

# REQUEST FOR Historic Resources Commission Action



HISTORIC RESOURCES COMMISSION MEETING DATE:

**OCTOBER 29, 2020**

**TITLE:**

**HISTORIC PROPERTY PRESERVATION AGREEMENT  
NO. 2020-04 (MILLS ACT) FOR THE PROPERTY  
LOCATED AT 2526 NORTH SANTIAGO STREET**

HISTORIC RESOURCES COMMISSION SECRETARY

APPROVED

As Recommended

As Amended

Set Public Hearing For \_\_\_\_\_

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

Prepared by Jill Arabe, AICP

Executive Director

Planning Manager

## **RECOMMENDED ACTION**

Recommend that the City Council authorize the City Manager and Clerk of the Council to execute a Historic Property Preservation Agreement (Mills Act) with Jeffrey M. Black and Joni L. Black for the property located at 2526 North Santiago Street, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 1).

## **Request of Applicant**

Jeffrey and Joni Black are requesting approval to execute a Mills Act Agreement with the City of Santa Ana at an existing residence located at 2526 North Santiago Street that is currently listed on the Santa Ana Register of Historical Properties.

## **Project Location and Site Description**

The subject property, known as the Kleidosty House, consists of an existing two-story Craftsman style residence that is approximately 2,753 square feet in size on an 11,800-square-foot residential lot (Exhibit 2). The home was added to the Santa Ana Register of Historical Properties in 2002 and categorized as "Landmark."

## **Analysis of the Issues**

Ordinance No. NS-2382 authorized the Historic Resources Commission to execute Historic Property Preservation Agreements (HPPA), commonly known as Mills Act agreements for eligible properties. The property is listed on the Santa Ana Register of Historical Properties and categorized as Landmark, making it eligible for a Mills Act agreement. The agreement provides monetary incentives to the property owner in the form of a property tax reduction in exchange for the owner's voluntary commitment to maintain the property in a good state of repair as necessary to maintain its character and appearance. Once recorded, the agreement generates a different

valuation method in determining the property's assessed value, resulting in tax savings for the owner. Aside from the tax savings, the benefits include:


- Long term preservation of the property and visual improvement to the neighborhood
- Allows for a mechanism to provide for property rehabilitation
- Provides additional incentive for potential buyers to purchase historic structures
- Discourages inappropriate alterations to the property

In 2002, the Historic Resources Commission placed the Kleidosty House on the historical register and within the Landmark category. Character-defining features of the Kleidosty House determined architecturally significant included: materials and finishes (wood, brick); roof configuration and treatment; massing and composition; porches, balcony, and pergola; doors and windows; and architectural detailing (woodwork). The Kleidosty House qualified for listing under Criterion 1 of Sec. 30-2, of the Santa Ana Municipal Code (SAMC), in that it embodied the "distinguishing characteristics of an architectural style or period." Additionally, the house was categorized as Landmark because it is unique and possessed a high degree of integrity as an outstanding example of Craftsman design and is historically noteworthy as one of the handful of ranch houses still extant in Santa Ana.

The property has no identified unauthorized modifications. Upon consideration of the application, it is recommended that the City enter into a Historic Property Preservation Agreement.

### **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 to preserve a historic resource. Categorical Exemption No. ER-2020-61 will be filed for this project.

  
\_\_\_\_\_  
Jill Arabe, AICP  
Senior Planner

JA:sb

S:\Historic Resources Commission\2020\10-29-20\2526 N. Santiago Street\Staff Report - 2526 N Santiago.docx

Exhibits      1 - Mills Act Agreement  
                  2 - 500' Radius Map  
                  3 - Site Photos – 2526 N Santiago Street

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:  
City of Santa Ana  
20 Civic Center Plaza (M-30)  
Santa Ana, CA 92702  
Attn: Clerk of the Council

FREE RECORDING PURSUANT TO GOVERNMENT CODE § 27383

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### HISTORIC PROPERTY PRESERVATION AGREEMENT

This Historic Property Preservation Agreement (“Agreement”) is made and entered into by and between the City of Santa Ana, a charter city and municipal corporation duly organized and existing under the Constitution and laws of the State of California (hereinafter referred to as “City”), and **Jeffrey M. Black and Joni L. Black, husband and wife as community property**, (hereinafter collectively referred to as “Owner”), owners of real property located at **2526 North Santiago Street, Santa Ana, California**, in the County of Orange and listed on the Santa Ana Register of Historical Properties.

#### RECITALS

- A. The City Council of the City of Santa Ana is authorized by California Government Code Section 50280 et seq. (known as the “Mills Act”) to enter into contracts with owners of qualified historical properties to provide for appropriate use, maintenance, rehabilitation and restoration such that these historic properties retain their historic character and integrity.
- B. The Owner possesses fee title in and to that certain qualified real property together with associated structures and improvements thereon, located at **2526 North Santiago Street, Santa Ana, CA, 92706** and more particularly described in Exhibit “A,” attached hereto and incorporated herein by reference, and hereinafter referred to as the “Historic Property”.
- C. The Historic Property is officially designated on the Santa Ana Register of Historical Properties pursuant to the requirements of Chapter 30 of the Santa Ana Municipal Code.
- D. City and Owner, for their mutual benefit, now desire to enter into this Agreement which defines and limits the use and alteration of this Historic Property in order to enhance and maintain its value as a cultural and historical resource for Owner and for the community; to prevent inappropriate alterations to the Historic Property and to ensure that repairs, additions, new building, and other changes are appropriate; and to ensure that rehabilitation and maintenance are carried out in an exemplary manner.

- E. Owner and City intend to carry out the purposes of California Government Code, Chapter 1, Part 5 of Division 1 of Title 5, Article 12, Section 50280 et seq., which will enable the Historic Property to qualify for an assessment of valuation as a restricted historical property pursuant to Article 1.9, Sec. 439 et seq., Chapter 3 Part 2 of Division 1 of the California Tax and Revenue Code.

NOW, THEREFORE, the City of Santa Ana and the Owner of the Historic Property agree as follows:

**1. Effective Date and Terms of Agreement.**

This Agreement shall be effective and commence on **November 18, 2020**, and shall remain in effect for a term of ten (10) years thereafter. Each year, upon the anniversary of the effective date of this Agreement, such initial term will automatically be extended as provided in California Government Code Sections 50280 through 50290 and in Section 2, below.

**2. Renewal.**

a. Each year on the anniversary of the effective date of this Agreement, a year shall automatically be added to the initial ten (10) year term of this Agreement unless written notice of nonrenewal is served as provided herein.

b. If the Owner or the City desire(s) in any year not to renew the Agreement, the Owner or City shall serve written notice of nonrenewal of the Agreement on the other party. Unless such notice is served by the Owner to the City at least ninety (90) days prior to the annual renewal date, or served by the City to the Owner at least sixty (60) days prior to the annual renewal date, one (1) year shall automatically be added to the term of the Agreement as provided herein.

c. Within 30 days from receipt of City's notice of nonrenewal, the Owner may file a written protest of City's decision of nonrenewal. The City may, at any time prior to the annual renewal date of the Agreement, withdraw its notice to the Owner of nonrenewal.

d. If either the Owner or the City serves notice to the other of nonrenewal in any year, the Agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal of the Agreement, whichever may apply.

**3. Standards and Conditions for Historic Property.**

During the term of this Agreement, the Historic Property shall be subject to the following conditions, requirements and restrictions:

a. Owner shall maintain the Historic Property in a good state of repair and shall preserve, maintain, and, where necessary, restore or rehabilitate the property and its character-defining features described in the "Historical Property Description" attached hereto, marked as Exhibit B, notably the general architectural form, style, materials, design, scale, proportions, organization of windows, doors, and other openings, textures, details, mass, roof line, porch and other aspects of the appearance of the exterior to the satisfaction of the City.

b. All changes to the Historic Property shall comply with applicable City plans and regulations, and conform to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, namely the U.S. Secretary of the Interior's Standards and Guidelines for Historic Preservation Projects. These guidelines are attached hereto, marked as Exhibit C, and incorporated herein by this reference. Owner shall continually maintain the Historic Property in the same or better condition.

c. A view corridor enabling the general public to see the Historic Property from the public right-of-way shall be maintained, and Owner shall not be permitted to block the view corridor to the property with any new structure, such as walls, fences or shrubbery, so as to prevent the viewing of the historic landmark by the public.

d. The following are prohibited: demolition of the Historic Property or destruction of character-defining features of the building or site; removal of trees and other major vegetation unless removal is approved by a rehabilitation plan approved by the Historic Resources Commission; paving of yard surface; exterior alterations or additions unless approved by the Historic Resources Commission and such alterations are in keeping with the Secretary of Interior's Standards; deteriorating, dilapidated or unrepaired structures such as fences, roofs, doors, walls, and windows; storage of junk, trash, debris, discarded or unused objects such as cars, appliances, or furniture; and other unsightly by decoration, structure or vegetation which is unsightly by reason of its height, condition, or inappropriate location.

e. Owner shall allow reasonable periodic inspection by prior appointment, as needed or at least every five (5) years after the initial inspection, of the interior and exterior of the Historic Property by representatives of the City of Santa Ana, the County Assessor, the State Department of Parks and Recreation, and the State Board of Equalization, to determine the Owner's compliance with the terms and provisions of this Agreement.

#### **4. Furnishing of Information.**

The Owner hereby agrees to furnish the City with any and all information requested which may be necessary or advisable to determine compliance with the terms and provisions of this Agreement.

#### **5. Cancellation.**

a. The City, following a duly noticed public hearing by the City Council as set forth in Government Code Section 50280, et. seq., may cancel this Agreement if it determines that the Owner have breached any of the conditions of this Agreement, or has allowed the property to deteriorate to the point that it no longer meets the standards for a qualified Historic Property, or if the City determines that the Owner have failed to restore or rehabilitate the property in the manner specified in Section 3 of this Agreement. If a contract is cancelled for these reasons, the Owner shall pay a cancellation fee to the County Auditor as set forth in Government Code Section 50286. This cancellation fee shall be a percentage (currently set at twelve and one-half (12 ½) percent by Government Code Section 50286) of the current fair market value of the

property at the time of the cancellation, as determined by the county assessor, without regard to any restriction imposed pursuant to this Agreement.

b. If the Historic Property is destroyed by earthquake, fire, flood or other natural disaster such that in the opinion of the City Building Official more than sixty (60) percent of the original fabric of the structure must be replaced, this Agreement shall be canceled immediately because, in effect, the historic value of the structure will have been destroyed. No fee shall be imposed in the case of destruction by acts of God or natural disaster.

c. If the Historic Property is acquired by eminent domain and the City Council determines that the acquisition frustrates the purpose of this Agreement, this Agreement shall be cancelled and no fee imposed, as specified in Government Code Section 50288.

## **6. Enforcement of Agreement.**

a. In lieu of and/or in addition to any provisions to cancel the Agreement as referenced herein, City may specifically enforce, or enjoin the breach of, the terms of the Agreement. In the event of a default, under the provisions to cancel the Agreement by Owner, the City shall give written notice to Owner by registered or certified mail, and if such a violation is not corrected to the reasonable satisfaction of the City Manager or designee within thirty (30) days thereafter, or if not corrected within such a reasonable time as may be required to cure the breach or default, or default cannot be cured within thirty (30) days (provided that acts to cure the breach or default may be commenced within thirty (30) days and shall thereafter be diligently pursued to completion by Owner), then City may, without further notice, declare a default under the terms of this Agreement and may bring any action necessary to specifically enforce the obligations of Owner growing out of the terms of this Agreement, apply to any court, state or federal, for injunctive relief against any violation by Owner or apply for such relief as may be appropriate.

b. City does not waive any claim of default by the Owner if City does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing historic properties are available to City to pursue in the event that there is a breach of this Agreement. No waiver by City of any breach or default under this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

## **7. Binding effect of Agreement.**

a. Owner hereby subjects the Historic Property, located at **2526 North Santiago Street**, Assessor Parcel Number, **396-422-31**, and more particularly described in Exhibit A, in the City of Santa Ana, to the covenants, conditions, and restrictions as set forth in this Agreement.

b. City and Owner hereby declare their specific intent that the covenants, conditions and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon Owner's successors and assigns in title or interest to the Historic Property. Every contract, deed, or other instrument hereinafter executed, covering or conveying

the Historic Property or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the tenants, restrictions, and reservations expressed in this Agreement regardless of whether such covenants, conditions and restrictions are set forth in such contract, deed, or other instrument.

**8. No Compensation.**

Owner shall not receive any payment from City in consideration of the obligation imposed under this Agreement, it being recognized that the consideration for the execution of this Agreement is the substantial public benefit to be derived therefrom and the advantage that will accrue to Owner as a result of the effect upon the assessed value of the Property on the account of the restrictions on the use and preservation of the Property.

**9. Notice.**

Any notice required by the terms of this Agreement shall be sent to the address of the respective parties as specified below or at other addresses that may be later specified by the parties hereto.

City: City of Santa Ana  
20 Civic Center Plaza (M-30)  
Santa Ana, CA 92702  
Attn: Clerk of the Council

Owners: Jeffrey M. Black and Joni L. Black  
2526 North Santiago Street  
Santa Ana, CA 92706

**10. General Provisions.**

a. None of the terms, provisions, or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors, or assigns, nor shall such terms, provisions or conditions cause them to be considered joint ventures or members of any joint enterprise.

b. The Owner agrees to and shall indemnify and hold the City and its elected and appointed officials, officers, agents, and employees harmless from liability for damage or claims for damage for personal injuries, including death, and claims for property damage which may arise from the direct or indirect use or operations of the Owner or those of his or her contractor, subcontractor, agent, employee, or other person acting on his or her behalf which relates to the use, operation, and maintenance of the Historic Property. The Owner hereby agrees to and shall defend the City and its elected and appointed officials, officers, agents, and employees with respect to any and all actions for damages caused by, or alleged to have been caused by, reason of the Owner's activities in connection with the Historic Property.

c. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, and costs of defense incurred, by reason of the operations referred to in this Agreement regardless of whether or not City prepared, supplied, or approved the plans, specifications or other documents for the Historic Property.

d. All of the agreements, rights, covenants, conditions, and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns, and all persons acquiring any part or portion of the Historic Property, whether by operation of law on in any manner whatsoever.

e. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations, or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover all reasonable attorney's fees to be fixed by the court, in addition to court costs and other relief ordered by the court.

f. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be effected thereby.

g. This Agreement shall be construed and governed in accordance with the laws of the State of California, with venue in Orange County.

**11. Recordation.**

No later than twenty (20) days after the parties execute and enter into this Agreement, the City shall cause this Agreement to be recorded in the office of the County Recorder of the County of Orange.

**12. Amendments.**

This Agreement may be amended, in whole or in part, only by a written recorded instrument executed by the parties hereto.

**13. Effective Date**

This Agreement shall be effective on the day and year first written above in Section 1.

{Signature page follows}



**ATTEST:**

**CITY OF SANTA ANA**

\_\_\_\_\_  
DAISY GOMEZ  
Clerk of the Council

\_\_\_\_\_  
KRISTINE RIDGE  
City Manager

**OWNER**

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

By: \_\_\_\_\_  
JEFFREY M. BLACK

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

By: \_\_\_\_\_  
JONI L. BLACK

**APPROVED AS TO FORM:**

**RECOMMENDED FOR APPROVAL:**

SONIA CARVALHO  
City Attorney

By: \_\_\_\_\_  
LISA STORCK  
Assistant City Attorney

\_\_\_\_\_  
MINH THAI  
Executive Director  
Planning and Building Agency

**EXHIBIT A  
LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH 80 FEET OF THE EAST 147.5 FEET OF THE FOLLOWING DESCRIBED LAND:

THAT PORTION OF THE SECTION 6, TOWNSHIP 5 SOUTH, RANGE 9 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: :

BEGINNING AT A POINT IN THE WEST LINE OF SANTIAGO AVENUE 196 FEET NORTH OF THE INTERSECTION OF SAID WEST LINE WITH THE NORTH LINE OF EDGEWOOD ROAD AS SAID AVENUE AND ROAD ARE SHOWN ON A MAP OF TRACT NO. 705, RECORDED IN BOOK 21, PAGE 9 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE WEST PARALLEL TO SAID NORTH LINE OF EDGEWOOD ROAD 295 FEET; THENCE NORTH PARALLEL TO SAID WEST LINE OF SANTIAGO AVENUE 135 FEET; THENCE EAST PARALLEL TO SAID NORTH LINE OF EDGEWOOD ROAD 295 FEET TO A POINT IN SAID WEST LINE OF SANTIAGO AVENUE; THENCE SOUTH ALONG SAID WEST LINE 135 FEET TO THE POINT OF BEGINNING.

**Assessor's Parcel Number: 396-422-31**

# EXECUTIVE SUMMARY

**KLEIDOSTY HOUSE**  
**2526 North Santiago Street**  
**Santa Ana, CA 92705**

NAME	Kleidosty House			REF. NO. 172
ADDRESS	2526 North Santiago Street			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1910	LOCAL REGISTER CATEGORY: Landmark		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Park Santiago	
NATIONAL REGISTER CRITERIA FOR EVALUATION	C	NATIONAL REGISTER STATUS CODE	3S	

Location:  Not for Publication       Unrestricted

Prehistoric       Historic       Both

**ARCHITECTURAL STYLE:** Bungalow/Craftsman

Closely related to the English Arts and Crafts Movement, American Bungalow/Craftsman architecture was popularized by *The Craftsman* magazine and architects such as Charles and Henry Greene of Pasadena. It drew from the wood building traditions of Japan and Switzerland as well as the medieval themes favored by the Arts and Crafts philosophers. Craftsman architecture stressed honesty of form, materials, and workmanship, eschewing applied decoration in favor of the straightforward expression of structure. A new appreciation of nature was evident in horizontal lines that reached out to embrace the landscape and the incorporation of capacious porches into building plans. Primarily a residential style, Craftsman architecture can be identified by low pitched gable and hipped roofs with exposed rafters and beams in deep overhangs; wood lap or shingle siding and an occasional use of stucco; extensive use of stone or brick as a secondary material; horizontal emphasis apparent in roof lines, headers, and battered porch supports; and broadly proportioned wood framed windows, often clustered in bands. Craftsman homes were built from circa 1902 until the early 1920s.

**SUMMARY/CONCLUSION:**

The Kleidosty House is listed in the Santa Ana Register of Historical Property and has been categorized as "Landmark" because it "has historical/cultural significance to the City of Santa Ana," for its representation of the agricultural era in Santa Ana's history, and "has a unique architectural significance" as a finely detailed and highly intact example of the influential Craftsman style (Municipal Code, Section 30-2.2). The property also appears eligible for listing in the National Register of Historic Places and the California Register of Historical Resources.

**EXPLANATION OF CODES:**

- **National Register Criteria for Evaluation:** (From Appendix 7 of Instructions for Recording Historical Resources, Office of Historic Preservation)
  - C:** that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **National Register Status Code:** (From Appendix 2 of Instructions for Recording Historical Resources, Office of Historic Preservation)
  - 3S:** Appears eligible for separate listing.

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) *Kleidosty House*

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County *Orange County*

\*b. USGS 7.5' Quad *TCA 1725*

Date:

\*c. Address *2526 North Santiago Street*

City *Santa Ana*

Zip *92706*

\*e. Other Locational Data: Assessor's Parcel Number Block: Lot:

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

*This impressive Craftsman home is distinguished by a lingering Victorian era taste for ornamentation. Two stories in height, the building is crowned by a multi-gabled roof. Rounded rafter tails and elaborately stepped beams are exposed in the eaves, carved and turned pendants hang from the gable ends, and bargeboards are jig-sawn and accented with corbels. Spanning most of the façade, a three bay porch is tucked under the slope of the principal side gable on the north and sheltered by a hipped roof on the south. An open pergola, draped with vines, extends north from the porch. Porch posts, like the rest of the house, are covered with wide, horizontal siding. Boards with elaborately notched ends are used as capitals. An equally ornate sawn railing encloses the space. Centered within the porch, the entry is flanked by large fixed sash windows banded at the top by two rows of rectangular lights. Both the porch foundation and the entry stair walls are made of brick. Above the porch, a balcony is sunk into the porch roof and partially covered by a front gable resting on two supports.*

(See Continuation Sheet 3 of 3.)

\*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)  
*South and east elevations  
 January 2002*

\*P6. Date Constructed/Age and Sources:  historic  
*1910/Source: Historic Resources Inventory*

\*P7. Owner and Address:

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

\*P9. Date Recorded:  
*January 30, 2002*

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

\*P11. Report Citation: (Cite survey report and other sources, or enter "none")  
*Les, Kathleen. "Historic Resources Inventory 2526 Santiago," 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)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or #: *Kleidosty House*

- B1. Historic Name: *Kleidosty House*
- B2. Common Name: *Same*
- B3. Original Use: *Single-Family Residence*
- B4. Present Use: *Single-family Residence*

\*B5. Architectural Style: *Bungalow/Craftsman*

\*B6. Construction History: (Construction date, alterations, and date of alterations): *Constructed in 1910.*

*June 27, 1933. Rebuild chimney.*  
*September 1, 1937. Reroof.*  
*April 6, 1950. Private garage.*  
*May 4, 1962. Install false front on existing arbor.*  
*January 20, 1984. Kitchen remodel.*

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

*None.*

B9a. Architect: *Unknown*

b. Builder: *Unknown*

\*B10. Significance: Theme *Residential Architecture*

Area *Santa Ana*

Period of Significance: *circa 1880-1946* Property Type: *Single-family Residence* Applicable Criteria: *C*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

*The Kleidosty House is architecturally significant as an outstanding example of Craftsman design and is historically noteworthy as one of the handful of ranch houses still extant in Santa Ana. According to previous research, it was constructed in 1910 for Paul and Lou Kleidosty (Les). The 1913-1914 City Directory noted Paul Kleidosty's occupation as butcher. In 1916, the directory reported that Paul Kleidosty had "moved to Long Beach, Cal." and that the new residents were Alexander R. and Margaret Wylie, ranchers. Briefly, Alfred H. and Mary J. Theal, also ranchers, were listed as the owner residents of 2526 Santiago Avenue [sic], but by 1923 and continuing into the 1930s, the Wylies were again at this address.*

*Santa Ana was founded by William Spurgeon in 1869 as a speculative town site on part of the Spanish land grant known as Rancho Santiago de Santa Ana. Early growth and development were stimulated by the arrival of the Southern Pacific*

*(See Continuation Sheet 3 of 3.)*

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References:

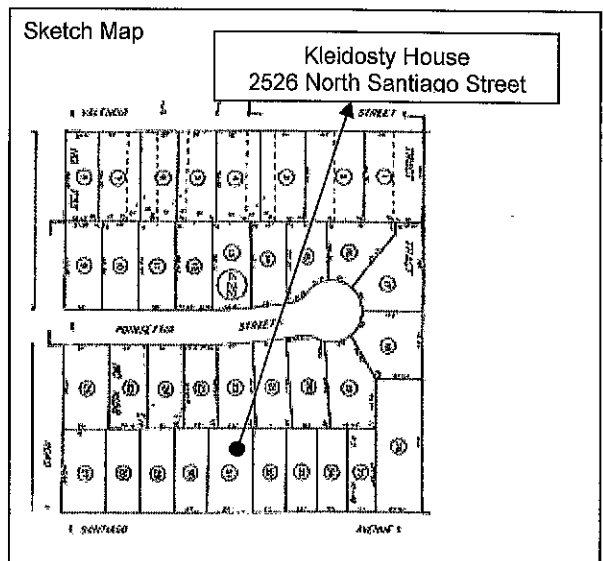
- City of Santa Ana Building Permits*
- Santa Ana History Room Collection, Santa Ana Public Library*
- Sanborn Maps*
- Santa Ana City Directories, 1905-1930*

*(See Continuation Sheet 3 of 3.)*

B13. Remarks:

\*B14. Evaluator: *Leslie J. Heumann*

(This space reserved for official comments.)



\*Date of Evaluation: *January 30, 2002*

**\*P3a. Description (continued):**

*A solid railing whose coping dips slightly in the middle of each of the two bays encloses the space. Two tripartite openings, consisting of a central door flanked by half height sidelights with decorative muntins, open onto the balcony. On the south elevation, a semi-circular porch is topped by a flat, bracketed roof carried on posts with notched block capitals. Windows on the side and rear elevations are primarily double-hung sash in type. In good condition, the house appears to be substantially unaltered.*

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

*Railroad in 1878 and the Santa Fe Railroad in 1886. Following its incorporation as a city in 1886, Santa Ana was recognized as one of the leading communities in the area in 1889 when it became the seat of the newly created County of Orange. The development of southern California in general and Santa Ana in specific experienced a large boost in the second half of the 1880s, when competition between the two railroads triggered a real estate boom.*

*The economic underpinnings of the young community were agricultural, and many residents owned or worked on the ranches that encircled the incorporated area. The Kleidosty House is a remnant of this era, when the outlying areas of Santa Ana were covered with orchards and dotted with widely spaced ranch houses. Possessing a high degree of design integrity, the Kleidosty House is most notable for its evocation of the Craftsman style that dominated residential construction in southern California during the first two decades of the twentieth century. Its picturesque quality, derived from the abundant use of sawn and carved woodwork is characteristic of transitional architecture of the early twentieth century. All original and restored elements of this very intact residence are considered to be character-defining and should be preserved, including (but not limited to): materials and finishes (wood, brick); roof configuration and treatment; massing and composition; porches, balcony, and pergola; doors and windows; and architectural detailing (woodwork). Unique and possessed of a high degree of integrity, the Kleidosty House is listed in the Santa Ana Register of Historical Property and has been categorized as "Landmark." It also appears to meet the architectural criteria for listing in the National Register of Historic Places and the California Register of Historical Resources.*

**\*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.*

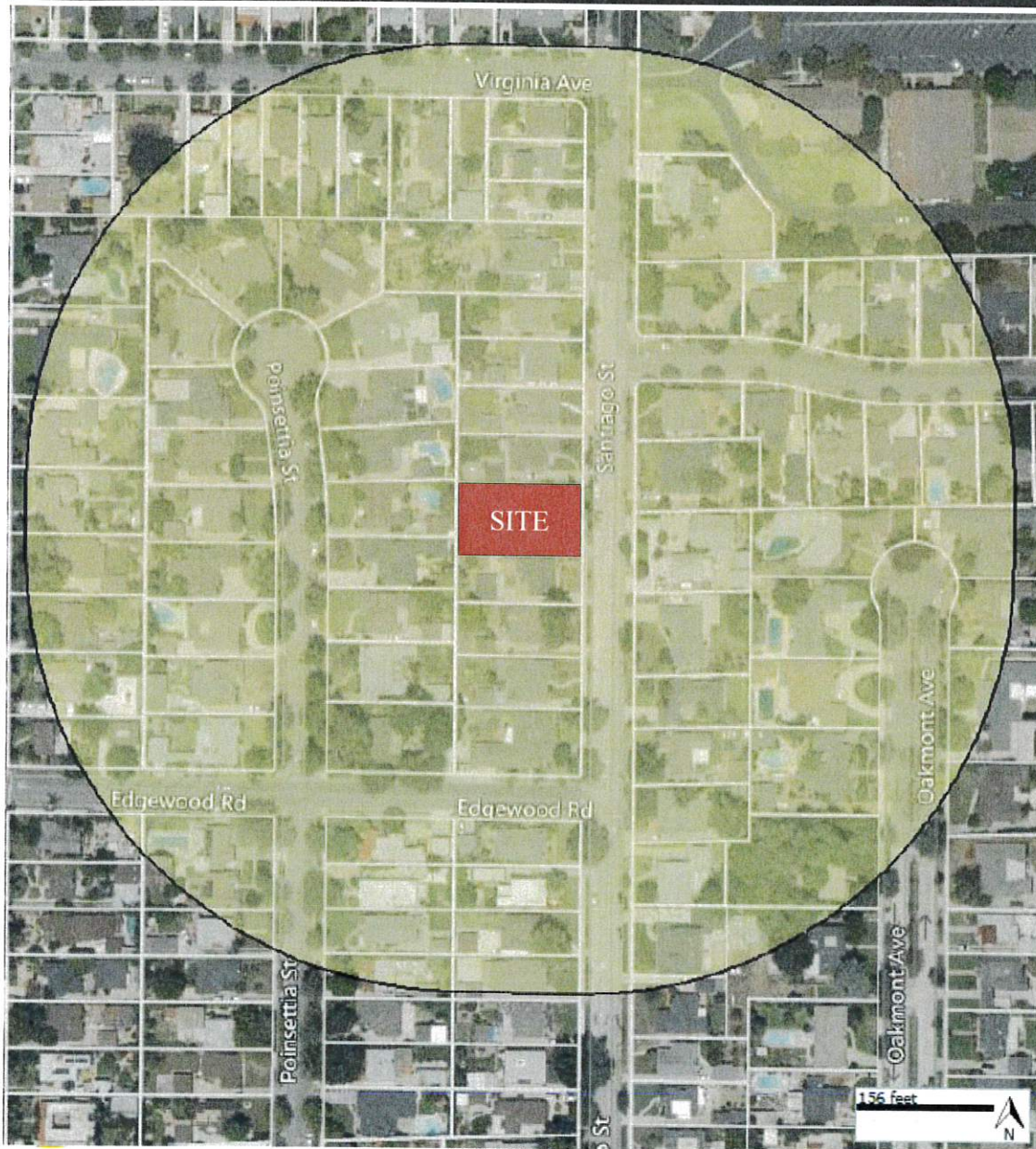
Exhibit C

Exterior work shall be reviewed by the Historic Resources Commission and subject to the U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, as follows:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from the other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and reserve archaeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with size, scale, color, material and character of the property, neighborhood, or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations need to be removed in the future, the essential form and integrity of the structure would be unimpaired.





500' RADIUS

HPPA 2020-04  
2526 NORTH SANTIAGO STREET  
KLEIDOSTY HOUSE

PLANNING AND BUILDING AGENCY

**EXHIBIT 2**

**G - 17**





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KLEIDOSTY HOUSE  
2526 NORTH SANTIAGO STREET  
SITE PHOTOS  
EXHIBIT 3