

From: adchristy@aol.com
To: [Bernal, Sarah](#)
Subject: Fwd: HRC - 1330 S. Broadway, Santa Ana; Jeffrey Blied, Owner
Date: Sunday, November 01, 2020 12:21:01 PM

Good morning Sarah,

Please forward to Commissioners and staff. Staff to monitor and replace picture with picture of home befitting Historic Preservation and Mills Act Agreement.

Thanks.
Alberta

From: jblied@sbsmlaw.com
To: adchristy@aol.com
Sent: 10/30/2020 11:05:35 AM Pacific Standard Time
Subject: HRC - 1330 S. Broadway, Santa Ana; Jeffrey Blied, Owner

Ms. Christy,

I am Jeffrey Blied, the owner of 1330 S. Broadway, Santa Ana, one of the properties subject to the Commission's review and approval last night for the Mills Act. My neighbor Mr. Rush let me know about the discussion over the property.

I would like to apologize profusely for my absence in attendance. The original meeting was set for the 22nd, when it was rescheduled to last night I had a conflict already on my calendar. In efforts to address any concerns about the condition of the property I would like to affirm that it my family's (wife + 3 kids) utmost plan and intention to restore all of the charm and aesthetics of the property and that we have already started the process.

We closed and moved in about mid-July and the property was left in *significant* disrepair and deferred maintenance by the previous owner: including none of the doors being able to close in the interior of the house (and some exterior doors), foundation cracks in the detached garage, irreparable duct damage for the heating and furnace, a large pond in the back with repairs exceeding cost of replacement, termite infestation and damage, and rat infestation and damage.

Most relevant, the house was previously lined with climbing vines on most sides which greatly enhanced the aesthetic. However, due to severe termite damage discovered in the inspection resulting in a tenting of the house. The tenting, by design, destroyed *all* of the vine coverage and truly made it an eye sore. Ms. Arabe, the

planning department's inspector for this application, made her visit and report 1 week after the tenting and it was all dead. We have since removed all the dead vines and are already seeing new growth.

In the short time we have lived there we have fixed:

- Termite damage
- Interior plumbing (updating water and gas lines in need of repair/replacement)
- Outside irrigation, broken irrigation lines, updated irrigation
- Made safe by repairing many non-operating windows; reinstalling screens over windows
- Made safe by repairing/replacing doors so they close and lock.
- Replaced the broken furnace and entire ducting for the house
- Removed several truckloads of dead foliage to the dump due to previous owners neglect.

These would be the larger items not including the dozens and dozens of little items. My hope is that you are affirmed that the house will be made beautiful and a proud member of the historical homes. We are working and spending and will continue to do so! To date, we have been focused on the inside and backyard (with 3 young kids – it's a must). We will certainly focus on the front curb appeal before years end.

Again, apologies for my absence at the meeting and I hope this email is able to address at least some of the concerns. I have also sent this to Mr. Thai as well.

Regards,

Jeffrey T. Blied | Esq.

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