

Historic Resources Commission Special Meeting Agenda

May 13, 2021

VIRTUAL MEETING

4:30 P.M.

Due to Governor Gavin Newsom's [Executive Order](#) and the City Council's [Proclamation of Local Emergency](#), there will be no in-person meeting location for the community to attend public meetings.

Meetings will be held in virtual setting via Zoom.

Join from your computer: <https://zoom.us/j/99470067981>

Join from your mobile phone via Zoom App. **Meeting ID:** 99470067981

Dial in from a mobile phone or landline. **(669) 900- 6833; Meeting ID:** 99470067981

*For viewing only: www.youtube.com/cityofsantaanavideos/live. **Please note:** There is up to a 30 second delay when viewing the meeting via YouTube. If you plan to provide a public comment during the meeting, please join the meeting via Zoom.

For detailed participation and commenting options, please review the instructions provided at the end of this agenda.

To download or view each item, select either Download PDF or View Item Details to the right of the agenda title.



ALBERTA CHRISTY
Chair, Ward 4 Representative

GINELLE HARDY
Citywide Representative

KEITH CARPENTER
Ward 1 Representative

TIM RUSH, Vice-Chair
Ward 2 Representative

EDWARD MURASHIE
Ward 3 Representative

DWAYNE SHIPP
Ward 5 Representative

SANDRA PENA SARMIENTO
Ward 6 Representative

MARK MCLOUGHLIN
Planning Commission Rep.

VINCE FRAZIER
Comm. Redev. & Housing
Commission Rep.

MINH THAI
Executive Director

JOHN FUNK
Legal Counsel

ALI PEZESHKPOUR, AICP
Principal Planner

SARAH BERNAL
Recording Secretary



In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this Meeting, contact Michael Ortiz, City ADA Program Coordinator, at (714) 647-5624. Notification 48 hours prior to the Meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. The City Council agenda and supporting documentation can be found on the City's website – www.santa-ana.org/city-meetings.

CALL TO ORDER

ATTENDANCE

Commissioners:

Alberta Christy, Chairperson
Tim Rush, Vice Chairperson
Keith Carpenter
Vince Frazier
Ginelle Hardy
Mark McLoughlin
Edward Murashie
Sandra Peña Sarmiento
Dwayne Shipp

Staff:

Minh Thai, Executive Director
John Funk, Senior Asst City Attorney
Ali Pezeshkpour, Principal Planner
Sarah Bernal, Recording Secretary

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (non-agenda items)

CONSENT CALENDAR ITEMS

a. Minutes

Recommended Action: Approve the Minutes from the March 25, 2021 meeting.

b. Excused absences

Recommended Action: Excused absent commissioners.

PUBLIC HEARING: APPEAL OF HISTORIC RESOURCES COMMISSION ACTIONS:

The Commission decision on the below matter/s is/are final unless appealed within 10 days of the decision by any interested party or group. **NOTICE:** Legal notices were published in the OC Reporter on April 30 and notices were mailed on said date.

- 1. **Historic Resources Commission Application No. 2020-08, Historic Register Categorization No. 2020-07, And Historic Property Preservation Agreement No. 2020-10 - Pedro Gomez, Case Planner.**

Project Location: 2119 North Freeman Street (historically known as the Eisen Hofheins House) located in the Single Family Residential (R-1) zoning district.

Project Description: The applicant is requesting approval of a historic resources commission application, historic register categorization, and historic property preservation agreement to allow the placement and categorization in the Santa Ana

Register of Historical Properties as Contributive for the abovementioned property and to execute a historic property preservation agreement with the City of Santa Ana.

Environmental Impact: 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-2020-71 will be filed for this project.

Recommended Action:

1. Adopt a resolution approving Historic Resources Commission Application No. 2020-08 and Historic Register Categorization No. 2020-07.
 2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Andy and Alice Hoang, subject to non-substantive changes approved by the City Manager and City Attorney.
2. **Historic Resources Commission Application No. 2021-05, Historic Register Categorization No. 2021-05, And Historic Property Preservation Agreement No. 2021-05 – Pedro Gomez, Case Planner**

Project Location: 415 West Nineteenth Street (historically known as the W.M. Cory House) located in the Single Family Residential (R-1) zoning district.

Project Description: The applicant is requesting approval of a historic resources commission application, historic register categorization, and historic property preservation agreement to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the abovementioned property and to execute a historic property preservation agreement with the City of Santa Ana.

Environmental Impact: 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-2021-09 will be filed for this project.

Recommended Action:

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-05 and Historic Register Categorization No. 2021-05.
 2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Amy Raphael, subject to non-substantive changes approved by the City Manager and City Attorney.
3. **Historic Resources Commission Application No. 2021-07, Historic Register Categorization No. 2021-07, And Historic Property Preservation Agreement No. 2021-07 – Pedro Gomez, Case Planner**

Project Location: 2344 North Riverside Drive (historically known as the Menton-Barker House) located in the Single Family Residential (R-1) zoning district.

Project Description: The applicant is requesting approval of a historic resources commission application, historic register categorization, and historic property preservation agreement to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the abovementioned property and to execute a historic property preservation agreement with the City of Santa Ana.

Environmental Impact: 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-2021-26 will be filed for this project.

Recommended Action:

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-07 and Historic Register Categorization No. 2021-07 (Exhibit 1). 2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Harris and Nancy Feldman, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

4. Historic Resources Commission Application No. 2021-08, Historic Register Categorization No. 2021-08, And Historic Property Preservation Agreement No. 2021-08 – Pedro Gomez, Case Planner

Project Location: 2339 North Heliotrope Drive (historically known as the Raddant House) located in the Single Family Residential (R-1) zoning district.

Project Description: The applicant is requesting approval of a historic resources commission application, historic register categorization, and historic property preservation agreement to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the abovementioned property and to execute a historic property preservation agreement with the City of Santa Ana.

Environmental Impact: 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-2021-27 will be filed for this project.

Recommended Action:

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-08 and Historic Register Categorization No. 2021-08.

2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Peter and Evan Jackson, subject to non-substantive changes approved by the City Manager and City Attorney.

5. Historic Exterior Modification Application No. 2021-01 – Pedro Gomez, Case Planner

Project Location: 2529 North Valencia Street (historically known as the R.D. Birdhouse) located in the Single Family Residential (R-1) zoning district.

Project Description: The applicant is requesting approval of an historic exterior modification application to allow exterior modifications on a property that is listed as “Contributive” on the Santa Ana historic register. Modifications include a 406-square-foot addition to an existing 2,458-square-foot single-family residence to include a new guest room, a “great” room, interior renovations, a new patio cover towards the rear, and rear yard improvements.

Environmental Impact: 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-2021- 42 will be filed for this project.

Recommended Action:

Adopt a resolution approving a Certificate of Appropriateness for Historic Exterior Modification Application No. 2021-01.

BUSINESS CALENDAR

6. Work Study Session: Historic Resources Commissioner Training – John Funk, Senior Assistant City Attorney

STAFF COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

The next meeting of the Historic Resources Commission is scheduled for July 1, 2021 at 4:30 p.m. via Zoom.

MEETING INFORMATION

If you would like to learn how to use Zoom before the meeting, visit [Zoom Video Tutorials](#).

1. Connecting directly from your computer:

- Click on the link on top of this agenda OR
- Go to [Zoom.us](#) and click "Join a Meeting" at the top. Enter the Meeting ID. The Meeting ID is listed at the top of this agenda.

To speak during the meeting: When you wish to comment on an item that is being discussed, click on the button next to your name to virtually raise your hand and let us know you wish to speak. You will have 3 minutes.

2. Connecting via the Zoom App:

- Download the free Zoom Cloud Meetings app from your favorite app store.
- Launch the app and click on the blue Join a Meeting button. Enter the Meeting ID, your name, and the blue Join button. The Meeting ID is listed at the top of this agenda.

To speak during the meeting: When you wish to comment on an item that is being discussed, click on the button next to your name to virtually raise your hand and let us know you wish to speak. You will have 3 minutes.

3. Dialing in from a mobile phone or landline:

- Dial (669) 900-9128. When prompted, enter the meeting ID. The Meeting ID is listed at the top of this agenda.

To speak during the meeting: When you wish to comment on an item that is being discussed, press *9 on your phone to virtually raise your hand. You will have 3 minutes.

Submit a written comment

You are invited to submit a written comment in one of the following ways:

Visit the City's [Public Portal](#)

- Scroll down to the list of meetings and locate the meeting you are interested in.
- Select the COMMENT icon to the right of "Meeting Title" (under the Options tab) and follow the prompt

E-mail PBAComments@santa-ana.org and reference the topic in the subject line.

Mail to Sarah Bernal, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701.

Deadline to submit written comments is 4:00 p.m. on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

APPEAL INFORMATION: The formal action by the Commission shall become effective after the ten-day appeal period. An appeal from the decision or requirement of the Commission may be made by any interested party, individual, or group. The appeal must be filed with the Clerk of the Council, accompanied by the required filing fee, and a copy sent to the Planning Department, within ten days of the date of the Commission's action, by 5:00 p.m. If the final day to appeal falls on a City Hall observed holiday or a day when City hall is closed, the final day to appeal shall be extended to the next day City Hall is open for public business. Please note: Under California Government Code Sec. 65009, if you challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the Commission or City Council at or before the hearing.



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Historic Resources Commission Staff Report
May 13, 2021

Topic: HRCA No. 2020-08, HRC 2020-07, HPPA No. 2020-10 – The Eisen-Hofheins House

RECOMMENDED ACTION

1. Adopt a resolution approving Historic Resources Commission Application No. 2020-08 and Historic Register Categorization No. 2020-07 (Exhibit 1).
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Andy and Alice Hoang, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

EXECUTIVE SUMMARY

Andy and Alice Hoang are requesting approval to designate an existing residence located at 2119 North Freeman Street to the Santa Ana Register of Historical Properties, as well as approval to execute a Mills Act agreement with the City of Santa Ana.

DISCUSSION

Project Location and Site Description

The subject property is located on the east side of North Freeman Street in the West Floral Park neighborhood. The site consists of a 2,109-square-foot Ranch House residence and detached garage on an 8,900-square-foot residential lot (Exhibit 3).

Analysis of the Issues

Historical Listing

In March 1999, the City Council approved Ordinance No. NS-2363 establishing the Historic Resources Commission and the Santa Ana Register of Historical Properties. The Historic Resources Commission may, by resolution and at a noticed public hearing,

designate as a historical property any building or part thereof, object, structure, or site having importance to the history or architecture of the city in accordance with the criteria set forth in Section 30-2 of the Santa Ana Municipal Code (SAMC). This project entails applying the selection criteria established in Chapter 30 of the Santa Ana Municipal Code (Places of Historical and Architectural Significance) to determine if this structure is eligible for historic designation to the Santa Ana Register of Historical Properties. The first criterion for selection requires that the structures be 50 or more years old.

The structure identified meets the minimum selection criteria for inclusion on the Santa Ana Register of Historical Properties pursuant to criteria contained in Section 30-2 of the Santa Ana Municipal Code, as the property is 64 years old and is a good example of period architecture. No known code violations exist on record for this property.

The property, recognized as the Eisen-Hofheins House, is located within the West Floral Park neighborhood and has distinctive architectural features of the “dovecote” variant of the Ranch House style. The residence was built in 1957 by Jack A. Eisen. The West Floral Park neighborhood was largely developed after 1947; prior to that, the area was primarily agricultural. Other than Flower Street, which was improved with houses during the 1920s and 1930s, the neighborhood contained only a handful of residences on Baker and Bristol Streets. Between 1947 and 1950, around two dozen homes were constructed on Baker, Olive, Towner, and Westwood streets. Construction boomed throughout the neighborhood during the 1950s, with the California Ranch emerging as the favored residential style.

The Eisen-Hofheins House is a one-story, single-family residence on a modestly sized parcel, sited with a typical setback and constructed in a picturesque, “dovecote” variant of the Ranch House style. A detached garage is located a few feet behind the south end of the rear elevation of the residence. Asymmetrical in design, the house exhibits a strong horizontal emphasis expressed through a long roof ridge running parallel to the front façade. It features a moderately pitched, side-gabled roof design with a pair of front gables, one behind the other, at the south end of the façade. The roof design exhibits wide-open eaves with exposed rafters along the front and side elevations, and portions of the rear elevation. Gable ends are finished with extended and subtly shaped vergeboards, and the front gable face is ornamented by a decorative dovecote. The exterior of the house is clad in a combination of smooth stucco, horizontal wood board lapped siding, and board-and-batten siding. Located off-center and sheltered under the main roof, the entry porch is characterized by board-and-batten siding and a single half-glazed, front door with a cross bottom panel. North of the entry, the living room is illuminated by a large picture window, wood-framed with a large central pane flanked by two hung windows with a criss-cross muntin design. South of the entry, a large horizontal bump-out, clad in horizontal wood board lapped siding and shaded by a shed roof, contains two pairs of wood, double-hung windows, also with a crisscross pattern. Along the north, south, and east elevations, the building incorporates a series of wood windows, including six-over-six, two-over-two, and horizontal pane sashes. Character-

defining features of the Eisen-Hofheins House include, but may not be limited to: materials and finishes (stucco, horizontal wood board lapped siding, and board-and-batten siding); moderately pitched, front- and side-gabled roof design; wide open eaves with exposed rafters; decorative pointed eave extensions and dovecote; and fenestration (diamond- and multi-pane hung, paired, and picture windows where extant); and architectural detailing.

The Eisen-Hofheins House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for embodiment of the distinguishing characteristics of the Ranch House style, in particular the picturesque, “dovecote” variant of the Ranch style. The recommended categorization is “Contributive” because it contributes to the overall character and history of West Floral Park and is a good example of Ranch style architecture.

Mills Act Agreement

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 (Exhibit 2). To be eligible for the Mills Act, the property must be listed on the Santa Ana Register of Historical Properties. The Historic Resources Commission Application and Historic Register Categorization actions proposed for this site authorize the listing of the property on the local register. 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

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.

Public Notification

The subject site is located within the West Floral Park Neighborhood Association. 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 site. At the time of this printing, no correspondence, either written or electronic, has been received from any members of the public.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2020-07 will be filed for this project.

FISCAL IMPACT

The Historic Property Preservation Agreement will reduce the Property Tax revenue account 01102002-50011 to the City by an estimated \$801.42 annually, for a period of not less than ten years.

EXHIBIT(S)

1. Resolution
2. Mills Act Agreement
3. 500-Foot Radius Map

Submitted By:
Pedro Gomez, AICP, Associate Planner

Approved By:
Minh Thai, Executive Director of Planning and Building Agency, Planning and Building Agency

RESOLUTION NO. 2021-XXX

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2020-08 TO PLACE THE PROPERTY LOCATED AT 2119 NORTH FREEMAN STREET, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2020-07 PLACING SAID PROPERTY WITHIN THE CONTRIBUTIVE CATEGORY

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. On May 13, 2021, the Historic Resources Commission held a duly noticed public hearing for the placement on the Santa Ana Register of Historical Properties (Historic Resources Commission Application No. 2020-08) and categorization (Historic Resources Commission Categorization No. 2020-07) of the Eisen-Hofheins located at 2119 North Freeman Street, Santa Ana.
- B. The Eisen-Hofheins has distinctive architectural features of the “dovecote” variant of the Ranch House style and was built in 1957.
- C. The Eisen-Hofheins House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for embodiment of the distinguishing characteristics of the Ranch House style, in particular the picturesque, “dovecote” variant of the ranch style. The recommended categorization is “Contributive” because it contributes to the overall character and history of West Floral Park and is a good example of Ranch style architecture. Character-defining features of the Eisen-Hofheins House include, but may not be limited to: materials and finishes (stucco, horizontal wood board lapped siding, and board-and-batten siding); moderately pitched side-gabled roof design; wide open eaves with exposed rafters; decorative pointed eave extensions and dovecote; and fenestration (diamond- and multi-pane hung, paired, and picture windows where extant); and architectural detailing.
- D. The legal owners of the property are Andy and Alice Hoang.
- E. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.

- F. The subject property meets the standards for placement on the City of Santa Ana Register of Historic Properties pursuant to Section 30-2 of the Santa Ana Municipal Code.
- G. The subject property meets the minimal standards for placement in the Contributive category pursuant to Section 30-2.2(3) of the Santa Ana Municipal Code.

Section 2. In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review under CEQA Guidelines Section 15331, Class 31, as these actions are designed to preserve historical resources. Categorical Exemption No. ER-2020-71 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:

- A. Historic Resources Commission Application No. 2020-08 to place the Eisen-Hofheins located at 2119 North Freeman Street, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2020-07 placing the Eisen-Hofheins located at 2119 North Freeman Street, Santa Ana, 92706 within the Contributive category.

These decisions are based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Staff report and exhibits attached thereto, the report entitled “Historical Property Description,” and the public testimony, all of which are incorporated herein by this reference.

Section 4. For the subject property, a report entitled “Historical Property Description” is on file with the Planning Division, and is hereby approved and adopted, and together with the staff report and this Resolution, justify the findings for placement on the City of Santa Ana Register of Historical Properties into a category. The Historic Resources Commission Secretary is authorized and directed to include this Resolution in the City of Santa Ana Register of Historical Properties.

Section 5. 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 13th day of May, 2021.

Alberta Christy
Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: John M. Funk
John M. Funk
Sr. Assistant City Attorney

AYES: Commission members _____

NOES: Commission members _____

ABSTAIN: Commission members _____

NOT PRESENT: Commission members _____

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Historic Resources Commission Secretary, do hereby attest to and certify the attached Resolution No. 2021-XXX to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on May 13, 2021.

Date: _____

Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
001-185-10	2119 North Freeman Street	LOT 15 OF TRACT NO. 3012, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 90, PAGE 6 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	Andy and Alice Hoang

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

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 of the State of California (hereinafter referred to as “City”), and **Andy Khanh Hoang and Alice Quyen Hoang, husband and wife as community property with right of survivorship**, (hereinafter collectively referred to as “Owner”), owner of real property located at **2119 North Freeman 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 **2119 North Freeman 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 **July 7, 2021**, 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 **2119 North Freeman Street**, Assessor Parcel Number, **001-185-10**, 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: Andy and Alice Hoang
2119 North Freeman 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: _____
ANDY K. HOANG

Date: _____

By: _____
ALICE Q. HOANG

APPROVED AS TO FORM:

RECOMMENDED FOR APPROVAL:

SONIA CARVALHO
City Attorney

By: _____
JOHN M. FUNK
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 CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 15 OF TRACT NO. 3012, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 90, PAGE 6 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel Number: 001-185-10

EXECUTIVE SUMMARY

Eisen-Hofheins House
2119 North Freeman Street
Santa Ana, CA 92706

NAME	Eisen-Hofheins House			REF. NO.
ADDRESS	2119 North Freeman Street			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1957	LOCAL REGISTER CATEGORY: Contributive		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	West Floral Park	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION	C/3	CALIFORNIA REGISTER STATUS CODE	5S3	

Location: Not for Publication Unrestricted

Prehistoric Historic Both

ARCHITECTURAL STYLE: Ranch House

Widely published in *Sunset* and *House Beautiful* magazines, the Ranch House dominated post-World War II residential expansion and represented the most popular house form in the United States from the 1950s through 1970s. The Ranch House originated in the 1930's designs of Southern California architect Cliff May, who sought to reinvent the West's vernacular housing traditions by combining the form and massing of the traditional ranch house with a modernist's concern for informality, expressed in materials and plan, and indoor-outdoor integration.

While the style includes several variants, a basic set of character-defining features applies to most examples. In form and massing, the style evokes a sprawling ranch that developed over time, with a central block extended by wings of varying roof heights. Generally L-shaped or U-shaped in plan, the Ranch House typically has a one-story profile with strong horizontal emphasis expressed through a low pitched or flat roof with wide overhanging eaves. Asymmetrical in design, the Ranch House is often sheathed in and accented with rustic materials such as board-and-batten siding, high brick foundations, art stone, and wood shake roofs. Indoor-outdoor integration is achieved through the use of recessed or extended porches, set low to the ground, and the generous use of large picture, ribbon, or corner windows. Window detailing can include wood frames, decorative shutters, and diamond-patterned muntins. Ornamentation includes rusticated elements, such as carved porch supports and exposed rafters, uneven rakes and flared eaves, and faux dove cotes and bird houses.

SUMMARY/CONCLUSION:

The Eisen-Hofheins House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for embodiment of the distinguishing characteristics of the Ranch House style, in particular the picturesque, "dovecote" variant of the ranch style. The recommended categorization is "Contributive" because it contributes to the overall character and history of West Floral Park and is a good example of Ranch style architecture (Santa Ana Municipal Code, Section 30-2.2).

EXPLANATION OF CODES:

- California Register Criteria for Evaluation: (From California Office of Historic Preservation, Technical Assistance Series # 7, "How to Nominate Resources to the California Register of Historical Resources," September 4, 2001.)

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.

- 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.

~~**5S3:** Appears to be individually eligible for local listing or designation through survey evaluation.~~

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) *Eisen-Hofheins House*

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: TCA 1725

Date: March 3, 2015

*c. Address 2119 North Freeman Street

City: Santa Ana

Zip: 92706

*e. Other Locational Data: Assessor's Parcel Number 001-185-10

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

Located in West Floral Park, this is a one-story, single-family residence on a modestly sized parcel, sited with a typical setback and constructed in a picturesque, "dovecote" variant of the Ranch House style. A detached garage is located a few feet behind (east of) the south end of the rear (east) elevation of the residence. Asymmetrical in design, the house exhibits a strong horizontal emphasis expressed through a long roof ridge running parallel to the front façade. It features a moderately pitched, side-gabled roof design with a pair of front gables, one behind the other, at the south end of the façade. The roof design exhibits wide-open eaves with exposed rafters along the front (west) and side (south) elevations, and portions of the rear (east) elevation. Gable ends are finished with extended and subtly shaped vergeboards, and the front gable face is ornamented by a decorative dovecote. The exterior of the house is clad in a combination of smooth stucco, horizontal wood board lapped siding, and board-and-batten siding. Located off-center and sheltered under the main roof, the entry porch is characterized by board-and-batten siding and a single half-glazed, front door with a cross bottom panel. North of the entry, the living room is illuminated by a large picture window, wood-framed with a large central pane flanked by two hung windows with a criss-cross muntin design. South of the entry, a large horizontal bump-out, clad in horizontal wood board lapped siding and shaded by a shed roof, contains two pairs of wood, double-hung windows, also with a crisscross pattern. Along the north, south, and east elevations, the building incorporates a series of wood windows, including six-over-six, two-over-two, and horizontal pane sashes. The property is landscaped with a lawn, low vegetation and single concrete walkway leading towards the front entry, and a simple low brick planter stretches along the front facade of the house.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-Family Residence

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

P5a. Photo



P5b. Photo: (view and date)
 West elevation, view east
 April 2021

*P6. Date Constructed/Age and Sources: historic
 1957/ City of Santa Ana Building Permits

*P7. Owner and Address:
 Andy and Alice Hoang
 2119 North Freeman Street
 Santa Ana, CA 92706

*P8. Recorded by:
 Pedro Gomez, City of Santa Ana
 20 Civic Center Plaza M-20
 Santa Ana, CA 92702

*P9. Date Recorded:
 May 13, 2021

*P10. Survey Type:
 Intensive Survey Update

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

*Attachments: None Location

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or #: Eisen-Hofheins House

B1. Historic Name: *Eisen-Hofheins House*

B2. Common Name: *Same*

B3. Original Use: *Single-family Residence*

B4. Present Use: *Single-family Residence*

***B5. Architectural Style:** *Ranch House*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *September 11, 1957. Constructed. \$13,000.*

May 9, 1963. 420-square-foot addition to residence for J. Hofheins by Martin Steigner. \$3,780.

September 4, 2002. Add wooden patio cover. \$3,055.

March 29, 2004. Install pre-fab fireplace in family room. \$1,500.

August 11, 2006. Freestanding patio with trellis cover in the front of residence. \$4,150.

November 17, 2010. Install solar panels. \$13,000.

August 30, 2016. Installation of roof mounted solar PV system. \$17,000.

February 11, 2021. Tear off existing roof and install new comp shingle roofing. \$9,339.

February 11, 2021. Remove free-standing patio with trellis cover from front of residence. \$1,000.

***B7. Moved?** No Yes Unknown Date: _____ Original location: _____

***B8. Related Features:** *Detached Garage.*

B9a. Architect: *Unknown*

b. Builder: *Jack A. Eisen*

***B10. Significance: Theme** *Residential Architecture* **Area** *Santa Ana*
Period of Significance: *1957* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C/3*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Eisen-Hofheins House is architecturally significant as an intact and characteristic example of the Ranch House style. This house was originally constructed in 1957, by Jack A. Eisen. Jack Eisen resided on the property for a couple of years before selling it to John Hopkins in 1961, who in turned sold the property to Arch T. Balcom in 1962, according to City directories. In 1963, the property was sold to Mr. and Mrs. J. Hofheins who expanded the original property by an additional 420 square feet. No occupancy information is provided in City directories between 1966-1979. However, City directories shows that the property was owned by the Peterson family.

(See Continuation Sheet 3 of 3.)

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

***B12. References:**

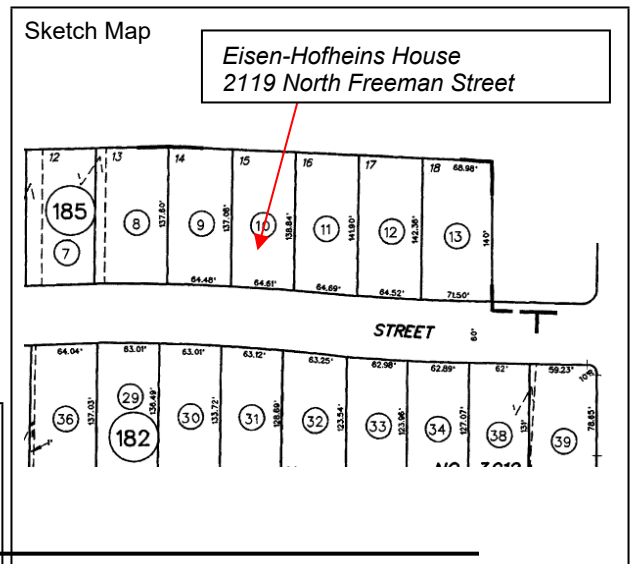
- City of Santa Ana Building Permits*
- Santa Ana History Room Collection, Santa Ana Public Library*
- Sanborn Maps*
- (See Continuation Sheet 3 of 3.)*

B13. Remarks:

***B14. Evaluator:** *Leslie Heumann/Chattel Inc.*

***Date of Evaluation:** *May 13, 2021*

(This space reserved for official comments.)



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

Since the second half of the twentieth century, the neighborhood in which the Eisen-Hofheins House is located has been known as West Floral Park. Bounded by Santiago Creek on the north, West Seventeenth Street on the south, North Flower Street on the east and North Bristol Street on the west, this residential area largely developed after 1947. Prior to that time, the area was primarily agricultural, and other than Flower Street, which was improved with houses during the 1920s and 1930s, contained only a handful of residences on Baker and Bristol Streets, the City Water Works pumping plant at 2315 North Bristol Street, and the Animal Shelter and City/County Pound at 2321 North Bristol Street. Between 1947 and 1950, around two dozen homes were constructed on Baker, Olive, Towner, and Westwood Streets. Construction boomed throughout the neighborhood during the 1950s, with the California Ranch emerging as the favored residential style.

The Eisen-Hofheins House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for embodiment of the distinguishing characteristics of the Ranch House style, in particular the picturesque, "dovecote" variant of the Ranch style. The recommended categorization is "Contributive" because it contributes to the overall character and history of West Floral Park and is a good example of Ranch style architecture (Santa Ana Municipal Code, Section 30-2.2). Character-defining features of the Eisen-Hofheins House include, but may not be limited to: materials and finishes (stucco, horizontal wood board lapped siding, and board-and-batten siding); moderately pitched, front- and side-gabled roof design; wide open eaves with exposed rafters; decorative pointed eave extensions and dovecote; and fenestration (diamond- and multi-pane hung, paired, and picture windows where extant); and architectural detailing.

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

- Ancestry.com. California, Death Index, 1940-1997 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2000.*
Ancestry.com. 1930 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002.
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
Newspapers.com (Santa Ana 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.
Santa Ana and Orange County Directories, 1920-1979.

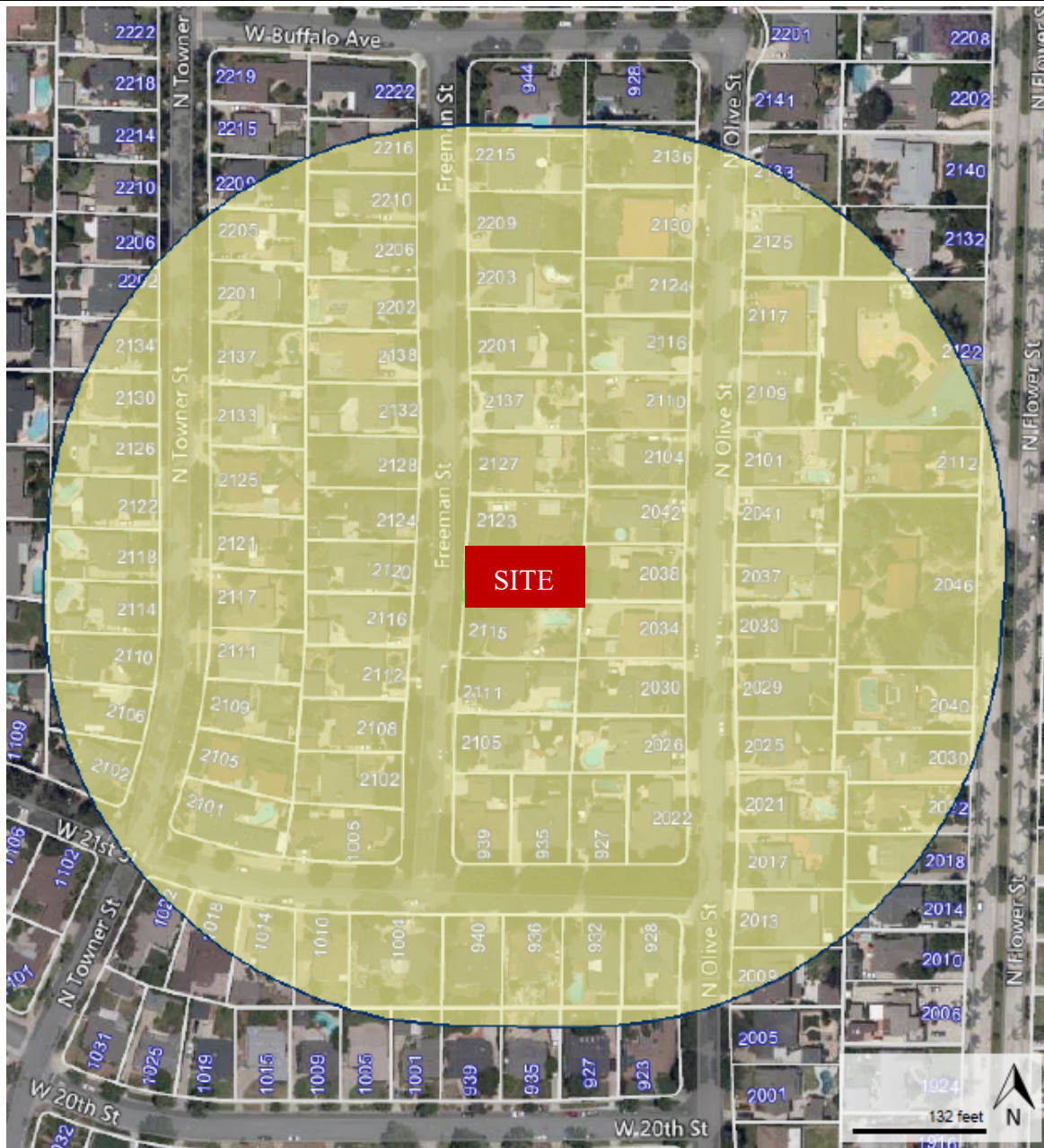
Exhibit C

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, an 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

HRC 2020-07/ HRCA 2020-08/ HPPA 2020-10
2119 NORTH FREEMAN STREET
EISEN-HOFHEINS HOUSE

PLANNING AND BUILDING AGENCY



**City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Historic Resources Commission Staff Report
May 13, 2021**

Topic: HRCA No. 2021-05, HRC 2021-05, HPPA No. 2021-05 – The W.M. Cory House

RECOMMENDED ACTION

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-05 and Historic Register Categorization No. 2021-05 (Exhibit 1).
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Amy Raphael, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

EXECUTIVE SUMMARY

Amy Raphael is requesting approval to designate an existing residence located at 415 West Nineteenth Street to the Santa Ana Register of Historical Properties, as well as approval to execute a Mills Act agreement with the City of Santa Ana.

DISCUSSION

Project Location and Site Description

The subject property is located on the north side of West Nineteenth Street in the Floral Park neighborhood. The site consists of a 1,780-square-foot, Tudor Revival residence and detached garage on a 7,600-square-foot residential lot (Exhibit 3).

Analysis of the Issues

Historical Listing

In March 1999, the City Council approved Ordinance No. NS-2363 establishing the Historic Resources Commission and the Santa Ana Register of Historical Properties. The Historic Resources Commission may, by resolution and at a noticed public hearing, designate as a historical property any building or part thereof, object, structure, or site having importance to the history or architecture of the city in accordance with the criteria set forth in Section 30-2 of the Santa Ana Municipal Code (SAMC). This project entails

applying the selection criteria established in Chapter 30 of the Santa Ana Municipal Code (Places of Historical and Architectural Significance) to determine if this structure is eligible for historic designation to the Santa Ana Register of Historical Properties. The first criterion for selection requires that the structures be 50 or more years old.

The structure identified meets the minimum selection criteria for inclusion on the Santa Ana Register of Historical Properties pursuant to criteria contained in Section 30-2 of the Santa Ana Municipal Code, as the property is 92 years old and is a good example of period architecture. No known code violations exist on record for this property.

The property, recognized as the W.M. Cory House, is located within the Floral Park neighborhood and has distinctive architectural features of the Tudor Revival architectural style. The residence was built in 1929 by Floral Park builders and developers, the Honer Bros. A majority of Floral Park was developed one of the brothers, Allison Honer, who was credited as the subdivider and builder of a major portion of northwest Santa Ana. In the late 1920s and 1930s, another builder, Roy Roscoe Russell, continued developing the groves of Floral Park. In the early post-World War II years, Floral Park continued its development as numerous, smaller, single-family houses were built.

The W.M. Cory House is a one-story single-family residential building constructed in the Tudor Revival bungalow style. Asymmetrical in design, the house exhibits a complex hipped and gabled roof of moderately steep pitch, clad in composition shingle roofing. The massing, roof configuration, and fenestration define a three-bay façade, with a recessed front porch and entrance stoop flanked by a front-gabled projecting wing on the west and a much smaller, hipped and gabled, more shallowly projecting wing on the east. The prominent front gable on the west features faux half-timbering in an overhanging gable end. Two wing walls on extend from either side of this bay, with the west wing wall containing a diamond-shaped window and the east wing wall extending towards a low porch wall. The exterior of the building is clad in sandy-textured stucco. The entryway is characterized by an original wood front door with an arched peephole, accessed via the re-paved entrance stoop and front porch walkway. Fenestration consists of multi-paned casement windows used on the primary elevation, while double-hung windows are used along the north, east, and west elevation. Character-defining features of the Tudor Revival style exhibited by the house include a complex hipped and gabled roof of moderately steep pitch; decorative half-timbering in the overhanging gable ends; multi-paned casement windows used on the primary elevation; and sandy-textured stucco exterior walls. Other features of note include a picturesque roof vent that suggests a chimney, original wood front door with an arched peephole, and iron and glass sconce attached to the wall next to the entry.

The W.M. Cory House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of a simple Tudor Revival bungalow in Santa Ana. Constructed by Floral Park builders and developers the Honer Bros., the

house remained under its original ownership for nearly three decades. Additionally, the house has been categorized as “Contributive” because it “contributes to the overall character and history” of the Floral Park neighborhood and “is a good example of period architecture,” representing the Tudor Revival style in Santa Ana.

Mills Act Agreement

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 (Exhibit 2). To be eligible for the Mills Act, the property must be listed on the Santa Ana Register of Historical Properties. The Historic Resources Commission Application and Historic Register Categorization actions proposed for this site authorize the listing of the property on the local register. 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

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.

Public Notification

The subject site is located within the Floral Park Neighborhood Association. 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 site. At the time of this printing, no correspondence, either written or electronic, has been received from any members of the public.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions

are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2021-09 will be filed for this project.

FISCAL IMPACT

The Historic Property Preservation Agreement will reduce the Property Tax revenue account 01102002-50011 to the City by an estimated \$717.46 annually, for a period of not less than ten years.

EXHIBIT(S)

1. Resolution
2. Mills Act Agreement
3. 500-Foot Radius Map

Submitted By:
Pedro Gomez, AICP, Associate Planner

Approved By:
Minh Thai, Executive Director of Planning and Building Agency, Planning and Building Agency

RESOLUTION NO. 2021-XXX

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2021-05 TO PLACE THE PROPERTY LOCATED AT 415 WEST NINETEENTH STREET, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2021-05 PLACING SAID PROPERTY WITHIN THE CONTRIBUTIVE CATEGORY

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. On May 13, 2021, the Historic Resources Commission held a duly noticed public hearing for the placement on the Santa Ana Register of Historical Properties (Historic Resources Commission Application No. 2021-05) and categorization (Historic Resources Commission Categorization No. 2021-05) of the W.M. Cory House located at 415 West Nineteenth Street, Santa Ana.
- B. The W.M. Cory House has distinctive architectural features of the Tudor Revival style and was built in 1929.
- C. The W.M. Cory House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of a simple Tudor Revival bungalow in Santa Ana. Constructed by Floral Park builders and developers the Honer Bros., the house remained under its original ownership for nearly three decades. Additionally, the house has been categorized as “Contributive” because it “contributes to the overall character and history” of the Floral Park neighborhood and “is a good example of period architecture,” representing the Tudor Revival style in Santa Ana (Santa Ana Municipal Code, Section 30-2.2). Character-defining features of the Tudor Revival style exhibited by the house include a complex hipped and gabled roof of moderately steep pitch; decorative half-timbering in the overhanging gable ends; multi-paned casement windows used on the primary elevation; and sandy-textured stucco exterior walls. Other features of note include a picturesque roof vent that suggests a chimney, original wood front door with an arched peephole, and iron and glass sconce attached to the wall next to the entry.
- D. The legal owner of the property is Amy Raphael.

- E. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.
- F. The subject property meets the standards for placement on the City of Santa Ana Register of Historic Properties pursuant to Section 30-2 of the Santa Ana Municipal Code.
- G. The subject property meets the minimal standards for placement in the Contributive category pursuant to Section 30-2.2(3) of the Santa Ana Municipal Code.

Section 2. In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review under CEQA Guidelines Section 15331, Class 31, as these actions are designed to preserve historical resources. Categorical Exemption No. ER-2021-09 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:

- A. Historic Resources Commission Application No. 2021-05 to place the W.M. Cory House located at 415 West Nineteenth Street, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2021-05 placing the W.M. Cory House located at 415 West Nineteenth Street, Santa Ana, 92706 within the Contributive category.

These decisions are based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Staff report and exhibits attached thereto, the report entitled "Historical Property Description," and the public testimony, all of which are incorporated herein by this reference.

Section 4. For the subject property, a report entitled "Historical Property Description" is on file with the Planning Division, and is hereby approved and adopted, and together with the staff report and this Resolution, justify the findings for placement on the City of Santa Ana Register of Historical Properties into a category. The Historic Resources Commission Secretary is authorized and directed to include this Resolution in the City of Santa Ana Register of Historical Properties.

Section 5. 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 13th day of May, 2021.

Alberta Christy
Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: John M. Funk
John M. Funk
Sr. Assistant City Attorney

AYES: Commission members _____
NOES: Commission members _____
ABSTAIN: Commission members _____
NOT PRESENT: Commission members _____

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Historic Resources Commission Secretary, do hereby attest to and certify the attached Resolution No. 2021-XXX to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on May 13, 2021.

Date: _____

Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
002-101-18	415 West Nineteenth Street	LOT 10 IN BLOCK A OF TRACT NO. 256, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 23 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	Amy Raphael

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

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 of the State of California (hereinafter referred to as “City”), and **Amy Raphael, a single woman**, (hereinafter collectively referred to as “Owner”), owner of real property located at **415 West Nineteenth 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 **415 West Nineteenth 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 **July 7, 2021**, 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 **415 West Nineteenth Street**, Assessor Parcel Number, **002-101-18**, 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: Amy Raphael
415 West Nineteenth 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 or 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: _____
AMY RAPHAEL

APPROVED AS TO FORM:

RECOMMENDED FOR APPROVAL:

SONIA CARVALHO
City Attorney

By: _____
JOHN M. FUNK
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 CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 10 IN BLOCK A OF TRACT NO. 256, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 23 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel Number: 002-101-18

EXECUTIVE SUMMARY

W.M. Cory House
415 W. Nineteenth Street
Santa Ana, CA 92706

NAME	W.M. Cory House			REF. NO.
ADDRESS	415 W. Nineteenth Street			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1929	LOCAL REGISTER CATEGORY: Contributive		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Floral Park	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION	C/3	CALIFORNIA REGISTER STATUS CODE	5S3	

Location: Not for Publication Unrestricted

Prehistoric Historic Both

ARCHITECTURAL STYLE: Tudor Revival

The Tudor Revival looked to medieval England for its inspiration. Signature features of the style include steeply pitched gables; decorative half-timbering; arched openings, often Tudor or Gothic in form; asymmetrical arrangements of building features; tall brick chimneys; and picturesque windows of leaded glass or diamond patterned lights. The more ambitious examples of the Tudor Revival were executed in brick or even stone; however, stucco over wood frame is quite common in the forgiving climate of southern California. The Tudor Revival was favored primarily for residential buildings, although small scale commercial buildings in the style also occur. Originating in the late 19th century, the Tudor Revival was associated with some Craftsman era building but was most popular during the 1920s and 1930s.

SUMMARY/CONCLUSION:

The W.M. Cory House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of a simple Tudor Revival bungalow in Santa Ana. Constructed by Floral Park builders and developers the Honer Bros., the house remained under its original ownership for nearly three decades. Additionally, the house has been categorized as “Contributive” because it “contributes to the overall character and history” of the Floral Park neighborhood and “is a good example of period architecture,” representing the Tudor Revival style in Santa Ana (Santa Ana Municipal Code, Section 30-2.2).

EXPLANATION OF CODES:

- California Register Criteria for Evaluation: (From California Office of Historic Preservation, Technical Assistance Series # 7, “How to Nominate Resources to the California Register of Historical Resources,” September 4, 2001.)
 - 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
- 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.
 - 5S3:** Appears to be individually eligible for local listing or designation through survey evaluation

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) *W.M. Cory House*

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County *Orange County*

*b. USGS 7.5' Quad *TCA 1725*

Date: *March 3, 2015*

*c. Address *415 West Nineteenth Street*

City *Santa Ana*

Zip *92706*

*e. Other Locational Data: *Assessor's Parcel Number 002-101-18*

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

Located in Floral Park on the north side of West Nineteenth Street, the W.M. Cory House is a one-story single-family residential building constructed in the Tudor Revival bungalow style. Asymmetrical in design, the house exhibits a complex hipped and gabled roof of moderately steep pitch, clad in composition shingle roofing. The massing, roof configuration, and fenestration define a three-bay façade (primary or south elevation), with a recessed front porch and entrance stoop flanked by a front-gabled projecting wing on the west and a much smaller, hipped and gabled, more shallowly projecting wing on the east. The prominent front gable on the west features faux half-timbering in an overhanging gable end. Two wing walls on extend from either side (east and west) of this bay, with the west wing wall containing a diamond-shaped window and the east wing wall extending towards a low porch wall. The exterior of the building is clad in sandy-textured stucco. The entryway is characterized by an original wood front door with an arched peephole, accessed via the re-paved entrance stoop and front porch walkway. Fenestration consists of multi-paned casement windows used on the primary elevation, while double-hung windows are used along the north, east, and west elevation. An attached chimney rises above the north elevation. Other features of note include a picturesque roof vent that suggests a chimney and an iron and glass sconce attached to the wall next to the entry. The property is simply landscaped with a mature tree, a lawn, low vegetation and simple walkway at the front setback. The driveway is located along the east elevation and leads to the detached, one-story, two-car garage, also clad in sandy-textured stucco with decorative half-timbering. A rear addition is not visible from the public right-of-way. Other than the noted changes, the house appears intact and is in good condition.

*P3b. Resource Attributes: (list attributes and codes) *HP2. Single-Family Residence*

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

P5a. Photo



P5b. Photo: (view and date)
Primary Elevation, view East

*P6. Date Constructed/Age and Sources: historic
1929/ City of Santa Ana Building Permits

*P7. Owner and Address:
*Amy Raphael
 415 West Nineteenth Street
 Santa Ana, CA 92706*

*P8. Recorded by:
*Pedro Gomez
 20 Civic Center Plaza M-20
 Santa Ana, CA 92702*

*P9. Date Recorded:
May 13, 2021

*P10. Survey Type:
Intensive Survey Update

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

*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 #: *W.M. Cory House*

B1. Historic Name: *W.M. Cory House*

B2. Common Name: *Same*

B3. Original Use: *Single-Family Residence*

B4. Present Use: *Single-Family Residence*

***B5. Architectural Style:** *Tudor Revival*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *December 12, 1929. Constructed. \$5,000.*

November 9, 1964. Addition to residence and convert existing bedroom. \$6,000.

July 3, 1978. Pool and spa for M.M. Knowls by Golden West Pools. \$6,000.

September 26, 1978. Free standing patio cover for Knowls by Golden State. \$1,200.

January 15, 2008. Tear off existing comp shingle and apply new comp shingle. \$5,520.

January 13, 2016. Legalize screened enclosure of existing permitted detached patio cover and open patio with lattice cover attached to same enclosure. \$1,000.

***B7. Moved?** No Yes Unknown Date: _____ Original location: _____

***B8. Related Features:** *Detached Garage.*

B9a. Architect: *Unknown*

b. Builder: *Honer Bros.*

***B10. Significance: Theme** *Residential architecture* **Area** *Santa Ana*

Period of Significance: *1929* **Property Type:** *Single-Family Residence* **Applicable Criteria:** *C/3*

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

The W.M. Cory House is architecturally significant as a characteristic example of the Tudor Revival style. This house was originally constructed in 1929, and was valued at approximately \$5,000 according to the original building permit. Constructed by Floral Park builders and developers the Honer Bros., the house remained under its original ownership for nearly three decades. The first recorded owners and occupants were William McKinley (W.M.) Cory (1897-1968) and Doris R. Cory (1899-1979). W.M. Cory was an Assistant County Farm Advisor. Since then, the W.M. Cory House has been occupied by various owners until the current homeowner purchased the home in 2020.

(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*

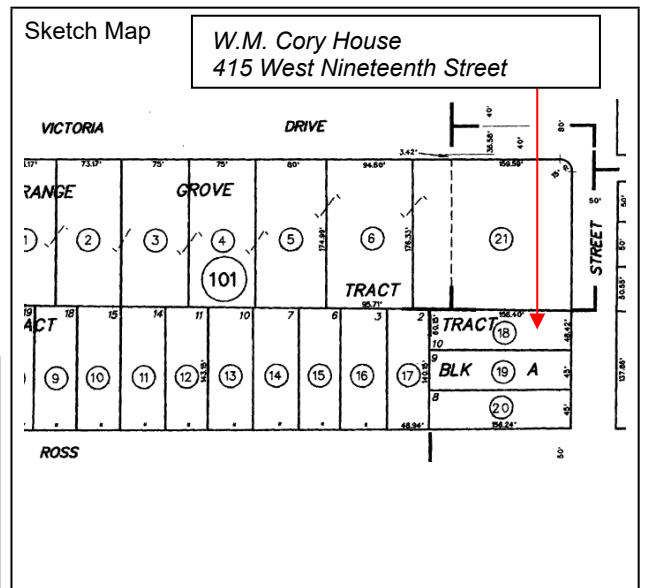
(See Continuation Sheet 3 of 3.)

B13. Remarks:

***B14. Evaluator:** *Leslie Heumann/Chattel Inc.*

***Date of Evaluation:** *May 13, 2021*

(This space reserved for official comments.)



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

The W.M. Cory House is located in Floral Park, a neighborhood northwest of downtown Santa Ana bounded by West Seventeenth Street, North Flower Street, Riverside Drive, and Broadway. Groves of orange, avocado, and walnut trees and widely scattered ranch houses characterized this area before 1920. Developer and builder Allison Honer (1897-1981), credited as the subdivider and builder of a major portion of northwest Santa Ana, arrived in Santa Ana from Beaver Falls, New York in 1922 (Talbert, pages 353-356). "Before nightfall on the day of his arrival, Mr. Honer purchased a parcel of land. And that month, he began building custom homes in Santa Ana" (Orange County Register, September 15, 1981). The parcel chosen became the Floral Park subdivision between Seventeenth Street and Santiago Creek. "When built in the 1920s, the Floral Park homes were the most lavish and expensive in the area. They sold for about \$45,000 each" (Orange County Register, September 15, 1981). Revival architecture in a wide variety of romantic styles was celebrated in the 1920s and 1930s and Floral Park showcased examples of the English Tudor, French Norman, Spanish Colonial, and Colonial Revival. The Allison Honer Construction Company went on to complete such notable projects as the 1935 Art Deco styled Old Santa Ana City Hall, the El Toro Marine Base during World War II, and the 1960 Honer Shopping Plaza. Honer lived in the neighborhood he had helped to create, at 615 West Santa Clara Avenue.

In the late 1920s and 1930s, another builder, Roy Roscoe Russell (1881-1965), continued developing the groves of Floral Park. An early Russell project was his 1928 subdivision of Victoria Drive between West Nineteenth Street and West Santa Clara Avenue. The homes were quite grand and displayed various revival styles, including Russell's own large, Colonial Revival mansion at 2009 Victoria Drive. In the early post World War II years, Floral Park continued its development as numerous, smaller, single-family houses were built. Continuing in the Floral Park tradition, they were mostly revival in style. In the 1950s, low, horizontal Ranch Style houses completed the growth of Floral Park. Today (2021) Floral Park maintains its identity as the premier neighborhood of Santa Ana, historically home to many affluent and prominent citizens.

The W.M. Cory House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of a simple Tudor Revival bungalow in Santa Ana. Constructed by Floral Park builders and developers the Honer Bros., the house remained under its original ownership for nearly three decades. Additionally, the house has been categorized as "Contributive" because it "contributes to the overall character and history" of the Floral Park neighborhood and "is a good example of period architecture," representing the Tudor Revival style in Santa Ana (Santa Ana Municipal Code, Section 30-2.2). Character-defining features of the Tudor Revival style exhibited by the house include a complex hipped and gabled roof of moderately steep pitch; decorative half-timbering in the overhanging gable ends; multi-paned casement windows used on the primary elevation; and sandy-textured stucco exterior walls. Other features of note include a picturesque roof vent that suggests a chimney, original wood front door with an arched peephole, and iron and glass sconce attached to the wall next to the entry.

***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.
Santa Ana and Orange County Directories, 1905-2017.
Ancestry.com
Newspapers.com (Santa Ana Register)
Historic Maps, Santa Ana History Room, 1912, 1923, 1932, and 1955.
Armor, Samuel. History of Orange County. Los Angeles: History Record Company, 1921, page 989.

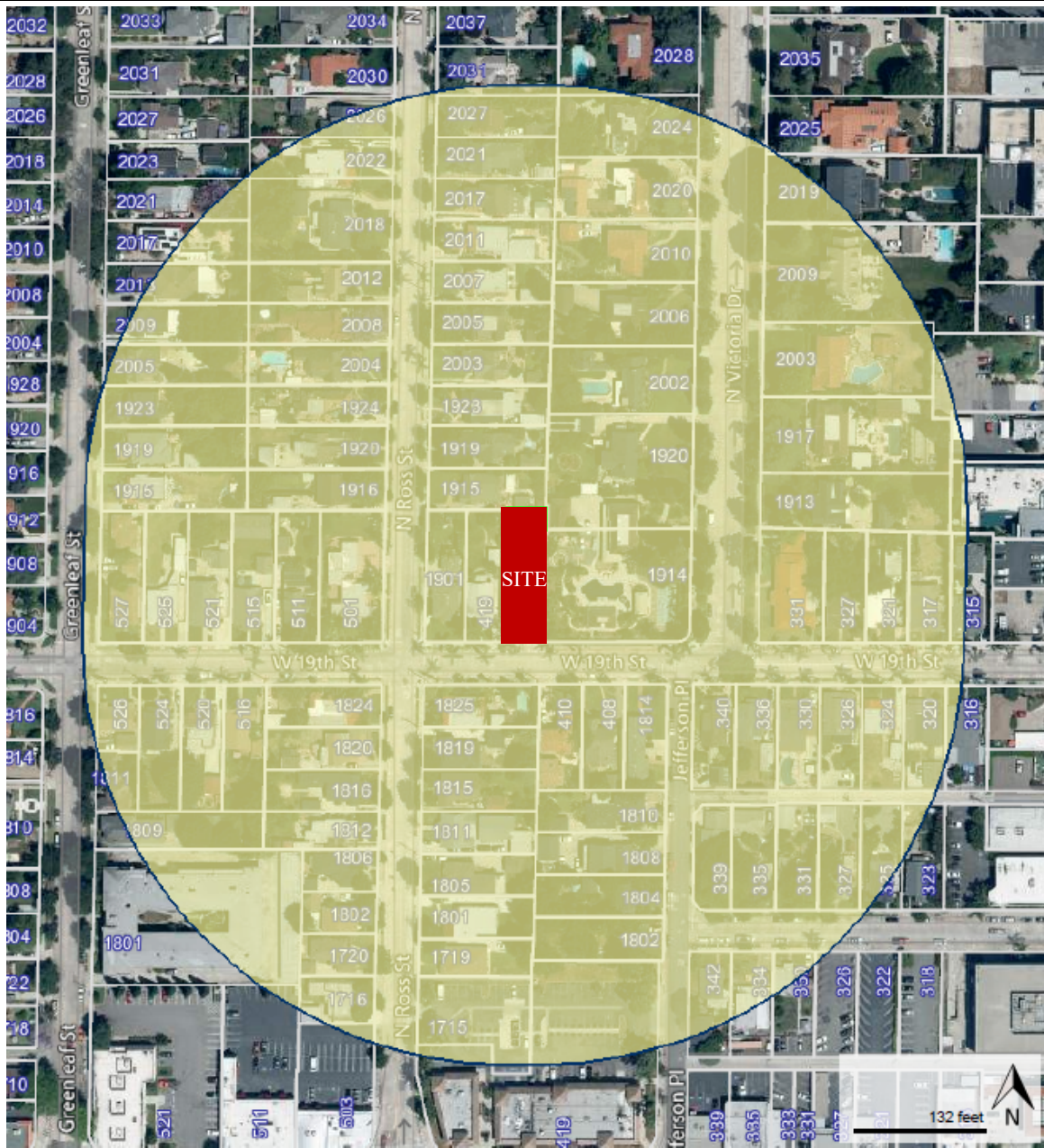
Exhibit C

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

HRC 2021-05/ HRCA 2021-05/ HPPA 2021-05
 415 WEST NINETEENTH STREET
 W.M. CORY HOUSE

PLANNING AND BUILDING AGENCY



**City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Historic Resources Commission Staff Report
May 13, 2021**

Topic: HRCA No. 2021-07, HRC 2021-07, HPPA No. 2021-07 – The Menton-Barker House

RECOMMENDED ACTION

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-07 and Historic Register Categorization No. 2021-07 (Exhibit 1).
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Harris and Nancy Feldman, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

EXECUTIVE SUMMARY

Harris and Nancy Feldman are requesting approval to designate an existing residence located at 2344 North Riverside Drive to the Santa Ana Register of Historical Properties, as well as approval to execute a Mills Act agreement with the City of Santa Ana.

DISCUSSION

Project Location and Site Description

The subject property is located on the west side of North Riverside Drive in the Floral Park neighborhood. The site consists of a 1,115-square-foot, Spanish Colonial Revival residence and detached garage on a 6,500-square-foot residential lot (Exhibit 3).

Analysis of the Issues

Historical Listing

In March 1999, the City Council approved Ordinance No. NS-2363 establishing the Historic Resources Commission and the Santa Ana Register of Historical Properties. The Historic Resources Commission may, by resolution and at a noticed public hearing, designate as a historical property any building or part thereof, object, structure, or site

having importance to the history or architecture of the city in accordance with the criteria set forth in Section 30-2 of the Santa Ana Municipal Code (SAMC). This project entails applying the selection criteria established in Chapter 30 of the Santa Ana Municipal Code (Places of Historical and Architectural Significance) to determine if this structure is eligible for historic designation to the Santa Ana Register of Historical Properties. The first criterion for selection requires that the structures be 50 or more years old.

The structure identified meets the minimum selection criteria for inclusion on the Santa Ana Register of Historical Properties pursuant to criteria contained in Section 30-2 of the Santa Ana Municipal Code, as the property is 96 years old and is a good example of period architecture. No known code violations exist on record for this property.

The property, recognized as the Menton-Barker House, is located within the Floral Park neighborhood and has distinctive architectural features of the Spanish Colonial Revival architectural style. The residence was built in 1925 by F.L. Veatch, Inc. A majority of Floral Park was developed by a prominent local builder, Allison Honer, who was credited as the subdivider and builder of a major portion of northwest Santa Ana. In the late 1920s and 1930s, another builder, Roy Roscoe Russell, continued developing the groves of Floral Park. In the early post World War II years, Floral Park continued its development as numerous, smaller, single-family houses were built.

The Menton-Barker House is a one-story house constructed in the Spanish Colonial Revival architectural style. The house is asymmetric in design and clad in a light smooth stucco finish. The front (east) section of the house is capped by a front- and side-gabled roof covered with clay barrel tiles. A parapet, with clay barrel tile coping, shields the rear section of the flat roof along the north, south, and west elevations. The east elevation consists of three bays creating a U-shaped façade embracing a front entry off a patio. The right bay features a prominent front-facing gable set above an arched living room window incorporating a transom and multi-paned casement windows. The recessed center bay consists of an uncovered patio area, enclosed by a (non-original) terra cotta-topped and stucco-covered half-height wall, and overlooked by two recessed multi-paned casement windows. Set within an arched opening, the entry faces south onto the patio and is sheltered by a canvas awning supported by non-original, decorative wrought iron brackets. The patio pavement has been replaced. The left bay is topped by a shed roof extension of the main, side-gabled roof, which terminates at a lower height than the rest of the roof. Centered beneath the shed roof is a pair of recessed multi-paned casement windows. Fenestration along the side and rear (north, south, and west) elevations consists of single and four-over-four, hung windows, some shaded by (non-original) awnings with decorative wrought iron brackets. Two secondary entries on the south elevation face the driveway and are characterized by a simple wood multi-panel door and a multi-paned French door shaded by a fabric awning. There is a non-original one-story detached garage at the rear of the property. Character-defining features of the Menton-Barker House that should be preserved include, but may not be limited to: partially gabled and tiled roof; stucco exterior; main entry archway and French door;

fenestration, including an arched living room window incorporating a transom and multi-paned casement windows; and U-shaped façade embracing a front entry off of a patio.

The Menton-Barker House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1, as a representative example of a mid-sized Spanish Colonial Revival residence. Additionally, the house has been categorized as “Contributive” because it contributes to the character and history of Floral Park and is a good example of Spanish Colonial Revival style architecture.

Mills Act Agreement

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 (Exhibit 2). To be eligible for the Mills Act, the property must be listed on the Santa Ana Register of Historical Properties. The Historic Resources Commission Application and Historic Register Categorization actions proposed for this site authorize the listing of the property on the local register. 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

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.

Public Notification

The subject site is located within the Floral Park Neighborhood Association. 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 site. At the time of this printing, no correspondence, either written or electronic, has been received from any members of the public.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2021-26 will be filed for this project.

FISCAL IMPACT

The Historic Property Preservation Agreement will reduce the Property Tax revenue account 01102002-50011 to the City by an estimated \$798.91 annually, for a period of not less than ten years.

EXHIBIT(S)

1. Resolution
2. Mills Act Agreement
3. 500-Foot Radius Map

Submitted By:
Pedro Gomez, AICP, Associate Planner

Approved By:
Minh Thai, Executive Director of Planning and Building Agency, Planning and Building Agency

RESOLUTION NO. 2021-XXX

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2021-07 TO PLACE THE PROPERTY LOCATED AT 2344 NORTH RIVERSIDE DRIVE, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2021-07 PLACING SAID PROPERTY WITHIN THE CONTRIBUTIVE CATEGORY

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. On May 13, 2021, the Historic Resources Commission held a duly noticed public hearing for the placement on the Santa Ana Register of Historical Properties (Historic Resources Commission Application No. 2021-07) and categorization (Historic Resources Commission Categorization No. 2021-07) of the Menton-Barker House located at 2344 North Riverside Drive, Santa Ana.
- B. The Menton-Barker House has distinctive architectural features of the Spanish Colonial Revival style and was built in 1925.
- C. The Menton-Barker House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1, as a representative example of a mid-sized Spanish Colonial Revival residence. Additionally, the house has been categorized as “Contributive” because it contributes to the character and history of Floral Park and is a good example of Spanish Colonial Revival style architecture (Santa Ana Municipal Code, Section 30-2.2). Character-defining features of the Menton-Barker House that should be preserved include, but may not be limited to: partially gabled and tiled roof; stucco exterior; fenestration, including an arched living room window incorporating a transom and multi-paned casement windows; and U-shaped façade embracing a front entry off of a patio.
- D. The legal owner of the property is Harris Jaye Feldman and Nancy Smith Feldman, Trustees of the Feldman Trust dated 03/17/1997.
- E. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.

- F. The subject property meets the standards for placement on the City of Santa Ana Register of Historic Properties pursuant to Section 30-2 of the Santa Ana Municipal Code.
- G. The subject property meets the minimal standards for placement in the Contributive category pursuant to Section 30-2.2(3) of the Santa Ana Municipal Code.

Section 2. In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review under CEQA Guidelines Section 15331, Class 31, as these actions are designed to preserve historical resources. Categorical Exemption No. ER-2021-26 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:

- A. Historic Resources Commission Application No. 2021-07 to place the Menton-Barker House located at 2344 North Riverside Drive, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2021-07 placing the Menton-Barker House located at 2344 North Riverside Drive, Santa Ana, 92706 within the Contributive category.

These decisions are based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Staff report and exhibits attached thereto, the report entitled “Historical Property Description,” and the public testimony, all of which are incorporated herein by this reference.

Section 4. For the subject property, a report entitled “Historical Property Description” is on file with the Planning Division, and is hereby approved and adopted, and together with the staff report and this Resolution, justify the findings for placement on the City of Santa Ana Register of Historical Properties into a category. The Historic Resources Commission Secretary is authorized and directed to include this Resolution in the City of Santa Ana Register of Historical Properties.

Section 5. 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 13th day of May, 2021.

Alberta Christy
Chairperson

FREE RECORDING PURSUANT TO
GOVERNMENT CODE § 27383

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: John M. Funk
John M. Funk
Sr. Assistant City Attorney

AYES: Commission members _____

NOES: Commission members _____

ABSTAIN: Commission members _____

NOT PRESENT: Commission members _____

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Historic Resources Commission Secretary, do hereby attest to and certify the attached Resolution No. 2021-XXX to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on May 13, 2021.

Date: _____

Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
002-133-07	2344 North Riverside Drive	LOT 116 OF TRACT 425, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGES 33 AND 34 OF MISCELLANEOUS	Harris and Nancy Feldman

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

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 of the State of California (hereinafter referred to as “City”), and **Harris Jaye Feldman and Nancy Smith Feldman, Trustees of the Feldman Trust dated 03/17/1997**, (hereinafter collectively referred to as “Owner”), owner of real property located at **2344 North Riverside Drive, 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 **2344 North Riverside Drive, 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 **July 7, 2021**, 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 **2344 North Riverside Drive**, Assessor Parcel Number, **002-133-07**, 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: Harris and Nancy Feldman
2344 North Riverside Drive
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 or 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: _____
HARRIS JAYE FELDMAN
TRUSTEE OF THE FELDMAN TRUST
DATED 03/17/1997

Date: _____

By: _____
NANCY SMITH FELDMAN
TRUSTEE OF THE FELDMAN TRUST
DATED 03/17/1997

APPROVED AS TO FORM:

RECOMMENDED FOR APPROVAL:

SONIA CARVALHO
City Attorney

By: _____
JOHN M. FUNK
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 CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 116 OF TRACT 425, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGES 33 AND 34 OF MISCELLANEOUS

Assessor's Parcel Number: 002-133-07

EXECUTIVE SUMMARY

Menton-Barker House
2344 North Riverside Drive
Santa Ana, CA 92706

NAME	Menton-Barker House	REF. NO.	
ADDRESS	2344 North Riverside Drive		
CITY	Santa Ana	ZIP	92706 ORANGE COUNTY
YEAR BUILT	1925	LOCAL REGISTER CATEGORY: Contributive	
HISTORIC DISTRICT	None	NEIGHBORHOOD	Floral Park
CALIFORNIA REGISTER CRITERIA FOR EVALUATION	C/3	CALIFORNIA REGISTER STATUS CODE	5S3

Location: Not for Publication Unrestricted

Prehistoric Historic Both

ARCHITECTURAL STYLE: Spanish Colonial Revival

The Mission/Spanish Colonial Revival style, as its name implies, encompasses two major subcategories. The Mission Revival vocabulary, popular between 1890 and 1920, drew its inspiration from the missions of the Southwest. Identifying features include curved parapets (or espadaña); red tiled roofs and coping; low-pitched roofs, often with overhanging eaves; porch roofs supported by large, square piers; arches; and wall surfaces commonly covered in smooth stucco. The Spanish Colonial Revival flourished between 1915 and 1940, reaching its apex during the 1920s and 1930s. The movement received widespread attention after the Panama-California Exposition in San Diego in 1915, where lavish interpretations of Spanish and Mexican prototypes were showcased. Easily recognizable hallmarks of the Spanish Colonial Revival are low-pitched roofs, usually with little or no overhangs and red tile roof coverings, flat roofs surrounded by tiled parapets, and stuccoed walls. The Spanish vocabulary also includes arches, asymmetry, balconies and patios, window grilles, and wood, wrought iron, tile, or stone decorative elements.

SUMMARY/CONCLUSION:

The Menton-Barker House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1, as a representative example of a mid-sized Spanish Colonial Revival residence. Additionally, the house has been categorized as "Contributive" because it contributes to the character and history of Floral Park and is a good example of Spanish Colonial Revival style architecture (Santa Ana Municipal Code, Section 30-2.2).

EXPLANATION OF CODES:

- California Register Criteria for Evaluation: (From California Office of Historic Preservation, Technical Assistance Series # 7, "How to Nominate Resources to the California Register of Historical Resources," September 4, 2001.)
 - 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.
- 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.
 - 5S3:** Appears to be individually eligible for local listing or designation through survey evaluation

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) *Menton-Barker House*

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County *Orange County*

*b. USGS 7.5' Quad *TCA 1725*

Date: *March 3, 2015*

*c. Address *2344 North Riverside Drive*

City *Santa Ana*

Zip *92706*

*e. Other Locational Data: *Assessor's Parcel Number 002-133-07*

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

The Menton-Barker House is a one-story house constructed in the Spanish Colonial Revival architectural style. The house is asymmetric in design and clad in a light smooth stucco finish. The front (east) section of the house is capped by a front- and side-gabled roof covered with clay barrel tiles. A parapet, with clay barrel tile coping, shields the rear (west) section of the flat roof along the north, south, and west elevations. The east elevation consists of three bays creating a U-shaped façade embracing a front entry off of a patio. The right (north) bay features a prominent front-facing gable set above an arched living room window incorporating a transom and multi-paned casement windows. The recessed center bay consists of an uncovered patio area, enclosed by a (non-original) terra cotta-topped and stucco-covered half-height wall, and overlooked by two recessed multi-paned casement windows. Set within an arched opening, the entry faces south onto the patio and is sheltered by a canvas awning supported by non-original, decorative wrought iron brackets. The patio pavement has been replaced. The left (south) bay is topped by a shed roof extension of the main, side-gabled roof, which terminates at a lower height than the rest of the roof. Centered beneath the shed roof is a pair of recessed multi-paned casement windows. Fenestration along the side and rear (north, south, and west) elevations consists of single and four-over-four, hung windows, some shaded by (non-original) awnings with decorative wrought iron brackets. Two secondary entries on the south elevation face the driveway and are characterized by a simple wood multi-panel door and a multi-paned French door shaded by a fabric awning. There is a non-original one-story detached garage at the rear of the property. The property is generally landscaped with low vegetation, shrubs, and lawn. Other than the noted changes, the house appears intact and is in good condition.

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

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

P5a. Photo



P5b. Photo: (view and date)

March 2021

Front elevation, facing west.

*P6. Date Constructed/Age and

Sources: historic
1925/City of Santa Ana Building Permit

*P7. Owner and Address:

*Harris and Nancy Feldman
 2344 North Riverside Drive
 Santa Ana, CA 92706*

*P8. Recorded by:

*Pedro Gomez, Associate Planner
 20 Civic Center Plaza M-20
 Santa Ana, CA 92702*

*P9. Date Recorded:

May 13, 2021

*P10. Survey Type:

Intensive Survey

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

*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) _____

71 5/13/2021

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or #: Menton-Barker House

B1. Historic Name: Menton-Barker House

B2. Common Name: Same

B3. Original Use: Single-family residence

B4. Present Use: Single-family Residence

***B5. Architectural Style:** Spanish Colonial Revival

***B6. Construction History:** (Construction date, alterations, and date of alterations): Constructed January 5, 1925. \$5,000.

December 1, 1939. Addition to residence for W. Barker by Louis Braasch. \$150.

October 6, 1941. Reroof by Owen. \$60.

August 6, 2013. Demo detached garage. \$1,000

August 6, 2013. New detached garage. \$17,200.

August 6, 2013. Repair bathroom due to water damage, repair/replace framing, drywall, and stucco as required. \$10,000.

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

***B8. Related Features:** Garage.

B9a. Architect: Unknown

b. Builder: F.L. Veatch, Inc.

***B10. Significance: Theme** Residential Architecture

Area Santa Ana

Period of Significance: 1925

Property Type: Single-family Residence

Applicable Criteria: C/3

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

The Menton-Barker House is architecturally significant as a characteristic example of the Spanish Colonial Revival style. This house was originally constructed in 1925 and was valued at approximately \$5,000, according to the original building permit. At the time of its construction, the listed property owner was the company F.L. Veatch, Inc., but it was soon sold to P.A. Taylor who resided in the property for a year before selling it to C.R. Triesch in 1927. In 1929, the property was sold to William F. Menton and his wife Helena. A native of Iowa, Menton moved to California in 1907 and settled in Santa Ana. After working at the Santa Ana Register for several years, Menton began studying law and was subsequently admitted to the State Bar of California in 1915. By 1917, he had been appointed Assistant District Attorney and by 1935, he was appointed District Attorney of Orange County by the Board of Supervisors to fill the vacancy caused by the resignation of District Attorney Kaufman. The Menton's remained in the house until 1937, when the home was purchased by Mr. and Mrs. William D. Barker. In 1949, Mr. and Mrs. Barker sold the property to Lee M. Beard who resided on the property until 1954. Since 1954, various owners have occupied the property including Thomas Collins (1954) and Carl J. Ritters (1965).

(See Continuation Sheet 3 of 3.)

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

***B12. References:**

City of Santa Ana Building Permits

Harris, Cyril M. American Architecture: An Illustrated Encyclopedia. New York, WW Norton, 1998.

Santa Ana History Room Collection, Santa Ana Public Library

Sanborn Maps

(See Continuation Sheet 3 of 3.)

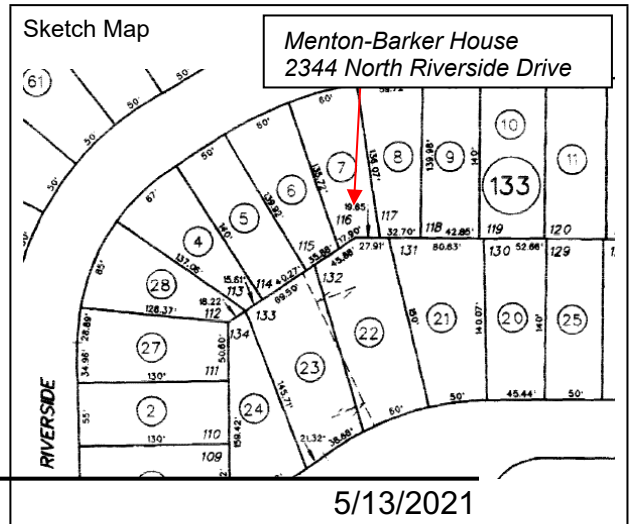
B13. Remarks:

***B14. Evaluator:** Leslie Huemann, Chattel Inc.

***Date of Evaluation:** May 13, 2021

(This space reserved for official comments.)

Historic Resources Commission **72**



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name: *Menton-Barker House*

*Recorded by *Pedro Gomez*

*Date *May 13, 2021* Continuation Update

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

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. The civic and commercial core of the community was centered around the intersection of Main and Fourth Streets. Stimulated by the arrival of the Santa Fe Railroad and incorporation as a city in 1886, and selection as the seat of the newly created County of Orange in 1889, the city grew outwards, with residential neighborhoods developing to the north, south, and east of the city center. Agricultural uses predominated in the outlying areas, with cultivated fields and orchards dotted with widely scattered farmhouses.

The Menton-Barker House is located in Floral Park, a neighborhood northwest of downtown Santa Ana bounded by West Seventeenth Street, North Flower Street, Riverside Drive, and Broadway. Groves of oranges, avocados, and walnuts and widely scattered ranch houses characterized this area before 1920. Developer and builder Allison Honer (1897-1981), credited as the subdivider and builder of a major portion of northwest Santa Ana, arrived in Santa Ana from Beaver Falls, New York in 1922 (Talbert, pages 353-356). "Before nightfall on the day of his arrival, Mr. Honer purchased a parcel of land. And that month, he began building custom homes in Santa Ana" (Orange County Register, September 15, 1981). The parcel chosen became the Floral Park subdivision between Seventeenth Street and Santiago Creek. "When built in the 1920s, the Floral Park homes were the most lavish and expensive in the area. They sold for about \$45,000 each" (Orange County Register, September 15, 1981). Revival architecture in a wide variety of romantic styles was celebrated in the 1920s and 1930s and Floral Park showcased examples of the English Tudor, French Norman, Spanish Colonial, and Colonial Revival. The Allison Honer Construction Company went on to complete such notable projects as the 1935 Art Deco styled Old Santa Ana City Hall, the El Toro Marine Base during World War II, and the 1960 Honer Shopping Plaza. Honer lived in the neighborhood he had helped to create, at 615 West Santa Clara Avenue.

In the late 1920s and 1930s, another builder, Roy Roscoe Russell (1881-1965), continued developing the groves of Floral Park. An early Russell project was his 1928 subdivision of Victoria Drive between West Nineteenth Street and West Santa Clara Avenue. The homes were quite grand and displayed various revival styles, including Russell's own large, Colonial Revival mansion at 2009 Victoria Drive. In the early post World War II years, Floral Park continued its development as numerous, smaller, single-family houses were built. Continuing in the Floral Park tradition, they were mostly revival in style. In the 1950s, low, horizontal Ranch Style houses completed the growth of Floral Park. Today (2021) Floral Park maintains its identity as the premier neighborhood of Santa Ana, historically home to many affluent and prominent citizens.

The Menton-Barker House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1, as a representative example of a mid-sized Spanish Colonial Revival residence. Additionally, the house has been categorized as "Contributive" because it contributes to the character and history of Floral Park and is a good example of Spanish Colonial Revival style architecture (Santa Ana Municipal Code, Section 30-2.2). Character-defining features of the Menton-Barker House that should be preserved include, but may not be limited to: partially gabled and tiled roof; stucco exterior; main entry archway and French door; fenestration, including an arched living room window incorporating a transom and multi-paned casement windows; and U-shaped façade embracing a front entry off of a patio.

***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.
Santa Ana and Orange County Directories, 1905-2017.
Ancestry.com
Newspapers.com (Santa Ana Register)

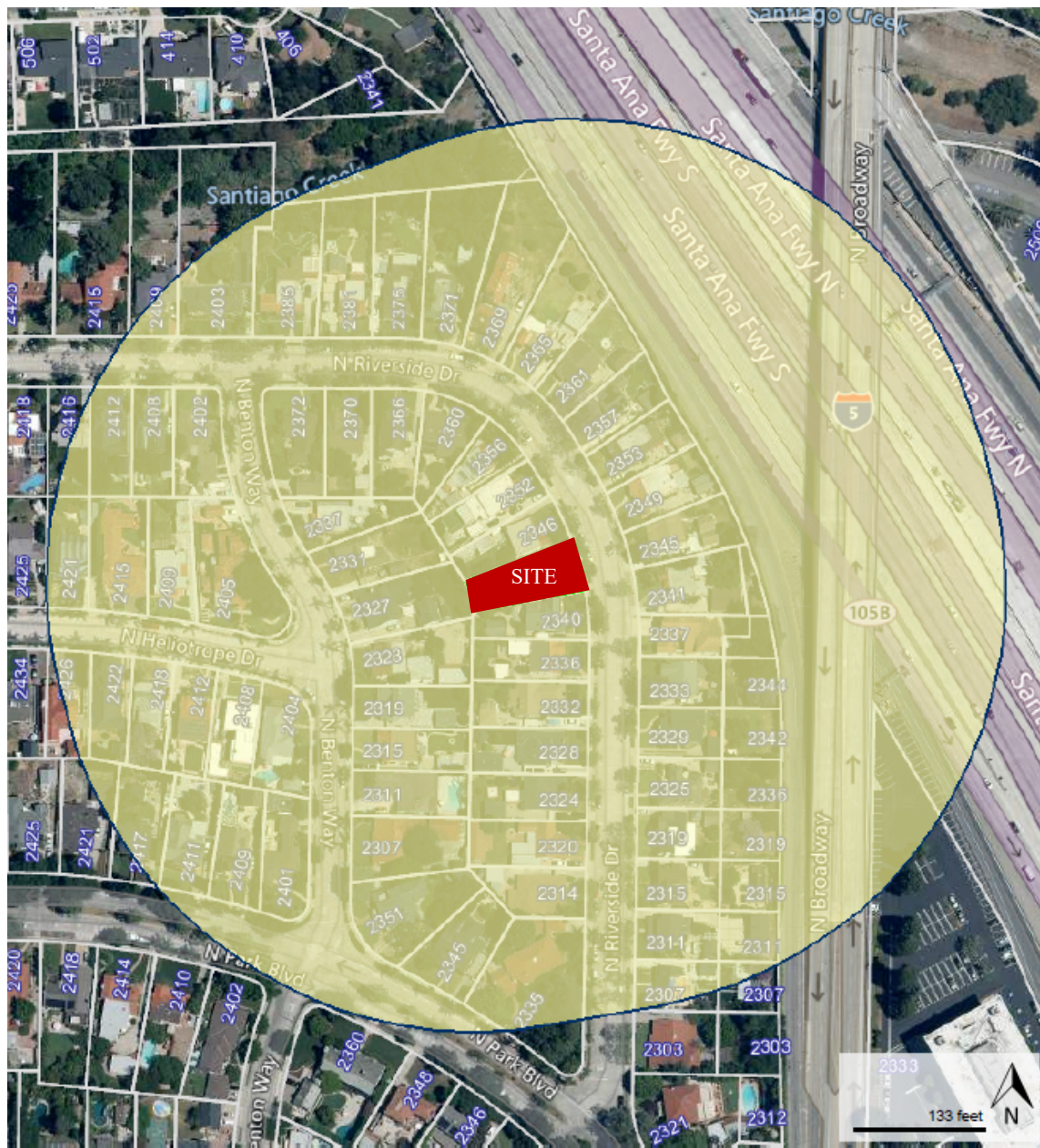
Exhibit C

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, an 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

HRC 2021-07/ HRCA 2021-07/ HPPA 2021-07
2344 NORTH RIVERSIDE DRIVE
MENTON-BARKER HOUSE

PLANNING AND BUILDING AGENCY



**City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Historic Resources Commission Staff Report
May 13, 2021**

Topic: HRCA No. 2021-08, HRC 2021-08, HPPA No. 2021-08 – The Raddant House

RECOMMENDED ACTION

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-08 and Historic Register Categorization No. 2021-08 (Exhibit 1).
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Peter and Evan Jackson, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

EXECUTIVE SUMMARY

Peter and Evan Jackson are requesting approval to designate an existing residence located at 2339 North Heliotrope Drive to the Santa Ana Register of Historical Properties, as well as approval to execute a Mills Act agreement with the City of Santa Ana.

DISCUSSION

Project Location and Site Description

The subject property is located on the east side of North Heliotrope Drive in the Floral Park neighborhood. The site consists of a 2,124-square-foot, the Colonial Revival Style residence and detached garage on a 10,600-square-foot residential lot (Exhibit 3).

Analysis of the Issues

Historical Listing

In March 1999, the City Council approved Ordinance No. NS-2363 establishing the Historic Resources Commission and the Santa Ana Register of Historical Properties. The Historic Resources Commission may, by resolution and at a noticed public hearing, designate as a historical property any building or part thereof, object, structure, or site

having importance to the history or architecture of the city in accordance with the criteria set forth in Section 30-2 of the Santa Ana Municipal Code (SAMC). This project entails applying the selection criteria established in Chapter 30 of the Santa Ana Municipal Code (Places of Historical and Architectural Significance) to determine if this structure is eligible for historic designation to the Santa Ana Register of Historical Properties. The first criterion for selection requires that the structures be 50 or more years old.

The structure identified meets the minimum selection criteria for inclusion on the Santa Ana Register of Historical Properties pursuant to criteria contained in Section 30-2 of the Santa Ana Municipal Code, as the property is 80 years old and is a good example of period architecture. No known code violations exist on record for this property.

The property, recognized as the Raddant House, is located within the Floral Park neighborhood and has distinctive architectural features of the Late Colonial Revival Variant of the Colonial Revival Style architectural style. The residence was built in 1941 by prominent developer and builder Allison Honer, the subdivider of Floral Park. Allison Honer was credited as the subdivider and builder of a major portion of northwest Santa Ana. In the late 1920s and 1930s, another builder, Roy Roscoe Russell, continued developing the groves of Floral Park. In the early post World War II years, Floral Park continued its development as numerous, smaller, single-family houses were built.

The Raddant House is a two-story single-family residence constructed in the Late Colonial Revival variant of the Colonial Revival Style. Simplicity and the symmetrically composed façade identify the Colonial Revival inspiration for this single-family residence. It is capped by a moderately pitched, side-gabled roof with enclosed soffits, which has been somewhat compromised by a rear, two-story addition. However, the addition is barely discernable from the public right-of-way. The roof is clad in contemporary asphalt shingle roofing, and the exterior walls are clad with wide clapboards trimmed by grooved endboards and a frieze board. The focal point of the design is the central recessed entry with paneled reveals, paneled door, and half-height sidelights. An interior brick chimney rises above the roof ridgeline. Four symmetrical, six-over-six, double-hung sash windows framed by shutters line the front (west) elevation. Fenestration along the north, south, and east elevations consists of four-over-four, six-over-six, and eight-over-eight double-hung windows. A one-story, side-gabled, detached garage also clad in wide clapboards is located in the rear of the property. While the residence has been altered, the alterations do not detract from the integrity of the residence. Character-defining features of the late Colonial Revival exhibited by this property include its symmetrically composed façade; sheathing of wide clapboards trimmed by grooved endboards and a frieze board; recessed entry with paneled reveals, paneled door, and half-height sidelights; and façade fenestration of eight-over-eight double-hung sash windows framed by shutters.

The Raddant House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as a nicely detailed example of the late Colonial Revival style in Santa Ana. Its horizontality, apparent on the façade, presaged the post-war emergence of the Ranch Style and its use of a Colonial Revival main entry surround anticipated a popular variation of the Ranch style. Additionally, the house has been categorized as “Contributive” because it contributes to the overall character and is representative example of late Colonial Revival architecture.

Mills Act Agreement

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 (Exhibit 2). To be eligible for the Mills Act, the property must be listed on the Santa Ana Register of Historical Properties. The Historic Resources Commission Application and Historic Register Categorization actions proposed for this site authorize the listing of the property on the local register. 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

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.

Public Notification

The subject site is located within the Floral Park Neighborhood Association. 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 site. At the time of this printing, no correspondence, either written or electronic, has been received from any members of the public.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2021-27 will be filed for this project.

FISCAL IMPACT

The Historic Property Preservation Agreement will reduce the Property Tax revenue account 01102002-50011 to the City by an estimated \$757.89 annually, for a period of not less than ten years.

EXHIBIT(S)

1. Resolution
2. Mills Act Agreement
3. 500-Foot Radius Map

Submitted By:
Pedro Gomez, AICP, Associate Planner

Approved By:
Minh Thai, Executive Director of Planning and Building Agency, Planning and Building Agency

RESOLUTION NO. 2021-XXX

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2021-08 TO PLACE THE PROPERTY LOCATED AT 2339 NORTH HELIOTROPE DRIVE, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2021-08 PLACING SAID PROPERTY WITHIN THE CONTRIBUTIVE CATEGORY

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. On May 13, 2021, the Historic Resources Commission held a duly noticed public hearing for the placement on the Santa Ana Register of Historical Properties (Historic Resources Commission Application No. 2021-08) and categorization (Historic Resources Commission Categorization No. 2021-08) of the Raddant House located at 2339 North Heliotrope Drive, Santa Ana.
- B. The Raddant House has distinctive architectural features of the Colonial Revival style and was built in 1941.
- C. The Raddant House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as a nicely detailed example of the late Colonial Revival style in Santa Ana. Its horizontality, apparent on the façade, presaged the post-war emergence of the Ranch Style. Additionally, the house has been categorized as “Contributive” because it contributes to the overall character and is representative example of late Colonial Revival architecture. Character-defining features of the late Colonial Revival exhibited by this property include its symmetrically composed façade; sheathing of wide clapboards trimmed by grooved endboards and a frieze board; recessed entry with paneled reveals, paneled door, and half-height sidelights; and façade fenestration of eight-over-eight double-hung sash windows framed by shutters.
- D. The legal owners of the property are Peter and Evan Jackson.
- E. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.

- F. The subject property meets the standards for placement on the City of Santa Ana Register of Historic Properties pursuant to Section 30-2 of the Santa Ana Municipal Code.
- G. The subject property meets the minimal standards for placement in the Contributive category pursuant to Section 30-2.2(3) of the Santa Ana Municipal Code.

Section 2. In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review under CEQA Guidelines Section 15331, Class 31, as these actions are designed to preserve historical resources. Categorical Exemption No. ER-2021-27 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:

- A. Historic Resources Commission Application No. 2021-08 to place the Raddant House located at 2339 North Heliotrope Drive, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2021-08 placing the Raddant House located at 2339 North Heliotrope Drive, Santa Ana, 92706 within the Contributive category.

These decisions are based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Staff report and exhibits attached thereto, the report entitled “Historical Property Description,” and the public testimony, all of which are incorporated herein by this reference.

Section 4. For the subject property, a report entitled “Historical Property Description” is on file with the Planning Division, and is hereby approved and adopted, and together with the staff report and this Resolution, justify the findings for placement on the City of Santa Ana Register of Historical Properties into a category. The Historic Resources Commission Secretary is authorized and directed to include this Resolution in the City of Santa Ana Register of Historical Properties.

Section 5. 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 13th day of May, 2021.

Alberta Christy
Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: John M. Funk
John M. Funk
Sr. Assistant City Attorney

AYES: Commission members _____

NOES: Commission members _____

ABSTAIN: Commission members _____

NOT PRESENT: Commission members _____

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Historic Resources Commission Secretary, do hereby attest to and certify the attached Resolution No. 2021-XXX to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on May 13, 2021.

Date: _____

Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
002-071-08	2339 North Heliotrope Drive	LOT 9 AND NORTH 10 FEET OF LOT 8 AND THE NORTH 10 FEET OF LOT 8 OF BLOCK B OF TRACT NO. 1035 IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33 PAGE(S) 46 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	Peter and Evan Jackson

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

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 of the State of California (hereinafter referred to as “City”), and **Peter Jackson and Evan Jackson, Husband And Husband As Community Property with Right of Survivorship**, (hereinafter collectively referred to as “Owner”), owner of real property located at **2339 North Heliotrope Drivee, 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 **2339 North Heliotrope Drivee, 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 **July 7, 2021**, 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 **2339 North Heliotrope Drive**, Assessor Parcel Number, **002-071-08**, 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: Peter and Evan Jackson
2339 North Heliotrope Drive
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 or 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: _____
PETER JACKSON

Date: _____

By: _____
EVAN JACKSON

APPROVED AS TO FORM:

RECOMMENDED FOR APPROVAL:

SONIA CARVALHO
City Attorney

By: _____
JOHN M. FUNK
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 CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 9 AND NORTH 10 FEET OF LOT 8 AND THE NORTH 10 FEET OF LOT 8 OF BLOCK B OF TRACT NO. 1035 IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33 PAGE(S) 46 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel Number: 002-071-08

EXECUTIVE SUMMARY

Raddant House
2339 North Heliotrope Drive
Santa Ana, CA 92706

NAME	Raddant House			REF. NO.
ADDRESS	2339 North Heliotrope Drive			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1941	LOCAL REGISTER CATEGORY: Contributive		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Floral Park	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION	C/3	CALIFORNIA REGISTER STATUS CODE	5S3	

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. Beginning in the second half of the 1930s, and continuing in the two decades following World War II, the late Colonial Revival departed from the more literal historicism of the previous half-century and was often reduced to a few signature elements. These features include stylized door surrounds; pseudo-quoined corners; multi-paned casement or double-hung sash windows, often framed by decorative shutters; circular, oval, or octagonal accent windows; and eaves nearly flush with the exterior walls. A hipped roof subtype sometimes contained Regency references such as bow and bay windows. Another popular subtype was split-level, ranch, or Cape Cod in appearance and plan, and normally topped by gabled roofs. The materials used in the late Colonial Revival were similar to those of the earlier period—wood, brick, stone, and stucco—although stucco came to be used more frequently than before (McAlester 1984, 320-339).

SUMMARY/CONCLUSION:

The Raddant House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as a nicely detailed example of the late Colonial Revival style in Santa Ana. Its horizontality, apparent on the façade, presaged the post-war emergence of the Ranch Style and its use of a Colonial Revival main entry surround anticipated a popular variation of the Ranch style. Additionally, the house has been categorized as “Contributive” because it contributes to the overall character and is representative example of late Colonial Revival architecture (Santa Ana Municipal Code, Section 30-2.2).

EXPLANATION OF CODES:

- California Register Criteria for Evaluation: (From California Office of Historic Preservation, Technical Assistance Series # 7, “How to Nominate Resources to the California Register of Historical Resources,” September 4, 2001.)
 - 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.
- 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.
 - 5S3:** Appears to be individually eligible for local listing or designation through survey evaluation.

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) *Raddant House*

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: TCA 1725

Date: March 3, 2015

*c. Address 2339 North Heliotrope Drive

City: Santa Ana

Zip: 92706

*e. Other Locational Data: Assessor's Parcel Number 002-071-08

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

Located in Floral Park, the Raddant House is a two-story single-family residence constructed in the Late Colonial Revival variant of the Colonial Revival Style. Simplicity and the symmetrically composed façade identify the Colonial Revival inspiration for this single-family residence. It is capped by a moderately pitched, side-gabled roof with enclosed soffits, which has been somewhat compromised by a rear, two-story addition. However, the addition is barely discernable from the public right-of-way. The roof is clad in contemporary asphalt shingle roofing, and the exterior walls are clad with wide clapboards trimmed by grooved endboards and a frieze board. The focal point of the design is the central recessed entry with paneled reveals, paneled door, and half-height sidelights. An interior brick chimney rises above the roof ridgeline. Four symmetrical, six-over-six, double-hung sash windows framed by shutters line the front (west) elevation. Fenestration along the north, south, and east elevations consists of four-over-four, six-over-six, and eight-over-eight double-hung windows. A one-story, side-gabled, detached garage also clad in wide clapboards is located in the rear of the property. While the residence has been altered, the alterations do not detract from the integrity of the residence. The property is landscaped with low vegetation, neatly trimmed hedges, mature trees, and features a central concrete walkway leading to the front entry.

*P3b. Resource Attributes: (list attributes and codes) HP2. Single-Family Residence

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

P5a. Photo



*P5b. Photo: (view and date)
 West elevation, view east
 March 2021

*P6. Date Constructed/Age and Sources: historic
 1941/ City of Santa Ana Building Permits

*P7. Owner and Address:
 Peter and Evan Jackson
 2339 North Heliotrope Drive
 Santa Ana, CA 92706

*P8. Recorded by:
 Pedro Gomez, City of Santa Ana
 20 Civic Center Plaza M-20
 Santa Ana, CA 92702

*P9. Date Recorded:
 May 13, 2021

*P10. Survey Type:
 Intensive Survey Update

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

*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 #: *Raddant House*

B1. Historic Name: *Raddant House*

B2. Common Name: *Same*

B3. Original Use: *Single-family Residence*

B4. Present Use: *Single-family Residence*

***B5. Architectural Style:** *Colonial Revival*

***B6. Construction History:** (Construction date, alterations, and date of alterations): *April 15, 1941. Constructed. \$6,000.*

October 28, 1964. Patio roof for R.C. Raddant by Acme Construction Company. \$375.

May 14, 1981. 625-square-foot, second story addition for two bedrooms and bath for Angel by Blue Ribbon. \$19,344.

May 31, 1991. Install six foot high wood fence. \$1,700.

April 29, 2005. Reroof with tear off to remove wood shake roof and apply roofing tile. \$9,840.

July 30, 2020. Tear off existing roofing and install composition shingle roofing. \$10,188.

***B7. Moved?** No Yes Unknown Date: _____ Original location: _____

***B8. Related Features:** *Detached Garage.*

B9a. Architect: *Unknown*

b. Builder: *Allison Honer*

***B10. Significance: Theme** *Residential Architecture* **Area** *Santa Ana*
Period of Significance: *1941* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C/3*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Raddant House is architecturally significant as a characteristic example of the late Colonial Revival style. It was built in 1941 by prominent developer and builder Allison Honer, the subdivider of Floral Park. The home was sold to the Raymond Conrad Raddant (1896-1973) and wife Ora Mina Raddant (1896-1977) in October 1941. Mr. Raddant was a banker working as a manager of the Bank of Italy in the City of Orange, and he would continue with that company until his retirement in in the 1950s after it became Bank of America. In February 1978, following the death of Mrs. Ora Mina Raddant, her executor Clifford L. Benson sold the property to Stephen and Eileen Angel for \$98,000. Since then, the Raddant House has been occupied by various owners until the current homeowners purchased the home in 2020.

(See Continuation Sheet 3 of 3.)

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

***B12. References:**

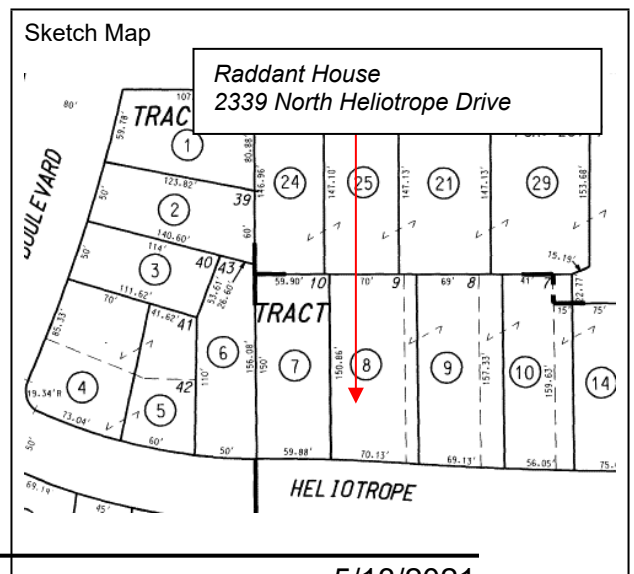
- City of Santa Ana Building Permits*
 - Santa Ana History Room Collection, Santa Ana Public Library*
 - Sanborn Maps*
- (See Continuation Sheet 3 of 3.)

B13. Remarks:

***B14. Evaluator:** *Leslie Heumann/Chattel Inc.*

***Date of Evaluation:** *May 13, 2021*

(This space reserved for official comments.)



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

The Raddant House is located in Floral Park, a neighborhood northwest of downtown Santa Ana bounded by West Seventeenth Street, North Flower Street, Riverside Drive, and Broadway. Groves of orange, avocado, and walnut trees and widely scattered ranch houses characterized this area before 1920. Developer and builder Allison Honer (1897-1981), credited as the subdivider and builder of a major portion of northwest Santa Ana, arrived in Santa Ana from Beaver Falls, New York in 1922 (Talbert, pages 353-356). "Before nightfall on the day of his arrival, Mr. Honer purchased a parcel of land. And that month, he began building custom homes in Santa Ana" (Orange County Register, September 15, 1981). The parcel chosen became the Floral Park subdivision between Seventeenth Street and Santiago Creek. "When built in the 1920s, the Floral Park homes were the most lavish and expensive in the area. They sold for about \$45,000 each" (Orange County Register, September 15, 1981). Revival architecture in a wide variety of romantic styles was celebrated in the 1920s and 1930s and Floral Park showcased examples of the English Tudor, French Norman, Spanish Colonial, and Colonial Revival. The Allison Honer Construction Company went on to complete such notable projects as the 1935 Art Deco styled Old Santa Ana City Hall, the El Toro Marine Base during World War II, and the 1960 Honer Shopping Plaza. Honer lived in the neighborhood he had helped to create, at 615 West Santa Clara Avenue.

In the late 1920s and 1930s, another builder, Roy Roscoe Russell (1881-1965), continued developing the groves of Floral Park. An early Russell project was his 1928 subdivision of Victoria Drive between West Nineteenth Street and West Santa Clara Avenue. The homes were quite grand and displayed various revival styles, including Russell's own large, Colonial Revival mansion at 2009 Victoria Drive. In the early post World War II years, Floral Park continued its development as numerous, smaller, single-family houses were built. Continuing in the Floral Park tradition, they were mostly revival in style. In the 1950s, low, horizontal Ranch Style houses completed the growth of Floral Park. Today (2021) Floral Park maintains its identity as the premier neighborhood of Santa Ana, historically home to many affluent and prominent citizens.

The Raddant House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as a nicely detailed example of the late Colonial Revival style in Santa Ana. Its horizontality, apparent on the façade, presaged the post-war emergence of the Ranch Style and its use of a Colonial Revival main entry surround anticipated a popular variation of the Ranch style. Additionally, the house has been categorized as "Contributive" because it contributes to the overall character and is representative example of late Colonial Revival architecture (Santa Ana Municipal Code, Section 30-2.2). Character-defining features of the late Colonial Revival exhibited by this property include its symmetrically composed façade; sheathing of wide clapboards trimmed by grooved endboards and a frieze board; recessed entry with paneled reveals, paneled door, and half-height sidelights; and façade fenestration of eight-over-eight double-hung sash windows framed by shutters.

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

Ancestry.com. California, Death Index, 1940-1997 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2000.
Ancestry.com. 1930 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002.
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
Newspapers.com (Santa Ana 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.
Santa Ana and Orange County Directories, 1920-1979.
Year: 1930; Census Place: Santa Ana, Orange, California; Page: 6B; Enumeration District: 0080; FHL microfilm: 2339917

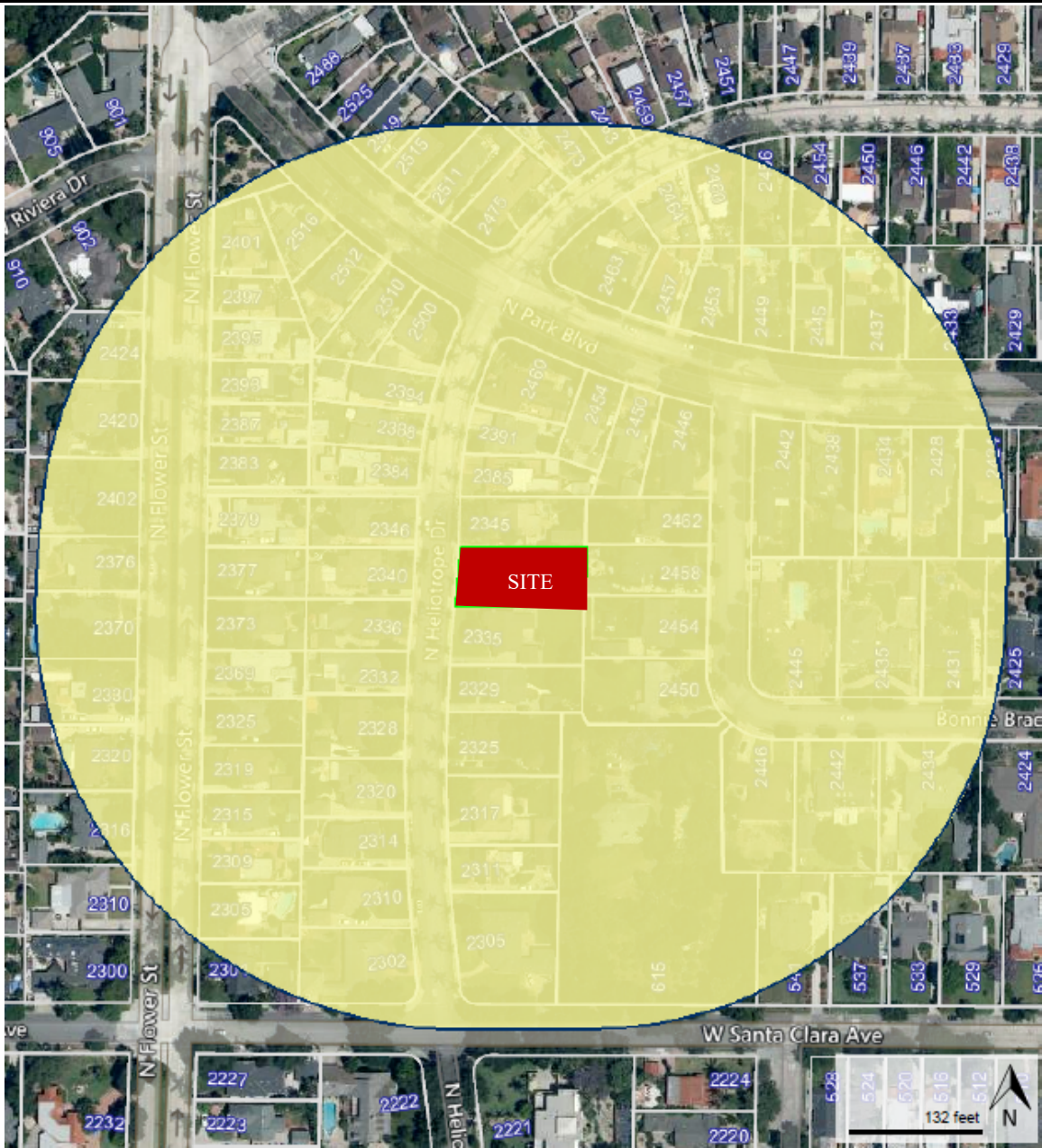
Exhibit C

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

HRC 2021-08/ HRCA 2021-08/ HPPA 2021-08
2339 NORTH HELIOTROPE DRIVE
RADDANT HOUSE

PLANNING AND BUILDING AGENCY



**City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Historic Resources Commission Staff Report
May 13, 2021**

Topic: HEMA No. 2021-01 – The R.D. House (2529 North Valencia Street)

RECOMMENDED ACTION

Adopt a resolution approving a Certificate of Appropriateness for Historic Exterior Modification Application No. 2021-01.

EXECUTIVE SUMMARY

Zetulio Jimenez and Adriana De La Rosa are requesting approval of Historic Exterior Modification Application (HEMA) No. 2021-01 to allow exterior modifications consisting of a new addition and patio cover for to the R.D. House located at 2529 North Valencia Street. The property was listed on the Santa Ana Register of Historical Properties as “Contributive” in 2017.

DISCUSSION

Project Location and Site Description

The subject property is located on the east side of North 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 one story Ranch styled residence that is approximately 2,458 square feet in size with an attached garage on a 0.29-acre residential lot.

The property is known as the R.D. House and is individually listed as No. 651 on the Santa Ana Register of Historical Properties; the property is categorized as “Contributive.” The R.D. House has distinctive architectural features of the Ranch style and was built in 1937 by Jasper Faney. The Ranch style house is characterized by the façade which includes shiplap wood siding and brick in a weeping mortar finish, covering a majority of the front elevation. Typical to most Ranch house style homes, the residence is capped with a medium-pitched hip roof with gable roof designs incorporated throughout. The roofing material is a composition shingle. The home has an attached two-car garage to the north of the property, located behind the residence which provides a large concrete driveway leading to the garage. The front elevation offers two large bay windows with

three individual single-hung wood windows and a standing seam awning just above the windows. There are two different porthole windows, one is located just behind the front door entrance with the additional on the opposite side of the home and differs from the first through a diamond pattern design. Both porthole windows help to provide a balance of the front elevation. The remaining windows throughout the home are solid single-hung wood windows with wood sills. A small brick planter stretches the width of the home and is also finished with a similar weeping mortar finish to match the home. Character-defining features of the R.D. House that are identified in the Department of Parks and Recreation Historic Property Description include, but may not be limited to: materials and finishes (siding finish); roof design and detailing; original windows and doors where extant.

Project Description

The proposed exterior modifications will include a 153-square-foot addition to accommodate a new guest bedroom and a 253-square-foot addition for a new “great” room (total 406-square-foot addition). In addition, the overall work would include interior renovations to an existing master bedroom and front and rear yard improvements, including new landscaping and hardscaping, patio cover, and new pool and spa. The new bedroom addition would extend an existing residential “wing” approximately 19 feet towards the rear (east) of the property and will be approximately 11 feet in height, which is lower than the existing building height of 13 feet. It would include a hipped roof design with composition shingle and include new wood hung windows and smooth stucco with a trowel finish.

The great room addition would enclose an existing rear patio area by extending the rear of the residence approximately 29 feet towards the east. Like the bedroom addition, the great room addition will be approximately 11 feet in height, lower than the existing building height of 13 feet. The addition would incorporate new floor to ceiling patio doors and create a new “U-shaped” rear patio area. To provide an enhanced rear yard, the applicant is also proposing a “wrap-around” rear patio cover approximately eight feet in height. All work is proposed to be located to the rear of the property.

Analysis of the Issues

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 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 substantially the same with the addition 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 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.

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. The proposed addition will read as contemporary in comparison to the existing single-family residence which incorporates distinctive architectural features of the Ranch style. The addition will have a matching pitch roof to the existing house but lower in height to distinguish it from the historic structure and is designed to be compatible with the existing scale and massing of the residence. Moreover, the addition would be distinguished by the smooth stucco finish as opposed to the original shiplap wood siding and brick in a weeping mortar finish. Therefore, the architectural treatment will read as contemporary, not conjectural.

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. 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 does propose to remove a portion of the rear chimney and bay window to accommodate the great room addition towards the rear, which is not readily visible from the public right-of-way.

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 new 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 easily visible from the public right-of-way. Important spatial relationships characterizing the Ranch 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.

These features allow the addition to appear subordinate to, and not overwhelm the existing massing, while also preserving the historic sense of the existing roof line. The materials of the new addition will also be compatible with the existing historic materials, through the use of similar materials.

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. The proposed project is considered generally reversible as it does not remove essential aspects of the building's form and materials. The proposed addition will be located in the rear 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.

In conclusion, staff has determined that the project complies with *The Secretary of the Interior's Standards for Rehabilitation*. Specifically, the analysis indicates that the proposed addition would be compatible and consistent with the existing architectural elements that reflect the original Ranch style construction while being mindful not to disturb the historic materials that characterize the property. By localizing the scope of work towards the rear of the house 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. 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 site. At the time of this printing, no correspondence, either written or electronic, had been received from any members of the public.

ENVIRONMENTAL IMPACT

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-2021-42 will be filed for this project.

FISCAL IMPACT

There is no fiscal impact associated with this action.

EXHIBIT(S)

1. Resolution
2. 500-Foot Radius Map – 2529 North Valencia Street
3. Executive Summary - 2529 North Valencia Street
4. Department of Parks and Recreation Historic Property Description Form
5. Site Photos
6. Drawing Exhibits
7. Renderings

Submitted By:

Pedro Gomez, AICP, Associate Planner

Approved By:

Minh Thai, Executive Director of Planning and Building Agency, Planning and Building Agency

RESOLUTION NO. 2021-XXX

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING THE CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 2529 NORTH VALENCIA STREET (HISTORIC EXTERIOR MODIFICATION APPLICATION NO. 2021-01)

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. Zetulio Jimenez and Adriana De La Rosa, husband and wife, owners of the property below in community property with rights of survivorship (“Applicant”), are requesting approval of Historic Exterior Modification Application No. 2021-01 to allow exterior modifications to the property at 2529 North Valencia Street, historically known as the R.D. House.
- B. The legal owners of the property are Zetulio Jimenez and Adriana De La Rosa.
- 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 R.D. House is individually listed as No. 651 on the Santa Ana Register of Historical Properties and categorized as “Contributive” in 2017.
- E. The R.D. House has distinctive architectural features of the Ranch architectural style and was built in 1937. Character-defining features of the R.D. House include, but may not be limited to: materials and finishes (siding finish); roof design and detailing; original windows and doors where extant.
- 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 153-square-foot addition to accommodate a new guest bedroom and a 253-square-foot addition for a new “great” room. In addition, the overall work would include interior

renovations to an existing master bedroom and front and rear yard improvements, including new landscaping and hardscaping, patio cover, and new pool and spa.

- H. Pursuant to Santa Ana Municipal Code Section 30-6, the Historic Resources Commission held a duly noticed public hearing on May 13, 2021 for the request for exterior modifications to the R.D. 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 Ranch style. The addition will have a matching pitch roof to the existing house but lower in height to distinguish it from the historic structure and is designed to be compatible with the existing scale and massing of the residence. Moreover, the addition would be distinguished by the smooth stucco finish as opposed to the original shiplap wood siding and brick in a weeping mortar finish. 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 does propose to remove a portion of the rear chimney and bay

window to accommodate the great room addition towards the rear, which is not readily visible from the public right-of-way.

- v. Standard No. 9. The new 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 easily visible from the public right-of-way. Important spatial relationships characterizing the Ranch 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. These features allow the addition to appear subordinate to, and not overwhelm the existing massing, while also preserving the historic sense of the existing roof line. The materials of the new addition will also be compatible with the existing historic materials, through the use of similar materials.
- 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 addition will be located in the rear 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-2021-42 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. 2021-01. 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 13th day of May 2021.

Alberta Christy, Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: John M. Funk
John M. Funk
Sr. Assistant City Attorney

AYES: Commission members _____
NOES: Commission members _____
ABSTAIN: Commission members _____
NOT PRESENT: Commission members _____

CERTIFICATE OF ATTESTATION AND ORIGINALITY

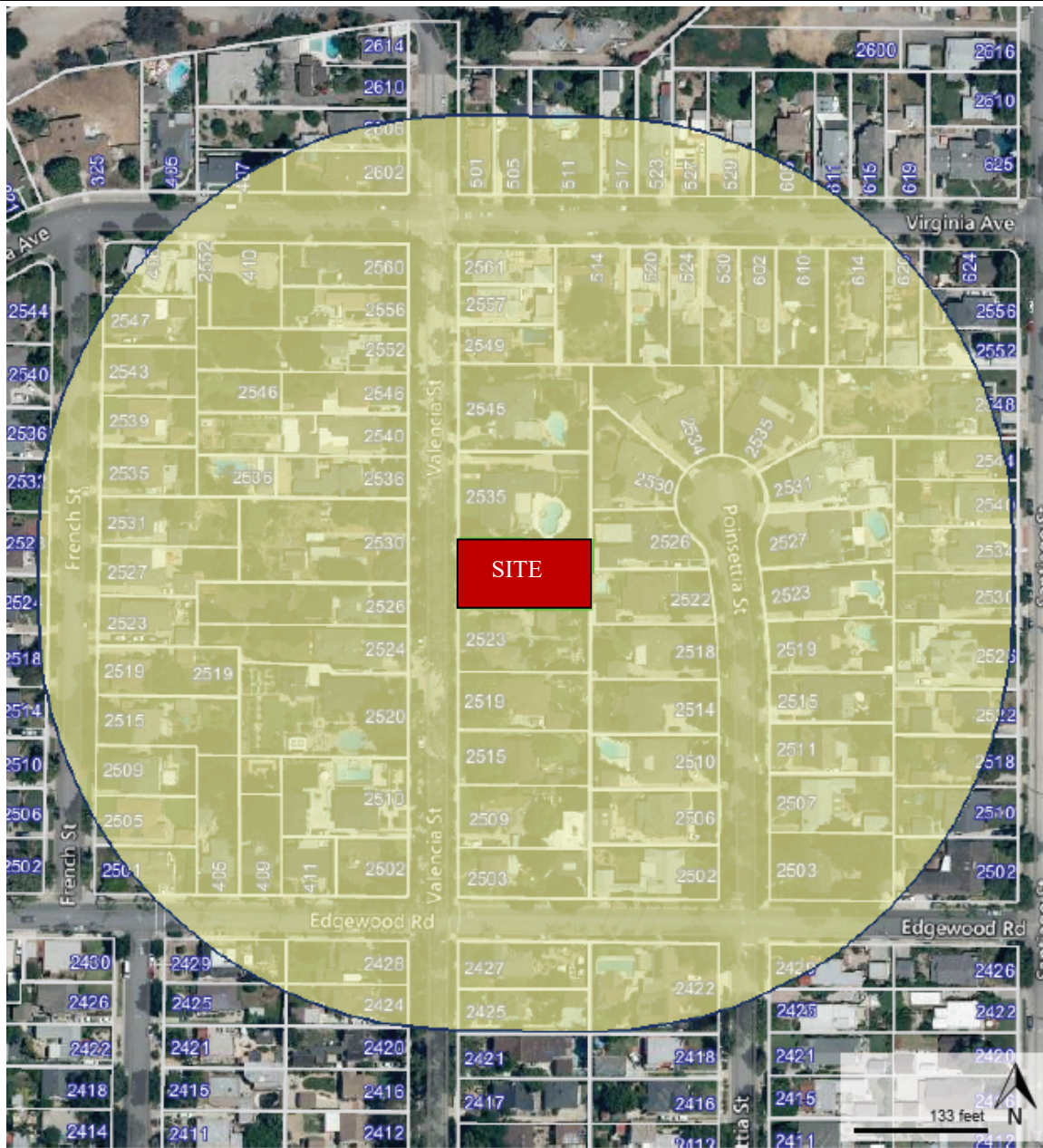
I, SARAH BERNAL, Commission Secretary, do hereby attest to and certify the attached Resolution No. 2021-XXX to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on May 13, 2021.

Date: _____

Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
396-422-03	2529 North Valencia Street	TR 733 LOT 5 (AND N 28 FT LOT 6)	Zetulio Jimenez and Adriana De La Rosa



EXECUTIVE SUMMARY

R. D. BIRD HOUSE
2529 N. Valencia Street
Santa Ana, CA 92706

NAME	R. D. Bird House			REF. NO.
ADDRESS	2529 North Valencia Street			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1937	LOCAL REGISTER CATEGORY: Contributive		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Park Santiago	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION	5	CALIFORNIA REGISTER STATUS CODE	5S1	

Location: Not for Publication Unrestricted

Prehistoric Historic Both

ARCHITECTURAL STYLE: Ranch House

Widely published in the *Sunset and House Beautiful* magazines, the Ranch House dominated post-World War II residential expansion and represented the most popular house form in the United States from the 1950s through 1970s. The Ranch House originated in the 1930's design of Southern California architect Cliff May, who sought to reinvent the west's vernacular housing traditions by combining the form and massing of the traditional ranch house with a modernist's concern for informality, expressed in materials and plan, and indoor-outdoor integration.

While the style includes several variants, a basic set of character-defining features applies to most examples. In form and massing, the style evokes a sprawling ranch that developed over time, with a central block extending by wings of varying roof heights. Generally L-shaped or U-shaped in plan, the Ranch House typically has a one-story profile with strong horizontal emphasis expressed through a low pitch or flat roof with wide overhanging eaves. Asymmetrical in design, the Ranch House is often sheathed in and accented with rustic materials such as board-and batten siding, high brick foundations, art stone, and wood shake roofs. Indoor-outdoor integration is achieved through the use of recessed or extended porches, set low to the ground, and the generous use of large picture, ribbon, or corner windows. Window detailing can include wood frames, decorative shutters, and diamond-pattern muntins. Ormentation includes rusticated elements, such as carved porch supports and exposed rafters, uneven rakes and flared eaves, and faux dove cotes and bird houses. The Colonial Revival Variant of the Ranch House incorporates classic-revival details such as an elaborated entrance, with the main entry flanked by columns and/or pilasters and sidelights, six-over-six double hung wood sash windows, and more symmetrical composition than the other stylistic variations of the Ranch House.

SUMMARY/CONCLUSION:

The R. D. Bird House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for its exemplification of the distinguishing characteristics of the Ranch House style. Additionally, the house has been categorized as "Contributive" because it "contributes to the overall character and history" of Santa Ana, and, as an example of the Ranch House style "is a good example of period architecture" (Municipal Code, Section 30-2.2).

EXPLANATION OF CODES:

- California Register Criteria for Evaluation: (From California Office of Historic Preservation, Technical Assistance Series # 7, "How to Nominate Resources to the California Register of Historical Resources," September 4, 2001.)

5: Ineligible for the National Register, but still of local significance.

- 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.

5S1: Individual property that is listed or designated locally.

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: *R. D. Bird House*

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County *Orange County*

*b. USGS 7.5' Quad *TCA 1725*

Date: _____

*c. Address *2529 North Valencia Avenue*

City *Santa Ana*

Zip *92706*

*e. Other Locational Data: Assessor's Parcel Number *396-422-03*

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 The R. D. Bird House is a unique example of Ranch Style of architecture. The one-story home is primarily wrapped in shiplap wood siding with the exception of the front elevation, which uses brick in a weeping mortar finish to cover the majority of the front elevation and is also used as a base material for a secondary front elevation wall. Typical to most Ranch house style homes, the residence is capped with a medium-pitched hip roof with gable roof designs incorporated throughout. The roofing material is a composition shingle. The home has an attached two-car garage to the north of the property, located behind the residence which provides a large concrete driveway leading to the garage. The front elevation offers two large bay windows with three individual single-hung wood windows and a standing seam awning just above the windows. There are two different porthole windows, one is located just behind the front door entrance with the additional on the opposite side of the home and differs from the first through a diamond pattern design. Both porthole windows help to provide a balance of the front elevation. The remaining windows throughout the home are solid single-hung wood windows with wood sills. The front door faces the north and provides a simple two-step concrete landing under a standing seam awning. A small brick planter stretches the width of the home and is also finished with a similar weeping mortar finish to match the home.

*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 facing elevation
 July 2017*

*P6. Date Constructed/Age and Sources: historic
1937/City of Santa Ana Building Permits

*P7. Owner and Address:
*Zetulio Jimenez and
 Adriana De La Rosa
 2529 N. Valencia Street
 Santa Ana, CA 92706*

*P8. Recorded by:
*I. Orozco
 20 Civic Center Plaza
 Santa Ana, CA 92702*

*P9. Date Recorded:
July 20, 2017

*P10. Survey Type:
Intensive Survey Update

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

*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 #: *R. D. Bird House*

- B1. Historic Name: *R. D. Bird House*
- B2. Common Name: *Same*
- B3. Original Use: *Single-family Residence*
- B4. Present Use: *Single-family Residence*

*B5. Architectural Style: *Ranch House*

*B6. Construction History: (Construction date, alterations, and date of alterations): *Constructed in 1937*
September 22, 1937. Residence and garage, \$10,500.
October 14, 1985. Addition of bedroom and bath.
September 13, 2002. Reroof.

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

*B8. Related Features:
None.

B9a. Architect: *Unknown*

b. Bulider: *Jasper Farney*

*B10. Significance: Theme *Residential Architecture*

Area *Santa Ana*

Period of Significance: *circa 1901-1954* Property Type: *Single-family Residence* Applicable Criteria: *CR: 5S1*

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

Mr. Richard Bird and his wife, Gertrude M. Bird were the first residents to occupy the home at 2529 North Valencia Street. Richard was an Arkansas native, while Gertrude was born in the state of California. Richard was also a resident of Seattle Washington before migrating to Santa Ana. Prior to moving into the home, the couple rented a single-family residence at 2045 North Greenleaf Street, in the Floral Park Neighborhood. Mr. Bird was the president of an oil sales company called Bird's Motor Fuels, Ltd. which distributed for the MacMillan Petroleum Company. Gertrude Bird was a home maker. Both were avid bridge players and held lavish parties for their neighbors. The couple had one child, Maxine M. Bird, who was born in 1926. Mr. Bird was later the victim of a "revenge" stabbing in 1941. According to the newspapers, Richard was traveling on Palisades Road near the Santa Ana Country Club when he lost control and hit two large eucalyptus trees, hurling Mr. Bird out of the car. The car was found in a ditch and Richard was found the following morning with stab wounds on both sides of the throat nearly missing the jugular by a fraction of an inch. Mr. Bird passed away in 1941 and was buried in the Fairhaven Mausoleum. (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*
- (See Continuation Sheet 3 of 3.)*

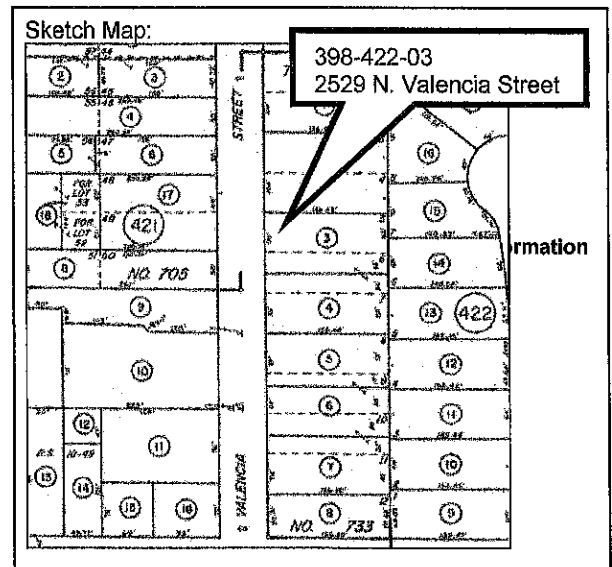
B13. Remarks:

*B14. Evaluator: *Ivan Orozco*

*Date of Evaluation: *July 20, 2017*

DPR 523B (1/95)

(This space reserved for official comments.)



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. The civic and commercial core of the community was centered around the intersection of Main and Fourth Streets. Stimulated by the arrival of the Santa Fe Railroad and incorporation as a city in 1886, and selection as the seat of the newly created County of Orange in 1889, the city grew outwards, with residential neighborhoods developing to the north, south, and east of the city center. Agricultural uses predominated in the outlying areas, with cultivated fields and orchards dotted with widely scattered farmhouses.

The R. D. Bird 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 R. D. Bird House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for its exemplification of the distinguishing characteristics of the Ranch style of architecture. The residence features several Ranch House qualities, making it a prime example of the transitional period between both styles of architecture. Typical features of this style illustrated by the house include its massing and symmetrical u-shape composition; medium-pitched roof; shiplap wood siding finish; wood-framed single-hung/double-hung windows; and attached chimney. Additionally, the house has been categorized as "Contributive" because it "contributes to the overall character and history" of Santa Ana, and, as an intact example of the Ranch style in the Park Santiago neighborhood, "is a good example of period architecture." Character-defining exterior features of the R. D. Bird House that should be preserved include, but may not be limited to, materials and finishes (siding finish); roof design and detailing; original windows and doors where extant.

***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.
Orange County Plat Maps, 1912.
Historic Maps, Santa Ana History Room, 1923, 1932, 1955.
Santa Ana and Orange County Directories, 1926-1961.



WEST ELEVATION



PARTIAL NORTH ELEVATION
PARTIAL WEST ELEVATION



NICHOLAS S. COLEMAN, AIA
260 E MOUNTAIN VIEW
LONG BEACH, CA 90805
714.553.8875
WWW.COLEMANARCH.COM

Historic Resources Commission

RESIDENCE
116
FOR
MR. & MRS. ZETULIO JIMENEZ
2529 VALENCIA STREET NORTH SANTA

5/13/2021

PROPERTY
IMAGES

SCALE: 1/8" = 1'-0"

2021 02 01



DRIVEWAY, GARAGE, AND ENTRY

ENTRY DETAIL



9" SETBACK AT NORTH PROPERTY LINE

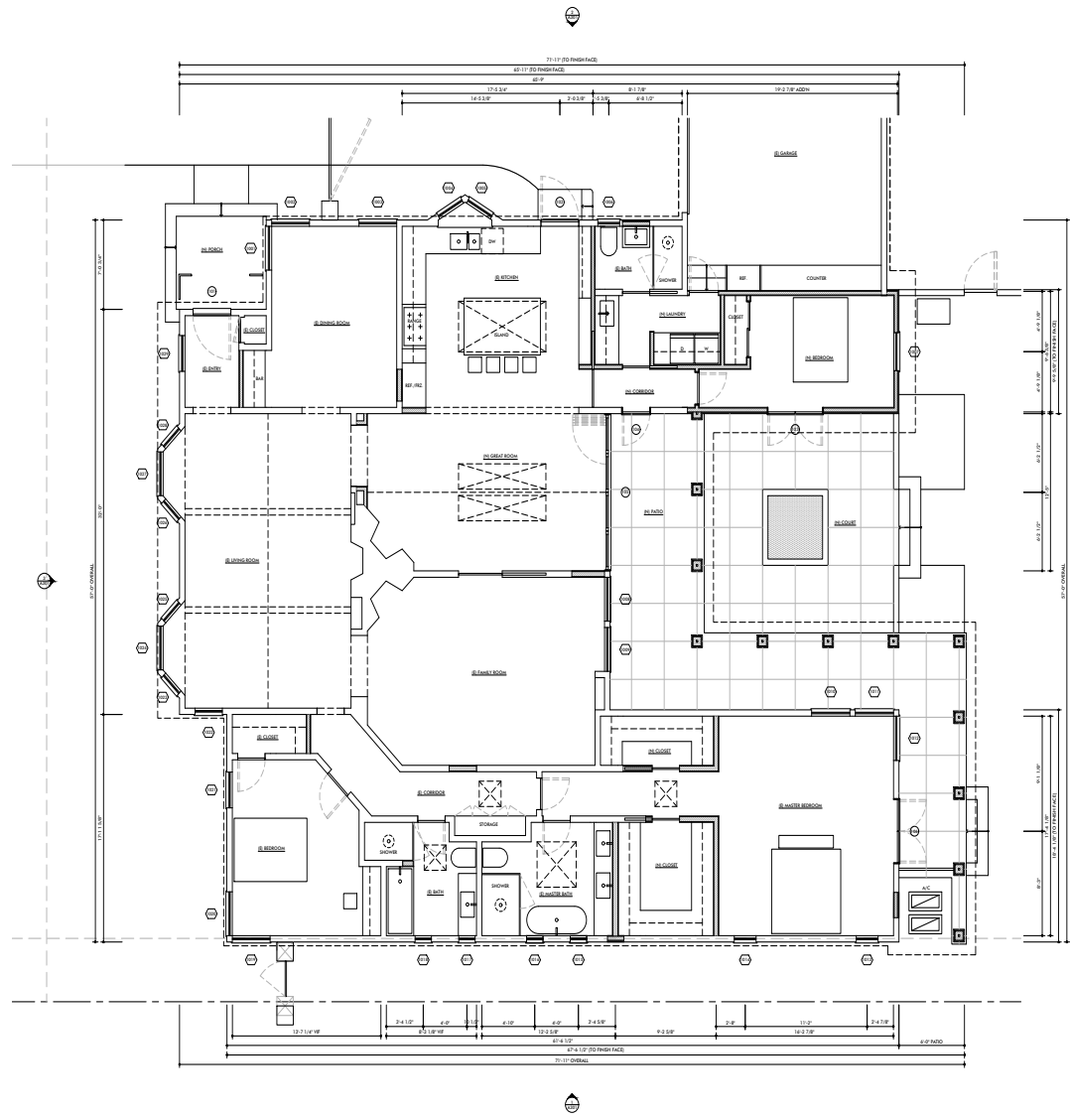
GATE AT SOUTH PROPERTY LINE



MASTER BEDROOM NORTH ELEVATION
GARAGE SOUTH & EAST ELEVATION



PARTIAL SOUTH ELEVATION
PARTIAL EAST ELEVATION



CONSTRUCTION FLOOR PLAN
 SCALE 1/4" = 1'-0"



- LEGEND
- (E) WALL TO REMAIN
 - NEW WALL

Historic Resources Commission

- CAL GREEN NOTES**
1. USE WATER CONSERVING FIXTURES AND FITTINGS PER CAL GREEN CODE 4.393.1
 2. IF SHOWER IS SERVED BY MULTIPLE SHOWERHEADS, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE WAIVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME, PER CAL GREEN CODE 4.283.3.2
 3. ROOFING PROOFING - ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUCITS, AND OTHER OPENINGS IN SOLE BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF MOISTURE BY ONE OF THE FOLLOWING METHODS:
 - a. PROTECT WITH AN ACCEPTABLE METHOD PER CAL GREEN CODE 4.407.4
 - b. PROTECT WITH AN ACCEPTABLE METHOD PER CAL GREEN CODE 4.407.4
 4. AT COMPLETION OF CONSTRUCTION, CONTRACTOR TO PROVIDE OPERATION AND MAINTENANCE MANUAL FOR OWNERS USE, PER CAL GREEN 4.415.1
 5. CONTRACTOR TO PROTECT DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION, PER CAL GREEN 4.504.1

- CAL GREEN NOTES (CONT'D)**
7. CONTRACTOR TO COMPLY WITH SECTION OF 4.564.2 OF CAL GREEN CODE REGARDING FRESH MATERIAL POLLUTANT CONTROL. CONTRACTOR TO COMPLETE VERIFICATION FORM AS REQUIRED.
 8. PROVIDE AND INSTALL VAPOR BARRIER AND CAPILLARY BREAK AT SLAB ON GRADE FOUNDATIONS.
 9. CONTRACTOR TO CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR ROOF FRAMING PRIOR TO ENCLOSURE, PER CAL GREEN 4.555.3
 10. PROVIDE MECHANICALLY OPERATED EXHAUST FAN IN BATHROOM. FAN OPERATION TO COMPLY WITH SECTION 4.596.1
 11. HVAC SYSTEM TO BE DESIGNED, SIZED IN ACCORDANCE WITH 4.507.2 OF CAL GREEN CODE.

- CONSTRUCTION NOTES**
1. ALL DIMENSIONS TO BE FIELD VERIFIED. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCING WORK.
 2. EXISTING GIB WALLS TO BE PATCHED, REPAIRED, AND PREPARED FOR PAINTING, UNO, TYP.
 3. ALL STRUCTURAL WORK AS PER DRAWINGS. CONTRACTOR TO NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY CONFLICTS PRIOR TO COMMENCING WORK.
 4. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE AT ALL TIMES.
 5. PROVIDE ULTRA LOW-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION.

5/13/2021

PROJECT NO.	2011
DATE	5/13/2021
SCALE	1/4" = 1'-0"
SHEET NO.	A 201
DATE	2021 05 01

THESE DRAWINGS ARE THE INSTRUMENT OF SERVICE AND PROPERTY OF COLEMAN ARCHITECTURE. ALL PERSONS AND OTHER INFORMATION INCORPORATED INTO THESE DRAWINGS ARE FOR USE ON THE SPECIFIC PROJECT AND SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION AND CONSENT OF COLEMAN ARCHITECTURE. THESE DRAWINGS SHALL NOT BE INTRODUCED, CHANGED, OR COPIED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION AND CONSENT OF COLEMAN ARCHITECTURE.

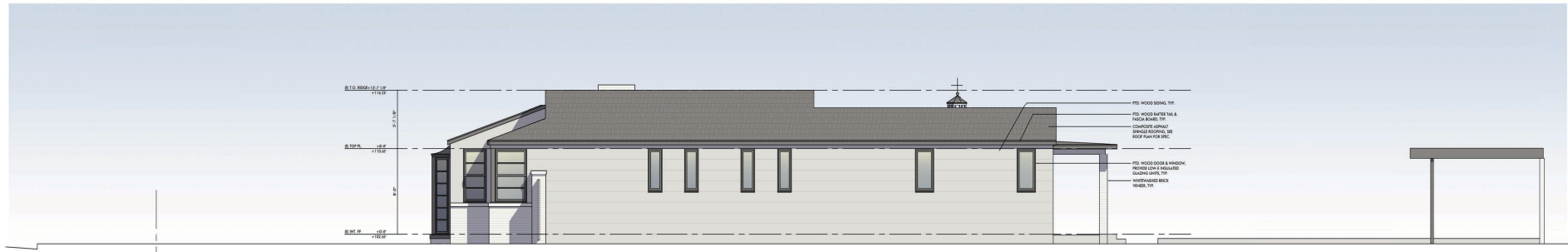
SCALE

RESIDENCE FOR
 MR. & MRS. ZETULIO JIMENEZ
 2529 VALENCIA STREET NORTH SANTA ANA CA 92706

PROJECT / PREVIOUS	DATE	REVISION
NO.	DATE	DESCRIPTION
1	2021.01.15	CONSTRUCTION ELEVATIONS
SHEET TITLE		
BUILDING ELEVATIONS		
JOB No.	2013	SHEET No.
SCALE	3/16" = 1'-0"	A 301
DATE	2021.01.15	



2 NORTH ELEVATION
 SCALE: 3/16" = 1'-0"



1 SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"

Historic Resources Commission

CAL GREEN NOTES

- USE WATER CONSERVING FIXTURES AND FITTINGS PER CAL GREEN CODE 4.300.1
- IF SHOWER IS SERVED BY WALL-TYPE SHOWERSHADES, THE COMBINED FLOW RATE OF ALL SHOWERSHADES AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. PER CAL GREEN CODE 4.303.3.2
- RODENT PROOFING - ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDOLTS, AND OTHER OPENINGS IN SOLID BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY ONE OF THE FOLLOWING METHODS:
 - USE OF AN ACCEPTABLE METHOD PER CAL GREEN CODE 4.400
 - INSTALL RODENT PROTECT BUILDING MATERIALS DELIVERED TO THE SITE BY THE MANUFACTURER OR OTHER SOURCES OF RODENT, PER CAL GREEN 4.407.4
- AT COMPLETION OF CONSTRUCTION, CONTRACTOR TO PROVIDE OPERATION AND MAINTENANCE MANUAL FOR OWNERS USE, PER CAL GREEN 4.410.1
- CONTRACTOR TO PROTECT DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION, PER CAL GREEN 4.504.1

CAL GREEN NOTES (CONTD)

- CONTRACTOR TO COMPLY WITH SECTION 4.504.2 OF CAL GREEN CODE REGARDING FINISH MATERIAL POLLUTANT CONTROL. CONTRACTOR TO COMPLETE VERIFICATION PER AS REQUIRED.
- PROVIDE AND INSTALL VAPOR BARRIER AND CAPILLARY BREAK AT SLAB ON GRADE FOUNDATIONS.
- CONTRACTOR TO CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR/ROOF FRAMING PRIOR TO ENCLOSURE, PER CAL GREEN 4.505.3
- PROVIDE MECHANICALLY OPERATED EXHAUST FAN IN BATHROOM. FAN OPERATION TO COMPLY WITH SECTION 4.506.1
- HVAC SYSTEM TO BE DESIGNED, SIZED IN ACCORDANCE WITH 4.507.2 OF CAL GREEN CODE.

CONSTRUCTION NOTES

- ALL DIMENSIONS TO BE FIELD VERIFIED. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCING WORK.
- EXISTING GWS WALLS TO BE PATCHED, REPAIRED, AND PREPARED FOR PAINTING, UNO, TYP.
- ALL STRUCTURAL WORK AS PER DRAWINGS. CONTRACTOR TO NOTIFY ARCHITECT AND STRUCTURAL ENGINEER OF ANY CONFLICTS PRIOR TO COMMENCING WORK.
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE AT ALL TIMES.

5/13/2021



2 WEST ELEVATION
SCALE: 3/16" = 1'-0"



1 EAST ELEVATION
SCALE: 3/16" = 1'-0"

Historic Resources Commission

- CAL GREEN NOTES**
- USE WATER CONSERVING FIXTURES AND FITTINGS PER CAL GREEN CODE 4.300.1
 - IF SHOWER IS SERVED BY MULTIPLE SHOWERHEADS, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. PER CAL GREEN CODE 4.203.3.2
 - RODENT PROOFING - ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUCITS, AND OTHER OPENINGS IN SOLE BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY ONE OF THE FOLLOWING METHODS:
 - INSTALL RODENT PROTECTANT PRODUCT DELIVERED TO THE SITE BY MANUFACTURER OR OTHER SOURCES OF MOISTURE, PER CAL GREEN 4.407.4
 - AT COMPLETION OF CONSTRUCTION, CONTRACTOR TO PROVIDE OPERATION AND MAINTENANCE MANUAL FOR OWNERS USE, PER CAL GREEN 4.410.1
 - CONTRACTOR TO PROTECT DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION, PER CAL GREEN 4.504.1

- CAL GREEN NOTES (CONT'D)**
- CONTRACTOR TO COMPLY WITH SECTION 4.504.2 OF CAL GREEN CODE REGARDING FINISH MATERIAL POLLUTANT CONTROL. CONTRACTOR TO COMPLETE VERIFICATION PER AS REQUIRED.
 - PROVIDE AND INSTALL VAPOR BARRIER AND CAPILLARY BREAK AT SLAB ON GRADE FOUNDATIONS.
 - CONTRACTOR TO CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR/ROOF FRAMING PRIOR TO ENCLOSURE, PER CAL GREEN 4.505.3
 - PROVIDE MECHANICALLY OPERATED EXHAUST FAN IN BATHROOM. FAN OPERATION TO COMPLY WITH SECTION 4.506.1
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- CONSTRUCTION NOTES**
- ALL DIMENSIONS TO BE FIELD VERIFIED. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCING WORK.
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 - A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE AT ALL TIMES.

5/13/2021

PROJECT: PREVIOUS	DATE: 2021.01.15	REVISIONS:
SHEET TITLE: BUILDING ELEVATIONS		
JOB No: 2013	SHEET No: A 302	DATE: 2021.01.15

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