

Historic Resources Commission Regular Meeting Agenda

November 4, 2021

**Council Chamber
22 Civic Center Plaza
Santa Ana, CA
4:30 P.M.**

Members of the public may attend this meeting in-person or join via Zoom.

Join from your computer: <https://zoom.us/j/82845424369>

Join from your mobile phone via Zoom App. **Meeting ID: 82845424369**

Dial in from a mobile phone or landline. **(669) 900- 6833; Meeting ID: 82845424369**

*For viewing only: www.youtube.com/cityofsantaanavideos. **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.



TIM RUSH

Chair, Ward 2 Representative

GINELLE HARDY

Citywide Representative

EDWARD MURASHIE, Vice

Chair

Ward 3 Representative

DWAYNE SHIPP

Ward 5 Representative

MARK MCLOUGHLIN

Planning Commission Rep.

KEITH CARPENTER

Ward 1 Representative

ALBERTA CHRISTY

Ward 4 Representative

SANDRA PENA

SARMIENTO

Ward 6 Representative

VINCE FRAZIER

Comm. Redev. & Housing
Commission Rep.

MINH THAI

Executive Director

JOHN FUNK

Legal Counsel

Fabiola Zelaya-Melicher

Planning Manager, AICP

SARAH BERNAL

Recording Secretary



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CALL TO ORDER

ATTENDANCE

Commissioners:

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

Staff:

- Minh Thai, Executive Director
- John Funk, Senior Asst. City Attorney
- Fabiola Zelaya-Melicher, Planning Manager
- Sarah Bernal, Recording Secretary

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (non-agenda items)

CONSENT CALENDAR

a. Minutes

Recommended Action: Approve the Minutes from the meeting of September 2, 2021.

b. Excused absences

Recommended Action: Excused absent commissioners.

****End of Consent Calendar****

BUSINESS CALENDAR

Public Hearing: The Historic Resources Commission decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group. Legal notice was published in the OC Reporter on October 22, 2021 and notices were mailed on October 21, 2021.

1. Historic Exterior Modification Application No. 2021-08 – Pedro Gomez, Case Planner.

Project Location: 1226 South Birch Street located in the Single Family Residential (R-1) zoning district.

Project Applicant: Fredericka Ann Older

Project Description: The applicant is requesting approval of Historic Exterior Modification Application No. 2021-08 to allow exterior modifications on a property listed as “Contributive” on the Santa Ana historic register. Modifications will include the replacement of an existing 173-square-foot addition at the rear of house with a 308-square-foot addition for a master suite, and construction of an 66-square-foot rear addition to the detached garage

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-2021-75 will be filed for this project.

Recommended Action: Adopt a resolution approving a Certificate of Appropriateness for Historic Exterior Modification Application No. 2021-08.

2. Historic Resources Commission Application No. 2021-20, Historic Register Categorization No. 2021-20, And Historic Property Preservation Agreement No. 2021-20 – Pedro, Gomez, Case Planner.

Project Location: 2383 North Flower Street (historically known as the Head-Wimpey House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Caroline La and Colin Donnelly

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-20, Historic Register Categorization No. 2021-20, and Historic Property Preservation Agreement No. 2021-20 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned 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 (Historical Resource Restoration/Rehabilitation), as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2021-100 will be filed for this project.

Recommended Action:

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-20 and Historic Register Categorization No. 2021-20; and
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Caroline La and Colin Donnelly, subject to non-substantive changes approved by the City Manager and City Attorney.

3. Historic Resources Commission Application No. 2021-21, Historic Register Categorization No. 2021-21, and Historic Property Preservation Agreement No. 2021-21 – Pedro Gomez, Case Planner.

Project Location: 2445 North Park Boulevard (historically known as the W.D. Johnston House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Andrew Dawson

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-21, Historic Register Categorization No. 2021-21, and Historic Property Preservation Agreement No. 2021-21 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Key for the above mentioned 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 (Historical Resource Restoration/Rehabilitation), as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2021-101 will be filed for this project.

Recommended Action:

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-21 and Historic Register Categorization No. 2021-21; and
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Andrew Dawson, subject to non-substantive changes approved by the City Manager and City Attorney.

4. Historic Resources Commission Application No. 2021-23, Historic Register Categorization No. 2021-22, and Historic Property Preservation Agreement No. 2021-23 – Pedro Gomez, Case Planner.

Project Location: 2311 North Santiago Street (historically known as the Burkett House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Michelle Helvig

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-23, Historic Register Categorization No. 2021-22, and Historic Property Preservation Agreement No. 2021-22 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned 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 (Historical Resource Restoration/Rehabilitation), as this action is

designed to preserve a historic resource. Categorical Exemption No. ER-2021-102 will be filed for this project.

Recommended Action:

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-23 and Historic Register Categorization No. 2021-22; and
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Michelle Helvig, subject to non-substantive changes approved by the City Manager and City Attorney.

5. Historic Resources Commission Application No. 2021-24, Historic Register Categorization No. 2021-23, and Historic Property Preservation Agreement No. 2021-23 – Pedro Gomez, Case Planner.

Project Location: 2397 North Flower Street (historically known as the H.A. Smith House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Deanna Kashani and Behzad Samavati

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-24, Historic Register Categorization No. 2021-23, and Historic Property Preservation Agreement No. 2021-23 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned 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 (Historical Resource Restoration/Rehabilitation), as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2021-103 will be filed for this project.

Recommended Action:

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-24 and Historic Register Categorization No. 2021-23; and
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Deanna Kashani and Behzad Samavati, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

End of Business Calendar

STAFF COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

The next meeting of the Historic Resources Commission is scheduled for January 6, 2022 at 5:30 p.m. in the Council Chamber, 22 Civic Center Plaza, Santa Ana, CA.

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.

MEETING INFORMATION

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Submit a written comment

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- **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 3:00 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.

Historic Resources Commission Regular Meeting Agenda Minutes

September 2, 2021

4:30 P.M.

Council Chamber

22 Civic Center Plaza

Santa Ana, CA



TIM RUSH , Chair
Ward 2 Representative

GINELLE HARDY
Citywide Representative

EDWARD MURASHIE,
Vice Chair
Ward 3 Representative

DWAYNE SHIPP
Ward 5 Representative

MARK MCLOUGHLIN
Planning Commission
Rep.

MINH THAI
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Fabiola Zelaya-Melicher
Planning Manager, AICP

KEITH CARPENTER
Ward 1 Representative

ALBERTA CHRISTY
Ward 4 Representative

SANDRA PENA
SARMIENTO
Ward 6 Representative

VINCE FRAZIER
Comm. Redev. & Housing
Commission Rep.

SARAH BERNAL
Recording Secretary



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CALL TO ORDER

ATTENDANCE

Commissioners:

Tim Rush, Chairperson
Ed Murashie, Vice Chairperson
Keith Carpenter
Alberta Chrisy
VInce Frazier
Ginelle Hardy
Mark McLoughlin
Sandra Peña Sarmiento
Dwayne Shipp

Staff:

Minh Thai, Executive Director
John Funk, Senior Asst. City Attorney
Fabiola Zelaya-Melicher, Planning Manager
Sarah Bernal, Recording Secretary

Minutes: *Commissioner Pena-Sarmiento joined the meeting at 5:05 p.m.*

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (non-agenda items)

CONSENT CALENDAR ITEMS

- a. Minutes from the July 1, 2021 meeting.

Recommended Action: Approve the Minutes from the last meeting.

- b. Excused absences

Recommended Action: Excused absent commissioners.

- c. Historic Property Preservation Agreement No. 2021-19 for the property located at 217 North Main Street

Recommended Action: Recommend that the City Council authorize the City Manager and Clerk of the Council to execute a Historic Property Preservation Agreement (Mills Act) with 217 North Main Investments, LLC, for the property located at 217 North Main Street, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 1).

Moved by Commissioner Rush, seconded by Commissioner McLoughlin to Approve Consent Calendar items.

YES: 6 – Alberta Christy, Tim Rush, Edward Murashie, Dwayne Shipp, Mark McLoughlin,

Vince Frazier

NO: 0 – ABSTAIN: 0 – ABSENT: 3 – Sandra Pena Sarmiento, Keith Carpenter, Ginelle Hardy

Status: 6 – 0 – 0 – 3 – Pass

End of Consent Calendar

BUSINESS CALENDAR

***Public Hearing:** Legal notice was published in the OC Reporter on August 18 and notices were mailed on August 19.*

1. Historic Resources Commission Application No. 2021-14, Historic Register Categorization No. 2021-14, and Historic Property Preservation Agreement No. 2021-13 – Pedro Gomez, Case Planner

Project Location: 2417 N. North Park Blvd (historically known as the Wiesseman-Jonason House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Corey Van Houten

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-14, Historic Register Categorization No. 2021-14, and Historic Property Preservation Agreement No. 2021-13 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned 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 (Historical Resource Restoration/Rehabilitation), as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2021-89 will be filed for this project.

Recommended Action:

- 1.** Adopt a resolution approving Historic Resources Commission Application No. 2021-14 and Historic Register Categorization No. 2021-14; and
- 2.** Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Corey Flynn Van Houten, subject to non-substantive changes approved by the City Manager and City Attorney.

Minutes: *Commissioners Christy, McLouglin, Murashie, and Rush disclosed they visited the property.*

Chair Rush opened the public hearing. The applicant spoke in support of the matter. There were no other speakers and the Public Hearing was closed.

Moved by Commissioner Christy, seconded by Commissioner McLoughlin to Approve.

YES: 6 – Alberta Christy, Tim Rush, Edward Murashie, Dwayne Shipp, Mark McLoughlin, Vince Frazier

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 3 – Sandra Pena Sarmiento, Keith Carpenter, Ginelle Hardy

Status: 6 – 0 – 0 – 3 – **Pass**

2. **Historic Resources Commission Application No. 2021-15, Historic Register Categorization No. 2021-15, and Historic Property Preservation Agreement No. 2021-14** – Pedro Gomez, Case Planner

Project Location: 2120 N. Heliotrope Drive (historically known as the W.M. Bradley House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Allan Tea

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-15, Historic Register Categorization No. 2021-15, and Historic Property Preservation Agreement No. 2021-14 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned 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 (Historical Resource Restoration/Rehabilitation), as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2021-87 will be filed for this project.

Recommended Action:

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-15 and Historic Register Categorization No. 2021-15; and
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Allan Tea, subject to non-substantive changes approved by the City Manager and City Attorney

Minutes: *Commissioner Christy disclosed she visited the property.*

Vice Chair Murashie recused himself from the matter as he lives within 500 feet of the property.

Chair Rush opened the Public Hearing. The applicant spoke in support of the

matter. There were no other speakers and the Public Hearing was closed.

Moved by Commissioner Christy, seconded by Commissioner Frazier to Approve.

YES: 5 – Alberta Christy, Tim Rush, Dwayne Shipp, Mark McLoughlin, Vince Frazier

NO: 0 – **ABSTAIN:** 1 – Edward Murashie

ABSENT: 3 – Sandra Pena Sarmiento, Keith Carpenter, Ginelle Hardy

Status: 5 – 0 – 1 – 3 – **Pass**

3. **Historic Resources Commission Application No. 2021-16, Historic Register Categorization No. 2021-16, and Historic Property Preservation Agreement No. 2021-15 – Pedro Gomez, Case Planner.**

Project Location: 2307 N. Riverside Drive (historically known as the Tarr-Wright House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Trevor Smith

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-16, Historic Register Categorization No. 2021-16, and Historic Property Preservation Agreement No. 2021-15 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned 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 (Historical Resource Restoration/Rehabilitation), as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2021-88 will be filed for this project.

Recommended Action:

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-16 and Historic Register Categorization No. 2021-16; and
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Trevor Smith and Bridget Furey, subject to non-substantive changes approved by the City Manager and City Attorney.

Minutes: *Commissioners Christy, Murashie, McLoughlin, and Rush disclosed they visited the property.*

Chair Rush opened the Public Hearing. The applicant spoke in support of the matter. There were no other speakers and the Public Hearing was closed.

Moved by Commissioner Hardy, seconded by Commissioner Christy to Approve.

YES: 8 – Alberta Christy, Sandra Pena Sarmiento, Tim Rush, Edward Murashie, Dwayne Shipp, Mark McLoughlin, Vince Frazier, Ginelle Hardy

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Keith Carpenter

Status: 8 – 0 – 0 – 1 – **Pass**

4. **Historic Resources Commission Application No. 2021-17, Historic Register Categorization No. 2021-17, and Historic Property Preservation Agreement No. 2021-16 – Pedro Gomez, Case Planner.**

Project Location: 2420 N. North Park Blvd (historically known as the Cecil E. Tozier House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Mary O’Connell

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-17, Historic Register Categorization No. 2021-17, and Historic Property Preservation Agreement No. 2021-16 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned 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 (Historical Resource Restoration/Rehabilitation), as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2021-90 will be filed for this project.

Recommended Action:

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-17 and Historic Register Categorization No. 2021-17; and
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Gerald and Mary O’Connell, subject to non-substantive changes approved by the City Manager and City Attorney.

Minutes: *Commissioners Christy, Murashie, McLoughlin, Rush disclosed they visited the property.*

Chair Rush opened the Public Hearing. The applicant spoke in support of the item. There were no other speakers and the Public Hearing was closed.

Moved by Commissioner Murashie, seconded by Commissioner McLoughlin to Approve.

YES: 8 – Alberta Christy, Sandra Pena Sarmiento, Tim Rush, Edward Murashie, Dwayne Shipp, Mark McLoughlin, Vince Frazier, Ginelle Hardy
NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Keith Carpenter
Status: 8 – 0 – 0 – 1 – **Pass**

Administrative Matters

5. 2021 City of Santa Ana Historic Preservation Awards Ad Hoc Committee

Recommended Action: Nominate two Historic Resources Commissioners to participate in the 2021 City of Santa Ana Historic Preservation Awards Ad Hoc Committee

Moved by Commissioner Christy, seconded by Commissioner Murashie to Appoint Commissioner Frazier and Pena-Sarmiento to the ad-hoc committee.

YES: 8 – Alberta Christy, Sandra Pena Sarmiento, Tim Rush, Edward Murashie, Dwayne Shipp, Mark McLoughlin, Vince Frazier, Ginelle Hardy
NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Keith Carpenter
Status: 8 – 0 – 0 – 1 – **Pass**

****End of Business Calendar****

STAFF COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

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City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Historic Resources Commission Staff Report
November 4, 2021

Topic: HEMA No. 2021-08 – The Sandstrom House (1226 South Birch Street)

RECOMMENDED ACTION

Adopt a resolution approving a Certificate of Appropriateness for Historic Exterior Modification Application No. 2021-08.

EXECUTIVE SUMMARY

Fredericka Ann Older is requesting approval of Historic Exterior Modification Application (HEMA) No. 2021-08 to allow exterior modifications consisting of demolition of a rear year addition, addition of a bedroom addition, interior remodel, and partial demolition and expansion of existing two-car garage, for the Sandstrom House located at 1226 South Birch Street. The property was listed as “Contributive” in 2003.

DISCUSSION

Project Location and Site Description

The subject property is located on the west side of South Birch Street in the Wilshire Square neighborhood. The General Plan land use designation for the site is Low Density Residential (LR) and the zoning district is Single-Family Residential (R1). The property contains an existing two story Tudor Revival style residence that is approximately 1,370 square feet in size with a detached garage on a 0.14-acre residential lot.

The property is known as the Sandstrom House and is individually listed as No. 372 on the Santa Ana Register of Historical Properties (“Register”). It was placed on the Register in 2003 and was categorized as “Contributive.” The Sandstrom House was built in 1929 and has distinctive features of the Tudor Revival Style. The house features a steeply pitched, cross-gabled roof and is clad in stucco. The roof treatment includes wood shingles with rolled edges, extended rakes, and open truss work, suggesting half-timbering, in the gable ends. Carved brackets support the woodwork. “U” shaped, the façade contains a small, open patio recessed between two, front-gabled wings. In the north wing, a large, tripartite window features a decorative brick surround. A smaller, double window, enlivened by diamond-shaped panes, is located in the south wing.

Project Description

The proposed exterior modifications will include the replacement of an existing 173-square-foot addition at the rear of house with a 308-square-foot addition for a master suite. The remodeled master bedroom suite will be built with wood windows to match existing, wood French doors with a transom window, wood shake shingle roof to match, half-timbering, brick surround, and new stucco siding to match the existing residence. The addition would also incorporate a roof design to match the existing roof pitch but will not be any taller than the existing massing.

The modifications to the detached garage would include a 66-square foot rear addition, replacement of a garage door, new wood door and window, new exterior wood trim and stucco, and a new front gabled roof design. Pursuant to Section 30-6 of the Santa Ana Municipal Code (SAMC), the proposed alterations to the detached garage do not require Historic Resources Commission approval but are described and included on the project plans for reference. Staff will continue to work with the applicant to finalize the design of the garage, prior to plan check submittal and permit issuance.

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 secondary elevations, toward the side and rear of the structure. The proposed addition is not visible from the street and is designed to be compatible in scale with a lower roof height and features similar wood windows. 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 Tudor Revival style. The addition is single story and 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. 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 proposes to replace a rear bedroom addition with more square footage for a master bedroom suite, 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 are no known archeological resources onsite.

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 Tudor Revival architectural style will not be disturbed, as the addition is only single story, positioned to the rear of the existing house, and will not alter the existing roof line. 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 at 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 Tudor Revival 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 Wilshire Square 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. Based on this analysis, a Notice of Exemption, Environmental Review No. 2021-75 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 – 1226 South Birch Street
3. Site Photos
4. Drawing Exhibits

HEMA No. 2021-08 – Sandstrom House (1226 South Birch Street)
November 4, 2021
Page 6

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 1226 SOUTH BIRCH STREET (HISTORIC EXTERIOR MODIFICATION APPLICATION NO. 2021-08)

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. Fredericka Ann Older (“Applicant”), is requesting approval of Historic Exterior Modification Application No. 2021-08 to allow exterior modifications to the property at 1226 South Birch Street, historically known as the Sandstrom House.
- B. The legal owner of the property is Fredericka Ann Older.
- 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 Sandstrom House is individually listed as No. 372 on the Santa Ana Register of Historical Properties and categorized as “Contributive” in 2003.
- E. The Sandstrom House has distinctive architectural features of the Tudor Revival style and was built circa 1929. Character-defining exterior features of the house that should be preserved include, but may not be limited to: original materials and finishes (wood, brick); roof configuration and treatment (including rolled edges, extended rakes); massing and composition; original doors and windows; patio; chimney; and architectural detailing (truss work, brackets).
- 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 the replacement of an existing 173-square-foot addition at the rear of house with a 308-square-

foot addition for a master suite, and construction of a 66-square-foot rear addition to the detached garage. The remodeled master bedroom suite will be built with wood windows to match existing, wood French doors with a transom window, wood shake shingle roof to match, half-timbering, brick surround, and new stucco siding to match the existing residence. The addition would also incorporate a roof design to match the existing roof pitch but will not be any taller than the existing massing. The garage remodel consists of the replacement of a garage door, new wood door and window, new exterior wood trim and stucco, and the retention of the north and south existing building walls.

- H. Pursuant to Santa Ana Municipal Code Section 30-6, the Historic Resources Commission held a duly noticed public hearing on November 4, 2021 for the request for exterior modifications to the Sandstrom House.
- I. Since the property is deemed a historic structure, 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. 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.
 - ii. 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 secondary elevations, toward the side and rear of the structure. The proposed addition is not visible from the street and is designed to be compatible in scale with a lower roof height and features similar wood windows. The proposed exterior alterations will not alter the primary east (front) elevation, or any important spatial relationships that characterize the property.
 - iii. 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 Tudor Revival style. The addition is single story and 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. Therefore, the architectural treatment will read as contemporary, not conjectural.

- iv. 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 proposes to replace a rear bedroom addition with more square footage for a master bedroom suite, which is not readily visible from the public right-of-way.
- v. The project complies with Standard No. 9. The new addition will not destroy historic materials, features, or spatial relationships that characterize the property. Although 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 Tudor Revival architectural style will not be disturbed, as the addition is only single story, positioned to the rear of the existing house, and will not alter the existing roof line. 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. 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 at 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, 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, Environmental Review No. 2021-75 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. 2021-08. 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 4th day of November 2021.

Tim Rush
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

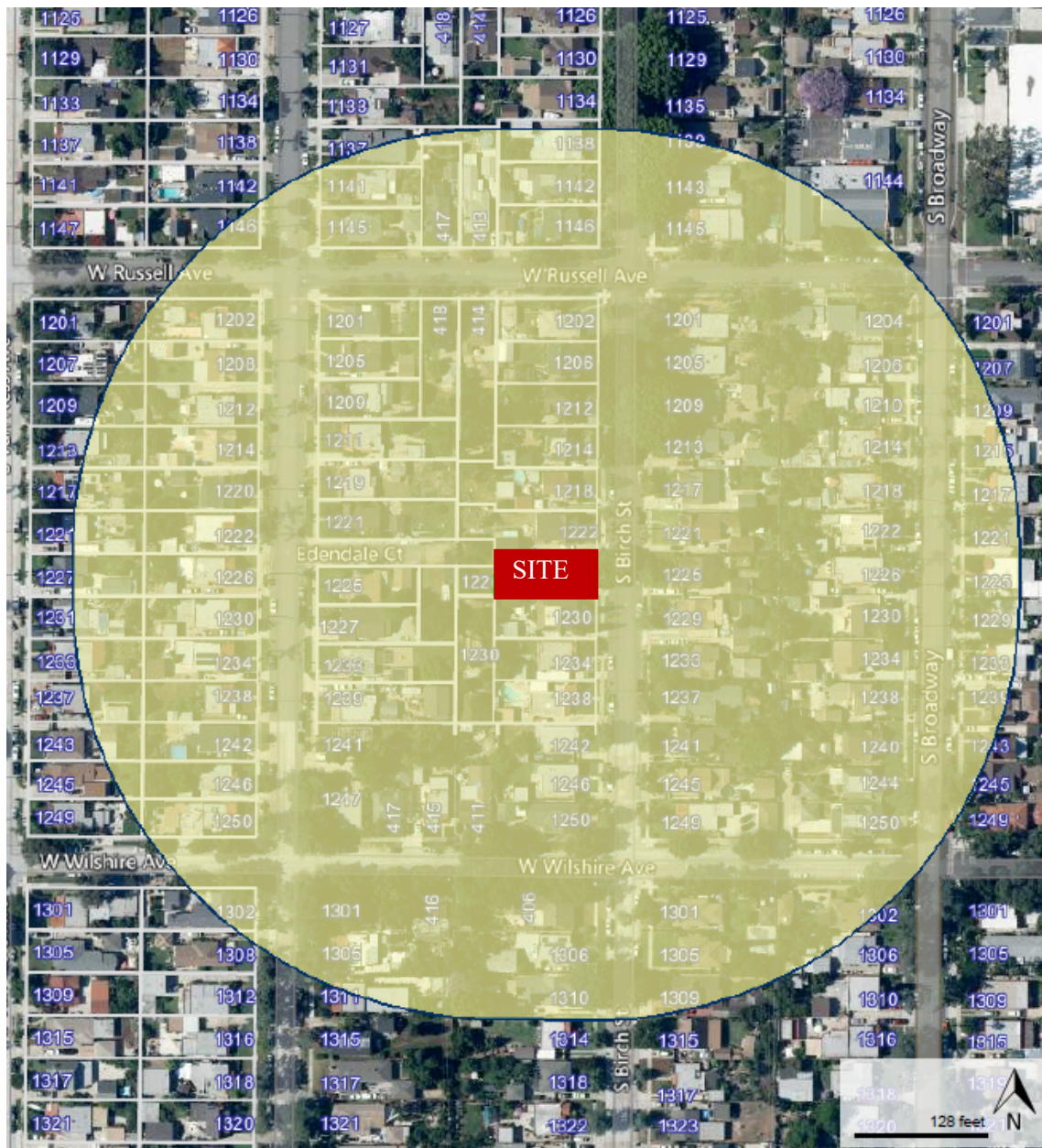
I, SARAH BERNAL, Commission Secretary, do hereby attest to and certify the attached Resolution No. 2021-XXX to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on November 4, 2021.

Date: _____

Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
013-151-38	1226 SOUTH BIRCH STREET	LOTS 19 OF TRACT NO. 921, AS SHOWN ON MAP RECORDED IN BOOK 28, PAGE 45, OF MISCELLANEOUS MAPS, OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.	Fredericka Ann Older



500' RADIUS

HEMA NO. 2021-08
1226 SOUTH BIRCH STREET
THE SANDSTROM HOUSE

PLANNING AND BUILDING AGENCY



A SOUTH ELEVATION



B EAST ELEVATION



C WEST ELEVATION



D NORTH ELEVATION

EXISTING EXTERIOR ELEVATIONS - MAIN DWELLING

OLDER HOUSE ADDITION
1226 South Birch Street, Santa Ana, CA 92707

07/19/2021



Historic Resources Commission
11/4/2021



Ⓑ NORTH PARTIAL ELEVATION



Ⓐ WEST ELEVATION



Ⓒ EAST ELEVATION

EXISTING EXTERIOR ELEVATIONS - DETACHED GARAGE

OLDER HOUSE ADDITION
1226 South Birch Street, Santa Ana, CA 92707

07/19/2021



Historic Resources Commission
11/4/2021

OLDER HOUSE ADDITION

1226 S. BIRCH STREET, SANTA ANA, CA 92707

Documents:

HRC Review Application
Parcel Map
Title Report
Grant Deed

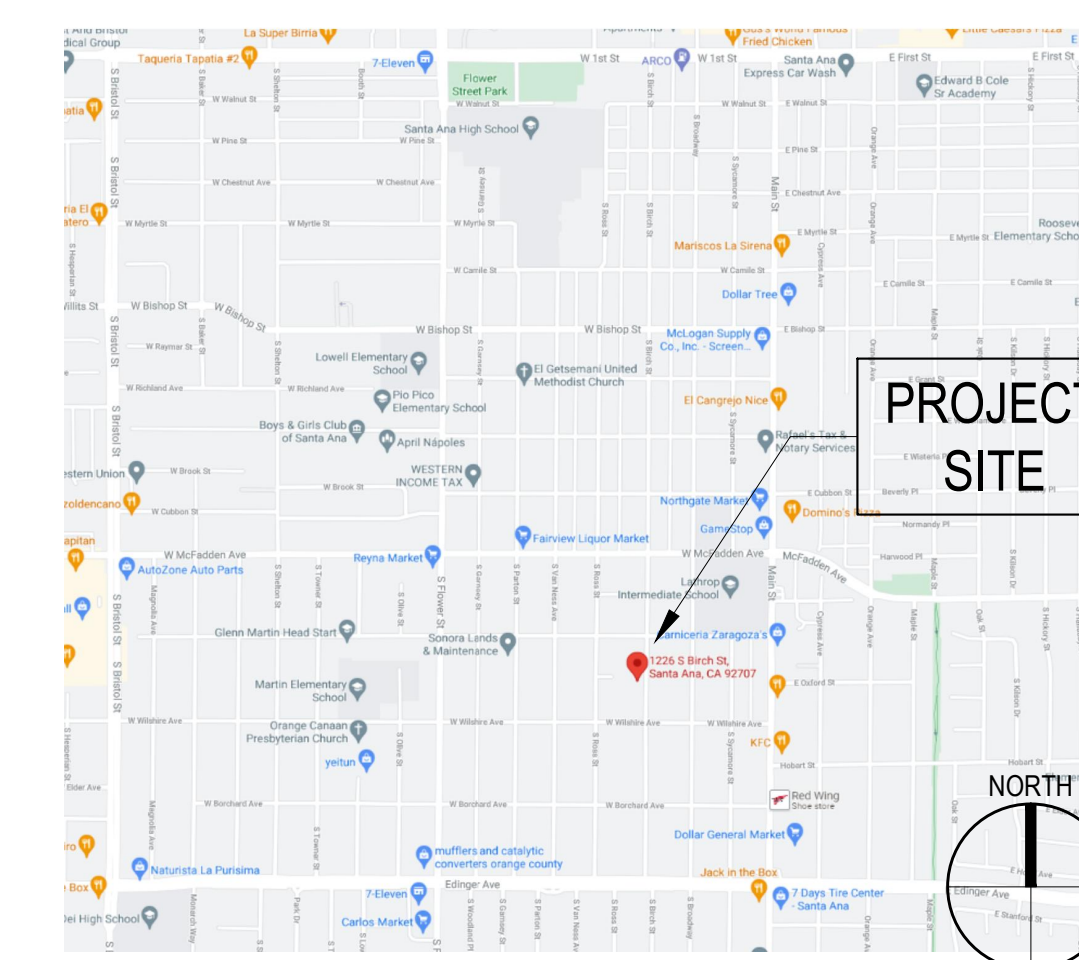
Sheet Index

Exhibits:

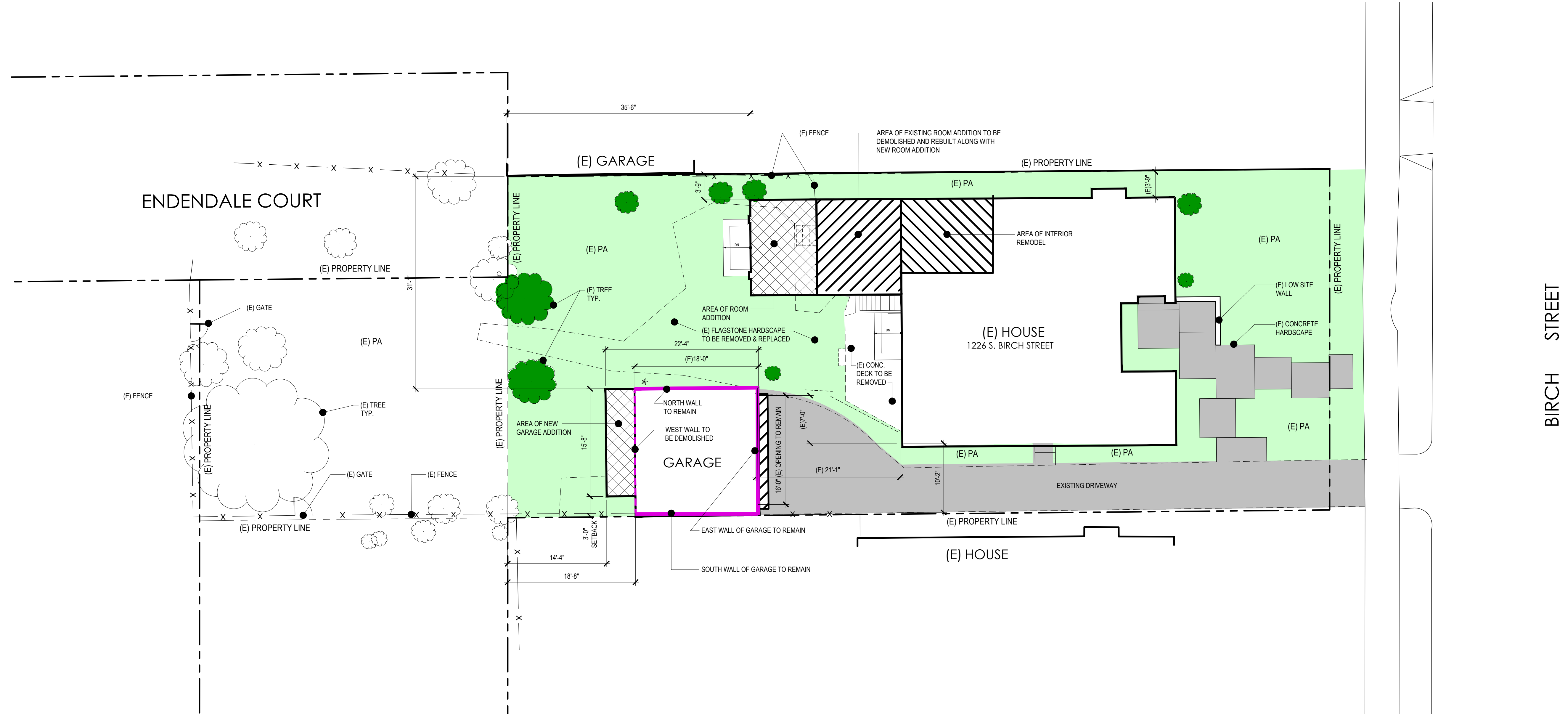
- 1 Existing/ Proposed Site Plan
- 2 Existing/ Proposed Floor Plans
- 3 Existing/ Proposed Roof Plan
- 4 Existing/ Proposed Garage Floor & Roof Plans
- 5 Existing Exterior Elevations
- 6 Proposed Exterior Elevations
- 7 Proposed Elevation Renderings
- 8 Existing Images Exterior
- 9 Existing Images Exterior-Garage
- 10 Proposed Exterior Elevations - Garage



VICINITY MAP



PROJECT DATA:	APN	013-151-38
	OCCUPANCY	R-1
	CONSTRUCTION TYPE	TYPE V
	LOT#	38
	SITE AREA (LOT 38)	6,000 S.F.
	FIRST FLOOR AREA-(EXISTING TO REMAIN)	1,370 S.F.
	FIRST FLOOR AREA-(NEW ADDITION)	308 S.F.
	DETACHED GARAGE (NOT INCLUDED IN LIVING SPACE)	416 S.F.
	TOTAL LIVING	1,678 S.F.
	LOT COVERAGE (1678+416) / 6000 =	34.9% <35% MAX.

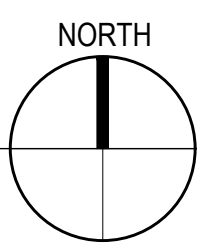


EXISTING / PROPOSED SITE PLAN

OLDER HOUSE ADDITION

1226 South Birch Street, Santa Ana, CA 92707

SCALE: 1/8" = 1'-0"
07/19/2021

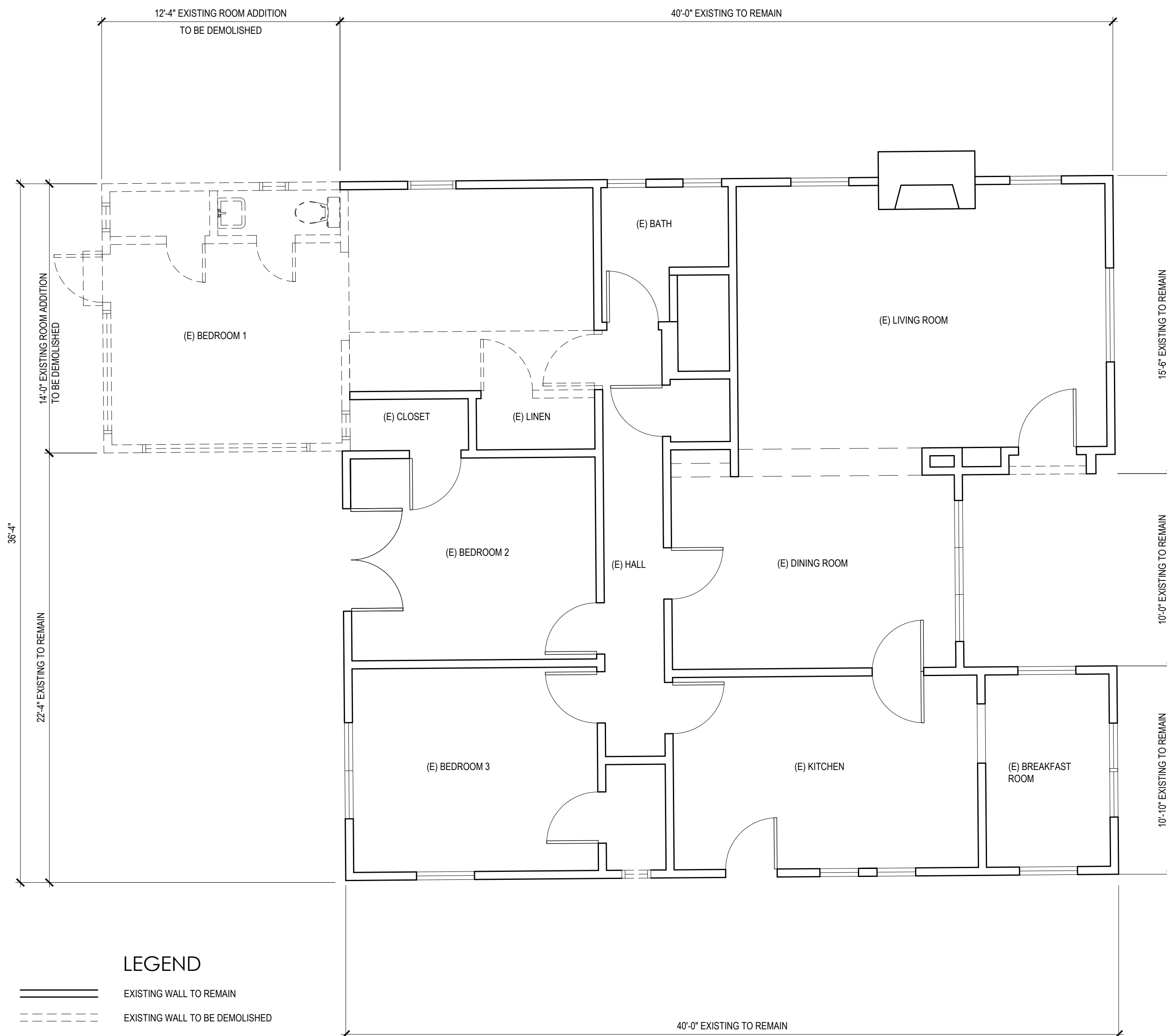


DOOR SCHEDULE

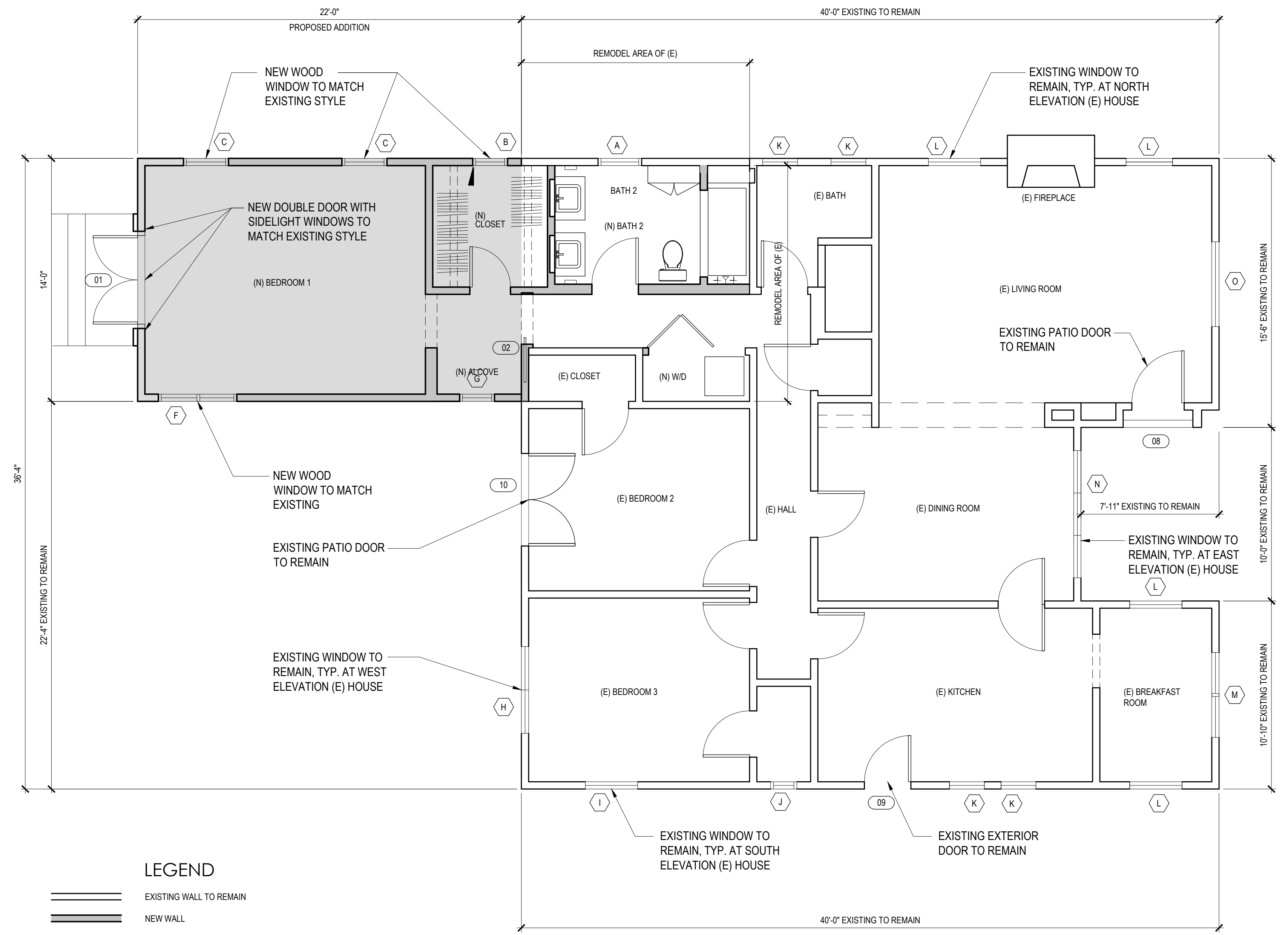
DOOR #	SIZE	CORE CONSTR.	FINISH	REMARKS
				DOOR (NOTE: EXISTING INT DOORS NOT INCLUDED)
01	2'-6" x 6'-8" DOUBLE	SC SC	P2	GLASS FRENCH DOORS W 12" CUSTOM SIDELIGHTS
02	2'-8" x 6'-8"	SC SC	P2	POCKET DOOR
03	2'-4" x 6'-8"	SC SC	P2	-
04	2'-8" x 6'-8"	SC SC	P2	-
05	5'-8" x 6'-8"	SC SC	P2	FOLDING DOOR
06	2'-8" x 6'-8"	SC SC	P2	GARAGE SIDE DOOR
07	16'-0" x 7'-0"	- AL	FF	ROLL-UP GARAGE DOOR
08	3'-0" x 6'-8"	SC SC	P2	EXISTING FRONT ENTRY
09	2'-4" x 6'-8"	SC SC	P2	EXISTING KITCHEN
10	2'-6" x 6'-8" DOUBLE	SC SC	P2	EXISTING BEDROOM 2

WINDOW SCHEDULE

WINDOW #	SIZE (W x H)	OPERATION	SQ. FEET	MATERIAL	FINISH	REMARKS
						WINDOW
A	2'-7" x 4'-7"	DOUBLE HUNG	11.84	WD	P2	(EXISTING TO REMAIN)
B	1'-6" x 2'-3"	CASEMENT	3.38	WD	P2	
C	2'-6" x 2'-3"	AWNING	5.62	WD	-	
D	NOT USED	-	-	-	-	
E	NOT USED	-	-	-	-	
F	5'-0" x 2'-3"	CASEMENT	11.25	WD	P2	DOUBLE WINDOW
G	4'-6" x 1'-6"	NON-OP	6.75	WD	P2	(E) LEADED GLASS WINDOW (CLIENT SUPPLIED)
H	(2) 2'-3" x 4'-7"	DOUBLE HUNG	10.31	-	P2	(EXISTING)
I	2'-7" x 4'-7"	DOUBLE HUNG	11.84	-	P2	(EXISTING)
J	1'-3" x 2'-3"	AWNING	2.81	-	-	(EXISTING)
K	1'-6" x 2'-3"	DOUBLE HUNG	3.38	-	P2	(EXISTING)
L	2'-7" x 4'-7"	DOUBLE HUNG	11.84	-	-	(EXISTING 6 OVER 1)
M	4'-8" x 4'-7"	CASEMENT	20.22	-	P2	(EXISTING-DOUBLE)
N	7'-6" x 5'-2"	NON-OP CASEMENT	38.75	-	P2	(EXISTING NON-OP W/CASEMENT SIDELIGHTS)
O	7'-8" x 6'-8" (HT VARIES)	NON-OP	48.75	-	P2	(EXISTING)



EXISTING FLOOR PLAN



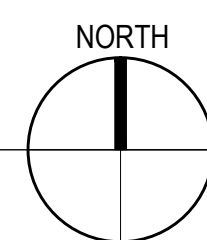
PROPOSED FLOOR PLAN

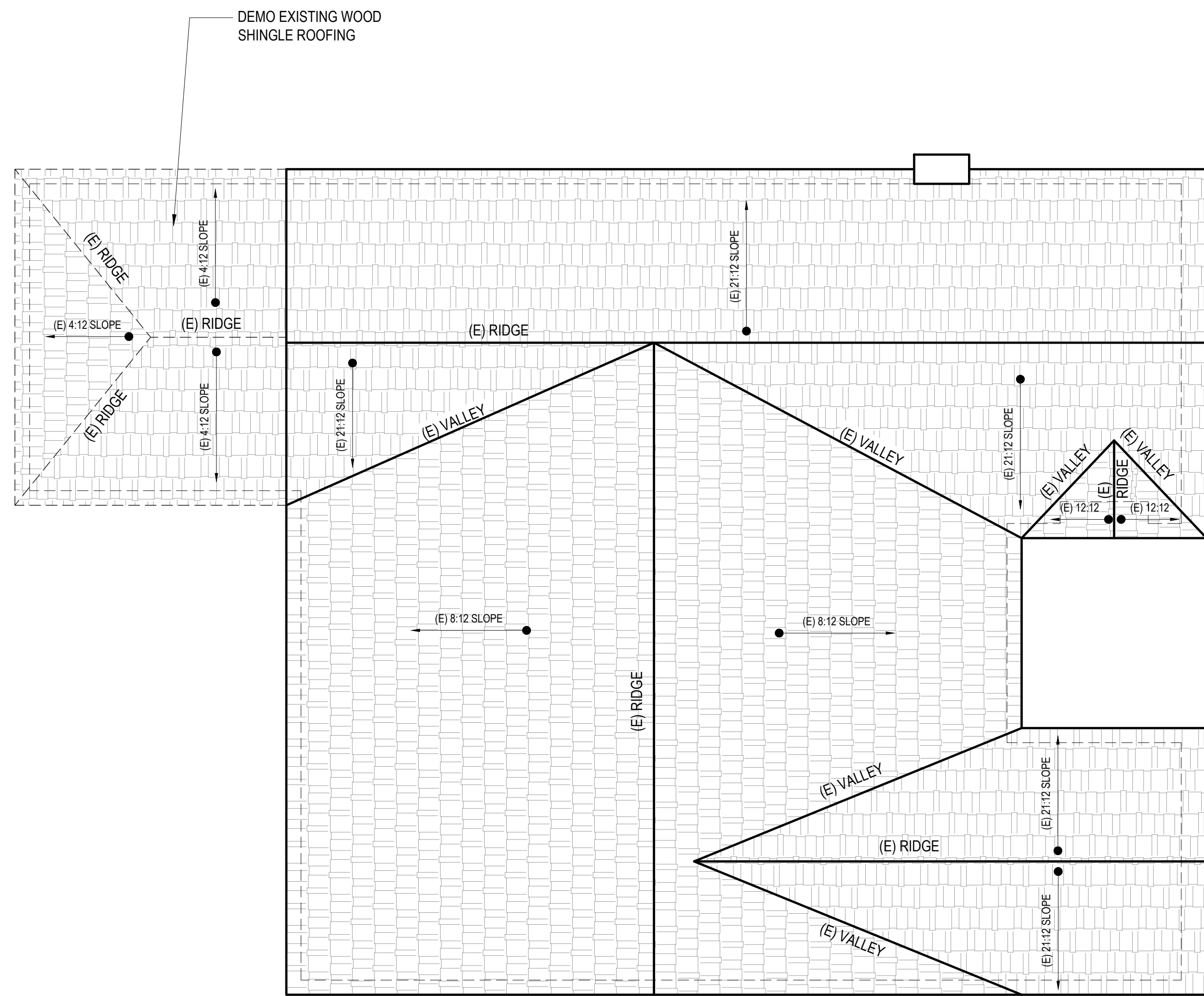
EXISTING AND PROPOSED FLOOR PLAN

OLDER HOUSE ADDITION

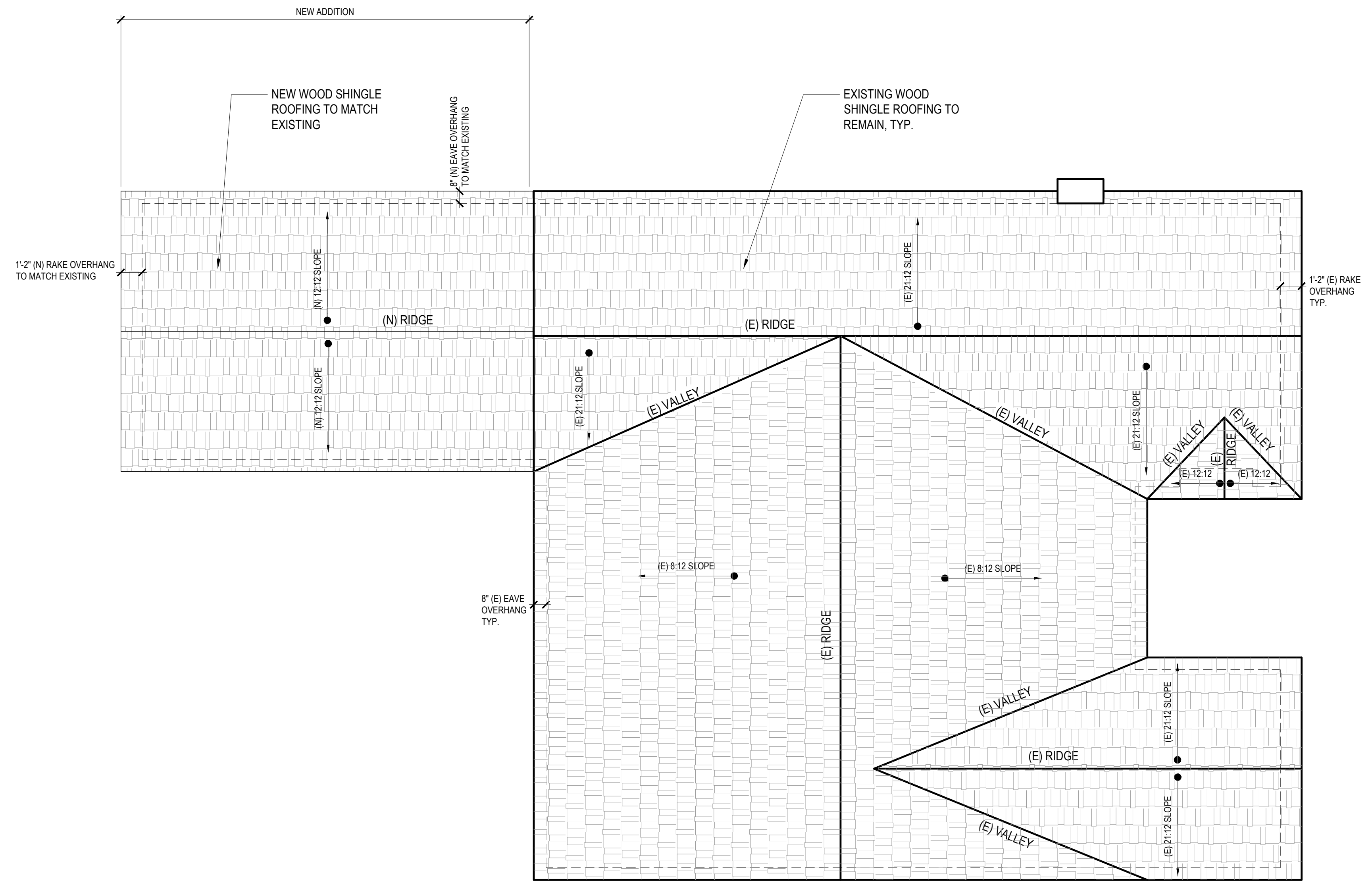
1226 South Birch Street, Santa Ana, CA 92707

SCALE: 1/4" = 1'-0"
07/19/2021





EXISTING
ROOF PLAN

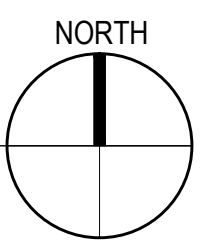


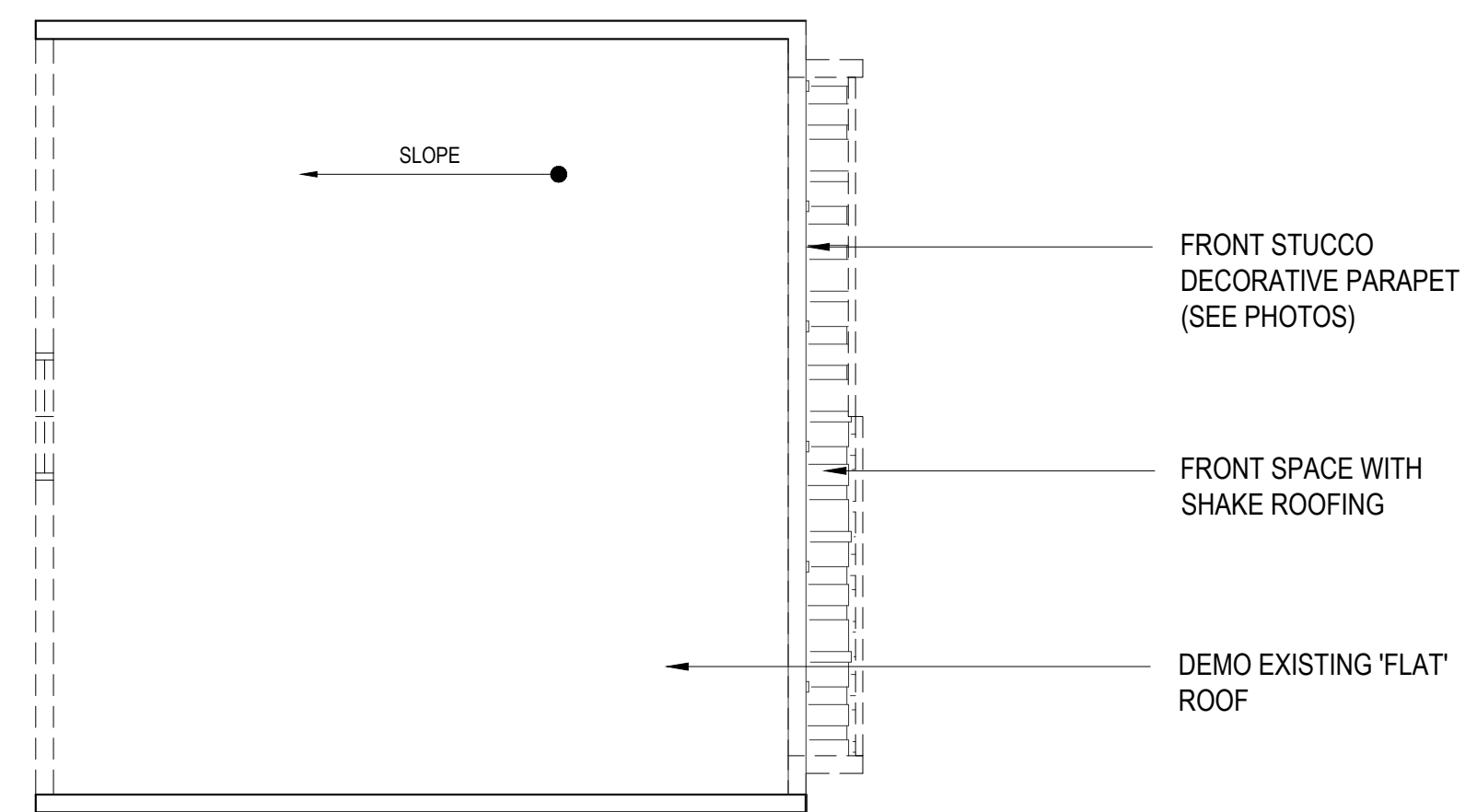
PROPOSED
ROOF PLAN

EXISTING AND PROPOSED ROOF PLAN

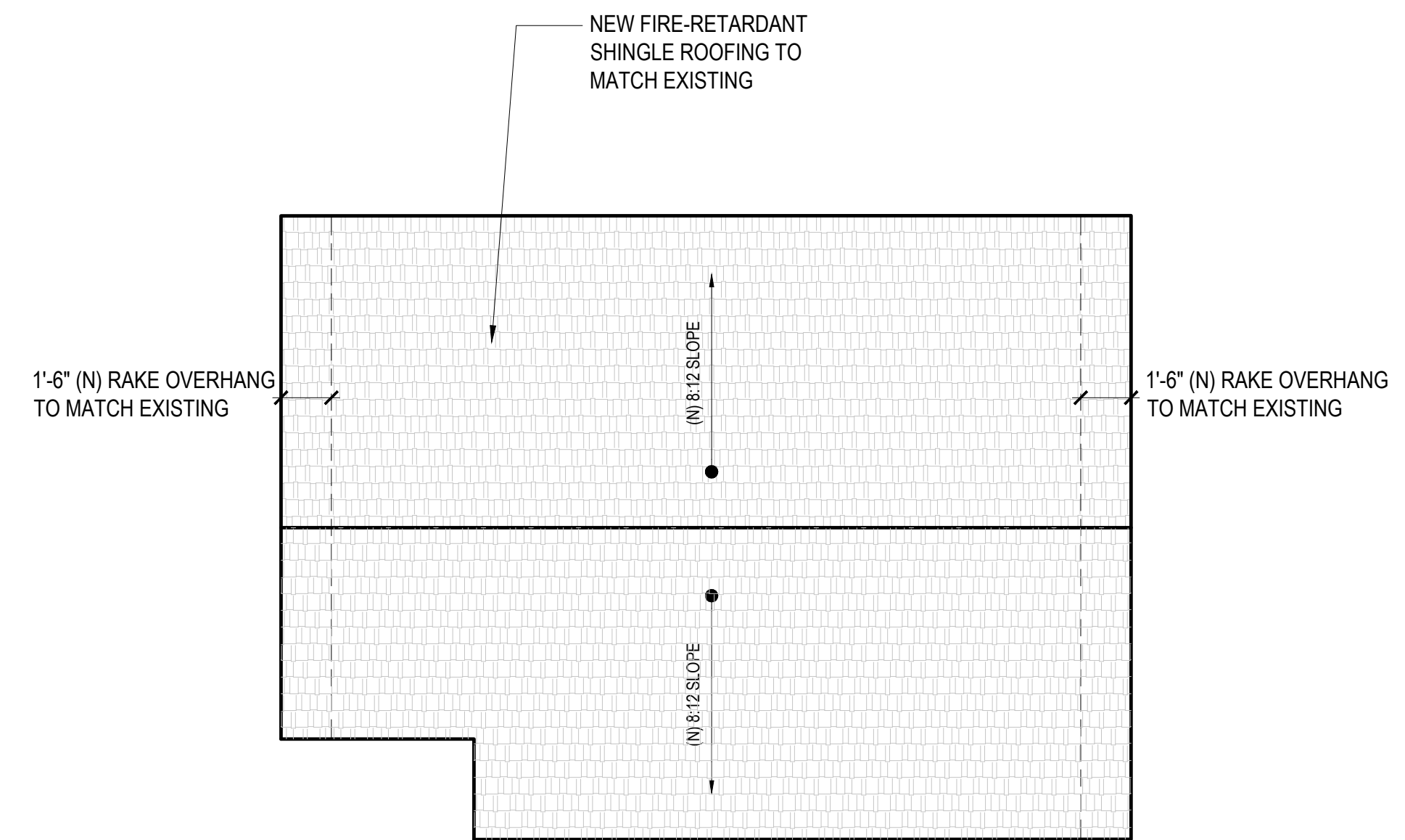
OLDER HOUSE ADDITION
1226 South Birch Street, Santa Ana, CA 92707

SCALE: 1/4" = 1'-0"
07/19/2021

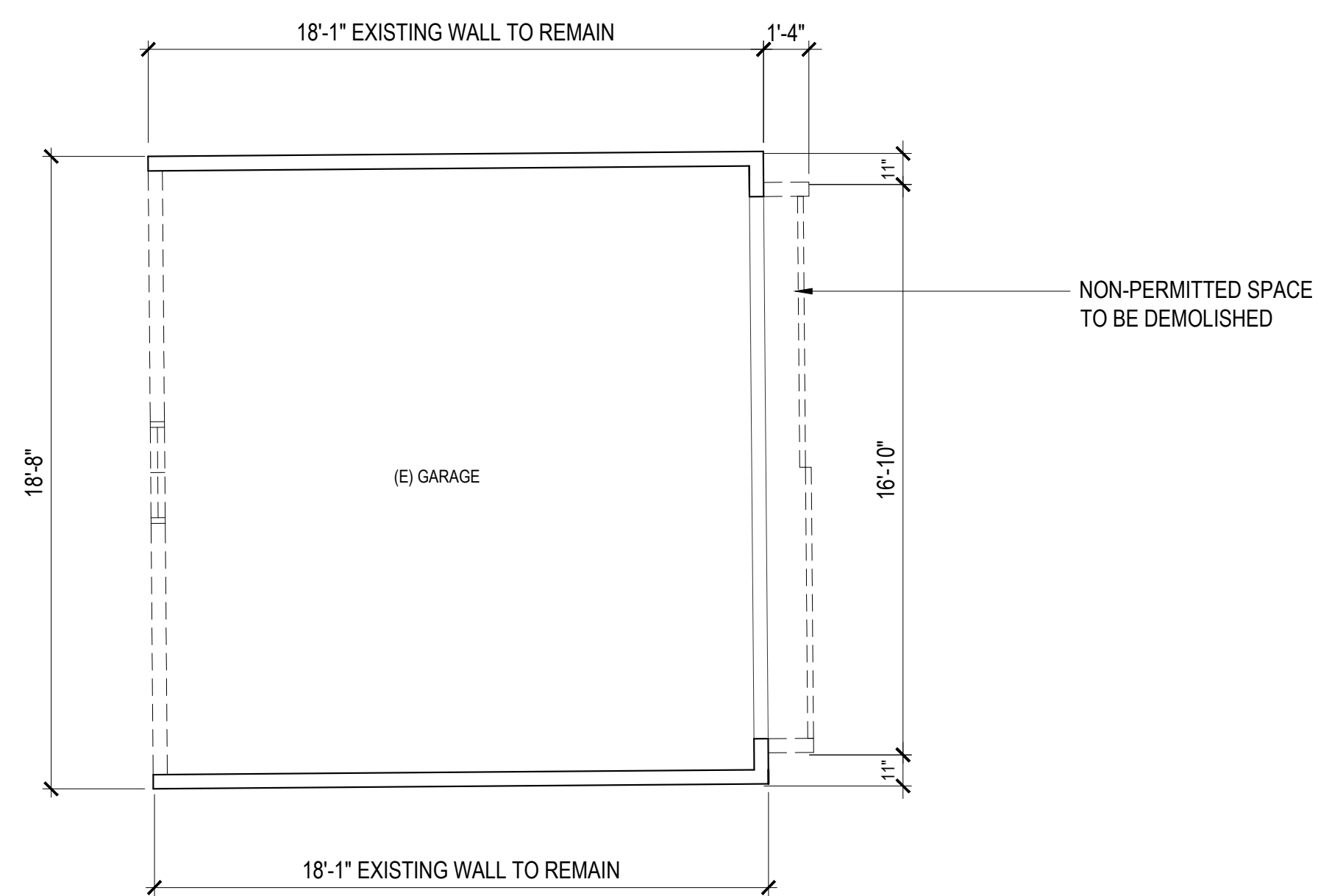




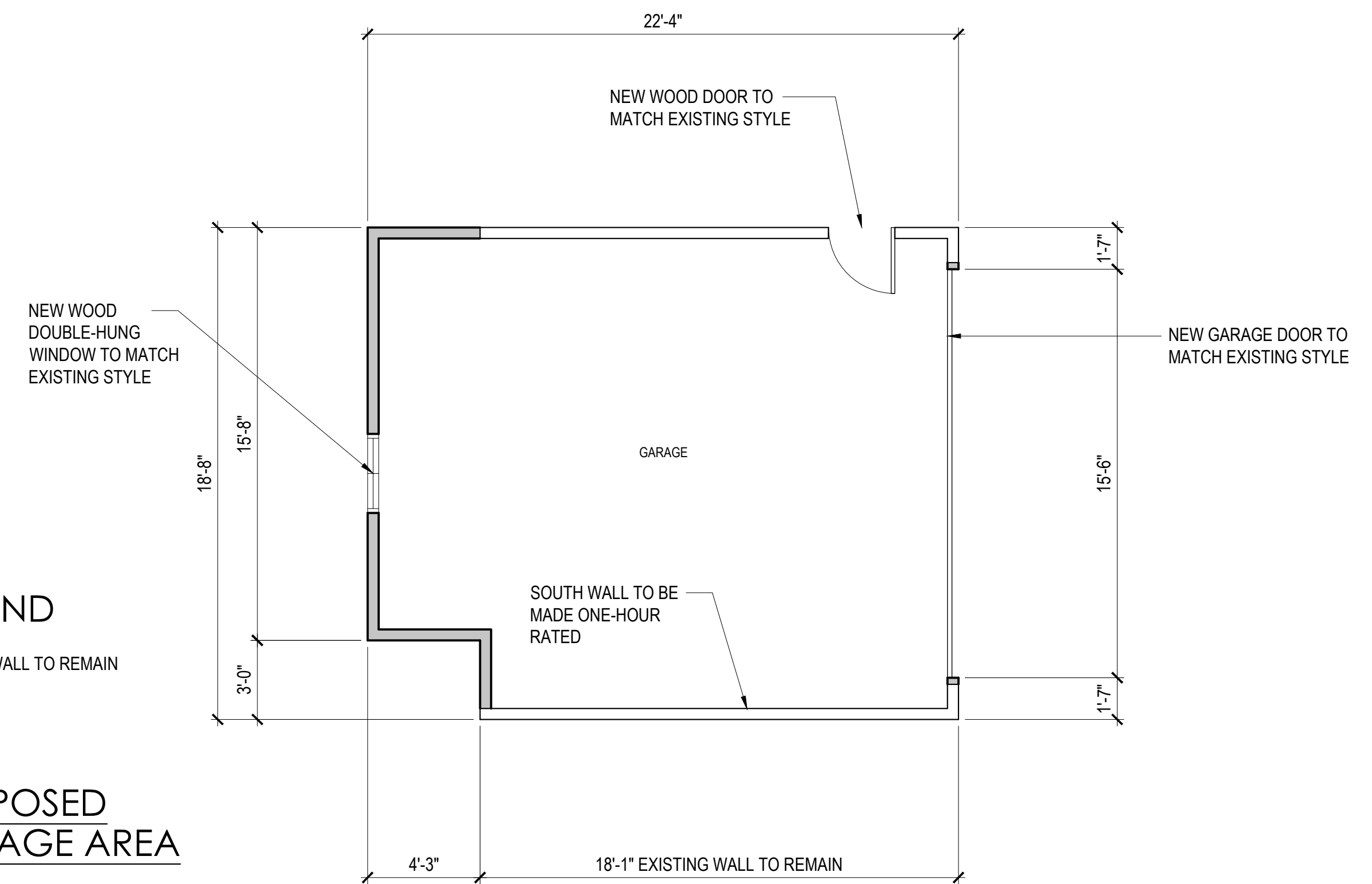
EXISTING GARAGE ROOF PLAN



PROPOSED GARAGE ROOF PLAN



EXISTING GARAGE FLOOR PLAN



PROPOSED GARAGE FLOOR PLAN

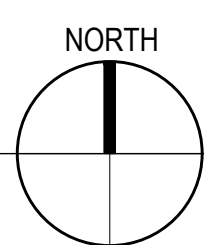
LEGEND
 = = = = = EXISTING WALL TO REMAIN
 - - - - - EXISTING WALL TO BE DEMOLISHED
 ———— EXISTING GARAGE AREA
 (E) GARAGE: ≈342 SF

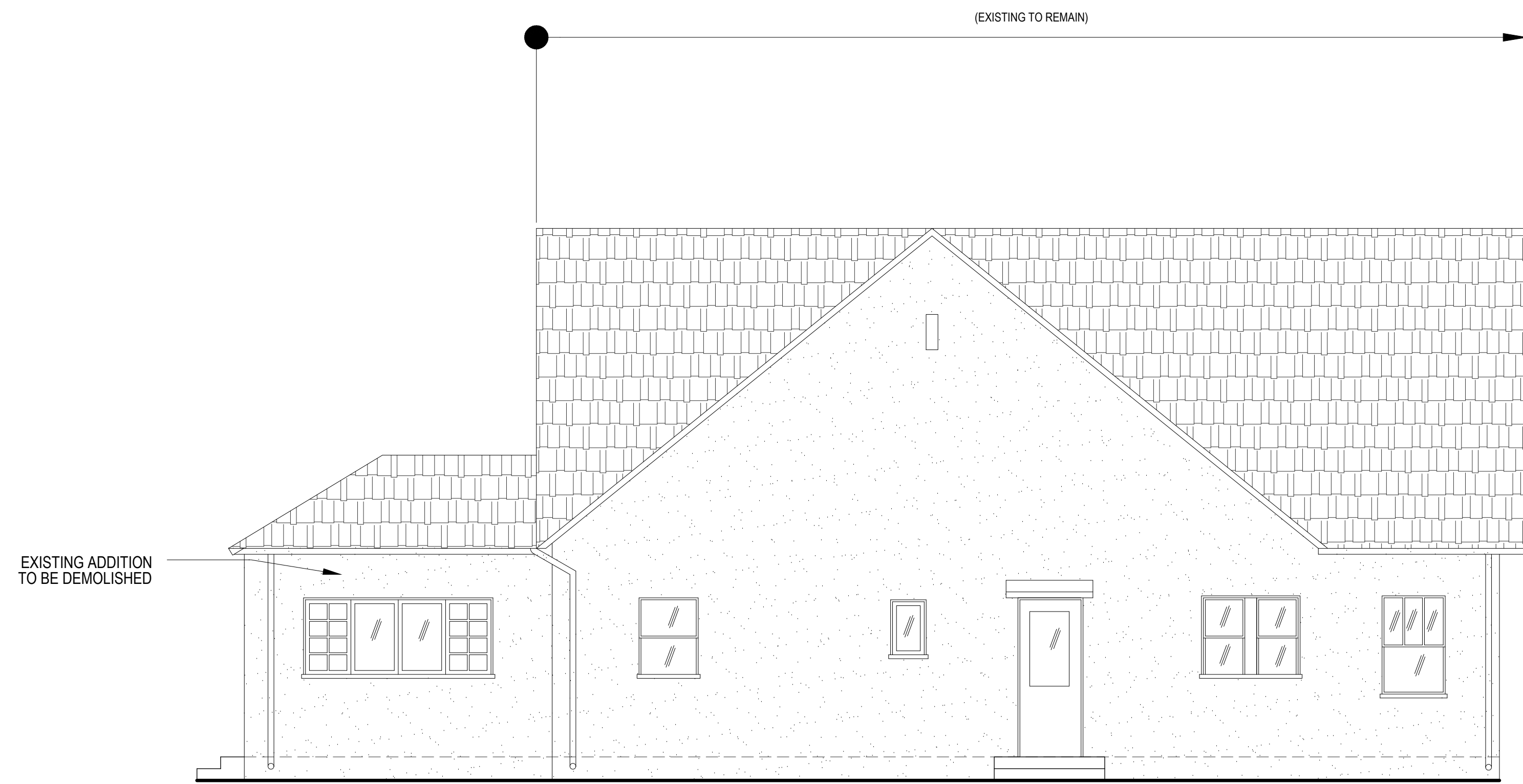
LEGEND
 = = = = = EXISTING WALL TO REMAIN
 = = = = = NEW WALL
 ———— PROPOSED GARAGE AREA
 (N) GARAGE ADDITION AREA: 63 SF
 TOTAL GARAGE AREA: 403 SF

EXISTING / PROPOSED GARAGE FLOOR PLANS AND ROOF PLANS

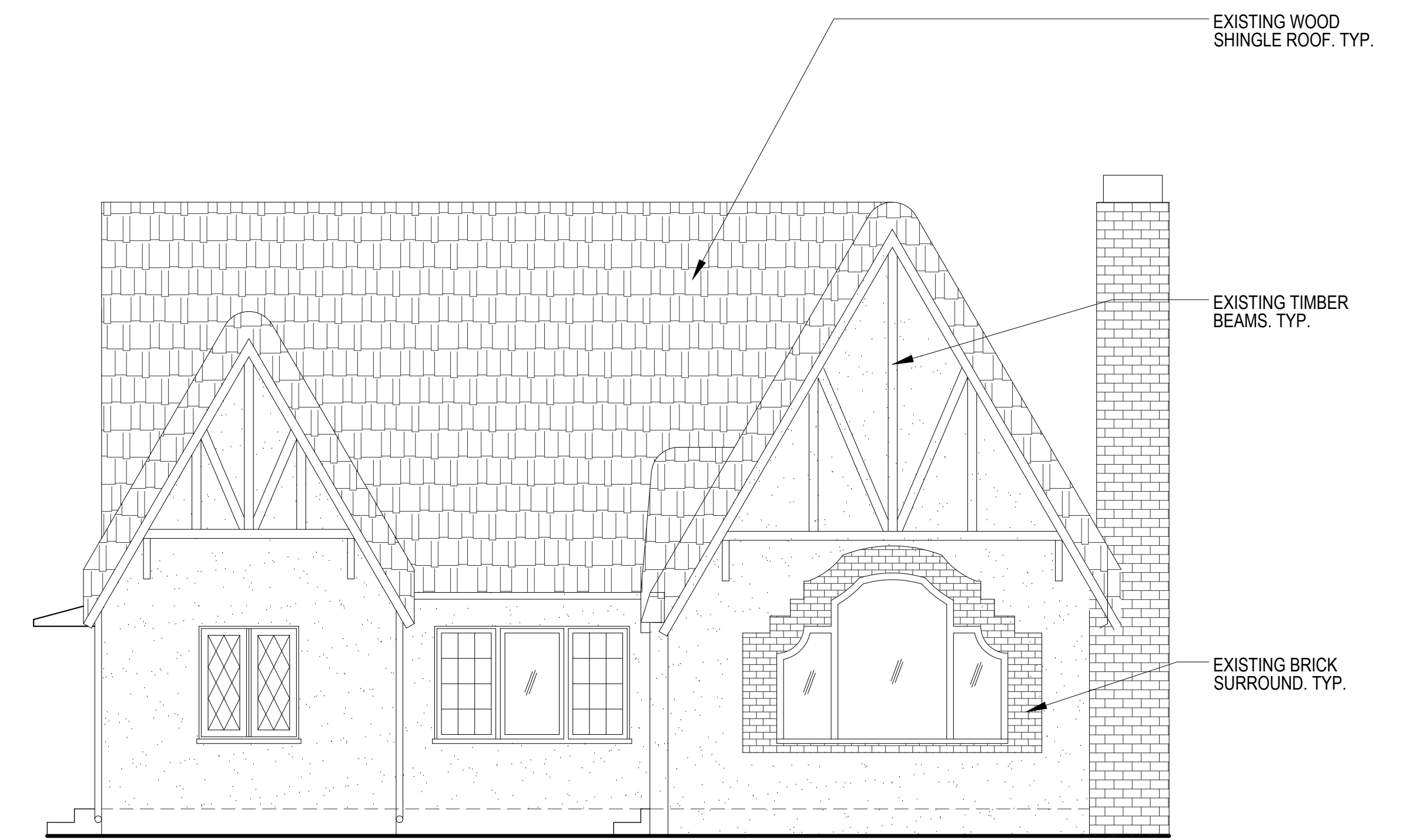
OLDER HOUSE ADDITION
 1226 South Birch Street, Santa Ana, CA 92707

SCALE: 1/4" = 1'-0"
 07/19/2021





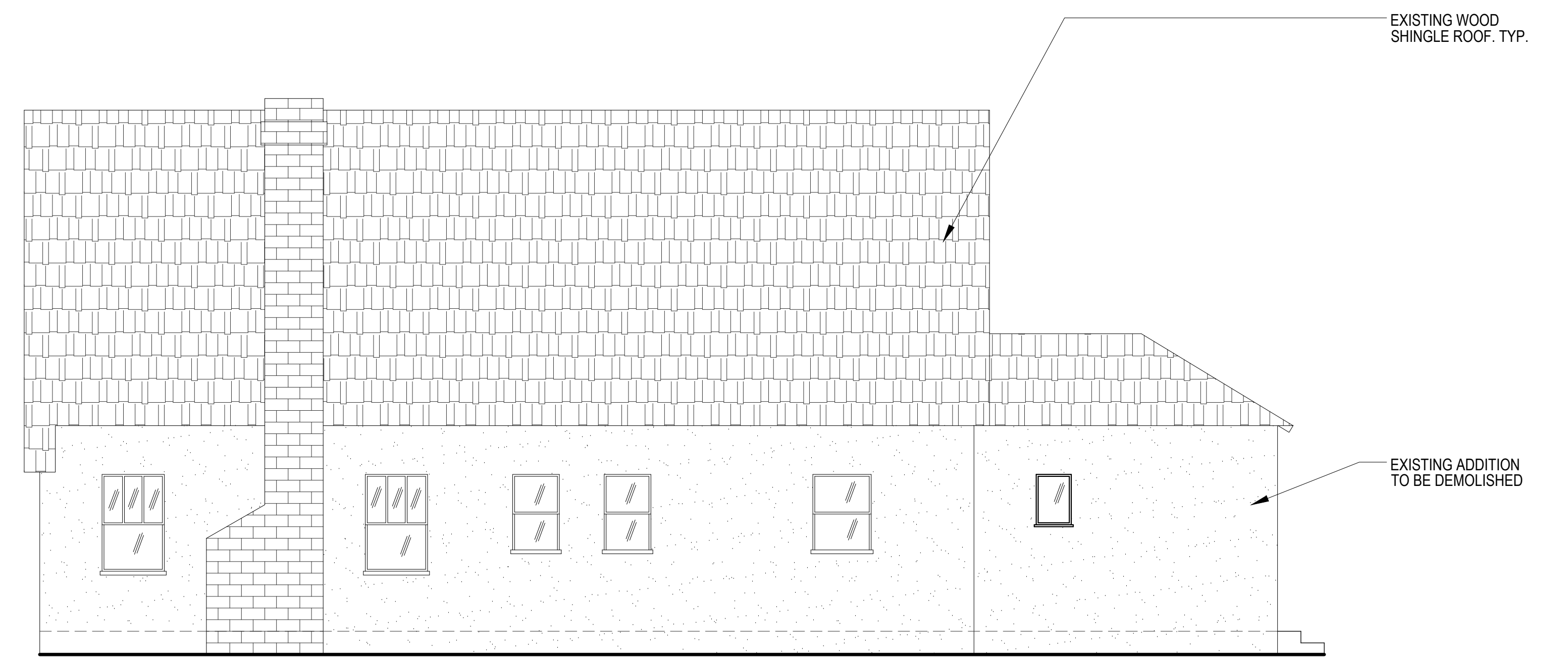
(A) SOUTH ELEVATION



(B) EAST ELEVATION (FRONT-EXISTING TO REMAIN AS-IS)



(C) WEST ELEVATION (REAR)



(D) NORTH ELEVATION

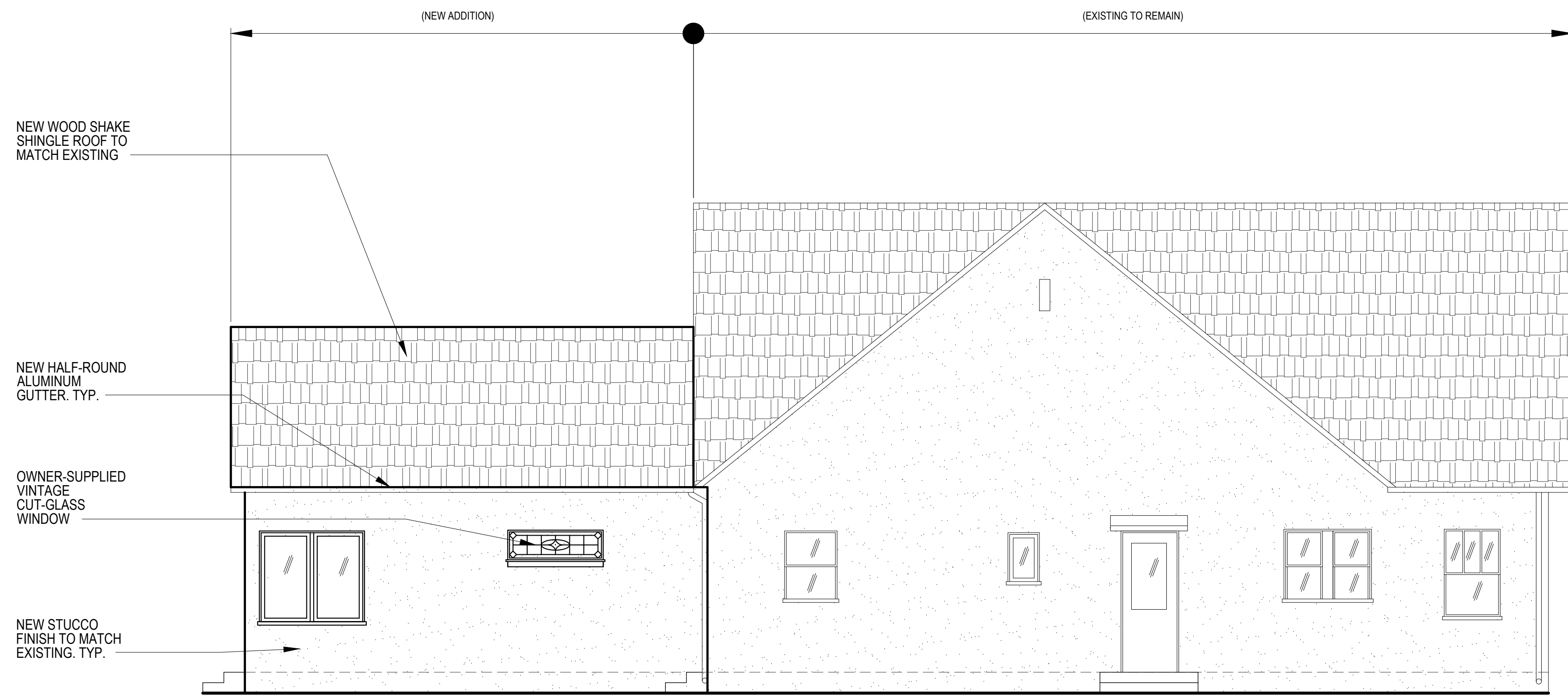
EXISTING EXTERIOR ELEVATIONS

OLDER HOUSE ADDITION
1226 South Birch Street, Santa Ana, CA 92707

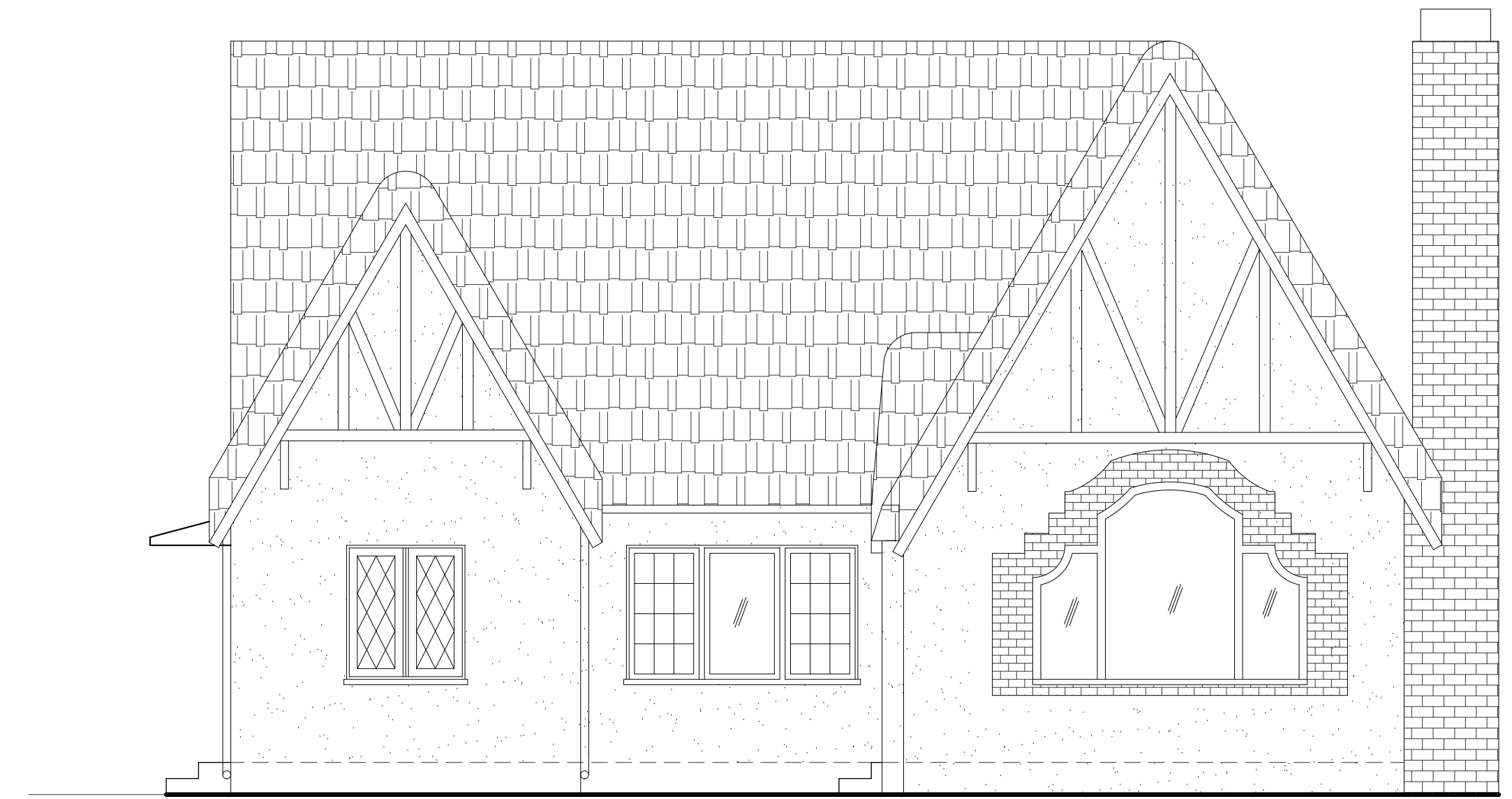
07/19/2021



Historic Resources Commission
11/4/2021



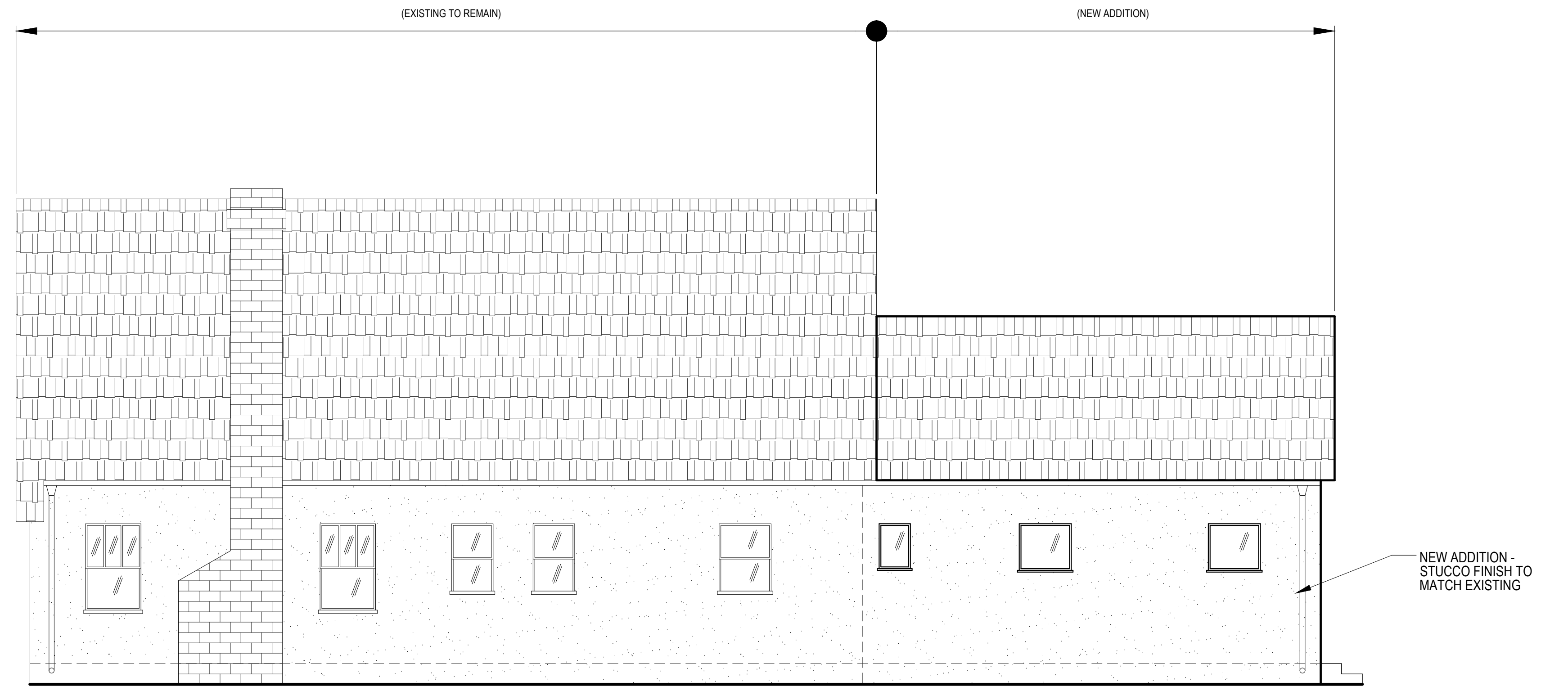
(A) SOUTH ELEVATION



(B) EAST ELEVATION (FRONT-EXISTING TO REMAIN AS-IS)



(C) WEST ELEVATION



(D) NORTH ELEVATION

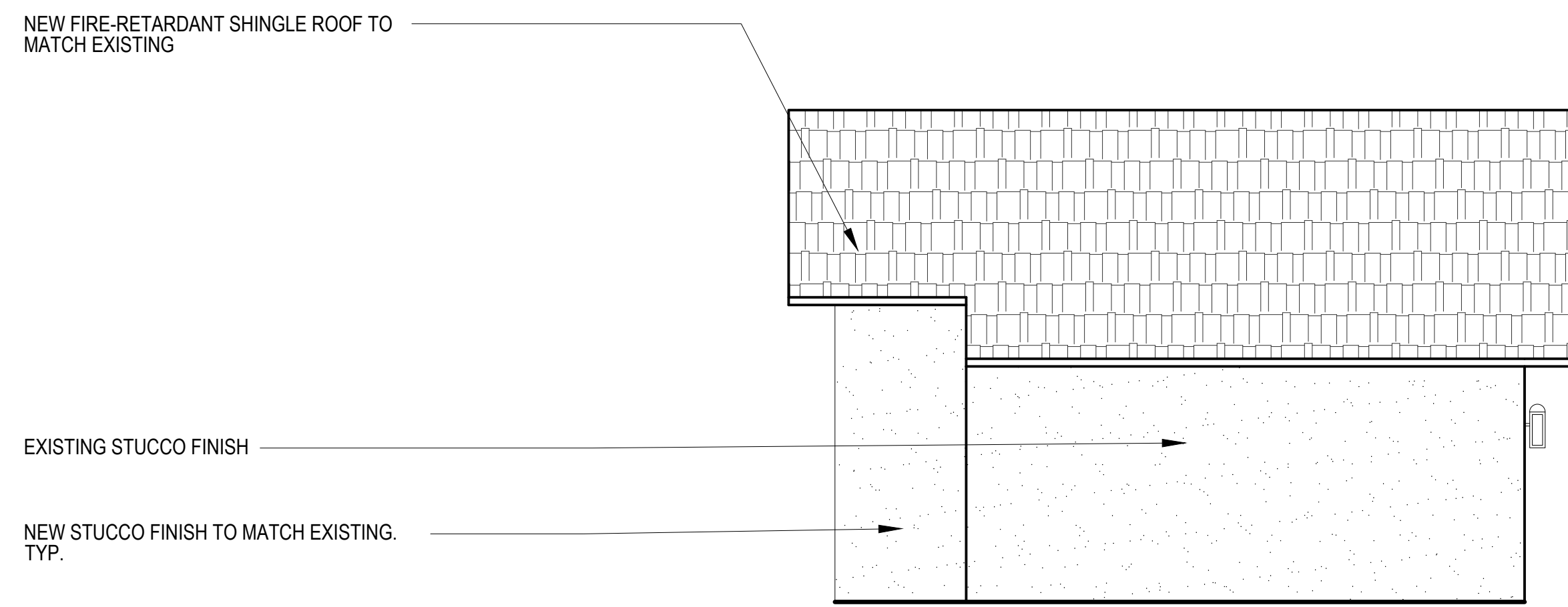
PROPOSED EXTERIOR ELEVATIONS

OLDER HOUSE ADDITION

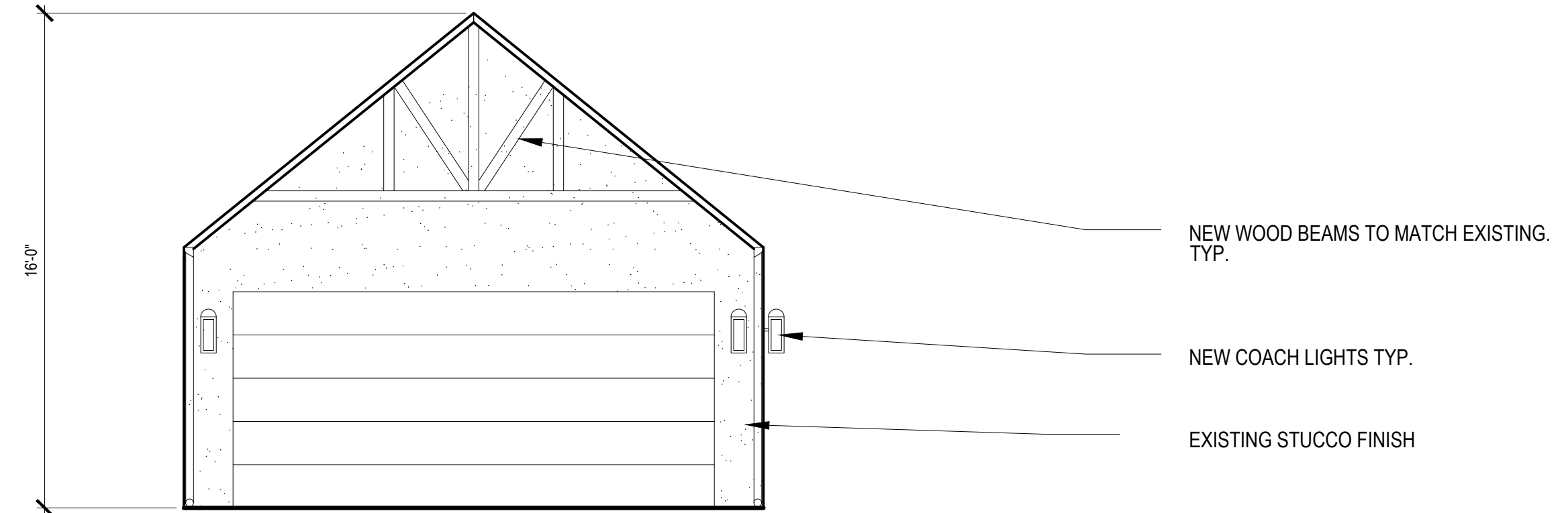
1226 South Birch Street, Santa Ana, CA 92707

07/19/2021

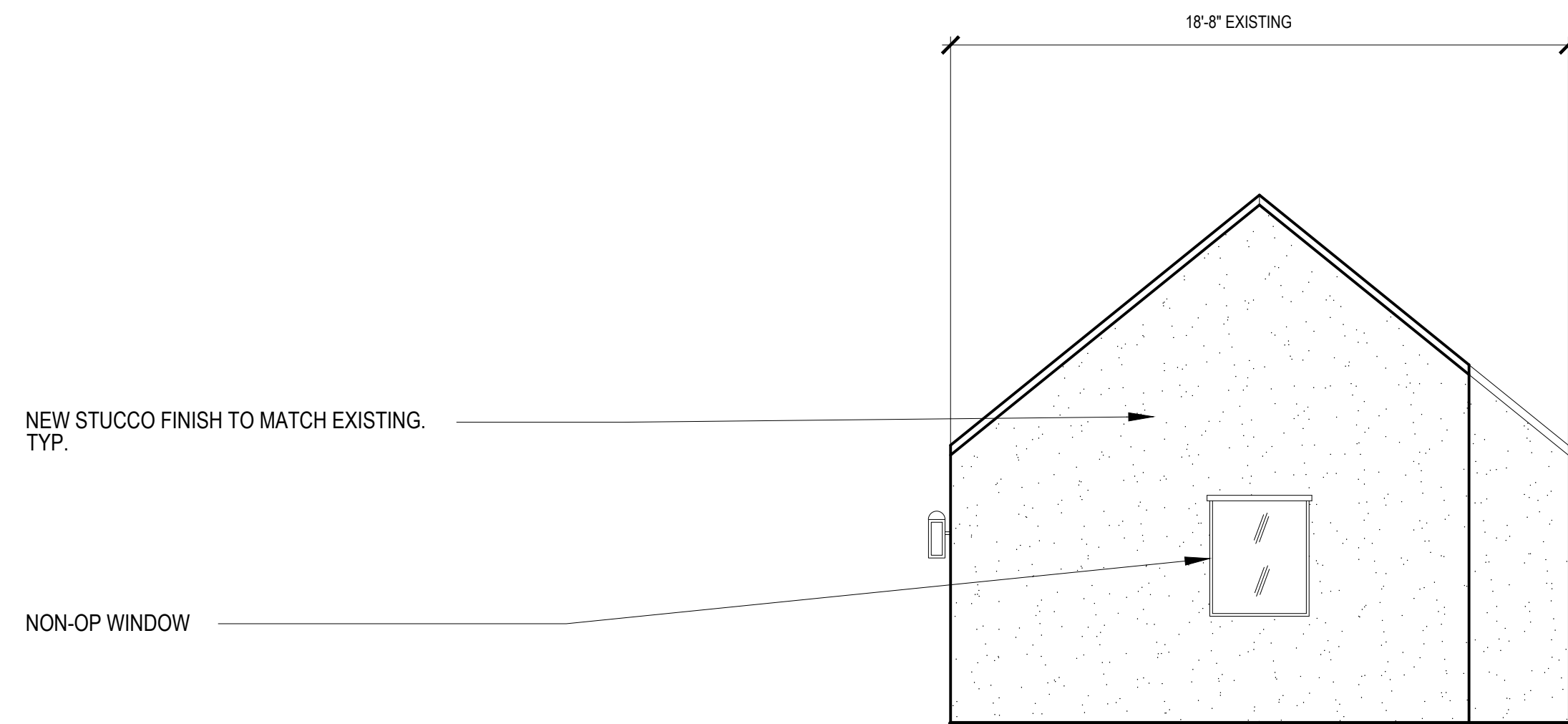




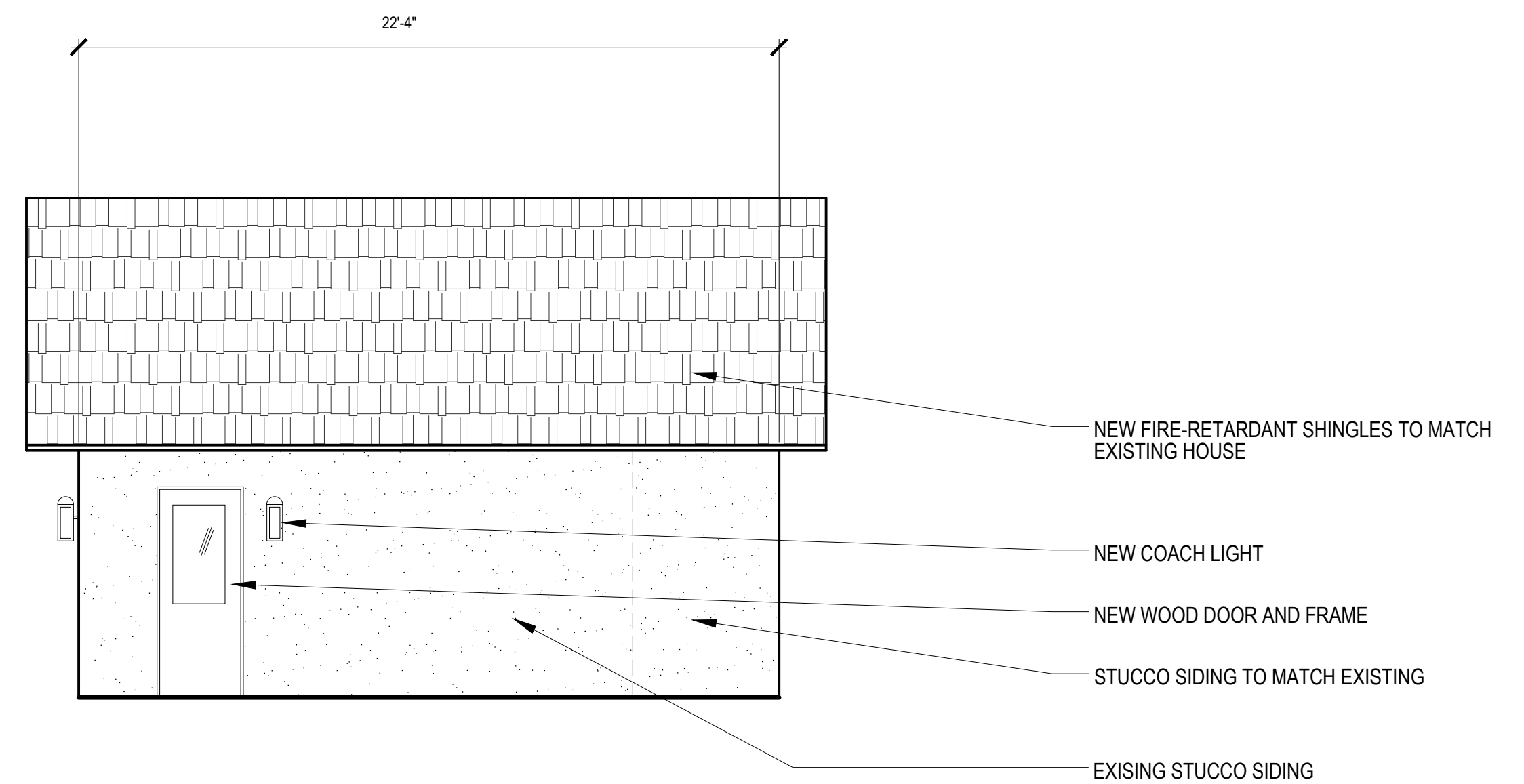
A SOUTH ELEVATION



B EAST ELEVATION (FRONT-EXISTING TO REMAIN AS-IS)



C WEST ELEVATION



D NORTH ELEVATION

PROPOSED GARAGE EXTERIOR ELEVATIONS

OLDER HOUSE ADDITION
 1226 South Birch Street, Santa Ana, CA 92707

07/19/2021





NEW DECORATIVE BEAM STRUCTURE TO EMULATE EXISTING

EXISTING DECORATIVE BEAM STRUCTURE

EXISTING DECORATIVE BRICK SURROUND



NEW DECORATIVE BEAM STRUCTURE TO EMULATE EXISTING

NEW STUCCO FINISH TO MATCH EXISTING

NEW DECORATIVE BRICK SURROUND TO EMULATE EXISTING

NEW STUCCO FINISH TO MATCH EXISTING

PROPOSED ELEVATIONS

OLDER HOUSE ADDITION
 1226 South Birch Street, Santa Ana, CA 92707

07/19/2021



Historic Resources Commission
 11/4/2021

ORANGE COUNTY REPORTER

~SINCE 1921~

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SANTA ANA, CA 92702

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
1226 S. Birch Street

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10/22/2021

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OR# 3523329

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

Historic Resources Commission

Action: The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

Project Location: 1226 South Birch Street located in the Single Family Residential (R-1) zoning district.

Project Applicant: Fredericka Ann Older

Project Description: The applicant is requesting approval of Historic Exterior Modification Application No. 2021-08 to allow exterior modifications on property listed as "Contributive" on the Santa Ana historic register. Modifications will include the replacement of an existing 173-square-foot addition at the rear of house with a 308-square-foot addition for a master suite, and construction of an 66-square-foot rear addition to the detached garage.

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-2021-75 will be filed for this project.

Meeting Details: This matter will be heard on **Thursday, November 4, 2021, at 4:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

Written Comments: If you are unable to participate in this in-person meeting, you may send written comments by e-mail to PBACComments@santa-ana.org

(reference the Agenda Item # in the subject line) or 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 3:00 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.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at PGomez@santa-ana.org or 714-667-2790

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written

correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar a Narcedalia Perez al (714) 667-2260.

Nếu có thắc mắc bằng tiếng Việt, xin đi ện thoại cho Tony Lai số (714) 565-2627.

10/22/21

OR-3523329#



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CITY OF SANTA ANA

Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org/pba

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 500 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

Historic Resources Commission Action: The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

Project Location: 1226 South Birch Street located in the Single Family Residential (R-1) zoning district.

Project Applicant: Fredericka Ann Older

Project Description: The applicant is requesting approval of Historic Exterior Modification Application No. 2021-08 to allow exterior modifications on a property listed as “Contributive” on the Santa Ana historic register. Modifications will include the replacement of an existing 173-square-foot addition at the rear of house with a 308-square-foot addition for a master suite, and construction of an 66-square-foot rear addition to the detached garage

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Written Comments: If you are unable to participate in this in-person meeting, you may send written comments by e-mail to PBAComments@santa-ana.org (reference the Agenda Item # in the subject line) or 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 3:00 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.

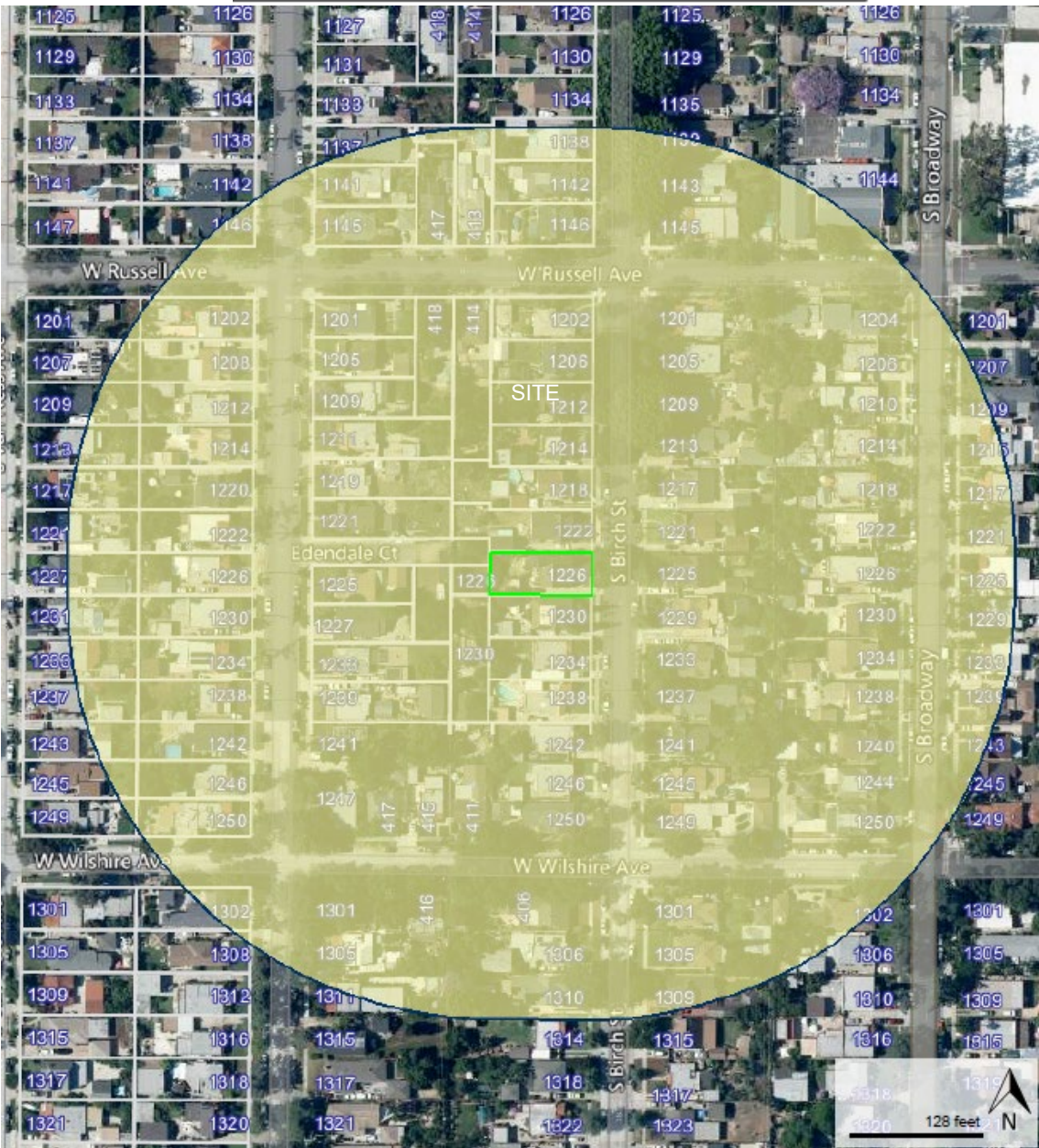
Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>

Who To Contact For Questions: Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at PGomez@santa-ana.org or 714-667-2790

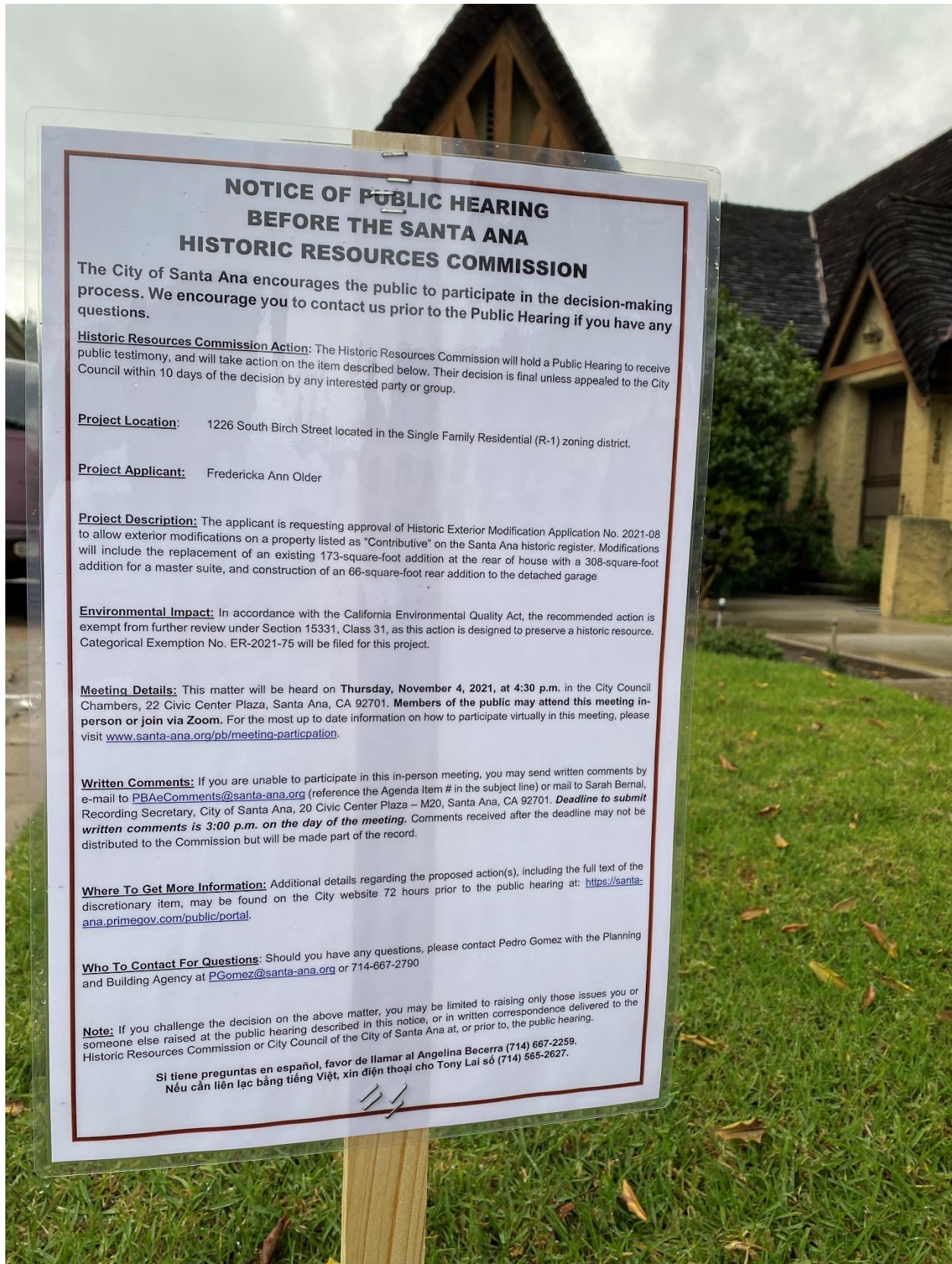
Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

**Si tiene preguntas en español, favor de llamar a Pedro Gomez al (714) 667-2790.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

500' RADIUS NOTIFICATION MAP



Publish: OC Reporter
Date: October 22, 2021



**NOTICE OF PUBLIC HEARING
BEFORE THE SANTA ANA
HISTORIC RESOURCES COMMISSION**

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

Historic Resources Commission Action: The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

Project Location: 1226 South Birch Street located in the Single Family Residential (R-1) zoning district.

Project Applicant: Fredericka Ann Older

Project Description: The applicant is requesting approval of Historic Exterior Modification Application No. 2021-08 to allow exterior modifications on a property listed as "Contributive" on the Santa Ana historic register. Modifications will include the replacement of an existing 173-square-foot addition at the rear of house with a 308-square-foot addition for a master suite, and construction of an 66-square-foot rear addition to the detached garage

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Meeting Details: This matter will be heard on **Thursday, November 4, 2021, at 4:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

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Who To Contact For Questions: Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at PGomez@santa-ana.org or 714-667-2790

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

**Si tiene preguntas en español, favor de llamar al Angelina Becerra (714) 667-2259.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 665-2627.**





**City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Historic Resources Commission Staff Report
November 4, 2021**

Topic: HRCA No. 2021-20, HRC 2021-20, HPPA No. 2021-20 – The Head-Wimpey House

RECOMMENDED ACTION

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-20 and Historic Register Categorization No. 2021-20 (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 Caroline La and Colin Donnelly, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

EXECUTIVE SUMMARY

Caroline La and Colin Donnelly are requesting approval to designate an existing residence located at 2383 North Flower 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 Flower Street in the Floral Park neighborhood. The site contains a 1,450-square-foot, Tudor Revival style residence and detached garage on a 6,000-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 structure is 86 years old and is a good example of period architecture. No known code violations exist on record for this property.

The Head-Wimpey House is architecturally significant as a characteristic example of the Tudor Revival style. This house was originally constructed in 1935, and was valued at approximately \$4,000 according to the original building permit. It was built by Horace Caldwell Head, son of Dr. and Captain William Head who was a member of the California Assembly and a surgeon. Dr. Head was said to have personally delivered the bill to Sacramento to allow Orange County to succeed from Los Angeles County. He fought in the American Civil War on the Confederate side and was Grand Cyclops to the Ku Klux Klan in Tennessee. He was a graduate of University of California, Berkeley and was the attorney of the Orange County Flood Control District, and later, was District Attorney for the County of Orange from 1904 to 1908. He served as President of the Orange County Bar Association from 1915 to 1920. The Head-Wimpey House was first sold to Mr. and Mrs. A.B. Wimpey in 1936.

The Head-Wimpey House is a one-story single-family residential building constructed in the Tudor Revival style. Asymmetrical in design, the house exhibits a complex gable and wing roof with a moderately steep pitch, clad in composition shingle roofing. The massing, roof configuration, and fenestration define a three-bay façade, with an overlapping gable front porch and entrance stoop flanked by a side-gabled projecting wing on the south, a side-gabled projecting wing on the north and a prominent front-facing gable along the west elevation. The exterior of the building is clad in hand-troweled textured stucco. The entryway is characterized by a wooden front door, accessed via the entrance stoop. Fenestration consists of multi-paned and fixed casement windows used on the west elevation, while double-hung windows are used along the north, south, and east elevations. The property is simply landscaped with a mature tree, a lawn, low vegetation and simple walkway that connects the entry stoop to the main sidewalk. The driveway is located along the south elevation and leads to the detached, one-story, two-car garage, also clad in sandy-textured stucco. Character-defining features of the house include a complex gable and wing roof of moderately steep pitch; shallow roof overhangs, roof detailing such as wooden bargeboards and exposed rafter tails; multi-paned wood casement windows used on the primary

elevation; double-hung wood windows where extant; and hand-troweled textured stucco exterior walls.

The Head-Wimpey House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of a Tudor Revival tract home in Santa Ana. Characteristics of the Tudor Revival include steeply pitched complex gable roofs, shallow roof overhangs, asymmetrical massing, stucco exterior and multipaned windows. 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. 2021-100 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 \$1,070.69 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. 2021-20 TO PLACE THE PROPERTY LOCATED AT 2383 NORTH FLOWER STREET, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2021-20 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 November 4, 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. 2021-20) and categorization (Historic Resources Commission Categorization No. 2021-20) of the Head-Wimpey House located at 2383 North Flower Street, Santa Ana.
- B. The Head-Wimpey House has distinctive architectural features of the Tudor Revival style and was built in 1935.
- C. The Head-Wimpey House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of a Tudor Revival tract home in Santa Ana. Characteristics of the Tudor Revival include steeply pitched complex gable roofs, shallow roof overhangs, asymmetrical massing, stucco exterior and multipaned windows. 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. Character-defining features of the house include a complex gable and wing roof of moderately steep pitch; shallow roof overhangs, roof detailing such as wooden bargeboards and exposed rafter tails; multi-paned wood casement windows used on the primary elevation; double-hung wood windows where extant; and hand-troweled textured stucco exterior walls.
- D. The legal owners of the property are Caroline La and Colin Donnelly.
- 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-2021-100 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. 2021-20 to place the Head-Wimpey House located at 2383 North Flower Street, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2021-20 placing the Head-Wimpey House located at 2383 North Flower 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 4th day of November, 2021.

Tim Rush
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 November 4, 2021.

Date: _____

Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
002-073-14	2383 North Flower Street	REAL PROPERTY IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: LOT 57 OF TRACT NO. 754, AS PER RECORDED IN BOOK 22, PAGE 37, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	Caroline La and Colin Donnelly

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 **Colin Edward Donnelly, a single man and Caroline La, a single woman as joint tenants**, (hereinafter collectively referred to as “Owner”), owner of real property located at **2383 North Flower 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 **2383 North Flower 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 **January 19, 2022**, 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 **2383 North Flower Street**, Assessor Parcel Number, **002-073-14**, 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: Caroline La and Colin Donnelly
2383 North Flower 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: _____
COLIN EDWARD DONNELLY

Date: _____

By: _____
CAROLINE LA

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

REAL PROPERTY IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 57 OF TRACT NO. 754, AS PER RECORDED IN BOOK 22, PAGE 37, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel Number: 002-073-14

EXECUTIVE SUMMARY

Head-Wimpey House
2383 N. Flower Street
Santa Ana, CA 92706

NAME	Head-Wimpey House			REF. NO.
ADDRESS	2383 N. Flower street			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1935	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 Head-Wimpey House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of a Tudor Revival tract home in Santa Ana. 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) *Head-Wimpey 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 *2383 North Flower Street*

City *Santa Ana*

Zip *92706*

*e. Other Locational Data: *Assessor's Parcel Number 002-073-14*

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

Located in Floral Park, the Head-Wimpey House is a one-story single-family residential building constructed in the Tudor Revival style. Asymmetrical in design, the house exhibits a complex gable and wing roof with a moderately steep pitch, clad in composition shingle roofing. The massing, roof configuration, and fenestration define a three-bay façade, with an overlapping gable front porch and entrance stoop flanked by a side-gabled projecting wing on the south, a side-gabled projecting wing on the north and a prominent front-facing gable along the west elevation. The exterior of the building is clad in hand-troweled textured stucco. The entryway is characterized by a wooden front door, accessed via the entrance stoop. Fenestration consists of multi-paned and fixed casement windows used on the west elevation, while double-hung windows are used along the north, south, and east elevations. The property is simply landscaped with a mature tree, a lawn, low vegetation and simple walkway that connects the entry stoop to the main sidewalk. The driveway is located along the south elevation and leads to the detached, one-story, two-car garage, also clad in sandy-textured stucco.

*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
September 2021*

*P6. Date Constructed/Age and Sources: historic
1935/ City of Santa Ana Building Permits

*P7. Owner and Address:
*Colin Donnelly and Caroline La
2383 North Flower Street
Santa Ana, CA 92706*

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

*P9. Date Recorded:
November 4, 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)

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or #: Head-Wimpey House

B1. Historic Name: *Head-Wimpey 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): *November 1, 1935. Constructed. \$4,000.*

September 10, 1952. Disposal for A. Newcomer by Grimes.

March 16, 1953. Range for John Crivner.

July 10, 2018. Tear off existing comp shingle/shake roof and apply new comp shingle. \$14,500.

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

*B8. Related Features: *Detached Garage.*

B9a. Architect: *Unknown*

b. Builder: *H.C. Head*

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

Period of Significance: *1935* 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 Head-Wimpey House is architecturally significant as a characteristic example of the Tudor Revival style. This house was originally constructed in 1935, and was valued at approximately \$4,000 according to the original building permit. It was built by Horace Caldwell Head, son of Dr. and Captain William Head who was a member of the California Assembly and surgeon. Dr. Head was said to have fought in the American Civil War on the Confederate side and was Grand Cyclops to the Ku Klux Klan in Tennessee. Dr. Head is also said to have personally delivered the bill to Sacramento to allow Orange County to secede from Los Angeles County. He Horace Head was a graduate of University of California, Berkeley and was the attorney of the Orange County Flood Control District, and later, was District Attorney for the County of Orange from 1904 to 1908. He served as President of the Orange County Bar Association from 1915 to 1920. The Head-Wimpey House was first sold to Mr. and Mrs. A.B. Wimpey in 1936. Mrs. A.B. Wimpey was a member of the First Presbyterian Woman's auxiliary circles. Their daughter, Shirley Wimpey, was a member of the Christian Endeavor Society of the First Christian Church. The Wimpseys lived in the property until the late 1940s. A. Newcomer purchased the property in 1952 and then later sold it to John Scrivner in 1953. Since then, the Head-Wimpey House has been occupied by various owners until the current homeowner purchased the home in 2021.

(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*

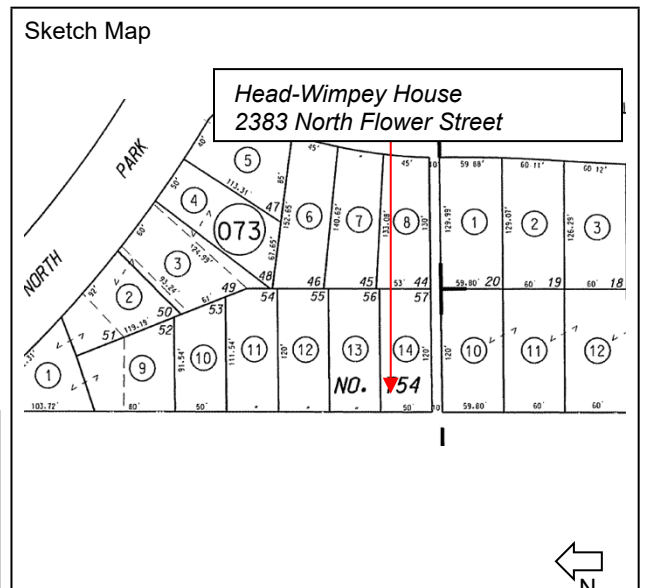
(See Continuation Sheet 3 of 3.)

B13. Remarks:

*B14. Evaluator: *Sydney Andrea Landers/Chattel Inc.*

*Date of Evaluation: *November 4, 2021*

(This space reserved for official comments.)



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

The Head-Wimpey 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 Head-Wimpey House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of a Tudor Revival tract home in Santa Ana. Characteristics of the Tudor Revival include steeply pitched complex gable roofs, shallow roof overhangs, asymmetrical massing, stucco exterior and multipaned windows. 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. Character-defining features of the house include a complex gable and wing roof of moderately steep pitch; shallow roof overhangs, roof detailing such as wooden bargeboards and exposed rafter tails; multi-paned wood casement windows used on the primary elevation; double-hung wood windows where extant; and hand-troweled textured stucco exterior walls.

***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.
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.
Arellano, Gustavo. "Gustavo Arellano." OC Weekly, 17 Apr. 2008, <https://www.ocweekly.com/the-kkk-took-my-county-away-meet-the-klansman-who-helped-to-found-orange-county-6398456/>.

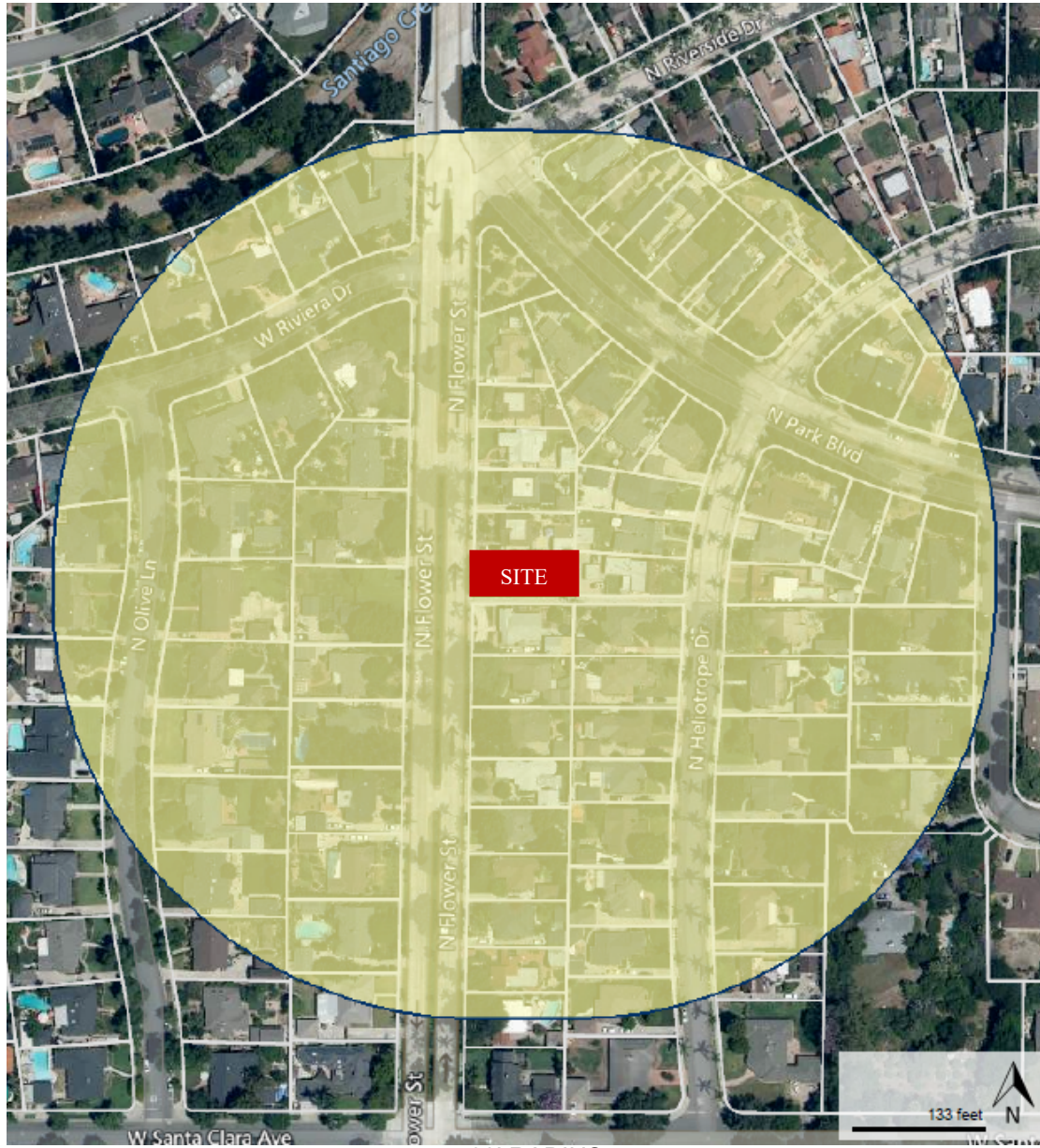
Exhibit C

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 2021-20/ HRCA 2021-20/ HPPA 2021-20
2383 NORTH FLOWER STREET
HEAD-WIMPEY HOUSE

PLANNING AND BUILDING AGENCY

ORANGE COUNTY REPORTER

~SINCE 1921~

Mailing Address : 600 W SANTA ANA BLVD, SANTA ANA, CA 92701
Telephone (714) 543-2027 / Fax (714) 542-6841
Visit us @ www.LegalAdstore.com

CITY OF SANTA ANA PLANNING
CITY OF SANTA ANA/PLANNING & BUILDING
20 CIVIC CENTER PLAZA 2ND FLR
SANTA ANA, CA 92702

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
2383 N Flower St

To the right is a copy of the notice you sent to us for publication in the ORANGE COUNTY REPORTER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

10/22/2021

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$119.35
Total	\$119.35

Daily Journal Corporation

Serving your legal advertising needs throughout California.

ORANGE COUNTY REPORTER, SANTA ANA	(714) 543-2027
BUSINESS JOURNAL, RIVERSIDE	(951) 784-0111
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LOS ANGELES DAILY JOURNAL, LOS ANGELES	(213) 229-5300
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THE DAILY RECORDER, SACRAMENTO	(916) 444-2355
THE DAILY TRANSCRIPT, SAN DIEGO	(619) 232-3486
THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747

OR# 3523344

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

Historic Resources Commission

Action: The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

Project Location: 2383 North Flower Street (historically known as the Head-Wimpey House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Caroline La and Colin Donnelly

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-20, Historic Register Categorization No. 2021-20, and Historic Property Preservation Agreement No. 2021-20 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned 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 (Historical Resource Restoration/Rehabilitation), as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2021-100 will be filed for this project.

Meeting Details: This matter will be heard on **Thursday, November 4, 2021, at 4:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBACComments@santa-ana.org

(reference the topic in the subject line) or 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 3:00 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.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at PGomez@santa-ana.org or 714-667-2790

Note: If you challenge the decision on the above matter, you may be limited to

raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar a Angelina Becerra al (714) 667-2259.

Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.

10/22/21

OR-3523344#



* A 0 0 0 0 0 5 8 5 5 6 7 2 *



CITY OF SANTA ANA

Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org/pba

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 500 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

Historic Resources Commission Action: The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

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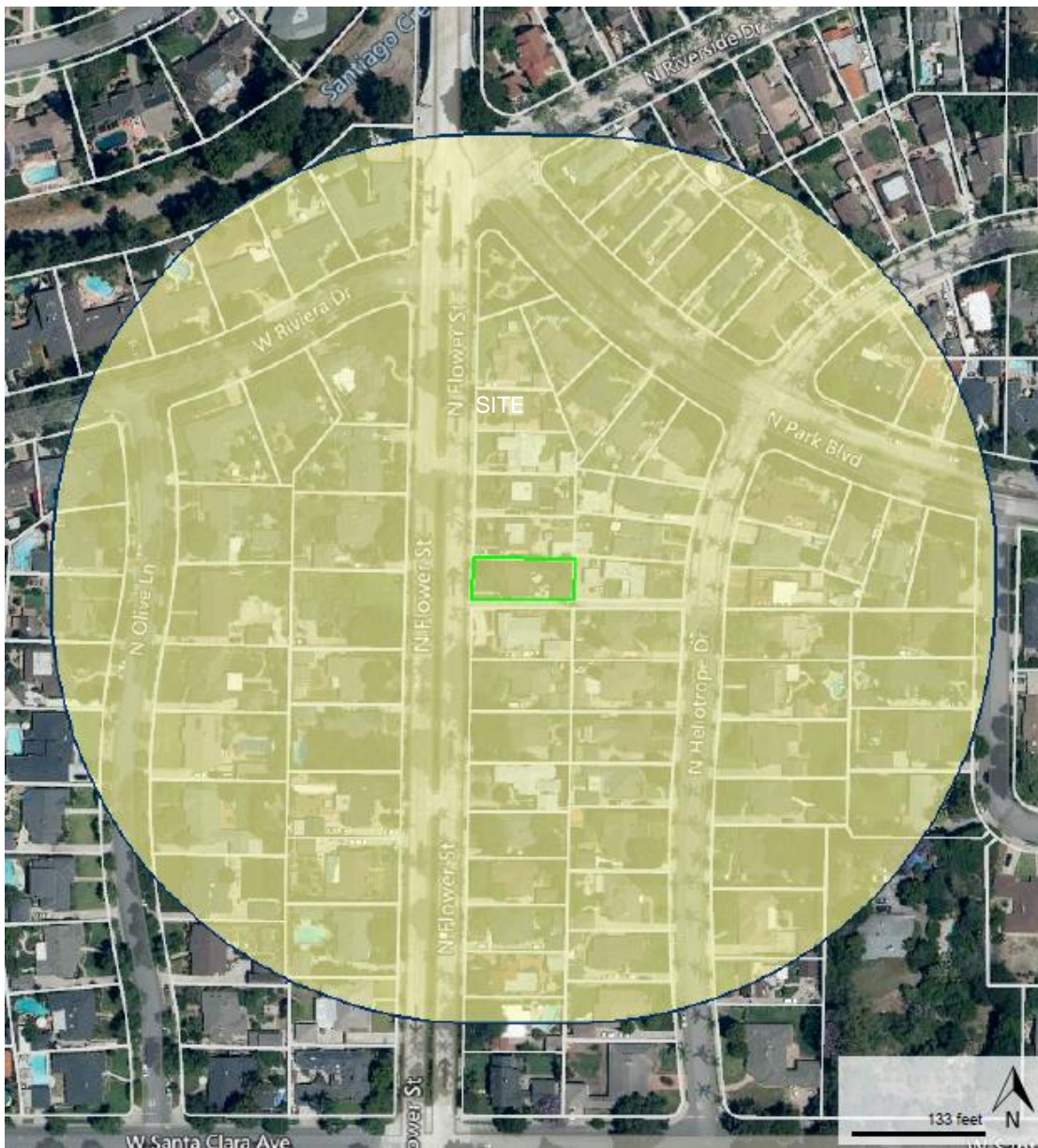
Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

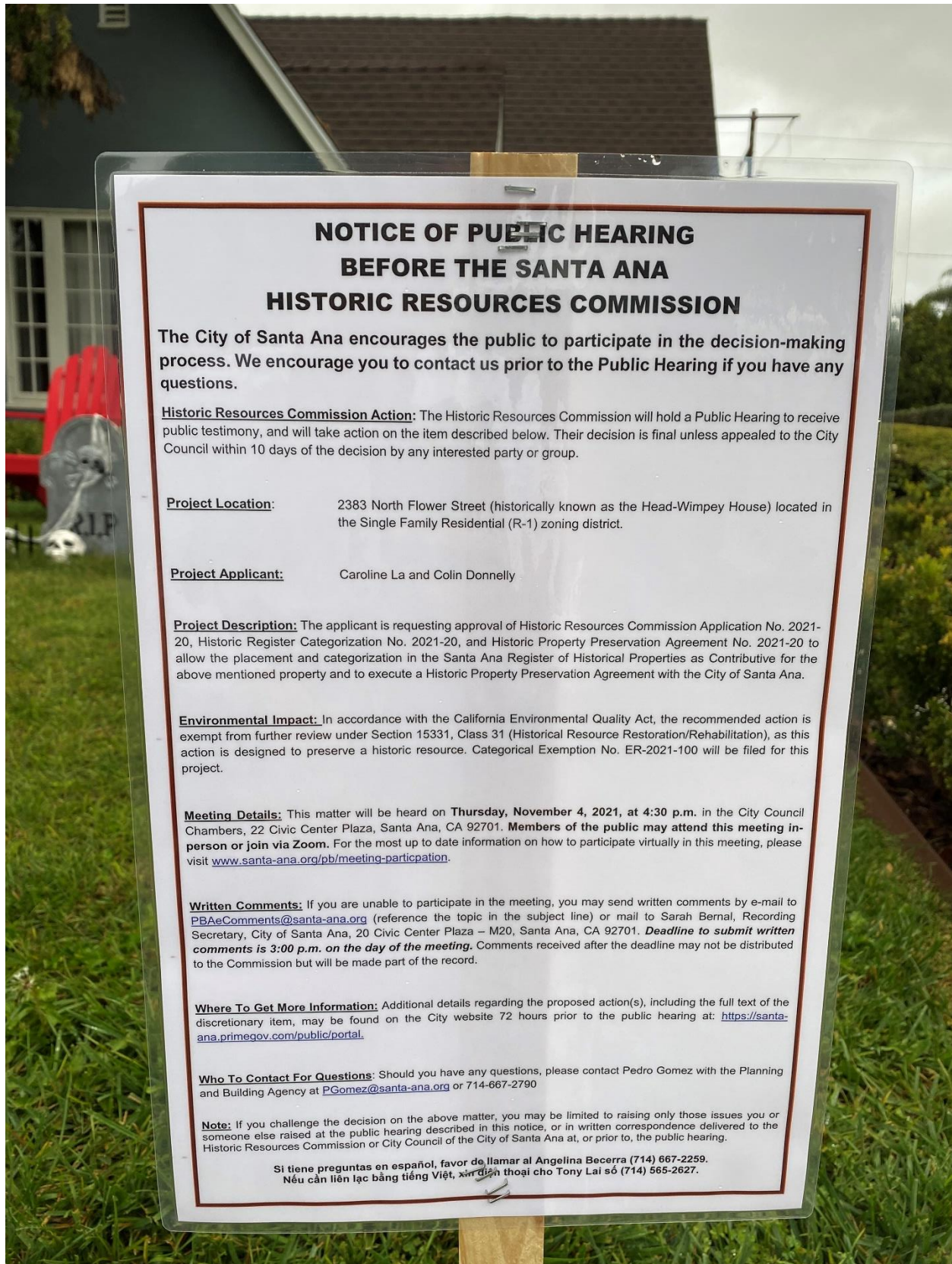
Who To Contact For Questions: Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at PGomez@santa-ana.org or 714-667-2790

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

**Si tiene preguntas en español, favor de llamar a Angelina Becerra al (714) 667-2259.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

500' RADIUS NOTIFICATION MAP





NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

Historic Resources Commission Action: The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

Project Location: 2383 North Flower Street (historically known as the Head-Wimpey House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Caroline La and Colin Donnelly

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-20, Historic Register Categorization No. 2021-20, and Historic Property Preservation Agreement No. 2021-20 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned 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 (Historical Resource Restoration/Rehabilitation), as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2021-100 will be filed for this project.

Meeting Details: This matter will be heard on **Thursday, November 4, 2021, at 4:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBAComments@santa-ana.org (reference the topic in the subject line) or 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 3:00 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.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at PGomez@santa-ana.org or 714-667-2790

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar al Angelina Becerra (714) 667-2259.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.





**City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Historic Resources Commission Staff Report
November 4, 2021**

Topic: HRCA No. 2021-21, HRC 2021-21, HPPA No. 2021-21 – The W.D. Johnston House

RECOMMENDED ACTION

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-21 and Historic Register Categorization No. 2021-21 (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 Andrew Dawson, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

EXECUTIVE SUMMARY

Andrew Dawson is requesting approval to designate an existing residence located at 2445 North Park Boulevard 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 North Park Boulevard in the Floral Park neighborhood. The site contains a 2,880-square-foot, Colonial Revival style residence and detached garage on a 7,800-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 structure is 94 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.D. Johnston House, is a representative example of the Georgian/Federal variant of a Colonial Revival style in Santa Ana. It was built in 1927 for \$13,000. According to city directories, the first occupant was William Dean Johnston. Johnston was a 62-year resident of Orange County, mostly in Santa Ana where he worked as both Second President of the County Farm Bureau and the Secretary and Manager of the Farmer's Mutual Insurance Company in Santa Ana for over 25 years. Johnston divorced his second wife Ruth L. Johnston in 1940-41 and she retained the home. Mrs. Johnston later sold the property in 1942 to Frank and Catherine McClellan.

The W.D. Johnston House is a two-story single-family residence constructed in the Georgian/Federal variant of the Colonial Revival architectural style. Symmetrical in design, the house is clad in red brick and consists of a three bay wide, two story block and a small, one story, one-bay extension set back on the west elevation. A medium-pitched, side-gabled roof with enclosed soffits in the modest overhangs and asphalt shingle cladding tops the main volume. In the central bay of the façade, (south elevation), a prominent entry portico consists of stylized Doric columns and pilasters that rise to molded frieze, flat roof with enclosed soffit, and X-patterned balustrade. The entry features a six-panel wood entry door framed by an elliptical fanlight and sidelights. Multi-paned casement windows with an elliptical fanlight flank the entry porch in the side bays of the lower story. Paired six-over-one, double-hung, wood windows in the side bays and multi-paned French doors in the central bay, all framed by shutters, characterize the second story fenestration. Similar double-hung wood windows also appear on the north, east, and west elevations, all featuring a "lamb tongue" detailing. Brick detailing at the openings includes soldier and header brick courses. A rebuilt brick chimney is centered at the west elevation, towards the side gable ridgeline. The property includes a one-story addition, brick clad and topped by a balustrade, on the west elevation that has taken on significance over time and is within the period of significance of the style. A driveway to the east of the property leads to a detached, one-story, side-gabled garage, built at the same time as the residence. The front setback is simply landscaped with a lawn, low vegetation and a hedge-lined brick pathway that curves towards the junction of the driveway and sidewalk.

Character-defining features of the W.D. Johnston House that should be preserved include, but may not be limited to: roof configuration, materials, and treatment (medium-pitched side gabled roof, enclosed soffits); massing and composition (two-story block design; symmetry); portico, brick exterior walls trimmed with wood; fenestration (entry door with elliptical fan and sidelights and original wood windows); architectural detailing (columns, frieze, balustrades, red brick detailing, and window shutters); brick entry pathway; and the one-story garage. The W.D. Johnston House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1, for its exemplification of the distinguishing characteristics of the Georgian/Federal variant of a Colonial Revival style home. Additionally, the house has been categorized as “Key” because it has distinctive architectural style and quality and is a good example of 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. 2021-101 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 \$1,524.60 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. 2021-21 TO PLACE THE PROPERTY LOCATED AT 2445 NORTH PARK BOULEVARD, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2021-21 PLACING SAID PROPERTY WITHIN THE KEY 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 November 4, 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. 2021-21) and categorization (Historic Resources Commission Categorization No. 2021-21) of the W.D. Johnston House located at 2445 North Park Boulevard, Santa Ana.
- B. The W.D. Johnston House has distinctive architectural features of the Georgian/Federal variant of a Colonial Revival style and was built in 1927.
- C. The W.D. Johnston House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1, for its exemplification of the distinguishing characteristics of the Georgian/Federal variant of a Colonial Revival style home. Identifying features of this style include its two-story massing, symmetry, classically inspired detailing, formal portico, elliptical fanlights, and multi-paned fenestration. Additionally, the house has been categorized as “Key” because it has distinctive architectural style and quality and is a good example of Colonial Revival architecture. (Municipal Code, Section 30-2.2). Character-defining features of the W.D. Johnston House that should be preserved include, but may not be limited to: roof configuration, materials, and treatment (medium-pitched side gabled roof, enclosed soffits); massing and composition (two-story block design; symmetry); portico, brick exterior walls trimmed with wood; fenestration (entry door with elliptical fan and sidelights and original wood windows); architectural detailing (columns, frieze, balustrades, red brick detailing, and window shutters); brick entry pathway; and the one-story garage.
- D. The legal owner of the property is Andrew Dawson.
- 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(2) 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-2021-101 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. 2021-21 to place the W.D. Johnston House located at 2445 North Park Boulevard, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2021-21 placing the W.D. Johnston House located at 2445 North Park Boulevard, 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 4th day of November, 2021.

Tim Rush
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 November 4, 2021.

Date: _____

Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
002-063-20	2445 North Park Boulevard	REAL PROPERTY IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: LOT 31 OF TRACT 755, AS PER MAP RECORDED IN BOOK 22, PAGES(S) 33, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	Andrew Dawson

EXECUTIVE SUMMARY

W.D. Johnston House
2445 North Park Boulevard
Santa Ana, CA 92706

NAME	W.D. Johnston House			REF. NO.
ADDRESS	2445 North Park Boulevard			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1927	LOCAL REGISTER CATEGORY: Key		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Floral Park	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION	3	CALIFORNIA REGISTER STATUS CODE	5S3	

Location: Not for Publication Unrestricted

Prehistoric Historic Both

ARCHITECTURAL STYLE: Georgian/Federal variant of a 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 W.D. Johnston House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1, for its exemplification of the distinguishing characteristics of the Georgian/Federal variant of a Colonial Revival style home. Additionally, the house has been categorized as “Key” because it has distinctive architectural style and quality and is a good example of Colonial Revival 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.)
 - 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.D. Johnston 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 *2445 North Park Boulevard*

City *Santa Ana*

Zip *92706*

*e. Other Locational Data: *Assessor's Parcel Number 002-063-20*

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

The W.D. Johnston House is a two-story single-family residence constructed in the Georgian/Federal variant of the Colonial Revival architectural style. Symmetrical in design, the house is clad in red brick and consists of a three bay wide, two story block and a small, one story, one-bay extension set back on the west elevation. A medium-pitched, side-gabled roof with enclosed soffits in the modest overhangs and asphalt shingle cladding tops the main volume. In the central bay of the façade, (south elevation), a prominent entry portico consists of stylized Doric columns and pilasters that rise to molded frieze, flat roof with enclosed soffit, and X-patterned balustrade. The entry features a six-panel wood entry door framed by an elliptical fanlight and sidelights. Multi-paned casement windows with an elliptical fanlight flank the entry porch in the side bays of the lower story. Paired six-over-one, double-hung, wood windows in the side bays and multi-paned French doors in the central bay, all framed by shutters, characterize the second story fenestration. Similar double-hung wood windows also appear on the north, east, and west elevations, all featuring a "lamb tongue" detailing. Brick detailing at the openings includes soldier and header brick courses. A rebuilt brick chimney is centered at the west elevation, towards the side gable ridgeline. The property includes a one-story addition, brick clad and topped by a balustrade, on the west elevation that has taken on significance over time and is within the period of significance of the style. A driveway to the east of the property leads to a detached, one-story, side-gabled garage, built at the same time as the residence. The front setback is simply landscaped with a lawn, low vegetation and a hedge-lined brick pathway that curves towards the junction of the driveway and sidewalk. 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)
*South elevation, view north
 September 2021*

*P6. Date Constructed/Age and Sources: historic
1927/ City of Santa Ana Building Permits

*P7. Owner and Address:
*Andrew Dawson
 2445 North Park Boulevard
 Santa Ana, CA 92706*

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

*P9. Date Recorded:
November 4, 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 Historic Resources Commission (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or #: *W.D. Johnston House*

- B1. Historic Name: *W.D. Johnston House*
- B2. Common Name: *Same*
- B3. Original Use: *Single-Family Residence*
- B4. Present Use: *Single-Family Residence*
- *B5. Architectural Style: *Georgian/Federal variant of a Colonial Revival*
- *B6. Construction History: (Construction date, alterations, and date of alterations): *June 20, 1927. Constructed. \$13,000.*

April 6, 1933. Rebuild fireplace chimney.
June 9, 1942. Alteration to residence by Reine Chew, contractor. \$100.
January 19, 2017. Reroof residence and detached garage. \$6,100.
September 12, 2018. New 195-square-foot swimming pool. \$30,000..
September 14, 2018. New detached arbor with lattice roof cover. \$4,500.
May 13, 2021. Voluntary seismic retrofit. \$8,000.

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

*B8. Related Features: *Detached Garage.*

B9a. Architect: *Unknown*

b. Builder: *Unknown*

*B10. Significance: Theme *Residential Architecture* Area *Santa Ana*
 Period of Significance: *1927* 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.D. Johnston House is architecturally significant for its embodiment of the Georgian/Federal variant of the Colonial Revival style. According to city directories, the first occupant was William Dean Johnston. Johnston was a 62-year resident of Orange County, mostly in Santa Ana where he worked as both Second President of the County Farm Bureau and the Secretary and Manager of the Farmer's Mutual Insurance Copany in Santa Ana for over 25 years. Johnston divorced his second wife Ruth L. Johnston in 1940-41 and she retained the home. Mrs. Johnston later sold the property in 1942 to Frank and Catherine McClellan. During World War II, Frank McClellan would join the army and serve as an officer. Little information is available regarding occupancy of the residence from 1950-1990's. In early 2000, Cecil and Kathryn Hollon purchased the property, selling it in 2017 to Dion and Leslie Genchi. The property was sold to the current homeowner in 2021.

(See Continuation Sheet 3 of 3.)

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

- *B12. References:
1920 Federal Census
1930 Federal Census
Santa Ana Register July 29, 1940

(See Continuation Sheet 3 of 3.)

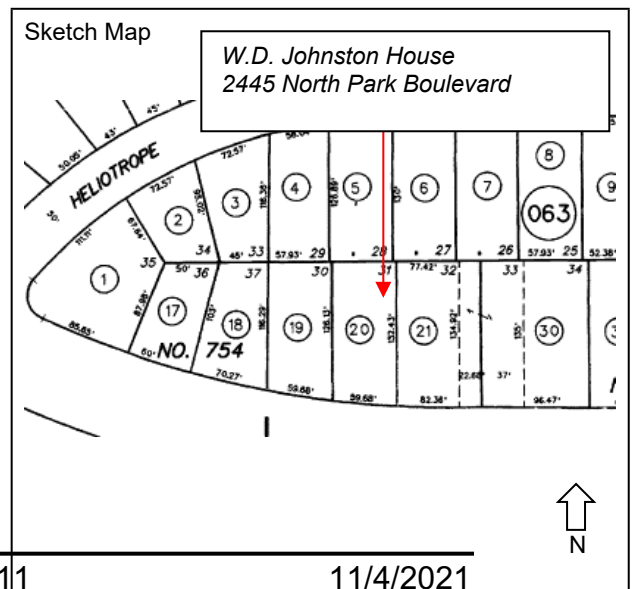
B13. Remarks:

*B14. Evaluator: *Sydney Andrea Landers /Chattel Inc.*

*Date of Evaluation: *November 4, 2021*

(This space reserved for official comments.)

Historic Resources Commission 3 – 11



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

The W.D. Johnston 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, homes in the neighborhoods were mostly developed in the revival styles. 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.D. Johnston House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1, for its exemplification of the distinguishing characteristics of the Georgian/Federal variant of a Colonial Revival style home. Identifying features of this style include its two-story massing, symmetry, classically inspired detailing, formal portico, elliptical fanlights, and multi-paned fenestration. Additionally, the house has been categorized as "Key" because it has distinctive architectural style and quality and is a good example of Colonial Revival architecture. (Municipal Code, Section 30-2.2). Character-defining features of the W.D. Johnston House that should be preserved include, but may not be limited to: roof configuration, materials, and treatment (medium-pitched side gabled roof, enclosed soffits); massing and composition (two-story block design; symmetry); portico, brick exterior walls trimmed with wood; fenestration (entry door with elliptical fan and sidelights and original wood windows); architectural detailing (columns, frieze, balustrades, red brick detailing, and window shutters); brick entry pathway; and the one-story garage.

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

- City of Santa Ana Building Permits*
- Santa Ana History Room Collection, Santa Ana Public Library*
- Sanborn Maps*
- 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.*
- "Alison Honer Dies at 84," The Santa Ana Journal, September 21, 1981.*
- "History of Floral Park." <http://www.floral-park.com/page2.html>.*
- Santa Ana and Orange County Directories, 1941-1962.*
- Santa Ana Daily Register, April 4, 1923*

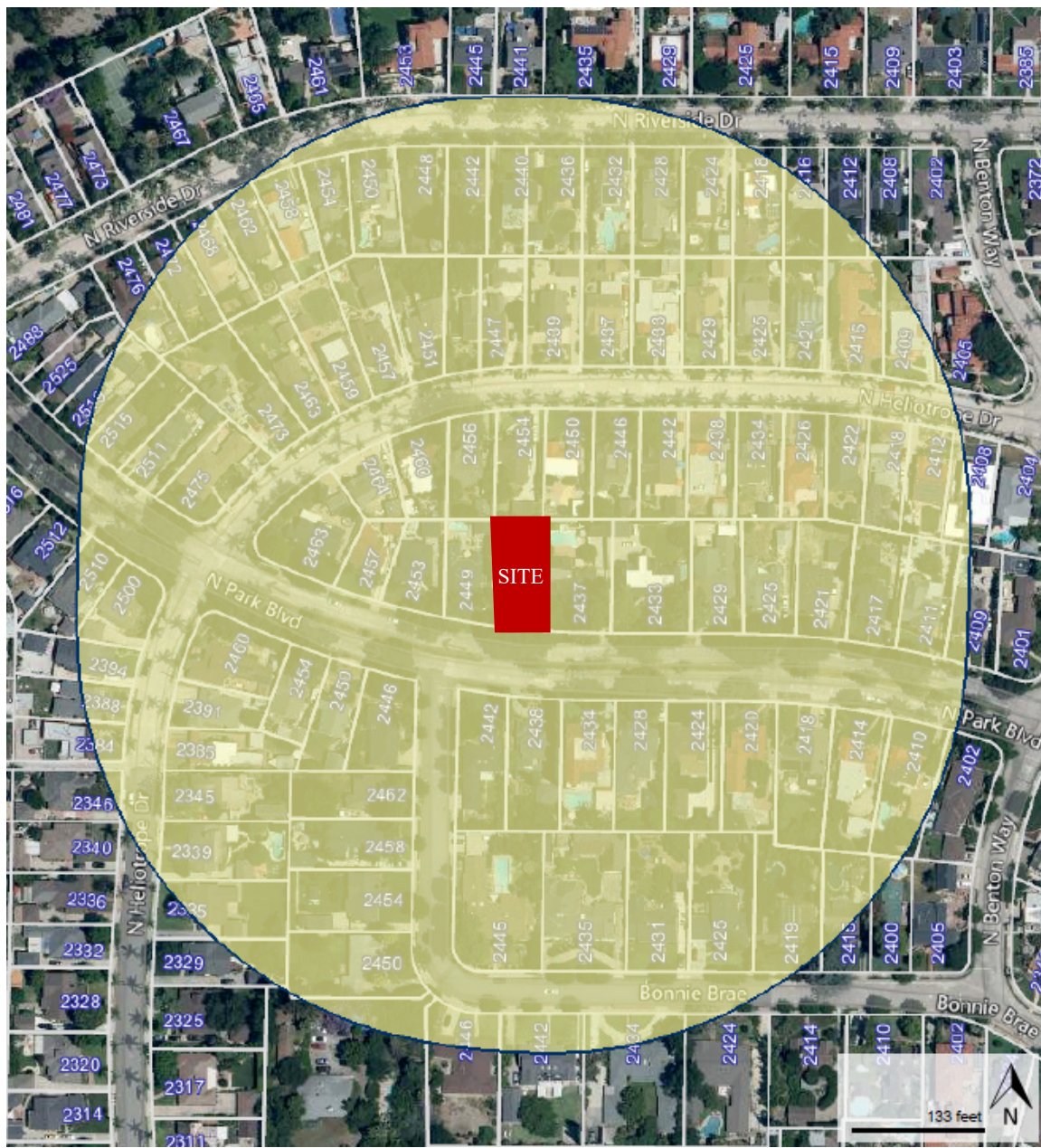
Exhibit C

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 2021-21/ HRCA 2021-21/ HPPA 2021-21
2445 NORTH PARK BOULEVARD
W.D. JOHNSTON HOUSE

PLANNING AND BUILDING AGENCY

ORANGE COUNTY REPORTER

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10/22/2021

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OR# 3523348

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

Historic Resources Commission

Action: The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

Project Location: 2445 North Park Boulevard (historically known as the W.D. Johnston House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Andrew Dawson

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-21, Historic Register Categorization No. 2021-21, and Historic Property Preservation Agreement No. 2021-21 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Key for the above mentioned 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 (Historical Resource Restoration/Rehabilitation), as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2021-101 will be filed for this project.

Meeting Details: This matter will be heard on **Thursday, November 4, 2021, at 4:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBACComments@santa-ana.org

(reference the topic in the subject line) or 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 3:00 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.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at PGomez@santa-ana.org or 714-667-2790

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone

else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar a Angelina Becerra al (714) 667-2259.

Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.

10/22/21

OR-3523348#



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CITY OF SANTA ANA Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org/pba

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 500 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

Historic Resources Commission Action: The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

Project Location: 2445 North Park Boulevard (historically known as the W.D. Johnston House) located in the Single Family Residential (R-1) zoning district.

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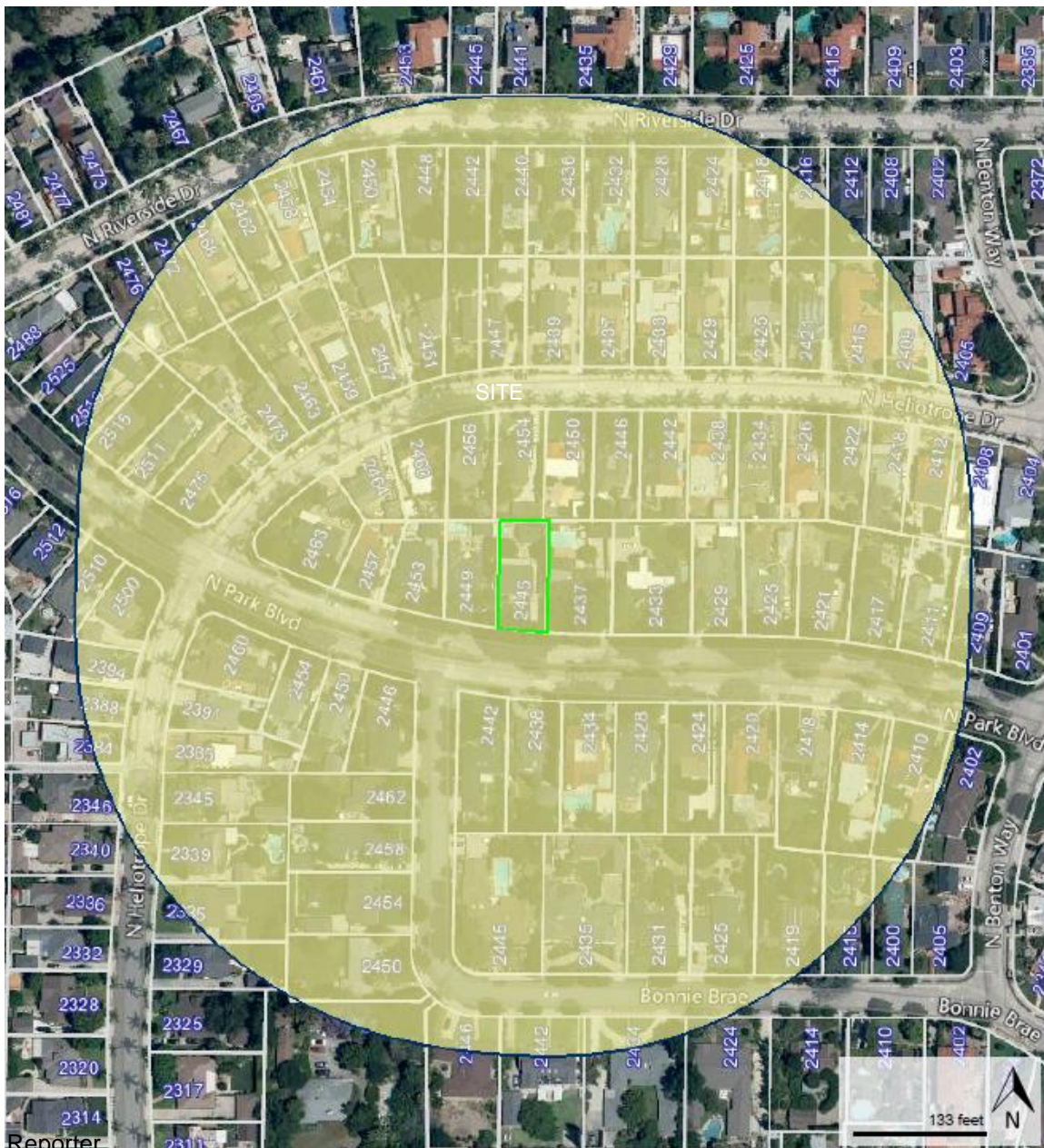
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Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

500' RADIUS NOTIFICATION MAP



Publish: OC Reporter
Date: October 22, 2021

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

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Historic Resources Commission Action: The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

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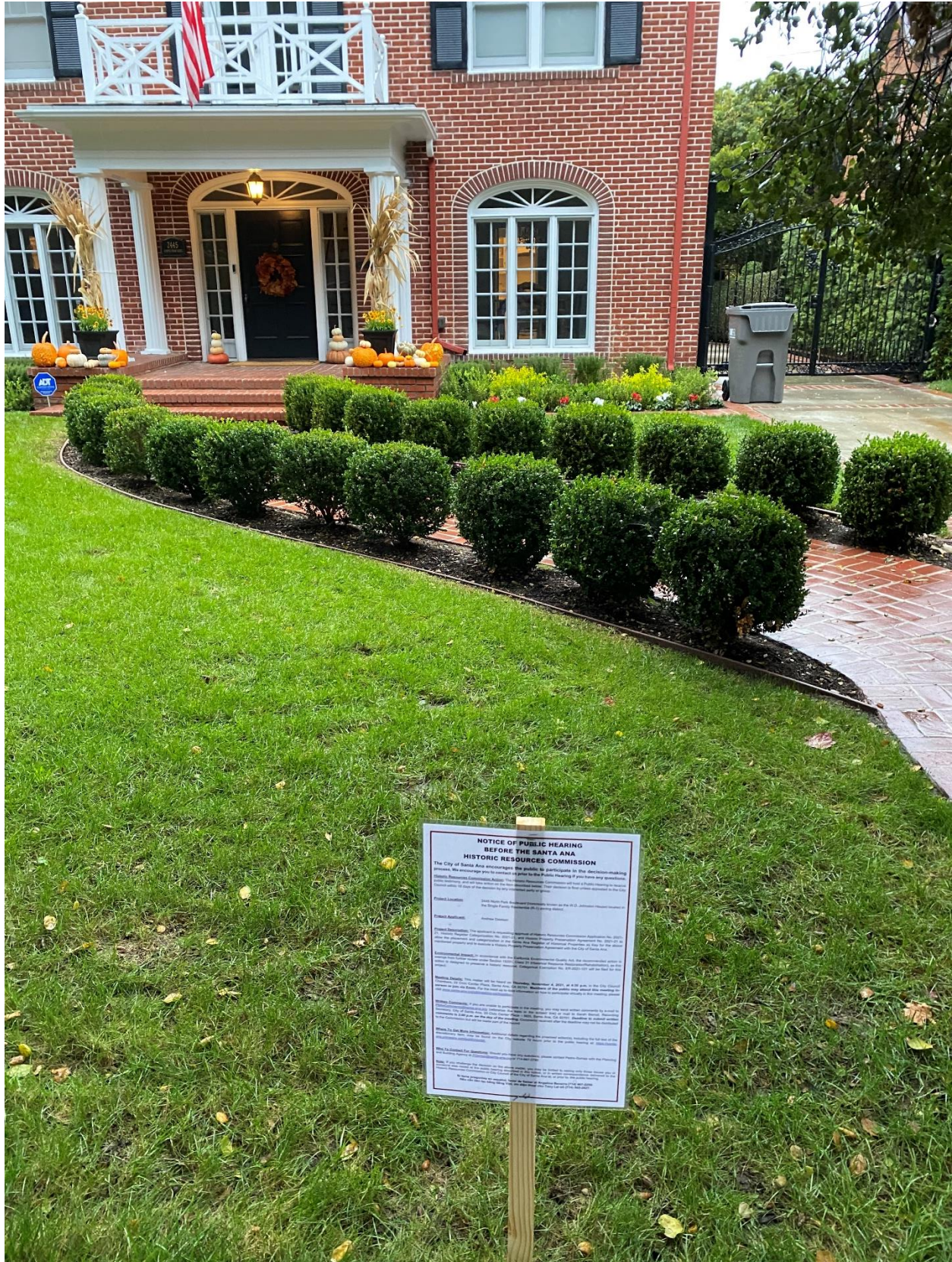
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**City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Historic Resources Commission Staff Report
November 4, 2021**

Topic: HRC No. 2021-23, HRC 2021-22, HPPA No. 2021-22 – The Burkett House

RECOMMENDED ACTION

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-23 and Historic Register Categorization No. 2021-22 (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 Michelle Helvig, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

EXECUTIVE SUMMARY

Michelle Helvig is requesting approval to designate an existing residence located at 2311 North Santiago 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 Santiago Street in the Park Santiago neighborhood. The site contains a 2,240-square-foot, Tudor Revival style 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 structure is 95 years old and is a good example of period architecture. No known code violations exist on record for this property.

The Burkett House is architecturally significant as a characteristic example of the Tudor Revival style. This house was originally constructed in 1926, and was valued at approximately \$7,000 according to the original building permit. Constructed by Santora Land Company, the house remained under its original ownership for nearly three decades. The first recorded owners and occupants were Frederick A. Burkett, who went by "F.A. Burkett," and Mabel Lillian Burkett. Mr. Burkett was involved in oil and was superintendent of various oil companies near Huntington Beach. Mrs. Burkett was very active in Santa Ana women's organizations such as Ebell and hosted "section events" in the home.

The Burkett House is a one and a half-story single-family residential building constructed in the Tudor Revival style. The house is of interest as it is influenced by an unusual example of Tudor Revival featuring clapboard siding. Asymmetrical in design, the house exhibits a front-facing gable with wing roof design of high pitch, with roof eaves of little to no overhang, clad in composition shingle roofing. The prominent front-facing gable is located along the north side and features a massive brick chimney with two chimney pots, extending past the roofline. The entryway is characterized by a non-original full-light wood front door, accessed via a brick front porch walkway. Fenestration consists of multi-paned casement windows used on the primary elevation framed with shutters, while four-over-four double-hung windows are used along the north, south, and east elevations. Along the primary elevation, the second floor features a wide shed dormer with four multi-paned casement windows, also framed by shutters. The property is simply landscaped with a lawn, low vegetation and curved brick walkway through the front setback. The driveway is located along the south elevation and leads to the detached, one-story, two-car garage, also clad in clapboard siding. Character-defining features of the house include the one and a half-story massing, high pitched and side gabled roof; massive chimney; dormers; clapboard siding; roof eaves with little to no overhang; and multi-paned, casement windows framed with shutters.

The Burkett House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact and representative example of a Tudor Revival style home. The house displays characteristics of the Tudor Revival through its high-pitched multi gabled roof, shallow eaves, asymmetrical massing, multi-paned windows and prominent brick chimney. The house is also of interest as it is an unusual example of Tudor Revival

featuring clapboard siding. The Burkett House has been categorized as “Contributive” because it “contributes to the overall character and history” of the Santiago 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 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, 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. 2021-102 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 \$1,033.73 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. 2021-23 TO PLACE THE PROPERTY LOCATED AT 2311 NORTH SANTIAGO STREET, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2021-22 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 November 4, 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. 2021-23) and categorization (Historic Resources Commission Categorization No. 2021-22) of the Burkett House located at 2311 North Santiago Street, Santa Ana.
- B. The Burkett House has distinctive architectural features of the Tudor Revival style and was built in 1926.
- C. The Burkett House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact and representative example of a Tudor Revival style home. The house displays characteristics of the Tudor Revival through its high-pitched multi gabled roof, shallow eaves, asymmetrical massing, multi-paned windows and prominent brick chimney. The house is also of interest as it is an unusual example of Tudor Revival featuring clapboard siding. The Burkett House has been categorized as “Contributive” because it “contributes to the overall character and history” of the Santiago Park neighborhood and “is a good example of period architecture,” representing the Tudor Revival style in Santa Ana. Character-defining features of the house include the one and a half-story massing, high pitched and side gabled roof; massive chimney; dormers; clapboard siding; roof eaves with little to no overhang; and multi-paned, casement windows framed with shutters.
- D. The legal owner of the property is Michelle Helvig.
- 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-2021-102 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. 2021-23 to place the Burkett House located at 2311 North Santiago Street, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2021-22 placing the Burkett House located at 2311 North Santiago 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 4th day of November, 2021.

Tim Rush
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 November 4, 2021.

Date: _____

Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
003-092-24	2311 North Santiago Street	<p>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:</p> <p>LOT 16 IN BLOCK "A" OF TRACT NO. 378, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 4, OR MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.</p>	Michelle Helvig

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 **Michelle Helvig, a single woman**, (hereinafter collectively referred to as “Owner”), owner of real property located at **2311 North Santiago Street, Santa Ana, California**, in the County of Orange and listed on the Santa Ana Register of Historical Properties.

RECITALS

- A. The City Council of the City of Santa Ana is authorized by California Government Code Section 50280 et seq. (known as the “Mills Act”) to enter into contracts with owners of qualified historical properties to provide for appropriate use, maintenance, rehabilitation and restoration such that these historic properties retain their historic character and integrity.
- B. The Owner possesses fee title in and to that certain qualified real property together with associated structures and improvements thereon, located at **2311 North Santiago Street, Santa Ana, CA, 92706** and more particularly described in Exhibit “A,” attached hereto and incorporated herein by reference, and hereinafter referred to as the “Historic Property”.
- C. The Historic Property is officially designated on the Santa Ana Register of Historical Properties pursuant to the requirements of Chapter 30 of the Santa Ana Municipal Code.
- D. City and Owner, for their mutual benefit, now desire to enter into this Agreement which defines and limits the use and alteration of this Historic Property in order to enhance and maintain its value as a cultural and historical resource for Owner and for the community; to prevent inappropriate alterations to the Historic Property and to ensure that repairs, additions, new building, and other changes are appropriate; and to ensure that rehabilitation and maintenance are carried out in an exemplary manner.

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

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

1. Effective Date and Terms of Agreement.

This Agreement shall be effective and commence on **January 19, 2022**, 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 **2311 North Santiago Street**, Assessor Parcel Number, **003-092-24**, 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: Michelle Helvig
2311 North Santiago Street
Santa Ana, CA 92706

10. General Provisions.

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

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

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

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

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 16 IN BLOCK "A" OF TRACT NO. 378, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGE 4, OR MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel Number: 003-092-24

EXECUTIVE SUMMARY

Burkett House
2311 N. Santiago Street
Santa Ana, CA 92706

NAME	Burkett House			REF. NO.
ADDRESS	2311 N. Santiago Street			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1926	LOCAL REGISTER CATEGORY: Contributive		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Park Santiago	
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 Burkett House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact and representative example of a Tudor Revival style home. The house is also of interest as it is a unusual example of Tudor Revival featuring clapboard siding. The Burkett House has been categorized as “Contributive” because it “contributes to the overall character and history” of the Park Santiago 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) *Burkett 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 *2311 North Santiago Street*

City *Santa Ana*

Zip *92706*

*e. Other Locational Data: *Assessor's Parcel Number 003-092-24*

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

Located in Park Santiago, the Burkett House is a one and a half-story single-family residential building constructed in the Tudor Revival style. The house is of interest as it is influenced by an unusual example of Tudor Revival featuring clapboard siding. Asymmetrical in design, the house exhibits a front-facing gable with wing roof design of high pitch, with roof eaves of little to no overhang, clad in composition shingle roofing. The prominent front-facing gable is located along the north side and features a massive brick chimney with two chimney pots, extending past the roofline. The entryway is characterized by a non-original full-light wood front door, accessed via a brick front porch walkway. Fenestration consists of multi-paned casement windows used on the primary elevation framed with shutters, while four-over-four double-hung windows are used along the north, south, and east elevations. Along the primary elevation, the second floor features a wide shed dormer with four multi-paned casement windows, also framed by shutters. The property is simply landscaped with a lawn, low vegetation and curved brick walkway through the front setback. The driveway is located along the south elevation and leads to the detached, one-story, two-car garage, also clad in clapboard siding. 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)
*West elevation, view east
September 2021*

*P6. Date Constructed/Age and Sources: historic
1926/ City of Santa Ana Building Permits

*P7. Owner and Address:
*Michelle Helvig
2311 North Santiago Street
Santa Ana, CA 92706*

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

*P9. Date Recorded:
November 4, 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)

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or #: *Burkett House*

B1. Historic Name: *Burkett 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): *January 28, 1926. Constructed. \$7,000.*

June 27, 1944. Fixtures for Mrs. Burkett by G. Cocking. \$75.

August 11, 1972. Heater by Pacific Heating.

June 28, 1982. Water heater, backflow for M/M Wenot by Ron Riegling.

November 3, 1997. Tear off existing roofing and apply new comp shingle. \$5,200.

September 29, 2021. Voluntary foundation strapping. \$22,000.

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

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

B9a. Architect: *Unknown*

b. Builder: *Santora Land Co.*

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

Period of Significance: *1926* **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 Burkett House is architecturally significant as a unusual example of the Tudor Revival style. This house was originally constructed in 1926, and was valued at approximately \$7,000 according to the original building permit. Constructed by Santora Land Company., the house remained under its original ownership for nearly three decades. The first recorded owners and occupants were Frederick A. Burkett, who went by "F.A. Burkett", and Mabel Lillian Burkett. Mr. Burkett was involved in oil and was superintendent of various oil companies near Huntington Beach, CA. Mrs. Burkett was very active in Santa Ana women's organizations such as Ebell and hosted "section events" in the home. The home was featured in the Santa Ana Register on Thursday June 2, 1927, "as an attractive home of Santa Ana." The Burkett's children, Fred Jr. Eleanor, Sarah Jane and JoAnn were socially and academically active and attended Southern California universities. The Burkett's filed homestead on the property in 1958 and the home remained in the family for several years after the deaths of Fred Sr. and Mabel. Since then, the Burkett House has been occupied by various owners until the current homeowner purchased the home in 2021.

(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*

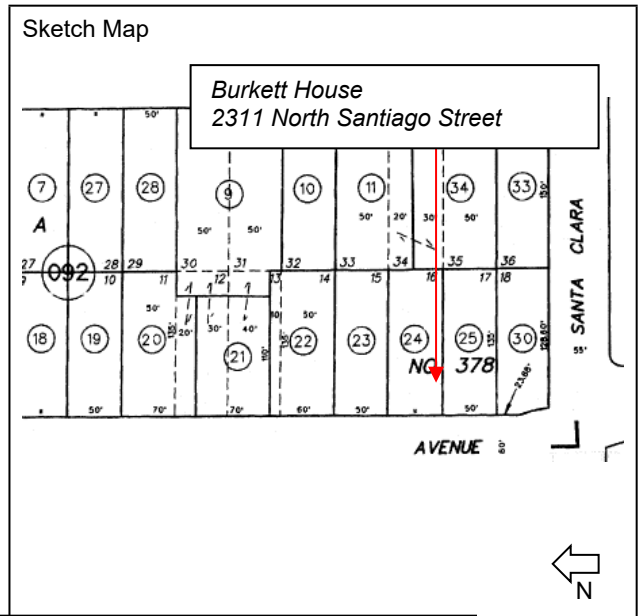
(See Continuation Sheet 3 of 3.)

B13. Remarks:

***B14. Evaluator:** *Sydney Andrea Landers/Chattel Inc.*

***Date of Evaluation:** *November 4, 2021*

(This space reserved for official comments.)



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

The Burkett House is located in the Santiago Park neighborhood. 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 Burkett House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact and representative example of a Tudor Revival style home. The house displays characteristics of the Tudor Revival through its high pitched multi gabled roof, shallow eaves, asymmetrical massing, multi-paned windows and prominent brick chimney. The house is also of interest as it is a unusual example of Tudor Revival featuring clapboard siding. The Burkett House has been categorized as "Contributive" because it "contributes to the overall character and history" of the Santiago 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 house include the one and a half-story massing, high pitched and side gabled roof; massive chimney; dormers; clapboard siding; roof eaves with little to no overhang; and multi-paned, casement windows framed with shutters.

***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.

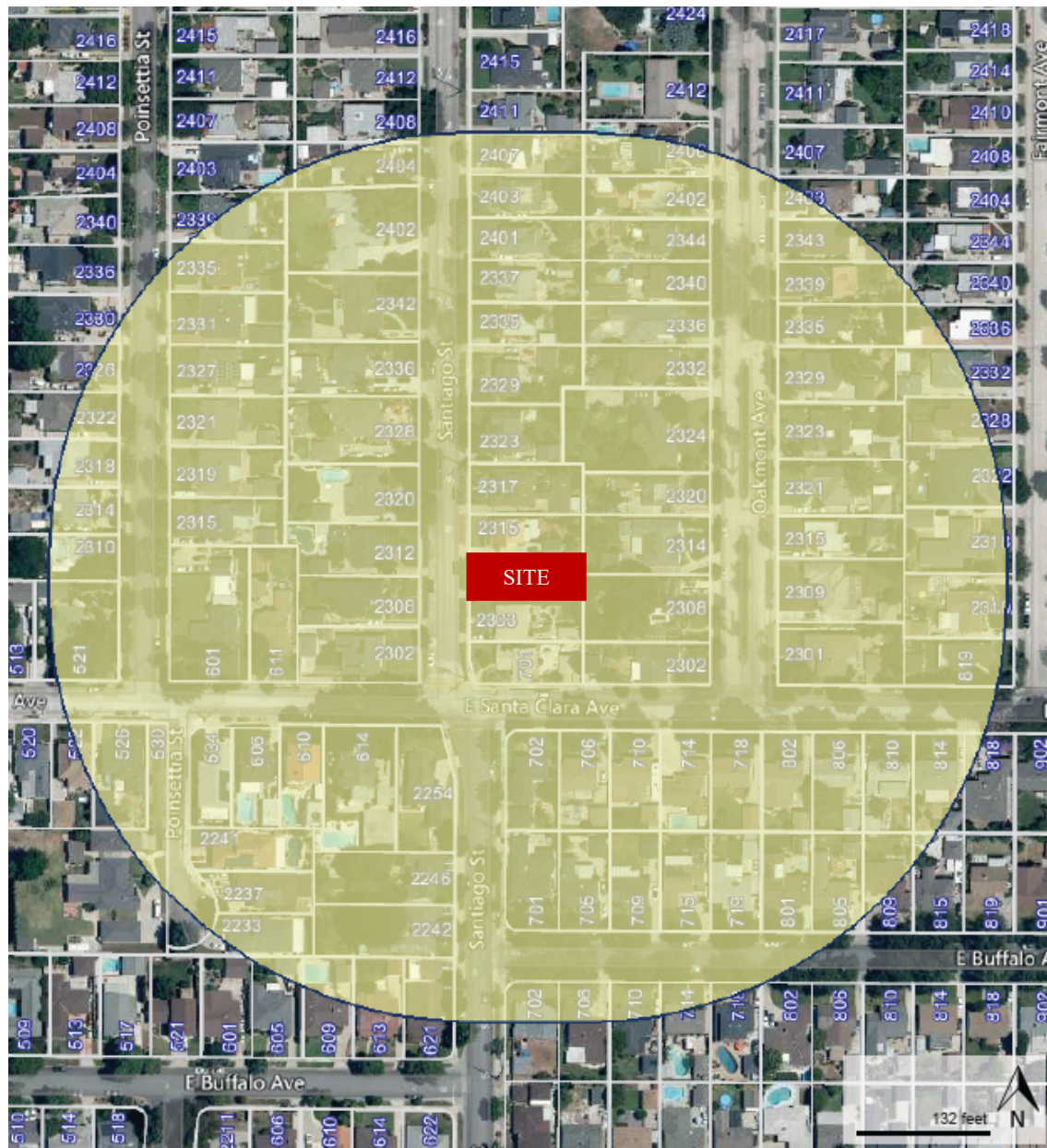
Exhibit C

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 2021-22/ HRCA 2021-23/ HPPA 2021-22
 2311 NORTH SANTIAGO STREET
 BURKETT HOUSE

PLANNING AND BUILDING AGENCY

ORANGE COUNTY REPORTER

~SINCE 1921~

Mailing Address : 600 W SANTA ANA BLVD, SANTA ANA, CA 92701
Telephone (714) 543-2027 / Fax (714) 542-6841
Visit us @ www.LegalAdstore.com

CITY OF SANTA ANA PLANNING
CITY OF SANTA ANA/PLANNING & BUILDING
20 CIVIC CENTER PLAZA 2ND FLR
SANTA ANA, CA 92702

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
2311 N. Santiago

To the right is a copy of the notice you sent to us for publication in the ORANGE COUNTY REPORTER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

10/22/2021

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$117.80
Total	\$117.80

Daily Journal Corporation

Serving your legal advertising needs throughout California.

ORANGE COUNTY REPORTER, SANTA ANA	(714) 543-2027
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DAILY COMMERCE, LOS ANGELES	(213) 229-5300
LOS ANGELES DAILY JOURNAL, LOS ANGELES	(213) 229-5300
SAN FRANCISCO DAILY JOURNAL, SAN FRANCISCO	(800) 640-4829
SAN JOSE POST-RECORD, SAN JOSE	(408) 287-4866
THE DAILY RECORDER, SACRAMENTO	(916) 444-2355
THE DAILY TRANSCRIPT, SAN DIEGO	(619) 232-3486
THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747

OR# 3523337

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

Historic Resources Commission

Action: The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

Project Location: 2311 North Santiago Street (historically known as the Burkett House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Michelle Helvig

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-23, Historic Register Categorization No. 2021-22, and Historic Property Preservation Agreement No. 2021-22 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned 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 (Historical Resource Restoration/Rehabilitation), as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2021-102 will be filed for this project.

Meeting Details: This matter will be heard on Thursday, November 4, 2021, at 4:30 p.m. in the City Council Chambers, 20 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBACComments@santa-ana.org

(reference the topic in the subject line) or 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 3:00 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.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at PGomez@santa-ana.org or 714-667-2790

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone

else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar a Angelina Becerra al (714) 667-2259.

Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.

10/22/21

OR-3523337#



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CITY OF SANTA ANA Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org/pba

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 500 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

Historic Resources Commission Action: The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

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Environmental Impact: In accordance with the California Environmental Quality Act, the recommended action is exempt from further review under Section 15331, Class 31 (Historical Resource Restoration/Rehabilitation), as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2021-102 will be filed for this project.

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Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBAComments@santa-ana.org (reference the topic in the subject line) or 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 3:00 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.

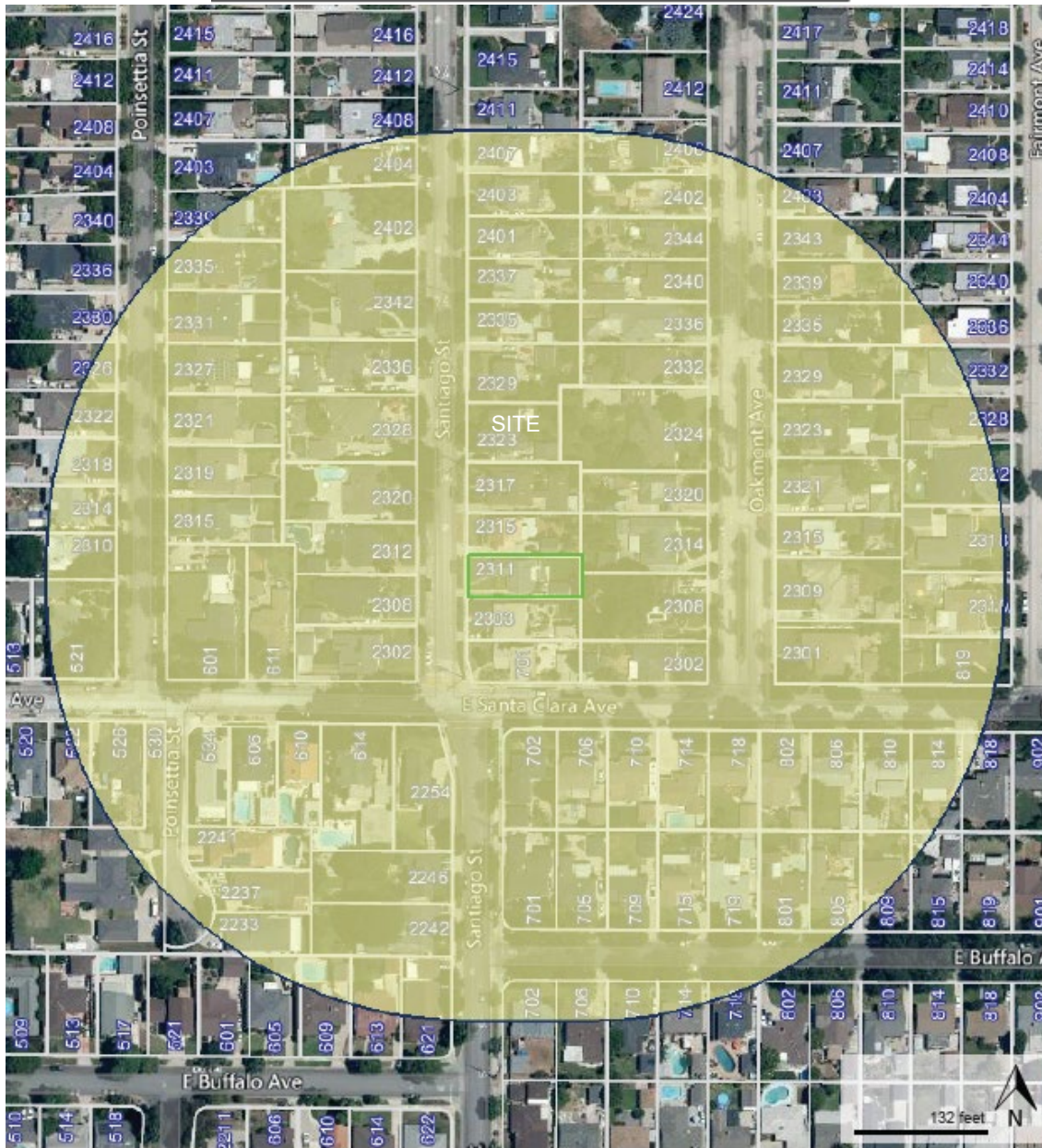
Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at PGomez@santa-ana.org or 714-667-2790

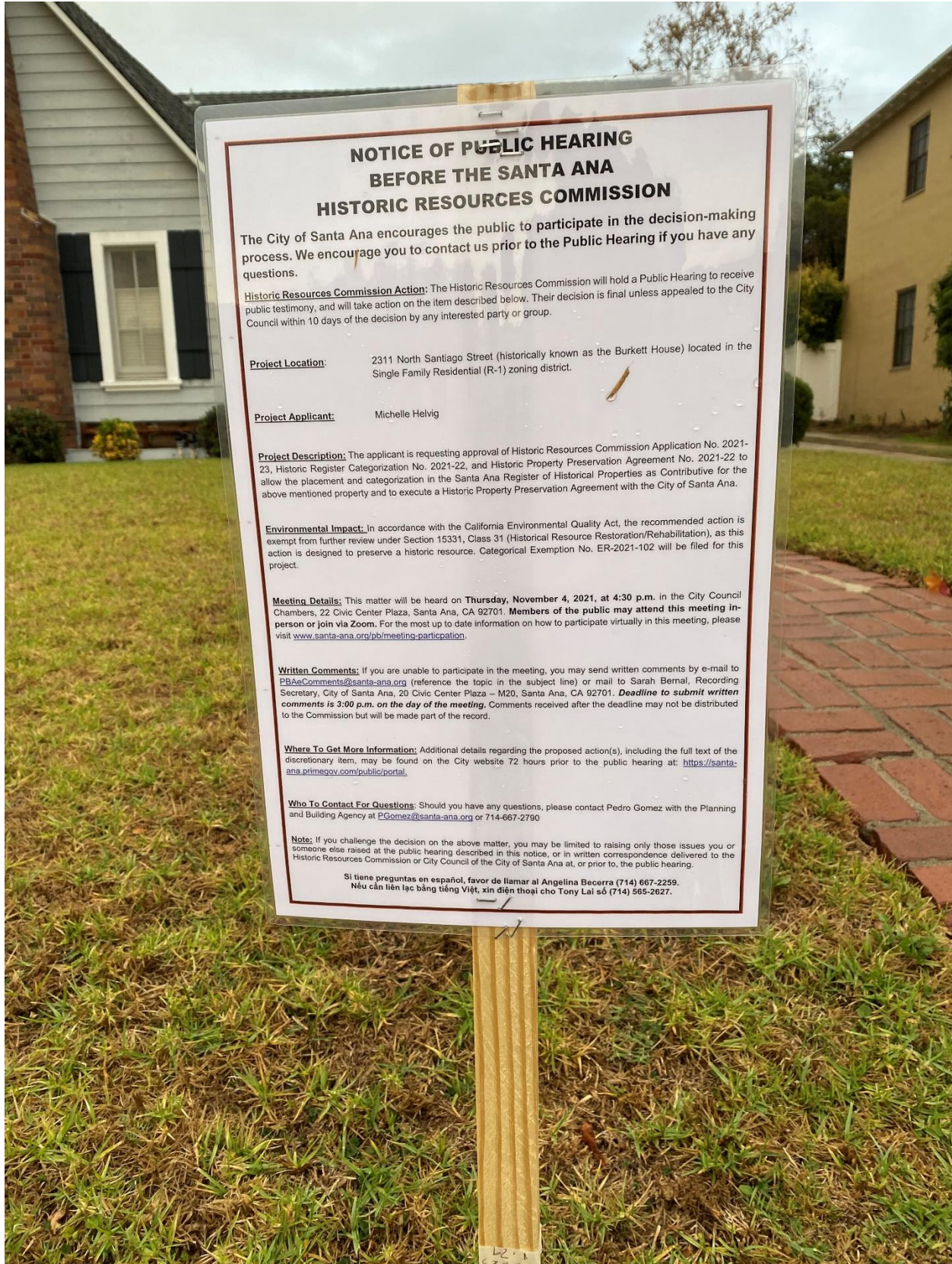
Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

**Si tiene preguntas en español, favor de llamar a Pedro Gomez al (714) 667-2790.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

500' RADIUS NOTIFICATION MAP



Publish: OC Reporter
Date: October 22, 2021



**NOTICE OF PUBLIC HEARING
BEFORE THE SANTA ANA
HISTORIC RESOURCES COMMISSION**

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

Historic Resources Commission Action: The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

Project Location: 2311 North Santiago Street (historically known as the Burkett House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Michelle Helvig

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-23, Historic Register Categorization No. 2021-22, and Historic Property Preservation Agreement No. 2021-22 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned 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 (Historical Resource Restoration/Rehabilitation), as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2021-102 will be filed for this project.

Meeting Details: This matter will be heard on **Thursday, November 4, 2021, at 4:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pbi/meeting-participation.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBACComments@santa-ana.org (reference the topic in the subject line) or 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 3:00 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.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/publicportal>.

Who To Contact For Questions: Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at PGomez@santa-ana.org or 714-667-2790.

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar al Angelina Becerra (714) 667-2259.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 665-2627.



**NOTICE OF PUBLIC HEARING
BEFORE THE SANTA ANA
HISTORIC RESOURCES COMMISSION**

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

Project Description: The Historic Resources Commission will hold a Public Hearing to review and approve the Historic Resources Commission Application No. 2021-02 for the proposed renovation of the historic property located at 2311 North Santiago Street, Santa Ana, California. The project includes the renovation of the historic property located at 2311 North Santiago Street, Santa Ana, California. The project includes the renovation of the historic property located at 2311 North Santiago Street, Santa Ana, California.

Project Location: 2311 North Santiago Street, Santa Ana, California. The project is located on the historic property located at 2311 North Santiago Street, Santa Ana, California.

Project Address: 2311 North Santiago Street, Santa Ana, California.

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-02 for the proposed renovation of the historic property located at 2311 North Santiago Street, Santa Ana, California. The project includes the renovation of the historic property located at 2311 North Santiago Street, Santa Ana, California.

Project Location: 2311 North Santiago Street, Santa Ana, California. The project is located on the historic property located at 2311 North Santiago Street, Santa Ana, California.

Project Address: 2311 North Santiago Street, Santa Ana, California.

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-02 for the proposed renovation of the historic property located at 2311 North Santiago Street, Santa Ana, California. The project includes the renovation of the historic property located at 2311 North Santiago Street, Santa Ana, California.

Project Location: 2311 North Santiago Street, Santa Ana, California. The project is located on the historic property located at 2311 North Santiago Street, Santa Ana, California.

Project Address: 2311 North Santiago Street, Santa Ana, California.

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-02 for the proposed renovation of the historic property located at 2311 North Santiago Street, Santa Ana, California. The project includes the renovation of the historic property located at 2311 North Santiago Street, Santa Ana, California.

Project Location: 2311 North Santiago Street, Santa Ana, California. The project is located on the historic property located at 2311 North Santiago Street, Santa Ana, California.

Project Address: 2311 North Santiago Street, Santa Ana, California.

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-02 for the proposed renovation of the historic property located at 2311 North Santiago Street, Santa Ana, California. The project includes the renovation of the historic property located at 2311 North Santiago Street, Santa Ana, California.



**City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Historic Resources Commission Staff Report
November 4, 2021**

Topic: HRCA No. 2021-24, HRC 2021-23, HPPA No. 2021-23 – The H.A. Smith House

RECOMMENDED ACTION

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-24 and Historic Register Categorization No. 2021-23 (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 Deanna Kashani and Behzad Samavati, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

EXECUTIVE SUMMARY

Deanna Kashani and Behzad Samavati are requesting approval to designate an existing residence located at 2397 North Flower 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 Flower Street in the Floral Park neighborhood. The site contains a 1,423-square-foot, Tudor Revival style residence and detached garage on a 6,000-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 structure is 90 years old and is a good example of period architecture. No known code violations exist on record for this property.

The H.A. Smith House is architecturally significant as a characteristic example of the front facing gable variant of the Tudor Revival architectural style. It was built in 1931 for \$3,500 by prominent developer and builder Roy Roscoe Russell. The H.A. Smith House was first sold to Mr. and Mrs. H.A. Smith in 1932 who lived on the property until mid-1950s. The property was sold to C.H. Fuller in 1955 who briefly resided on the property before selling it to J. Stodola in 1957.

The H.A. Smith House is a one-story single-family residential building constructed in the front facing gable variant of the Tudor Revival style. Asymmetrical in design, the house exhibits a steeply pitched roof clad in composition shingle roofing. The exterior of the building is clad in hand-troweled stucco. The three-bay façade features a central, slightly recessed, wooden entry door and brick entrance stoop, tucked beneath the extended south rake of the projecting front gable wing that rests on an attached brick pier. A tapered, slightly raised chimney bisects the front gable and is capped by a course of bricks. Single, eight-light casement windows flank the chimney. A triple casement window is located further to the north, beneath a side-gabled portion of the roof. Recessed on the south elevation, another side gable tops a projecting wing that contains a large, square, single-light fixed window on its façade. Fenestration on the side and rear elevations consists of multi-paned casement windows. The property is simply landscaped with a mature tree, lawn, low vegetation and a curved walkway lined by hedges connecting the front porch and driveway. The driveway is located along the south elevation and leads to the detached, one-story, two-car garage, also clad in stucco. Alterations to the house include the additions of canvas awnings to the front entry and side elevation windows and rebuilding of the front stairs and stoop. The house appears intact and is in good condition. Character-defining features of the house include its steeply pitched complex gable roof with no overhangs; multi-paned casement windows used on all elevations with fabric awnings; recessed entry; stucco exterior walls with brick trim, and prominent chimney.

The H.A. Smith House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of a Tudor Revival home. The steeply pitched, complex roof, asymmetrical massing, prominent chimney, and multi-paned

windows are characteristics of this style. 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. 2021-103 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 \$1,085.70 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. 2021-24 TO PLACE THE PROPERTY LOCATED AT 2397 NORTH FLOWER STREET, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2021-23 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 November 4, 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. 2021-24) and categorization (Historic Resources Commission Categorization No. 2021-23) of the H.A. Smith located at 2397 North Flower Street, Santa Ana.
- B. The H.A. Smith has distinctive architectural features of the front facing gable variant of the Tudor Revival architectural style and was built in 1931.
- C. The H.A. Smith House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of a Tudor Revival home. The steeply pitched, complex roof, asymmetrical massing, prominent chimney, and multi-paned windows are characteristics of this style. 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 house include its steeply pitched complex gable roof with no overhangs; multi-paned casement windows used on all elevations with fabric awnings; recessed entry; stucco exterior walls with brick trim, and prominent chimney.
- D. The legal owners of the property are Deanna Kashani and Behzad Samavati.
- 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-2021-103 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. 2021-24 to place the H.A. Smith located at 2397 North Flower Street, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2021-23 placing the H.A. Smith located at 2397 North Flower 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 4th day of November, 2021.

Tim Rush
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 November 4, 2021.

Date: _____

Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
002-073-10	2397 North Flower Street	REAL PROPERTY IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: LOT 53 OF TRACT NO. 754, AS RECORDED IN BOOK 22, PAGE 37 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	Deanna Kashani and Behzad Samavati

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 **Behzad Samavati and Deanna Kashani, husband and wife as community property with right of survivorship**, (hereinafter collectively referred to as “Owner”), owner of real property located at **2397 North Flower 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 **2397 North Flower 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 **January 19, 2022**, 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 **2397 North Flower Street**, Assessor Parcel Number, **002-073-10**, 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: Behzad Samavati and Deanna Kashani
2397 North Flower 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: _____
BEHZAD SAMAVATI

Date: _____

By: _____
DEANNA KASHANI

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

REAL PROPERTY IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 53 OF TRACT NO. 754, AS RECORDED IN BOOK 22, PAGE 37 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel Number: 002-073-10

EXECUTIVE SUMMARY

H.A. Smith House
2397 N. Flower Street
Santa Ana, CA 92706

NAME	H.A. Smith House			REF. NO.
ADDRESS	2397 N. Flower street			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1931	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 H.A. Smith House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of a Tudor Revival home. 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) *H.A. Smith 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 *2397 North Flower Street*

City *Santa Ana*

Zip *92706*

*e. Other Locational Data: *Assessor's Parcel Number 002-073-10*

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

Located in Floral Park, the H.A. Smith House is a one-story single-family residential building constructed in the front facing gable variant of the Tudor Revival style. Asymmetrical in design, the house exhibits a steeply pitched roof clad in composition shingle roofing. The exterior of the building is clad in hand-troweled stucco. The three-bay façade features a central, slightly recessed, wooden entry door and brick entrance stoop, tucked beneath the extended south rake of the projecting front gable wing that rests on an attached brick pier. A tapered, slightly raised chimney bisects the front gable and is capped by a course of bricks. Single, eight-light casement windows flanking the chimney. A triple casement window is located further to the north, beneath a side-gabled portion of the roof. Recessed on the south elevation, another side gable tops a projecting wing that contains a large, square, single-light fixed window on its façade. Fenestration on the side and rear elevations consists of multi-paned casement windows. The property is simply landscaped with a mature tree, lawn, low vegetation and a curved walkway lined by hedges connecting the front porch and driveway. The driveway is located along the south elevation and leads to the detached, one-story, two-car garage, also clad in stucco. Alterations to the house include the additions of canvas awnings to the front entry and side elevation windows and rebuilding of the front stairs and stoop. 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)
*West elevation, view east
 September 2021*

*P6. Date Constructed/Age and Sources: historic
1931/ City of Santa Ana Building Permits

*P7. Owner and Address:
*Deanna Kashani and Behzad Samavati
 2397 North Flower Street
 Santa Ana, CA 92706*

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

*P9. Date Recorded:
November 4, 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 Biological Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or #: *H.A. Smith House*

B1. Historic Name: *H.A. Smith 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): *October 29, 1931. Constructed. \$3,500.*

*April 23, 1956. Termite repairs for C.H. Fuller by C.C. McLaughlin. \$230.
August 1, 1957. Repair fire damage for J. Stodola by Marshall Welty. \$2,000.
August 8, 1957. Plastering for J. Stodola by Hart.
October 22, 1962. Extend garage by J. Stodola. \$200.
July 6, 1989. Re-roof with tear-off of residence and detached garage.
March 15, 2016. Tear-off existing roof and install new comp. shingles. \$16,960.*

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

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

B9a. Architect: *Unknown*

b. Builder: *Roy Russell*

***B10. Significance: Theme** *Residential architecture*

Area *Santa Ana*

Period of Significance: *1931*

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 H.A. Smith House is architecturally significant as a characteristic example of the front facing gable variant of the Tudor Revival architectural style. It was built in 1931 for \$3,500 by prominent developer and builder Roy Roscoe Russell (1881-1965). Along with developer and builder Allison Honer (1897-1981), Roy Russell was credited as a subdivider and builder of a major portion of northwest Santa Ana. An early Russell project was his 1928 subdivision of Victoria Drive between West Nineteenth Street and West Santa Clara Avenue. The H.A. Smith House was first sold to Mr. and Mrs. H.A. Smith in 1932 and they lived on the property until mid-1950s. The property was sold to C.H. Fuller in 1955, who briefly resided on the property before selling it to J. Stodola in 1957. Little information is available regarding occupancy of the residence from 1960-1990's. However, during the 1990s Steven and Kathleen Cooper bought the property and resided there until 2021, when the property was sold to the current homeowners.

(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*

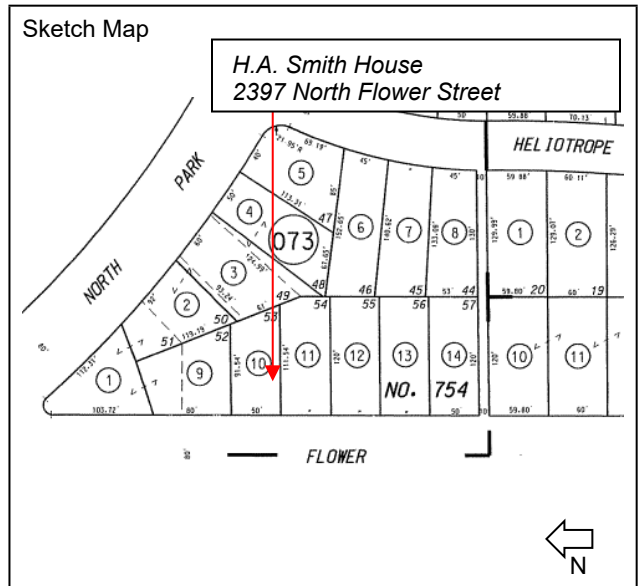
(See Continuation Sheet 3 of 3.)

B13. Remarks:

***B14. Evaluator:** *Sydney Andrea Landers/Chattel Inc.*

***Date of Evaluation:** *November 4, 2021*

(This space reserved for official comments.)



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

The H.A. Smith 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, homes in the neighborhood were mostly developed in the revival 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 H.A. Smith House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of a Tudor Revival home. The steeply pitched, complex roof, asymmetrical massing, prominent chimney, and multi-paned windows are characteristics of this style. 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 house include its steeply pitched complex gable roof with no overhangs; multi-paned casement windows used on all elevations with fabric awnings; recessed entry; stucco exterior walls with brick trim, and prominent chimney.

***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.
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.

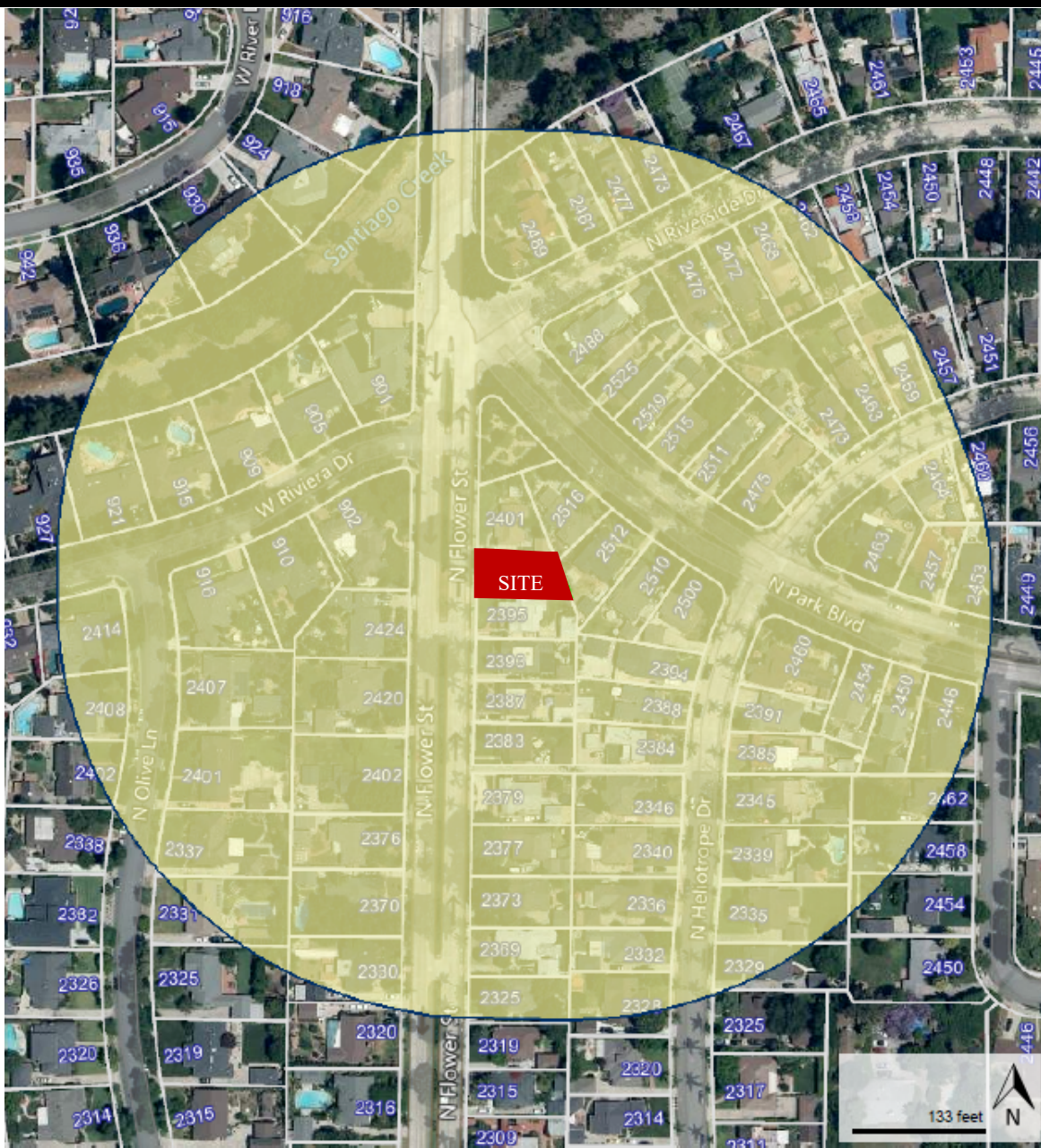
Exhibit C

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 2021-23/ HRCA 2021-24/ HPPA 2021-23
2397 NORTH FLOWER STREET
H.A. SMITH HOUSE

PLANNING AND BUILDING AGENCY

ORANGE COUNTY REPORTER

~SINCE 1921~

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CITY OF SANTA ANA/PLANNING & BUILDING
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SANTA ANA, CA 92702

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
2397 N Flower St

To the right is a copy of the notice you sent to us for publication in the ORANGE COUNTY REPORTER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

10/22/2021

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$119.35
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OR# 3523346

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

Historic Resources Commission

Action: The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

Project Location: 2397 North Flower Street (historically known as the H.A. Smith House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Deanna Kashani and Behzad Samavati

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-24, Historic Register Categorization No. 2021-23, and Historic Property Preservation Agreement No. 2021-23 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned 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 (Historical Resource Restoration/Rehabilitation), as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2021-103 will be filed for this project.

Meeting Details: This matter will be heard on **Thursday, November 4, 2021, at 4:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBACComments@santa-ana.org

(reference the topic in the subject line) or 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 3:00 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.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at PGomez@santa-ana.org or 714-667-2790

Note: If you challenge the decision on the above matter, you may be limited to

raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar a Angelina Becerra al (714) 667-2259.

Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.

10/22/21

OR-3523346#



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CITY OF SANTA ANA Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org/pba

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 500 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

Project Location: 2397 North Flower Street (historically known as the H.A. Smith House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Deanna Kashani and Behzad Samavati

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-24, Historic Register Categorization No. 2021-23, and Historic Property Preservation Agreement No. 2021-23 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned 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 (Historical Resource Restoration/Rehabilitation), as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2021-103 will be filed for this project.

Meeting Details: This matter will be heard on **Thursday, November 4 2021, at 4:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBAComments@santa-ana.org (reference the topic in the subject line) or 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 3:00 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.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

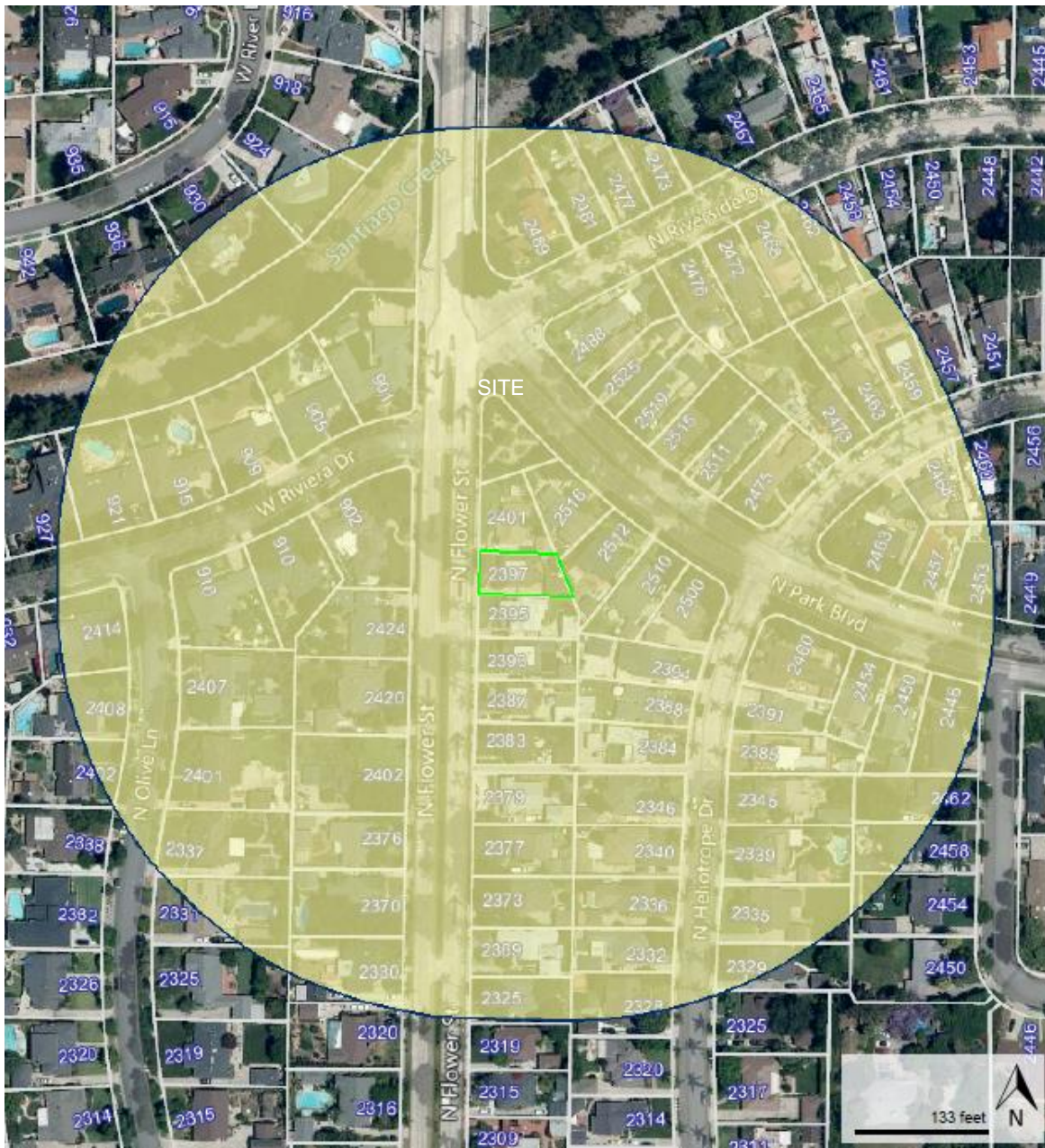
Who To Contact For Questions: Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at PGomez@santa-ana.org or 714-667-2790

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence

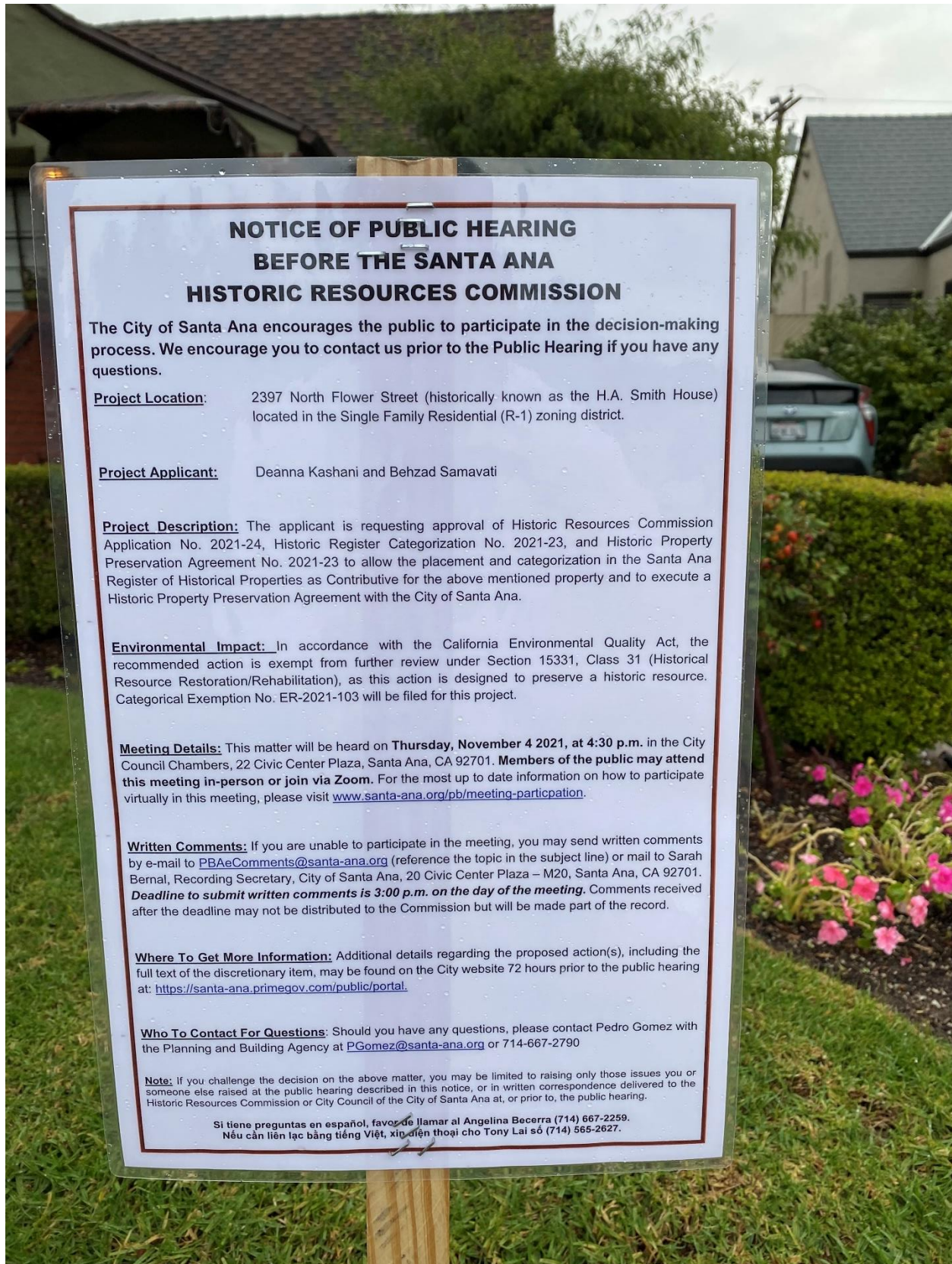
delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

**Si tiene preguntas en español, favor de llamar a Angelina Becerra al (714) 667-2259.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

500' RADIUS NOTIFICATION MAP



Publish: OC Reporter
Date: October 22, 2021



**NOTICE OF PUBLIC HEARING
BEFORE THE SANTA ANA
HISTORIC RESOURCES COMMISSION**

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

Project Location: 2397 North Flower Street (historically known as the H.A. Smith House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Deanna Kashani and Behzad Samavati

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-24, Historic Register Categorization No. 2021-23, and Historic Property Preservation Agreement No. 2021-23 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned 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 (Historical Resource Restoration/Rehabilitation), as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2021-103 will be filed for this project.

Meeting Details: This matter will be heard on **Thursday, November 4 2021, at 4:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBACComments@santa-ana.org (reference the topic in the subject line) or 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 3:00 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.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at PGomez@santa-ana.org or 714-667-2790

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar al Angelina Becerra (714) 667-2259.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.



**NOTICE OF PUBLIC HEARING
BEFORE THE SANTA ANA
HISTORIC RESOURCES COMMISSION**

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

Project Location: 2397 North Flower Street (historically known as the H.A. Smith House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Deanna Keshari and Behzad Samavati

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2021-02, Historic Register Categorization No. 2021-03, and Historic Property Preservation Agreement No. 2021-02 to allow the placement and installation in the Santa Ana Register of Historical Properties as Contributive for the above mentioned 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 environmental action is exempt from further review under Section 15301, Class 21 (Historical Categorization No. 2021-02) will be filed for the project.

Meeting Details: This matter will be heard on **Thursday, November 4 2021, at 4:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. Members of the public may attend this meeting in person or join via Zoom. For the most up to date information on how to participate online to the meeting, please visit www.santaana.org/online-meeting-participation.

Written Comments: If you are unable to participate in the meeting, you may send written comments by email to historicresources@santaana.org (reference the topic in the subject line) or mail to Sarah Samal, Recording Secretary, City of Santa Ana, 22 Civic Center Plaza, 2400, Santa Ana, CA 92701. **Deadline to submit written comments is 3:00 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.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the environmental form, may be found on the City website 72 hours prior to the public hearing at <https://www.santaana.com/publicinfo>.

Who To Contact For Questions: Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at PCGomez@santaana.org or 714.667.2700.

Note: If you challenge the decision on the above matter, you may be limited to making only those issues you introduced at the time of the public hearing. Additional issues will not be considered at the public hearing. If you wish to raise issues not addressed to the Historic Resources Commission or City Council of the City of Santa Ana, you may do so at the public hearing.

By Order of the Historic Resources Commission: **Veronica Alvarez**, Secretary of the Historic Resources Commission
Who can be reached by calling 714.667.2700 or email historicresources@santaana.org