

RESOLUTION NO. 2020-03

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING THE CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 2510 NORTH VALENCIA STREET (HISTORIC EXTERIOR MODIFICATION APPLICATION NO. 2020-03)

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. Marnie Schnabel, representing Marilyn J. Schnabel, Trustee of the Marilyn J. Schnabel Living Trust ("Applicant"), is requesting approval of Historic Exterior Modification Application No. 2020-03 to allow exterior modifications to the property at 2510 North Valencia Street, historically known as the Taylor-Oglesby House.
- B. The legal owner of the property is Marilyn J. Schnabel, Trustee of the Marilyn J. Schnabel Living Trust.
- 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 Taylor-Oglesby House is individually listed as No. 386 on the Santa Ana Register of Historical Properties and categorized as "Landmark" in 2003.
- E. The Taylor-Oglesby House has distinctive architectural features of the Colonial Revival style and was built circa 1908. Character-defining features of the Taylor-Oglesby House include sheathing (clapboard); roof configuration and detailing; massing; windows and doors; porch; and architectural details (porch supports, window and door surrounds, brackets, etc.).
- 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 include a new patio cover approximately 480 square feet in size located towards the rear (west) elevation of the property. The patio cover is proposed to be attached to the north and west façade of the Taylor-Oglesby House and will be visible from the public right-of-way, along the north east elevation. The patio cover is proposed to have a five-twelve roof slope and be approximately fourteen feet in height, fixed to an existing concrete deck approximately two-feet-eight-inches in height, for an overall height of sixteen-feet-ten-inches (measure from finished grade). The patio cover will be constructed of six-by-six wood boxed posts and beams, two-by-two decorative wood guardrails, and a standing seam tin roof. The wood posts, beams and guardrails are proposed to be painted white while the tin roof is proposed to be painted black.
- H. Pursuant to Santa Ana Municipal Code Section 30-6, the Historic Resources Commission held a duly noticed public hearing on June 4, 2020 for the request for exterior modifications to the Taylor-Oglesby House.
- 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 1. The property currently maintains its historic use as a single-family residence. The use is not proposed to change. The interior configuration will remain the same with the exterior patio cover providing enhanced functionality.
 - ii. Standard No. 2. The proposed patio cover would be limited in square footage and is proposed to be located toward the rear elevation to preserve the character-defining elements of the home's front elevation. The removal of existing historic fabric will be limited to one layer of three-lap clapboard siding. The proposed work will not involve the removal or alteration of any other character-defining features, including the roof configuration and detailing; massing; windows and doors; and architectural details (porch supports, window and door surrounds, brackets, etc.).
 - 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. 5. The addition does not involve the removal of any historic fabric or character-defining features as noted under criterion 2 above, with exception of a limited area of clapboard siding. The standing seam roof on the proposed patio cover will be designed to fit within the existing sheathing

without cutting or embedding into the clapboard siding, in order to preserve historic materials and finishes to the greatest degree possible. Character-defining features such as the sheathing (clapboard); roof configuration and detailing; massing; windows and doors; porch; and architectural details (porch supports, window and door surrounds, brackets, etc.) shall be preserved.

- v. Standard No. 9. The proposed patio cover will not involve the removal of historic materials, features, or spatial relationships, except as noted in under Criteria 2 and 5. The patio cover is designed to be compatible with the existing scale and massing of the residence and will be compatible with the Colonial Revival architectural style. The proposed work will be limited in square footage and located on the back elevation in order to preserve the character-defining front elevation and existing streetscape. Although partially visible from the public right-of-way, important spatial relationships characterizing the Colonial Revival design will not be disturbed, as the patio cover will be differentiated from the old with the seamless metal roof and wood posts set back from the north elevation facade, allowing the patio cover to appear subordinate to and not overwhelm the existing massing. The materials of the patio cover will also be compatible with existing historic materials, through use of similar yet differentiated materials. Paint colors will be chosen in light colors complementary to existing such that the design does not overwhelm the house.
- vi. Standard No. 10. Due to the additive nature of the proposal, the patio cover is considered generally reversible as it does not remove essential aspects of the building's form and materials. Therefore, the patio cover could be removed in the future and the property returned to its current form and environment.
- vii. Standards 4 and 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. Categorical Exemption No. ER-2020-13 will be filed for this project.

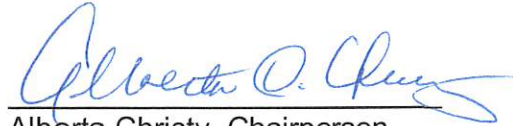
Section 3. The Historic Resources Commission of the City of Santa Ana after conducting the public hearing hereby approves the Certificate of Appropriateness for Historic Exterior Modification Application No. 2020-03. The Historic Resources Commission finds that the proposed modifications do not substantially 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

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GOVERNMENT CODE § 27383

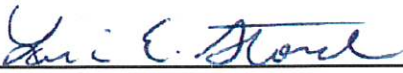
and exhibits attached thereto and the public testimony, all of which are incorporated herein by this reference.

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 4th 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 _____

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CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Commission Secretary, do hereby attest to and certify the attached Resolution No. 2020-03 to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on June 4, 2020.

06-04-2020
Date: _____

Sarah Bernal

Commission Secretary
City of Santa Ana

EXHIBIT A
LEGAL DESCRIPTION

APN	Address	Legal Description	Owner Names
396-421-11 and 392-421-12	2510 North Valencia Street	PARCEL A: THAT PORTION OF THE RANCHO SANTIAGO DE SANTA ANA, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF VALENCIA STREET AS SAID STREET WAS CONVEYED TO THE CITY OF SANTA ANA, BY DEED RECORDED IN BOOK 505, PAGE 335 OF DEEDS, DISTANT THEREON 70 FEET NORTHERLY FROM THE NORTH LINE OF EDGEWOOD ROAD, RUNNING THENCE WESTERLY PARALLEL WITH SAID NORTH LINE OF EDGEWOOD ROAD 150 FEET; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF VALENCIA STREET 96 FEET TO THE NORTH LINE OF THE TRACT OF LAND CONVEYED TO T. W. OGLESBY ET UX BY DEED DATED APRIL 5, 1920 AND RECORDED IN BOOK 368, PAGE 125 OF DEEDS; THENCE EASTERLY ALONG SAID NORTH LINE 150 FEET TO THE WEST LINE OF VALENCIA STREET; THENCE SOUTHERLY ALONG THE WEST LINE 96 FEET TO THE POINT OF BEGINNING. PARCEL B:	Marilyn J. Schnabel, Trustee of the Marilyn J. Schnabel Living Trust

		<p>THE NORTH 45 FEET OF THE FOLLOWING: BEGINNING AT A POINT WHICH BEARS SOUTH 89° 30 ½' EAST 1200.94 FEET FROM A POINT IN THE WEST LINE OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN, SAID LAST MENTIONED POINT BEING SOUTH 0°53' WEST, 1369.04 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 6, SAID POINT OF BEGINNING BEING 50 FEET EASTERLY FROM THE SOUTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO T.W. OGLESBY AND WIFE, BY DEED DATED APRIL 5, 1920 AND RECORDED IN BOOK 368, PAGE 125 OF DEEDS; THENCE NORTH 0° 02 ½' WEST PARALLEL WITH THE WESTERLY LINE OF SAID TRACT OF LAND CONVEYED TO OGLESBY 194.4 FEET TO THE NORTHERLY LINE OF SAID TRACT OF LAND; THENCE SOUTH 89° 30 ½' EAST ALONG SAID NORTHERLY LINE 49.71 FEET MORE OR LESS TO A LINE WHICH IS PARALLEL WITH AND DISTANT 150 FEET WESTERLY FROM THE WEST LINE OF VALENCIA STREET, AS SAID STREET WAS CONVEYED TO THE CITY OF SANTA ANA, BY DEED RECORDED IN BOOK 505, PAGE 335 OF DEEDS; THENCE SOUTHERLY PARALLEL WITH THE WEST</p>	
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		LINE OF VALENCIA STREET 194.4 FEET TO THE SOUTHERLY LINE OF SAID TRACT OF LAND CONVEYED TO OGLESBY; THENCE NORTH 89° 30 ½' WEST ALONG SAID SOUTHERLY LINE 49.71 FEET MORE OR LESS TO THE POINT OF BEGINNING.	
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