

# REQUEST FOR Historic Resources Commission Action



HISTORIC RESOURCES COMMISSION MEETING DATE:

**JUNE 4, 2020**

TITLE:

**PUBLIC HEARING – HISTORIC EXTERIOR  
MODIFICATION APPLICATION NO. 2020-03  
TO ALLOW EXTERIOR MODIFICATIONS TO  
THE PROPERTY LOCATED AT 2510 NORTH  
VALENCIA STREET {STRATEGIC PLAN NO. 5, 2}**

Prepared by Pedro Gomez, AICP

Executive Director

HISTORIC RESOURCES COMMISSION SECRETARY

APPROVED

- As Recommended
- As Amended
- Set Public Hearing For \_\_\_\_\_

CONTINUED TO \_\_\_\_\_

Planning Manager

## **RECOMMENDED ACTION**

Adopt a resolution approving a Certificate of Appropriateness for Historic Exterior Modification Application No. 2020-03.

### **Request of Applicant**

Marnie Schnabel, representing Marilyn J. Schnabel, Trustee of the Marilyn J. Schnabel Living Trust, is requesting approval of Historic Exterior Modification Application No. 2020-03 to allow exterior modifications to the Taylor-Oglesby House located at 2510 North Valencia Street. The property was listed on the Santa Ana Register of Historical Properties as Landmark in 2003.

### **Project Location and Site Description**

The subject property is located on the west side of Valencia Street in the Park Santiago Neighborhood. The General Plan land use designation for the site is Low Density Residential (LR-7) and the zoning district is Single-Family Residential (R-1). The property consists of an existing single story Colonial Revival styled residence that is approximately 3,688 square feet in size with a detached garage on a 0.38-acre residential lot.

The property is known as the Taylor-Oglesby House and is individually listed as No. 386 on the Santa Ana Register of Historical Properties and categorized as "Landmark." The Taylor-Oglesby House has distinctive architectural features of the Colonial Revival style and was built circa 1908. The two-story Colonial Revival house is characterized by the box-like massing and its bellcast, hipped roof treatment, which includes bracketed eaves and a centered front-gabled dormer over the façade. In addition, narrow clapboard sheathes the house, with a bracketed overhang between the two stories while the entry consists of a glazed door flanked by leaded glass sidelights. Recessed into the southern two-thirds of the façade, the porch is divided into three bays by paired Tuscan columns and a large window to the left (south) is spanned by a leaded glass transom. Character-defining features of the Taylor-Oglesby House that are identified in the Department of Parks and Recreation Historic Property Description include sheathing (clapboard); roof

configuration and detailing; massing; windows and doors; porch; and architectural details (porch supports, window and door surrounds, brackets, etc.).

### **Project Description**

The proposed exterior modifications consists of a new 480-square-foot patio cover 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 northeast elevation. The patio cover is proposed to have a five-twelve roof slope and be approximately 14 feet in height, fixed to an existing concrete deck approximately two-feet-eight-inches in height, for an overall height of 16 feet 10-inches (measured 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.

In order to attach the patio cover to the north and west façade the applicant is proposing to remove one layer of three-lap clapboard siding and attach the patio cover to an existing wall stud. Aside from the one layer proposed to be removed, the proposed standing seam roof will be designed to fit within the existing sheathing without cutting or embedding into the clapboard siding. The guardrails are proposed to continue along the north elevation of the residence, along the full length of the existing concrete deck. However, the patio cover will only continue approximately 19 feet 9-inches along the same elevation. All of the exterior work is proposed to be located towards the rear of the property.

### **Analysis of the Issues**

On January 5, 2006, the Historic Resources Commission (HRC) approved Resolution No. 2006-01 allowing certain exterior physical modifications to historic properties to be reviewed administratively by staff. These modifications include, but are not limited to: like-for-like repairs or replacements, restoration of architectural features, on-site accessory structure (e.g., new detached garage, sheds, or playhouses), and patio covers not visible from the public right-of-way. As previously discussed, the proposed patio cover would be attached to the north and west façade of the Taylor-Oglesby House and would be visible from the public right-of-way. Therefore, the proposed patio cover cannot be approved administratively and is subject to review and approval of a certificate of appropriateness by the HRC.

As proposed, the project will follow the *Secretary of the Interior's Standards (SOIS) for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings* (Kay D. Weeks and Anne E. Grimmer, revised 2017). The proposed exterior modifications would be considered a rehabilitation project and as such be evaluated against ten (10) criteria. Staff has reviewed the proposed modifications in comparison to the SOIS. The following is a review of the findings as they pertain to the applicable criteria:

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

The project complies with Standard No. 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.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The project complies with 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.).

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.*

The project complies with 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.

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

Standard 4 does not apply as the project will not remove any significant features that were added over time.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

The project complies with 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.

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.*

Standard 6 does not apply as the proposed project does not deal with issues of deterioration of existing materials or replacement of existing features.

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.*

Standard 7 does not apply as the project will not involve chemical or physical treatments on the building and will be in full compliance with the Standards.

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

Standard 8 does not apply as there will be no ground disturbing activity.

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.*

The project complies with 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 above. 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.

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.*

The project complies with 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.

In conclusion, staff determined that the project complies with *The Secretary of the Interior's Standards for Rehabilitation*. Specifically, the analysis found that the proposed patio cover would be compatible and consistent with the existing architectural elements that reflect the original Colonial Revival style of construction while being mindful not to disturb the historic materials that characterize the property. By localizing the scope of work towards the rear elevation and differentiating the new work from the old, the property will maintain its historic and character-defining features. Most importantly, due to the additive nature, the addition will allow for the option for it to be removed in such a way that the essential form and integrity of the historic property and its environment would be unimpaired.

The role of the Historic Resources Commission is to issue a Certificate of Appropriateness upon finding that the proposed modifications do not substantially change the character and integrity of the historic properties per Santa Ana Municipal Code Section 30-6, meet the Secretary of Interior's Standards per CEQA and the City's Certified Local Government agreement with the State of California. Staff finds that the historic exterior modification application meets the necessary criteria to be awarded a Certificate of Appropriateness and should be approved. It is also recommended that staff approve the exact materials and finishes to be used prior to installation to ensure quality and compatibility.

### **Public Notification**

The subject site is located within the Park Santiago Neighborhood Association boundaries. The president of this neighborhood association was notified by mail 10-days prior to this public hearing. In addition, the project site was posted with a notice advertising this public hearing, a notice was published in the Orange County Reporter and mailed notices were sent to all property owners within 500 feet of the project sites. At the time of this printing, no correspondence, either written or electronic, had been received from any members of the public.

### **CEQA Compliance**

In accordance with the California Environmental Quality Act, the recommended action is exempt from further review under Section 15331, Class 31, as this action 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.

### **Strategic Plan Alignment**

Approval of this item supports the City's efforts to meet Goal No. 5 Community Health, Livability, Engagement & Sustainability, and Objective No. 2 (expand opportunities for conservation and environmental sustainability).



Pedro Gomez, AICP  
Associate Planner

PG:sb

S:\Historic Resources Commission\2020\06-04-20\HEMA-2020-3\_2510 North Valencia\HEMA 2020-03 - 2510 N Valencia Street- Report

- Exhibits
- 1 - Resolution
  - 2 - 500-Foot Radius Map – 2510 North Valencia Street
  - 3 - Executive Summary – 2510 North Valencia Street
  - 4 - Department of Parks and Recreation Historic Property Description Form
  - 5 - Drawing Exhibits

RESOLUTION NO. 2020-xx

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 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 \_\_\_\_\_

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

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

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

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GOVERNMENT CODE § 27383

CERTIFICATE OF ATTESTATION AND ORIGINALITY

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

Date: \_\_\_\_\_

\_\_\_\_\_  
Commission Secretary  
City of Santa Ana

**EXHIBIT A  
LEGAL DESCRIPTION**

<b>APN</b>	<b>Address</b>	<b>Legal Description</b>	<b>Owner Names</b>
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	Marilyn J. Schnabel, Trustee of the Marilyn J. Schnabel Living Trust

		<p>WEST LINE 96 FEET TO THE POINT OF BEGINNING. PARCEL B: 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</p>	
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		505, PAGE 335 OF DEEDS; THENCE SOUTHERLY PARALLEL WITH THE WEST 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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500' RADIUS

HEMA NO. 2020-03  
 2510 NORTH VALENCIA STREET  
 TAYLOR-OGLESBY HOUSE

PLANNING AND BUILDING AGENCY

# EXECUTIVE SUMMARY

**TAYLOR-OGLESBY HOUSE**  
**2510 North Valencia Street**  
**Santa Ana, CA 92706**

NAME	Taylor-Oglesby House			REF. NO.
ADDRESS	2510 North Valencia Street			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	Circa 1908	LOCAL REGISTER CATEGORY: Landmark		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Park Santiago	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION	3	CALIFORNIA REGISTER STATUS CODE		3S

Location:  Not for Publication       Unrestricted  
 Prehistoric       Historic       Both

**ARCHITECTURAL STYLE:** Colonial Revival

The most universal of all American domestic building styles, the Colonial Revival has been popular since the 1876 Centennial celebration in Philadelphia stimulated a patriotic interest in the American architectural past. Whether drawing upon Georgian, Federal, or Dutch Colonial prototypes, Colonial Revival buildings feature rectangular building plans and designs which are usually symmetrical, or at least highly regular and balanced, in composition. Roofs are commonly side-gabled, hipped, or gambreled, sometimes accented with dormers. Porches, one or two stories in height, are often included, mostly as central focal points, and frequently incorporate classical elements such as columns, pilasters, and entablatures. Doorways are adorned with classical surrounds and pediments; sidelights, transoms, and fanlights are not uncommon. Windows are typically double-hung sash, with multiple lights in the upper sash. French doors and Palladian windows are also utilized. Depending on location, Colonial Revival buildings have wood, brick, or stucco exteriors (McAlester, 320-326). A "Classic Box" variant of the Colonial Revival style was popular circa 1894 to 1910 and was generally characterized by two-story box-like massing, a hipped roof (often with centered dormers), boxed eaves, a full or partial front porch with columnar roof supports, and Colonial Revival detailing.

**SUMMARY/CONCLUSION:**

The Taylor-Oglesby House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1, for its representation of the distinguishing characteristics of the Classic Box variant of the Colonial Revival style. Additionally, the house has been categorized as "Landmark" because it "has a unique architectural significance" as a well-detailed and highly intact example of the Classic Box variant of the Colonial Revival style (Municipal Code, Section 30-2.2).

<b>EXPLANATION OF CODES:</b>	
<ul style="list-style-type: none"> <li>• <b>California Register Criteria for Evaluation:</b> (From California Office of Historic Preservation, Technical Assistance Series # 7, "How to Nominate Resources to the California Register of Historical Resources," September 4, 2001.)</li> </ul>	<ul style="list-style-type: none"> <li>3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>California Register Status Code:</b> (From California Office of Historic Preservation, December 8, 2003.)</li> </ul>	<ul style="list-style-type: none"> <li>3S: Appears eligible for the National Register as an individual property through survey evaluation.</li> </ul>



State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number (assigned by recorder) *Taylor-Oglesby House*

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*b. USGS 7.5' Quad TCA 1725

\*c. Address 2510 North Valencia Street

\*e. Other Locational Data: Assessor's Parcel Number 396-421-11; SEC 6 T 5 R LOT 96 X 150 FT

\*a. County Orange County

Date:

City Santa Ana

Zip 92706

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

*A bellcast, hipped roof crowns this square, two-story Colonial Revival house characterized by the box-like massing indicative of the Classic Box genre. The roof treatment includes bracketed eaves and a centered front-gabled dormer over the façade. Narrow clapboard sheathes the house, with a bracketed overhang between stories. Recessed into the southern two-thirds of the façade, the porch is divided into three bays by paired Tuscan columns. At the top of six steps in the center of the façade, the entry consists of a glazed door flanked by leaded glass sidelights. A large window to the left (south) is spanned by a leaded glass transom; the window to the right is hidden by shrubbery. Other windows are double-hung sash, with muntins arranged in a diamond pattern in the upper sashes. A tripartite window over the entry appears to be a balcony enclosure. On the west elevation, an attached brick chimney appears to have been rebuilt. Although a semi-circular extension of the porch at the southeast corner of the house is said to have been removed in the 1930s, the house appears to retain a high degree of integrity. A modern landscape of ornamental grasses is juxtaposed against mature camellias and roses as well as avocado and macadamia nut trees. The large property is enclosed by a modern brick and iron fence.*

\*P3b. Resource Attributes: (list attributes and codes) *HP2. Single-family Property*

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other

P5a. Photo



**P5b. Photo:** (view and date)

*East elevation  
 December 2003*

\*P6. Date Constructed/Age and Sources:  historic  
*Circa 1908*

\*P7. Owner and Address:  
*Wendell D. and Margery V. Cole  
 2510 North Valencia Street  
 Santa Ana, CA 92706*

\*P8. Recorded by:  
*Leslie J. Heumann  
 SAIC  
 35 S. Raymond Ave. # 204  
 Pasadena, CA 91105*

\*P9. Date Recorded:  
*December 31, 2003*

\*P10. Survey Type:  
*Intensive Survey Update*

\*P11. Report Citation: (Cite survey report and other sources, or enter "none")

*Les, Kathleen. "2510 and 2520 North Valencia." Historic Resources Survey, March 1980.*

\*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)



**\*B10. Significance (continued):**

numbers, beginning in 1908 and continuing through 1918. In 1922, Thomas W. Oglesby, a paving contractor, his wife Susie, and children Rebecca and Thomas Junior were living at 423 Edgewood. In 1927, this house became 2410 North Valencia. It is not clear if the house was actually moved to make way for an extension of Valencia or if it was merely renumbered when the street was subdivided. The present owners, Wendell Cole and family, have resided in the house since 1959. Mr. Cole's grandfather, Porter Charles Edmons, was one of the pioneer families in Orange County and was a farmer on Fruit Street. Mr. Edmons delivered fresh groceries to both of the Taylor Houses in the early 1900s by a horse drawn buck board.

The Taylor-Oglesby House is located in the Park Santiago neighborhood, near the present northern city limits of Santa Ana and substantially north of the original city core. The neighborhood is bounded by Santiago Creek and Park on the north, East Seventeenth Street on the south, North Lincoln Avenue on the east, North Main Street on the west, and the I-5 freeway on the southwest. In large part these boundaries reflect the transportation lines that were constructed towards the end of the nineteenth century and at the beginning of the twentieth century, when the Pacific Electric interurban railroad ran up Main Street; the Atchison, Topeka, and Santa Fe tracks followed Lincoln; and the Southern Pacific Railroad right-of-way mirrored the freeway route.

This area remained primarily agricultural well into the 1920s. As of 1905, the city directories listed around twenty households on East Santa Clara, Twentieth Street, "C Street" (now North Santiago Street), North Bush Street and North Main Avenue, the only streets in the area at the time. The vast majority of the residents were ranchers. By 1911, the number of households had increased to about thirty, and Edgewood Road and Valencia Street had been partially laid out, but most residents continued to list "rancher" or "fruit grower" as their occupation in the city directories. This pattern of land use was evident on the 1912 plat map of the City, which illustrated two small, Craftsman era subdivisions along Bush north of Santa Clara and on Valencia and Poinsettia south of Twentieth Street, with the remaining area divided into larger, agricultural parcels held by approximately forty landowners.

While the area east of Santiago Street was not subdivided until after the mid-1920s, most of the present day streets west of Santiago had been laid out when the City was mapped in 1923. Ranching continued to be the most prevalent occupation in the neighborhood, but increasing numbers of professionals, small business owners, merchants, and people in service professions such as painters, electricians, and carpenters made their homes in the western half of the neighborhood during the 1920s and 1930s. The area also attracted several city and county officials, including the City Attorney (Z. B. West, Jr., 321 East Santa Clara Avenue), County Supervisor, First District (C. H. Chapman, 2315 North Santiago Street), County Surveyor (E. H. Irwin, 2407 North Santiago Street), and County Auditor (William C. Jerome, 2422 Poinsettia Street). By April 1942, when the Sanborn Company first mapped the western half of the area, most of the lots had been improved with single-family homes, many in the revival styles popular during the 1920s and 1930s. Subsequent development of the eastern half of the neighborhood and infill construction in the western half displayed the simplified ranch style that emerged following World War II.

The Taylor-Oglesby House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1, for its representation of the distinguishing characteristics of the Classic Box variant of the Colonial Revival style. Additionally, the house has been categorized as "Landmark" because it "has a unique architectural significance" as a well-detailed and highly intact example of the Classic Box variant of the Colonial Revival style. Notable in this regard are the box-like massing, hipped roof with dormer, Tuscan columns, and highly ornamental treatment of the windows and brackets. All original and restored exterior features of the Taylor-Oglesby House are considered character-defining and should be preserved. These features include, but may not be limited to: sheathing (clapboard); roof configuration and detailing; massing; windows and doors; porch; architectural details (porch supports, window and door surrounds, brackets, etc.); and any original landscaping.

**\*B12. References (continued):**

- Harris, Cyril M. *American Architecture: An Illustrated Encyclopedia*. New York, WW Norton, 1998.  
Marsh, Diann. *Santa Ana, An Illustrated History*. Encinitas, Heritage Publishing, 1994.  
McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.  
National Register Bulletin 16A. "How to Complete the National Register Registration Form." Washington DC: National Register Branch, National Park Service, US Dept. of the Interior, 1991.  
Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento: March 1995.  
Whiffen, Marcus. *American Architecture Since 1780*. Cambridge: MIT Press, 1969.  
Park Santiago Neighborhood Association. "The Gingerbread Lane Holiday Home Tour 2002." Brochure.  
Santa Ana Historical Preservation Society. "Home and Garden Tour May 18, 1996." Brochure.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 4 of 4

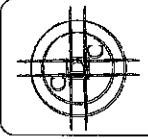
Resource Name or # (Assigned by recorder) *Taylor-Oglesby House*

\*Recorded by *Leslie J. Heumann, SAIC*

\*Date *December 31, 2003*

Continuation     Update

*Santa Ana and Orange County Directories, 1901-1930.*  
*Historic Maps, Santa Ana History Room, 1912, 1923, 1932, and 1955.*  
*"Preserving the old's a passion for collectors." The Register, May 20, 1982.*



CIVIL & ARCHITECTURAL  
 ENGINEERING  
 2800 VALLEJO ST  
 SANTA ANA, CA 92705  
 TEL: 714.261.1111  
 WWW: WWW.CEASER.COM

PROJECT OWNER  
 ANDREW EDWARDS  
 2800 VALLEJO ST  
 SANTA ANA, CA 92705  
 PROJECT MANAGER

AEC ENGINEERING -  
 520 Brookhollow -  
 Santa Ana, CA 92705  
 TEL: 714.261.1111  
 WWW: WWW.AECENGINEERING.COM

SHEET TITLE  
 TITLE SHEET &  
 SITE PLAN

PROJECT DESCRIPTION  
 EDWARDS  
 RESIDENCE -  
 PATIO COVER  
 ATTACHED TO  
 HISTORIC  
 STRUCTURE

NO.	REVISIONS	DATE	BY

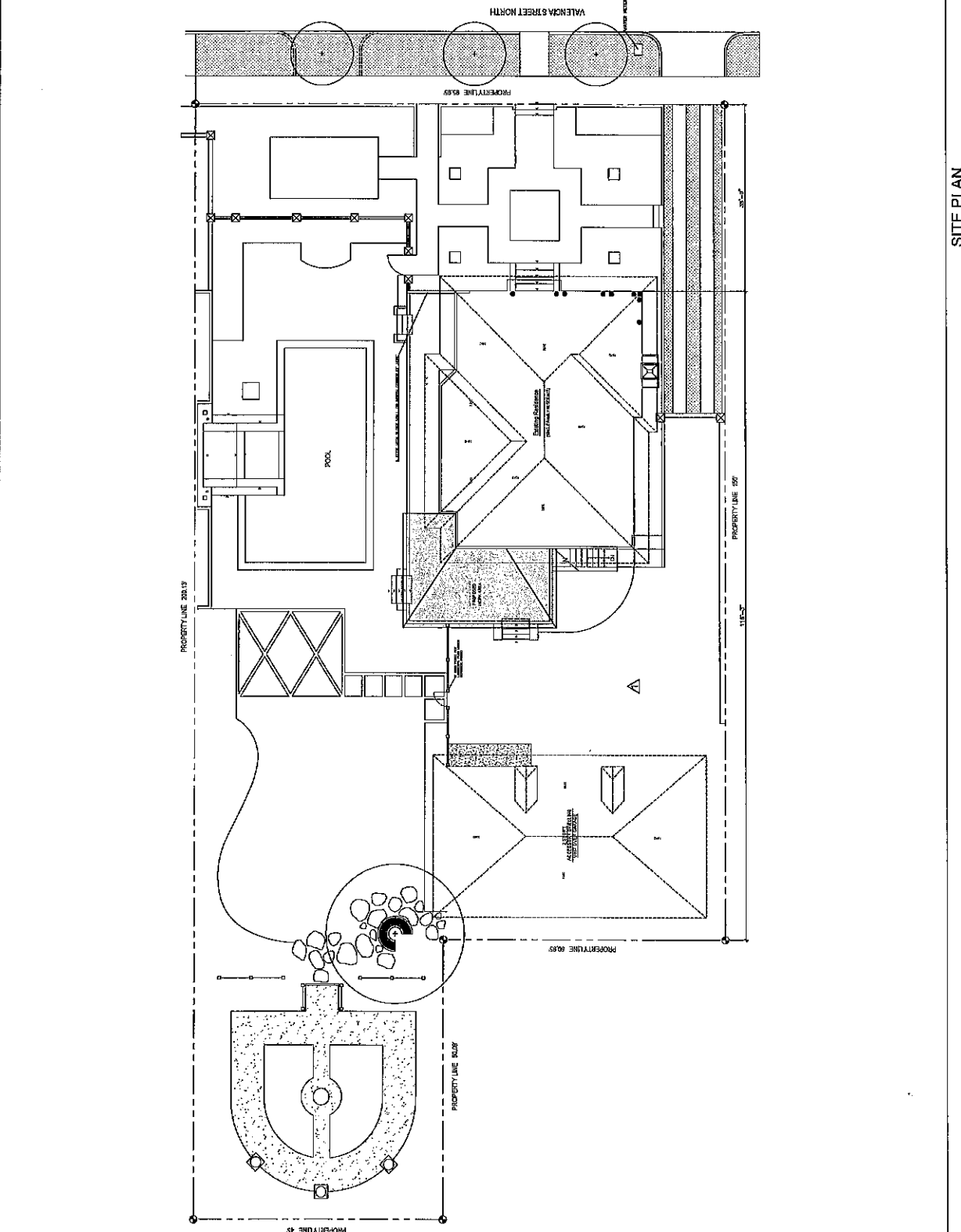
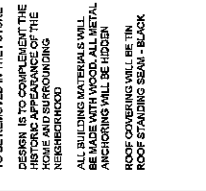
DRAWN BY  
 Michael Williams  
 February 18th 2020  
 1/8" = 1'-0"  
 1/8" = 1'-0"  
 AS-2510  
 SHEET  
 T1

**PROJECT DATA**  
 SITE ANALYSIS:  
 JOB ADDRESS:  
 2800 VALLEJO ST  
 SANTA ANA, CA 92705  
 LEGAL DESCRIPTION:  
 APR 39-04-11  
 CONSTRUCTION TYPE:  
 RESIDENCE  
 CO-OWNERS:  
 ROSS  
 BUILDING HEIGHT:  
 2.81 STORY APPROX 27'-5"

**SITE ANALYSIS:**  
 LOT SIZE:  
 6,389 SQ FT  
 0.18 AC  
 TOTAL LOT COVERAGE:  
 0.18 (2,910 / 16,164)

**SHEET INDEX**  
 SHEET NAME  
 T1 TITLE SHEET & SITE PLAN  
 A1.0 LAYOUT ATTACHMENT  
 A2.0 WEST FACING ELEVATION  
 A2.1 NORTH FACING ELEVATION  
 A2.2 EAST FACING ELEVATION  
 A2.3 EAST FACING ELEVATION

**PROJECT DESCRIPTION**  
 TO CONSTRUCT A NEW PATIO  
 COVER AT REAR OF HOME  
 THE COVER WILL BE ATTACHED  
 TO THE HISTORIC STRUCTURE  
 ATTACHMENT METHODOLOGY IS  
 SUCH AS TO MINIMIZE THE  
 REPAIR TO HOME IF COVER WAS  
 TO BE REMOVED IN THE FUTURE  
 DESIGN IS TO COMPLEMENT THE  
 HISTORIC APPEARANCE OF THE  
 NEIGHBORHOOD  
 ALL BUILDING MATERIALS WILL  
 BE MADE WITH WOOD ALL METAL  
 ANCHORINGS WILL BE HIDDEN  
 ROOF COVERING WILL BE TIN  
 ROOF STANDING SEAM - BLACK



SITE PLAN



INTERNATIONAL CONSTRUCTION  
 CONSULTANTS  
 1000 CALIFORNIA STREET  
 SAN FRANCISCO, CA 94108  
 TEL: 415.774.2500  
 FAX: 415.774.2501  
 WWW: ICI-CALIFORNIA.COM

PROJECT OWNER:  
 ANDREW EDWARDS  
 2000 WILSON BLVD  
 SAN FRANCISCO, CA 94108

PROJECT ARCHITECT:  
 A&J ENGINEERING -  
 ARCHITECTS  
 2000 WILSON BLVD  
 SAN FRANCISCO, CA 94108  
 TEL: 415.774.2500  
 FAX: 415.774.2501  
 WWW: A&JENGINEERING.COM

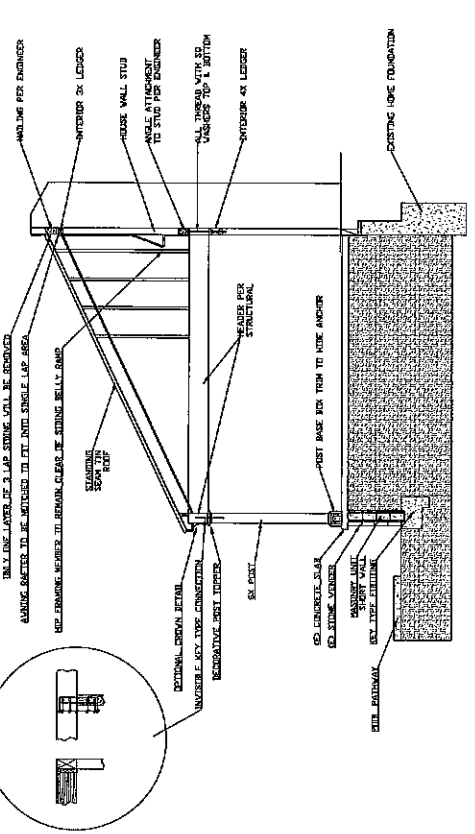
SHEET TITLE:  
 PROPOSED DECK  
 LAYOUT, FINISHING  
 SECTION, HEIGHT &  
 DIMENSIONS

PROJECT DESCRIPTION:  
 EDWARDS  
 RESIDENCE -  
 PATIO COVER  
 ATTACHED TO  
 HISTORIC  
 STRUCTURE

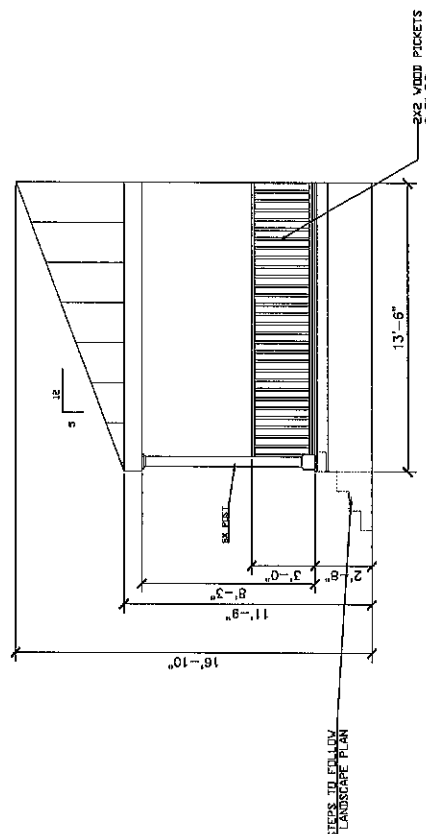
REV.	DATE	DESCRIPTION

DESIGNED BY:  
 MICHAEL WILLIAMS  
 DATE:  
 FEBRUARY 19th 2020  
 SHEET NO. 22  
 PROJECT NO. A&J-20-001  
 SCALE: 1/8" = 1'

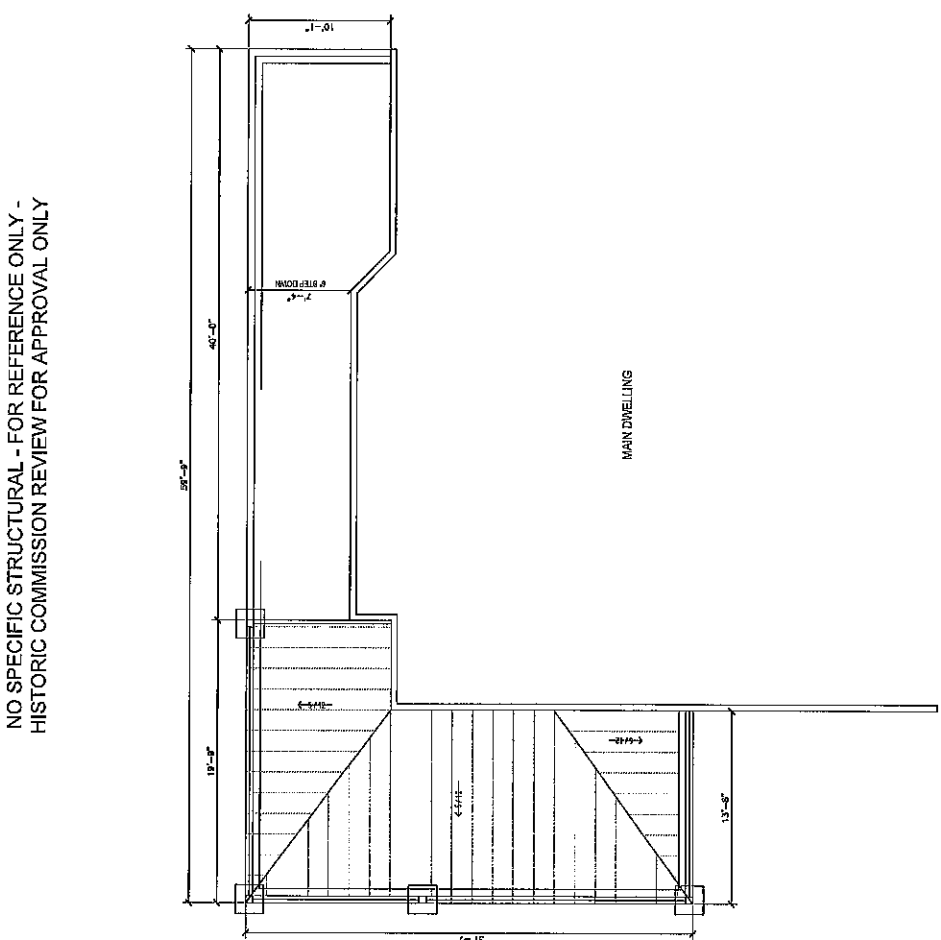
AI.O



SECTION VIEW - PROPOSED ATTACHMENT TO HISTORIC STRUCTURE 3/8" = 1'



ELEVATION DIMENSIONS 3/8" = 1'



PROPOSED FOUNDATION & ROOF 1/4" = 1'

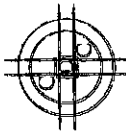
NO SPECIFIC STRUCTURAL - FOR REFERENCE ONLY -  
 HISTORIC COMMISSION REVIEW FOR APPROVAL ONLY











CHARTER ENGINEERING ARCHITECTURE  
 2500 N. VALLENCA ST.  
 SANTA ANA, CA 92705  
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 FAX: 714.942.4445  
 WWW.CHARTERENGINEERING.COM

PROPERTY OWNER:

ANDREW EDWARDS  
 2510 N. VALLENCA ST.  
 SANTA ANA, CA 92705

PROJECT NUMBER:

AEA ENGINEERING -  
 1528 Brookhollow -  
 Santa Ana, CA 92705  
 TEL: 714.942.4444  
 FAX: 714.942.4445  
 MAIL: mail@aeae.com

SHEET TITLE:

EAST FACING  
 ELEVATION

STREET VIEW

PROJECT DESCRIPTION:

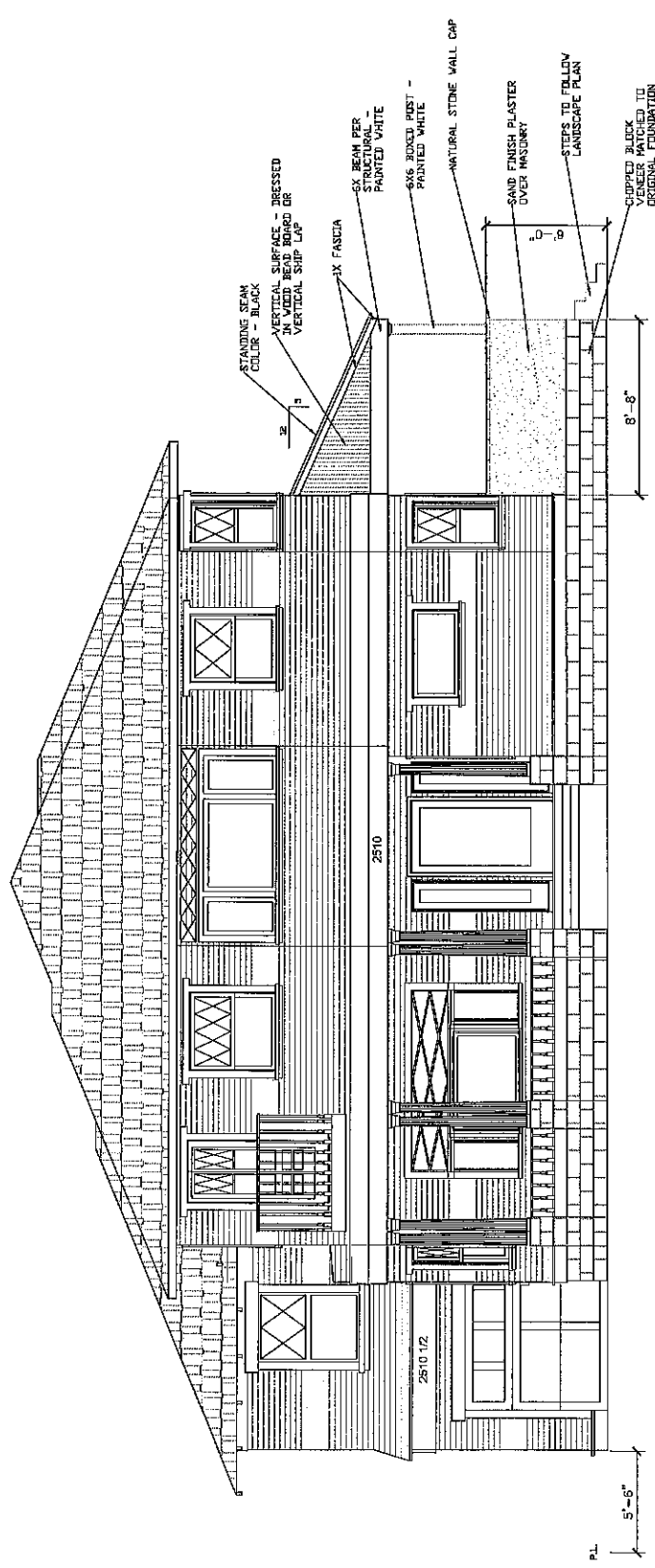
EDWARDS  
 RESIDENCE -  
 PATIO COVER  
 TO  
 HISTORIC  
 STRUCTURE

REVISIONS

NO.	DATE	DEPT.

Drawn By: [Blank]  
 Checked By: [Blank]  
 Project No: [Blank]  
 Date: February 1, 2020  
 Scale: 3/8" = 1'-0"  
 A2.3

A2.3



SCALE 3/8" = 1'

EAST FACING ELEVATION - STREET VIEW