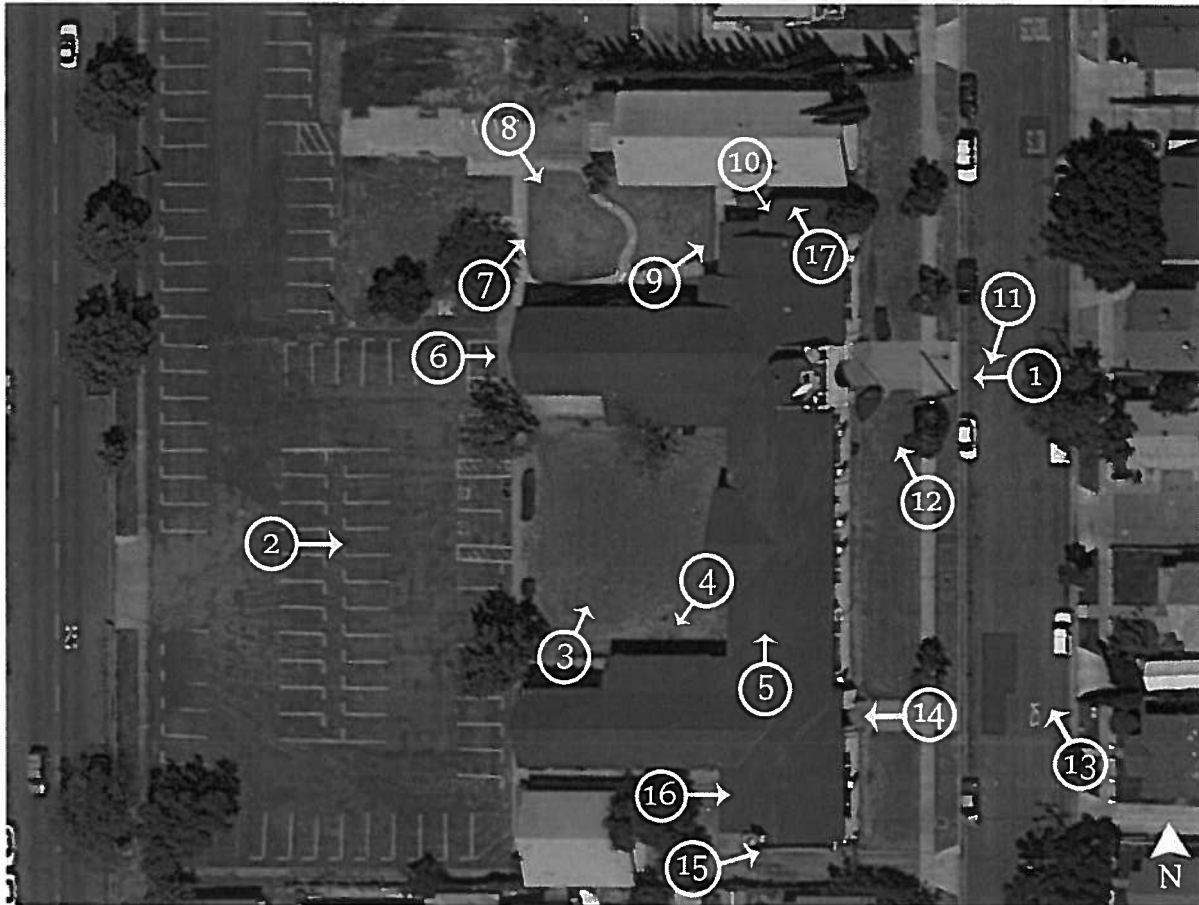
100 feet 50 m



Killefer, Lydia D., School
Name of Property

Orange, California
County and State

Figure 4. Photo Key



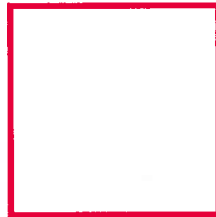
Killefer, Lydia D., School
Name of Property

Orange, California
County and State

Figure 5. 1938 aerial view, Killefer School, City of Orange Historic Aerial Viewer.



Figure 6. 1947 aerial view, Killefer School, City of Orange Historic Aerial Viewer.



Killefer, Lydia D., School
Name of Property

Orange, California
County and State

Figure 7. 1955 aerial view, Killefer School, City of Orange Historic Aerial Viewer.



Figure 8. 1939, Killefer School third grade class photo (wrought iron fence in left background).



Killefer, Lydia D., School
Name of Property

Orange, California
County and State

Figure 9. 1945, Killefer School first grade class photo (three-over-three light windows visible in background on left). Evidence of pre-Méndez v. Westminster integration at Killefer: Norman Chavez eighth from left.



Figure 10. 1945, Killefer School kindergarten class photo (three-over-three light windows visible in background). Evidence of pre-Méndez v. Westminster integration at Killefer: Emigdio Vasquez second from left in second row, and Sal Garcia, second from left in first row.



Killefer, Lydia D., School
Name of Property

Orange, California
County and State

Figure 11. 1946, Killefer School first grade class photo (decorative tiles and partially glazed entry doors visible in background). Evidence of pre-Méndez v. Westminster integration at Killefer: Emigdio Vasquez at far left in first row.



11



APPENDIX D

PALEONTOLOGICAL RESOURCES ASSESSMENT



BERKELEY
CARLSBAD
FRESNO
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

MEMORANDUM

DATE: October 23, 2017
To: Marissa Moshier, City of Orange Community Development Department
FROM: Frank Haselton, LSA
SUBJECT: Killefer Square Apartments Paleontological Resources Assessment

LSA had previously submitted this Paleontological Resources Assessment for the Killefer Square Apartments Project (project), formerly known as Killefer Square Specific Plan, at 541 North Lemon Street in the City of Orange (City) in July 2017. As anticipated, the report is still applicable to the revised 24 unit project, and would not create a need for a new analysis.

**PALEONTOLOGICAL RESOURCES
ASSESSMENT**

**KILLEFER SQUARE SPECIFIC PLAN
CITY OF ORANGE, COUNTY OF ORANGE, CALIFORNIA**

July 2017

**PALEONTOLOGICAL RESOURCES
ASSESSMENT**

**KILLEFER SQUARE SPECIFIC PLAN
CITY OF ORANGE, COUNTY OF ORANGE, CALIFORNIA**

Prepared for:

**Leason Pomeroy
Western States Housing, LLC
12 Strawberry Farms Road
Irvine, California 92612**

Prepared by:

**Sarah Rieboldt, Ph.D.
LSA Associates, Inc.
20 Executive Park, Suite 200
Irvine, California 92614
(949) 553-0666**

LSA Project No. WSH1601

July 2017

ABSTRACT

LSA completed a paleontological resources assessment for the Killefer Square Specific Plan (project) at 541 North Lemon Street in the City of Orange, County of Orange, California. The proposed project consists of converting the former Killefer Elementary School site into student housing for Chapman University students. The project will include the historical rehabilitation and re-use of the existing Killefer Elementary School historic building while integrating new two- to four-story residential clusters and subterranean parking.

The purpose of this assessment was to determine the potential for project development to impact scientifically significant, nonrenewable paleontological resources and, if needed, make recommendations for mitigating those impacts. This assessment included a fossil locality search through the records at the Natural History Museum of Los Angeles County (LACM) and a review of geologic maps and relevant paleontological literature. Because the surface of the project area is currently covered by buildings, paving, and landscaping, a field survey was not conducted as part of this assessment.

No significant paleontological resources were identified directly within the project area during the locality search. However, based on the results of the locality search and the literature review, the project area contains deposits with high paleontological sensitivity. These deposits include the late to middle Pleistocene Old Alluvial Fan Deposits mapped across the entire project area. Because excavation during the course of the project will reach these paleontologically sensitive deposits, there is a potential for the project to impact paleontological resources. In order to mitigate potential adverse impacts to nonrenewable paleontological resources, LSA recommends the following procedures:

- A paleontologist shall be hired to develop a Paleontological Resource Impact Mitigation Program (PRIMP) for this project. The PRIMP shall include the procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a report at the conclusion of grading.
- Excavation and grading activities in deposits with a high paleontological sensitivity rating (Old Alluvial Fan Deposits) shall be monitored by a paleontological monitor following a PRIMP.
- If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to temporarily redirect construction away from the area of the find in order to assess its significance.
- Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collections of an accredited scientific institution.
- At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program.
- In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected and a paleontologist should be contacted to assess the find for significance. If determined to be significant, the fossil shall be collected from the field.

TABLE OF CONTENTS

ABSTRACT	i
1.0 INTRODUCTION.....	1
1.1 Project Description.....	1
1.2 Construction Schedule	3
2.0 REGULATORY ENVIRONMENT.....	4
2.1 State of California	4
3.0 SCIENTIFIC SIGNIFICANCE AND SENSITIVITY	5
3.1 Scientific Significance	5
3.1.1 Summary of Scientific Significance.....	6
3.2 Sensitivity.....	6
3.2.1 Summary of Sensitivity.....	7
4.0 METHODS.....	8
4.1 Literature Review.....	8
4.2 Locality Search.....	8
4.3 Field Survey	8
5.0 RESULTS.....	9
5.1 Literature Review.....	9
5.2 Locality Search.....	11
6.0 RECOMMENDATIONS	12
7.0 REFERENCES.....	13

FIGURES

Figure 1: Project Location and Vicinity	2
Figure 2: Geology Map	10

APPENDIX

A: FOSSIL LOCALITY SEARCH RESULTS FROM THE NATURAL HISTORY MUSEUM OF
LOS ANGELES COUNTY

1.0 INTRODUCTION

LSA Associates, Inc. (LSA) was retained by Western States Housing, LLC to prepare a paleontological resources assessment for the Killefer Square Specific Plan (project) at 541 North Lemon Street in the City of Orange (City), County of Orange (County), California. The project is located north of West Walnut Avenue and is bounded by North Lemon Street on the west and North Olive Street on the east. The project area is depicted on the United States Geological Survey (USGS) *Orange, California*, 7.5-minute topographic quadrangle map within an unsectioned portion of Township 4 South, Range 9 West, San Bernardino Baseline and Meridian (Figure 1).

This assessment addresses the requirements of the California Environmental Quality Act (CEQA); the *State CEQA Guidelines*, Appendix N; and Public Resources Code (PRC) Section 5097.5, and follows guidelines established by the Society of Vertebrate Paleontology (SVP, 2010). It addresses the potential for the project to adversely impact paleontological resources and, if needed, includes mitigation measures and other recommendations to minimize these impacts. This report is not, and should not be used as, a geological assessment.

1.1 PROJECT DESCRIPTION

The project is designed to provide gated, private student housing with the intent of centralizing more of the students living in the neighborhoods around Chapman University and provide a safe environment with secured living conditions. The project area includes a 1.7-acre (ac) site, of which a portion is currently occupied by the historic school and parking associated with an adjacent high school. The project will include the historical rehabilitation and re-use of the existing Killefer Elementary School historic building, while integrating new two- to four-story residential clusters. The project design standards will restrict the tallest structures to the northwestern corner of the project area, away from the historic building and adjacent residential uses. The current open space area provided by the historic school will be retained and will remain the site's primary, centrally located, open space plaza, extending to North Lemon Street. This space will be reserved for active outdoor recreational uses, both covered and open. This open space area will also serve to provide visual penetration into the site and to the historic school building from the west. At this time, it is envisioned that up to three pedestrian security gates will be located on North Olive Street, the primary point of pedestrian egress/ingress. Vehicular access will be separated from the above-referenced pedestrian access. Up to two levels of subterranean parking may be built, with excavation extending no more than 30 feet (ft) below the existing surface.

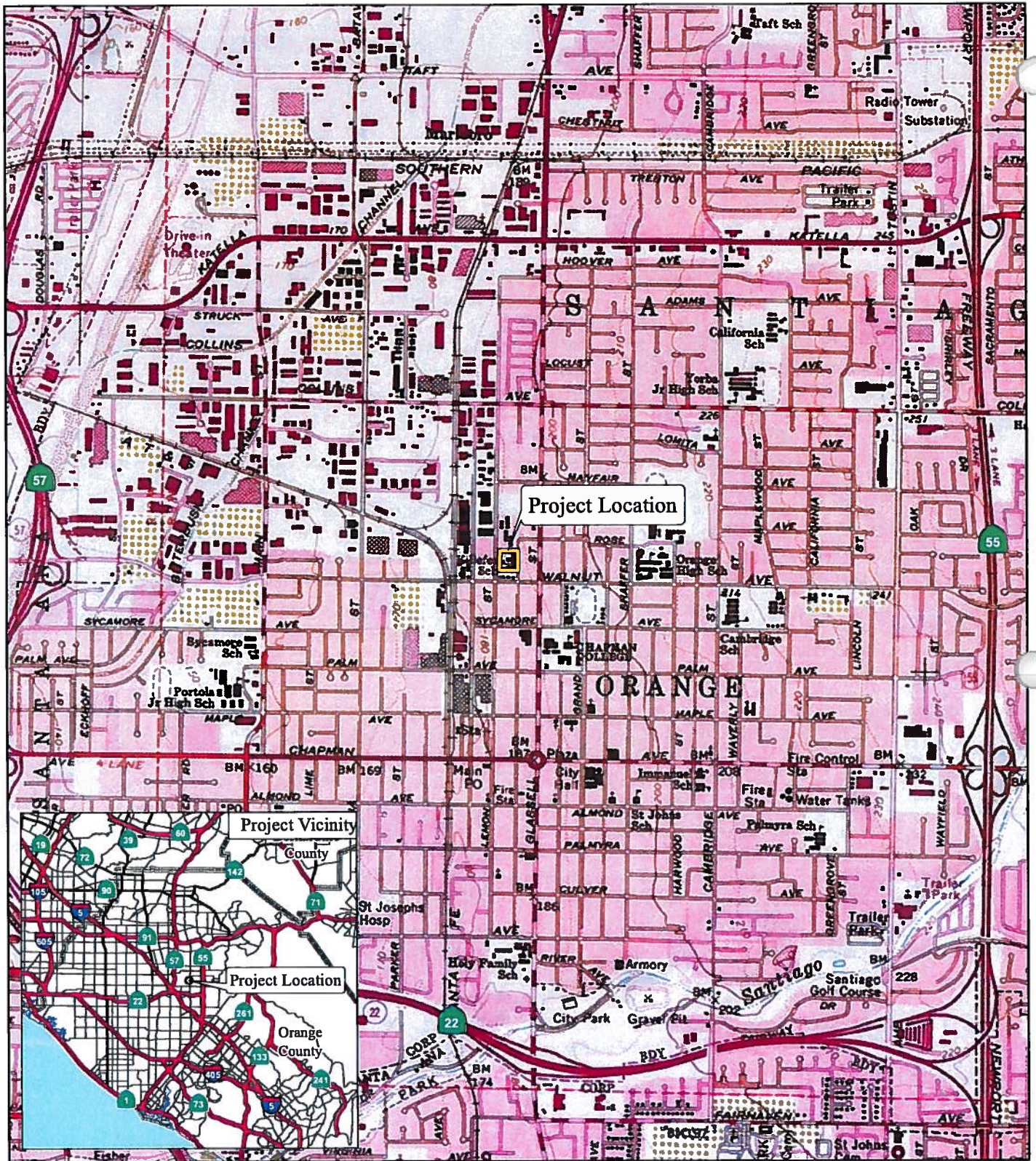


FIGURE 1

LSA

LEGEND

 Project Location



0 1000 2000
FEET

SOURCE: USGS 7.5' Quad - Orange (1981), CA

I:\WSH1601\GIS\ProjectLocation_USGS.mxd (7/24/2017)

Killefer Square Specific Plan
Project Location

In addition to the primary site use of private student housing, the following ancillary uses will be permitted, subject to final design approval:

- Leasing/security/building maintenance
- Theater, as part of an existing on-site recreational component
- Fitness center
- Pool
- 24-hour security, including exterior cameras
- Sports court (e.g., basketball and volleyball)
- Study rooms
- Meeting rooms
- Food vending machines/dining area
- Laundry facilities
- Secured bike rack area

1.2 CONSTRUCTION SCHEDULE

At this time, the construction schedule is estimated to be approximately 18 months. Given the size and lot configuration of this project, construction would occur in main “components” rather than in the typical phases. The four main components include grading, rehabilitation of the historic building, construction, and landscaping.

2.0 REGULATORY ENVIRONMENT

2.1 STATE OF CALIFORNIA

Under State law, paleontological resources are protected by CEQA and PRC Section 5097.5.

The purpose of CEQA (PRC 21000 et seq.) is to provide a statewide policy of environmental protection. As part of this protection, State and local agencies are required to analyze, disclose, and, when feasible, mitigate the environmental impacts of, or find alternatives to, proposed projects.

The *State CEQA Guidelines* (California Code of Regulations [CCR] 15000 et seq. as amended December 1, 2016) provide regulations for the implementation of CEQA and include more specific direction on the process of documenting, analyzing, disclosing, and mitigating environmental impacts of a project. To assist in this process, Appendix N of the *State CEQA Guidelines* provides a sample checklist form that may be used to identify and explain the degree of impact a project will have on a variety of environmental aspects, including paleontological resources (Section V[c]).

As stated in Section 15002(b)(1-3) of the *State CEQA Guidelines*, CEQA applies to governmental action, including activities that are undertaken by, financed by, or require approval from a governmental agency.

California PRC Section 5097.5 states:

(a) No person shall knowingly and willfully excavate upon, or remove, destroy, injure or deface any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over such lands. Violation of this section is a misdemeanor.

(b) As used in this section, "public lands" means lands owned by, or under the jurisdiction of, the state, or any city, county, district, authority, or public corporation, or any agency thereof.

As this project is located within what are considered "public lands," California PRC Section 5097.5 would apply.

3.0 SCIENTIFIC SIGNIFICANCE AND SENSITIVITY

Paleontological resources, or fossils, are the remains (such as bones, teeth, shells, leaves, or wood) and/or traces (such as tracks or burrows) of prehistoric animal and plant life. The scientific significance or importance of a paleontological resource is based on various attributes of that resource, and definitions of scientific significance from the SVP and one additional source are included below.

3.1 SCIENTIFIC SIGNIFICANCE

The SVP (2010) provides the following definitions of significance:

- **Significant Nonrenewable Paleontological Resources** are fossils and fossiliferous deposits, here defined as consisting of identifiable vertebrate fossils, large or small; uncommon invertebrate, plant, and trace fossils; and other data that provide taphonomic, taxonomic, phylogenetic, paleoecologic, stratigraphic, and/or biochronologic information. Paleontological resources are considered to be older than recorded human history and/or older than the middle Holocene (i.e., older than approximately 4,200 years ago [Walker et al., 2012]).

Eisentraut and Cooper (2002) developed a useful analysis for judging whether fossils are scientifically significant by applying the criteria within the following categories:

- **Taxonomy:** Assemblages that contain rare or unknown taxa, such as defining new (previously unknown to science) species or that represent a species that is the first or has very limited occurrence within the area or formation.
- **Evolution:** Fossils that represent important stages or links in evolutionary relationships or that fill gaps or enhance underrepresented intervals in the stratigraphic record.
- **Biostratigraphy:** Fossils that are important for determining or confining relative geologic (stratigraphic) ages or for use in defining regional to interregional stratigraphic associations. These fossils are often known as biostratigraphic markers and represent plants or animals that existed for only a short and restricted period in the geologic past.
- **Paleoecology:** Fossils that are important for reconstructing ancient organism community structure and interpretation of ancient sedimentary environments. Depending on which fossils are found, much can be learned about the ancient environment from water depth, temperature, and salinity to what the substrate was like (muddy, sandy, or rocky) to even whether the area was in a high energy location like a beach or low-energy location like a bay. Even terrestrial animals can contain information about the ancient environment. For example, an abundance of grazing animals such as horses, bison, and mammoths suggest more of a grassland environment, while an abundance of browsing animals such as deer, mastodons, and camels suggest more of a brushy environment. Preserved parts of plants can also lend insight into what was growing in the area at a particular time. In addition, by studying the ratios of different species to each other's population densities, relationships between predator and prey can be determined.

There is a complex but vital interrelationship among evolution, biostratigraphy, and paleoecology: biostratigraphy (the record of fossil succession and progression) is the expression

of evolution (change in populations of organisms through time), which in turn is driven by natural selection pressures exerted by changing environments (paleoecology).

- **Taphonomy:** Fossils that are exceptionally well or unusually/uniquely preserved or are relatively rare in the fossil record. This could include preservation of soft tissues such as hair, skin, or feathers from animals or the leaves/stems of plants that are not commonly fossilized.

3.1.1 Summary of Scientific Significance

All vertebrate fossils that have contextual information, such as the location and geologic unit from which they were recovered, are considered scientifically significant, nonrenewable paleontological resources. Invertebrate and plant fossils as well as other environmental indicators associated with vertebrate fossils are considered scientifically significant. Certain invertebrate and plant fossils that are regionally rare or uncommon, or help to define stratigraphy, age, or taxonomic relationships are considered scientifically significant.

3.2 SENSITIVITY

Paleontological sensitivity is a ranking that describes the potential to find scientifically significant fossils in a given geologic unit based on an evaluation of several factors, including the composition, age, depositional environment, and known importance of fossils from, or suspected to be in, that geologic unit. The sensitivity ranking provides the basis for determining which mitigation measures, if any, are appropriate for a particular project.

The Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources (SVP, 2010) has four categories for paleontological sensitivity: High, Low, No, and Undetermined. Each of these categories is described in more detail below.

- **High Potential:** Rock units from which vertebrate or scientifically significant invertebrate, plant, or trace fossils have been recovered are considered to have a high potential for containing additional scientifically significant paleontological resources. Rock units classified as having High Potential for producing paleontological resources include, but are not limited to, sedimentary formations and some volcanoclastic formations (e.g., ashes or tephras), some low-grade metamorphic rocks that contain scientifically significant paleontological resources anywhere within their geographical extent, and sedimentary rock units temporally or lithologically suitable for the preservation of fossils (e.g., middle Holocene and older, fine-grained fluvial sandstones, argillaceous and carbonate-rich paleosols, cross-bedded point bar sandstones, fine-grained marine sandstones). Paleontological potential consists of both (1) the potential for yielding abundant or scientifically significant vertebrate fossils or for yielding a few scientifically significant fossils, large or small, vertebrate, invertebrate, plant, or trace fossils, and (2) the importance of recovered evidence for new and scientifically significant taxonomic, phylogenetic, paleoecologic, taphonomic, biochronologic, or stratigraphic data. Rock units that contain potentially datable organic remains older than Late Holocene, including deposits associated with animal nests or middens, and rock units which may contain new vertebrate deposits, traces, or trackways, are also classified as having high potential.
- **Low Potential:** Reports in the paleontological literature or field surveys by a qualified professional paleontologist may allow determination that some rock units have a low potential for yielding scientifically significant fossils. Such rock units will be poorly represented by fossil

specimens in institutional collections, or based on general scientific consensus, fossils are only preserved in rare circumstances; the presence of fossils is the exception, not the rule (e.g., basalt flows or Recent colluvium). Rock units with low potential typically will not require impact mitigation measures to protect fossils.

- **No Potential:** Some rock units have no potential to contain scientifically significant paleontological resources (e.g., high-grade metamorphic rocks [such as gneisses and schists] and plutonic igneous rocks [such as granites and diorites]). Rock units with no potential require no protection or impact mitigation measures relative to paleontological resources.
- **Undetermined Potential:** Rock units for which little information is available concerning their paleontological content, geologic age, and depositional environment are considered to have undetermined potential. Further study is necessary to determine whether these rock units have high, low, or no potential to contain scientifically significant paleontological resources. A field survey by a qualified professional to specifically determine the paleontological resource potential of these rock units is required before a Paleontological Resource Impact Mitigation Program (PRIMP) can be developed. In cases where no subsurface data are available, paleontological potential can sometimes be determined by strategically located excavations into subsurface stratigraphy.

3.2.1 Summary of Sensitivity

A formation or rock unit has paleontological sensitivity or the potential for scientifically significant paleontological resources if it has previously produced, or has lithologies conducive to the preservation of, vertebrate fossils and associated or regionally uncommon invertebrate and plant fossils. All sedimentary rocks, except those younger than 4,200 years, certain extrusive volcanic rocks, and mildly metamorphosed rocks are considered to have potential for paleontological resources.

4.0 METHODS

4.1 LITERATURE REVIEW

The literature review included an examination of geologic maps of the project area and a review of relevant geological and paleontological literature to determine which geologic units are present within the project areas and whether fossils have been recovered from those geologic units elsewhere in the region. As geologic units may extend over large geographic areas and contain similar lithologies and fossils, the literature review includes areas well beyond the project area. The results of this literature review include an overview of the geology of the project area and a discussion of the paleontological sensitivity (or potential) of the geologic units within the project area.

4.2 LOCALITY SEARCH

The purpose of a locality search is to establish the status and extent of previously recorded paleontological resources within and adjacent to the study area for a given project. In February 2016, a locality search was completed through the Natural History Museum of Los Angeles County (LACM). This search identified any vertebrate localities in the LACM records that exist near the project area in the same or similar deposits. The locality search results from Dr. Samuel McLeod, Collections Manager of Vertebrate Paleontology at the LACM, are summarized in the Results section, and a copy of the letter from the LACM is provided in Appendix A.

4.3 FIELD SURVEY

Because of the developed nature of the project, with the majority of the ground surface of the property obscured by paving, existing buildings, and landscaping vegetation, a field survey was not completed as part of this study.

5.0 RESULTS

5.1 LITERATURE REVIEW

The project is located at the northern end of the Peninsular Ranges Geomorphic Province, a 900-mile (mi) long northwest-southeast trending structural block that extends from the Transverse Ranges in the north to the tip of Baja California in the south and includes the Los Angeles Basin (California Geological Survey, 2002; Norris and Webb, 1976). This province is characterized by mountains and valleys that trend in a northwest-southeast direction, roughly parallel to the San Andreas Fault. The total width of the province is approximately 225 mi, extending from the Colorado Desert in the east, across the continental shelf, to the Southern Channel Islands (i.e., Santa Barbara, San Nicolas, Santa Catalina, and San Clemente) (Sharp, 1976). It contains extensive pre-Cretaceous (more than 145 million years ago [Ma]) and Cretaceous (145–66 Ma) igneous and metamorphic rock covered by limited exposures of post-Cretaceous (less than 66 Ma) sedimentary deposits (Norris and Webb, 1976).

Within this larger region, the project is located in the Los Angeles Basin, a broad alluvial lowland bounded to the north and east by the San Gabriel and Santa Ana Mountains, respectively, and by the Pacific Ocean to the southwest (Yerkes et al., 1965). The basin is underlain by a structural depression that has discontinuously accumulated thousands of feet of marine and terrestrial deposits since the Late Cretaceous (approximately 100.5 Ma) (Yerkes et al., 1965). Over millions of years, the basin has experienced episodes of subsidence, deposition, uplift, erosion, and faulting, all of which have resulted in very complex geology as well as a prolific oil industry (Bilodeau et al., 2007; Yerkes et al., 1965). The surface of the basin slopes gently southwestward toward the ocean, interrupted in various places by low hills and traversed by several large rivers (Sharp, 1976; Yerkes et al., 1965).

Geologic mapping by Morton and Miller (2006) indicates the project area contains late to middle Pleistocene (11,700–781,000 years ago) Old Alluvial Fan Deposits (Figure 2). These deposits formed from sediments that were eroded from the mountains and carried to lower elevations by rivers and streams. They are found at the mouths of canyons, along the sides of hills that flank river and stream valleys, and within the valleys themselves. These deposits are composed of moderately to well consolidated mixtures of silt, sand, and gravel (Morton and Miller, 2006). These deposits have been dissected by erosional gullies and show some soil development (Morton and Miller, 2006).

These deposits span the latest two North American Land Mammal Ages (NALMAs): the Rancholabrean (11,700–240,000 years ago) and the Irvingtonian (240,000–1.8 Ma) (Alroy, 2000). Fossils are known in similar Rancholabrean and Irvingtonian deposits from excavations for roads, housing developments, and quarries, as well as scientific investigations in the Southern California area (Jefferson, 1991a, 1991b; Miller, 1971; Pajak et al., 1996; Reynolds and Reynolds, 1991; Springer et al., 2009). These fossils include mammoths, mastodons, horses, bison, camels, saber-toothed cats, coyotes, deer, and sloths, as well as smaller animals like rodents, rabbits, birds, reptiles, and fish. As such, these deposits are considered to have high paleontological sensitivity.

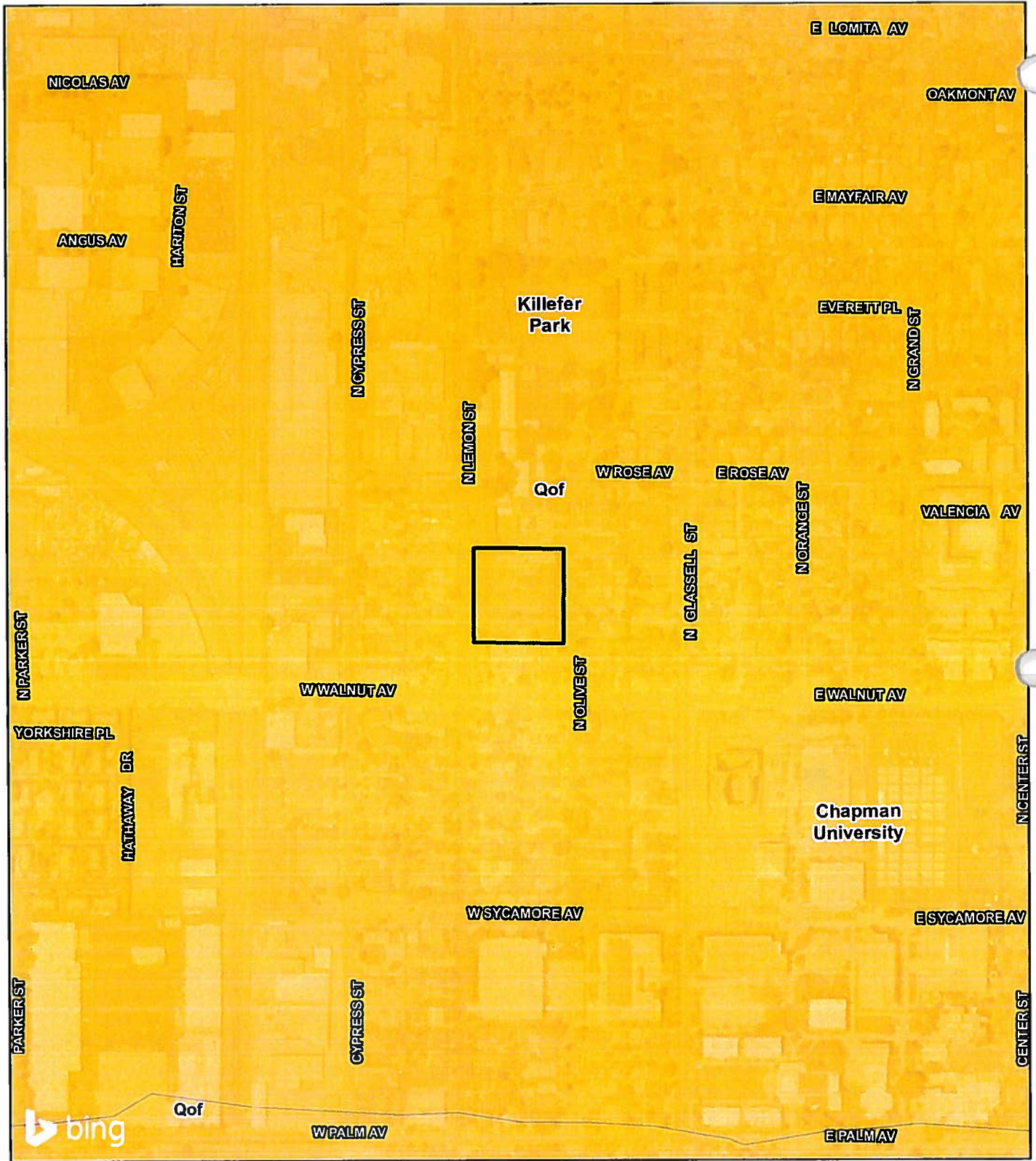




FIGURE 2

L S A

LEGEND

-  Project Location
- Geologic Unit
-  Qof - Old alluvial-fan deposits



Killefer Square Specific Plan
Geology Map

SOURCE: Bing Maps (2013); Morton and Miller (2006)

I:\WSH1601\GIS\Geology.mxd (7/24/2017)

5.2 LOCALITY SEARCH

According to the locality search conducted by the LACM, there are no known fossil localities within the boundaries of the project. Although geologic mapping by Morton and Miller (2006) indicated that the project area contains Old Alluvial Fan Deposits, the LACM reports that the project area is underlain by deposits of younger Quaternary alluvium, which overlie older Quaternary alluvial sediments. These younger deposits typically do not contain scientifically significant vertebrate fossils, but the museum has a record of one fossil locality from these younger deposits that produced a fossil specimen of sheep (*Ovis*). This locality is LACM 1652 and is located along Rio Vista Avenue south of Lincoln Avenue and northwest of the project area. The closest LACM locality in older Quaternary alluvium deposits is LACM 4943, located north of the project area along Fletcher Avenue east of Glassell Street and the Santa Ana River. This locality produced a fossil specimen of a horse (*Equus*) at a depth of approximately 8–10 ft below the surface.

The LACM believes that shallow excavations in the younger Quaternary alluvial deposits in the project area are unlikely to recover any scientifically important vertebrate fossils. However, deeper excavations, or excavations into the older Quaternary alluvial deposits, may encounter scientifically significant vertebrate remains and should be monitored to recover those remains. The results letter from the LACM is provided in Attachment A.

6.0 RECOMMENDATIONS

No significant paleontological resources were identified directly within the project area during the locality search. However, based on the results of the locality search and the literature review, the project area contains deposits with high paleontological sensitivity. These deposits include the late to middle Pleistocene Old Alluvial Fan Deposits mapped across the entire project area. Because excavation during the course of the project will reach these paleontologically sensitive deposits, there is a potential for the project to impact paleontological resources. In order to mitigate potential adverse impacts to nonrenewable paleontological resources, as required by CEQA Appendix N and PRC Section 5097.5, LSA recommends the following procedures:

- A paleontologist shall be hired to develop a PRIMP for this project. The PRIMP shall include procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a report at the conclusion of grading.
- Excavation and grading activities in deposits with a high paleontological sensitivity rating (Old Alluvial Fan Deposits) shall be monitored by a paleontological monitor following a PRIMP.
- If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to temporarily redirect construction away from the area of the find in order to assess its significance.
- Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collections of an accredited scientific institution.
- At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program.
- In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected and a paleontologist should be contacted to assess the find for significance. If determined to be significant, the fossil shall be collected from the field.

By following the above procedures, potential impacts to nonrenewable paleontological resources would be avoided.

7.0 REFERENCES

- California Geological Survey
2002 *California Geomorphic Provinces*. California Geological Survey, Note 36. California Department of Conservation.
- Eisentraut, P., and J. Cooper
2002 *Development of a Model Curation Program for Orange County's Archaeological and Paleontological Collections*. Prepared by California State University, Fullerton, and submitted to the County of Orange Public Facilities and Resources Department/Harbors, Parks and Beaches (PFRD/HPB).
- Jefferson, George T.
1991a *A Catalogue of Late Quaternary Vertebrates from California: Part One: Non-marine Lower Vertebrate and Avian Taxa*. Natural History Museum of Los Angeles County Technical Reports No. 5, Los Angeles.
1991b *A Catalogue of Late Quaternary Vertebrates from California: Part Two: Mammals*. Natural History Museum of Los Angeles County Technical Reports No. 7, Los Angeles.
- Miller, W.E.
1971 *Pleistocene Vertebrates of the Los Angeles Basin and Vicinity (Exclusive of Rancho La Brea)*. Los Angeles County Museum of Natural History Bulletin, Science: No. 10.
- Morton, Douglas, and Fred K. Miller
2006 *Geologic Map of the San Bernardino and Santa Ana 30' x 60' Quadrangles, California*. Version 1.0. Digital Preparation by Pamela M. Cossette and Kelly R. Bovard. Prepared by the United States Geologic Survey in cooperation with the California Division of Mines and Geology. Open File Report 2006-1217. Map Scale 1:100,000.
- Norris, R.M., and R.W. Webb
1976 *Geology of California*, John Wiley and Sons, Inc., Santa Barbara.
- Reynolds, R.E., and R.L. Reynolds
1991 *The Pleistocene Beneath our Feet: Near-Surface Pleistocene Fossils in Inland Southern California Basins*. In: *Inland Southern California: the last 70 million years*, M.O. Woodburne, R.E. Reynolds, and D.P. Whistler, eds. Redlands, San Bernardino County Museum Special Publication 38(3 and 4): 41-43.
- Sharp, R.P.
1976 *Geology Field Guide to Southern California*, Kendall/Hunt Publishing Company; Second Edition, pp 181.

- Springer, Kathleen, Eric Scott, J. Christopher Sagebiel, and Lyndon K. Murray
2009 *The Diamond Valley Lake Local Fauna: Late Pleistocene Vertebrates from Inland Southern California*. In L.B. Albright, III, ed. *Papers in Geology, Vertebrate Paleontology, and Biostratigraphy in Honor of Michael O. Woodburne*, Museum of Northern Arizona Bulletin 65, pp. 217–236.
- Society of Vertebrate Paleontology (SVP)
2010 *Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources*. Society of Vertebrate Paleontology. Impact Mitigation Guidelines Revision Committee. Pages 1–11.
- Walker, M.J.C., M. Berkelhammer, S. Bjorck, L.C. Cwynar, D.A. Fisher, A.J. Long, J.J. Lowe, R. Newnham, S.O. Rasmussen, and H. Weiss
2012 *Formal Subdivision of the Holocene Series/Epoch: A Discussion Paper by a Working Group of INTIMATE (Integration of Ice-Core, Marine and Terrestrial Records) and the Subcommission on Quaternary Stratigraphy (International Commission on Stratigraphy)*. *Journal of Quaternary Science* 27:649-659.

APPENDIX A

FOSSIL LOCALITY SEARCH RESULTS FROM THE NATURAL HISTORY MUSEUM OF LOS ANGELES COUNTY



Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

tel 213.763.DINO
www.nhm.org

Vertebrate Paleontology Section
Telephone: (213) 763-3325
Fax: (213) 746-7431
e-mail: smcleod@nhm.org

16 February 2016

LSA Associates, Inc.
20 Executive Park, Suite 200
Irvine, California 92614

Attn: Brooks Smith, Associate, Cultural & Paleontological Resources Group

re: Paleontological Resources Records Check for the proposed Killefer School Project, LSA
Project # ZZZ2924A1, in the City of Orange, Orange County, project area

Dear Brooks:

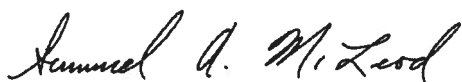
I have thoroughly searched our paleontology collection records for the locality and specimen data for the proposed Killefer School Project, LSA Project # ZZZ2924A1, in the City of Orange, Orange County, project area as outlined on the portion of the Orange USGS topographic quadrangle map that you sent to me via e-mail on 2 February 2016. We do not have any vertebrate fossil localities that lie directly within the proposed project area boundaries, but we do have localities nearby from the same deposits that may occur at depth in the proposed project area.

Surface deposits throughout the proposed project area and in the surrounding area consist of younger Quaternary Alluvium, derived as fluvial deposits from the Santa Ana River that flows currently to the west and from the Santiago Creek that flows currently to the east and south, with older terrestrial Quaternary sediments occurring at various depths. These deposits typically do not contain significant vertebrate fossils, at least in the uppermost layers, but we have a vertebrate fossil locality, LACM 1652, north-northwest of the proposed project area along Rio Vista Avenue south of Lincoln Avenue, that produced a fossil specimen of sheep, *Ovis*. Our closest fossil locality in older Quaternary sediments is LACM 4943, situated almost due east of locality LACM 1652 along Fletcher Avenue east of Glassell Street east of the Santa Ana River, just east of due north of the proposed project area, that produced a specimen of fossil horse, *Equus*, at a depth of 8-10 feet below the surface.

Surface grading or very shallow excavations in the uppermost few feet of the younger Quaternary alluvial sediments in the proposed project area are unlikely to uncover significant fossil vertebrate remains. Deeper excavations in the proposed project area, however, may well encounter significant vertebrate fossils. Any substantial excavations below the uppermost layers, therefore, should be closely monitored to quickly and professionally collect any specimens without impeding development. Also, sediment samples should be collected and processed to determine the small fossil potential in the proposed project area. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

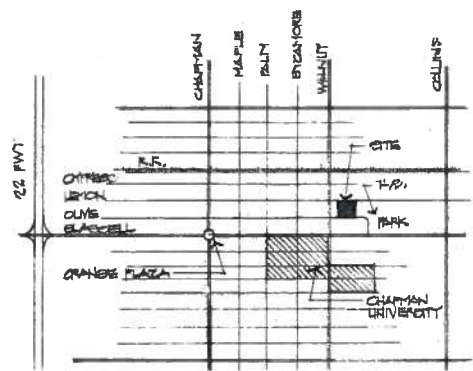
This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,



Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice



VICINITY MAP



NORTH

SMART COMMITTEE CORRECTIONS		11-15-17
DRC SUBMITTALS	PRELIMINARY	12-20-17

PLANNING COMMISSION
CITY COUNCIL

24 UNIT APARTMENT PROJECT

541 NORTH LEMON STREET ORANGE, CALIFORNIA

LP3 architecture, Inc.
Leason F Pomeroy III, FAIA

KILLEFFER SQUARE

ATTACHMENT NO. 6
DRC NO. 4807-15 KILLEFFER SQUARE
PLANS (DATED: 3/13/18)
MARCH 21, 2018 DRC MTG.

COMMUNITY DEVELOPMENT
RECEIVED
MAR 13 2018
CITY OF ORANGE

ELEVATIONS

The proposed new building elevations will have elements that will be influenced by the historic building. For instance, the exterior walls of the historic school are monolithic only broken up by modulated large expanses of window areas relating to the original classroom use in a grid like pattern.

The roof shall be a sloping barrel terra cotta roof tiles to match the historic building. Details for the post and beam and eave details shall match the historic building. The elevator penthouse shall be within the maximum height limit.

The exterior skin material of both the historic building and the new proposed building will be plaster. The historic building has a rough textured stucco finish while it is proposed that the new building have the same texture and color as the historic building, therefore creating an additional yet subtle relationship between the two.

The new building is proposed to have recessed operable windows and deeper recessed door openings with cantilevered private decks and railings which will provide a dissimilar overall aesthetic form to the historic building suggested by the Secretary of the Interior's Standards.

LANDSCAPING

The proposed project will seek to preserve several prominent trees and tree groupings including a large oak tree near the south property line, a large pepper tree in the southwest corner of the site, and a dense row of cypress trees providing continued privacy along the north property line near Olive Street.

The front and rear setbacks will be landscaped with a combination of groundcover and low hedges/shrubs, so as not to prohibit any views of the historic Killefer School Building from North Olive Street and North Lemon Street.

GENERAL PLAN AMENDMENT

The site has a General Plan designation of Public Facilities and Institution as (PF-1). The PF-1 Designation provides for public, quasi-public and institutional land uses such as schools, government facilities, hospitals, and utility easements.

CONDITIONAL USE PERMIT

Section 17.14.700 (Greater Height Permitted) allows for projects to exceed 2 stories in the R-3 Zones through the issuance of a Conditional Use Permit. In approving the Conditional Use Permit, the Planning Commission must consider the following:

- 1) Siting buildings or structures so as to achieve greater usable open space area than could be achieved with two story construction.
2) Siting buildings or structures so as to consider shadow, solar orientation and noise impacts, as well as respecting the terrain.
3) Designing and/or screening all roof top mechanical and electrical equipment as an integral part of the building design.
4) Illustrating a design compatibility with both the existing and desired character of the surrounding area and uses.

There are currently three existing buildings on the site. There are two non-contributing classroom buildings on the north and south sides of the property respectively and flanking the historic building which fronts on Olive Street.

North Olive Street, which bounds the project site to the east, is a two-way roadway with on-street parking. North Lemon Street, which borders the project site to the west, is also a two-way roadway with on-street parking.

BACKGROUND AND HISTORY

Per the City General Plan Cultural Resources and Historic Preservation Element, the City supports contemporary uses that require minimal change to defining physical characteristics of potential and listed historic resources, especially adaptive re-use projects that meet contemporary needs, including housing or commercial uses.

The Killefer School building is a local example of the Spanish Colonial Revival style and retains significant character-defining features of the original design including the following:

- Exterior
- Octagonal bell tower
- Terra cotta tile sub-floor vents (canale vents)
- Open balcony with copper clad railings
- Asymmetrical facade
- Textured stucco
- Terra cotta tile stairways
- Arcaded exterior and interior walkways with wood posts
- U-shaped courtyard
- Narrow eaves with exposed rafter tails
- Arched openings and transoms
- Wood frame, three paned windows including clearstories in the west facade
- Wood frame, nine pane window systems on the east facade
- String course on the arched entry on the east elevation
- Copper rain gutters and downspouts
- Original wood doors (some extremely ornate)
Interior
- Hallways, Classrooms and Offices with existing modifications
- Hallway and other interior archways
- Wood doors
- Chalkboard supports and chalkboards badly vandalized
- Original built-in cabinets, shelves and closets also badly vandalized
- Exposed rafters in the northeastern classroom and hallway

EXISTING SITE CONDITIONS

The Killefer School Building will remain in place and rehabilitated in accordance with the Secretary of the Interior Standards for rehabilitation of historic buildings.

The proposed three story multi-family residential structure will be located along the project site's northern property line. The maximum height of the building is approximately 32 feet from ground surface.

The total of 24 units will be constructed on site with 18 of these units within the new structure and the remaining 6 units within the Killefer School Building. 21 of the units shall be 2 bedroom 2 bath units while the remaining 3 shall be 1 bedroom 1 bath.

At its closest point the new building will be approximately 25 feet away from the Killefer School Building.

The project will provide approximately 62 parking spaces in two surface parking lots. Parking for the project residents will be provided in the parking lot in the southwestern portion of the site. The resident parking lot will be provided with 58 parking spaces including 4 ADA accessible parking spaces.

There will be a six foot high CMU wall along the north and south property lines. There will be a six foot high plastered CMU wall along the west side of the property line at the new structure to provide security and to provide the Orange Unified School District Art Department students with an art wall for outdoor expression.

There are four general common open space areas - 1) an approximately 1,365 square foot area in the site's northwestern area between the new construction and the resident parking lot; 2) an approximately 1,334 square foot area located in the northeastern portion of the site, between the new construction and the Killefer School Building; 3) an approximately 1,890 square foot area located in the southwestern portion of the site; and 4) an approximately 6,080 square foot area located within the historic courtyard (open space) adjacent to the Killefer School Building.

The proposed new building will be sited in a manner that respects the historic school building. The school building along with its entry will remain as the prominent structure on the site's eastern boundary (North Olive Street frontage), and a wide visual corridor to the building from the site's western edge (North Lemon Street) will be preserved.

On-site pedestrian circulation will be a series of patterned concrete walks connecting all buildings, open space areas, parking areas and pedestrian points of ingress/egress. A bicycle storage and motorcycle parking area will be located in the south central portion of the site.

PROJECT DESCRIPTION

CURRENT ADDRESS - 541 NORTH LEMON STREET
ADDRESS IS ON THE ORIGINAL REAR PLAT PLOTTED SIDE OF THE SITE.
THE PROPOSED PROJECT WILL BE ADDRESSED ON NORTH OLIVE STREET AT ACTUAL FRONT CURBED PEDESTRIAN ENTRY TO THE PROJECT.

PROJECT ADDRESS

039-132-15 (PORTION)

PROJECT PARCEL NUMBER

PARCEL 1:

LOTS 1 AND 2 OF TRACT NO. 566, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 18, PAGE 29 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 2:

LOTS 4 THROUGH 7, INCLUSIVE AND THE NORTH 18 FEET OF LOT 3 OF JOHN R. SCHOOLEY'S FIRST ADDITION TO THE CITY OF ORANGE, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 6, PAGE 17 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 3:

THAT PORTION OF THE SOUTHEAST QUARTER OF LOT 4 IN BLOCK G OF THE A. B. CHAPMAN TRACT, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SURVEYED BY FRANK LECOUREUR IN DECEMBER 1870, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 33 FEET WEST OF THE EAST LINE OF OLIVE STREET AND 132 FEET NORTH OF THE NORTH LINE OF WALNUT AVENUE IN THE CITY OF ORANGE, SAID POINT BEING ON THE EAST LINE OF THE WEST 5 ACRES OF SOUTHEAST QUARTER OF SAID LOT 4, IN BLOCK G OF THE A. B. CHAPMAN TRACT; THENCE NORTH 48 FEET; THENCE WEST 165 FEET; THENCE SOUTH 48 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF WALNUT AVENUE, 165 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 33 FEET OF SAID PREMISES.

PARCEL 4:

THAT PORTION OF THE SOUTHEAST QUARTER OF LOT 4 IN BLOCK G OF THE A. B. CHAPMAN TRACT, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SURVEYED BY FRANK LECOUREUR IN DECEMBER 1870, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 33 FEET WEST OF THE EAST LINE OF OLIVE STREET AND 200 FEET NORTH OF THE NORTH LINE OF WALNUT AVENUE IN THE CITY OF ORANGE, SAID POINT BEING ON THE EAST LINE OF THE WEST 5 ACRES OF SOUTHEAST QUARTER OF SAID LOT 4, IN BLOCK G OF THE A. B. CHAPMAN TRACT; THENCE WEST 165 FEET TO A POST, THENCE NORTH 166 FEET TO A POST, THENCE EAST 165 FEET TO A POST, THENCE SOUTH 166 FEET TO THE POINT OF BEGINNING, EXCEPT THE EAST 33 FEET OF SAID PREMISES.

APN: 039-132-15 (PORTION)

LEGAL DESCRIPTION

ZONING - RE MULTI-FAMILY
GENERAL PLAN DESIGNATION - PUBLIC FACILITIES AND INSTITUTIONAL

ZONING AND GENERAL PLAN DESIGNATION

BUILDING CODE NOTES

Table with columns: Construction Type, Occupancy Group, Number of Stories, Allowable Floor Area, Fire Sprinklers. Includes details for Historic Building and New 3 story wood frame building.

CONSTRUCTION NOTES

Table of Contents listing project components like Cover Sheet, Project Data, Existing Site Conditions, Project Site Plan, Roof Plan, etc.

SHEET INDEX

SITE STATISTICS

Table of site statistics including Site Area (1.7 acres), Building Area (gross), Landscape Area, FAR, Density, Setbacks, Height, Common Open Space Amenities, Private Open Space, Individual Unit Storage, Parking, Trash Enclosure, and Exterior Lighting.

UNIT STATISTICS

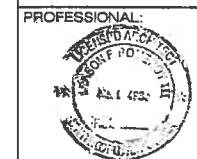
Table of unit statistics showing unit counts, plan types, bedrooms, patio/deck, unified storage, parking, unit area, common area, and total area for Historic Building Adaptive Reuse and New Apartment Construction across three levels.

PROJECT STATISTICS

REVISION: SMART COMMITTEE CORRECTIONS 11/18/17
SMART COMMITTEE CORRECTIONS 01/18/18
SMART COMMITTEE CORRECTIONS 01/25/18

ARCHITECT: LP3 architecture
156 N. GLASSELL ST. STE. 201
ORANGE, CA 92666
TELEPHONE: 714.771.8400
FACSIMILE: 714.771.8494
EMAIL: LP3arch@aol.com

PROJECT: KILLEFER SQUARE APARTMENTS
541 NORTH LEMON STREET
ORANGE, CALIFORNIA



JOB NUMBER:

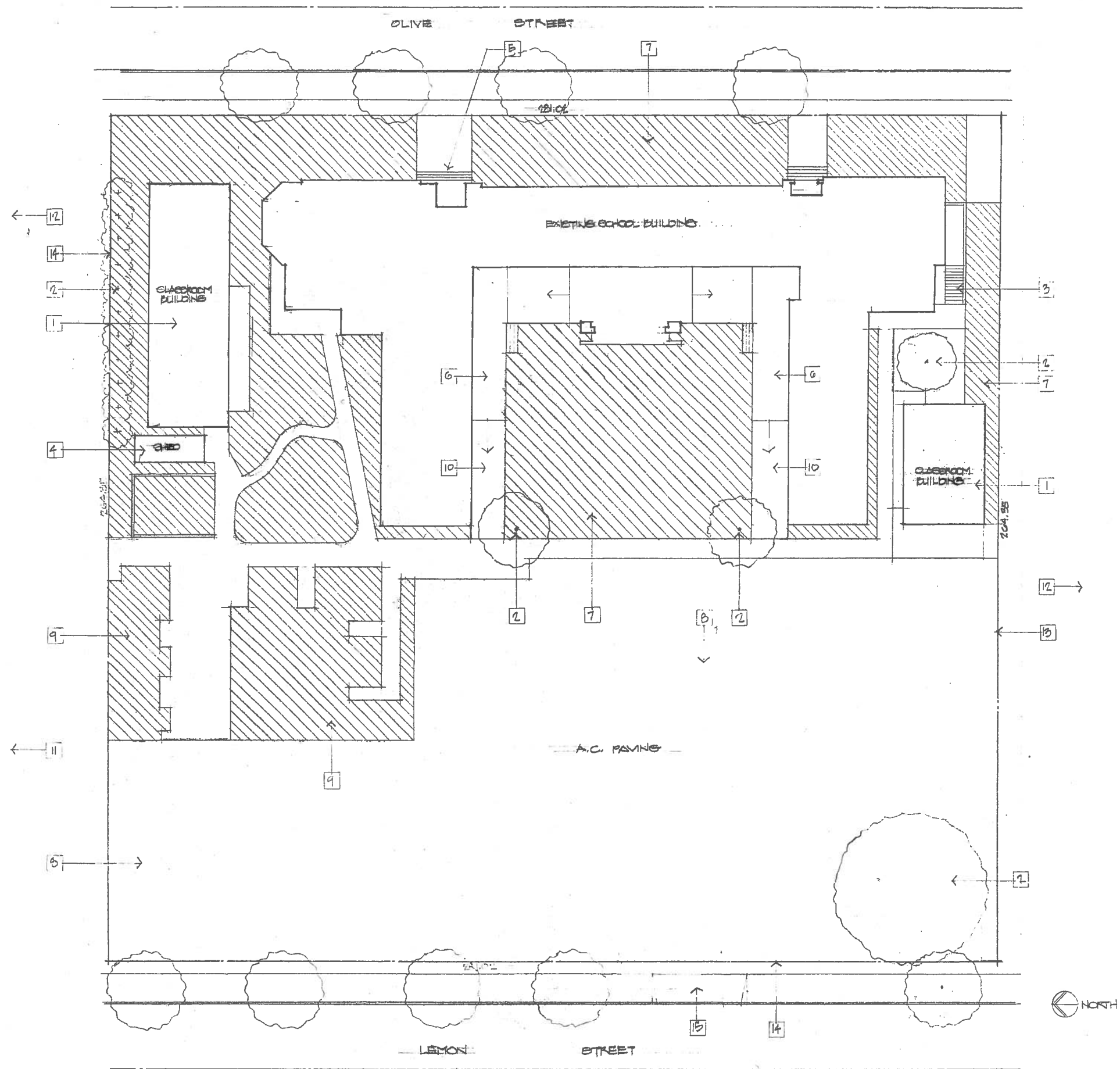
DATE: 11/20/17

DRAWN BY: LP3

SCALE:

DRAWING: PROJECT DATA

SHEET NO. 1




 TREES TO REMAIN RELOCATED OR REMOVED AND REPLACED IF POSSIBLE
 PERVIOUS AREA

LEGEND


- NOTES
- 1 EXISTING NON-CONTRIBUTING CLASSROOM BUILDING TO BE REMOVED
 - 2 EXISTING TREES TO REMAIN
 - 3 EXTERIOR CONCRETE STAIR FOR ACCESS TO SMALL BASEMENT
 - 4 SHED AND MISCELLANEOUS CONCRETE
 - 5 EXISTING ENTRY WITH NON-ADA COMPLIANT ACCESS
 - 6 ELEVATED EXTERIOR CORRIDOR
 - 7 PERVIOUS AREA
 - 8 PAVED NON-PERVIOUS AREA
 - 9 REMNANTS OF WALKWAY AND PREVIOUS BUILDING
 - 10 CONCRETE RAMP DOWN
 - 11 NEIGHBORING HIGH SCHOOL AND PARKING
 - 12 NEIGHBORING R-2-G ZONE
 - 13 COMBINATION CHAIN LINK AND WOOD FENCE
 - 14 CHAIN LINK FENCE
 - 15 CURB CUT AND APRON

KEY NOTES

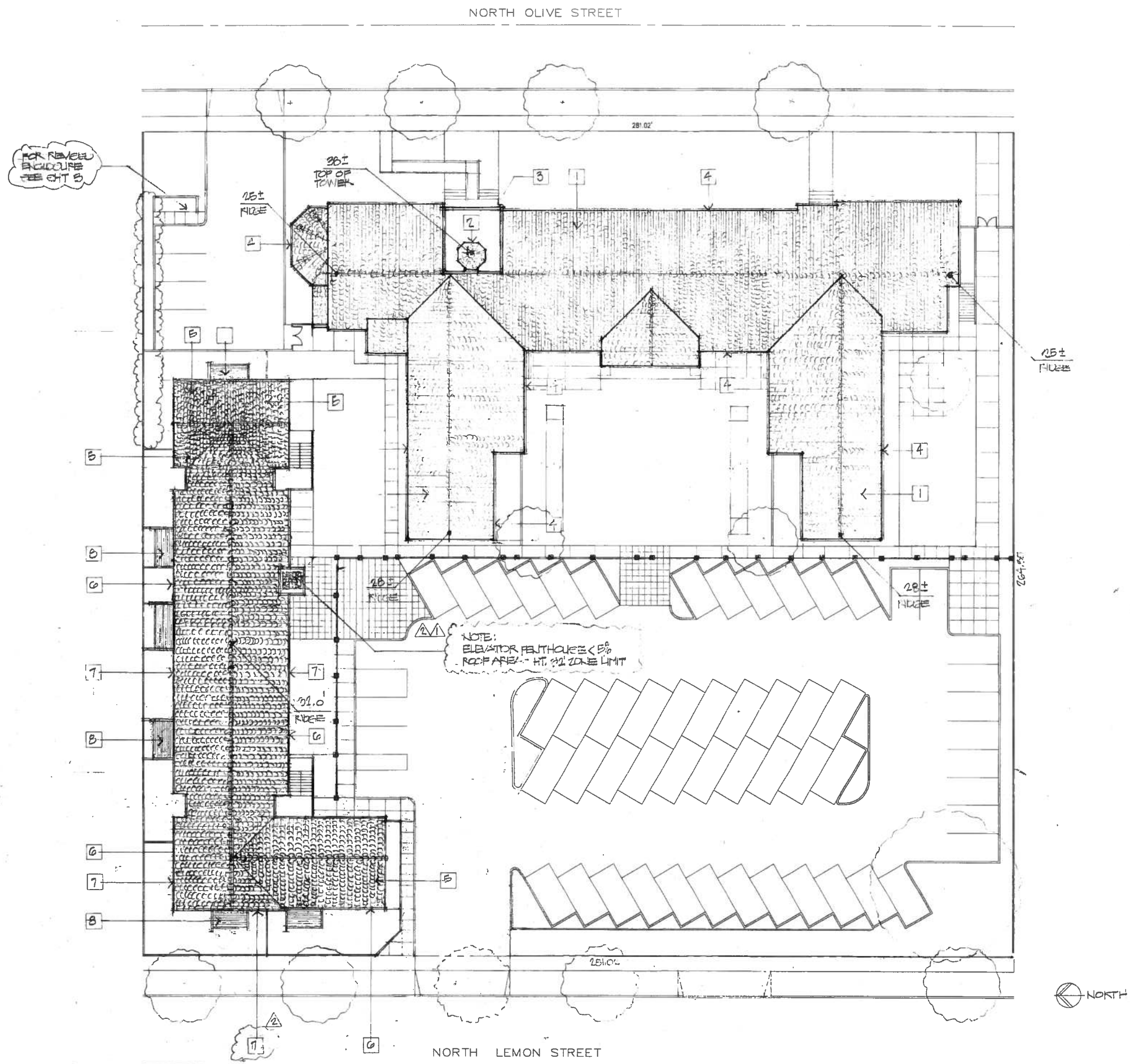
EXISTING SITE CONDITION

REVISION:  START COMMITTEE CORRECTIONS 11-15-17
 ARCHITECT: LP3 architecture
 158 N. GLASSSELL ST. STE. 201
 ORANGE, CA 92666
 TELEPHONE: 714.771.8400
 FACSIMILE: 714.771.8494
 EMAIL: LP3arch@aol.com

PROJECT: **KILLEFER SQUARE APARTMENTS**
 541 NORTH LEMON STREET
 ORANGE, CALIFORNIA

PROFESSIONAL:

 LEON F. PODGOSKI
 R.C.C.B.
 F.S.

JOB NUMBER:
 DATE: 11-20-17
 DRAWN BY: LFP III
 SCALE: 1/16"
 DRAWING: EXISTING SITE CONDITIONS
 SHEET NO. **2**



FOR REVEAL
ENCLOSURE
HEIGHT 5'

26±
TOP OF
TOWER

26±
RISE

25±
RISE

26±
RISE

28±
RISE

NOTE:
ELEVATOR PENTHOUSE < 5%
ROOF AREA - HT. 21' ZONE LIMIT

21.0
RISE

25.0±



ROOF PLAN

REVISIONS

11-15-17	REVISION COMMITTEE COMMENTS
12-20-17	DFG COMMENTS
01-18-18	STAFF COMMENTS

LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREE TO BE RELOCATED OR REPLACED OUT OF AREA

- LEGEND
1. THERE SHALL BE NO ROOF TOP EQUIPMENT OTHER THAN VENT PIPES AND SATELLITE COMMUNICATION EQUIPMENT - NEW CONSTRUCTION
 2. REPLACE AND/OR REPAIR ALL RAIN GUTTERS AND DOWNSPOUTS WITH COPPER OR LIA MATCHING MATERIAL (COPPER PLATE)
 3. HISTORIC BUILDING ROOF SHALL NO MOUNTED EQUIP.

- NOTES
1. NEW BARRREL RED CLAY ROOF TILE TO MATCH EXISTING MATERIAL.
 2. REPAIR TOWER.
 3. REPAIR YELLOW RAIL.
 4. REPLACE GUTTERS.
 5. NEW BARRREL RED CLAY ROOF TILE TO MATCH.
 6. COPPER RAIN GUTTER TO MATCH HISTORIC BUILD.
 7. EAVE DETAIL TO MATCH HISTORIC BUILDING.
 8. WATER PROOF DECK.

REVISIONS

11-15-17	REVISION COMMITTEE COMMENTS
12-20-17	DFG COMMENTS
01-18-18	STAFF COMMENTS

LP3 architecture
156 N. GLASSSELL ST. SUITE 201
ORANGE, CALIFORNIA 92666
TELEPHONE: 714-771-8400
FACSIMILE: 714-771-8494
EMAIL: LP3arch@aol.com

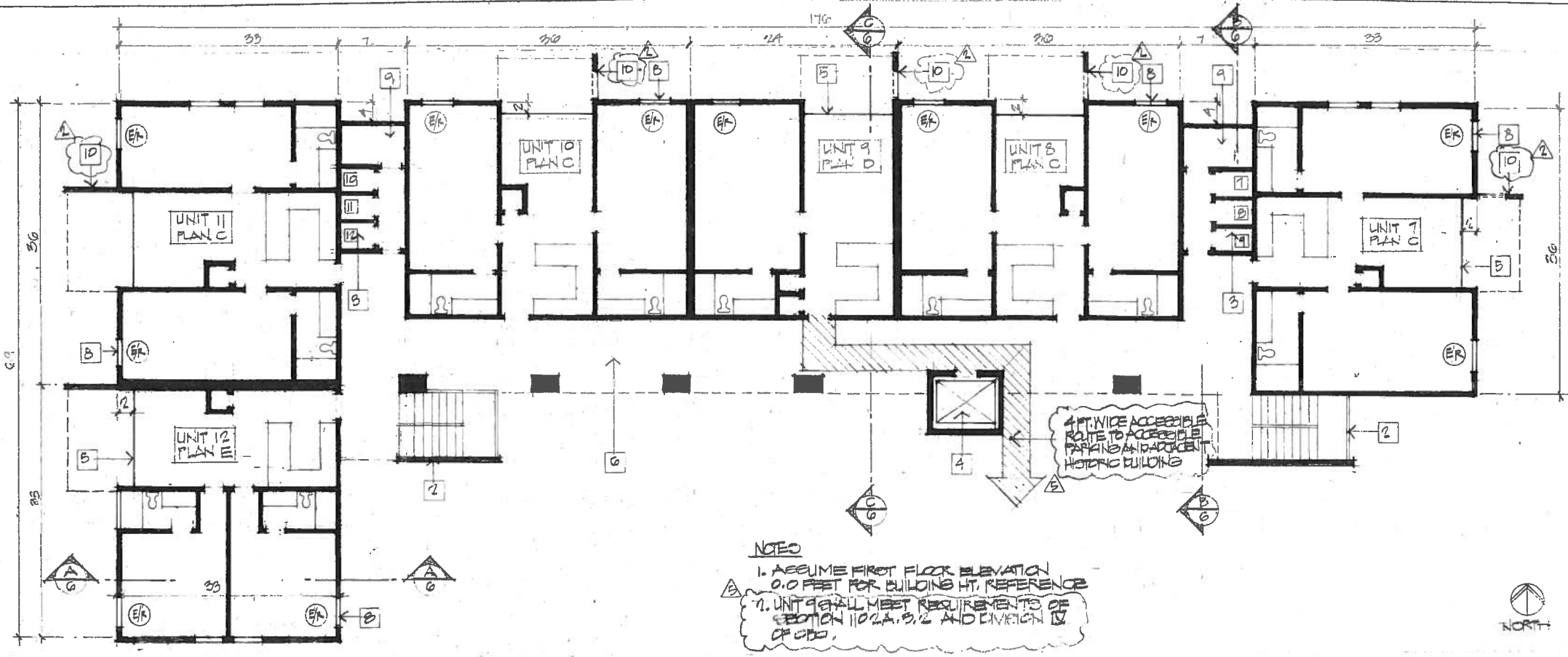
KILLEFER SQUARE APARTMENTS
541 NORTH LEMON STREET
ORANGE, CALIFORNIA



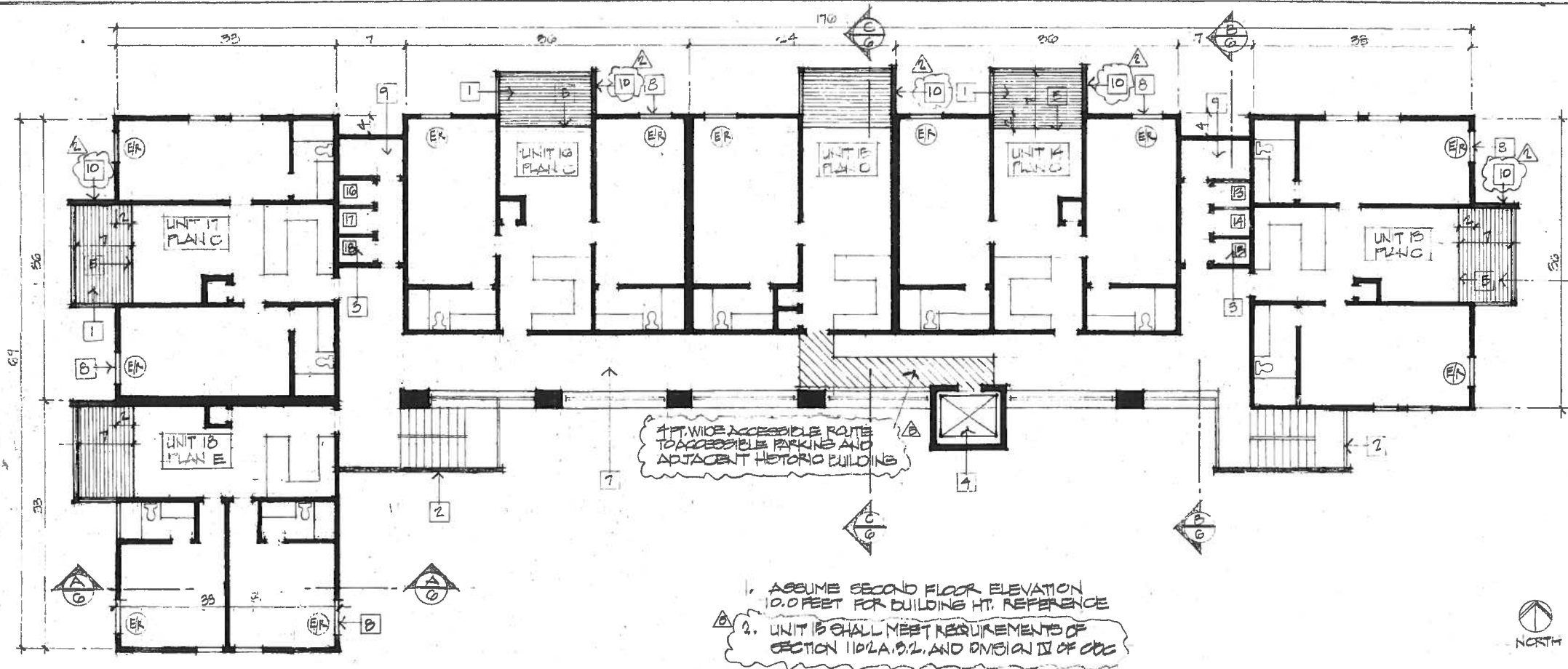
JOB NO:
DATE: 11-15-17
DRAWN BY: LFP/II
SCALE: 1/16"
DRAWING:
ROOF PLAN

SHEET:
4

KEY NOTES



FIRST FLOOR PLAN



SECOND FLOOR PLAN

NOTES
 1. ASSUME FIRST FLOOR ELEVATION 0.0 FEET FOR BUILDING HT. REFERENCE
 2. UNIT 9 SHALL MEET REQUIREMENTS OF SECTION 1102A, 1102, AND DIVISION IV OF CBC.

NOTES
 1. ASSUME SECOND FLOOR ELEVATION 10.0 FEET FOR BUILDING HT. REFERENCE
 2. UNIT 12 SHALL MEET REQUIREMENTS OF SECTION 1102A, 1102, AND DIVISION IV OF CBC

PRIVATE DECK FINISH FLOOR MATERIAL WATER PROOF
 BEDROOM WINDOW APPROX. 10' X 8' OPERABLE TO PROVIDE REQUIRED LIGHT, VENTILATION, EGRESS, RESCUE AND ELEVATE PER CBC 1027
 UNIFIED STORAGE OFFICE INDICATING ASSIGNED UNIT DESIGNATION

LEGEND

1. HEAT AND AIR CONDITIONING PROVIDED BY UNIT SYSTEMS CONDENSING UNITS TO BE AT GRADE SEE SITE PLAN SHEET 3 AND AIR HANDLING UNITS IN EACH ROOM

NOTES

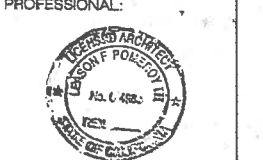
- 1 PRIVATE DECK - 7 FT X 10 FT MIN.
- 2 OPEN STAIR TO ALL LEVELS
- 3 UNIFIED STORAGE AREAS 100 SQ FT MIN. PER UNIT (40 X 30 X 8 = 120.0)
- 4 ELEVATOR
- 5 SLIDING GLASS ROOM FOR ACCESS TO PRIVATE PATIO SPACE 10 FT X 10 FT MIN.
- 6 COLONNADA AT FIRST FLOOR
- 7 COMMON BALCONY AT UPPER FLOOR
- 8 STANDARD OPERABLE BEDROOM WINDOW TO PROVIDE LIGHT, VENTILATION, EGRESS AND/OR LADDER RESCUE
- 9 UTILITY CLOSET AND WATER HEATER LOCATIONS
- 10 PRIVATE FIN WALL

KEY NOTES

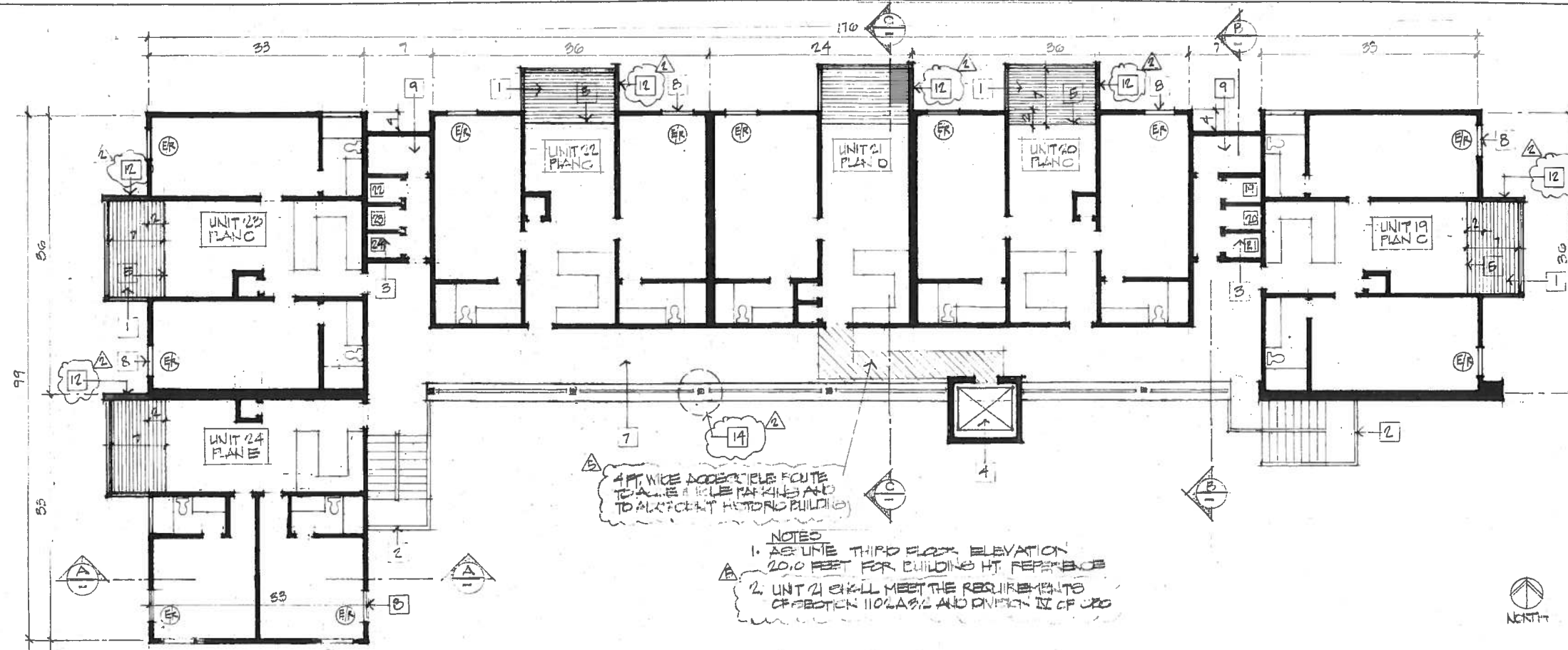
REVISION:	SMART COMMITTEE CORRECT ON 11/15/17
1	SMART COMMENTS
2	DRG COMMENTS
3	SMART COMMITTEE CORRECTED 11/15/17

ARCHITECT:
LP3 architecture
 158 N. GLASSSELL ST., STE. 201
 ORANGE, CA 92666
 TELEPHONE: 714.771.8400
 FACSIMILE: 714.771.8494
 EMAIL: LP3arch@aol.com

PROJECT:
KILLEFER SQUARE APARTMENTS
 541 NORTH LEMON STREET
 ORANGE, CALIFORNIA

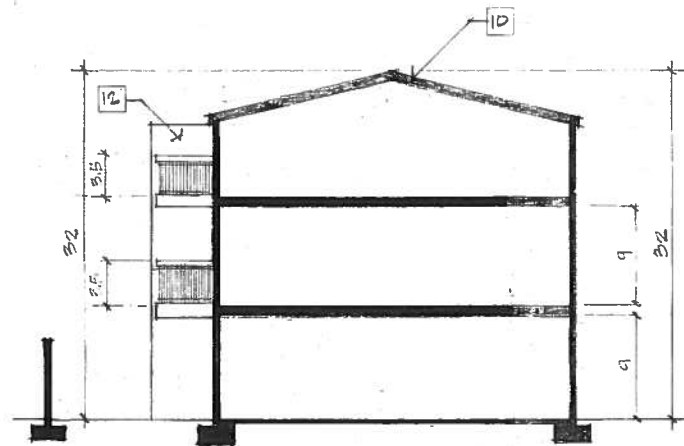


PROFESSIONAL:
 JOB NUMBER:
 DATE: 11.20.17
 DRAWN BY: LFP III
 SCALE: 1/8"
 DRAWING:
 NEW BUILDING
 FIRST AND SECOND
 FLOOR PLANS
 SHEET NO.

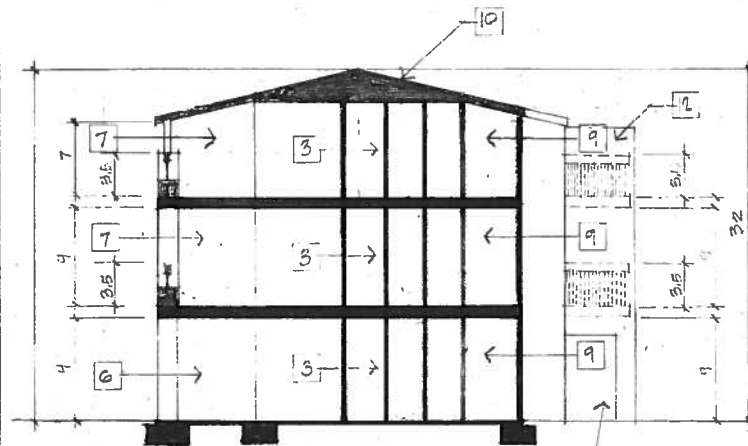


THIRD FLOOR PLAN

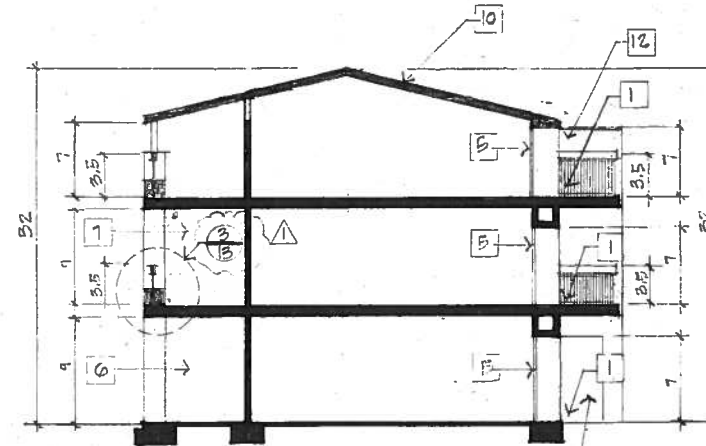
NTS



BUILDING SECTION



BUILDING SECTION



BUILDING SECTION

PRIVATE F.R.K. FINISH FLOOR MATERIAL WATER PROOF

BEDROOM WINDOW APPROX. 48" X 48" OPERABLE TO PROVIDE REQUIRED LIGHT, VENTILATION, EMERGENCY ESCAPE AND RESCUE PER CBC 10219

UNIFIED STORAGE SPACE INDICATING ASSIGNED UNIT DESIGNATION

LEGEND

1. HEAT AND AIR CONDITIONING PROVIDED BY "SPILT SYSTEMS" CONDENSING UNIT ON SLAB. AT GRADE SEE SITE PLAN SHEET 3 AND AIR HANDLING UNITS IN EACH ROOM
2. PRIVATE PATIOS, BALCONIES, ELEVATOR STAIRS AND UTILITY STORAGE SPACES NOT INCL. IN HABITAT AREA CALCULATION
3. PVT. PATIOS, BALCONIES, ETC., AT FIRST FLOOR = 524 SF AND AT SECOND AND THIRD FLOOR = 2110 SF

NOTES

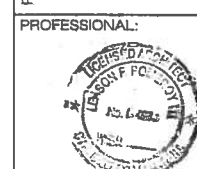
1. PRIVATE DECK. 7 FT X 10 FT MIN.
2. OPEN STAIR TO ALL LEVELS
3. UNIFIED STORAGE AREA 120 SF MIN. PER UNIT (APPROX. 121 SF)
4. ELEVATOR
5. SLIDING GLASS DOOR FOR ACCESS TO PRIVATE PATIO SPACE 1 FT X 10 FT MIN.
6. COLUMN/LIDE AT FIRST FLOOR
7. COMMON BALCONY AT UPPER FLOORS
8. STANDARD OPERABLE BEDROOM WINDOW TO PROVIDE LIGHT, VENTILATION, ESCAPE AND RESCUE
9. UTILITY CLOSET AND WATER HEATER LOCATION
10. SLOPING TERRAZZO TILE TO MATCH HISTORIC FLOOR
11. FACIA/EAVE DETAIL TO MATCH HISTORIC FLOOR ALONG CLIVE STREET
12. PRIVATE FIN WALL SEE EXT. ELEVATIONS FOR DETAIL

KEY NOTES

REVISION:	11-15-17
1. START COMMITTEE CORRECTIONS	11-15-17
2. DRC COMMENTS	11-20-17
3. STAFF COMMENTS	11-20-17
4. START COMMITTEE CORRECTIONS	11-20-17

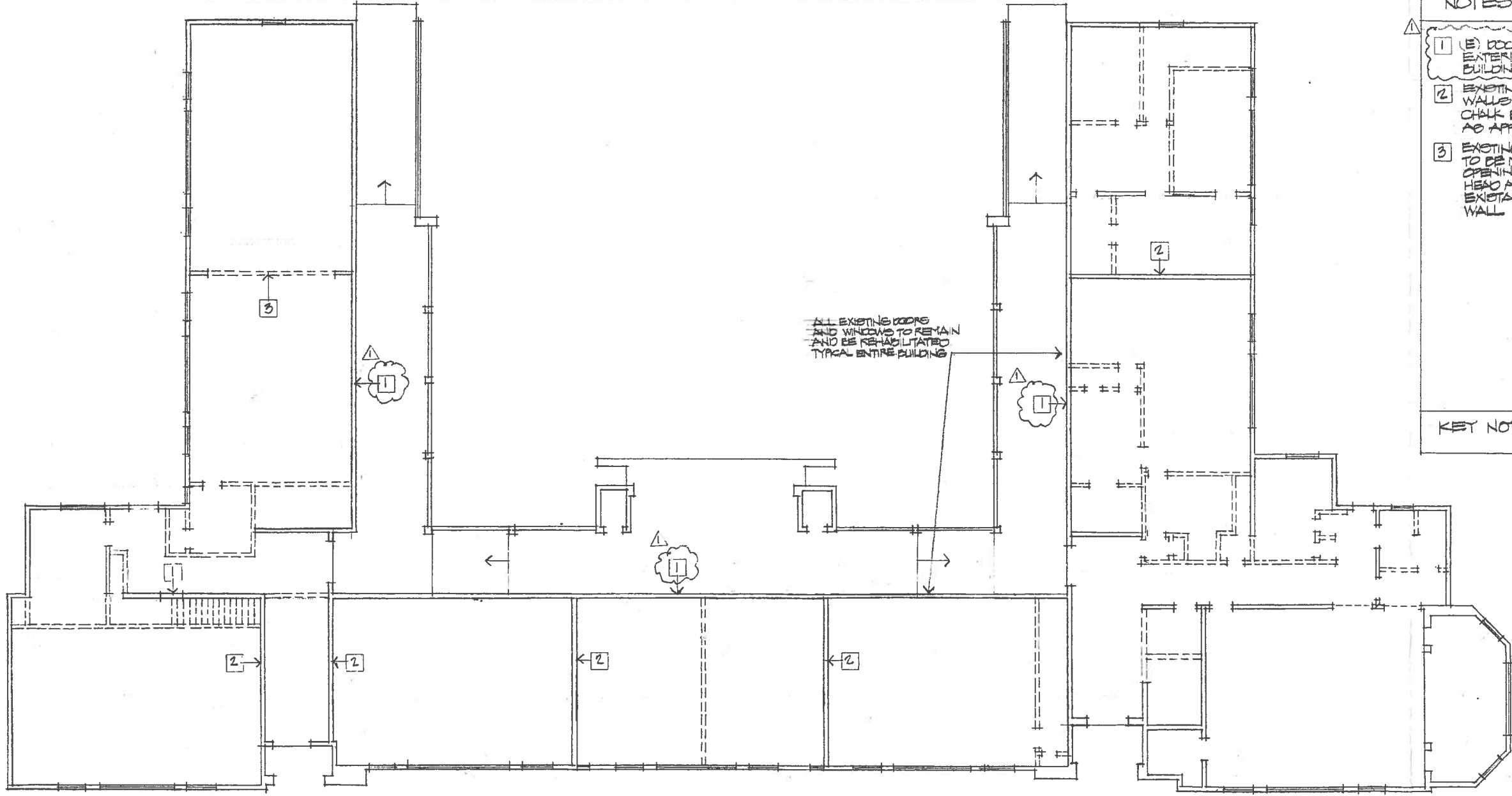
ARCHITECT: LP3 architecture
 158 N. GLASSSELL ST. STE. 201
 ORANGE, CA 92666
 TELEPHONE: 714.771.8400
 FACSIMILE: 714.771.8494
 EMAIL: LP3archit@aol.com




PROJECT: KILLEFER SQUARE APARTMENTS
 541 NORTH LEMON STREET
 ORANGE, CALIFORNIA



JOB NUMBER:	
DATE:	11-20-17
DRAWN BY:	LFP III
SCALE:	1/8"
DRAWING:	NEW BUILDING
	THIRD FLOOR PLAN
	BUILDING SECTIONS

SHEET NO. 6



 WALLS TO REMAIN
 WALLS TO BE REMOVED
 PARTITIONS TO BE REMOVED

LEGEND


1. ONLY MODIFICATION TO EXTERIOR ADDITION OF TWO DOORS AND RECEPTION ACCESS OPENING
2. RETAIL CLASSROOM DINING WALLS AND EXPRESS THEM BY HOLDING PARTITION LOWER THAN BEDROOM CEILING

NOTES

1. (E) DOOR LOCATION IN EXTERIOR OF HISTORIC BUILDING TO REMAIN
2. EXISTING CLASSROOM WALLS TO REMAIN WITH CHALK BOARD AND PALE AS APPROPRIATE
3. EXISTING CLASSROOM WALL TO BE MODIFIED FROM OPENING WITH PROMINENT HEAD TO DOWNS TO INDICATE EXISTENCE OF ORIGINAL WALL

KEY NOTES

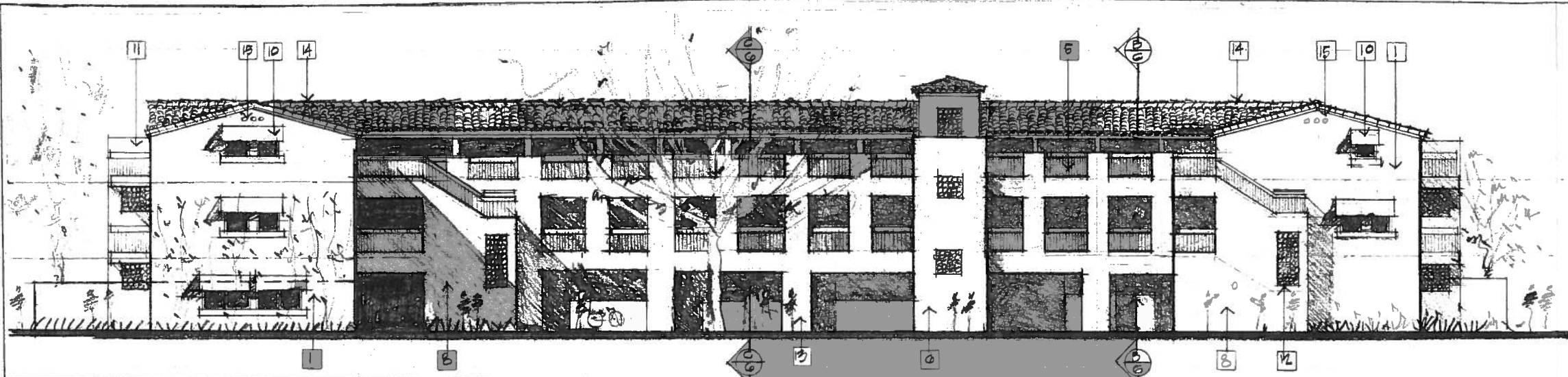
ALL EXISTING DOORS TO BE REINSTALLED TO THE TYPICAL ENTIRE BUILDING

REVISION:  SMART COMMITTEE CORRECTIONS 11-15-17
 ARCHITECT: LP3 architecture
 156 N. GLASSSELL ST. STE. 201
 ORANGE, CA 92666
 TELEPHONE: 714.771.8400
 FACSIMILE: 714.771.8494
 EMAIL: LP3arch@aol.com

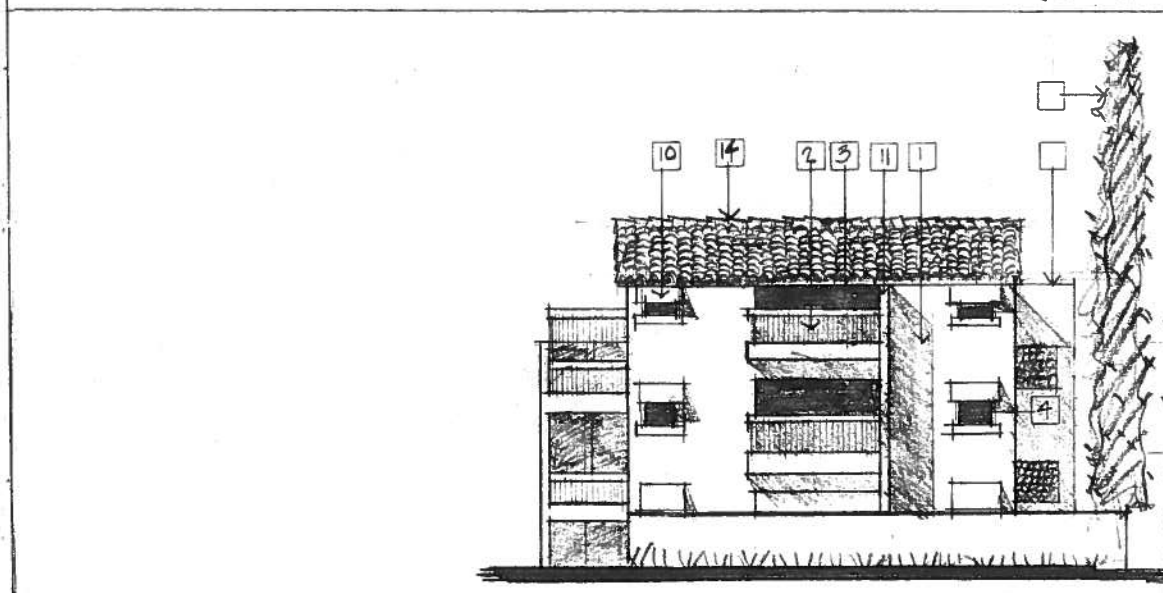
PROJECT: **KILLEFER SQUARE APARTMENTS**
 541 NORTH LEMON STREET
 ORANGE, CALIFORNIA

PROFESSIONAL:

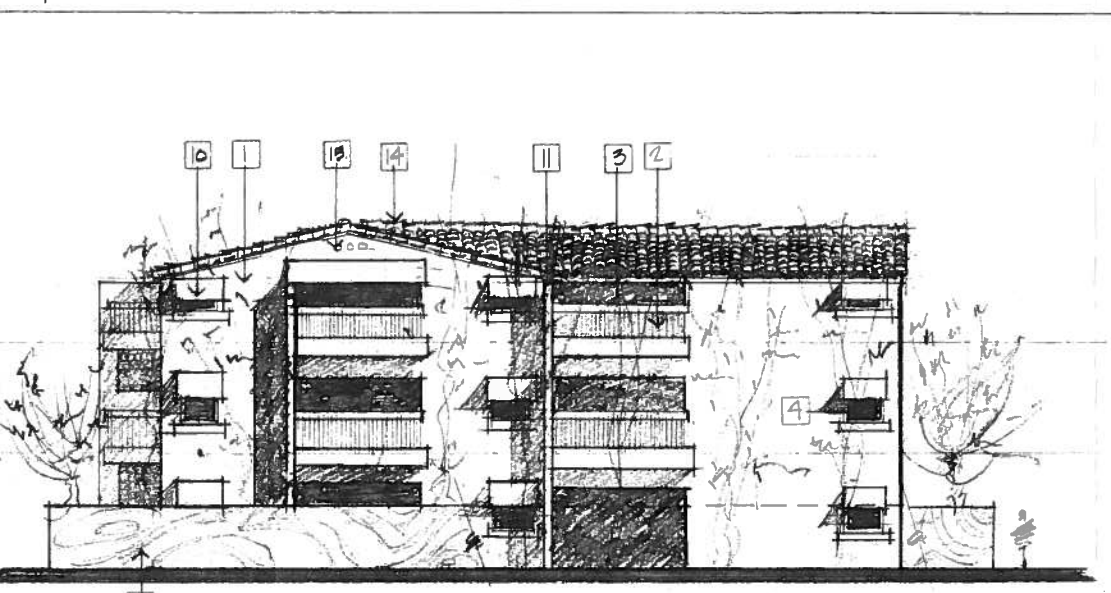
 JOB NUMBER:
 DATE: 11-20-17
 DRAWN BY: LFP III
 SCALE: 1/8" = 1'-0"
 DRAWING: HISTORIC BUILDING FLOOR PLAN MODIFICATIONS
 SHEET NO. 8



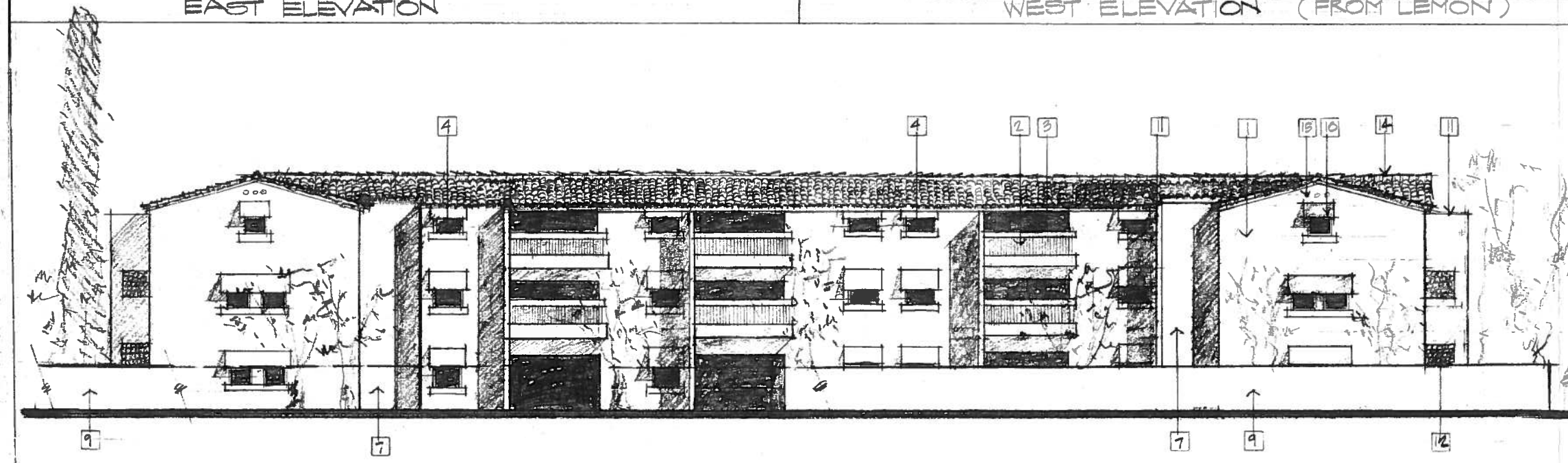
SOUTH ELEVATION (COURT YARD)






EAST ELEVATION



WEST ELEVATION (FROM LEMON)



NORTH ELEVATION

-  SOLID - SMOOTH PLASTER WITH EXPANDED
-  GLAZED AREA
-  APPROXIMATE SHADOW LOCATIONS

LEGEND

1. ALL PASTER SHALL BE SMOOTH
- 2.
3. ASSUME FIRST FLOOR ELEVATION 0.0 FEET FOR PURPOSE OF HT. CALCULATION
4. ALL GUARDRAILS SHALL BE 42" IN HEIGHT
5. ALL BEDROOM WINDOWS SHALL BE OPERABLE FOR LIGHT, VENTILIZATION AND EMERGENCY EXIT AND RESCUE
6. ALL GLASS SHALL BE DARK GRAY DEL. GLAZED ENERGY EFF.

NOTES

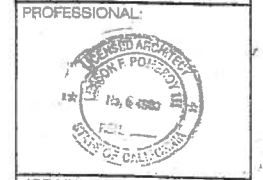
- 1 SMOOTH PASTER
- 2 GUARDRAIL AT PRIVATE DECK (WROUGHT IRON)
- 3 GUIDING GLASS DOORS FOR ACCESS TO PRIVATE SPACE
- 4 OPERABLE WINDOWS FOR LIGHT VENTILATION, ESCAPE AND RESCUE SEE 3/19
- 5 GUARDRAIL AT BALCONY
- 6 ELEVATOR
- 7 RECESS AT UNIFIED PRIVATE STORAGE AREA
- 8 EXTERIOR STAIR
- 9 LINE OF SECURITY WALL AT PROPERTY LINE (6' HI MAX)
- 10 CANVAS AWNINGS
- 11 PRIVACY FIN WALL
- 12 DECORATIVE "CANALLE VENT TILES"
- 13 COLONNAGE AT FIRST LEVEL
- 14 TERRA COTTA CLAY ROOF TILES TO MATCH HIST. BURS.
- 15 TERRA COTTA PIPE USED ON TO CANALLE VENTS DO A REFERENCE TO DETAILS AT HISTORIC BUILDING

KEY NOTES

REVISION:	REVISION:	REVISION:
△ SHAWCOMMITE CORRECTIONS 11.18.17	△ PRO COMMENTS 12.20.17	△ STAFF COMMENTS 9.16.18

ARCHITECT: LP3 architecture
 158 N. GLASSSELL ST. STE. 201
 ORANGE, CA 92666
 TELEPHONE: 714.771.8400
 FACSIMILE: 714.771.8494
 EMAIL: LP3arch@aol.com

PROJECT: KILLEFER SQUARE APARTMENTS
 541 NORTH LEMON STREET
 ORANGE, CALIFORNIA

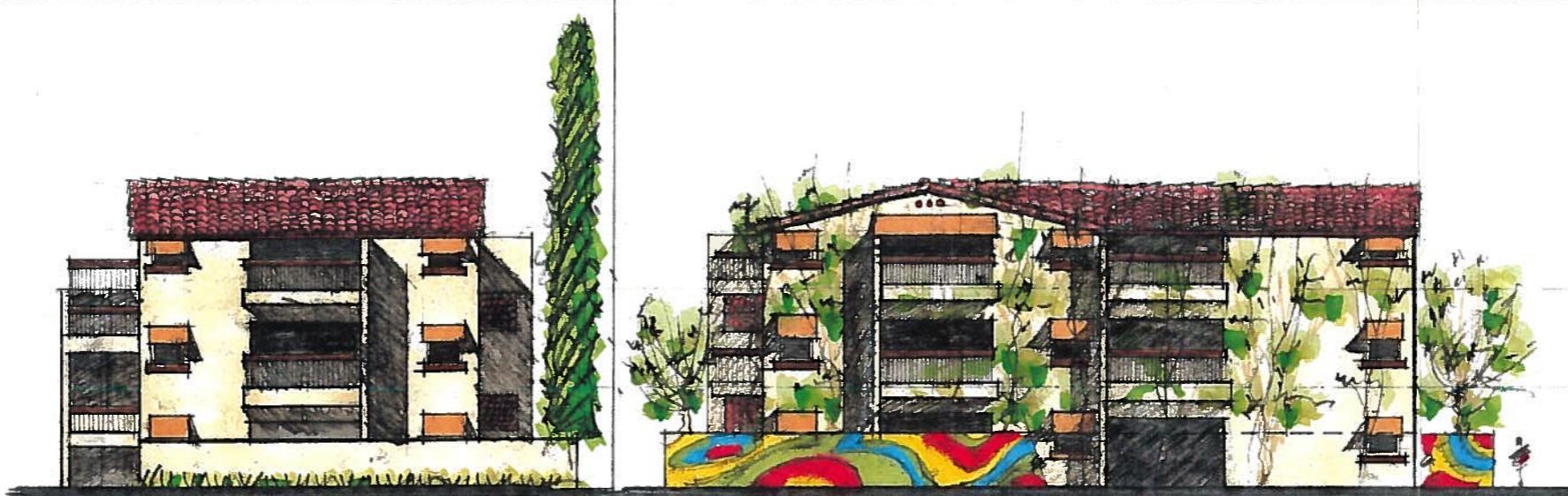


JOB NUMBER:
 DATE: 11.20.17
 DRAWN BY: LFP III
 SCALE: 1/8"
 DRAWING: NEW BUILDING EXTERIOR ELEVATIONS (FORM ONLY)

SHEET NO. 9

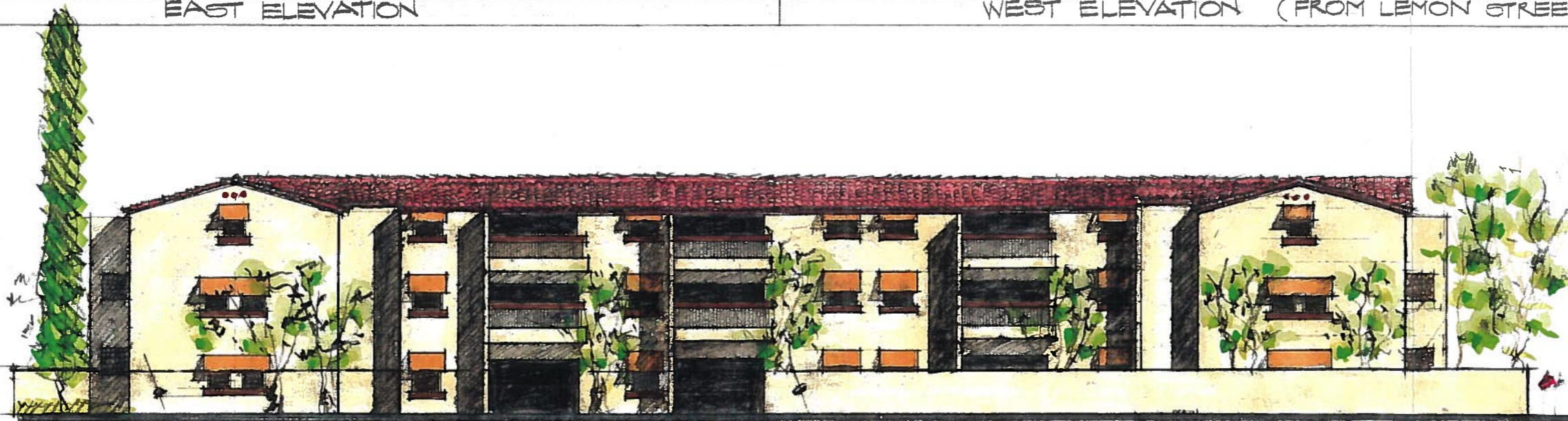


SOUTH ELEVATION (COURT YARD)



EAST ELEVATION

WEST ELEVATION (FROM LEMON STREET)



NORTH ELEVATION (FROM SCHOOL PARKING LOT)

REVISION: **ASSTAFF COMMENTS** 01.08.18

ARCHITECT: **LP3 architecture**
 158 N. GIASSELL ST. STE. 201
 ORANGE, CA 92666
 TELEPHONE: 714.771.8400
 FACSIMILE: 714.771.8494
 EMAIL: LP3arch@aol.com

PROJECT: **KILLEFER SQUARE APARTMENTS**
541 NORTH LEMON STREET
ORANGE, CALIFORNIA

PROFESSIONAL:

JOB NUMBER:

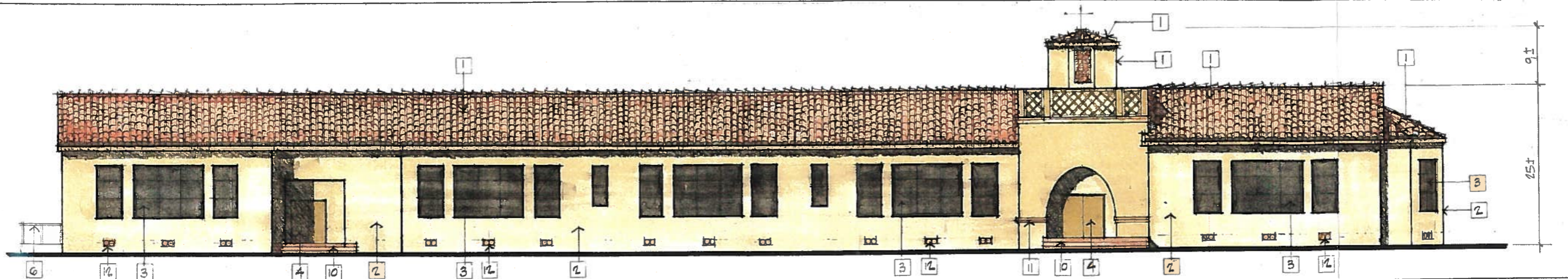
DATE: 01.15.18

DRAWN BY: LPP11

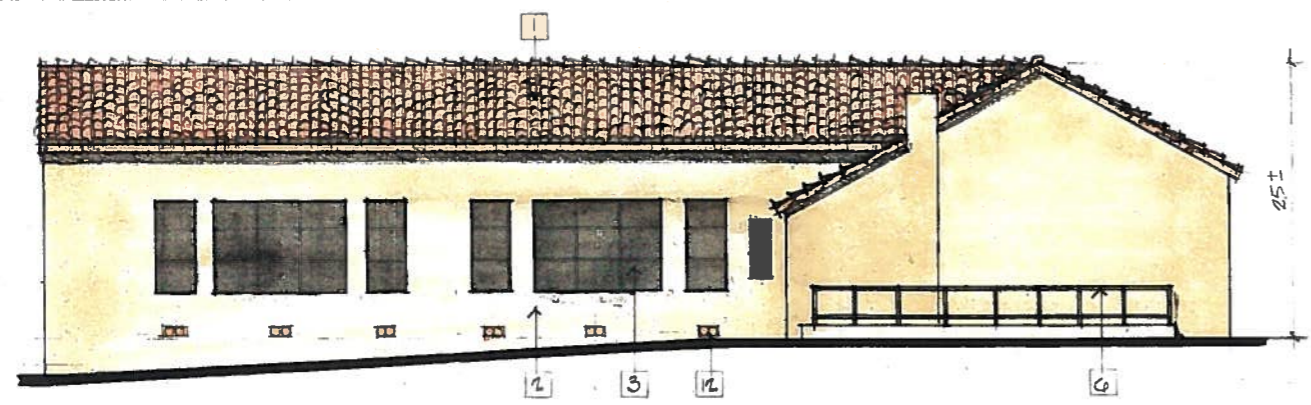
SCALE: 1/8" = 1'-0"

DRAWING: **COLOR ELEVATIONS**
NEW BUILDING

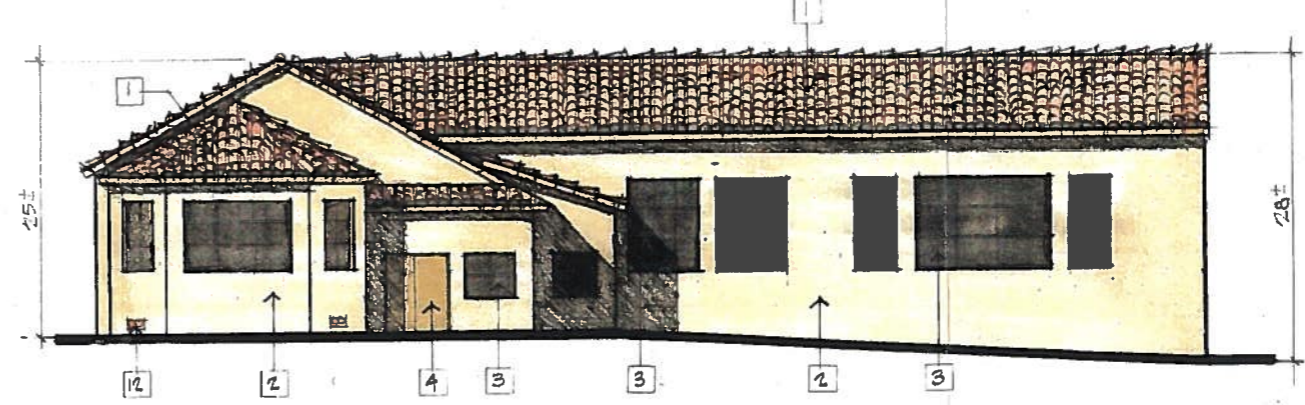
SHEET NO. **10**



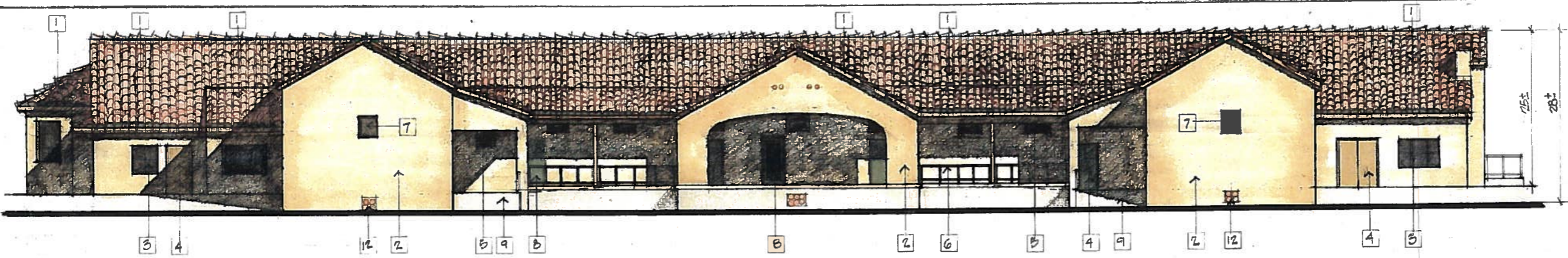
EAST EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION

- | | |
|---|--|
| <ul style="list-style-type: none"> 7 ADD WINDOW TO MATCH ORIGINAL CHARACTER WHERE MISSING (REMOVED) 8 ADD TWO NEW DOORS IN SUCH A WAY SO AS IF THE NEW OPENING WAS NOT TO BE USED BY A FUTURE REUSE, THE OPENING COULD BE CLOSED WITH FINISHED TO MATCH ORIGINAL. (N) DOORS SHALL CONTRAST ALL OTHER ORIGINAL DOORS SEE DETAIL SHEET 13 9 EXISTING ELECTRICAL RAMP TO REMAIN AT HISTORIC CLOSET AND FINISH 10 ALL EXISTING HISTORIC STEPS SHALL REMAIN AND BE RESTORED WITH MATCHING CERAMIC TILE 11 EXISTING TRIM DETAILS TO BE RESTORED WITH MATCHING PLASTER AND/OR CERAMIC TILE 12 GUD FLOOR VENTS SHALL BE MAINTAINED AS EXISTING (CANALIER VENTS) REPLACE WHERE MISSING | <ul style="list-style-type: none"> 1 REPLACE EXISTING ROOF WITH CONFORMING NATURAL CLAY TILE ROOF 2 RESTORE - PATCH AS REQUIRED TO MATCH (E) EXTERIOR PLASTER - PAINT ORIGINAL HISTORIC CORRECT COLOR 3 RESTORE ALL (E) WINDOWS AND NODIFY PORTIONS TO PROVIDE REQUIRED LIGHT AND VENTILATION PER CBC WHILE MAINTAINING ORIGINAL DESIGN CHARACTER 4 RESTORE ALL (E) EXTERIOR DOORS AND CLOCK THOSE NOT USED SO AS NOT TO CHANGE THE ORIGINAL APPEARANCE AND CHARACTER OF THE HISTORIC BUILDING. DOOR AND JAMB TO BE PRESERVED SO THAT IN POTENTIAL REUSE CHANGE THEY MAY BE ACTIVATED 5 HIGH EXTERIOR WINDOWS TO REMAIN AND BE RESTORED TO PROVIDE LIGHT TO NEW USE 6 RESTORE (E) HANDRAILS AND GUARDRAILS |
|---|--|

KEY NOTES

REVISION: 12/20/17
 ARCHITECT: LPS architecture
 PROJECT: KILLEFER SQUARE APARTMENTS
 541 NORTH LEMON STREET
 ORANGE, CALIFORNIA
 158 N. GLASSELL ST., STE. 201
 ORANGE, CA 92666
 TELEPHONE: 714.771.8400
 FACSIMILE: 714.771.8494
 EMAIL: LP_Sarch@aol.com
 ARCHITECT: LPS architecture
 JOB NUMBER:
 DATE: 10-09-17
 DRAWN BY: LPS
 SCALE: 1/8"
 DRAWING: HISTORIC BUILDING EXTERIOR ELEVATIONS
 SHEET NO. 11

- 1 APPROX. LOCATIONS (E) WINDOWS - PORTION AT BEDROOMS TO BE MODIFIED FOR CODES REQUIRED - MAINTAIN ORIG. CHARACTER.
- 2 APPROX. LOCATIONS (N) BEDROOM WINDOWS - OPERABLE PER REQUIREMENTS: LIGHT, AIR, AND FIRE RESISTIVE - SAME ONE.
- 3 (E) DOOR TO BE LOCKED IN PLACE W/ FRAME WALL ADDED PER #10.
- 4 (E) DOOR TO BE RELOCATED AS APARTMENT ENTRY DOOR.
- 5 (E) HIGH WINDOWS TO REMAIN IN ORIGINAL CLASP ROOMS WITH ROOM CEILING STRUCTURE BELOW WINDOWS.
- 6
- 7 NEW EXISTING GLASS PATIO/DECK DOORS - MAXIMIZE SIZE (WIDTH).
- 8 NEW DOOR AT ENTRY TO APARTMENT.
- 9 (E) CLASP ROOM WALL TO REMAIN AND DEFINED BY CONSTRUCTING BATHROOM WALLS BELOW (E) WALL HEIGHT.

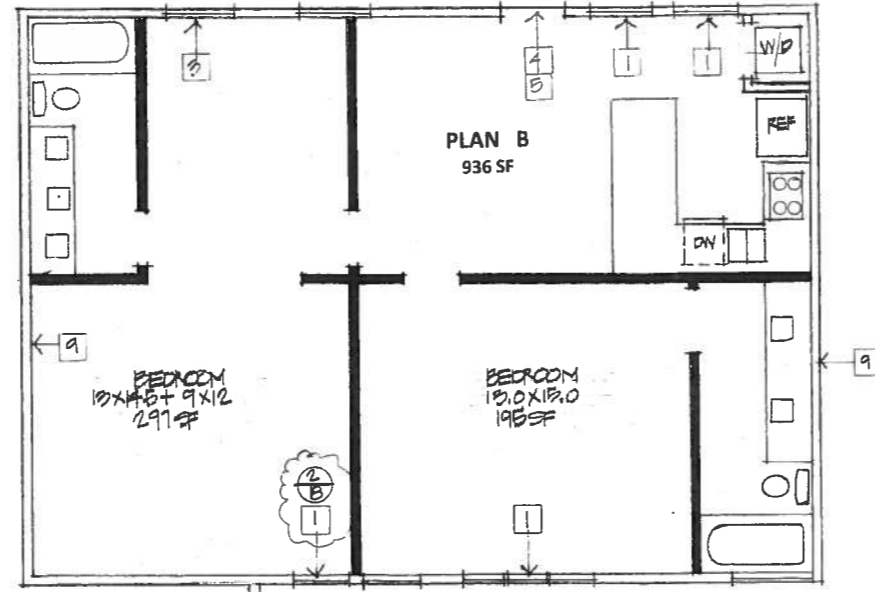
KEY NOTES

- (E) CLASP ROOM WALLS TO REMAIN
- (N) FRAME AND GIP ED. WALLS

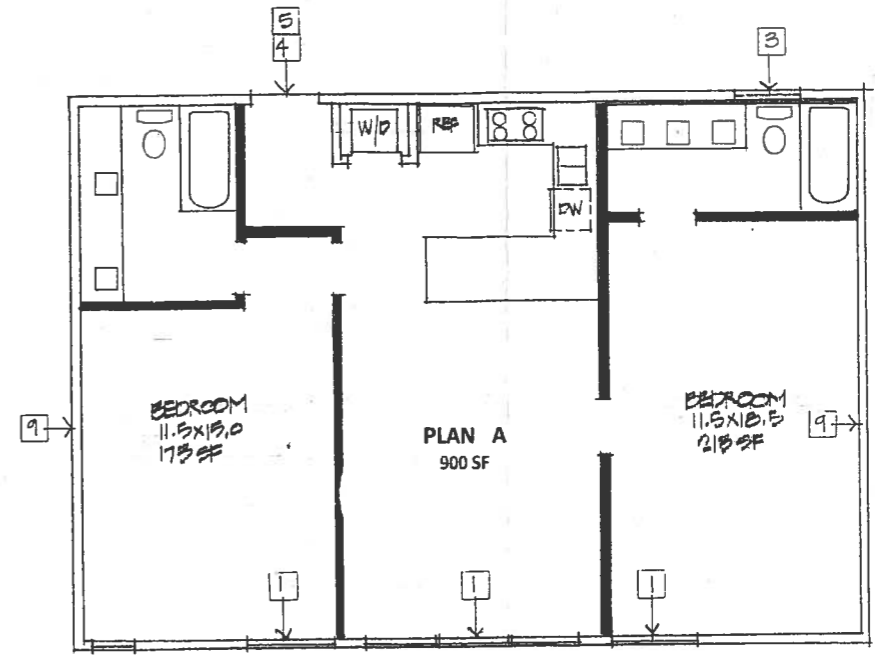
LEGEND

- 1. ALL KITCHENS STANDARDIZED
- 2. ALL LAUNDRY (W/D) STACKED AND STANDARDIZED
- 3. ALL BATHROOMS CONSTANT WIDTH TO ENABLE STANDARDIZED TUB EXHAUST AND WATER CLOSURES
- 4. 10% UNITS ACCESSIBLE - ONE IN HIPT. BLDG/TWO IN NEW BLDG

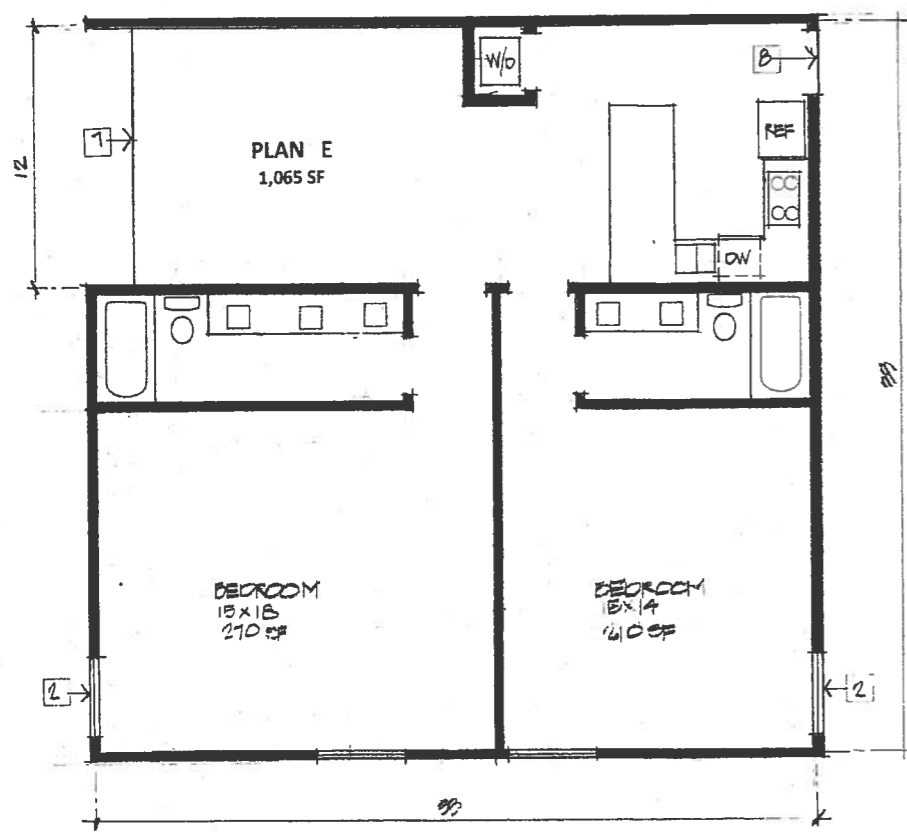
NOTES



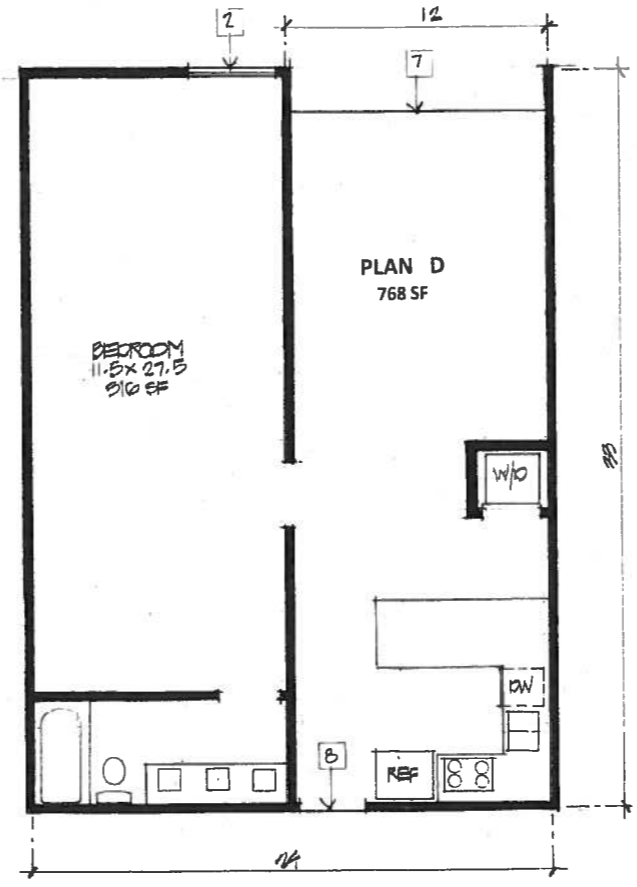
UNIT B (3) HISTORIC BUILDING 2 BEDROOM 2 BATH
ONE UNIT SIMILAR



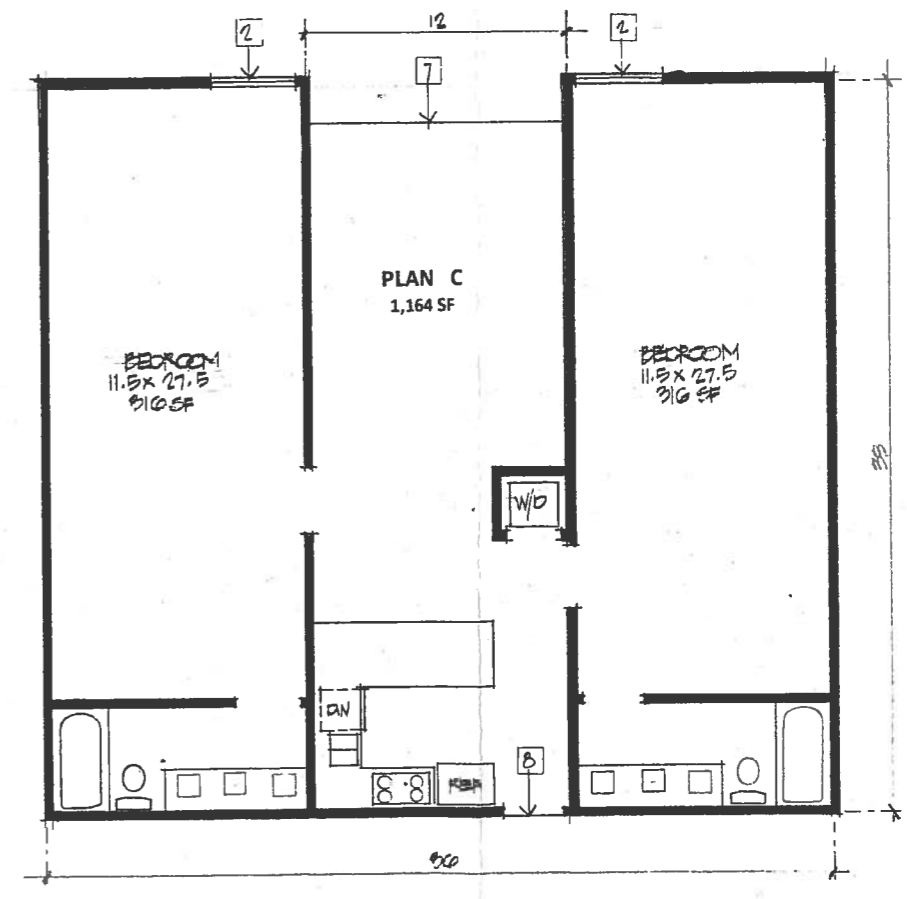
UNIT A (4) HISTORIC BUILDING 2 BEDROOM - 2 BATH



UNIT E (3) NEW BUILDING 2 BEDROOM 2 BATH



UNIT D (3) NEW BUILDING 1 BEDROOM 1 BATH



UNIT C (12) NEW BUILDING 2 BEDROOM 2 BATH

REVISION:

ARCHITECT:

LP3 architecture
156 N. GASSER ST. STE. 201
ORANGE, CA 92666
TELEPHONE: 714.771.8400
FACSIMILE: 714.771.8494
EMAIL: LP3arch@aol.com

PROJECT:

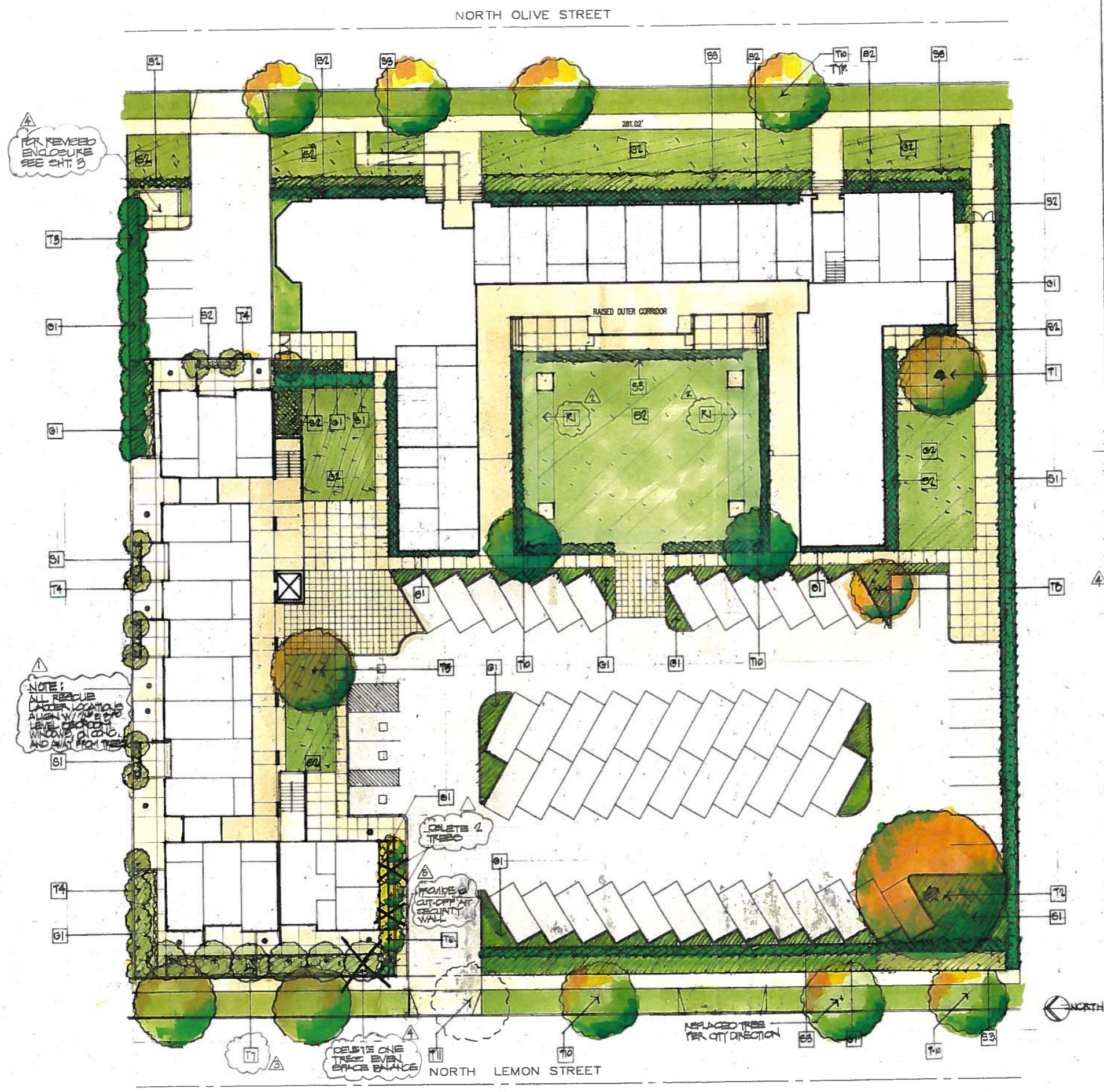
KILLEFER SQUARE APARTMENTS
541 NORTH LEMON STREET
ORANGE, CALIFORNIA



JOB NUMBER:
DATE: 01-18-18
DRAWN BY: LP3 III
SCALE: 1/4" = 1'-0"

DRAWING: UNIT PLANS

SHEET NO. 12



NORTH OLIVE STREET

NORTH LEMON STREET

CONCEPTUAL LANDSCAPE PLAN

1. THIS PLAN IS "CONCEPTUAL" AND IT IS THE INTENT OF THE DEVELOPER TO ENGAGE THE SERVICES OF A LANDSCAPE ARCHITECT FOR THE SPECIFIC PLANT SPECIFICATION, LOCATION AND IRRIGATION.
2. THE SIZE AND CHARACTER OF THE PLANT MATERIAL IDENTIFIED IN THIS "CONCEPTUAL" ARE PROPOSED FOR GENERAL SPACE DEFINITION, COLOR, MAINTENANCE, ETC.
3. THIS "CONCEPT" IS SUBJECT TO CHANGE WITH THE LANDSCAPE ARCHITECT INPUT.

NOTES

ITEM	DESCRIPTION	QTY
T1	(E) OAK TO REMAIN	1
T2	(E) PINE TO REMAIN	1
T3	(E) PINE OF STREET TO REMAIN	1
T4	BACK GANTRY - QUILLAJA SAPONARIA (25-30)	20 BOX
T5	LANDSCAPE - EUCALYPTUS CAMPHORA (20-30)	20 BOX
T6	ENTRY (SAME AS T-4)	20 BOX
T7	FRONT COURTYARD - EUCALYPTUS CAMPHORA (20-30)	40 BOX
T8	PARKING LOT - PLANTANUS ACRODON (10-15)	40 BOX
T9	(E) STREET TREE TO REMAIN	1
T10	(E) TREE TO REMAIN	1
T11	(E) TREE TO BE REMOVED (REPLACE ELSEWHERE)	1

SHRUBS

S1	PROPERTY LINE - FICUS OR FICUS (TRIM TO 5 FT)	15 GAL
S2	BUILDING HERE - TRIVET OR PITTOSPORUM (TRIM TO 4 FT)	15 GAL
S3	LOW HEDGE - BOX WOOD OR NATAL FLUM (TRIM TO 2.5 FT)	5 GAL

GROUND COVER

G1	LOW WANDERING - IVY OR VINCA	15 GAL
G2	TURF - MARATHAN	15 GAL

RECREATION

- (R) HORSE SHOE PITCHING (2-FT LANES)
- FIRE ACCESS LOCATIONS

LANDSCAPE MATERIAL

REVISION	DATE	BY
1. STAFF COMMENTS	11/15/17	LP3
2. STAFF COMMENTS	12/20/17	LP3
3. STAFF COMMENTS	01/15/18	LP3
4. STAFF COMMENTS	01/22/18	LP3
5. CORRECTION BY PLANNING STAFF	02/17/18	LP3

LP3 architecture
 158 N. GLASSELL ST. SUITE 201
 ORANGE, CALIFORNIA 92666
 TELEPHONE: 714-771-8400
 FACSIMILE: 714-771-8494
 EMAIL: LP3arch@aol.com

KILLEFER SQUARE APARTMENTS
 541 NORTH LEMON STREET
 ORANGE, CALIFORNIA



JOB NO.	
DATE	11-20-17
DRAWN BY	LP3 III
SCALE	1/8" = 1'-0"
DRAWING	CONCEPTUAL LANDSCAPE PLAN
SHEET	14



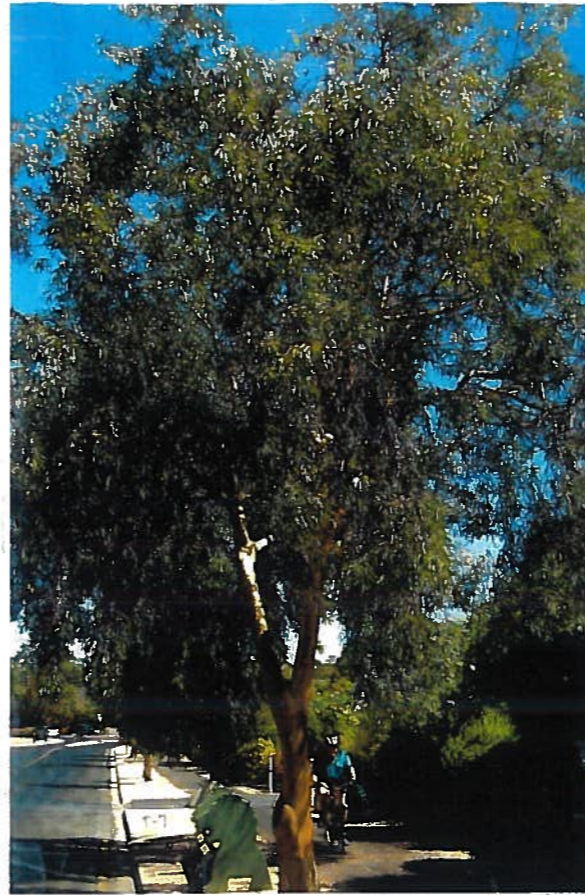
T4 PALO CANOPY TREE



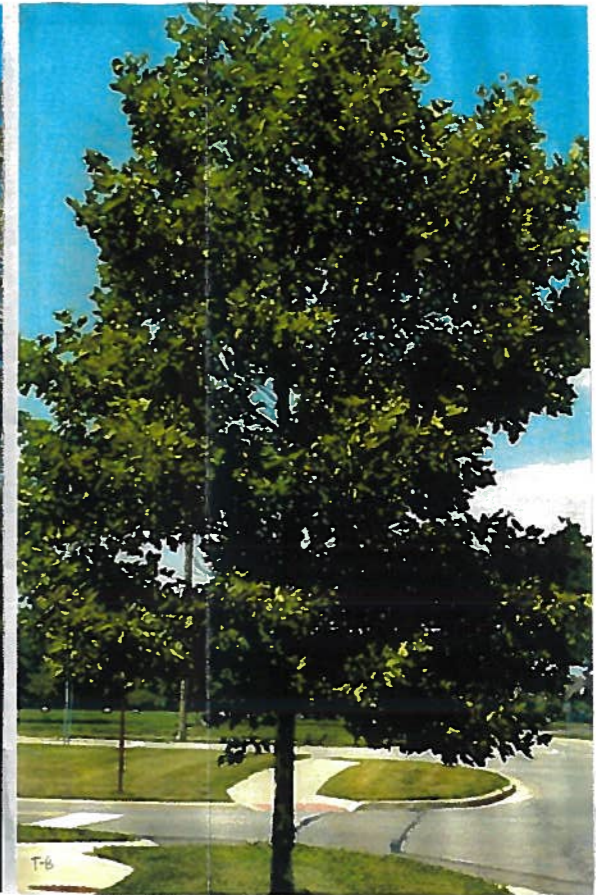
T6 LANDMARK TREE

DELETED SPECIFIED TREE
"PODOCARPACEA TOTARA"

NOW
(SAME AS T-4 TREE)



T7 FRONT SCREEN TREE



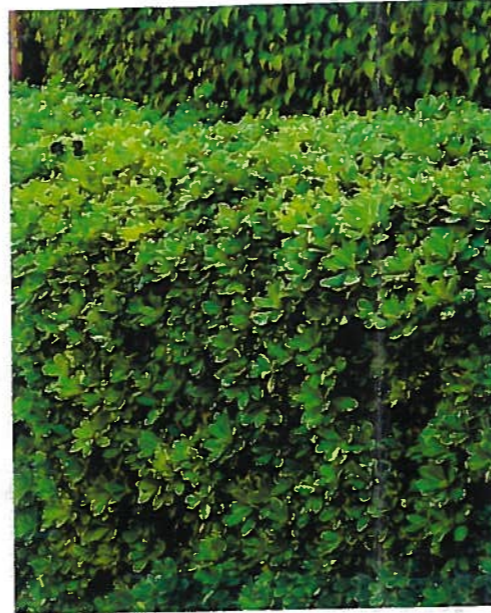
T8 PARKING LOT TREE



S1 PROPERTY LINE HEDGE 6'



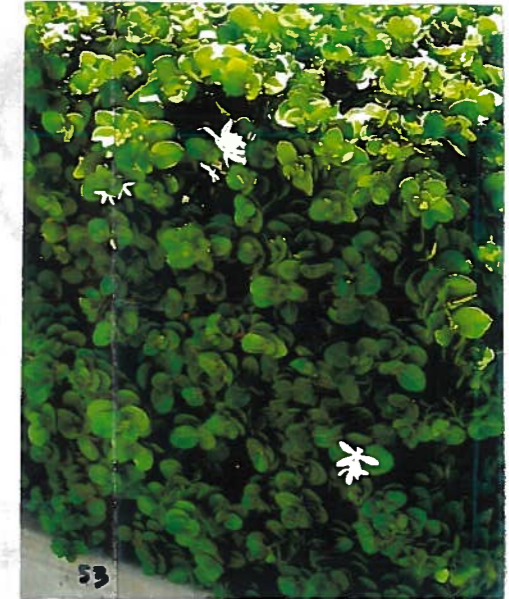
S2 BUILDING HEDGE



S2 BUILDING HEDGE



S3 LOW HEDGE



S3 LOW HEDGE



G1 LOW WANDERING

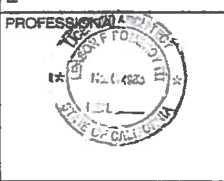


G1 LOW WANDERING

REVISION: SMART COMMITTEE CORRECTIONS 11/20/17

ARCHITECT: **LP3 architecture**
158 N. CASSELL ST. STE. 201
ORANGE, CA 92666
TELEPHONE: 714.771.8400
FACSIMILE: 714.771.8494
EMAIL: LP3arch@aol.com

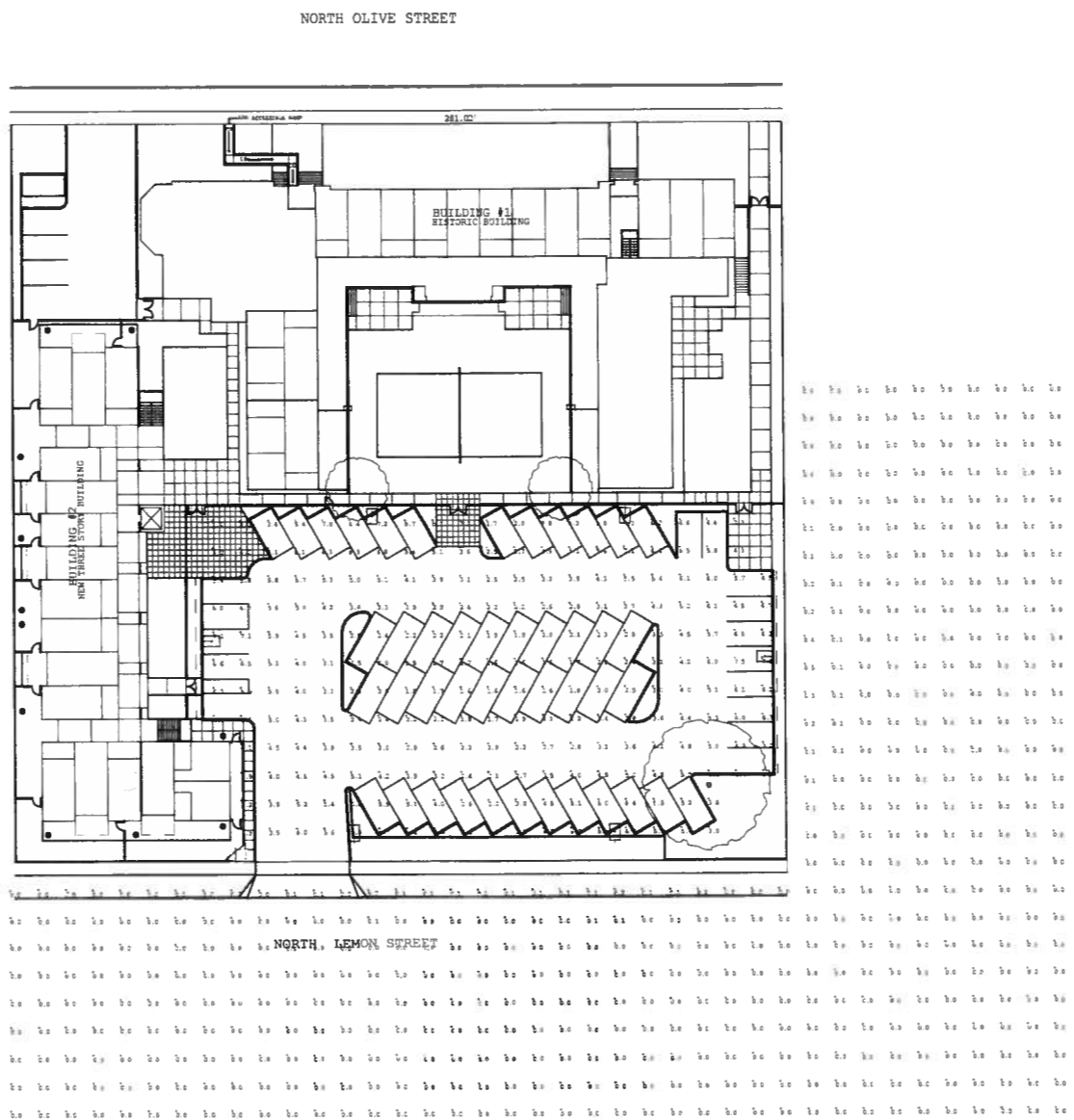
PROJECT: **KILLEFER SQUARE APARTMENTS**
541 NORTH LEMON STREET
ORANGE, CALIFORNIA



JOB NUMBER:
DATE: 11/30/17
DRAWN BY: -
SCALE: -

DRAWING:

SHEET NO. **15**



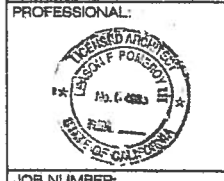
Author	Checked	Approved	Scale	Date	Project Name	Sheet No.
LP3	LP3	LP3	1/8"	12.7.17	KILLEFER SQUARE APARTMENTS	16

Category	Description	Value	Unit	Notes
Area	Lot Area	1.40	Sq. Ft.	
Area	Building Footprint	1.40	Sq. Ft.	
Area	Remaining Area	0.00	Sq. Ft.	

REVISION:
 11.15.17

ARCHITECT:
LP3 architecture
 166 N. GLASSELL ST. STE. 201
 ORANGE, CA 92666
 TELEPHONE: 714.771.8400
 FACSIMILE: 714.771.8494
 EMAIL: LP3arch@aol.com

PROJECT:
KILLEFER SQUARE APARTMENTS
541 NORTH LEMON STREET
ORANGE, CALIFORNIA



JOB NUMBER:

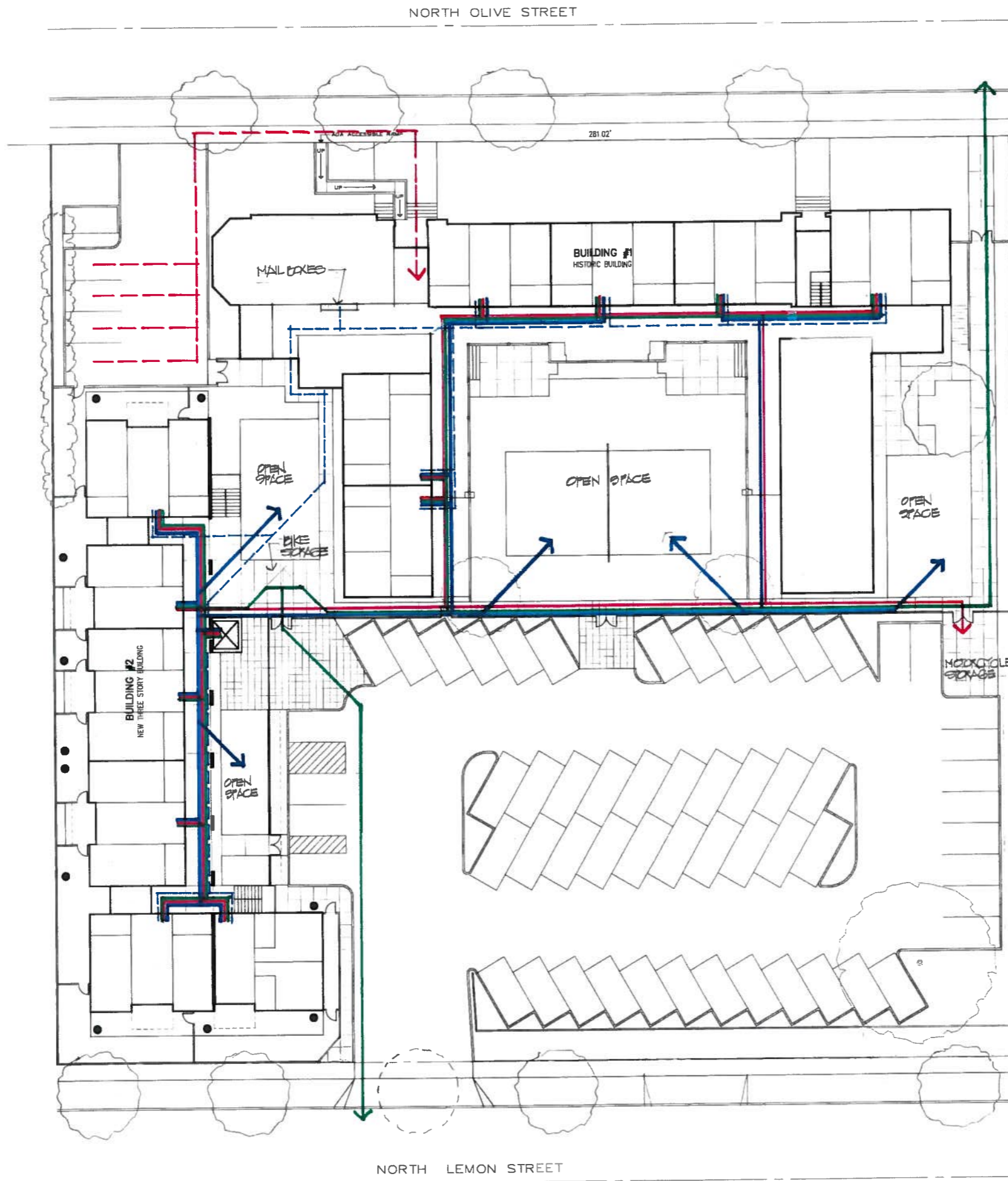
DATE: 12.7.17

DRAWN BY: SCHEX

SCALE: 1/8"

DRAWING:
PARKING LOT
PHOTOMETRIC STUDY

SHEET NO.
 16



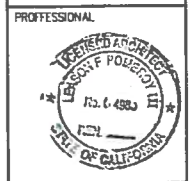
- TO MAIL BOXES
- TO CURB PARKING
- TO COMMON OPEN SPACE
- TO BIKE STORAGE
- TO MOTORCYCLE STOR.

LEGEND

REVISION:
 11/16/17
 LP3 ARCHITECTURE CORP. 11/16/17

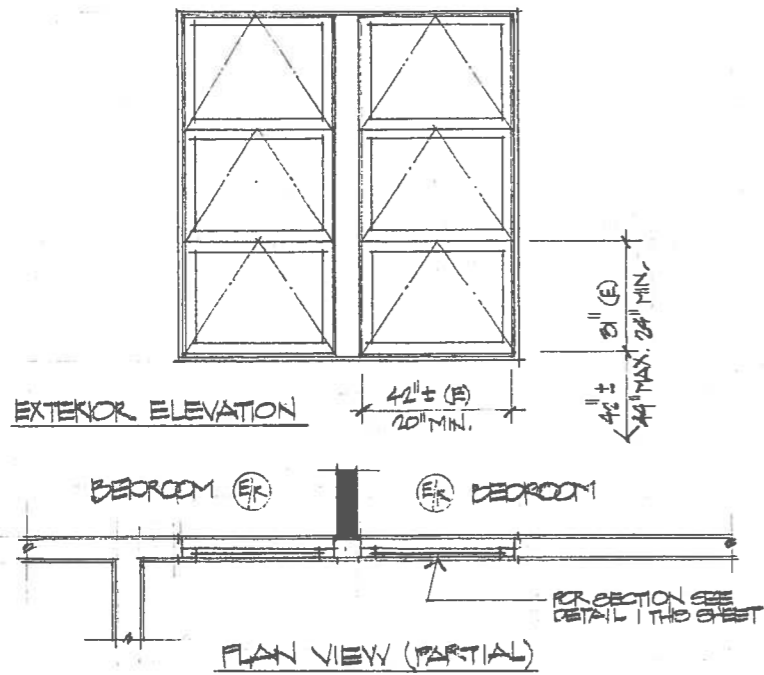
LP3 architecture
 188 N. GLASSELL ST. SUITE 201
 ORANGE, CALIFORNIA 92866
 TELEPHONE: 714-771-8400
 FACSIMILE: 714-771-8494
 EMAIL: LP3arch@aol.com

KILLEFER SQUARE APARTMENTS
 541 NORTH LEMON STREET
 ORANGE, CALIFORNIA

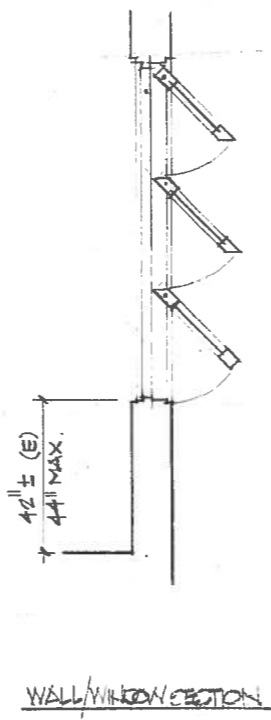


JOB NO:
 DATE: 11-20-17
 DRAWN BY: LFP III
 SCALE: 1/8" = 1'-0"

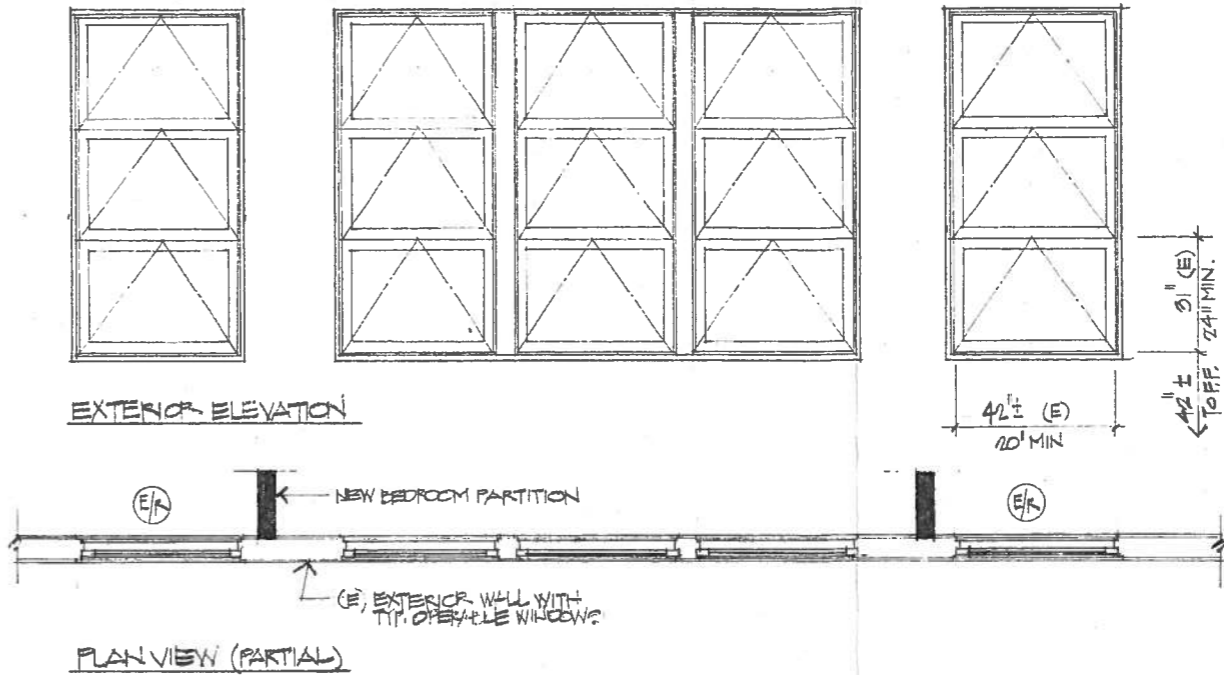
DRAWING: PEDESTRIAN CIRCULATION DIAGRAM



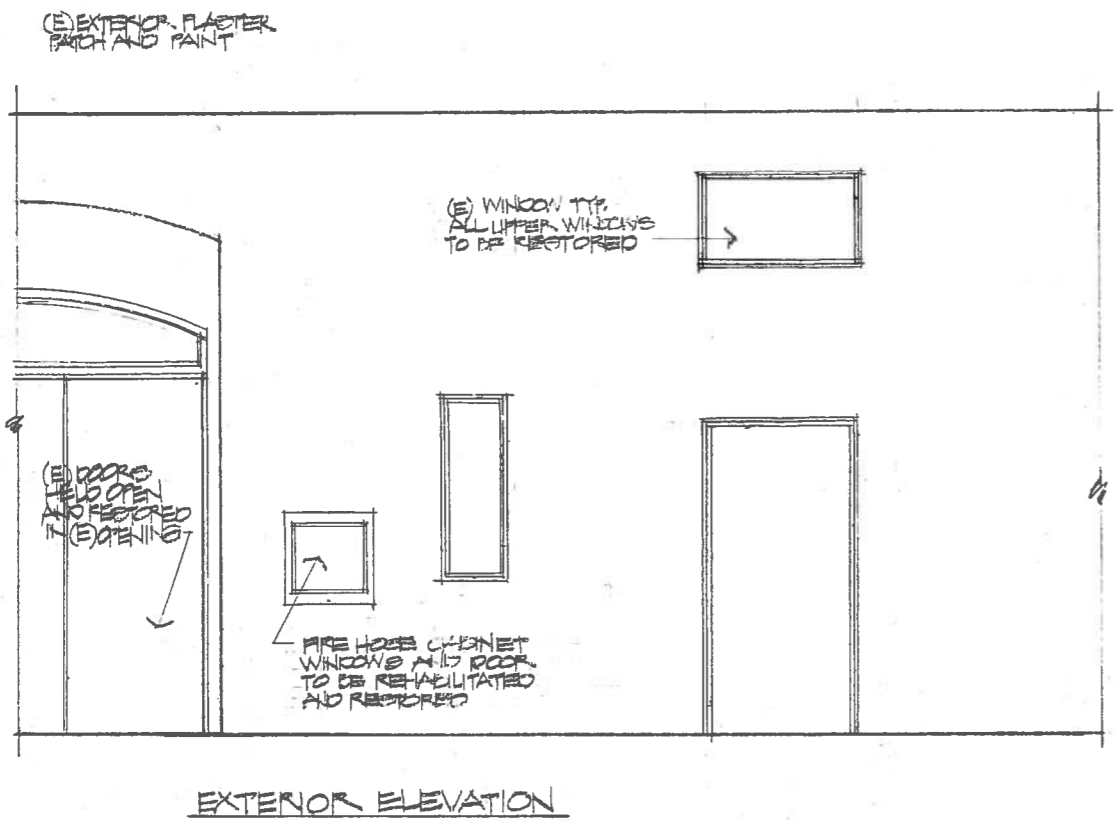
② (E) WINDOWS AT UNIT 5 IN HISTORIC BUILDING



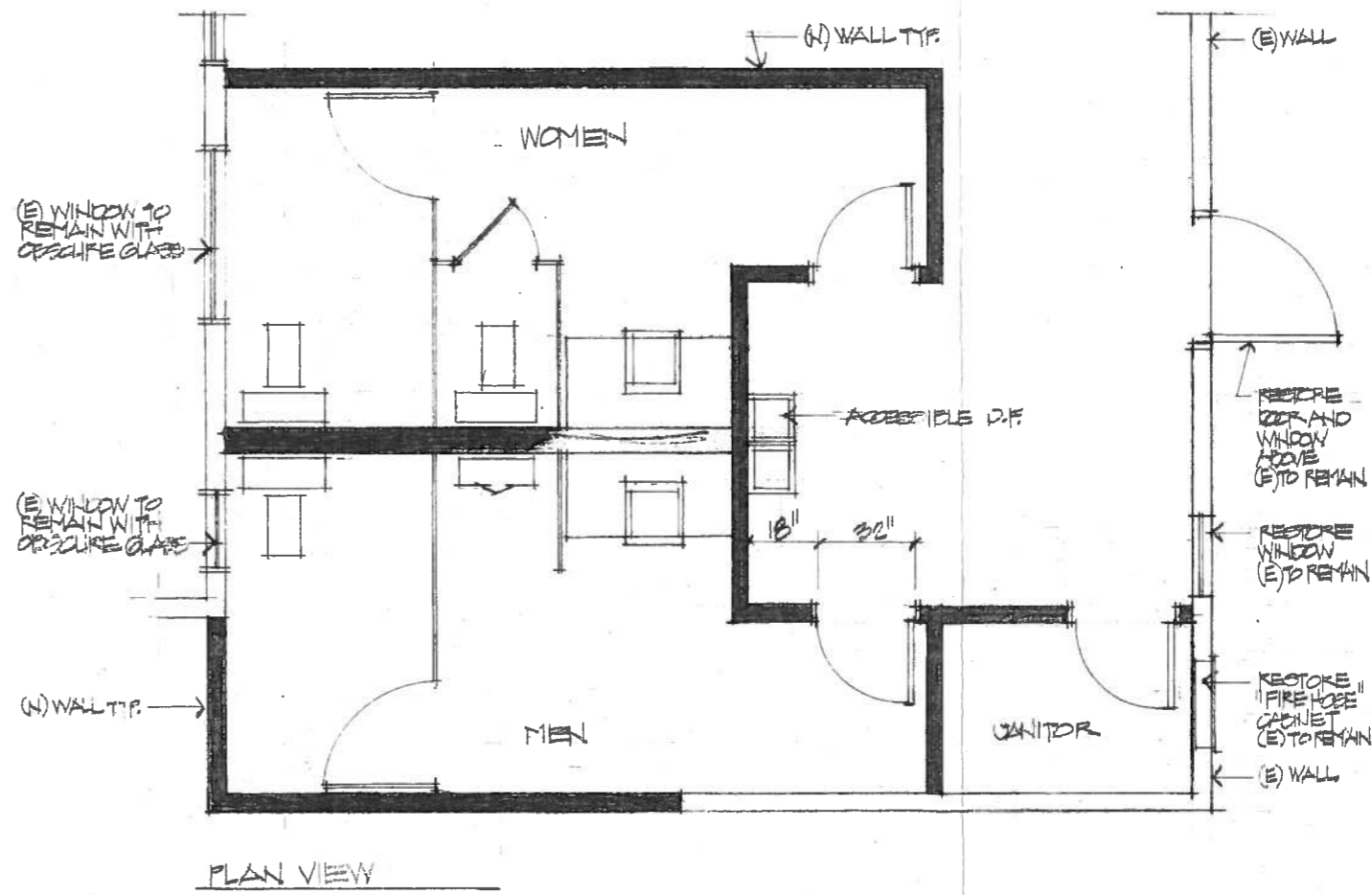
① TYPICAL WINDOW SYSTEM AT HISTORIC BUILDING



1/2" = 1'-0"



③ (N) RESTROOMS AT COMMON SPACE / USES



1/2" = 1'-0"

REVISION: **SMART COMMITTEE CONNECTIONS 11/15/17**

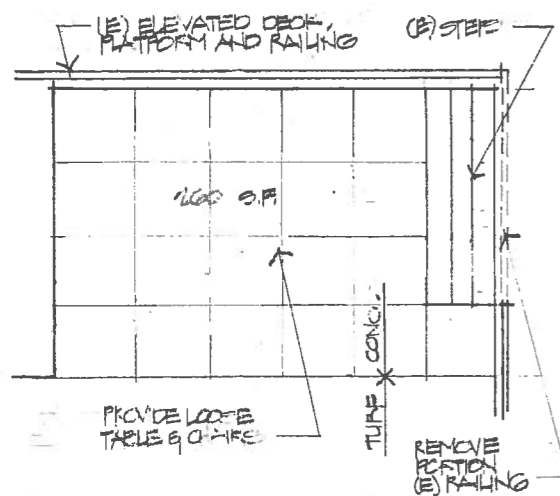
ARCHITECT: **LP3 architecture**
 158 N. GLASSELL ST. STE. 201
 ORANGE, CA 92666
 TELEPHONE: 714.771.8400
 FACSIMILE: 714.771.8494
 EMAIL: LP3arch@aol.com

PROJECT: **KILLEFER SQUARE APARTMENTS**
 541 NORTH LEMON STREET
 ORANGE, CALIFORNIA

PROFESSIONAL ARCHITECT
 LICENSE # 10000
 STATE OF CALIFORNIA

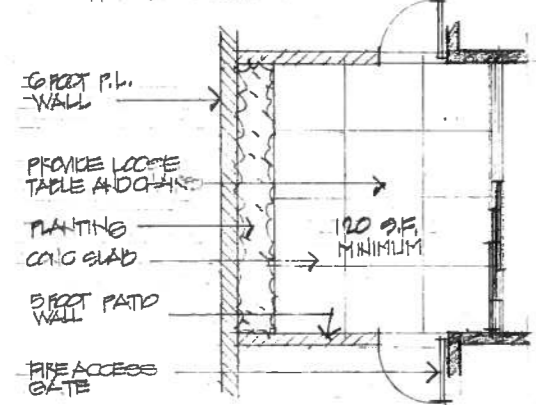
JOB NUMBER:
 DATE: 11-30-17
 DRAWN BY: LFP III
 SCALE: 1/2"
 DRAWING: **DETAILS**

SHEET NO. **18**

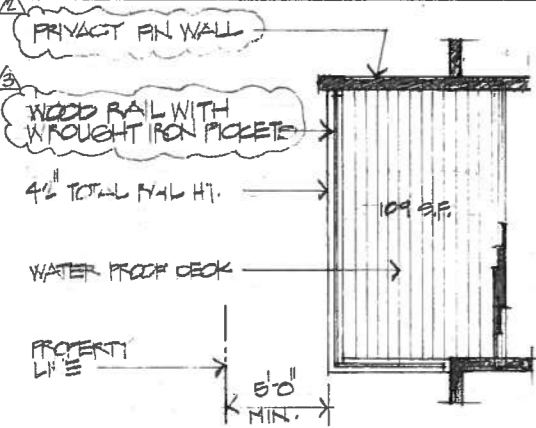


TYPICAL P.V.T. PATIO FOR HIST. BUILDING

NOTE:
 1. SPACE MORE THAN REQUIRED FOR 2 UNITS
 2. OTHER UNITS BE SIMILAR

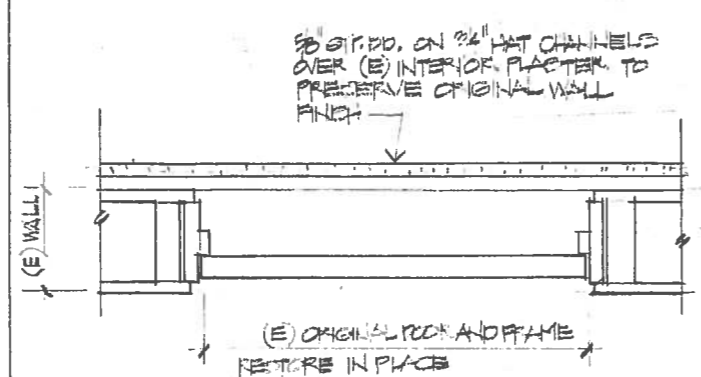


TYPICAL P.V.T. PATIO AT NEW APARTMENTS

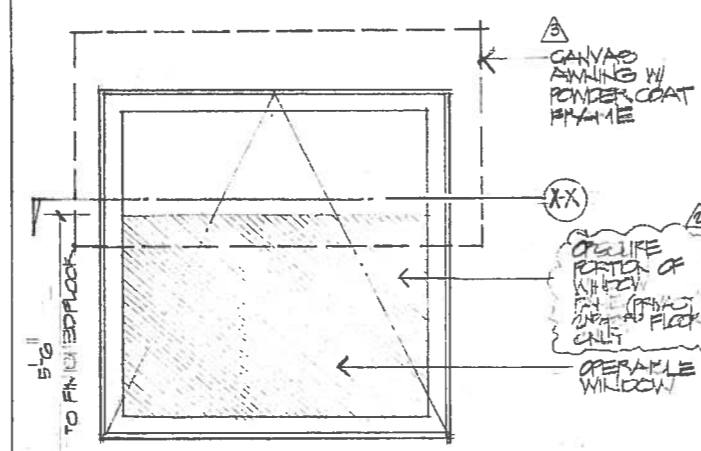


TYPICAL P.V.T. DECK AT NEW APARTMENTS

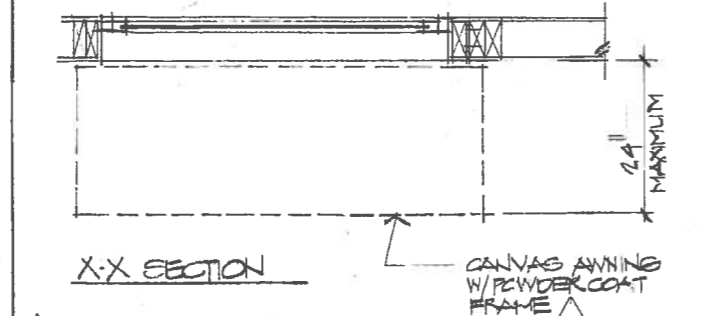
PRIVATE PATIOS AND DECKS



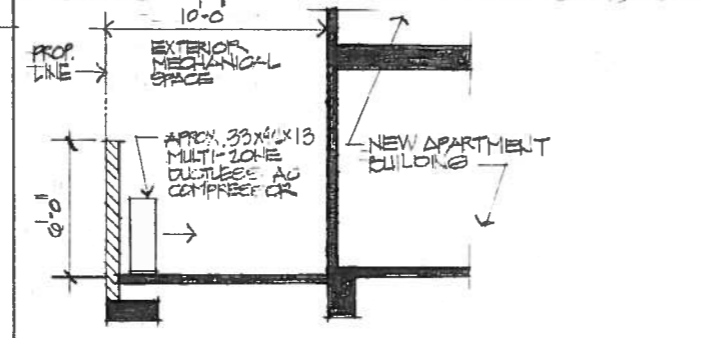
HISTORIC DOOR FIXED IN PLACE



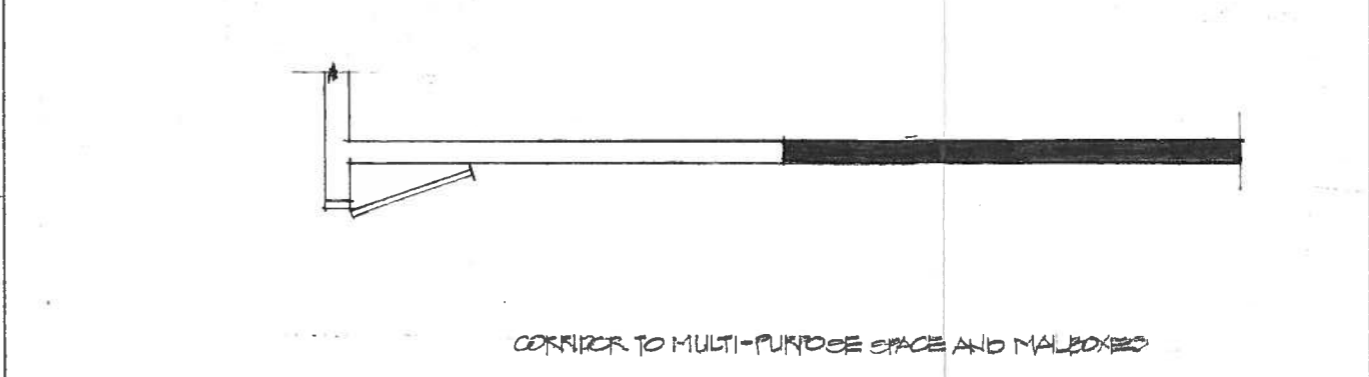
ELEVATION



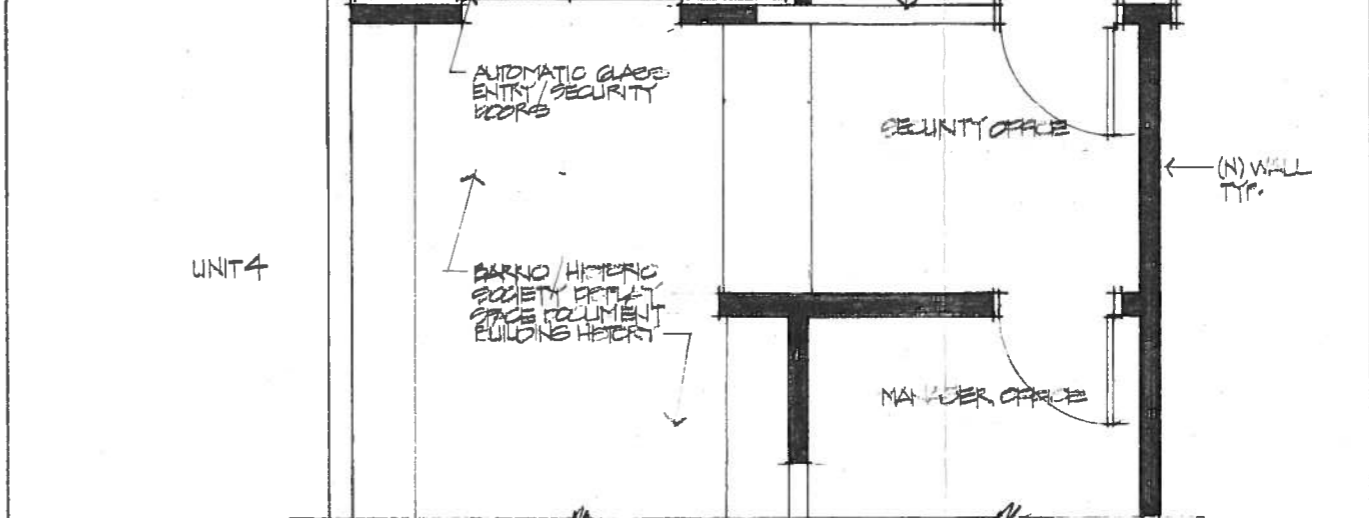
CANVAS AWNING DETAIL



HVAC (CONDENSING UNIT) LOCATION



PARTIAL FLOOR PLAN



DOOR SECTION INTERIOR ELEVATION

ENTRY SECURITY DOOR DETAIL

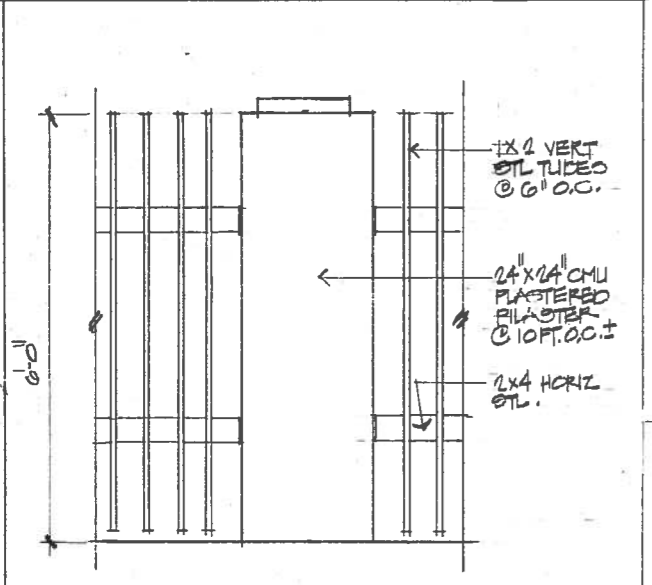
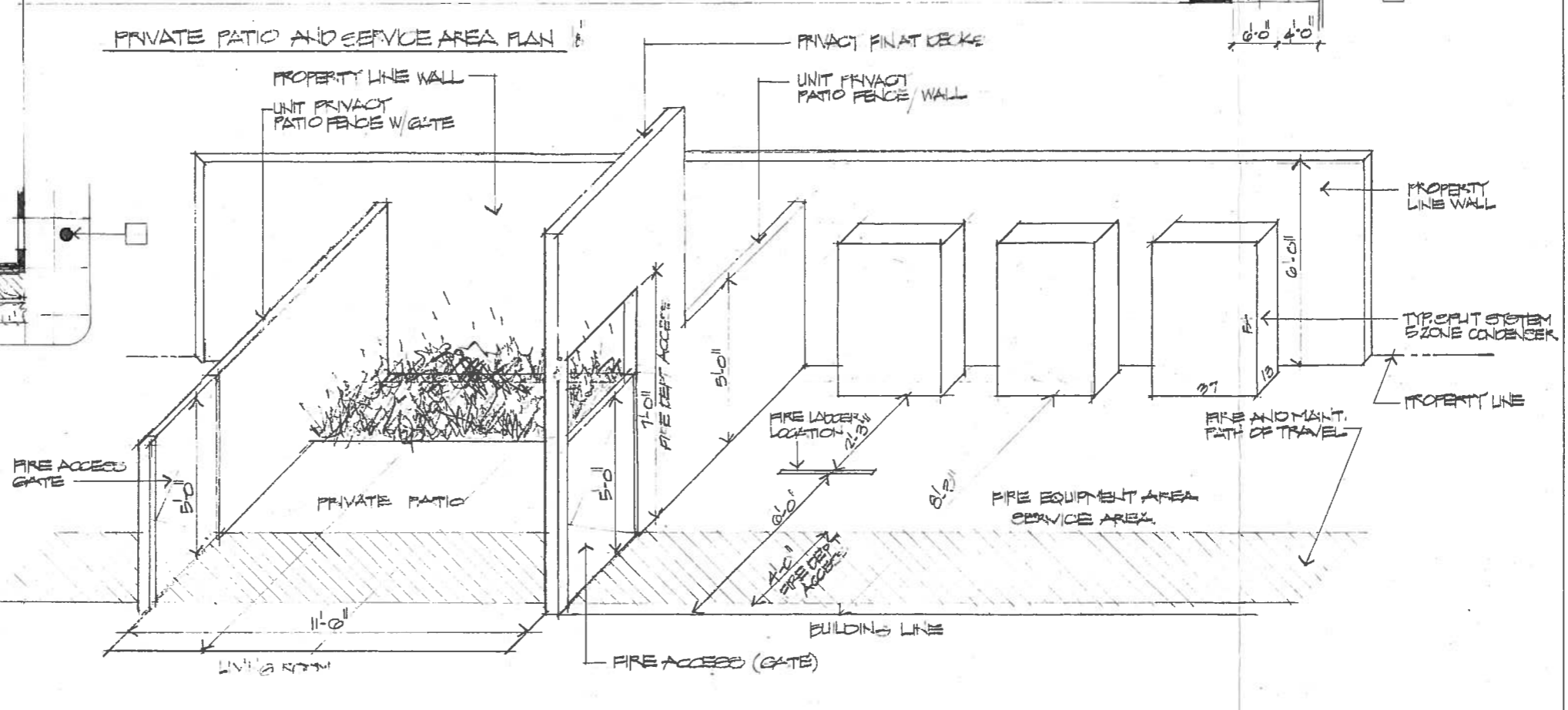
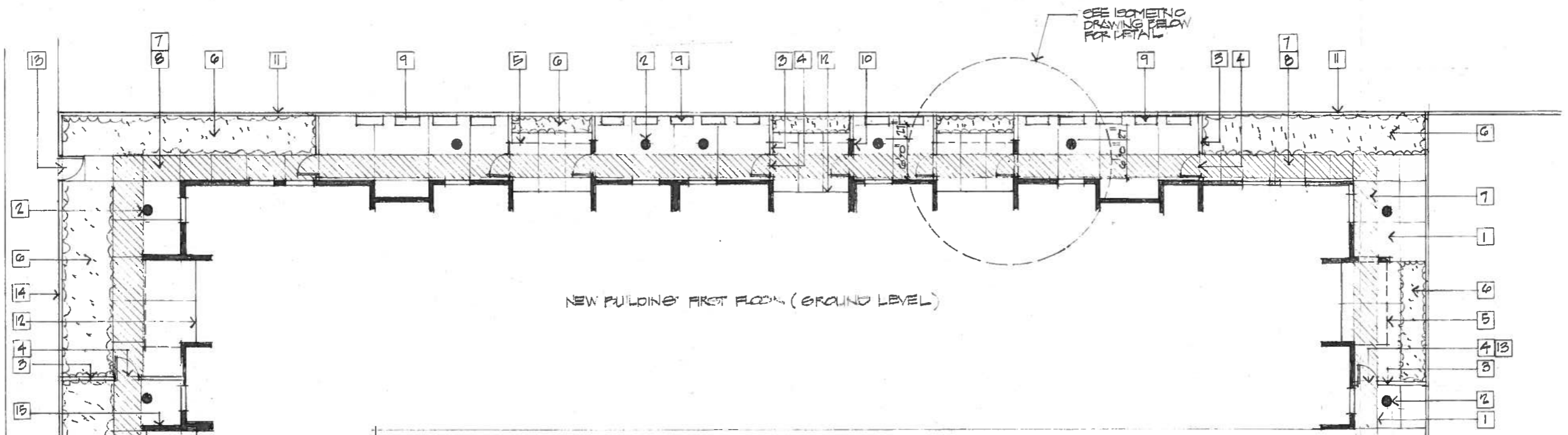
REVISIONS:
 11-15-17
 12-20-17
 01-18-18

ARCHITECT: LP3 architecture
 158 N. GLASSELL ST. STE. 201
 ORANGE, CA 92666
 TELEPHONE: 714.771.8400
 FACSIMILE: 714.771.8494
 EMAIL: LP3arch@aol.com

PROJECT: KILLEFER SQUARE APARTMENTS
 541 NORTH LEMON STREET
 ORANGE, CALIFORNIA

PROFESSIONAL: [Stamp]
 JOB NUMBER:
 DATE: 11.20.17
 DRAWN BY: LP3
 SCALE: VARIOUS
 DRAWING: DETAILS

SHEET NO. 19



- | | | |
|------------------------------------|---|-------------------------|
| 11 8\"/> | 6 PLANTING | 1 4\"/> |
| 12 LIVING ROOM GLASS SLIDING DOORS | 7 FIRE AND MAINT. PATH OF TRAVEL | 2 FIRE LADDER PLACEMENT |
| 13 FIRE DEPT ACCESS GATE | 8 4\"/> | 3 5\"/> |
| 14 8\"/> | 9 HVAC SPLIT SYSTEM-B ZONE CONDENSER (ONE PER UNIT) | 4 5\"/> |
| 15 TRIVACT FIN WITHOUT GATE | 10 PRIVACY FIN AT DECKS W/ 5\"/> | 5 LINE OF DECK ABOVE |

KEY NOTES

1 WROUGHT IRON SECURITY FENCE

REVISION: STAFF REQUEST 01.18.18
 CORRECTION: PLANNING STAFF 01.19.18

ARCHITECT: LP3 architecture
 158 N. GLASSSELL ST. STE. 201
 ORANGE, CA 92666
 TELEPHONE: 714.771.8400
 FACSIMILE: 714.771.8494
 EMAIL: LP3arch@aol.com

PROJECT: KILLEFER SQUARE APARTMENTS
 541 NORTH LEMON STREET
 ORANGE, CALIFORNIA

PROFESSIONAL:
 JOB NUMBER:
 DATE: 01.18.18
 DRAWN BY: LP3 III
 SCALE: VARIES
 DRAWING: PATIO AREAS

SHEET NO. 20