

RESOLUTION NO. 2020-04

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING THE CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 1722 NORTH HELIOTROPE DRIVE (HISTORIC EXTERIOR MODIFICATION APPLICATION NO. 2020-05)

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. Roy S. Reimer and Jan A. Reimer, as Co-Trustees of The Reimer Trust, ("Applicant"), are requesting approval of Historic Exterior Modification Application No. 2020-05 to allow exterior modifications to the property at 1722 North Heliotrope Drive, historically known as the Frandson-Mouwdy House.
- B. The legal owners of the property are Roy S. Reimer and Jan A. Reimer, as Co-Trustees Trustee of the Reimer Trust established June 29, 2000, as amended and completely restated April 25, 2007 and further amended on June 22, 2010 and May 28, 2012 and May 15, 2015 by Roy S. Reimer and Jan A. Reimer, as Trustors.
- 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 Frandson-Mouwdy House is individually listed as No. 667 on the Santa Ana Register of Historical Properties and categorized as "Key" in 2017.
- E. The Frandson-Mouwdy House has distinctive architectural features of the Late Colonial Revival style and was built in 1938. Character-defining features of the Frandson-Mouwdy House include, but may not be limited to, materials and finishes (stucco, horizontal wood board siding), roof configuration, massing and composition; entry, doors and windows, and architectural detailing (shutters, gutters, simulating eave returns).
- 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 include a 62-square-foot master bath addition on the first floor with a 35-square-foot interior bath remodel. In order to accommodate the addition, the Applicant is proposing to demolish two walls of the existing powder room, along the north and west elevation, as well as an existing window along the west elevation. The Applicant would extend the existing bath towards the western (rear) property line by six feet and to the northern (right) property line by one foot to accommodate the master bath. The proposed addition would be approximately ten feet in height and would include two new wood double-hung windows to match the existing, as well as new exterior plaster and a built-up/flat roof with gutter. All work is proposed to be located to the rear of the property.
- H. Pursuant to Santa Ana Municipal Code Section 30-6, the Historic Resources Commission held a duly noticed public hearing on July 30, 2020 for the request for exterior modifications to the Frandson-Mowdy 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 substantially the same with the addition providing enhanced functionality.
 - ii. Standard No. 2. The historic character of the subject property will be retained and preserved. The proposed single story addition has been designed to remove as little historic material as possible, and will be located on a secondary non-character defining façade, toward the rear of the structure, where it will not be generally visible from the public right-of-way. The proposed exterior alterations will not alter the primary east (front) elevation, or any important spatial relationships that characterize the property.
 - iii. Standard No. 3. The proposed changes will not create a false sense of historical development. The proposed addition will read as contemporary in comparison to the existing single-family residence which incorporates distinctive architectural features of the Late Colonial Revival style. The addition will have a flat roof with gutter to distinguish it from the historic structure and is designed to be compatible with the existing scale and massing of the residence. Therefore, the

architectural treatment will read as contemporary, not conjectural.

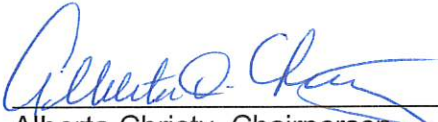
- iv. Standard No. 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved. The project does not propose to remove character-defining features or materials/finishes along the primary elevation. The project proposes to remove two walls and one window along the north (right) and west (rear) elevations which are not readily visible from the public right-of-way.
- v. Standard No. 9. The new first floor addition will not destroy historic materials, features, or spatial relationships that characterize the property. The proposed addition is located at the rear in an area that is not readily visible from the public right-of-way. Important spatial relationships characterizing the Late Colonial Revival architectural style will not be disturbed, as the addition is only single story, positioned to the rear of the existing house, and will not alter the existing roof line. The new addition will be differentiated from old, with the flat roof and gutter allowing the addition to appear subordinate to, and not overwhelm the existing massing, while also preserving the historic sense of the steeply pitched roof line. The materials of the new addition will also be compatible with the existing historic materials, through the use of similar materials. In addition, the new wood double-hung windows will be designed to match the existing windows. Lastly, the paint colors will be chosen in light colors complementary to the existing such that the design does not overwhelm the house.
- vi. Standard No. 10. The proposed project is considered generally reversible as it does not remove essential aspects of the building's form and materials. The proposed first floor addition will be located in the rear corner of the house, where it is not generally visible from the public right-of-way, and avoids the most significant and character-defining features. The essential form of the house and the vast majority of its historic materials will remain unimpaired.
- 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 and the CEQA Guidelines, the recommended action is exempt from further review pursuant to Section 15331, Class 31, as this project is designed in a manner consistent with the Secretary of Interior's Standards. Categorical Exemption No. ER-2020-43 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. 2020-05. 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 30th day of July 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, RUSH, PENA-SARMIENTO, SCHAEFER (7)

NOES: Commission members _____

ABSTAIN: Commission members: _____


NOT PRESENT: Commission members: RIVERA (1)

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. 2020-04 to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on July 30, 2020.

Date: 7/30/2020



Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
002-094-05	1722 North Heliotrope Drive	THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: THE NORTH 48 FEET OF LOT 30 AND THE SOUTH 9 FEET OF LOT 31 OF FLORAL PARK TRACT NO. 748 IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE 9 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY.	Roy S. Reimer and Jan A. Reimer, as Co-Trustees Trustee of the Reimer Trust established June 29, 2000, as amended and completely restated April 25, 2007 and further amended on June 22, 2010 and May 28, 2012 and May 15, 2015 by Roy S. Reimer and Jan A. Reimer, as Trustors