

RESOLUTION NO. 2020-02

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING THE CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 1228 NORTH BROADWAY (HISTORIC EXTERIOR MODIFICATION APPLICATION NO. 2019-11)

BE IT RESOLVED BY THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The Historic Resources Commission of the City of Santa Ana hereby finds, determines and declares as follows:

- A. William Bruce, representing Bruce Residential Properties, LLC (“Applicant”), is requesting approval of Historic Exterior Modification Application No. 2019-11 to allow exterior modifications to the property at 1228 North Broadway, historically known as the El Patio Real Apartments.
- B. The legal owner of the property is Bruce Residential Properties, LLC.
- C. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.
- D. The El Patio Real Apartments is individually listed as No. 59 on the Santa Ana Register of Historical Properties and was categorized as “Key” in 2001.
- E. The El Patio Real Apartments has distinctive architectural features of the Mission/Spanish Colonial architectural revival style and was built in 1929. Character-defining exterior features of the property which should be preserved include, but are not limited to: smooth stucco cladding; clay tile roofs; courtyard configuration; wooden architectural elements such as balconies, brackets, braces, and beams; stylistic detailing; and original fenestration where extant.
- F. Pursuant to Santa Ana Municipal Code Section 30-6, no exterior physical modifications, other than those identified by the Historic Resources Commission for administrative approval by city staff, shall be permitted with respect to a historic structure until the Historic Resources Commission approves such request at a duly noticed public hearing and issues a certificate of appropriateness. The Historic Resources Commission shall issue the certificate of appropriateness upon finding that the proposed modification(s) does not substantially change the character and integrity of the historic property.
- G. The proposed exterior modifications will be limited to the northwest corner of the property, adjacent to Washington Avenue. Specifically, the modifications will be limited to an existing two-story unit attached to the row

of garages/carports along the western property line. The general scope of work will include removing and replacing an existing staircase, removal and replacement of existing windows along the first and second floor, removal of an existing door along the first floor, removal and replacement of architectural detailing, and the construction of a new second-story balcony.

- H. Pursuant to Santa Ana Municipal Code Section 30-6, the Historic Resources Commission held a duly noticed public hearing on June 4, 2020 regarding the request for exterior modifications to the El Patio Real Apartments.
- I. Since the property is listed on the Santa Ana Register of Historical Properties, all exterior modifications are required to meet the Secretary of Interior's Standards for Rehabilitation.
  - 1. The following Secretary of Interior's Standards are applicable:
    - i. Standard No. 1. The property currently maintains its historic use as a multi-family residence. The use is not proposed to change. The interior configuration will remain substantially the same with the exterior enclosed staircase and second story balcony providing enhanced functionality. Furthermore, the exterior of the building, including its distinctive details, features, and fenestration, would be restored under the proposed project.
    - ii. Standard No. 2. The historic character of the subject property will be largely retained and preserved. The project would remove non-original aluminum framed windows along each elevation and restore exterior distinctive features and materials in a non-original portion of the apartment complex. The proposed windows and doors proposed to be removed are not considered a character-defining feature and no distinctive materials or features will be removed. The proposed enclosed staircase and second story balcony have been carefully designed to remove as little historic material as possible and will be in a location at the rear of the property where they are not generally visible from the public right of way and do not alter the primary north and east façade and/or important spatial relationships that characterize the property.
    - iii. Standard No. 3. The proposed changes will not create a false sense of historical development and no conjectural features or elements from other historic properties would be added under the project.
    - iv. Standard No. 4. Since 1937, El Patio Real Apartments have undergone repair and alterations including the construction of non-original garages, second story unit, and replacement of the original wood windows. However, many of the original

elements remain, including the smooth stucco cladding, clay tile roofs, wooden architectural elements, and stylistic detailing. As proposed, these elements will be retained and preserved.

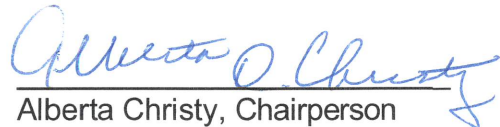
- v. Standard No. 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved. The project includes the restoration of distinctive exterior features and materials, including removal and replacement of non-original aluminum framed windows and wood doors, air-condition unit, and wood trim and detailing. All distinctive materials, features, finishes, and construction techniques/examples of craftsmanship that characterize the building would be preserved including the smooth stucco, clay tile roof, wooden architectural elements (e.g., balconies, brackets, braces) and stylistic detailing.
- vi. Standard No. 9. The proposed staircase addition, second story balcony, and modifications to the first and second floor will not involve the removal of historic materials, features, or spatial relationships, except as noted under Criteria 2 and 5 above. The proposed staircase and balcony will be compatible with the existing scale and massing of the multi-family unit and will include a design that incorporates smooth stucco sheathing, wood railings and a clay tile roof extension, compatible with Mission/Spanish Colonial Revival style. The scope of work would be limited in square footage and located on the back elevation in order to preserve the character-defining front elevation and existing streetscape. Moreover, the addition will incorporate compatible windows and doors with wood trim and detailing to distinguish from the original. Lastly, all new exterior materials will match the existing materials and the addition will incorporate a line of demarcation to differentiate the original with the new. Paint colors will be chosen in light colors complementary to existing such that the design does not overwhelm the existing unit.
- vii. Standard No. 10. The proposed project is considered generally reversible as it does not remove essential aspects of the building's form and materials. As proposed, the enclosed staircase and second story balcony would be undertaken in such a manner that, if removed in the future, the essential form and integrity of the multi-family building and the vast majority of its historic materials will remain unimpaired.
- viii. Standards 6-8 are not applicable. No features of this description would be affected by this Project.

Section 2. In accordance with the California Environmental Quality Act, the recommended action is exempt from further review under Section 15331, Class 31, as this project is designed in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Categorical Exemption No. ER-2020-03 will be filed for this project.

Section 3. The Historic Resources Commission of the City of Santa Ana after conducting the public hearing hereby approves the Certificate of Appropriateness for Historic Exterior Modification Application No. 2019-11. The Historic Resources Commission finds that the proposed modifications do not substantially change the character and integrity of the historic property. This decision is based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Staff Report and exhibits attached thereto and the public testimony, all of which are incorporated herein by this reference.

Section 4. The Historic Resources Commission Secretary is hereby directed to file a certified copy of this Resolution with the County Recorder's Office after the adoption of this Resolution pursuant to Public Resources Code Section 5029.

ADOPTED this 4<sup>th</sup> day of June 2020.

  
Alberta Christy, Chairperson

APPROVED AS TO FORM:  
Sonia R. Carvalho, City Attorney

By:   
Lisa Storck  
Assistant City Attorney

AYES: Commission members CHRISTY, HARDY, HITTERDALE,  
MURASHIE, RIVERA, RUSH, SCHAEFFER, TARDIF (8)

NOES: Commission members \_\_\_\_\_

ABSTAIN: Commission members \_\_\_\_\_

NOT PRESENT: Commission members \_\_\_\_\_

FREE RECORDING PURSUANT TO  
GOVERNMENT CODE § 27383

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Commission Secretary, do hereby attest to and certify the attached Resolution No. 2020-02 to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on June 4, 2020.

Date: 06-04-2020

*Sarah Bernal*

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Commission Secretary  
City of Santa Ana

FREE RECORDING PURSUANT TO  
GOVERNMENT CODE § 27383

**EXHIBIT A  
LEGAL DESCRIPTION**

<b>APN</b>	<b>Address</b>	<b>Legal Description</b>	<b>Owner Names</b>
398-541-11	1228 North Broadway	HALESWORTHS ADD LOT 3 ALL -EX S 49.40 FT W 42 FT &E 125 FT- THERE OF(LOT 4A LL -EX S 14 FT E 125 FT- THEREOF	Bruce Residential Properties, LLC

Exhibit A