



Rincon Consultants, Inc.

250 East 1st Street, Suite 301

Los Angeles, California 90012

213 788 4842

FAX 908 2200

info@rinconconsultants.com

www.rinconconsultants.com

June 15, 2018

Rincon Project No: 18-05865

Kristen Bogue

Senior Environmental Specialist

Michael Baker International

5 Hutton Centre Drive

Suite 500

Santa Ana, CA 92707

Via email: kbogue@mbakerintl.com

Subject: Cultural Resources Assessment for the 202 S. Main Street Chick-Fil-A Project, Orange, California

Dear Ms. Bogue:

Rincon Consultants, Inc. (Rincon) has been retained by Michael Baker International to conduct a cultural resources assessment for the 202 S. Main Street Chick-fil-A Project (project) in Orange, Orange County, California. The assessment is part of the preparation of an Initial Study/Negative Declaration (IS/ND) or an Initial Study/Mitigated Negative Declaration (IS/MND). The purpose of this technical report is to document the results of the cultural resources tasks performed by Rincon. These tasks include: a cultural resources records search, Native American outreach and consultation assistance to the City of Orange (City) for California's 2014 Assembly Bill 52 (AB 52) and Senate Bill 18 (SB 18) of 2004, a site visit, and the documentation and evaluation of a historic architectural resource. This project is subject to the California Environmental Quality Act (CEQA). The City of Orange is the lead agency under CEQA.

Project Site

Rincon understands that the project involves the commercial development of a new Chick-fil-A restaurant in the city of Orange (Figures 1 and 2; Attachment A). The project site consists of a 41,672 square foot parcel on the southwest corner of W. Almond Avenue and S. Main Street at 202 S. Main Street. The new building will encompass 4,563 square feet and will include a drive-thru, landscaping, a patio, a trash enclosure, new asphalt paving, and 48 parking spaces. A vacant steakhouse restaurant building currently located on the project site will be demolished.

Regulatory Setting

Federal

The National Register of Historic Places (NRHP) was established by the National Historic Preservation Act (NHPA) of 1966 as "an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be



considered for protection from destruction or impairment" (CFR 36 CFR 60.2). The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- Criterion A:** It is associated with events that have made a significant contribution to the broad patterns of our history;
- Criterion B:** It is associated with the lives of persons who are significant in our past;
- Criterion C:** It 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 may lack individual distinction; and/or
- Criterion D:** It has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting any or all of the criteria listed above, integrity, the ability of a property to convey its significance, must be present in order for a property to be eligible for the National Register. Integrity involves several aspects, including location, design, setting, materials, workmanship, feeling, and association.

State

CEQA (Section 21084.1) requires that a lead agency determine whether a project could have a significant effect on historical resources. A *historical resource* is a resource listed in or determined to be eligible for listing in the California Register of Historical Resources (CRHR) (Section 21084.1), a resource included in a local register of historical resources (Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (Section 15064.5[a][3]).

PRC Section 5024.1, Section 15064.5 of the CEQA Guidelines, and PRC Sections 21083.2 and 21084.1 were used as the basic guidelines for this cultural resource study. PRC Section 5024.1 requires an evaluation of historical resources to determine their eligibility for listing in the CRHR. The purpose of the register is to maintain listings of the state's historical resources and to indicate which properties are to be protected from substantial adverse change. The criteria for listing resources in the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below.

According to PRC Section 5024.1(c)(1–4), a resource is considered *historically significant* if it: 1) retains substantial integrity, and 2) meets at least one of the following California Register criteria.

- Criterion 1.** It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
- Criterion 2.** It is associated with the lives of persons important in our past.
- Criterion 3.** It embodies the distinctive characteristics of a type, period, region or method of installation, or represents the work of an important creative individual, or possesses high artistic values.



Criterion 4. It has yielded or may be likely to yield information important in prehistory or history.

According to CEQA, all buildings constructed over 50 years ago and that possess architectural or historical significance may be considered potential historic resources. Proposed changes to these buildings may require some level of environmental review. Most resources must meet the 50-year threshold for historic significance; however, resources less than 50 years in age may be eligible for listing on the CRHR if it can be demonstrated that sufficient time has passed to understand their historical importance.

Local

The Cultural Resources and Historic Preservation Element of the City of Orange General Plan provides the following goals pertaining to cultural resources. (City of Orange, 2010):

Goal 1.0: Identify and preserve potential and listed historic resources, including buildings, structures, objects, sites, districts, and archaeological resources citywide.

Goal 2.0: Identify and preserve neighborhoods that are culturally and historically significant but do not retain sufficient integrity for eligibility as a local, state, or national district.

Goal 3.0: Provide incentives and expand education efforts for historic preservation.

Goal 4.0: Identify and preserve archaeological and cultural resources.

Cultural Resources Records Search

A search of the California Historical Resources Information System (CHRIS) at the South Central Coastal Information Center (SCCIC) located at the University of California, Fullerton was completed on April 25, 2018. The search was performed to identify all previously recorded cultural resources, as well as previously conducted cultural resource studies within the project site and a half-mile buffer surrounding it. The CHRIS search included a review of the NRHP, the CRHR, the Office of Historic Preservation Historic Properties Directory, the California Inventory of Historic Resources, and the Archaeological Determinations of Eligibility list.

The SCCIC records search identified one previously recorded cultural resource within a half-mile buffer of the project site. This resource, 30-158710, is a historic building known as the Porter-French House (HRI Property #038076), which is a domestic single-story house of Spanish Colonial Revival architecture. This resource is located outside of the project site and is listed on the NRHP. The record search identified no cultural resources within or adjacent to the project site (see Attachment B). Five prior cultural resources studies have been completed within a half-mile of the project site. Three of these studies have been performed within or adjacent to the project site. One of these studies, OR-03373, includes the current project site. OR-03373 consisted of archaeological monitoring for the Qwest Network Construction Project; no cultural resources were identified within the project site by this study. OR-03094 and OR-02717 are both located adjacent to the project site. OR-03094 consisted of a cultural resource assessment for Cingular Wireless Facility Number SC 050-03 in the City of Santa Ana, and OR-02717 is a cultural resource assessment of Cingular Wireless Facility Number SC 050-02 in Orange County. No cultural resources were identified in either study.



Native American Outreach and Consultation

On April 30, 2018, Rincon contacted the Native American Heritage Commission (NAHC) and requested a search of the Sacred Lands File (SLF) and a list of Native American individuals or tribal organizations that may have knowledge of cultural resources within or near the project site. Rincon received a response on May 1, 2018 from the NAHC with negative results for the SLF search. The NAHC also sent a list of 22 Native American individuals or tribal organizations. Rincon sent letters on May 5, 2018 to the Native American contacts.

As of June 11, 2018, Rincon has received one response from these outreach efforts. In a letter dated May 10, 2018, the Viejas Band of Kumeyaay Indians stated that the project site has little cultural significance or ties to the tribe. The Viejas Band of Kumeyaay Indians recommended that Rincon contact the tribes closest to the project site. The letter also requested that the tribe be informed if there are any new developments, such as new discoveries of resources or human remains.

Rincon also assisted the City with AB 52 and SB 18 consultation as required by CEQA by providing instructions, legislation information, draft letters and maps, and a correspondence tracking sheet to be used for formal consultation. As of June 15, 2018, the City is preparing to send the AB 52 and SB 18 notification letters to California Native American tribes that are traditionally and culturally affiliated with the area.

Historical Map, Aerial, and Plan Review

According to historic maps, development of the surrounding area had begun by 1896 with the construction of Southern Pacific Railroad and the Orange Station, the later of which is located south of the project site. By 1901, a road that would later become Main Street was developed running north-south adjacent to the project site. By 1932, the area had become more developed with the construction of the West Orange School and St. Joseph Hospital just to the east of the project site and Highway 101 appearing to the south by 1942 (USGS N.d). According to historical aerial photographs, the project site appears and was under cultivation by 1946, with a citrus grove covering the entire parcel (NETR 2018).

Between 1952 and 1959, the citrus grove was removed, and the current project footprint was developed. In 1959, a building on the northeast corner of the lot and W. Almond Avenue were constructed. Building plans dating to 1959 show the original design of the building with more characteristic features of the Chalet subtype of the Ranch style of architecture including exposed rafters, diamond-pane windows, and a wood beam supported breezeway fronting the east elevation (J&M Drafting Services 1959). The permit for the construction of the restaurant building at the site was requested on July 13, 1959. The 1963 aerial shows the original footprint of the building. The sign fronting the building was added in 1964 according to building permits. Plans drafted in October 15, 1982 show a new addition to the building at the eastern bay of the north elevation and parts of the east elevation and eastern bay of the south elevation (Perez and Hurtado 1982). By 1995, the north elevation of the building had been extended to the sidewalk in its current configuration (NETR 2018; City of Orange building permits 1959-1964).

Development in the surrounding area continued through the 20th century. In 1959, major freeways such as the 57 and 55 appeared, which connected Orange to other cities in southern California. Additional



schools, including Portola Middle School and Sycamore School, were constructed nearby to the north by 1964 (USGS N.d).

Field Survey

Rincon Cultural Resources Specialist Tricia Dodds, M.A., RPA, conducted a survey of the project site and surrounding area on June 1, 2018. The field survey of the property consisted of a visual inspection of all built environment features at the project site, including buildings, structures, and associated features to assess their overall condition and integrity, and to identify and document any potential character-defining features. Ms. Dodds documented the survey using field notes and digital photographs (Figures 3-4). Because the project site is occupied entirely by structures, pavement, and landscaping, an archaeological survey was not completed. Ms. Dodds also visited the City of Orange Building and Safety Department to review building permits to capture the property's construction, ownership, and occupant history. Copies of the field notes and digital photographs from the survey are on file with Rincon's Los Angeles office. Rincon Senior Architectural Historian Aisha Rahimi-Fike, M.A., reviewed the fieldwork materials and completed a Department of Parks and Recreation 523 series form of the building located within the project site (Attachment C).



Figure 3. Street view of project site, view west.



Site overview, view northwest.

Historic Evaluation

The subject property at 202 S. Main Street in Orange is ineligible for listing in the NRHP and the CRHR.

The property owners, Marta Investment Corp., constructed a restaurant (Iron Horse Restaurant) on the subject property in 1959, using the designs for the building drafted by Currie Engineering Company, a little known local engineering company. Historic newspaper research did not provide information for the engineering firm or the builder. The building was designed in the Chalet subtype of the Ranch style, a style commonly used for restaurant buildings and buildings in shopping centers constructed during the post-war era. Iron Horse Restaurant remained at the property until 1979, at which time it was purchased by Paul Rossi and changed to La Brasserie, a French restaurant. Additions were made to the street level façade at S. Main Street and W. Almond Ave in 1983, significantly diminishing the integrity of the building.

An evaluation of the property found no evidence to suggest it is associated with any important events or trends in history as it was one of many to have been developed in the postwar era (Criterion A/1), any individuals important in history (Criterion B/2), significant for its architecture or associated with a noted/master architect/builder (Criterion C/3), or has the potential to yield information important in history/pre-history (Criterion D/4). Furthermore, the property lacks integrity to its historic period. As such, it is not eligible for NRHP/CRHR listing. Further, the 1983 additions themselves do not rise to the level of exceptional significance necessary for listing properties or additions below the age of 50 years under NRHP Criterion Consideration G. For a detailed description of the property, historic context and evaluation, see the DPR form in Attachment C.



Findings and Recommendations

Based on the results of the cultural resources records search, Native American scoping, review of historical maps and aerials, and field survey, no known archaeological resources were identified within the project site. One historic architectural resource, a building constructed in 1959, was documented on the project site. An evaluation of this resource indicates that it is ineligible for listing in the NRHP or the CRHR and lacks historic integrity.

Based on the findings of the current study, Rincon recommends a finding of **no impact** with regard to historical and archaeological resources for the purposes of CEQA.

Rincon presents the following measure for best management practices for the unanticipated discovery of cultural resources during ground disturbing activity.

Unanticipated Discovery of Archaeological Resources

If archaeological resources are encountered during ground-disturbing activities, work in the immediate area should be halted, and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (National Park Service 1983) should be contacted immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for CRHR eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work, such as data recovery excavation, may be warranted to mitigate any significant impacts to historical resources.

Rincon is providing the following language paraphrasing the legal requirements in the case of unanticipated discoveries of human remains during ground-disturbing activities.

Unanticipated Discovery of Human Remains

The discovery of human remains is always a possibility during ground-disturbing activities. If human remains are found, the State of California 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. In the event of an unanticipated discovery of human remains, the County Coroner must be notified immediately. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site and provide recommendations for treatment to the landowner within 48 hours of being granted access.



Please do not hesitate to contact Rincon with any questions regarding this cultural resource study.

Sincerely,
Rincon Consultants, Inc.

Tricia Dodds, M.A., RPA
Archaeologist

Tiffany Clark, Ph.D., RPA
Senior Archaeologist
Principal Investigator

Joe Power, AICP CEP
Vice President/ Principal

Aisha Fike
Senior Architectural Historian

Attachments

Attachment A. Figure 1. Regional Project Location Map

Figure 2. Project Location Map

Attachment B. Records Search Summary

Attachment C. Department of Parks and Recreation Primary Record

References

City of Orange Department of Community Development

- 2010 *City of Orange 2010 General Plan: Cultural Resources and Historic Preservation*. Adopted by the Orange City Council on March 9, 2010. Electronic accessed on June 6, 2018 at <https://www.cityoforange.org/391/General-Plan>.

City of Orange Department of Community Development, Building Division

1959-1983 Building Permits

J&M Drafting Service, and Currie Engineering Company

- 1959 *Plans for a Shopping Center for M&F Development Inc.* Listed with Currie Engineering Company. Available at the City of Orange Department of Community Development, Building Division, 300 E. Chapman Ave, Orange, Ca



National Park Service

- 1983 Archaeological and Historic Preservation: Secretary of the Interior's Standards and Guidelines. Electronic document, online at http://www.nps.gov/history/local-law-Arch_Standards.htm, accessed December 6, 2011.

Nationwide Environmental Title Research, LLC (NETR)

- 2018 Historicaerials.com: 202 S. Main Street, Orange, 1946, 1952, 1963, 1980, 1995. Accessed on June 4, 2018.

Perez and Hurtado, Architects Inc.

- 1982 *Building Addition for La Brasserie French Restaurant, 202 S. Main Street, Orange, Calif.* Plans available at the City of Orange Department of Community Development, Building Division, 300 E. Chapman Ave, Orange, Ca.

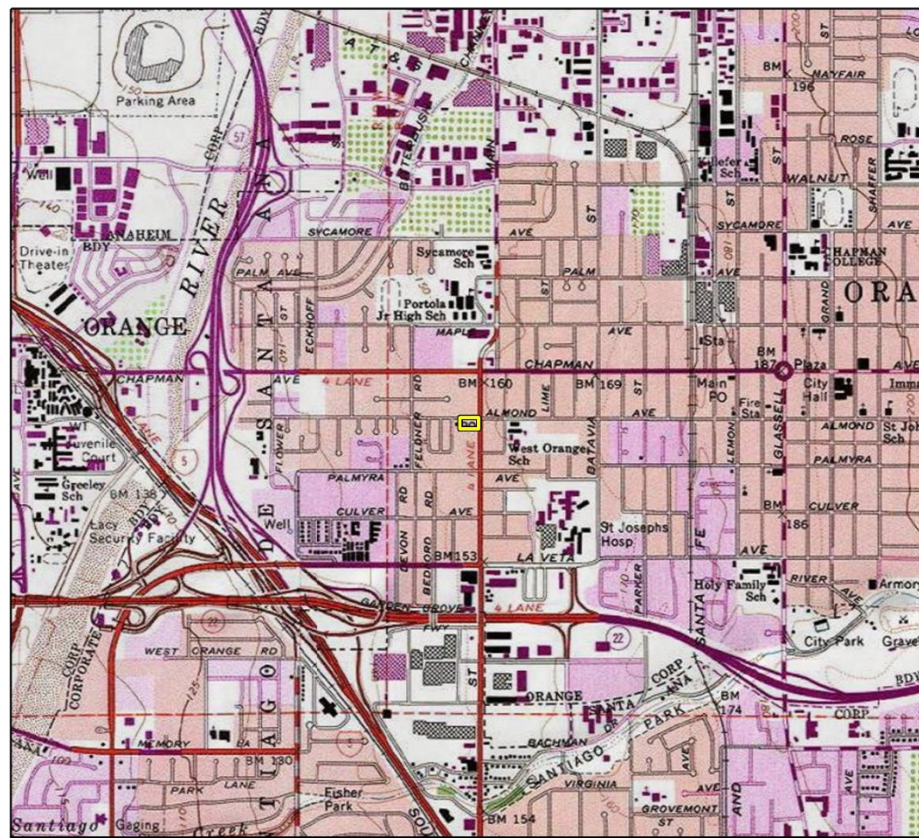
United States Geological Survey (USGS)

- N.d Topoview Historic Maps 1896-1964 of 202 S. Main Street, Orange, California. Electronic document, online at <https://ngmdb.usgs.gov/topoview/viewer/#4/39.98/-100.06>, accessed June 11, 2018.

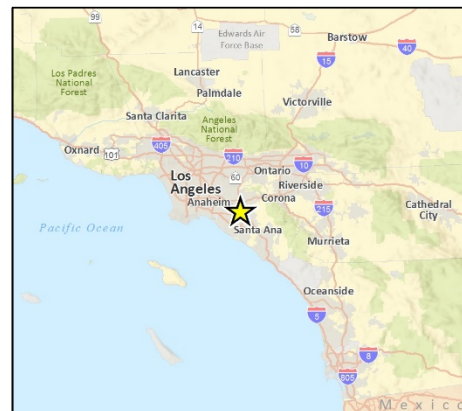
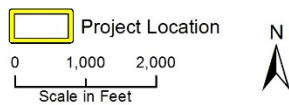
Attachment A

Figure 1. Regional Project Location Map

Figure 2. Project Location Map



Imagery provided by National Geographic Society, Esri and its licensors
© 2018, Orange Quadrangle, T04S R09W S31. The topographic representation depicted in this map may not portray all of the features currently found in the vicinity today and/or features depicted in this map may have changed since the original topographic map was assembled.



Project Location Map

Figure 1

Rincon Consultants, Inc.

Figure 1. Regional Project Location



Project Location Map

Figure 2

Rincon Consultants, Inc.

Figure 2. Project Location

Attachment B

Records Search Summary

Resource List

Resource List

Chick-fil-A Orange #18-05865

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-158710		OHP Property Number - 038076; Resource Name - Porter-French House; Other - zip 92868	Building	Historic	HP02 (Single family property)	1993 (Diann Marsh)	

Report List

Report List

Chick-II-A Orange #18-05865

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-02717	Cellular -	2002	Duke, Curt	Cultural Resource Assessment Cingular Wireless Facility No. Sc 050-02 Orange County, California	LSA Associates, Inc.	
OR-03094	Cellular -	2002	Kyle, Carolyn E.	Cultural Resource Assessment for Cingular Wireless Facility Sc050-03 City of Santa Ana Orange County, California	Kyle Consulting	
OR-03373		2006	Arrington, Cindy and Nancy Sikes	Cultural Resources Final Report of Monitoring and Findings for the Qwest Network Construction Project State of California: Volumes I and II	SWCA Environmental Consultants, Inc.	
OR-03594	Cellular -	2009	Lorna Billat	Collocation Submission Packet- El Dorado, CA2580A	Earth Touch, Inc.	
OR-03973		2007	unknown	Proposed FEMA project; Pre-Disaster Mitigation (PDM08) Program, St. Joseph Hospital of Orange in the City of Orange, California	St. Joseph Hospital of Orange	

Attachment C

Department of Parks and Recreation Primary Record

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings:
Review Code _____

Reviewer: _____

Date: _____

Page 1 of 6

Resource Name or #: 202 S. Main Street

P1. Other Identifier:

***P2. Location:** ☐ Not for Publication ☒ Unrestricted ***a. County:** Orange County

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** Orange **Date:** 1982 **T** 4S; **R** 9W; **1/4 of 1/4 of Sec** ; **B.M.**

c. Address: 202 Main Street **City:** Orange **Zip:** 92868

d. UTM: Zone: ; **mE/ mN (G.P.S.)**

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Parcels (Block/Lot)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Located at the southwest corner of S. Main Street and W. Almond Avenue, the subject property is one- to two-story former restaurant building originally designed in the Chalet subtype of the Ranch style of architecture and constructed in 1959. It is of wood-frame construction and capped by a side-gable roof with multiple gable pediments at the south façade (main). This façade is clad with wide board-and-batten siding and a brick veneer band at the base and feature narrow wood-frame windows in tripartite configurations at the west bay and a large wood-frame picture window at the east entry bay. The main entrance contains paneled and glazed double-doors. The S. Main St and W. Almond Ave façade of the building were altered considerably in 1983. An addition was added to the existing building that consists of a rounded corner, fieldstone cladding and large square shape fixed aluminum frame windows. Fieldstone clad columns act as supports for the extended eave breezeway at the south elevation and fieldstone piers for a site wall were also added during the 1983 renovations. The original gable wall pediment visible at the east elevation fronting S. Main Street contains the original siding and louver window. Metal grilles in a brown tone matching the building at the north roof were added to hide the various utility features. The building is currently vacant.

***P3b. Resource Attributes:** (List attributes and codes) HP6, 1-3 story commercial building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc)



P5b. Description of Photo: 202 Main Street, view north of main facade, June 1, 2018.

***P6. Date Constructed/Age and Sources:** ☒ Historic ☐ Prehistoric ☐ Both

1959 (Assessor, San Francisco Planning Department 2011)

***P7. Owner and Address:**
Chick Fil-A Restaurant

***P8. Recorded by:** (Name, affiliation, and address)
Aisha Fike and Tricia Dodds
Rincon Consultants, Inc.
449 15th Street #303.
Oakland, CA 94612

***P9. Date Recorded:** June 1, 2018

***P10. Survey Type:** Intensive

***P11. Report Citation:** 202 S. Main Street Chick-fil-A Project Cultural Resources Memorandum. Prepared by Rincon Consultants, Inc. Prepared for City of Orange, Orange County, California.

***Attachments:** ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

*NRHP Status Code 6Z

Resource Name or #: 202 S. Main Street

- B1. Historic Name:
B2. Common Name: Mission Neighborhood Health Center (1967-present)
B3. Original Use: Restaurant
B4. Present Use: Hospital

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

The 1946 and 1953 historic aerial photographs show orchards at the site and surrounding areas to the north and east. Plans were drafted in 1959 for a shopping center building showing the original design of building with more characteristic features of the Chalet subtype of the Ranch style of architecture including exposed rafters, diamond-pane windows and a wood beam supported breezeway fronting the east elevation (J&M Drafting Services 1959). The permit for the construction of the restaurant building at the site was requested on July 13, 1959. The 1963 aerial shows the original footprint of the building. The sign fronting the building was added in 1964 according to building permits. Plans drafted in October 15, 1982 show a new addition to the building at the eastern bay of the north elevation and parts of the east elevation and eastern bay of the south elevation (Perez and Hurtado 1982). By 1995, the north elevation of the building had been extended to the sidewalk in its current configuration (NETR 1946, 1952, 1963, 1980, 1995; City of Orange building permits 1959-1964).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Currie Engineering Company

b. Builder: Paul Davis

*B10. Significance: Theme: N/A

Area: Palo Alto

Period of Significance: N/A Property Type: N/A Applicable Criteria: N/A

Historic Context

The following context is excerpted from the City of Orange General Plan, Cultural Resources chapter (City of Orange Department of Community Development 2010):

World War II brought prosperity to Southern California's economy and ended the ravages caused by the Great Depression, which had devastated fruit prices. After World War II, returning soldiers and a massive influx of new residents to the state changed the face of California forever. Orange was no exception; its remaining open and agricultural space attracted developers of bedroom communities. By the 1950s, many ranchers readily sold their acreage; orange groves were succumbing to the "Quick Decline" disease and the demand for real estate for housing construction soared. Orange's explosive suburban residential growth began in 1953 and peaked in 1962, when thousands of acres of land were sold for development. Between 1950 and 1960, the local population swelled from 10,000 to 26,000 as former orchards were torn out and replaced with subdivisions of single-family homes. Most of the larger tracts (50-100 homes) were built by outside developers, though a few local developers worked on a smaller scale. One of the more notable developers working in Orange during this period was Joseph Eichler, who built three tracts to the north and east of Old Towne. These Eichler developments brought distinct elegance, originality, and modern design principles to suburban homes. (See Continuation Sheet)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

See Continuation Sheet.

B13. Remarks:

*B14. Evaluator: Aisha Fike, Rincon Consultants

*Date of Evaluation: June 6, 2018

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 6

Resource Name or #: 202 S. Main Street

*Recorded by: Aisha Fike and Tricia Dodds, Rincon Consultants

*Date: June 1, 2018

☒ Continuation

☒ Update

*B10. Significance (continued):

Historic Context (continued):

The surge in Orange's population in the 1950s and 1960s created a need for new government buildings to replace the early City Hall, Fire Station, and Carnegie Library. The Orange Public Library (then addressed as 101 North Center Street, but now as 407 East Chapman Avenue) was completed in 1961, replacing the original 1910 Carnegie Library. Welton Becket and Associates designed a new civic center completed in 1963 on the site of the 1921 City Hall. Several fire stations were constructed during the 1960s, including new headquarters on South Grand Street in 1969. A new main post office was constructed on Tustin Street in 1971.

New business districts were also created during the mid-1950s, diminishing downtown Orange's importance as the city's major commercial center. Major shopping centers opened on the corners of Tustin Street, Chapman Avenue, Collins Avenue, Glassell Street, North Batavia Street, East Katella Avenue, Meats Avenue, Main Street, and La Veta Avenue, attracting supermarkets, restaurants, hardware stores, banks and gas stations. Shopping centers built during the 1960s and 1970s include Town and Country Village Shopping Center, the Mall of Orange (now the Village at Orange), and The City Shopping Center (now the Block at Orange).

In the 1960s and 1970s, the ever-growing City of Orange annexed surrounding areas and towns, including portions of El Modena. The majority of construction from the postwar period remains largely intact, including the three Eichler tracts, Chapman University, City Civic Center, and numerous other commercial, residential, and civic buildings.

NRHP/CRHR Evaluation

The subject property at 202 S. Main Street in Orange is ineligible for listing in the National Register of Historic Place (NRHP), or the California Register of Historical Resources (CRHR).

The subject property was constructed as a restaurant (Iron Horse Restaurant) in 1959 by the property owners, Marta Investment Corp., using the designs for the building drafted by Currie Engineering Company, a little known local engineering company. Historic newspaper research did not provide information for the engineering firm or the builder. The building was designed in the Chalet subtype of the Ranch style, a style commonly used for restaurant buildings and buildings in shopping center constructed during the post-war era. Iron Horse Restaurant remained at the property until 1979 at which time it was purchased by Paul Rossi and changed to La Brasserie, a French restaurant. Additions were made to the street level façade at S. Main Street and W. Almond Ave in 1983, significantly diminishing the integrity of the building. An evaluation of the property found no evidence to suggest the property is associated with any important events or trends in history as it was one of many to have been developed in the postwar era (Criterion A/1), any individuals important in history (Criterion B/2), significant for its architecture or associated with a noted/master architect/builder (Criterion C/3), or has the potential to yield information important in history/pre-history (Criterion D/4). Furthermore, the property lacks integrity to its historic period. As such, it is not eligible for NRHP/CRHR listing. The 1983 additions themselves do not rise to the level of exceptional significance necessary for listing under NRHP Criterion Consideration G.

*B12. References (continued):

Ancestry.com (consulted?)

City of Orange Department of Community Development

2010 *City of Orange 2010 General Plan: Cultural Resources and Historic Preservation*. Adopted by the Orange City Council on March 9, 2010. Electronic accessed on June 6, 2018 at <https://www.cityoforange.org/391/General-Plan>.

City of Orange Department of Community Development, Building Division
1959-1983 Building Permits

J&M Drafting Service, and Currie Engineering Company

1959 *Plans for a Shopping Center for M&F Development Inc.* Listed with Currie Engineering Company. Available at the City of Orange Department of Community Development, Building Division, 300 E. Chapman Ave, Orange, Ca

Nationwide Environmental Title Research, LLC (NETR)

2018 *Historicaerials.com: 202 S. Main Street, Orange, 1946, 1952, 1963, 1980, 1995*. Accessed on June 4, 2018.

Perez and Hurtado, Architects Inc.

1982 *Building Addition for La Brasserie French Restaurant, 202 S. Main Street, Orange, Calif.* Plans available at the City of Orange Department of Community Development, Building Division, 300 E. Chapman Ave, Orange, Ca.

Newspapers.com (consulted)

DPR 523L (1/95)

***Required Information**

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 6

Resource Name or #: 202 S. Main Street

*Recorded by: Aisha Fike and Tricia Dodds, Rincon Consultants

*Date: June 1, 2018

☒ Continuation

☒ Update

Photographs:



Photograph 2. Front facade. View north. 6/1/2018.



Photograph 3. Corner at S. Main St and W. Almond Ave. View southwest. 6/1/2018.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 5 of 6

Resource Name or #: 202 S. Main Street

*Recorded by: Aisha Fike and Tricia Dodds, Rincon Consultants

*Date: June 1, 2018

☒ Continuation

☒ Update



Photograph 4. South (main) and west facades. View northeast. 6/1/2018.



Photograph 4. North façade at W. Almond Ave. View southeast. 6/1/2018.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

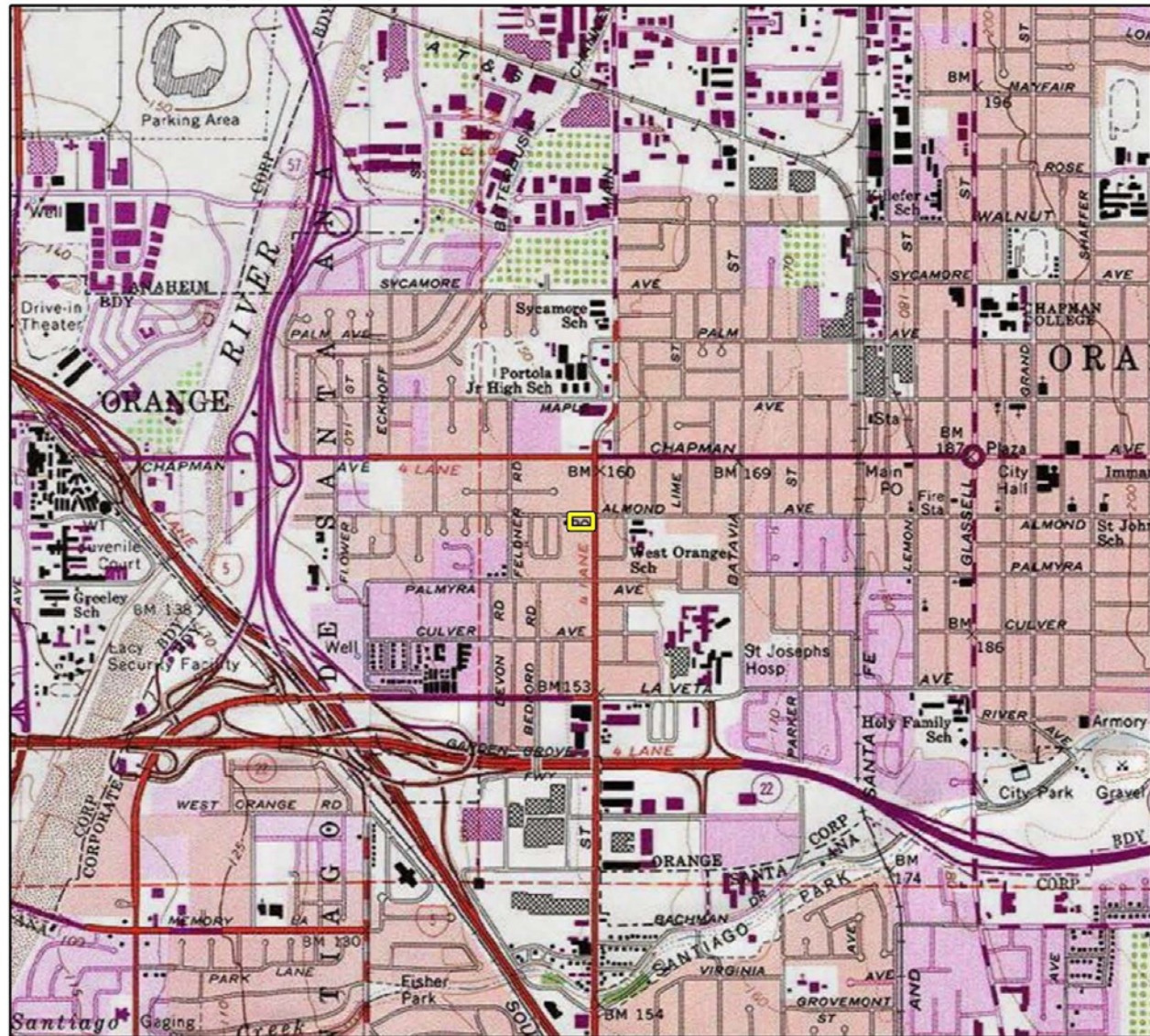
Page 6 of 6

Resource Name or #: 202 S. Main Street

*Map Name: USGS Orange Quadrangle

*Scale: 1:24,000

*Date of Map: 1982



 Project Location

0 1,000 2,000
Scale in Feet

