

Historic Resources Commission Regular Meeting Agenda

March 3, 2022

**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/81726898498>

Join from your mobile phone via Zoom App. **Meeting ID: 81726898498**

Dial in from a mobile phone or landline. **(669) 900- 6833; Meeting ID: 81726898498**

*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

Christina Leonard

Acting Recording Secretary



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

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
Christina Leonard, 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 November 4, 2021

b. Excused absences

Recommended Action: Excused absent commissioners.

c. Certified Local Government 2020-2021 Annual Report

Recommended Action: Receive and File.

****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 February 23, 2022 and notices were mailed on February 17 & 18, 2022.

1. Historic Exterior Modification Application No. 2022-03 – Pedro Gomez,

Case Planner

Project Location: 400 East Fourth Street located in the Downtown (DT) land use district within the Transit Zoning Code (Specific Development No. 84).

Project Applicant: Bethany Schermer

Project Description: Application for exterior modifications to a property listed as “Contributive” on the historic register and known as the Hotel Finley. The scope of work includes change of use, new roof deck and a roof garden. Exterior modifications to include removal of non-original storefront windows; restoration of prismatic glass panels; replacement of non-original cement plaster; addition of new compatible brick veneer; restoration of existing original wood framed paired windows; restore existing glazed brick cladding; installation of a compatible cornice; and new fabric awnings.

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. 2021-72 will be filed for this project.

Recommended Action: Adopt a resolution approving a Certificate of Appropriateness for Historic Exterior Modification Application No. 2022-03.

2. Historic Exterior Modification Application No. 2022-02 – Pedro Gomez, Case Planner

Project Location: 1411 North Broadway located in the Midtown Specific Plan (SP-3) zoning designation.

Project Applicant: Brateil Aghasi/WISEPlace

Project Description: The applicant is proposing an adaptive reuse project to rehabilitate and convert an existing one-story historic building, listed as “Landmark” on the historic register and known as the Santa Ana-Tustin YWCA, into offices, a training center, community room, and three residential studio units. The project also consists of a new four-story addition with parking at ground level and residential units, laundry rooms, and communal space at the upper levels.

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. 2022-05 will be filed for this project.

Recommended Action: Adopt a resolution approving a Certificate of Appropriateness for Historic Exterior Modification Application No. 2022-02.

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

WORK STUDY SESSION

Historic Preservation Work Program Discussion – Fabiola Zelaya Melicher and Pedro Gomez

- Existing Work Program & Accomplishments
- Key Staff Initiatives
- Commission Work Program
- Follow Up Sessions & Next Steps

****End of Work Study Session****

STAFF COMMENTS

COMMISSIONER COMMENTS

X. South Main History Walk Presentation/Update
Ad Hoc Committee Members – Commissioners Carpenter, Hardy, and Pena Sarmiento

ADJOURNMENT

The next meeting of the Historic Resources Commission is scheduled for May 5, 2022 at 4:30 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

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

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3. Dialing in from a mobile phone or landline:

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Submit a written comment

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

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

- **E-mail** PBAComments@santa-ana.org and reference the topic in the subject line.
- **Mail** to Christina Leonard, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701.

Deadline to submit written comments is 2:00 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

November 4, 2021

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

Moved by Commissioner Christy, seconded by Commissioner Murashie to Approve to excuse the absence of Commissioners McLoughlin and Shipp.

YES: 6 – Alberta Christy, Sandra Pena Sarmiento, Tim Rush, Edward Murashie, Ginnelle Hardy, Keith Carpenter
NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 3 – Dwayne Shipp, Vince Frazier, Mark McLoughlin
Status: 6 – 0 – 0 – 3 – **Pass**

Minutes:

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.

Minutes: *Chair Rush recused himself from consideration of the matter as he lives within 500 feet of the project site.*

Commissioners Christy and Murashie disclosed that they each visited the project site.

Recording Secretary reported that written communication was received.

Vice Chair Murashie opened the Public Hearing

The following individuals spoke on the matter.

- *Irma Jauregui spoke in support.*
- *Mira Dukes spoke in support.*

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

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

YES: 5 – Alberta Christy, Sandra Pena Sarmiento, Edward Murashie, Ginelle Hardy, Keith Carpenter

NO: 0 – **ABSTAIN:** 1 – Tim Rush

ABSENT: 3 – Dwayne Shipp, Vince Frazier, Mark McLoughlin

Status: 5 – 0 – 1 – 3 – **Pass**

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.

Minutes: *Commissioners Christy, Murashie, Pena-Sarmiento and Chair Rush disclosed they visited the property.*

Commission questioned the originality of the windows and expressed concern for the need of maintaining the tree in the front yard.

Chair Rush opened the Public Hearing. The applicant spoke in support of the matter and expressed willingness to address the Commission's concerns regarding the windows and trimming the tree in the front yard. There were no other speakers and the Public Hearing was closed.

Moved by Commissioner Murashie, seconded by Commissioner Christy to Approve as amended with added conditions: The applicant shall (1) replace any exterior physical features that are not in keeping with the Tudor Revival architectural style exhibited by the house. This includes, but is not limited to, the replacement of the non-original jalousie windows along the south elevation, (2) trim the existing mature tree along the west elevation.

YES: 6 – Alberta Christy, Sandra Pena Sarmiento, Tim Rush, Edward Murashie, Ginelle Hardy, Keith Carpenter

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 3 – Dwayne Shipp, Vince Frazier, Mark McLoughlin

Status: 6 – 0 – 0 – 3 – **Pass**

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.

Minutes: *Commissioners Christy and Murashie disclosed that they spoke with applicant. Chair Rush disclosed that he 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 Carpenter to Approve.

YES: 6 – Alberta Christy, Sandra Pena Sarmiento, Tim Rush, Edward Murashie, Ginelle Hardy, Keith Carpenter

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 3 – Dwayne Shipp, Vince Frazier, Mark McLoughlin

Status: 6 – 0 – 0 – 3 – **Pass**

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.

Minutes: *Chair Rush and Commissioners Christy and Murashie disclosed that 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 Rush to Approve.

YES: 6 – Alberta Christy, Sandra Pena Sarmiento, Tim Rush, Edward Murashie, Ginelle Hardy, Keith Carpenter

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 3 – Dwayne Shipp, Vince Frazier, Mark McLoughlin

Status: 6 – 0 – 0 – 3 – **Pass**

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).

Minutes: *Commissioners Christy, Hardy and Chair Rush disclosed that they visited the property. Commissioner Murashie disclosed that he spoke with the applicant and 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 Pena Sarmiento to Approve.

YES: 6 – Alberta Christy, Sandra Pena Sarmiento, Tim Rush, Edward Murashie, Ginelle Hardy, Keith Carpenter

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 3 – Dwayne Shipp, Vince Frazier, Mark McLoughlin

Status: 6 – 0 – 0 – 3 – **Pass**

****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.

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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.



**City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Historic Resources Commission Staff Report
March 3, 2022**

Topic: Certified Local Government 2020-2021 Annual Report

RECOMMENDED ACTION

Receive and File.

EXECUTIVE SUMMARY

Certified Local Government historic preservation programs are required to submit an annual report to the State Office of Historic Preservation and the National Park Service to summarize the achievement and activities of the local agency prior to the annual March 31, 2022 deadline.

DISCUSSION

Background

The National Historic Preservation Act provides for the establishment of Certified Local Government Programs (CLG) to encourage the direct participation of local governments in the identification, evaluation, registration, and preservation of historic properties within their jurisdictions. In addition, the program promotes the integration of local preservation interests into local planning and decision-making processes. The program is a partnership among local governments, the State of California Office of Historic Preservation (OHP), and the National Park Service (NPS), which is responsible for administering the National Historic Preservation Program.

With City Council endorsement in 2001, the City of Santa Ana applied for and was accepted into the CLG program. Each year, CLG communities are required to submit an annual report to assist OHP in tracking the local preservation program's ongoing activities. The Santa Ana CLG Annual Report (Exhibit 1) will be submitted to California OHP prior to the March 31, 2022 deadline. The report summarizes the achievement and activities of Santa Ana's Historic Preservation Program during the October 1, 2020 through September 30, 2021 timeframe. These achievements include 24 historic listings, 26 Mills Act Agreements, four certificates of appropriateness, and continued efforts on the draft Historic Preservation Element.

The annual report also identifies goals for 2021-2022 such as increasing the staff resources to specifically address historic preservation in the City. Goals also include establishing ongoing workshop/training opportunities for our Historic Resources Commissioners. Trainings could focus on best practices, current legislation, and tax credits opportunities. In addition, staff will continue comply with state legislation and renew efforts to establish design guidelines for historic properties and historic sensitive areas (HSA). Lastly, staff will continue to provide workshop opportunities to neighborhoods and will continue efforts develop both a tree preservation ordinance and a local district designation program (develop goals, policies, procedures, etc.).

ENVIRONMENTAL IMPACT

There is no environmental impact associated with this action.

FISCAL IMPACT

There is no fiscal impact associated with this action.

EXHIBIT(S)

1. Draft 2020/2021 Annual CLG Report

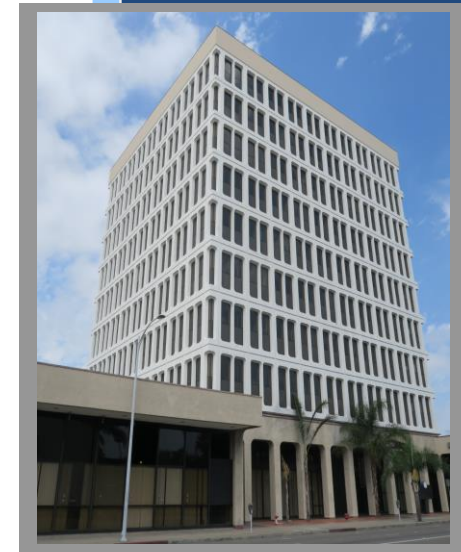
Submitted By:
Pedro Gomez, AICP, Senior Planner

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

2020-21

Annual Certified Local Government Report

October 1, 2020 through September 30, 2021



Certified Local Government Program -- 2020-2021 Annual Report

(Reporting period is from October 1, 2020 through September 30, 2021)

INSTRUCTIONS: This a Word form with expanding text fields and check boxes. It will probably open as Read-Only. Save it to your computer before you begin entering data. This form can be saved and reopened.

Because this is a WORD form, it will behave generally like a regular Word document except that the font, size, and color are set by the text field.

- Start typing where indicated to provide the requested information.
- Click on the check box to mark either yes or no.
- To enter more than one item in a particular text box, just insert an extra line (Enter) between the items.

Save completed form and email as an attachment to Lucinda.Woodward@parks.ca.gov. You can also convert it to a PDF and send as an email attachment. Use the Acrobat tab in WORD and select Create and Attach to Email. You can then attach the required documents to that email. If the attachments are too large (greater than 10mb total), you will need to send them in a second or third email.

Name of CLG

City of Santa Ana

Report Prepared by: **Pedro Gomez, AICP**

Date of commission/board review: **March 3, 2022**

MINIMUM REQUIREMENTS FOR CERTIFICATION

I. Enforce Appropriate State or Local Legislation for the Designation and Protection of Historic Properties.

A. Preservation Laws

1. What amendments or revisions, if any, are you considering to the certified ordinance? Please forward drafts or proposals.
REMINDER: Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.

No changes proposed.

2. Provide an electronic link to your ordinance or appropriate section(s) of the municipal/zoning code.
https://library.municode.com/ca/santa_ana/codes/code_of_ordinances?nodeId=PTIITHCO_CH30PLHIARSI

Certified Local Government Program -- 2020-2021 Annual Report

(Reporting period is from October 1, 2020 through September 30, 2021)

B. New Local Landmark Designations (Comprehensive list of properties/districts designated under local ordinance, HPOZ, etc.)

1. During the reporting period, October 1, 2020 – September 30, 2021, what properties/districts have been locally designated?

Property Name/Address	Date Designated	If a district, number of contributors	Date Recorded by County Recorder
920 North Louise Street – Clem-Koentopp House	10-29-20	N/A	12-22-20
936 West River Lane – Harold T. Segerstrom House	10-29-20	N/A	12-22-20
2352 North Riverside Drive – Barnhill-Mcdowell House	10-29-20	N/A	12-22-20
2320 North Heliotrope Drive – W. S. Spicer House	10-29-20	N/A	12-22-20
2109 North Rosewood Avenue – D.K. Thomas House	10-29-20	N/A	12-22-20
1805 North Louise Street – Young-Keeler House	10-29-20	N/A	12-22-20
1015 West River Lane – E.M. Crawford House	10-29-20	N/A	12-22-20
2447 North Heliotrope Drive – M.E. Lesourd House	10-29-20	N/A	12-22-20
2042 N. Victoria Drive – Hamilton-Schoppert House	03-25-21	N/A	8-5-21
2014 N. Flower Street – Witt House	03-25-21	N/A	8-5-21
520 W. 19th Street – Elwood Bear House	03-25-21	N/A	8-5-21
2119 N. Freeman Street – Eisen-Hofheins House	05-13-21	N/A	8-5-21
415 W. 19th Street – W.M. Corey House	05-13-21	N/A	8-5-21
2344 N. Riverside Drive – Menton-Barker House	05-13-21	N/A	8-5-21
2339 N. Heliotrope Drive – Raddant House	05-13-21	N/A	8-5-21

Certified Local Government Program -- 2020-2021 Annual Report

(Reporting period is from October 1, 2020 through September 30, 2021)

Property Name/Address	Date Designated	If a district, number of contributors	Date Recorded by County Recorder
2307 N. Benton Way – Martha Ann Brooks House	07-01-21	N/A	9-22-21
2311 N. Heliotrope Drive – Ida C. Wiesseman House	07-01-21	N/A	9-22-21
2424 N. Bonnie Brae – Clarence Bond House	07-01-21	N/A	9-22-21
2206 N. Freeman Street – Eisen-Glasser House	07-01-21	N/A	9-22-21
935 W. Twentieth Street – Russell-Irving House	07-01-21	N/A	11-24-21
2417 N. North Park Blvd. – Wiesseman-Jonason House	09-02-21	N/A	11-24-21
2120 N. Heliotrope Drive – W.M. Bradley House	09-02-21	N/A	11-24-21
2307 N. Riverside Drive – Tarr-Wright House	09-02-21	N/A	11-24-21
2420 N. North Park Blvd. – Cecil E. Tozier House	09-02-21	N/A	11-24-21

REMINDER: Pursuant to California Government Code § 27288.2, “the county recorder shall record a certified resolution establishing an historical resources designation issued by the State Historical Resources Commission or a local agency, or unit thereof.”

2. What properties/districts have been de-designated this past year? For districts, include the total number of resource contributors?

Property Name/Address	Date Removed	Reason
None	NA	NA

C. Historic Preservation Element/Plan

1. Do you address historic preservation in your general plan? No
 Yes, in a separate historic preservation element. Yes, it is included in another element.

Provide an electronic link to the historic preservation section(s) of the General Plan. <https://www.santa-ana.org/sites/default/files/pb/general-plan/documents/Revised%20Elements/LandUse%20-%209-1-20.pdf>

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2. Have you made any updates to your historic preservation plan or historic preservation element in your community's general plan? Yes No If you have, provide an electronic link. Type here.

3. When will your next General Plan update occur? **The City of Santa Ana has embarked in a multi-year effort to provide a comprehensive General Plan Update, which will include a new Historic Preservation Element to affirm Santa Ana's commitment to preservation. The General Plan Update is anticipated to be adopted by mid 2022. Currently, the City has a Draft General Plan available for review: <https://www.santa-ana.org/general-plan/draft-documents>. The Draft Historic Preservation Element can be found here: https://www.santa-ana.org/sites/default/files/pb/general-plan/December%202021%20Draft/Vol3_HistPres_PubHrng_2021_Dec.pdf**

D. Review Responsibilities

1. Who takes responsibility for design review or Certificates of Appropriateness?

- All projects subject to design review go the commission.
- Some projects are reviewed at the staff level without commission review. What is the threshold between staff-only review and full-commission review? **Like-for-like changes can be reviewed administratively, as well as minor modifications on a non-primary elevation such as signs, exterior lighting, and restoration. All other projects require commission approval.**

2. California Environmental Quality Act

- What is the role of the staff and commission in providing input to CEQA documents prepared for or by the local government? **If the CEQA document involves a historic resource, it will be presented to the Historic Resources Commission for their input.**

What is the role of the staff and commission in reviewing CEQA documents for projects that are proposed within the jurisdiction of the local government? **Any CEQA document for projects within the jurisdiction of the local government is brought to the Historic Resources Commission in the form of a Study Session and to receive their input.**

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3. Section 106 of the National Historic Preservation Act

- What is the role of the staff and commission in providing input to Section 106 documents prepared for or by; the local government? **Staff prepares Section 106 documents and if any historic structures may be affected, the document will be brought to the Historic Resources Commission for input.**
- What is the role of the staff and commission in reviewing Section 106 documents for projects that are proposed within the jurisdiction of the local government? **The Planning Division staff-person supporting the functions of the Historic Resources Commission prepares Section 106 documents for the City, and if any historic resource may be affected, the Historic Resources Commission is notified**

II. Establish an Adequate and Qualified Historic Preservation Review Commission by State or Local Legislation.

A. Commission Membership

Name	Professional Discipline	Date Appointed	Date Term Ends	Email Address
Alberta D. Christy	Other	12/2020	12/2022	achristy@aol.com
Ginelle A. Hardy	Graphic Artist	12/2020	12/2022	ginelleann@gmail.com
Laurence Hitterdale	Computer Science	12/2020	***	larry@glendale.edu
Ed Murashie	Civil Engineer	5/2021	12/2024	emurashie@att.net
Tim Rush	Real Estate/Historian	12/2020	12/2022	timrush@bhscaprops.com
Phillip Schaefer	Architecture	12/2020	***	PhilSchaefer1@gmail.com
Felix Rivera	Other	*	***	Felix.Rivera@SAUSD.US
Sandra Pena Sarmiento	Artist/ Educator/ Arts Consultant	7/2020	12/2022	pocha@pocharte.com
Keith Carpenter	Other	3/2021	12/2024	edison@pacbell.net
Vince Frazier	Other	**	Ongoing	vfrazieroc@gmail.com

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Dwayne Shipp	Other	12/2021	12/2024	mrdwayneshipp@gmail.com
Mark McLoughlin	Other	*	Ongoing	mmcloughlin@santa-ana.org

*Representative from the Planning Commission

**Representative from the Community Housing and Redevelopment Committee

Attach resumes and Statement of Qualifications forms for all members.

***No longer on the Commission

1. If you do not have two qualified professionals on your commission, explain why the professional qualifications not been met and how professional expertise is otherwise being provided. **N/A**
2. If all positions are not currently filled, why is there a vacancy, and when will the position will be filled? **N/A**

B. Staff to the Commission/CLG staff

1. Is the staff to your commission the same as your CLG coordinator? Yes No If not, who serves as staff?
2. If the position(s) is not currently filled, why is there a vacancy? **N/A**

Attach resumes and Statement of Qualifications forms for staff.

Name/Title	Discipline	Dept. Affiliation	Email Address
Pedro Gomez, AICP Associate Planner	Architecture/Urban and Regional Planning	Planning and Building Agency	Pgomez@santa-ana.org
Jill Arabe, AICP Senior Planner	Geography/Urban and Regional Planning	Planning and Building Agency	Jarabe@santa-ana.org
Ali Pezeshkpour, AICP Principal Planner	Community and Regional Development/Urban and Regional Planning	Planning and Building Agency	Apezeshkpour@santa-ana.org

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C. Attendance Record

Please complete attendance chart for each commissioner and staff member. Commissions are required to meet four times a year, at a minimum. If you haven't met at least four times, explain why not.

Commissioner/Staff	October	March	May	July	September
Alberta D. Christy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Ginelle A. Hardy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Laurence Hitterdale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ed Murashie	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tim Rush	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Phillip Schaefer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Felix Rivera	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sandra Pena Sarmiento	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Keith Carpenter	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Vince Frazier	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Dwayne Shipp	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mark McLoughlin	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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D. Training Received

Indicate what training each commissioner and staff member has received. Remember it is a CLG requirement is that all commissioners and staff to the commission attend at least one training program relevant to your commission each year. It is up to the CLG to determine the relevancy of the training.

Commissioner/ Staff Name	Training Title & Description (including method presentation, e.g., webinar, workshop)	Duration of Training	Training Provider	Date
Pedro Gomez	A New Incentive: The California Historic Tax Credit	1 Hour	<ul style="list-style-type: none"> Information on SB 451 - bill to create a state historic tax credit. Promotes tax credits. Under SB 451, \$50 million will be allocated annually for tax credits starting January 1, 2022. 	August 4, 2021
Pedro Gomez	Understanding the Historic Tax Credit Growth & Opportunity Act of 2021 - An Enormous Opportunity for Economic Development	1 Hour	<ul style="list-style-type: none"> Introduced the Historic Tax Credit Growth and Opportunity (HTC-GO) Act. Bill to substantially increase the benefits provided by the existing Federal Rehabilitation Tax Credit, including a temporary 30% credit for projects and permanent increases in the credit for smaller projects. 	August 4, 2021
Pedro Gomez	Mills Act & Tax Credit Seminar	3 hours	<ul style="list-style-type: none"> Three most significant financial incentives - Mills Act, the Historic Rehabilitation Tax Credit, and the soon-to-be enacted California State Historic Tax Credit. Examined common financial incentives that may make or break a budget for planned preservation projects. Case studies provided with lessons learned. 	August 12, 2021
Pedro Gomez	Pro Training: Sensible Approaches to the Secretary of Interior's Standards	3 hours	<ul style="list-style-type: none"> Provide deep overview on the Secretary of Interior Standards Information on how standards deal with materials through the lens of the most 	August 26, 2021

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			<p>common materials in California and the West.</p> <ul style="list-style-type: none"> Examined the challenges of replacing in kind or matching the distinctive deteriorated historic features and materials in adobe and stucco-clad buildings Examined the implications of using replacement materials or closely matching alternative materials. Consultants described guidelines and used example Design Guidelines to review and discuss their interaction with the Standards. 	
Jill Arabe	A New Incentive: The California Historic Tax Credit	1 hour	<ul style="list-style-type: none"> Information on SB 451 - bill to create a state historic tax credit. Promotes tax credits. Under SB 451, \$50 million will be allocated annually for tax credits starting January 1, 2022. 	August 4, 2021
Jill Arabe	Understanding the Historic Tax Credit Growth & Opportunity Act of 2021 - An Enormous Opportunity for Economic Development	1 hour	<ul style="list-style-type: none"> Introduced the Historic Tax Credit Growth and Opportunity (HTC-GO) Act. Bill to substantially increase the benefits provided by the existing Federal Rehabilitation Tax Credit, including a temporary 30% credit for projects and permanent increases in the credit for smaller projects. 	August 4, 2021
Jill Arabe	Mills Act & Tax Credit Seminar	3 hours	<ul style="list-style-type: none"> Three most significant financial incentives - Mills Act, the Historic Rehabilitation Tax Credit, and the soon-to-be enacted California State Historic Tax Credit. Examined common financial incentives that may make or break a budget for planned preservation projects. Case studies provided with lessons learned. 	August 12, 2021

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Jill Arabe	Pro Training: Sensible Approaches to the Secretary of Interior's Standards	3 hours	<ul style="list-style-type: none"> • Provide deep overview on the Secretary of Interior Standards • Information on how standards deal with materials through the lens of the most common materials in California and the West. • Examined the challenges of replacing in kind or matching the distinctive deteriorated historic features and materials in adobe and stucco-clad buildings • Examined the implications of using replacement materials or closely matching alternative materials. • Consultants described guidelines and used example Design Guidelines to review and discuss their interaction with the Standards. 	August 26, 2021
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III. Maintain a System for the Survey and Inventory of Properties that Furthers the Purposes of the National Historic Preservation Act

A. Historical Contexts: initiated, researched, or developed in the reporting year (excluding those funded by OHP)

NOTE: California CLG procedures require CLGs to submit survey results, including historic contexts, to OHP. If you have not done so, submit a copy (PDF or link if available online) with this report.

Context Name	Description	How it is Being Used	Date Submitted to OHP
None	N/A	N/A	N/A

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B. New Surveys or Survey Updates (excluding those funded by OHP)

NOTE: The evaluation of a single property is not a survey. Also, material changes to a property that is included in a survey, is not a change to the survey and should not be reported here.

Survey Area	Context Based-yes/no	Level: Reconnaissance or Intensive	Acreage	# of Properties Surveyed	Date Completed	Date Submitted to OHP
None	N/A	N/A	N/A	N/A	N/A	N/A

How are you using the survey data? **Prior Surveys used to better assess properties as owners propose alterations or homeowners self-nominate their properties to be designated to the Santa Ana Register of Historical Properties**

C. Corrections or changes to Historic Property Inventory

Property Name/Address	Additions/Deletions to Inventory	Status Code Change From _ To_	Reason	Date of Change
No changes other than additions in Part I.B.	N/A	N/A	N/A	N/A

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IV. Provide for Adequate Public Participation in the Local Historic Preservation Program

A. Public Education

What public outreach, training, or publications programs has the CLG undertaken? How were the commissioners and staff involved? Please provide copy of (or an electronic link) to all publications or other products not previously provided to OHP.

Item or Event	Description	Date
<p>Window Replacement and Modification Guidelines – Heninger Park Neighborhood Meeting</p>	<p>In October 2020, Planning/Historic Preservation staff provided a presentation to a neighborhood considered “historically sensitive” during one of the neighborhood’s meetings. The Heninger Park Neighborhood has a zoning designation that requires heightened review for architectural compatibility and historic context.</p> <p>Staff’s presentation focused on the City’s “neighborhood review” application process, adherence to the Heninger Park Architectural Guidelines, and best practices when replacing windows on historic or eligible homes.</p>	<p>October 3, 2021</p>
<p>Historic Awards Program – Public Outreach/Publication</p>	<p>4th Annual Historic Preservation Awards program began with a press release in May 2021, soliciting nominations for projects that have been completed in the last five years. Categories included: 1) Restoration; 2) Rehabilitation; 3) Merit; 4) Historic Beautification; and 5) Historic Infill Design. In addition, staff coordinated with neighborhood associations and historic preservation groups. The nomination commenced on May 2021 and concluded on December 2021. Staff is currently reviewing nominations for the ad hoc committee’s consideration.</p>	<p>May 31, 2021 – December 3, 2021</p>

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ADDITIONAL INFORMATION FOR NATIONAL PARK SERVICE ANNUAL PRODUCTS REPORTS FOR CLGS

NOTE: OHP will forward this information to NPS on your behalf. Please read “Guidance for completing the Annual Products Report for CLGs” located at http://www.nps.gov/clg/2015CLG_GPRA/FY2013_BaselineQuestionnaireGuidance-May2015.docx.

A. CLG Inventory Program

During the reporting period (October 1, 2020-September 30, 2021) how many historic properties did your local government **add** to the CLG inventory? This is the total number of historic properties and contributors to districts (or your best estimate of the number) added to your inventory **from all programs**, local, state, and Federal, during the reporting year. These might include National Register, California Register, California Historic Landmarks, locally funded surveys, CLG surveys, and local designations.

Program area	Number of Properties added
Citywide – Santa Ana, CA	24 (721 total citywide)

B. Local Register (i.e., Local Landmarks and Historic Districts) Program

1. During the reporting period (October 1, 2020-September 30, 2021) did you have a local register program to create local landmarks and/or local districts (or a similar list of designations) created by local law? Yes No
2. If the answer is yes, then how many properties have been added to your register or designated from October 1, 2020 to September 30, 2021? **24 (721 Total)**

C. Local Tax Incentives Program

1. During the reporting period (October 1, 2020-September 30, 2021) did you have a Local Tax Incentives Program, such as the Mills Act? Yes No
2. If the answer is yes, how many properties have been added to this program from October 1, 2020 to September 30, 2021? **26**

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Name of Program	Number of Properties Added During 2020-2021	Total Number of Properties Benefiting From Program
Mills Act	26	333

D. Local “bricks and mortar” grants/loan program

1. During the reporting period (October 1, 2020-September 30, 2021) did you have a local government historic preservation grant and/or loan program for rehabilitating/restoring historic properties? Yes No
2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2020 to September 30, 2021? 0

Name of Program	Number of Properties that have Benefited
Rehabilitation Loan Program	None

E. Design Review/Local Regulatory Program

1. During the reporting period (October 1, 2020-September 30, 2021) did your local government have a historic preservation regulatory law(s) (e.g., an ordinance) authorizing Commission and/or staff review of local government projects or impacts on historic properties? Yes No
2. If the answer is yes, how many historic properties did your local government review for compliance with your local government’s historic preservation regulatory law(s) from October 1, 2020 to September 30, 2021? 4

F. Local Property Acquisition Program

1. During the reporting period (October 1, 2020-September 30, 2021) did you have a local program to acquire (or help to acquire) historic properties in whole or in part through purchase, donation, or other means? Yes No
2. If the answer is yes, then how many properties have been assisted under the program(s) from October 1, 2020 to September 30, 2021? N/A

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Name of Program	Number of Properties that have Benefited
N/A	N/A

IN ADDITION TO THE MINIMUM CLG REQUIREMENTS, OHP IS INTERESTED IN A SUMMARY OF LOCAL PRESERVATION PROGRAMS

- A. What are your most critical preservation planning issues? **Similar to years past, the most critical preservation planning issues facing the City of Santa Ana are making the Historic Preservation and Mills Act programs more accessible to larger parts of the community. In addition, preservation efforts in the City would be greatly enhanced by grant funding opportunities to prepare context statements, surveys, and creation of local historic districts. Lastly, the creation of policies that would enhance protection of the demolition or alteration of structures that have not been designated historic or surveyed, but that are over 50 years old and located within neighborhoods of potential historical significance.**

- B. What is the single accomplishment of your local government this year that has done the most to further preservation in your community? **Staff’s continued work on establishing a separate Historic Preservation Element in the updated General Plan. The General Plan Update is anticipated to adopted by the City Council by mid 2022. Currently, the City has a Draft General Plan available for review: <https://www.santa-ana.org/general-plan/draft-documents>. The Draft Historic Preservation Element can be found here: <https://www.santa-ana.org/sites/default/files/pb/general-plan/documents/Public%20Review%20Draft/3%20-%20Historic%20Preservation%20Element.pdf>**

- C. What recognition are you providing for successful preservation projects or programs? **The fourth annual Historic Preservation Awards program was continued during the 2020-2021 reporting period to recognize and reward historic property owners who have rehabilitated or preserved historic resources. Various nominations were received and are currently being evaluated for consideration. Those award winners will be recognized at a local City Council meeting and will be displayed on the City’s website for the remainder of the 2022 calendar year.**

- D. How did you meet or not meet the goals identified in your annual report for last year? **Goals for the Santa Ana Historic Program for 2020-2021 included complying with state legislation requiring inspection of Mills Act properties (Every 5 years), establishing Design Guidelines for historic properties; and undergoing**

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Historic Contexts and Surveys. Moreover, goals included addressing City Council directives for mid-term and long-term actions, including but not limited to, 1) updating design Guidelines; 2) Identifying of neighborhoods as Historic Sensitive Areas (HSA); 3) Provide workshops/outreach with neighborhoods Develop policies and guidelines for each HSA; 4) Develop a Tree Preservation Ordinance; and 5) Begin to develop a Local District Designation Program (develop goals, policies, procedures, etc.) Some of the above-mentioned goals were met while others were not. For example, staff did provide outreach efforts to neighborhoods and provided a workshop on “best practices” for window repairs/replacements. Moreover, staff did identify the neighborhoods that would be identified as historically sensitive areas (HSA). Unfortunately, due to limited staff resources we were not able to update design guidelines, develop a Tree Preservation Ordinance, nor develop a Local District Designation Program (develop goals, policies, procedures, etc.)

- E. What are your local historic preservation goals for 2021-2022? **Goals for the Santa Ana Historic Program for 2021-2022 will include increasing the staff resources/available staff to specifically address historic preservation in the City. Staff would also like to establish an ongoing workshop/training opportunity for our Historic Resources Commissioners provided by our historic consultants. Trainings could focus on best practices, current legislation, and tax credits opportunities. In addition, staff will continue comply with state legislation and renew efforts to establish Design Guidelines for historic properties and HSA. Lastly, staff will continue to provide workshops/outreach to neighborhoods and will continue efforts develop both a Tree Preservation Ordinance and a Local District Designation Program (develop goals, policies, procedures, etc.).**
- F. So that we may better serve you in the future, are there specific areas and/or issues with which you could use technical assistance from OHP? **Staff is not aware of any past workshops geared towards grant writing. Similar to the 2019-2020 CLG annual report, staff is looking for grant writing workshops in order to be competitive in CLG Grant opportunities. This would also be applicable in helping to understand how the City can take advantage of new State historic tax credit opportunities. For example, the City recently dispensed of a “Landmark” historic resource that was once a YMCA. The developer is proposing an adaptive reuse so it would be great if the City could provide resources on applying for State or Federal tax credits.**

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G. In what subject areas would you like to see training provided by the OHP? How you like would to see the training delivered (workshops, online, technical assistance bulletins, etc.)?

Training Needed or Desired	Desired Delivery Format
<ul style="list-style-type: none"> • New legislation as it relates to historic resources (e.g., ADU ordinance, SB9, etc.) • Additional information on funding sources for Historic Context Statements and how to apply best professional practices • Historical building code and applications • Preparation of Historic Context Statements • Affordable housing and adaptive reuse opportunities 	<p>Workshops</p>

H. Would you be willing to host a training working workshop in cooperation with OHP? Yes No

G. Is there anything else you would like to share with OHP?

XII Attachments

- Resumes and Statement of Qualifications forms for **all** commission members/alternatives and staff
- Minutes from commission meetings
- Drafts of proposed changes to the ordinance
- Drafts of proposed changes to the General Plan
- Public outreach publications

Email to Lucinda.Woodward@parks.ca.gov



**City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Historic Resources Commission Staff Report
March 3, 2022**

Topic: HEMA No. 2022-03 – Hotel Finley (400 E. Fourth Street)

RECOMMENDED ACTION

Adopt a resolution approving a Certificate of Appropriateness for Historic Exterior Modification Application No. 2022-03.

EXECUTIVE SUMMARY

Bethany Schermer, representing The Sound, is requesting approval of Historic Exterior Modification Application (HEMA) No. 2022-03 to allow exterior modifications, including repair and rehabilitation of the existing exterior façade and new roof deck and garden, for the Hotel Finley located at 400 E. Fourth Street. The property was listed as “Contributive” on the local Santa Ana Register of Historical Properties (“Register”) in 2001. The building was also found eligible for the National Register of Historic Places in 2001 as a contributor to the Downtown National Historic District.

DISCUSSION

Project Location and Site Description

The subject property is located on the southeast corner of Fourth and French streets in Downtown Santa Ana. The General Plan land use designation for the site is District Center (DC) and the zoning designation is the Downtown (DT) land use district within the Transit Zoning Code (Specific Development No. 84). The property contains an existing two-story brick commercial building approximately 29,550 square feet in size, on a 0.34-acre lot.

The property is known as the Hotel Finley and is individually listed as No. 30 on the Register. In 2001, as part of an intensive survey update, the building was also found eligible for the National Register of Historic Places under Criterion C (Architecture) and as a contributor to a local district. The inventory form concluded the building contributes to “the overall character and history” of Downtown Santa Ana, as part of the historic Fourth Street streetscape, and as an example of a typical multiple use downtown building from the first quarter of the 20th century. It is also a “good example of period

architecture” as a demonstration of the commercial vernacular of the period that relied primarily on decorative brickwork for architectural interest.

The building is rectangular in plan and has a flat roof with brick parapet. It features two primary façades that face onto Fourth and French Streets, separated into storefront bays divided by piers clad with cement plaster. The storefront windows are contemporary aluminum display windows. The original transom windows are expressed along Fourth Street but have been enclosed along French Street. The original single-door entry along Fourth Street has a ceramic tile threshold with a “Finley Bldg.” inscription in contrasting tile. The two southernmost bays on French Street have been enclosed, one for two pedestrian doors and one for a metal roll up overhead door.

The second floor is finished with glazed white brick accented with decorative green brick pattern between the bays of paired double-hung metal sash windows. Seven window bays on the French Street façade are partially enclosed with aluminum sliding windows but maintain a sill course of header bricks below. Above the window bays, just below the parapet, is a band of cement plaster that marks the location of the original pressed metal cornice. Character-defining features of the Hotel Finley building include:

- Simple massing and symmetrical façades
- Flat roof with brick parapet
- Glazed brick wall cladding with decorative brick detailing
- Single and paired window openings with wood framing and wood mullions at second floor
- Storefront window bays at street level
- Ceramic hex and mosaic tile threshold at original building entry on Fourth Street with “Finley Bldg.” inscription in contrasting colored tile

Background

The building was constructed in 1922 by Col. S.H. Finley as a two-story business block for a cost of between \$44,000 and \$50,000. It replaced an older commercial building previously on the site. The upper floor became the Hotel Finley and was run by Mrs. Lillian Cox, while the ground floor was occupied by the Sam Hill Market.

By 1928, McCoy’s Drug Store was installed in the ground floor (402 E. Fourth St.) of the Finley Hotel Block and began advertising in the local newspapers. The Warren and Petersen Barber Shop was doing business at 406 E. Fourth Street and Modern Tailors was at 404 E. Fourth Street that same year. In 1934, the Red Lantern Café was located in the storefront at 408 E. Fourth Street. The business was purchased by R.K. Jewett of Bozeman, Montana who would later renovate the café.

In 1946, the name of the hotel was changed to the Dalton Hotel and two new electrical signs were installed. Ongoing maintenance, repairs and unspecified alterations were

performed during the 1940s and into the early 1960s for tenants that included Glick's Jewelry Store, Rassin & Siskin, Empire Department Store, Manhattan Café, and Pot O' Gold. The Salvation Army moved into the building in 1962 and after a series of fires the building was declared unsafe in 1983, although the thrift shop remained in the building until 1986 when the Salvation Army moved all operations to Anaheim. It is likely the sheet metal cornice may have been damaged and was removed during this time.

The building remained vacant until 1995 when Hogar Latino purchased the property with plans to renovate it for a furniture store. At that time the brick piers between the storefronts had deteriorated and were subsequently finished with cement plaster and the existing storefront windows were replaced to create a unified design for the large retail establishment. Two bays at the southwest corner were enclosed to create a loading dock. The address was changed to 400 E. Fourth Street to reflect the new single tenant.

Project Description

The applicant is proposing a mixed-use renovation of the Hotel Finley building including repair and rehabilitation of the existing exterior façade. As proposed, the project will add seven new retail tenant spaces, a cafe and flexible meeting space on the ground floor, while the second floor will allow for a recording studio and a variety of office and meeting spaces. In addition, there will be a new accessible roof deck and garden. The proposed exterior modifications along the primary facades/along Fourth and French Streets, include the following:

- Existing non-original storefront windows will be removed and replaced with new aluminum storefront windows;
- Prismatic glass panels will be restored in the transom windows;
- The existing non-original cement plaster will be removed from the piers and replaced with new compatible brick veneer with a synthetic stone base;
- At the second floor, the existing original wood framed paired windows will be retained and restored;
- The existing double hung window units will be retained;
- The infilled windows along French Street will be restored to match the existing paired double hung windows;
- The existing glazed brick cladding with decorative green tiles will be retained and restored;
- A new compatible cornice will replace the existing cement plaster band at the location of the original cornice;
- New fabric awnings will be installed above the storefront window; and
- New compatible signage will be added to the building.

Within the interior, the existing stairs will be removed and replaced with two new stairs that will access to the roof, and the elevator will be enlarged to provide ADA-compliant

access to the new roof deck. The penthouse structures for the stairs and elevator will be located on the roof, and would be finished with cement plaster and flat roof design. Each penthouse will be 10'-11" in height above the existing parapet. The west stair and the elevator will be located at the southwest portion of the roof. The west stair will be set back from the west parapet by 22 feet and the elevator will be set back 40 feet from the west parapet. Mechanical equipment located at the southwest corner of the roof will be screened by a 5'-0" metal screen set back approximately two feet from the west parapet.

The north stair will be at the central eastern portion of the roof set back 30 feet from the north parapet. The roof deck will consist of wood decking at the south and east portions of the roof. A green roof will be installed at the balance of the roof area and will be set back almost seven feet from the parapet and will be raised nearly a foot above the existing parapet. There will be a new guardrail installed at the perimeter of the roof. The guardrail will be set back seven feet from the north and west parapets to minimize visibility from the street.

Analysis of the Issues

As proposed, the project will follow the *Secretary of the Interior's Standards* (the Standards) 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.

To assist with determining the project's conformance with the Standards, the applicant has provided an Impacts Analysis Memorandum prepared by their historic consultant, Laura Janssen, Senior Architectural Historian, with Historic Resources Group (HRG). Ms. Janssen meets the minimum professional qualifications as required by the Standards to perform historical identification, evaluation, registration, and treatment activities. Ms. Janssen's findings and conclusions with respect to the project's compliance with the Standards are attached for the Historic Resources Commission's (HRC's) consideration. The following is a review of Ms. Janssen's 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 building at 400 E. Fourth Street will be used as it was historically, it will remain a mixed-use commercial property. The original hotel use will not return to the second floor; however, retail will remain on the ground floor with offices on the second floor.

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

The project complies with Standard No. 2. The proposed project will retain and preserve the historic character of the commercial building. Distinctive materials and features that characterize the building will be retained, including its rectangular plan, two-story height, flat roof, and symmetrical composition including storefront window bays and second story fenestration. No character-defining features will be removed. There will be a new rooftop deck and garden with three new penthouse structures. They will be simple in design and will be a compatible addition. They will be set back sufficiently and will only be slightly visible from French Street. The new perimeter guardrail will be minimally visible from the street. No character-defining features will be removed, and the historic character of the property will be retained.

- 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 project does not propose changes that create a false sense of historical development. The rooftop additions and alterations will be contemporary in style and clearly differentiated from the historic building.

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

The project complies with Standard No. 4. No changes to the property have acquired significance.

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

The project complies with Standard No. 5. The proposed project will retain the distinctive materials, features, finishes, and construction techniques and examples of craftsmanship that characterize the building, including the white glazed brick with decorative green tiles and original wood framed windows at the second story. The rooftop additions will not disturb existing features.

- 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.

The project complies with Standard No. 6. The project will repair damaged or deteriorated historic features and replace missing features. The glazed brick will be repaired as necessary, the cement plaster piers will be replaced with compatible brick veneer; the prismatic glass will be restored in the storefront transom windows; and the missing cornice will be restored.

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.*

The project complies with Standard No. 7. The project does not propose chemical or physical treatments that might cause damage to historic materials.

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

The project complies with Standard No. 8. The project will include excavation for updated seismic work. If unexpected archaeological resources are found, they will be identified, protected, preserved, and/or documented in consultation with a qualified archaeologist.

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. In addressing new additions to historic buildings, the Guidelines for Rehabilitating Historic Buildings recommends:

- Constructing new additions so that there is the least possible loss of historic materials and so that the character-defining features are not obscured, damaged, or destroyed.
- Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.
- Designing new additions in a manner that makes clear what is historic and what is new.

The proposed project will not destroy historic materials, features, and spatial relationships that characterize the property. The new construction will be limited

to the roof. The project proposes to construct new stair and elevator penthouse additions, and a new roof deck and garden so that there is the least possible loss of historic materials. The historic building's character-defining massing, symmetrical composition, flat roof, glazed brick cladding, single and paired window openings and storefront window bays will not be obscured, damaged, or destroyed.

The rooftop additions will be sufficiently set back from the primary building facades to be minimally visible from the street. The west stairway penthouse will be set back 22 feet from the French Street façade and the north stairway penthouse will be set back 30 feet from the Fourth Street façade. The five-foot screen for the mechanical equipment will be at the far south end of the French Street façade and will be visible from the street; however, it will be softened with planting material. The new 3'-8" perimeter guardrail will be set back seven feet from the building facades and be minimally visible from the street. The project therefore will not significantly alter the appearance of the historic building as experienced along Fourth and French Streets and would maintain the existing street frontage and physical and visual relationship to the street and neighboring properties.

The proposed rooftop additions will be differentiated from the historic building by their contemporary design, simplified forms, and new finishes. The penthouse structures will be rectangular volumes finished with cement plaster and they will have flat roofs. They have been designed to recede into the background and be subordinate to the historic building and will not be confused as being original to the building.

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 stair and elevator penthouse additions, roof deck and garden will be constrained to the roof. The historic building's essential character-defining features and overall form and massing will remain intact. If removed in the future, the additions would leave the historic building's form and integrity unimpaired.

In conclusion, staff has determined that the project complies with *The Secretary of the Interior's Standards for Rehabilitation*. Specifically, the analysis has determined that the proposed project meets the Standards for Rehabilitation because the proposed rooftop addition is contemporary in design yet compatible with the materials, features, size, scale and proportion, and massing of the historic commercial building. Many of the building's character-defining features and materials will be restored and retained, and the building will continue to convey its historic association with the early commercial development of

Fourth Street and will remain eligible for listing in the City of Santa Ana's Register of Historical Properties. Most importantly, due to the additive nature, the rooftop 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 Downtown Neighborhood and adjacent to the Lacy Neighborhood. The presidents of these neighborhood associations were notified by mail ten 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. 2021-72 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 – 400 East Fourth Street
3. Site Photos
4. Executive Summary – 400 East Fourth Street
5. Drawing Exhibits
6. Historic Impacts Analysis Memorandum

HEMA No. 2022-03 – Hotel Finley (400 East Fourth Street)
March 3, 2022
Page 9

Submitted By:
Pedro Gomez, AICP, Senior Planner

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

RESOLUTION NO. 2022-XXX

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING THE CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 400 EAST FOURTH STREET (HISTORIC EXTERIOR MODIFICATION APPLICATION NO. 2022-03)

BE IT RESOLVED BY THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The Historic Resources Commission of the City of Santa Ana hereby finds, determines and declares as follows:

- A. Bethany Schermer, representing The Sound (“Applicant”), is requesting approval of Historic Exterior Modification Application No. 2022-03 to allow exterior modifications to the property at 400 East Fourth Street, historically known as the Hotel Finley.
- B. The legal owner of the property is the International Church of the Foursquare Gospel.
- 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. Hotel Finley is individually listed as No. 30 on the Santa Ana Register of Historical Properties and categorized as “Contributive” in 2001.
- E. In 2001, the building was also found eligible for the National Register of Historic Places under Criterion C (Architecture) and as a contributor to a local district.
- F. The Hotel Finley was built in 1922 and contributes to “the overall character and history” of downtown Santa Ana, as part of the historic Fourth Street streetscape, and as an example of a typical multiple use downtown building from the first quarter of the 20th century. It is also a “good example of period architecture” as a demonstration of the commercial vernacular of the period that relied primarily on decorative brickwork for architectural interest. Character-defining exterior features of the building that should be preserved include, but may not be limited to: Simple massing and symmetrical façades; Flat roof with brick parapet; Glazed brick wall cladding with decorative brick detailing; Single and paired window openings with wood framing and wood mullions at second floor; Storefront window bays at street level; and Ceramic hex and mosaic tile threshold at original building entry on Fourth Street with “Finely Bldg.” inscription in contrasting colored tile.

- G. 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.
- H. The proposed exterior modifications include modifications along the primary facades/along Fourth and French Streets, including: Existing non-original storefront windows will be removed and replaced with new aluminum storefront windows; Prismatic glass panels will be restored in the transom windows; The existing non-original cement plaster will be removed from the piers and replaced with new compatible brick veneer with a synthetic stone base; At the second floor, the existing original wood framed paired windows will be retained and restored; The existing double hung window units will be retained; The infilled windows along French Street will be restored to match the existing paired double hung windows; The existing glazed brick cladding with decorative green tiles will be retained and restored; A new compatible cornice will replace the existing cement plaster band at the location of the original cornice; New fabric awnings will be installed above the storefront window; and New compatible signage will be added to the building.
- Within the interior, the existing stairs will be removed and replaced with two new stairs that will access to the roof, and the elevator will be enlarged to provide ADA-compliant access to the new roof deck. The penthouse structures for the stairs and elevator will be located on the roof, and would be finished with cement plaster and flat roof design. Each penthouse will be 10'-11" in height above the existing parapet. The west stair and the elevator will be located at the southwest portion of the roof. The west stair will be set back from the west parapet by 22 feet and the elevator will be set back 40 feet from the west parapet. Mechanical equipment located at the southwest corner of the roof will be screened by a 5'-0" metal screen set back approximately two feet from the west parapet.
- The north stair will be at the central eastern portion of the roof set back 30 feet from the north parapet. The roof deck will consist of wood decking at the south and east portions of the roof. A green roof will be installed at the balance of the roof area and will be set back almost seven feet from the parapet and will be raised nearly a foot above the existing parapet. There will be a new guardrail installed at the perimeter of the roof. The guardrail will be set back seven feet from the north and west parapets to minimize visibility from the street.
- I. Pursuant to Santa Ana Municipal Code Section 30-6, the Historic Resources Commission held a duly noticed public hearing on March 3, 2022 for the request for exterior modifications to the Hotel Finley.

- J. 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 building at 400 E. Fourth Street will be used as it was historically, it will remain a mixed-use commercial property. The original hotel use will not return to the second floor; however, retail will remain on the ground floor with offices on the second floor.
 - ii. The project complies with Standard No. 2. The proposed project will retain and preserve the historic character of the commercial building. Distinctive materials and features that characterize the building will be retained, including its rectangular plan, two-story height, flat roof, and symmetrical composition including storefront window bays and second story fenestration. No character-defining features will be removed. There will be a new rooftop deck and garden with three new penthouse structures. They will be simple in design and will be a compatible addition. They will be set back sufficiently and will only be slightly visible from French Street. The new perimeter guardrail will be minimally visible from the street. No character-defining features will be removed, and the historic character of the property will be retained.
 - iii. The project complies with Standard No. 3. The project does not propose changes that create a false sense of historical development. The rooftop additions and alterations will be contemporary in style and clearly differentiated from the historic building.
 - iv. The project complies with Standard No. 4. No changes to the property have acquired significance.
 - v. The project complies with Standard No. 5. The proposed project will retain the distinctive materials, features, finishes, and construction techniques and examples of craftsmanship that characterize the building, including the white glazed brick with decorative green tiles and original wood framed windows at the second story. The rooftop additions will not disturb existing features.
 - vi. The project complies with Standard No. 6. The project will repair damaged or deteriorated historic features and replace missing features. The glazed brick will be repaired as necessary, the cement plaster piers will be replaced with compatible brick veneer; the prismatic glass will be restored in the storefront transom windows; and the missing cornice will be restored.

- vii. The project complies with Standard No. 7. The project does not propose chemical or physical treatments that might cause damage to historic materials.
- viii. The project complies with Standard No. 8. The project will include excavation for updated seismic work. If unexpected archaeological resources are found, they will be identified, protected, preserved, and/or documented in consultation with a qualified archaeologist.
- ix. The project complies with Standard No. 9. In addressing new additions to historic buildings, the Guidelines for Rehabilitating Historic Buildings recommends:
 - Constructing new additions so that there is the least possible loss of historic materials and so that the character-defining features are not obscured, damaged, or destroyed.
 - Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.
 - Designing new additions in a manner that makes clear what is historic and what is new.

The proposed project will not destroy historic materials, features, and spatial relationships that characterize the property. The new construction will be limited to the roof. The project proposes to construct new stair and elevator penthouse additions, and a new roof deck and garden so that there is the least possible loss of historic materials. The historic building's character-defining massing, symmetrical composition, flat roof, glazed brick cladding, single and paired window openings and storefront window bays will not be obscured, damaged, or destroyed.

The rooftop additions will be sufficiently set back from the primary building facades to be minimally visible from the street. The west stairway penthouse will be set back 22 feet from the French Street façade and the north stairway penthouse will be set back 30 feet from the Fourth Street façade. The five-foot screen for the mechanical equipment will be at the far south end of the French Street façade and will be visible from the street; however, it will be softened with planting material. The new 3'-8" perimeter guardrail will be set

back seven feet from the building facades and be minimally visible from the street. The project therefore will not significantly alter the appearance of the historic building as experienced along Fourth and French Streets and would maintain the existing street frontage and physical and visual relationship to the street and neighboring properties.

The proposed rooftop additions will be differentiated from the historic building by their contemporary design, simplified forms, and new finishes. The penthouse structures will be rectangular volumes finished with cement plaster and they will have flat roofs. They have been designed to recede into the background and be subordinate to the historic building and will not be confused as being original to the building.

- x. The project complies with Standard No. 10. The proposed stair and elevator penthouse additions, roof deck and garden will be constrained to the roof. The historic building's essential character-defining features and overall form and massing will remain intact. If removed in the future, the additions would leave the historic building's form and integrity unimpaired.

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. 2021-72 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. 2022-03, as conditioned in Exhibit B, attached hereto and incorporated herein. 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 3rd day of March 2022.

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, CHRISTINA LEONARD, Commission Secretary, do hereby attest to and certify the attached Resolution No. 2022-XXX to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on March 3, 2022.

Date: _____

Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

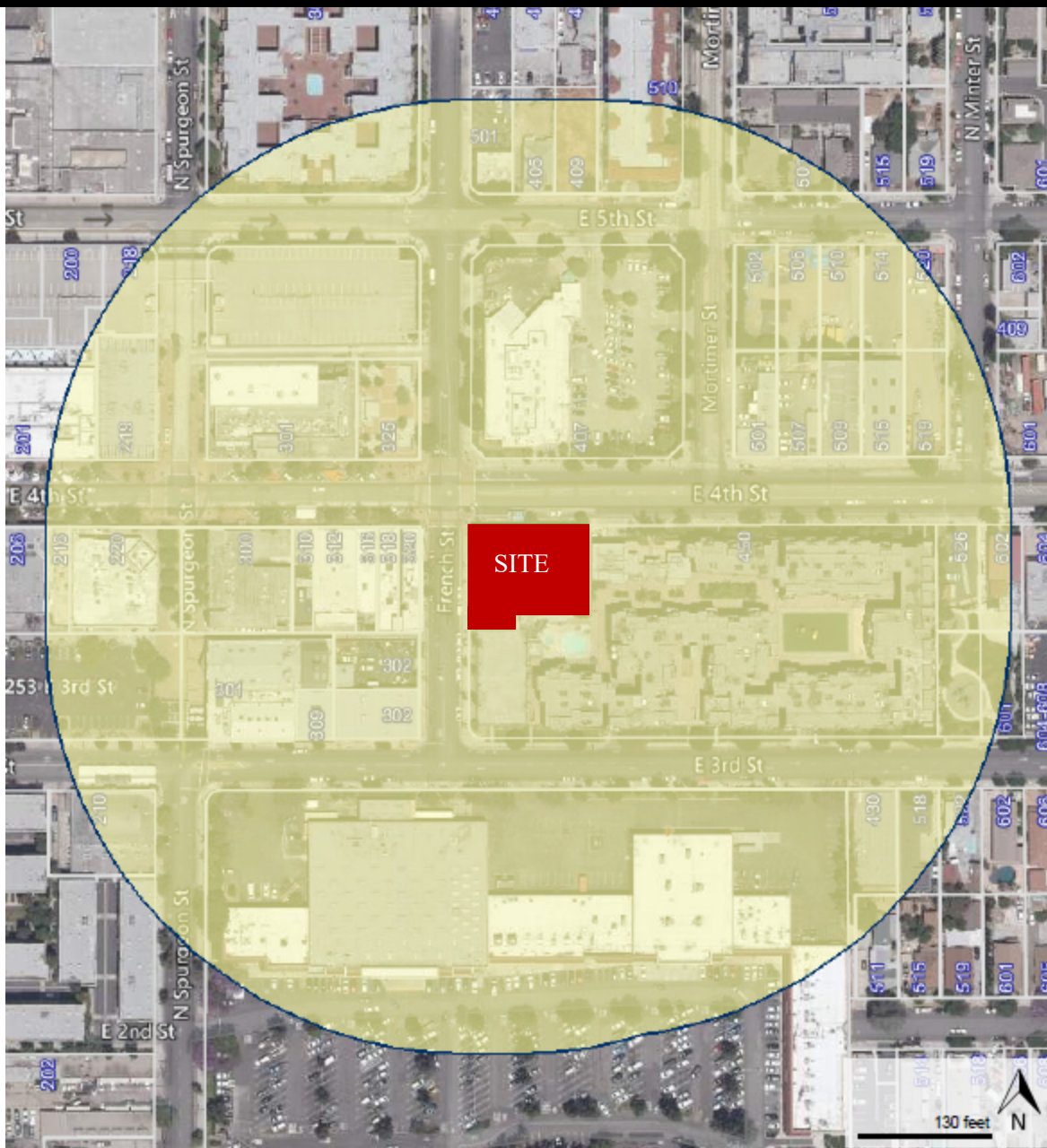
APN	Address	Legal Description	Owner Names
144-291-05	400 East Fourth Street	LOT 2 OF TRACT NO. 12812, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 703, PAGES 47, 48 AND 49, ALL OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	International Church of the Foursquare Gospel

EXHIBIT B

**Conditions of Approval for Historic Exterior Modification Application (HEMA)
No. 2022-03**

The Applicant must comply with each and every condition listed below prior to exercising the rights conferred by the Historic Resource Commission's approval and the City of Santa Ana Register of Historic Properties pursuant to Section 30-6 of the Santa Ana Municipal Code. The Applicant must remain in compliance with all conditions listed below:

Prior to final occupancy, the applicant shall install a bronze plaque honoring and recognizing the structure at 400 E. Fourth Street, historically known as the Hotel Finley building. The plaque shall include the historic name, address, year built, and local historic register designation. The final dimensions, location, text and description on the plaque shall be reviewed and approved by planning staff.



500' RADIUS

HEMA NO. 2022-03
400 EAST FOURTH STREET
HOTEL FINLEY

PLANNING AND BUILDING AGENCY

Approx. 1922



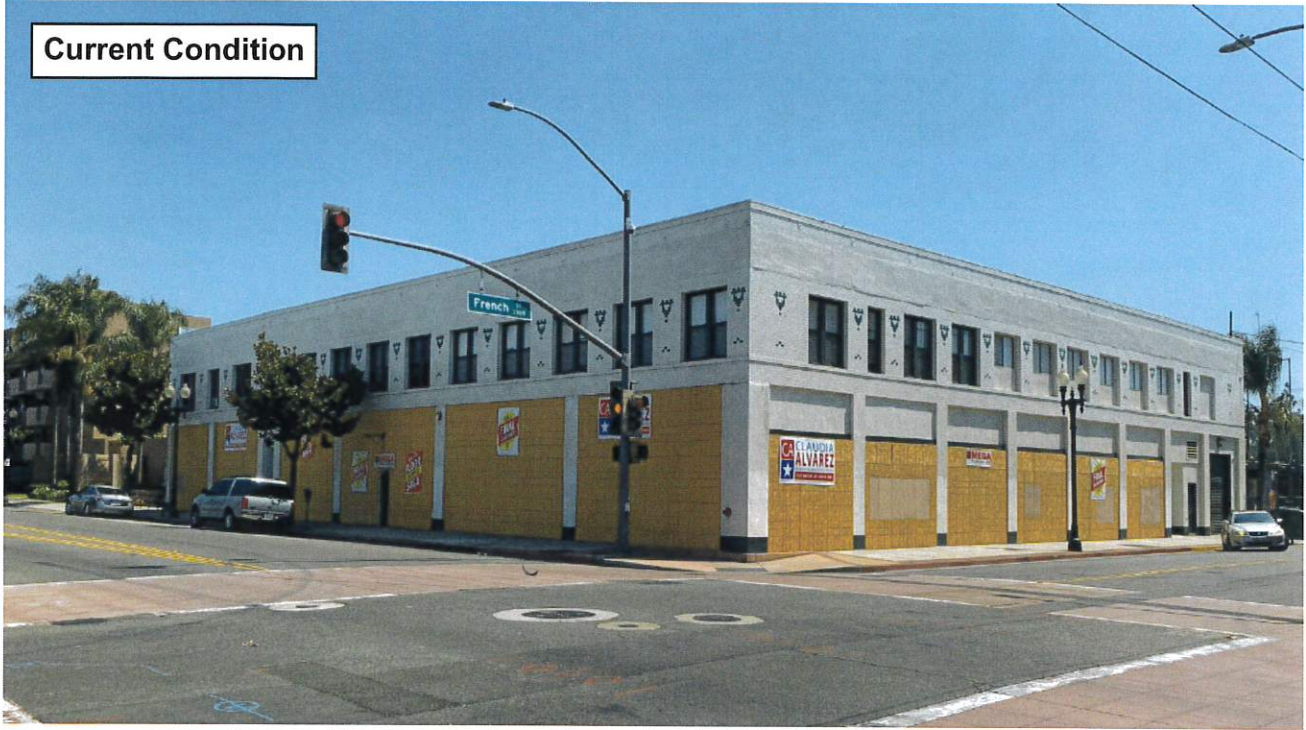
5320A - SA - 4th St. looking east

5320B - Looking North on Main

Approx. 1922



Current Condition



Current Condition



Current Condition



Proposed



Proposed



Proposed





NAME	Hotel Finley			REF. NO.	30
ADDRESS	400-412 East Fourth Street				
CITY	Santa Ana	ZIP	92701	ORANGE COUNTY	
YEAR BUILT	1922	LOCAL REGISTER CATEGORY: Contributive			
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	N/A		
NATIONAL REGISTER CRITERIA FOR EVALUATION	C	NATIONAL REGISTER STATUS CODE	5D1		

Location: Not for Publication Unrestricted

USGS 7.5" Quad _____ Date: _____ T _____ R _____ ¼ of _____ ¼ of Sec _____ : _____ B.M.

Prehistoric Historic Both

ARCHITECTURAL STYLE: Other: One- or Two-Story Brick Commercial

DESCRIPTION/BACKGROUND RELATED TO PERIOD ARCHITECTURE:

As newly settled American towns grew, commercial centers evolved from simple beginnings of a handful of wood-frame commercial buildings to more permanent construction in brick. One frequently seen building type, the one- or two-story brick commercial building, owed its appearance more to function than to the popular architectural styles. It may be recognized by its relatively modest scale, brick construction, and façade topping parapet, which could be partially raised in a stepped or triangular pattern. Façades were generally finished with a different color brick than the common red bond used on non-public elevations. Fenestration was straightforward, with storefronts and display windows banded by transoms on lower stories and double-hung sash on upper stories, when present. Symmetry, with a central emphasis keyed by the parapet, was common. Architectural detailing, if any, was picked out by contrasting color bricks or by variations in brick patterns. Commercial buildings of this type began appearing in the late 19th century and persisted through the first two or three decades of the 20th century. In later years, the building type was often adapted to automobile-related uses, such as garages and repair shops.

CONSTRUCTION HISTORY: (Construction data, alterations, and date of alterations)

March 1922. Business Block.	March 27, 1947. Alteration of living quarters of Dalton Hotel.
July 1922. Finish 2 nd for business block (402-12).	November 16, 1948. Alterations to store room (412).
August 1922. Finish poolroom (406-408).	June 1, 1949. Repair damage to building.
May 8, 1924. Marquee (406-08).	July 12, 1949. Remodel storefront (406).
September 10, 1924. Alterations (402).	April 26, 1951. Cut opening in wall between stores.
November 13, 1924. Alterations (408).	December 21, 1951. Alteration to business building (406).
November 30, 1925. Alterations (406½).	July 17, 1962. Interior alteration for Salvation Army.
December 12, 1925. Alterations (410).	March 25, 1963. Remodel interior of 1 st floor for Salvation Army.
November 15, 1926. Alterations (404).	December 6, 1977. Fire damage repair for Salvation Army (410).
October 1, 1927. Alterations (406).	January 13, 1978. Fire repair phase II for Salvation Army (410).
October 14, 1930. Alterations (406).	July 5, 1978. Repair fire damage for Salvation Army.
April 5, 1933. Repairs to hotel and stores.	June 19, 1979. Remodel bathroom for Salvation Army.
August 4, 1936. Toilet room.	July 7, 1988. Temp. brace east wall of existing building, per letter from Engineer.
August 14, 1943. Alteration to café building (408).	
July 15, 1946. Install partition in Glick's Jewelry Store.	
January 9, 1947. Repair to hotel building and two new stairways.	

RELATED FEATURES: (Other important features such as barns, sheds, fences, prominent or unusual trees, or landscape)

None.

DESCRIPTION: (Describe resource and its major elements. Include design, materials, condition, alterations, size, settings, and boundaries.)

Located on the southeast corner of Fourth and French Streets, this is a two-story commercial building. Of brick construction, the building is capped by a flat roof. Plain piers divide the street level elevations on the north and west into six bays each. Although the bay division appears to be original, this floor has been extensively altered, with presumably brick piers covered with stucco and all new glazing that to some extent expresses the original transom and display window distinctions. A pressed metal cornice that once wrapped around the building just below the parapet has been removed. The upper floor retains more integrity and is finished with cream colored brick accented with green brick chevrons on either side of the 13 bays of paired double-hung sash on the north elevation. A similar scheme appears on the northern four bays of the west elevation; most of the remaining windows have been partially enclosed. Below the windows, a sill course of header bricks bands the building. Above the windows, a frieze has been covered with stucco or gunite and the plain parapet stabilized with anchor bolts.

HISTORIC HIGHLIGHTS:

According to the building permit record, this building was constructed in 1922 by S. H. Finley as a two-story business block for a cost of \$44,000. It apparently replaced an older commercial building on the site. Initially, the upper story lodging was known as the Golden West Hotel; by 1925 it had become the Hotel Finley. In 1946 signs for the Dalton Hotel were installed, although the owner of the building was still noted as Finley. Early tenants of the street level storefronts included the McCoy Drug Company on the corner, several billiard parlors, barbershops, the Ideal French Laundry, and the Santa Ana Cyclery. Later, the Works Progress Agency maintained offices in the building, and for several years, the Salvation Army occupied the premises. One interesting footnote to the history of the hotel may be legend, rather than fact; it is said that the Dalton Hotel was operated by the mother of the famed outlaws, the Dalton Brothers, whose career had ended with a shootout in Kansas in 1892.

RESOURCE ATTRIBUTES: (List attributes and codes from Appendix 4 of Instructions for Recording Historical Resources, Office of Historic Preservation.)

(HP 6) 1-3 story Commercial Building

RESOURCES PRESENT:

Building Structure Object Site District Element of District Other

MOVED? No Yes Unknown Date: _____ Original Location: _____

STATEMENT OF SIGNIFICANCE: (Discuss importance in terms of historical or architectural context as defined by theme, period, geographic scope, and integrity.)

Santa Ana was founded by William Spurgeon in 1869 as a speculative townsite on part of the Spanish land grant known as Rancho Santiago de Santa Ana. Early growth and development was stimulated by the arrival of the Southern Pacific Railroad in 1878 and the Santa Fe Railroad in 1886. By the end of the 1880s, Santa Ana’s downtown business district was defined by five city blocks of brick commercial buildings on Fourth Street, with the heart of the city at the intersection of Fourth and Main Streets.

The early 1900s witnessed the construction of many new business blocks or remodels along Fourth and the adjacent streets, and by the 1920s Santa Ana’s downtown had expanded in all directions to include both commercial and civic development. This property illustrates the architectural evolution of downtown from wood frame buildings into more permanent brick edifices in the commercial style. Character-defining exterior features of the Hotel Finley, which should be preserved, include but may not be limited to: brick construction, original brick exterior finishes where extant, architectural detailing and trim such as ornamental green brick and sill course, bay divisions, and original fenestration where extant.

SUMMARY/CONCLUSION:

This building is listed in the Santa Ana Register of Historical Property and has been categorized as “Contributive” for its contribution to “the overall character and history” of downtown Santa Ana, as part of the historic Fourth Street streetscape, and as an example of a typical multiple use downtown building from the first quarter of the 20th century. It is also a “good example of period architecture” as a demonstration of the commercial vernacular of the period that relied primarily on decorative brickwork for architectural interest, which “has not been substantially altered” on the second story (Municipal Code, Section 30-2.2(2)).

OWNER AND ADDRESS: _____

RECORDED BY: (Name, affiliation, and address)
Leslie J. Heumann
Science Applications International Corporation
35 S. Raymond Avenue, Suite 204, Pasadena, CA 91105

DATE RECORDED: September 4, 2001

SURVEY TYPE: (Intensive, reconnaissance, or other)
Intensive Survey Update

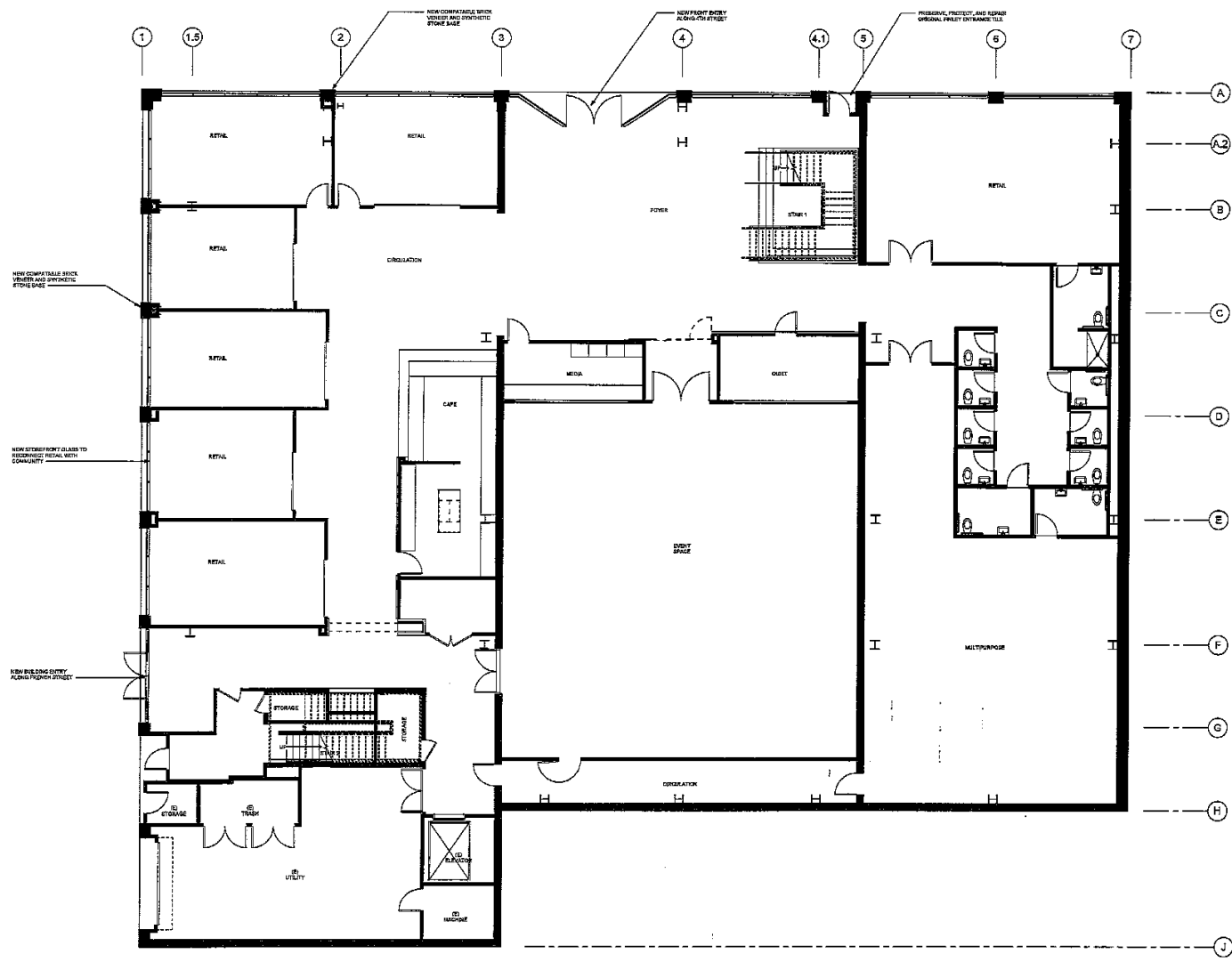
REPORT CITATION: (Cite survey report and other sources)
City of Santa Ana, *Santa Ana's Historic Treasures*.

REFERENCES: (List documents, date of publication, and page numbers. May also include oral interviews.)
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.
Whiffen, Marcus. *American Architecture Since 1780*. Cambridge: MIT Press, 1969.

EVALUATOR: Leslie J. Heumann **DATE OF EVALUATION:** September 4, 2001

EXPLANATION OF CODES:

- **National Register Criteria for Evaluation:** (From Appendix 7 of Instructions for Recording Historical Resources, Office of Historic Preservation)
C: that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **National Register Status Code:** (From Appendix 2 of Instructions for Recording Historical Resources, Office of Historic Preservation)
5D1: Is a contributor to a fully documented district that is designated or eligible for designation as a local historic district, overlay zone, or preservation area under an existing ordinance or procedure.



ITZEN
 1815 N. 8th Street #241
 Santa Ana, CA 92701
 www.itzen.com



MIXED-USE RENOVATION
 400 E. 4TH STREET
 SANTA ANA, CA 92701
 THE BOUND

FOR PLAN REVIEW ONLY

NO.	DATE	DESCRIPTION

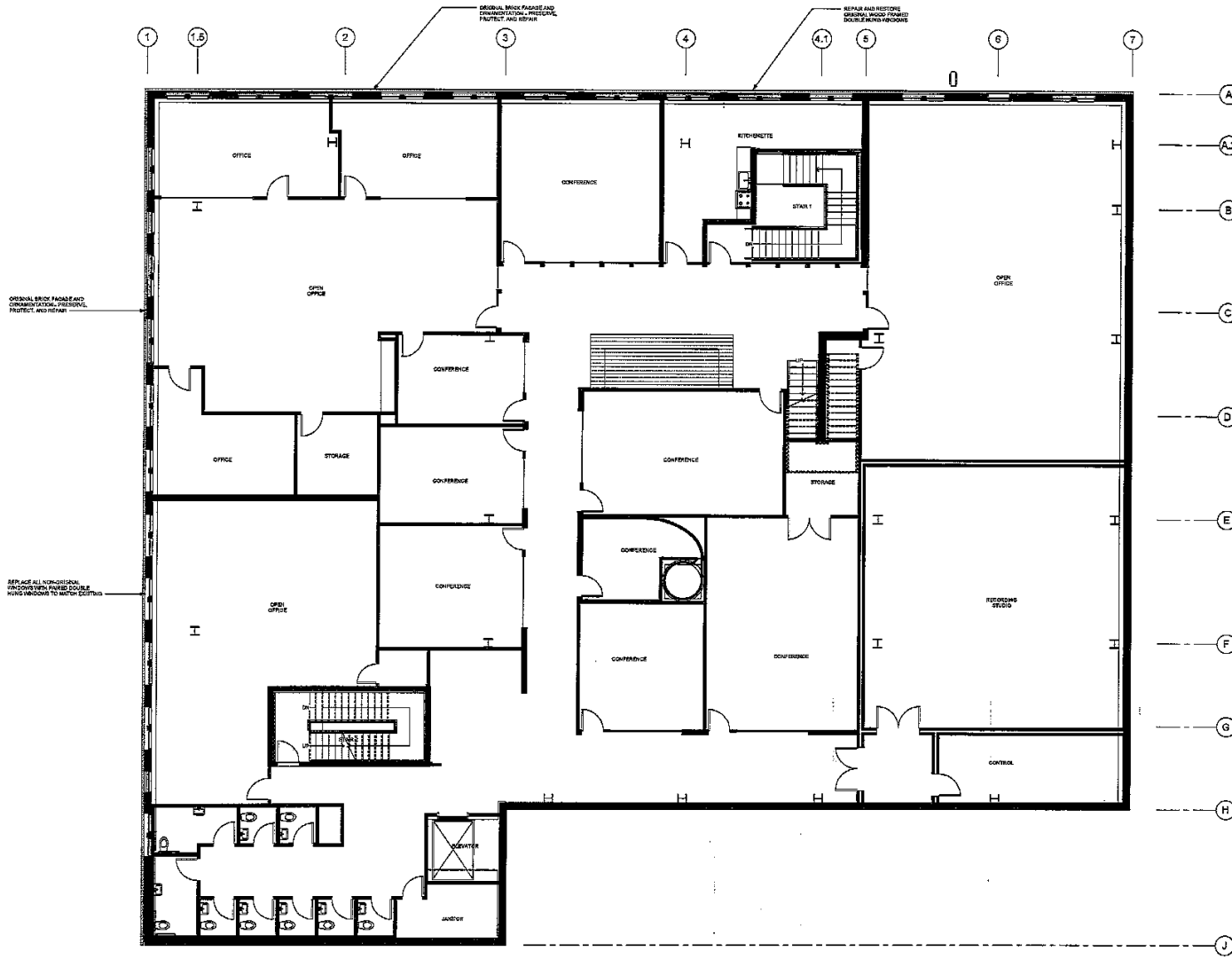
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FIRST FLOOR PLAN

HR2.1

FIRST FLOOR PLAN 3/18/22 01

Historic Resources Commission
 3/3/2022



714.718.6042
info@itzen.com
1000 N. Second Street, Suite 100
Santa Ana, CA 92701



MIXED-USE RENOVATION
400 E. 4TH STREET
SANTA ANA, CA 92701
THE SOUND

FOR PLAN REVIEW ONLY

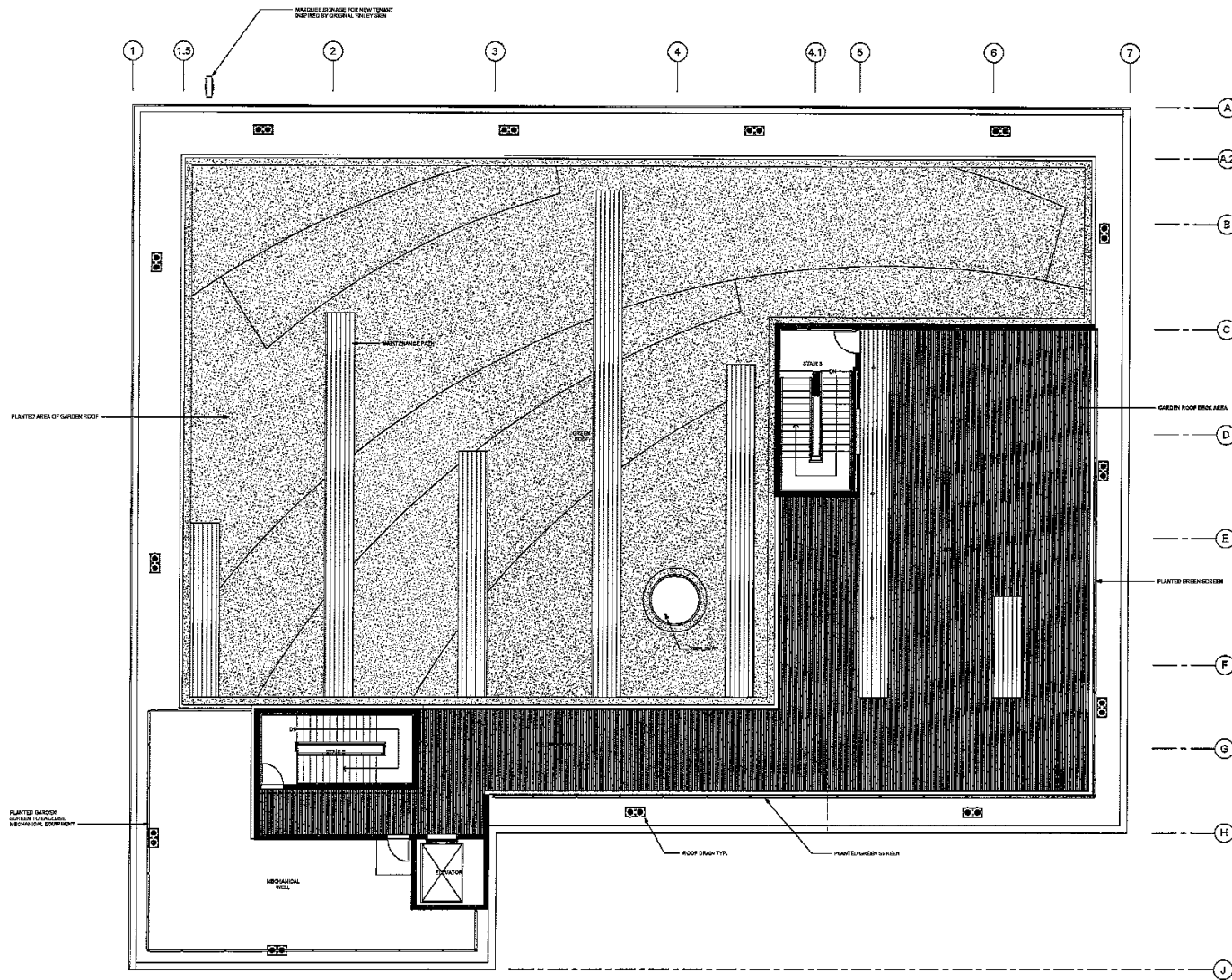
NO.	REVISION	DATE

DATE: 02/03/22
PROJECT: THE SOUND
SHEET: 01 OF 01
SCALE: AS SHOWN
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

SECOND FLOOR PLAN
HR2.2

SECOND FLOOR PLAN | 316-110F | 01

Historic Resources Commission
3/3/2022



730116-0002
 607-664-7750
 1815 S. State Street #2-118
 Santa Ana, CA 92701
 www.itzen.com



MIXED-USE RENOVATION
 400 E. 4TH STREET
 SANTA ANA, CA 92701
 THE BOARD

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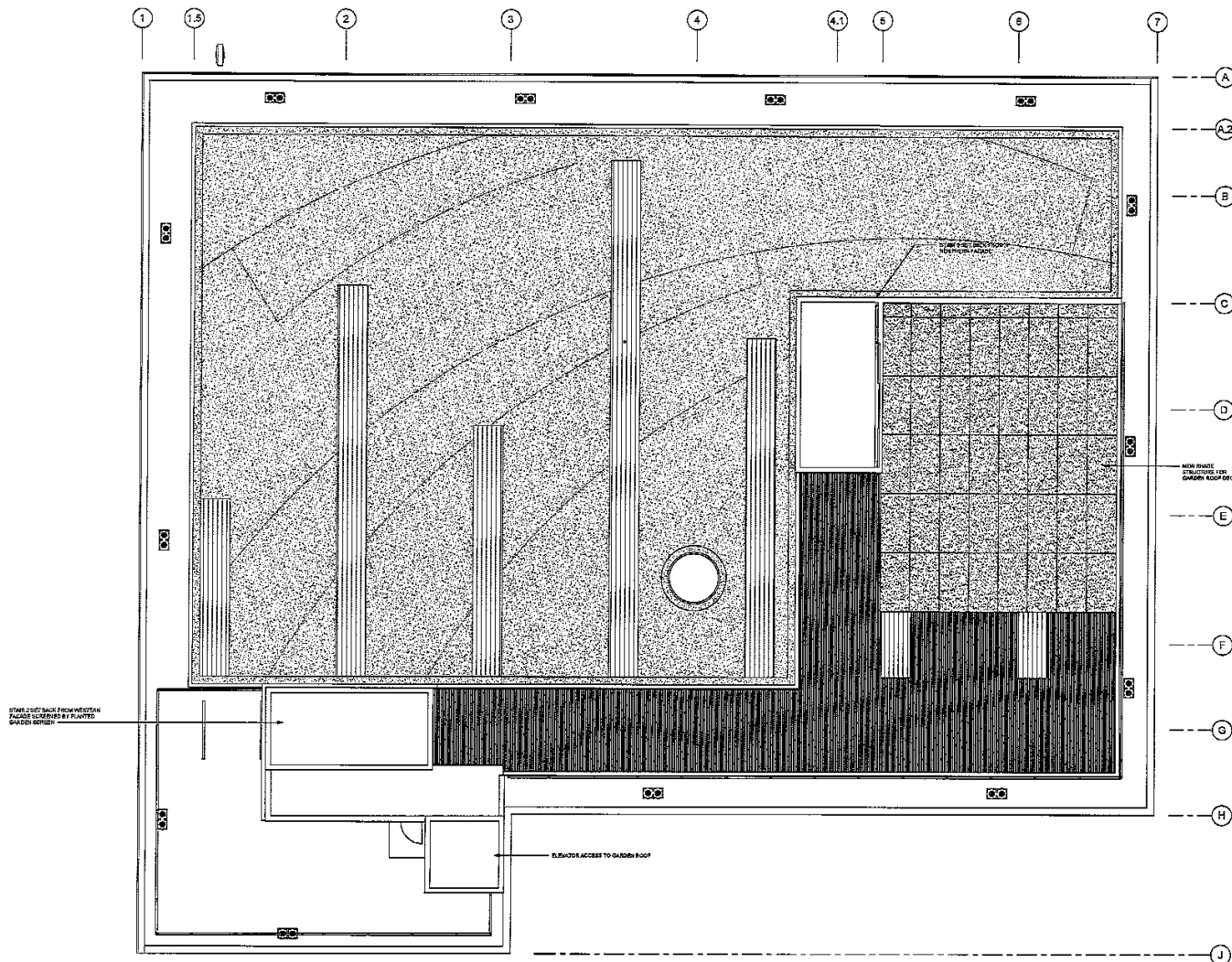
NO.	REVISIONS	DATE

DATE: 03/03/22
 DRAWN BY: JZB
 CHECKED BY: JZB
 PROJECT: 2020-0001
 SHEET NO.: 01
 SHEET TOTAL: 01
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GARDEN ROOF PLAN
HR2.3

GARDEN ROOF PLAN | SHEET 01

Historic Resources Commission
 3/3/2022



7/13/2022
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 Santa Ana, CA 92701
 www.itzen.com



MIXED-USE RENOVATION
 400 E. 4TH STREET
 SANTA ANA, CA 92701
 THE SOUND

FOR PLAN REVIEW ONLY

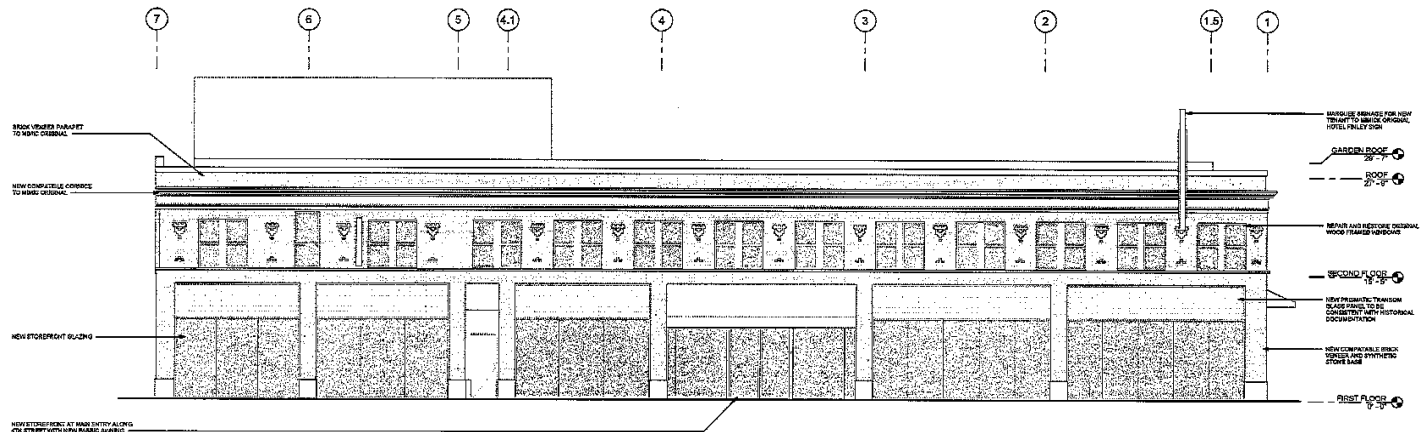
REV	DATE	DESCRIPTION

DATE: 03/03/22
 SHEET: 01 OF 01
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 PROJECT: HR2.4
 PROJECT LOCATION: 400 E. 4TH STREET, SANTA ANA, CA 92701
 PROJECT OWNER: THE SOUND
 PROJECT ARCHITECT: ITZEN
 PROJECT ENGINEER: ERIK SCHMITT, No. 52978
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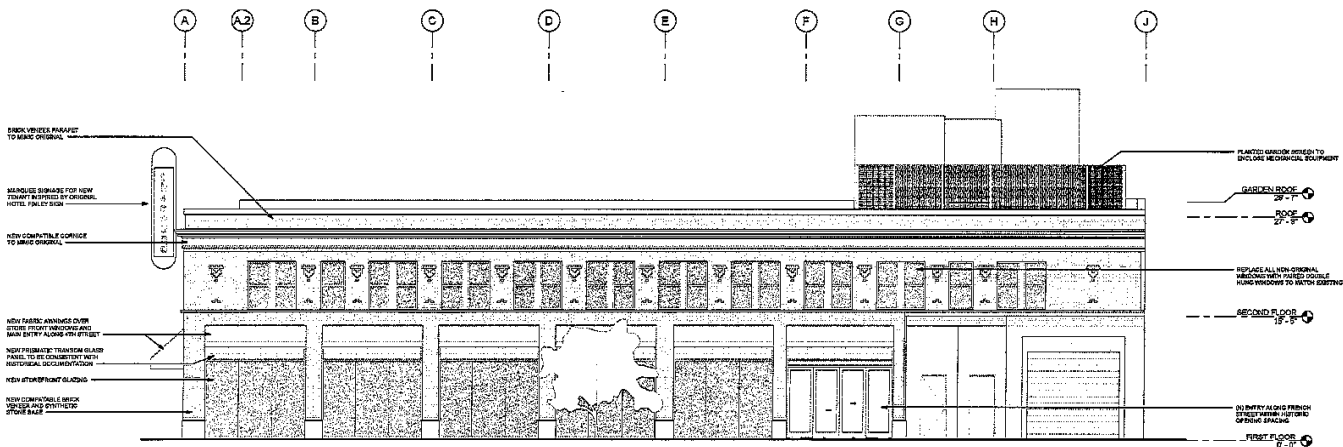
ROOF PLAN
HR2.4

ROOF ACCESS ROOF PLAN - DRAINAGE SHEET 01

 Historic Resources Commission
 1 — 34
 3/3/2022



ELEVATION - NORTH: 30P-104 | 03



ELEVATION - WEST: 30P-104 | 01



712263002
 1001 E. Beale Street #C-418
 Santa Ana, CA 92701



MIXED-USE RENOVATION
 400 E. 4TH STREET
 SANTA ANA, CA 92701
 THE FOUND

FOR PLAN REVIEW ONLY

NO.	REVISION	DATE

DATE: 3/1/22
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 3/8" = 1'-0"
 PROJECT: 2020-0001
 SHEET: 30P-104
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EXTERIOR ELEVATIONS

HR3.1

Historic Resources Commission
 3/3/2022

To: The Sound

From: Laura Janssen,
Senior Architectural Historian

Date: November 30, 2021

INTRODUCTION

This memorandum documents Historic Resources Group's (HRG) review of plans for proposed alterations to the commercial building located at 400 E. Fourth Street in the City of Santa Ana, California. The reviewed plans were prepared by Itzen Architects Inc. dated June 14, 2021. HRG conducted a site visit on November 4, 2021. In this impacts analysis memorandum, HRG will review the proposed exterior modifications for potential impacts to the architectural character, character-defining features, and historic significance of the property.

The proposed project is a mixed-use renovation of the commercial building at 400 E. Fourth Street including repair and rehabilitation of the existing exterior facade.

Previous Evaluations

The commercial building at 400 E. Fourth Street is listed in the Santa Ana Register of Historic Properties as a "Contributive" property. The category for a "Contributive" resource is defined as a "building, structure, object or site that contributes to the overall character and history of a neighborhood or district and is a good example of period architecture."¹ In 2001, as part of an intensive survey update, the building was also found eligible for the National Register of Historic Places under Criterion C (Architecture) and as a contributor to a local district (5D1). The inventory form concluded the building contributes "to 'the overall character and history' of downtown Santa Ana, as part of the historic Fourth Street streetscape, and as an example of a typical multiple use downtown building from the first quarter of the 20th century. It is also a 'good example of period architecture' as a

¹ Places of Historical and Architectural Significance, Chapter 30, Sec. 30-2 – Criteria for Selection. Santa Ana Municipal Code.

IMPACTS ANALYSIS MEMORANDUM

400 E. Fourth Street Santa Ana, California

HISTORIC RESOURCES GROUP

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demonstration of the commercial vernacular of the period that relied primarily on decorative brickwork for architectural interest.”²

Because the property is a designated historic resource in the City of Santa Ana the proposed project must conform with the Secretary of the Interior’s Standards (Standards). As a Certified Local Government (CLG) through the State of California Office of Historic Preservation, the City of Santa Ana is required to use the Standards. A project that will modify a structure listed in the City of Santa Ana’s Register of Historical Properties, the California Register of Historical Resources, or the National Register of Historic Places must comply with the intent of the Standards.

This impacts analysis memorandum evaluates the proposed project against the Standards, which provide guidance for reviewing proposed projects that may affect historic resources. HRG has determined that the proposed project will meet the Standards.

SITE LOCATION

The subject property at 400 E. Fourth Street is a two-story brick commercial building located on the southeast corner of Fourth and French Streets in downtown Santa Ana.

Site Map



² City of Santa Ana Inventory Form for Hotel Finley, September 4, 2001.

IMPACTS ANALYSIS MEMORANDUM

400 E. Fourth Street Santa Ana, California

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PHYSICAL DESCRIPTION

The building at 400 E. Fourth Street is a two-story brick commercial building located on the southeast corner of Fourth and French Streets. The building is rectangular in plan and has a flat roof with brick parapet. The building has two primary facades that face onto Fourth and French Streets. The facades at street level are separated into storefront bays divided by piers clad with cement plaster. The storefront windows are contemporary aluminum display windows. The original transom windows are expressed along Fourth Street but have been enclosed along French Street. The original single door entry along Fourth Street has a ceramic tile threshold with “Finley Bldg.” inscription in contrasting tile. The two southernmost bays on French Street have been enclosed – one for two pedestrian doors and one for a metal roll up overhead door.

The second floor is finished with glazed white brick accented with decorative green brick pattern between the bays of paired double-hung metal sash windows. Seven window bays on the French Street façade are partially enclosed with aluminum sliding windows. There is a sill course of header bricks below the windows. Above the window bays just below the parapet is band of cement plaster that marks the location of the original pressed metal cornice. The parapet has been stabilized with anchor bolts.

Character-defining features include:

- Simple massing and symmetrical façades
- Flat roof with brick parapet
- Glazed brick wall cladding with decorative brick detailing
- Single and paired window openings with wood framing and wood mullions at second floor
- Storefront window bays at street level
- Ceramic hex and mosaic tile threshold at original building entry on Fourth Street with “Finley Bldg.” inscription in contrasting colored tile

Construction History and Alterations

Visual observation and a review of building permits indicate that 400 E. Fourth Street has had a number of alterations since its initial construction in 1922.³

³ See Building Permit table at end of this memorandum.

IMPACTS ANALYSIS MEMORANDUM

400 E. Fourth Street Santa Ana, California

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According to the building permit record and newspaper accounts, the building was constructed in 1922 by Col. S.H. Finley as a two-story business block for a cost of between \$44,000 and \$50,000. It apparently replaced an older commercial building on the site. The upper floor became the Hotel Finley run by Mrs. Lillian Cox and the ground floor was occupied by the Sam Hill Market.⁴ By 1924, the hotel was being managed by Joe Buchta, who later that year had a run in with the law for trafficking liquor during Prohibition.⁵ In 1926, the hotel was advertised as being under new management and extolled its “homelike” atmosphere.⁶ By 1928, McCoy’s Drug Store was installed in the ground floor (402 E. Fourth St.) of the Finley Hotel Block and began advertising in the local newspapers.⁷ Warren and Petersen Barber Shop was doing business at 406 E. Fourth Street and Modern Tailors was at 404 E. Fourth Street that same year.⁸ In 1934, the Red Lantern Café was located in the storefront at 408 E. Fourth St. The business was purchased by R.K. Jewett of Bozeman, Montana. He renovated the café and “assured the public he would run a first-class café and serve only the best food.”⁹

In 1946, the name of the hotel was changed to the Dalton Hotel and two new electrical signs were installed. Ongoing maintenance, repairs and unspecified alterations were performed during the 1940s and into the early 1960s for tenants that included Glick’s Jewelry Store, Rassin & Siskin, Empire Department Store, Manhattan Café, and Pot O’ Gold. The building was still under Finley ownership.

The Salvation Army moved into the building in 1962 and after a series of fires the building was declared unsafe in 1983, although the thrift shop remained in the building until 1986 when the Salvation Army moved all operations to a new building in Anaheim.¹⁰ It is likely the sheet metal cornice may have been damaged and was removed during this time.

The building remained vacant until 1995 when Hogar Latino purchased the property with plans to renovate it for a furniture store. At that time the brick piers between the storefronts had deteriorated so they were finished with cement plaster and the existing storefront windows were replaced to create a unified design for the large retail establishment. Two bays at the southwest corner were enclosed to create a loading dock. The address was changed to 400 E. Fourth St. to reflect the new single tenant. It was

⁴ “Let \$50,000 Finley Hotel Work Contract,” *Santa Ana Register*, May 9, 1922.

⁵ “Gives Himself Up on Liquor Count,” *Santa Ana Register*, December 26, 1924.

⁶ “Display Ad for Finley Hotel,” *Santa Ana Register*, December 2, 1926.

⁷ “Every Day Cut Prices at McCoy’s,” *Santa Ana Register*, March 4, 1928.

⁸ “Display Ad,” *Santa Ana Register*, August 24, 1928.

⁹ “Montana Man Buys Red Lantern Café,” *Santa Ana Register*, May 2, 1934.

¹⁰ “Salvation Army Moving Alcohol-rehabilitation Program to Anaheim,” *Orange County Register*, April 12, 1986.

IMPACTS ANALYSIS MEMORANDUM

400 E. Fourth Street Santa Ana, California

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during this time that the property was added to the Santa Ana Register of Historic Properties as a “Contributive” property.

PROPOSED PROJECT

The proposed project is a mixed-use renovation of the building including repair and rehabilitation of the existing exterior facade.

The project will add seven new retail tenant spaces, a cafe and flexible meeting space on the ground floor, while the second floor will allow for a recording studio and a variety of office and meeting spaces. There will be a new accessible roof deck and garden. The building will be brought up to current code for mixed use occupancies with updated structural and fire life safety systems.

On the primary facades along Fourth and French Streets the existing non-original storefront windows will be removed and replaced with new aluminum storefront windows. Prismatic glass panels will be restored in the transom windows. The existing non-original cement plaster will be removed from the piers and replaced with new compatible brick veneer with a synthetic stone base. At the second floor, the existing original wood framed paired windows will be retained and restored. The existing double hung window units will be retained. The infilled windows along French Street will be restored to match the existing paired double hung windows. The existing glazed brick cladding with decorative green tiles will be retained and restored. A new compatible cornice will replace the existing cement plaster band at the location of the original cornice. New fabric awnings will be installed above the storefront windows and new compatible signage will be added to the building.

The existing stairs will be removed and replaced with two new stairs that will go up to the roof and the elevator will be enlarged to provide accessible access to the new roof deck. The penthouse structures for the stairs and elevator will be finished with cement plaster and have flat roofs. Each penthouse will be 10'-11" in height above the existing parapet. The west stair and the elevator will be located at the southwest portion of the roof. The west stair will be set back from the west parapet by 22'-0" and the elevator will be set back 40'-0" from the west parapet. Mechanical equipment located at the southwest corner of the roof will be screened by a 5'-0" metal screen set back 2'-4" from the west parapet. The north stair will be at the central eastern portion of the roof set back 30' from the north parapet. The roof deck will consist of wood decking at the south and east portions of the roof. A green roof will be installed at the balance of the roof area and will be set back 6'-8" from the parapet and will be raised 0'-11" above the existing parapet. There will be a new 3'-8" guardrail installed at the perimeter of the roof. The guardrail will be set back 7'-0" from the north and west parapets.

IMPACTS ANALYSIS MEMORANDUM

400 E. Fourth Street Santa Ana, California

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PROJECT IMPACTS ANALYSIS

This report analyzes the project’s potential impacts according to the applicable Secretary of the Interior’s Standards for the Treatment of Historic Properties (the Standards). The Standards provide guidance for reviewing proposed projects that may affect historic resources. The intent of the Standards is to assist the long-term preservation of a property’s significance through the preservation, rehabilitation, and maintenance of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. The Standards also encompass related landscape features and the building’s site and environment, as well as attached, adjacent, or related new construction.

The Standards are a useful analytic tool for understanding and describing the potential impacts of substantial changes to historic resources. While compliance with the Standards does not necessarily determine whether a project would cause a substantial adverse change in the significance of an historic resource, projects that comply with the Standards are presumed to have a less than significant adverse impact on a historic resource.¹¹

Section 15064.5(b)(3) of the CEQA Guidelines states:

Generally, a project that follows the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*¹² shall be considered as mitigated to a level of less than a significant impact on the historical resource.

This section references the Secretary of the Interior’s Standards and guidelines for four distinct historic *treatments*, including: (1) preservation; (2) rehabilitation; (3) restoration; and (4) reconstruction. The specific Standards and guidelines associated with each of these possible treatments are provided on the National Park Service’s website regarding the treatment of historic resources.¹³

For analytical purposes, a threshold decision must be made regarding which *treatment* Standards should be used to analyze a project’s potential effect on historic resources. This report analyzes the Secretary of the Interior’s *Rehabilitation* Standards (the Rehabilitation

¹¹ CEQA Guidelines, Section 15064(b)(3), http://resources.ca.gov/ceqa/docs/2019_CEQA_Statutes_and_Guidelines.pdf (accessed February 2021).

¹² U.S. Department of the Interior, National Park Service, *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, by Kay D. Weeks and Anne E. Grimmer (1995), revised by Anne E. Grimmer (Washington, DC: 2017), <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>.

¹³ U.S. Department of the Interior, National Park Service, Technical Preservation Services, “The Secretary of the Interior’s Standards” and “The Treatment of Historic Properties,” <https://www.nps.gov/Tps/standards.htm> (accessed February 2021).

IMPACTS ANALYSIS MEMORANDUM

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Standards) because The Rehabilitation Standards provide a more conservative impact analysis and account for the fact that 400 E. Fourth Street will undergo alterations for its continued use as a mixed-use commercial building.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Standards will be applied taking into consideration the economic and technical feasibility of each project.

The proposed project is evaluated against the Secretary of the Interior's Standards for Rehabilitation as follows:

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

The building at 400 E. Fourth Street will be used as it was historically, it will remain a mixed-use commercial property. The original hotel use will not return to the second floor; however, retail will remain on the ground floor with offices on the second floor. The project meets Standard 1.

Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed project will retain and preserve the historic character of the commercial building. Distinctive materials and features that characterize the building will be retained, including its rectangular plan, two-story height, flat roof, and symmetrical composition including storefront window bays and second story fenestration. No character-defining features will be removed. There will be a new rooftop deck and garden with three new penthouse structures. They will be simple in design and will be a compatible addition. They will be set back sufficiently and will only be slightly visible from French Street. The new perimeter guardrail will be minimally visible from the street. No character-defining features will be removed, and the historic character of the property will be retained. The project meets Standard 2.

Standard 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 does not propose changes that create a false sense of historical development. The rooftop additions and alterations will be contemporary in style and clearly differentiated from the historic building. The project meets Standard 3.

IMPACTS ANALYSIS MEMORANDUM

400 E. Fourth Street Santa Ana, California

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

No changes to the property have acquired significance. The project meets Standard 4.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project will retain the distinctive materials, features, finishes, and construction techniques and examples of craftsmanship that characterize the building, including the white glazed brick with decorative green tiles and original wood framed windows at the second story. The rooftop additions will not disturb existing features. The project meets Standard 5.

Standard 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.

The project will repair damaged or deteriorated historic features and replace missing features. The glazed brick will be repaired as necessary, the cement plaster piers will be replaced with compatible brick veneer; the prismatic glass will be restored in the storefront transom windows; and the missing cornice will be restored. The project meets Standard 6.

Standard 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.

The project does not propose chemical or physical treatments that might cause damage to historic materials. The project meets Standard 7.

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

The project will include excavation for updated seismic work. If unexpected archaeological resources are found, they will be identified, protected, preserved, and/or documented in consultation with a qualified archaeologist. The project would meet Standard 8.

Standard 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,

IMPACTS ANALYSIS MEMORANDUM

400 E. Fourth Street Santa Ana, California

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features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

In addressing new additions to historic buildings, the Guidelines for Rehabilitating Historic Buildings recommends:

- Constructing new additions so that there is the least possible loss of historic materials and so that the character-defining features are not obscured, damaged, or destroyed.
- Designing additional stories, when required for the new use, that are set back from the wall plane and are as inconspicuous as possible when viewed from the street.
- Designing new additions in a manner that makes clear what is historic and what is new.¹⁴

The proposed project will not destroy historic materials, features, and spatial relationships that characterize the property. The new construction will be limited to the roof. The project proposes to construct new stair and elevator penthouse additions, and a new roof deck and garden so that there is the least possible loss of historic materials. The historic building's character-defining massing, symmetrical composition, flat roof, glazed brick cladding, single and paired window openings and storefront window bays will not be obscured, damaged, or destroyed.

The rooftop additions will be sufficiently set back from the primary building facades to be minimally visible from the street. The west stairway penthouse will be set back 22' feet from the French Street façade and the north stairway penthouse will be set back 30' from the Fourth Street façade. The 5' screen for the mechanical equipment will be at the far south end of the French Street façade and will be visible from the street; however, it will be softened with planting material. The new 3'-8" perimeter guardrail will be set back 7' from the building facades and be minimally visible from the street. (See site line study.) The project therefore will not significantly alter the appearance of the historic building as experienced along Fourth and French Streets and would maintain the existing street frontage and physical and visual relationship to the street and neighboring properties.

The proposed rooftop additions will be differentiated from the historic building by their contemporary design, simplified forms, and new finishes. The penthouse structures will

¹⁴ U.S. Department of the Interior, National Park Service, Guidelines for Rehabilitating Historic Buildings, "New Additions," www.nps.gov/tps/standards/rehabilitation/rehab/new01.htm (accessed November 2021).

IMPACTS ANALYSIS MEMORANDUM

400 E. Fourth Street Santa Ana, California

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be rectangular volumes finished with cement plaster and they will have flat roofs. They have been designed to recede into the background and be subordinate to the historic building and will not be confused as being original to the building.

The project meets Standard 9.

Standard 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 proposed stair and elevator penthouse additions, roof deck and garden will be constrained to the roof. The historic building's essential character-defining features and overall form and massing will remain intact. If removed in the future, the additions would leave the historic building's form and integrity unimpaired. The project meets Standard 10.

CONCLUSION

The project site at 400 E. Fourth Street is occupied by a two-story commercial building constructed in 1922 that is listed in the Santa Ana Register of Historical Properties as a "Contributive" property. As such, the proposed project must conform with the intent of the Secretary of the Interior's Standards. The project proposes to repair and restore the existing exterior façade and add a new accessible roof deck and garden including two new stair penthouse structures and one new elevator penthouse structure.

This impacts analysis has determined that the proposed project for the historic Hotel Finley building meets the Secretary of the Interior's Standards for Rehabilitation because the proposed rooftop addition is contemporary in design yet compatible with the materials, features, size, scale and proportion, and massing of the historic commercial building; and if removed in the future, would not impair the essential form and integrity of the building. Many of the building's character-defining features and materials will be restored and retained, and the building will continue to convey its historic association with the early commercial development of Fourth Street and will remain eligible for listing in the City of Santa Ana's Register of Historical Properties.

IMPACTS ANALYSIS MEMORANDUM

400 E. Fourth Street Santa Ana, California

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BUILDING PERMITS

Date	Permit No.	Owner	Address	Description of work
1922 March	8194	S.H. Finley		Business block
1922 July	8692	S.H. Finley	402-412 E. Fourth St. 402-410 E Fourth St.	Finish 2 nd for business block. Value \$10,000
1922 August	8791	Wm. Duncan	406-408 E. Fourth St.	Finish pool room
1924- 05-08	11467		406-408 E. Fourth St.	Marquee
1924- 09-10	11758		402 E. Fourth St.	Alterations
1924- 11-13	11956	S.H. Finley	408 E. Fourth St.	Alterations
1925- 11-30	12811		406½E. Fourth St.	Alterations Value \$40
1925- 12-12	12835	S.H. Finley	410 E. Fourth St.	Alterations
1926- 11-15	13444		404 E. Fourth St.	Alterations
1927- 19-01	13969		406 E. Fourth St.	Alterations Value \$1500
1930- 10-14	16471		406 E. Fourth St.	Alterations Value \$100
1933- 04-05	18224	S.H. Finley	406½ E Fourth St.	Repairs to hotel and stores
1936- 08-04	21151	S.H. Finley	.	Toilet room Value \$25
1936- 11-13	21427	Wendel Finley	410 E. Fourth St.	Reroof by Kelly Roofing Co.
1943- 08-14	3697		408 E. Fourth St.	Alterations to Café by C.R. McKee, owner
1946- 02-20	7103			Reroof by Orange County Roofing Co.

IMPACTS ANALYSIS MEMORANDUM

400 E. Fourth Street Santa Ana, California

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Date	Permit No.	Owner	Address	Description of work
1946-03-13	29476			Two electrical signs for Dalton Hotel
1946-06-20	30322		406 E. Fourth St.	Electric sign for Glick's Jewelry Store
1946-07-01	30345		404 E. Fourth St.	One electrical sign
1946-07-15	7741			Install partition in Glick's Jewelry Store by John C. Blystone, contractor
1946-08-22	30593			Electric sign for Rassin & Siskin by Gilbert & Stearns, contractors
1946-10-25	8224			Awning by S.A. Tent and Awning Co. for Empire Dept Store
1947-01-09	8610			Repair to hotel building and two new stairways
1947-03-27	9007			Alteration of living quarters of Dalton Hotel
1948-11-16	1323	Finley & Co.	412 E. Fourth St.	Alterations to storeroom
1949-06-01	2061		406 E. Fourth St.	Repair damage to building Value \$1000
1949-07-12	2269		406 E. Fourth St.	Remodel storefront Value \$500
1951-04-26	947			Cut opening in wall between stores by owner R.O. Ellison
1951-12-21	1915		406 E. Fourth St.	Alteration to business building for Wendel Finley Value \$700
1953-03-04	4643			Wall furnaces for Dalton Hotel
1956-07-23	2861		408 E. Fourth St.	Neon sign for Manhattan Café by S.A. Neon Sign Co.
1961-11-08	17683		402 E. Fourth St.	Remove and repaint sign for Pot O' Gold by S.A. Neon

IMPACTS ANALYSIS MEMORANDUM

400 E. Fourth Street Santa Ana, California

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone 626-794-0404 Fax 626-794-0703
historicresourcesgroup.com

Date	Permit No.	Owner	Address	Description of work
1962-07-17	19926		410 E. Fourth St.	Interior alterations for Salvation Army
1963-03-25	2429		410 E. Fourth St.	Remodel interior of 1 st floor for Salvation Army by Harris & Denner Value \$145,000
1963-05-29	3101		410 E. Fourth St.	Metal screen for Salvation Army by Harris & Denner Value \$18,000
1963-07-24	3603		410 E. Fourth St.	Structural reinforcing for Salvation Army by Harris & Denner Value \$5000
1964-03-10	5648		410 E. Fourth St.	Interior alterations for Salvation Army b Harris & Danner Value \$12,000
1974-09-12	15507		410 E. Fourth St.	Fire sprinkler system for Salvation Army by Western Automatic Sprinkler Value \$4800
1977-12-06	2834		410 E. Fourth St.	Fire damage repair Phase I for Salvation Army by Shirley & Kelly Value \$8000
1978-01-13	3142		410 E. Fourth St.	Fire repair Phase II for Salvation Army by Shirley & Kelly Value \$3000
1978-07-05	4904		410 E. Fourth St.	Repair fire damage for Salvation Army by Shirley & Kelly Value \$4800
1979-06-19	8277		410 E. Fourth St.	Remodel bathroom for Salvation Army Value \$4700
1988-07-07	48874			Temp brace east wall of existing building per letter from engineer
1997 March			400 E. Fourth St.	Address change
1997-07-07	1011302	Hogar Latino	400 E. Fourth St.	Structurally reinforce and remodel building for seismic upgrade to convert into two-story furniture store with offices. Add elevator, new stair, and built-up roof

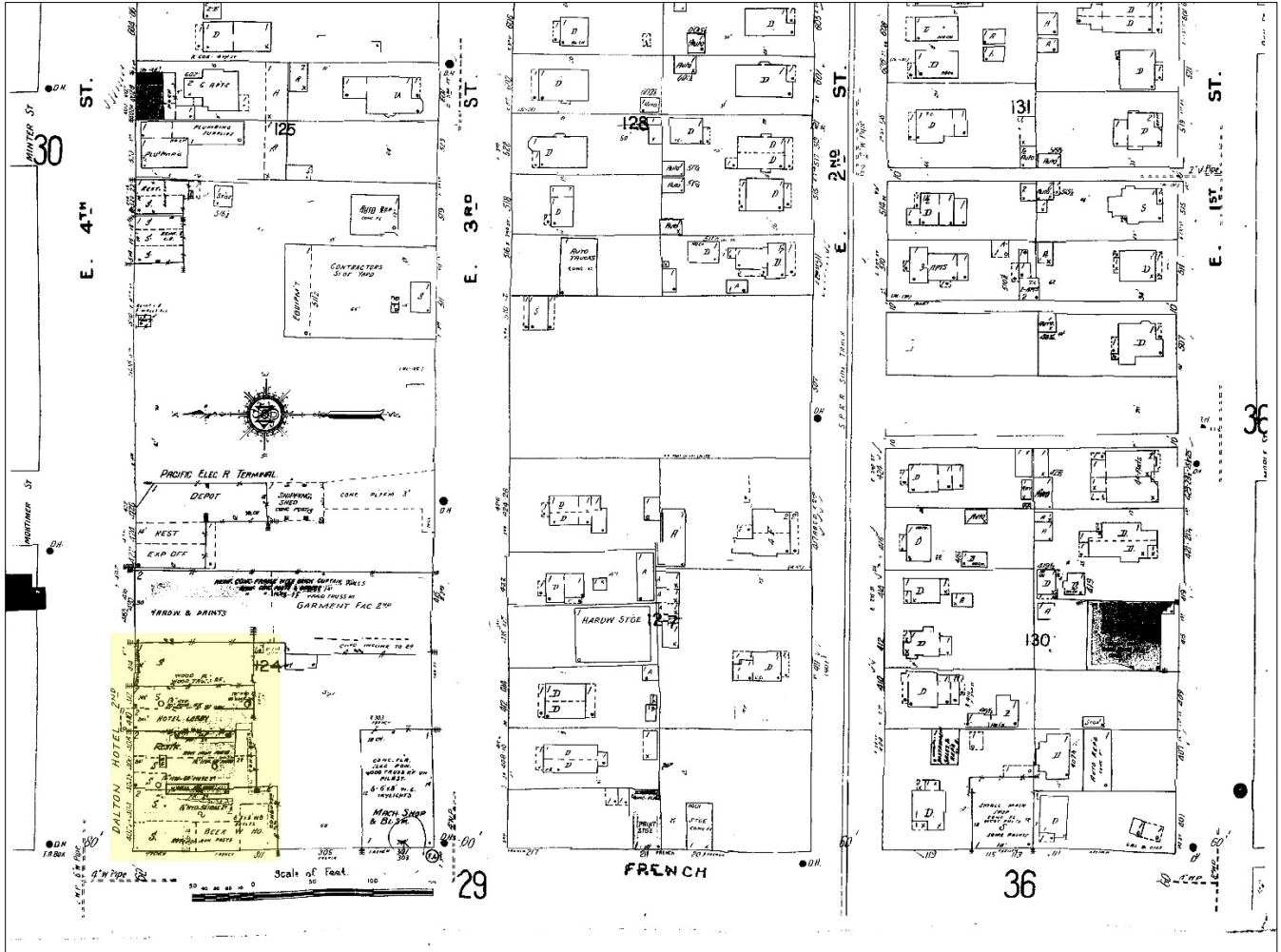
IMPACTS ANALYSIS MEMORANDUM

400 E. Fourth Street Santa Ana, California

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone: 626-794-2404, Fax: 626-794-7030
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MAPS



Sanborn Fire Insurance Map, 1949. Subject property highlighted in yellow. At this time, it was known as the Dalton Hotel.

IMPACTS ANALYSIS MEMORANDUM

400 E. Fourth Street Santa Ana, California

HISTORIC RESOURCES GROUP

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Telephone: 626-794-0000
historicresourcesgroup.com

HISTORIC PHOTOGRAPHS



Finley Hotel (400 N. Fourth Street), ca. 1930. (First American Title Insurance & Trust Company, Historical Collection)

IMPACTS ANALYSIS MEMORANDUM

400 E. Fourth Street Santa Ana, California

HISTORIC RESOURCES GROUP

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Finley Hotel (400 N. Fourth Street), ca. 1930. (First American Title Insurance & Trust Company, Historical Collection)

IMPACTS ANALYSIS MEMORANDUM

400 E. Fourth Street Santa Ana, California

HISTORIC RESOURCES GROUP

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Fourth Street looking north. Finley Hotel (400 N. Fourth Street), ca. 1930. (First American Title Insurance & Trust Company, Historical Collection)

IMPACTS ANALYSIS MEMORANDUM

**400 E. Fourth Street
Santa Ana, California**

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
 Telephone: 626-791-4040, Fax: 626-791-7050
 Historic Resources Commission
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Marquee detail on west façade of Finley Hotel (400 N. Fourth Street), 1926. (First American Title Insurance & Trust Company, Historical Collection)

IMPACTS ANALYSIS MEMORANDUM

400 E. Fourth Street Santa Ana, California

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
Telephone: 626-794-0404, Fax: 626-794-0405
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EXISTING CONDITIONS PHOTOGRAPHS

The following photographs were taken by Historic Resources Group on November 4, 2021.



North and west (primary) façades from intersection of Fourth and French Streets, view facing southeast.



West façade with infilled window bays, view facing northeast.

IMPACTS ANALYSIS MEMORANDUM

400 E. Fourth Street Santa Ana, California

HISTORIC RESOURCES GROUP

12 S. Fair Oaks Avenue, Suite 200, Pasadena, CA 91105-3816
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North façade, view facing southeast.



Detail of ceramic tile threshold at original hotel entrance, view facing south.

IMPACTS ANALYSIS MEMORANDUM

400 E. Fourth Street Santa Ana, California

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West façade with detail of glazed brick cladding, view facing east.



Existing condition on roof, view facing east.

IMPACTS ANALYSIS MEMORANDUM

400 E. Fourth Street Santa Ana, California

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Existing condition on roof, view facing west.



Existing condition on roof, view facing west.

IMPACTS ANALYSIS MEMORANDUM

400 E. Fourth Street Santa Ana, California

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Existing condition on roof, view facing north.

IMPACTS ANALYSIS MEMORANDUM

400 E. Fourth Street Santa Ana, California

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ORANGE COUNTY REPORTER

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Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
HRC COMMISSION

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):

02/23/2022

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OR# 3558449

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: 400 East Fourth Street located in the Downtown (DT) land use district within the Transit Zoning Code (Specific Development No. 84).

Project Applicant: Bethany Schermer

Project Description: Application for exterior modifications to a property listed as "Contributive" on the historic register and known as the Hotel Finley. The scope of work includes change of use, new roof deck and a roof garden. Exterior modifications to include removal of non-original storefront windows; restoration of prismatic glass panels; replacement of non-original cement plaster; addition of new compatible brick veneer; restoration of existing original wood framed paired windows; restore existing glazed brick cladding; installation of a compatible cornice; and new fabric awnings.

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. 2021-72 will be filed for this project.

Meeting Details: This matter will be heard on **Thursday, March 3, 2022, 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 Christina Leonard, 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 Nardcedalia Perez al (714) 667-2260.

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

2/23/22

OR-3558449#



* A 0 0 0 0 0 5 9 4 6 3 2 1 *



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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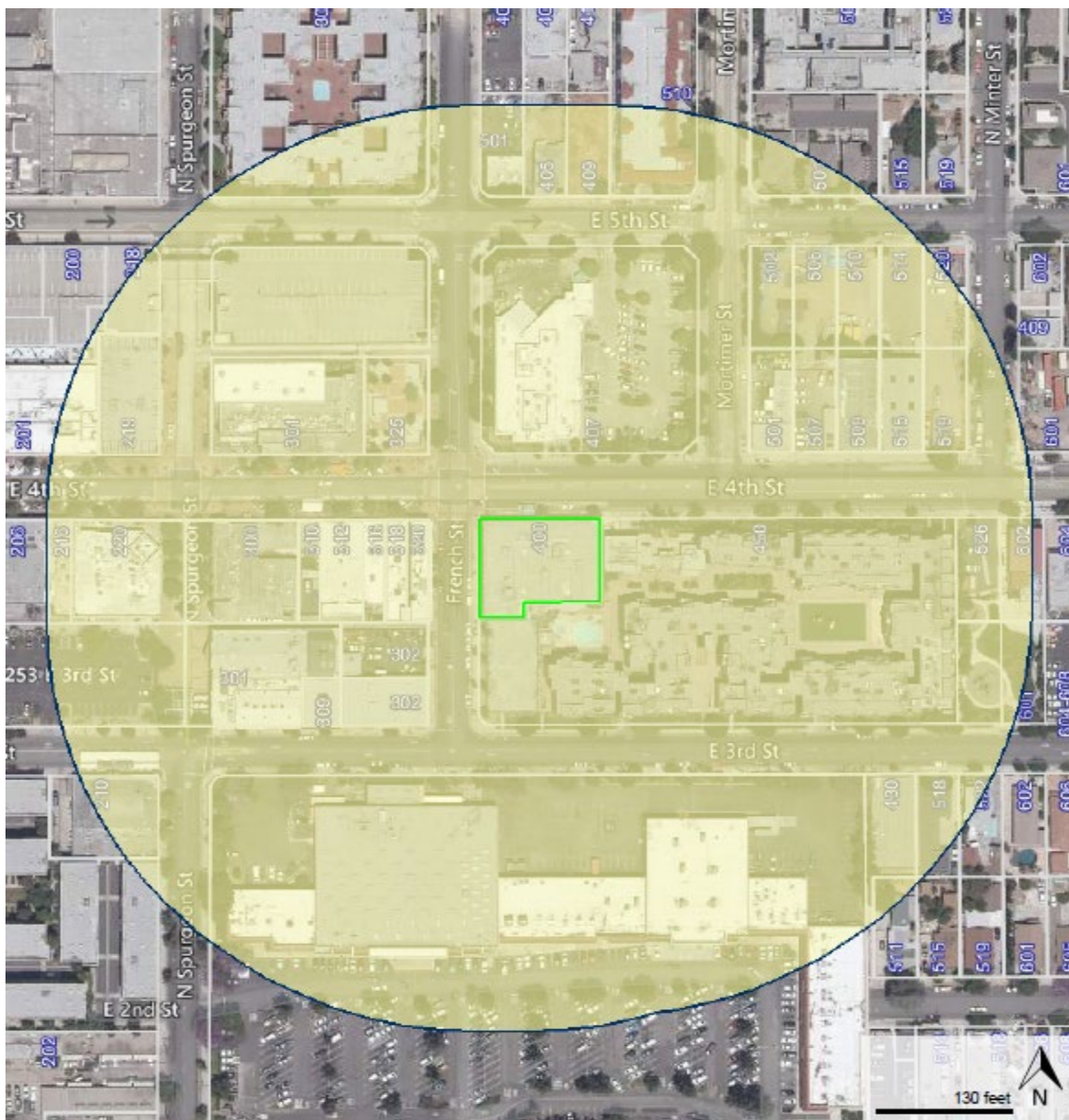
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**Si tiene preguntas en español, favor de llamar a Narcedalia Perez al (714) 667-2260.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

500' RADIUS NOTIFICATION MAP



NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

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City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Historic Resources Commission Staff Report
March 3, 2022

Topic: HEMA No. 2022-02 – Santa Ana-Tustin YWCA (1411 N. Broadway)

RECOMMENDED ACTION

Adopt a resolution approving a Certificate of Appropriateness for Historic Exterior Modification Application No. 2022-02.

EXECUTIVE SUMMARY

Brateil Aghasi, representing WISEPlace, is requesting approval of Historic Exterior Modification Application (HEMA) No. 2022-02 to allow exterior modifications for the Santa Ana-Tustin Young Women's Christian Association (YWCA) building located at 1411 N. Broadway. The modifications are associated with the rehabilitation of the building into a proposed affordable housing community that will provide permanent accommodations for unhoused women. The property was listed as "Landmark" on the local Santa Ana Register of Historical Properties ("Register") in 2001.

DISCUSSION

Project Location and Site Description

The subject property is located along North Broadway, south of 15th Street and between Broadway and Sycamore Street. The General Plan land use designation for the site is Professional and Administrative Office (PAO) and is located within the Broadway Corridor District of the Midtown Specific Plan (SP-3) zoning designation. The property consists of an L-shaped parcel developed with a one- to two-story institutional building ranging from 9,266 square feet (one-story portion) and 5,896 square feet (two-story portion), on an approximately 0.60-acre lot.

The property is known as the Santa Ana-Tustin YWCA building and is individually listed as No. 63 on the Register. It was placed on the Register in 2001 and was categorized as "Landmark," following an intensive-level survey evaluation by Science Applications International Corporation in 2001. The survey determined that the building was eligible for listing as a local landmark under Santa Ana Criterion 1 for embodying the "distinguishing characteristics" of the Spanish Colonial Revival style and under Santa

Ana Criterion 4 for its association with the Santa Ana-Tustin YWCA, an important social and cultural institution in the community. The evaluation also notes that the building appeared eligible for listing in the California Register of Historical Resources. However, the building is not designated under federal (National Register) or state (California Register) programs.

The property is a late and modest example of the Spanish Colonial Revival style applied to an institutional building in Santa Ana. While the building retains some elements of the style, including an asymmetrical floor plan, horizontal massing, and a low-pitched roof with clay tile roofing, it represents a rather modest, late interpretation of the architectural idiom and does not possess high artistic values. Moreover, the building is associated with postwar institutional development patterns in the Santa Ana. Specifically, the building is associated with the Santa Ana-Tustin YWCA, an important social and cultural institution in the city. Although associated with Santa Ana's postwar institutional development patterns, the building has undergone major changes since its construction, most notably a large upper-story addition atop the building's north-south wing in the mid-1980s and the infill of some windows and doors. Character-defining features of the former YWCA building include:

- Prominent street frontage on North Broadway
- Rectangular massing
- Low-pitched asymmetrical gable roof at the east-west wing
- Clay tile roofing at the east-west wing (clay tiles replaced in kind)
- Board-formed, painted concrete walls at the east-west wing
- Entry porch at the north façade of the east-west wing
- Multi-light wood French doors at the north façade of the east-west wing
- Punched window openings holding multi-light steel windows at the east-west wing
- Exterior brick chimney centered on the west façade gable end of the east-west wing
- Open lounge/community room at the west end of the east-west wing
- Double-loaded corridor flanked by smaller rooms in the east-west wing
- Open lounge/community room at the west end of the east-west wing (interior)
- Double-loaded corridor flanked by smaller rooms in the east-west wing (interior)

Background

The Santa Ana-Tustin YWCA building was constructed in 1950 and dedicated in February 1951. It was built for approximately \$114,000, designed by architect Harold Gimeno, and constructed by notable local builder, Allison Honer. The building was Santa Ana YWCA's first purpose-built headquarters and included a gymnasium, kitchen, nursery, lobby, meeting rooms, and offices.

The Santa Ana-Tustin YWCA was established in 1924 and officially became a chapter of the National YWCA in 1925. Originally holding weekly meetings at the Santa Ana YMCA building (205 W. Civic Center Drive), the local YWCA chapter relocated to the Masonic building on 5th and Sycamore streets in 1925. From its founding, the organization offered myriad classes and recreation activities, hosted summer camps and networking events, and provided a place for socialization and refuge for women in the community.

By the early 1940s, the Santa Ana-Tustin YWCA had an active membership of several hundred. Santa Ana experienced a population boom in the postwar era, resulting in a rise in membership of its community organizations, including the YWCA. After operating out of five different rented facilities for 26 years, the local chapter saw the need for new, expanded facilities to accommodate its influx of members, and a building fund campaign commenced in 1949.

Throughout the 1950s, the Santa Ana YWCA continued to offer summer programs and adult classes and hosted various community events in its new building. In 1963 the chapter officially changed their name to the Santa Ana-South Orange County YWCA to address growing membership outside of the city. The building continued to provide the same programming as it had since its establishment.

The Santa Ana YWCA's mission narrowed in the mid-1980s when the chapter began focusing more specifically on serving unhoused women. In order to support women experiencing homelessness in Santa Ana, a 'hotel' addition was planned in 1985. This short-term housing facility comprised a tall second-floor addition at the rear of the building and was intended to address the hundreds of homeless women camping outside of the YWCA at that time. The construction of 20 double-occupancy rooms over the original gymnasium was completed in 1986, and the hotel opened in 1987.

In 1999 the local YWCA reorganized as a new non-profit, WISEPlace, and disaffiliated from the National YWCA. WISEPlace (Women Inspired, Supported, and Empowered) is a transitional living center serving the needs of unaccompanied homeless women in Orange County. The new organization severed ties with the YWCA in order to focus on their own mission statement. When it opened, WISEPlace offered meals and shelter for 30 women at a time and provided assistance and guidance enabling women to transition to independent living. In 2019 WISEPlace announced a partnership with Jamboree Housing Corporation with plans to modernize the building at 1411 N. Broadway and construct permanent supportive housing at the facility.

Project Description

The applicant is proposing rehabilitation of the building into a proposed housing development that will provide permanent accommodations for unhoused, unaccompanied women. The majority of the one-story east-west wing of the historic

building (stretching roughly 123 feet from the front/west façade to the rear) will be rehabilitated for use as offices, a training center, community room, and three residential studio units. Construction of new program will necessitate partial interior demolition on the wing; however, the overall floor plan of the wing (community room at the west end and double-loaded corridor flanked by smaller rooms) will remain the same.

The wing that runs north-south along the east property line (which has been significantly altered by the 1986 upper-story addition) will be demolished and replaced with a new four-story addition in the approximate location and footprint of the existing wing. The new addition will have parking at ground level and residential units, laundry rooms, and communal space at the upper levels. The addition will be significantly set back from the west property line (approximately 145 feet) and only two inches taller than the existing north-south wing so as to minimize its visibility from the property's primary street frontage on North Broadway.

As proposed, the new construction will be designed as a simplified, contemporary variation of the Spanish Colonial Revival style, with elements such as a low-pitched clay tile roof, rectangular massing, and stucco wall cladding. It will be compatible with, but distinct from the existing historic building. The redevelopment requires review and approval of the subject HEMA application by the Historic Resources Commission, as well as approval of a Density Bonus Agreement by the Planning Commission and City Council.

Analysis of the Issues

As proposed, the project will follow the *Secretary of the Interior's Standards* (the Standards) 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.

To assist with determining the project's conformance with the Standards, the applicant has provided a Historic Resource Assessment prepared by their historic consultants, Katie Horak, Principal; Evanne St. Charles, Senior Associate; and Rosa Lisa Fry, all with Architectural Resources Group (ARG). These individuals meet the minimum professional qualifications as required by the Standards to perform historical identification, evaluation, registration, and treatment activities. ARG's findings and conclusions with respect to the project's compliance with the Standards are attached for the Historic Resources Commission's (HRC's) consideration. The following is a review of ARG's 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 building will continue in its present use as housing for unhoused women. Exterior distinctive materials and features, including the building's rectangular massing and L-shaped plan, as well as the east-west wing's low-pitched gable roof with clay tile roofing, board-formed painted concrete walls, entry porch, most steel windows, French doors, and brick chimney will be retained. The general spatial arrangement of the east-west wing (lounge/communal area at the west end with a double-loaded corridor flanked by smaller rooms) will also remain.

- 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 former YWCA building will be retained and preserved under the Project. The building's distinctive materials and features (rectangular massing, L-shaped plan, low-pitched clay tile roof, board-formed painted concrete walls, north façade entry porch and French doors, brick chimney, nearly all of its original steel windows, and its overall first floor configuration in the east-west wing) will be retained. The overall spatial configuration of the east-west wing (open lounge/community room at the west end and double-loaded corridor with smaller rooms comprising the rest of the wing) will also be preserved. While a few historic steel windows will be removed during demolition of the rear position of the building, the majority of original windows will remain, and the few being removed will not significantly impact the historic character of the building.

- 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 Project will not add any conjectural features or elements from other historic properties.

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

Standard No. 4 does not apply to the Project's impact on the subject building. Most of the prior changes to the building, including the construction of an upper-story addition at the north-south wing, re-cladding in stucco, and infill/removal of original windows and doors, occurred after 1985. Because the building's period of significance is between 1950 and 1985, none of these later alterations have acquired historic significance in their own right.

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

The Project meets Standard No. 5. As described in detail in the discussion of Standard Nos. 1 and 2, all of the building's most distinctive materials, features, finishes, and construction techniques/examples of craftsmanship will be preserved under the Project.

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.*

The Project complies with Standard No. 6. Any deteriorated historic features or materials (board-formed concrete walls, steel windows, wood French doors, brick chimney) identified during the building's rehabilitation will be repaired rather than replaced to the extent feasible. If deteriorated beyond repair, features/materials will be replaced in kind. Additionally, the building's original exterior paint palette, identified through historical paint analysis, will be restored as part of the Project.

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.*

The Project meets Standard No. 7. Any chemical or physical treatments required during the building's rehabilitation will be undertaken using the gentlest means possible so as to minimize damage to historic fabric.

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

Standard No. 8 does not apply with regard to the Project's impact on the former YWCA building.

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. A four-story addition will replace the north-south wing at the rear of the building. While the new construction will result

in partial demolition of the building, the majority of the section of the building to be removed was significantly altered in the 1980s and thus contains no historic materials, features, or spatial relationships that characterize the property. The Project will preserve the historic materials and features of the historic east-west wing, including its overall form, low-pitched clay tile roof, board-formed concrete walls, north façade porch, French doors, most steel windows.

The overall design, massing, features, and materials of the new construction will be compatible with, but differentiated from the remaining historic portion of the building. The addition will reflect a simplified, Spanish Colonial Revival aesthetic, with a low-pitched gable roof covered in clay tiles, stucco-clad walls, and punched rectangular window openings. The new construction will be significantly set back from North Broadway in order to minimize its visibility and overall visual impact on the historic character of the existing building from the public right-of-way.

- 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 building's original form and integrity was compromised with the construction of an upper-story addition above the north-south wing in 1986. Thus, demolition of the north-south wing and construction of a new four-story wing in its place will not impair the overall integrity of the existing building. The one-story, rectangular form of the east-west wing, as well as most of the east-west wing's historic materials and features, are still intact. If the new four-story addition at the rear of the building is removed in the future, the essential form and integrity of the historic east-west wing will be unimpaired.

In conclusion, staff has determined that the project complies with *The Secretary of the Interior's Standards for Rehabilitation*. Specifically, the analysis has determined that the proposed project meets the Standards for Rehabilitation because the Project will not result in the demolition of the Santa Ana-Tustin YWCA building. Although the Project proposes the removal of the existing north-south wing of the building, that wing has already been significantly altered and does not retain any distinctive historic features or spaces. The east-west wing, which has only been minimally altered and is the portion of the building most visible from the public right-of-way, will be retained and rehabilitated. Thus, the building will continue to retain all of its character-defining features.

Moreover, the Project will retain the historic building's street frontage on North Broadway. Even though the Project proposes the construction of a four-story addition to the building, the new construction will be significantly set back from North Broadway (approximately 145') and will not block any important views of the historic resource. Most importantly, due

to the additive nature, if the new four-story addition at the rear of the building is removed in the future, the essential form and integrity of the historic east-west wing will 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 applicant held a virtual Sunshine Ordinance community meeting on the evening of February 3, 2022. This meeting was publicly noticed in the OC Register, posted on the City's website, and invitation mailers were sent to all addresses within a 1000-foot radius of the project site, as well as local community organizations. The meeting included a presentation on the project as well as a question and answer period to address concerns and collect feedback. Approximately 17 individuals attended the meeting. As required by the Sunshine Ordinance, a second community meeting is tentatively scheduled for March 9, 2022, prior to the project review application being resubmitted to the City.

The subject site is not located within any one specific Neighborhood Association. However, the site is adjacent to the Lacy, French Court, and Willard neighborhood association boundaries. The presidents of these neighborhood associations were 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. 2022-05 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 – 1411 N. Broadway
3. Site Photos
4. Executive Summary – 1411 N. Broadway
5. Site Plan
6. Building Plans and Elevations
7. Historic Resource Assessment

Submitted By:
Pedro Gomez, AICP, Senior Planner

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

RESOLUTION NO. 2022-XXX

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING THE CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 1411 NORTH BROADWAY (HISTORIC EXTERIOR MODIFICATION APPLICATION NO. 2022-02)

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. Brateil Aghasi, representing WISEPlace (“Applicant”), is requesting approval of Historic Exterior Modification Application No. 2022-02 to allow exterior modifications to the property at 1411 North Broadway, historically known as the Santa Ana-Tustin YWCA building.
- B. The legal owner of the property is WISEPlace, a California nonprofit public benefit corporation.
- 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 Santa Ana-Tustin YWCA building is individually listed as No. 63 on the Santa Ana Register of Historical Properties and categorized as “Landmark” in 2001.
- E. The Santa Ana-Tustin YWCA building was constructed in 1950 and dedicated in February 1951. It is late and modest example of the Spanish Colonial Revival style applied to an institutional building in Santa Ana. It was listed as a local landmark under Santa Ana Criterion 1 for embodying the “distinguishing characteristics” of the Spanish Colonial Revival style and under Santa Ana Criterion 4 for its association with the Santa Ana-Tustin YWCA, an important social and cultural institution in the community. Character-defining exterior features of the building that should be preserved include, but may not be limited to: Prominent street frontage on North Broadway; Rectangular massing; Low-pitched asymmetrical gable roof at the east-west wing; Clay tile roofing at the east-west wing (clay tiles replaced in kind); Board-formed, painted concrete walls at the east-west wing; Entry porch at the north façade of the east-west wing; Multi-light wood French doors at the north façade of the east-west wing; Punched window openings holding multi-light steel windows at the east-west wing; Exterior brick chimney centered on the west façade gable end of the east-west wing; Open lounge/community room at the west end of the east-west wing;

Double-loaded corridor flanked by smaller rooms in the east-west wing;
Open lounge/community room at the west end of the east-west wing; and
Double-loaded corridor flanked by smaller rooms in the east-west wing.

- 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 applicant is proposing rehabilitation of the building into a housing development that will provide permanent accommodations for unhoused, unaccompanied women. The majority of the one-story east-west wing of the historic building (stretching roughly 123 feet from the front/west façade to the rear) will be rehabilitated for use as offices, a training center, community room, and three residential studio units. Construction of new program will necessitate partial interior demolition on the wing; however, the overall floor plan of the wing (community room at the west end and double-loaded corridor flanked by smaller rooms) will remain the same.

The wing that runs north-south along the east property line (which has been significantly altered by the 1986 upper-story addition) will be demolished and replaced with a new four-story addition in the approximate location and footprint of the existing wing. The new addition will have parking at ground level and residential units, laundry rooms, and communal space at the upper levels. The addition will be significantly set back from the west property line (approximately 145 feet) and only two inches taller than the existing north-south wing so as to minimize its visibility from the property's primary street frontage on North Broadway.

As proposed, the new construction will be designed as a simplified, contemporary variation of the Spanish Colonial Revival style, with elements such as a low-pitched clay tile roof, rectangular massing, and stucco wall cladding. It will be compatible with, but distinct from the existing historic building.

- H. Pursuant to Santa Ana Municipal Code Section 30-6, the Historic Resources Commission held a duly noticed public hearing on March 3, 2022 for the request for exterior modifications to the Santa Ana-Tustin YWCA building.
- 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 building will continue in its present use as housing for unhoused women. Exterior distinctive materials and features, including the building's rectangular massing and L-shaped plan, as well as the east-west wing's low-pitched gable roof with clay tile roofing, board-formed painted concrete walls, entry porch, most steel windows, French doors, and brick chimney will be retained. The general spatial arrangement of the east-west wing (lounge/communal area at the west end with a double-loaded corridor flanked by smaller rooms) will also remain.
- ii. The Project complies with Standard No 2. The historic character of the former YWCA building will be retained and preserved under the Project. The building's distinctive materials and features (rectangular massing, L-shaped plan, low-pitched clay tile roof, board-formed painted concrete walls, north façade entry porch and French doors, brick chimney, nearly all of its original steel windows, and its overall first floor configuration in the east-west wing) will be retained. The overall spatial configuration of the east-west wing (open lounge/community room at the west end and double-loaded corridor with smaller rooms comprising the rest of the wing) will also be preserved. While a few historic steel windows will be removed during demolition of the rear position of the building, the majority of original windows will remain, and the few being removed will not significantly impact the historic character of the building.
- iii. The Project complies with Standard No. 3. The Project will not add any conjectural features or elements from other historic properties.
- iv. The Project meets Standard No. 5. As described in detail in the discussion of Standard Nos. 1 and 2, all of the building's most distinctive materials, features, finishes, and construction techniques/examples of craftsmanship will be preserved under the Project.
- v. The Project complies with Standard No. 6. Any deteriorated historic features or materials (board-formed concrete walls, steel windows, wood French doors, brick chimney) identified during the building's rehabilitation will be repaired rather than replaced to the extent feasible. If deteriorated beyond repair, features/materials will be replaced in kind. Additionally, the building's original exterior paint palette, identified through historical paint analysis, will be restored as part of the Project.
- vi. The Project meets Standard No. 7. Any chemical or physical treatments required during the building's rehabilitation will be

undertaken using the gentlest means possible so as to minimize damage to historic fabric.

- vii. The Project complies with Standard No. 9. A four-story addition will replace the north-south wing at the rear of the building. While the new construction will result in partial demolition of the building, the majority of the section of the building to be removed was significantly altered in the 1980s and thus contains no historic materials, features, or spatial relationships that characterize the property. The Project will preserve the historic materials and features of the historic east-west wing, including its overall form, low-pitched clay tile roof, board-formed concrete walls, north façade porch, French doors, most steel windows.

The overall design, massing, features, and materials of the new construction will be compatible with, but differentiated from the remaining historic portion of the building. The addition will reflect a simplified, Spanish Colonial Revival aesthetic, with a low-pitched gable roof covered in clay tiles, stucco-clad walls, and punched rectangular window openings. The new construction will be significantly set back from North Broadway in order to minimize its visibility and overall visual impact on the historic character of the existing building from the public right-of-way.

- viii. The Project complies with Standard No. 10. The building's original form and integrity was compromised with the construction of an upper-story addition above the north-south wing in 1986. Thus, demolition of the north-south wing and construction of a new four-story wing in its place will not impair the overall integrity of the existing building. The one-story, rectangular form of the east-west wing, as well as most of the east-west wing's historic materials and features, are still intact. If the new four-story addition at the rear of the building is removed in the future, the essential form and integrity of the historic east-west wing will be unimpaired.

- ix. Standards 4 and 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. 2022-05 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. 2022-02, as conditioned in Exhibit B,

attached hereto and incorporated herein. 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 3rd day of March 2022.

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, CHRISTINA LEONARD, Commission Secretary, do hereby attest to and certify the attached Resolution No. 2022-XXX to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on March 3, 2022.

Date: _____

Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
398-523-04	1411 North Broadway	<p>THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA ANA IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:</p> <p>PARCEL 1:</p> <p>THE EAST 130.00 FEET OF THAT PORTION OF THE LAND ALLOTTED TO JACOB ROSS, AS DESCRIBED IN THE FINAL DECREE OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, WHICH WAS ENTERED SEPTEMBER 12, 1869 IN BOOK "B", PAGE 410 OF JUDGMENTS OF THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT IN AND FOR LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED, AS FOLLOWS:</p> <p>BEGINNING AT A POINT 1028.50 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN; THENCE WEST 319.70 FEET TO A PORTION THE CENTERLINE OF SYCAMORE STREET, AS DESCRIBED IN THAT</p>	WISEPlace, a California nonprofit public benefit corporation

CERTAIN FINAL JUDGMENT,
SUPERIOR COURT CASE
NO. 23280, A CERTIFIED
COPY OF WHICH WAS
RECORDED JANUARY 08,
1929 IN BOOK 227. PAGE 401
OF OFFICIAL RECORDS OF
ORANGE COUNTY,
CALIFORNIA, SAID POINT
BEING THE TRUE POINT OF
BEGINNING; THENCE WEST
310.37 FEET TO THE
SOUTHWEST CORNER OF
THE LAND DESCRIBED IN A
DEED TO T. J. MULLINIX
RECORDED OCTOBER 29,
1897 IN BOOK 33, PAGE 197
OF DEEDS OF SAID ORANGE
COUNTY; THENCE NORTH
77 FEET 1 INCH; THENCE
EAST 310.37 FEET TO SAID
CENTERLINE; THENCE
SOUTH 77 FEET 1 INCH TO
THE TRUE POINT OF
BEGINNING.

PARCEL 2:

THE WEST HALF OF THAT
PORTION OF THE LAND
ALLOTTED TO JACOB ROSS,
AS DESCRIBED IN THE
FINAL DECREE OF
PARTITION OF THE RANCHO
SANTIAGO DE SANTA ANA,
WHICH WAS ENTERED
SEPTEMBER 12, 1868 IN
BOOK "B". PAGE 410 OF
JUDGEMENT OF THE
DISTRICT COURT OF THE
17TH JUDICIAL DISTRICT IN
AND FOR LOS ANGELES
COUNTY, CALIFORNIA,
DESCRIBED AS FOLLOWS:

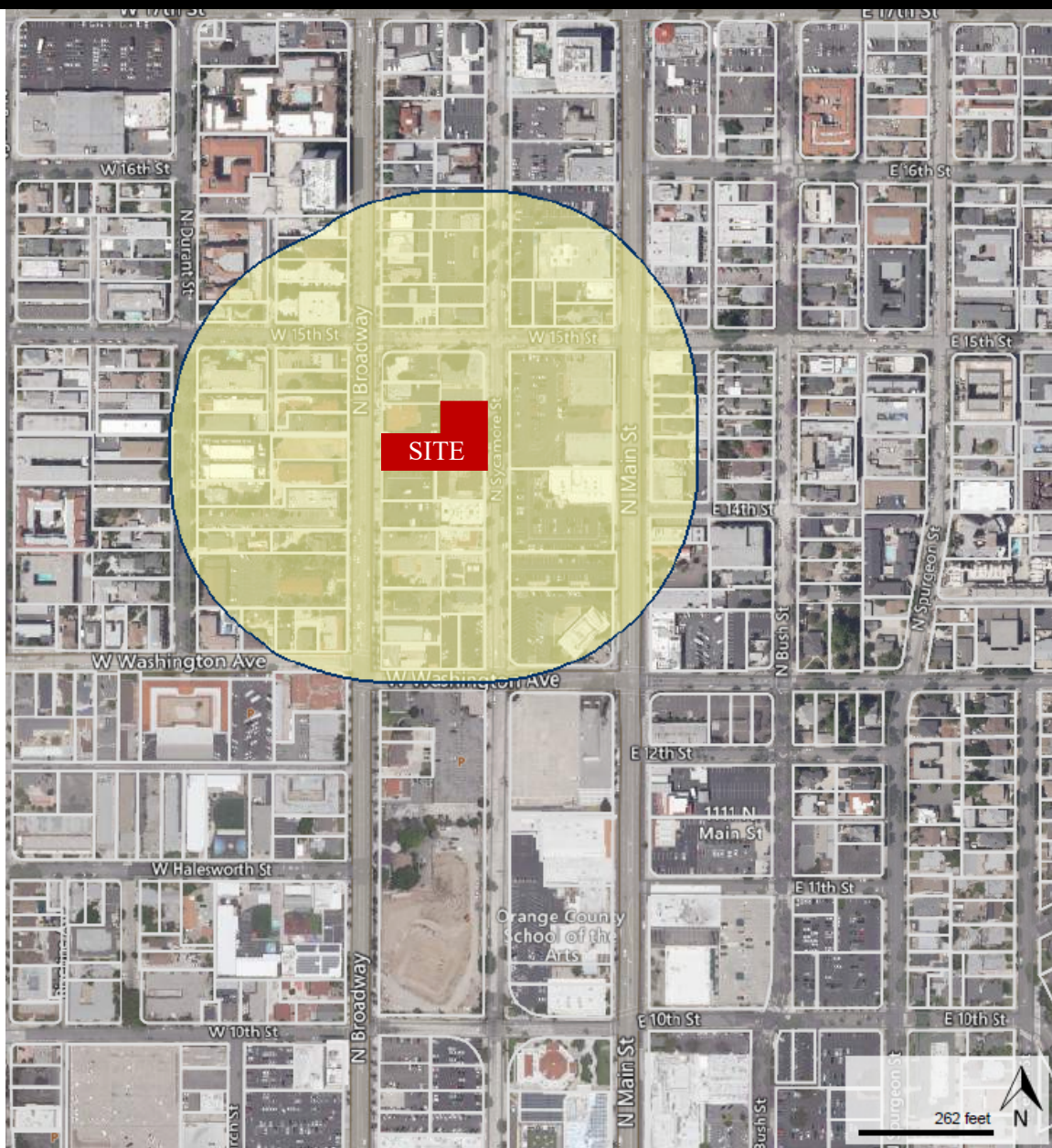
		<p>BEGINNING AT A POINT 1028.50 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN; THENCE WEST 630.00 FEET; THENCE SOUTH 75.00 FEET; THENCE EAST 630.00 FEET; THENCE NORTH 75.00 FEET TO THE POINT OF BEGINNING.</p> <p>THE EAST LINE OF SAID WEST HALF BEING THE CENTERLINE OF SYCAMORE STREET, AS DESCRIBED IN THAT CERTAIN FINAL JUDGMENT, SUPERIOR COURT CASE NO. 23280, A CERTIFIED COPY OF WHICH WAS RECORDED <u>JANUARY 08. 1929 IN BOOK 227, PAGE 401 OF OFFICIAL RECORDS</u> OF ORANGE COUNTY, CALIFORNIA.</p>	
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EXHIBIT B

**Conditions of Approval for Historic Exterior Modification Application (HEMA)
No. 2022-02**

The Applicant must comply with each and every condition listed below prior to exercising the rights conferred by the Historic Resource Commission's approval and the City of Santa Ana Register of Historic Properties pursuant to Section 30-6 of the Santa Ana Municipal Code. The Applicant must remain in compliance with all conditions listed below:

Prior to final occupancy, the applicant shall install a bronze plaque honoring and recognizing the structure at 1411 North Broadway, historically known as the Santa Ana-Tustin YWCA building. The plaque shall include the historic name, address, year built, and local historic register designation. The final dimensions, location, text and description on the plaque shall be reviewed and approved by planning staff.



500' RADIUS

HEMA NO. 2022-02
1411 NORTH BROADWAY
SANTA ANA-TUSTIN YWCA

PLANNING AND BUILDING AGENCY

Existing Conditions Photographs, Exterior (ARG, 2021)



View southeast of 1411 N. Broadway, one-story wing, north facade.



View east of the west and south façades.



View east of the main (north) entrance porch.



View west of the north façade, one-story wing.



View south of the north façade of the one-story wing and west façade of the two-story wing.



View southeast of the west façade of the two-story wing. Note the 1980s addition.



View southeast of the north façade, two-story wing.



View northwest of the east and south façades from North Sycamore Street.

Interior

The interior of the one-story, east-west wing is primarily entered from paired doors at the north façade porch. The main entrance leads to an open lobby area with a reception desk at the east end. The lobby has a simple plaster ceiling and walls, and replacement laminate flooring. To the west of the lobby is a lounge/common area. The lounge was recently remodeled with new wall and floor finishes, skylights, and built-in shelving. To the east of the lobby is a double-loaded corridor with offices and other small secondary rooms on either side. The corridor retains the same ceiling, wall, and floor finishes as the lobby. Offices have plaster ceilings and walls and carpet flooring.

The east end of the one-story wing is connected to the two-story wing that runs north-south along the east property line. The first floor of the two-story wing is characterized by a large double-height gymnasium accessed through multiple pairs of slab doors along the west wall. The

gym retains an acoustic tile ceiling, plaster walls, and wood strip flooring. A small, raised stage is centered on the north wall of the space. The upper floor of this wing was not accessed during ARG's site visit at the property.

Existing Conditions Photographs, Interior (ARG, 2021)



View northeast of the entrance lobby and reception desk.



View southwest of the lounge/common area.



View east of the office corridor.



View north of an office (typical).



NAME	Santa Ana-Tustin YWCA			REF. NO. 63
ADDRESS	1411 North Broadway			
CITY	Santa Ana	ZIP	92706-3997	ORANGE COUNTY
YEAR BUILT	1950	LOCAL REGISTER CATEGORY: Landmark		
HISTORIC DISTRICT		NEIGHBORHOOD	N/A	
NATIONAL REGISTER CRITERIA FOR EVALUATION	A, C	NATIONAL REGISTER STATUS CODE	5S1	

Location: Not for Publication Unrestricted

USGS 7.5" Quad _____ Date: _____ T _____ R _____ of _____ of Sec _____ : _____ B.M.

Prehistoric Historic Both

ARCHITECTURAL STYLE: Mission/Spanish Colonial Revival

DESCRIPTION/BACKGROUND RELATED TO PERIOD ARCHITECTURE:

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

CONSTRUCTION HISTORY: (Construction data, alterations, and date of alterations)

July 6, 1950: Construct YWCA recreation and office building.
April 9, 1951: Finish auditorium for YWCA.
April 28, 1952: Neon sign for YWCA.
November 23, 1960: Interior alterations for YWCA.
August 15, 1975: New locker & shower room for YWCA.
April 21, 1986: Add second story [above existing gymnasium], remodel room adjacent to gym.

RELATED FEATURES: (Other important features such as barns, sheds, fences, prominent or unusual trees, or landscape)

None noted.

DESCRIPTION: (Describe resource and its major elements. Include design, materials, condition, alterations, size, settings, and boundaries.)

A one-story, L-shaped building that extends from Broadway east to Sycamore Street, the Santa Ana-Tustin YWCA exhibits the combination of Mediterranean and California Ranch style features that is typical of the post World War II Spanish Colonial Revival style. It is strongly horizontal in orientation, with a very low-pitched gable roof clad in red clay tile extending past the building to shelter a loggia. Substantial square piers support the overhang. The Broadway elevation is dominated by a large, central red brick chimney, flanked on each side by pairs of steel sash multi-paned windows, reflecting the use of the space inside as a living room. A gymnasium/auditorium is located in the eastern, Sycamore wing. The building has little architectural detailing, and the landscaping is neat and simple. Modifications include the addition of a second story above the gymnasium, requiring the enclosure of some window and door openings and application of new coating of stucco.

HISTORIC HIGHLIGHTS:

Declaring “the girls of today are the wives, mothers, homemakers, business women, voters, and civic leaders of tomorrow . . . let us here at home pay more attention to our own girls and young women by helping the Santa Ana-Tustin YWCA have a building of its own at last,” the leadership of the YWCA kicked off its 1949-1950 building campaign. The local YWCA was an outgrowth of the movement started in 1924 by Ralph Smedley at the YMCA. Initially, the YWCA met at the YMCA, moving to rented quarters in several locations over the next quarter of a century. The organization acquired three contiguous lots on Sycamore and Broadway in the 1940s and engaged architect Harold Gimeno to design the new facility. Ground was broken in June 1950 and construction on the new \$114,000 building begun by the Allison Honer Company. The new YWCA was dedicated in February 1951, with some interior work, including the auditorium, finished over the next few months. The building is currently (2001) in its 50th year of service.

RESOURCE ATTRIBUTES: (List attributes and codes from Appendix 4 of Instructions for Recording Historical Resources, Office of Historic Preservation.)

HP 13: Community center / social hall

RESOURCES PRESENT:

Building Structure Object Site District Element of District Other

MOVED? No Yes Unknown Date: _____ Original Location: _____

STATEMENT OF SIGNIFICANCE: (Discuss importance in terms of historical or architectural context as defined by theme, period, geographic scope, and integrity.)

Santa Ana was founded by William Spurgeon in 1869 as a speculative townsite on part of the Spanish land grant known as Rancho Santiago de Santa Ana. Early growth and development was stimulated by the arrival of the Southern Pacific Railroad in 1878 and the Santa Fe Railroad in 1886. By the end of the 1880s, Santa Ana’s downtown business district was defined by five city blocks of brick commercial buildings on Fourth Street, with the heart of the city at the intersection of Fourth and Main Streets. Following its incorporation as a city in 1886, Santa Ana was recognized as one of the leading communities in the area in 1889 when it became the seat of the newly created County of Orange.

From the beginning, social and fraternal organizations played an important role in the history of the town. The Masons and the Oddfellows both organized in 1875, and were followed before the close of the decade by the Good Templars Lodge and the Workmen Lodge. Dedicated to community service and fellowship, such organizations sponsored community events, often held in halls constructed for the purpose. Spurred by the growth the community experienced during the 1920s, several new associations were founded, and many older groups constructed new homes. The Santa-Tustin YWCA building, constructed in 1950, represents a third generation of club buildings to grace the community. The YWCA evolved from the YMCA movement started in 1924 by Ralph Smedley. There were many organizations within the YWCA framework, including the young businesswomen’s group; girl’s reserve programs; teen clubs; meetings for the wives of servicemen stationed in the area during and after World War II; a newcomers club; class for mothers of small children; a senior social club; and other classes and seminars. Dedicated in February of 1951, the YWCA has continued to serve the community with important programs from this building and represents a significant historic pattern in the development of Santa Ana.

Exhibiting the simplicity of design characteristic of the post World War II Spanish Colonial Revival, the YWCA is also significant for architectural merit. Character-defining exterior features of the building, which should be preserved, include, but may not be limited to: roof configuration and materials; stucco cladding; brick chimney; original fenestration; loggia; and the horizontal emphasis of the building’s massing.

SUMMARY/CONCLUSION:

The YWCA building is included in the Santa Ana Register of Historic Property, meeting Criteria 1 for distinguishing characteristics of an architectural style or period and Criteria 4 for historical significance related to association with a renowned organization. The building has been categorized as “Landmark” because it “has historical/cultural significance to the City of Santa Ana” (Municipal Code, Section 30-2.2). The property also appears to be eligible for listing in the California Register of Historical Resources.

OWNER AND ADDRESS: Ron Middlebrook
1411 North Broadway
Santa Ana, CA 92706

RECORDED BY: (Name, affiliation, and address)
 Leslie Heumann & Liz Carter
 Science Applications International Corporation
 35 S. Raymond Avenue, Suite 204, Pasadena, CA 91105

DATE RECORDED: April 25, 2001

SURVEY TYPE: (Intensive, reconnaissance, or other)
 Intensive Survey Update

REPORT CITATION: (Cite survey report and other sources)
 City of Santa Ana, *Santa Ana's Historic Treasures*.

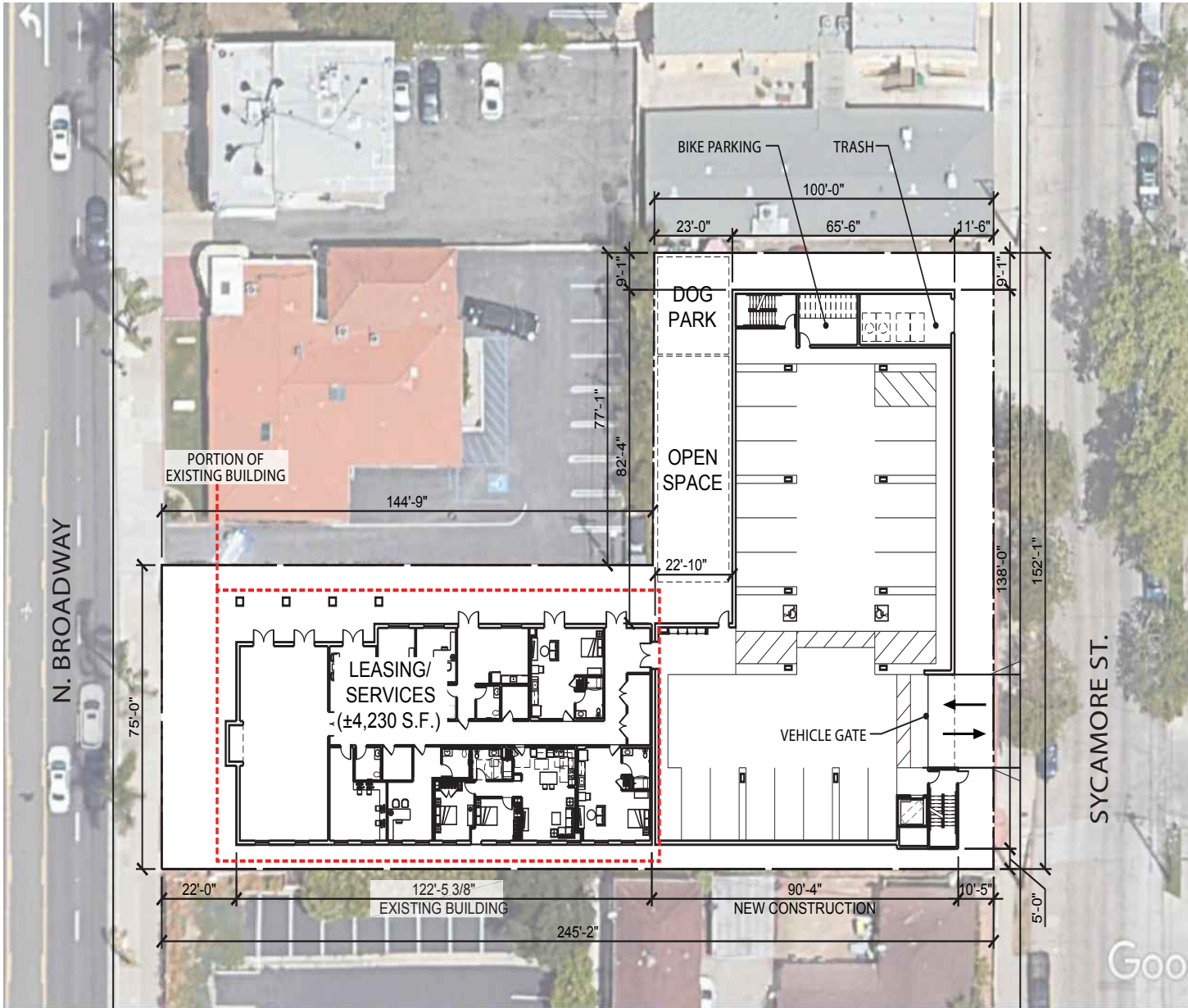
REFERENCES: (List documents, date of publication, and page numbers. May also include oral interviews.)
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 Whiffen, Marcus. *American Architecture Since 1780*. Cambridge: MIT Press, 1969.
 Y.W.C.A. "The Girl of Today." (no date; 1949 or 1950)
 "Aiding Girls in Y.W.C.A. Purpose," *Santa Ana Journal*, 7/6/1936.
 "Dedicate New Y on Sunday," unknown source, 2/19/1951.

EVALUATOR: Leslie J. Heumann **DATE OF EVALUATION:** April 25, 2001

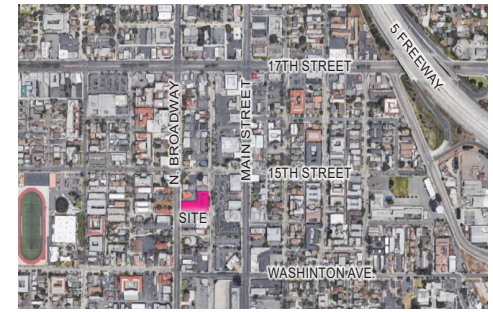
EXPLANATION OF CODES:

- National Register Criteria for Evaluation: (From Appendix 7 of Instructions for Recording Historical Resources, Office of Historic Preservation)
 - A:** that are associated with events that have made a significant contribution to the broad patterns of our history.
 - C:** that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

- National Register Status Code: (From Appendix 2 of Instructions for Recording Historical Resources, Office of Historic Preservation)
 - 5S1:** Is separately listed or designated under an existing local ordinance, or is eligible for such listing or designation.



VICINITY MAP



PROJECT SUMMARY

ZONE: SP-3: MIDTOWN SPECIFIC PLAN
 SITE AREA: ±0.6 ACRES
 TOTAL UNITS: 49 DU
 DENSITY: 82 DU/AC
 PARKING: 20 SPACES
 CONSTRUCTION TYPE: 1 AND 3 LEVELS OF TYPE V OVER 1 LEVEL OF TYPE I
 LEASING/SERVICES: ±4,015 S.F.
 COMMUNITY AREA: ±2,168 S.F.
 NET RENTABLE AREA: ±20,598 S.F.

UNIT SUMMARY

UNIT	TYPE	AREA	TOTAL
P0.0 (PSH)	STUDIO	(±404 S.F.)	9 UNITS
P0.1 (PSH)	STUDIO	(±406 S.F.)	37 UNITS
P0.3 (PSH)	STUDIO	(±503 S.F.)	2 UNITS
P2.0 (MNGR.)	2BED /1BA	(±934 S.F.)	1 UNIT
TOTAL:			49 UNITS

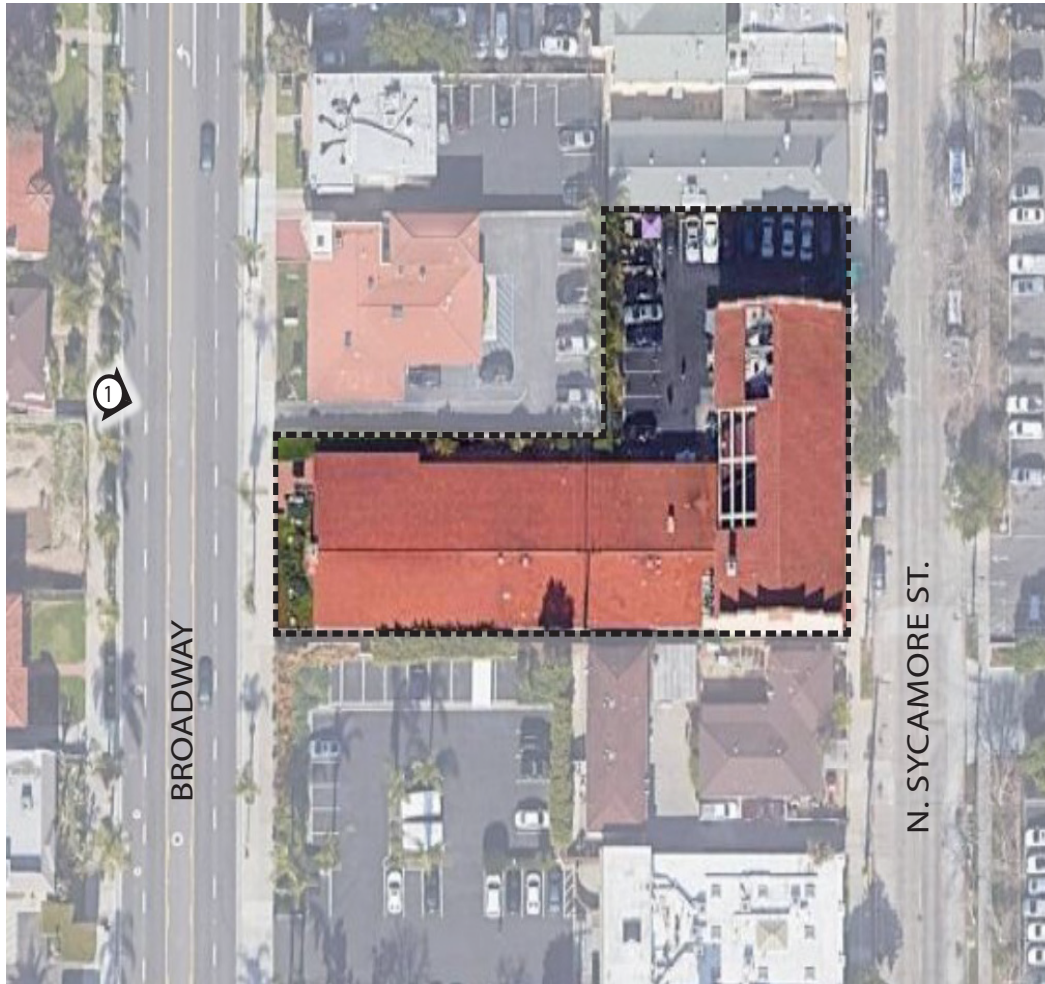
PARKING SUMMARY

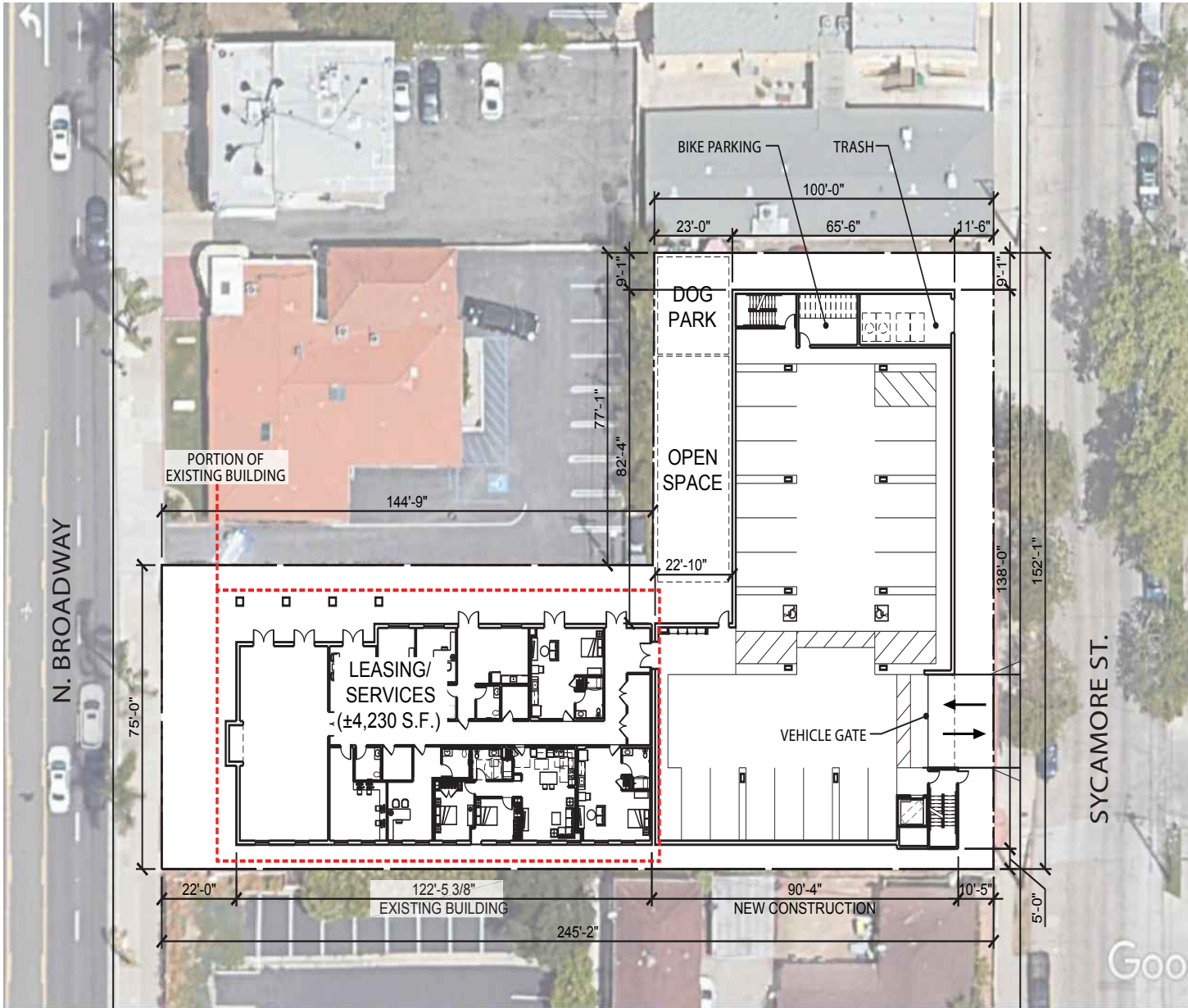
PARKING REQUIRED PER AB 774:
 0.3 STALLS/UNIT 49 UNITS 15 SPACES
 TOTAL REQUIRED: 15 SPACES
 PARKING PROVIDED:
 STANDARD 18 STALLS
 ADA 2 STALLS
 TOTAL PROVIDED: 20 STALLS
 PARKING RATIO: 0.40 PER UNIT



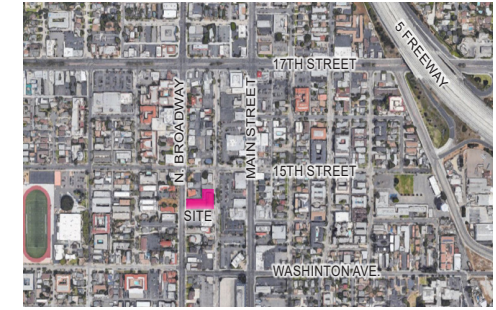
WISEPlace

Santa Ana, CA





VICINITY MAP



PROJECT SUMMARY

ZONE: SP-3: MIDTOWN SPECIFIC PLAN
 SITE AREA: ±0.6 ACRES
 TOTAL UNITS: 49 DU
 DENSITY: 82 DU/AC
 PARKING: 20 SPACES
 CONSTRUCTION TYPE: 1 AND 3 LEVELS OF TYPE V OVER 1 LEVEL OF TYPE I
 LEASING/SERVICES: ±4,015 S.F.
 COMMUNITY AREA: ±2,168 S.F.
 NET RENTABLE AREA: ±20,598 S.F.

UNIT SUMMARY

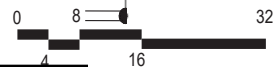
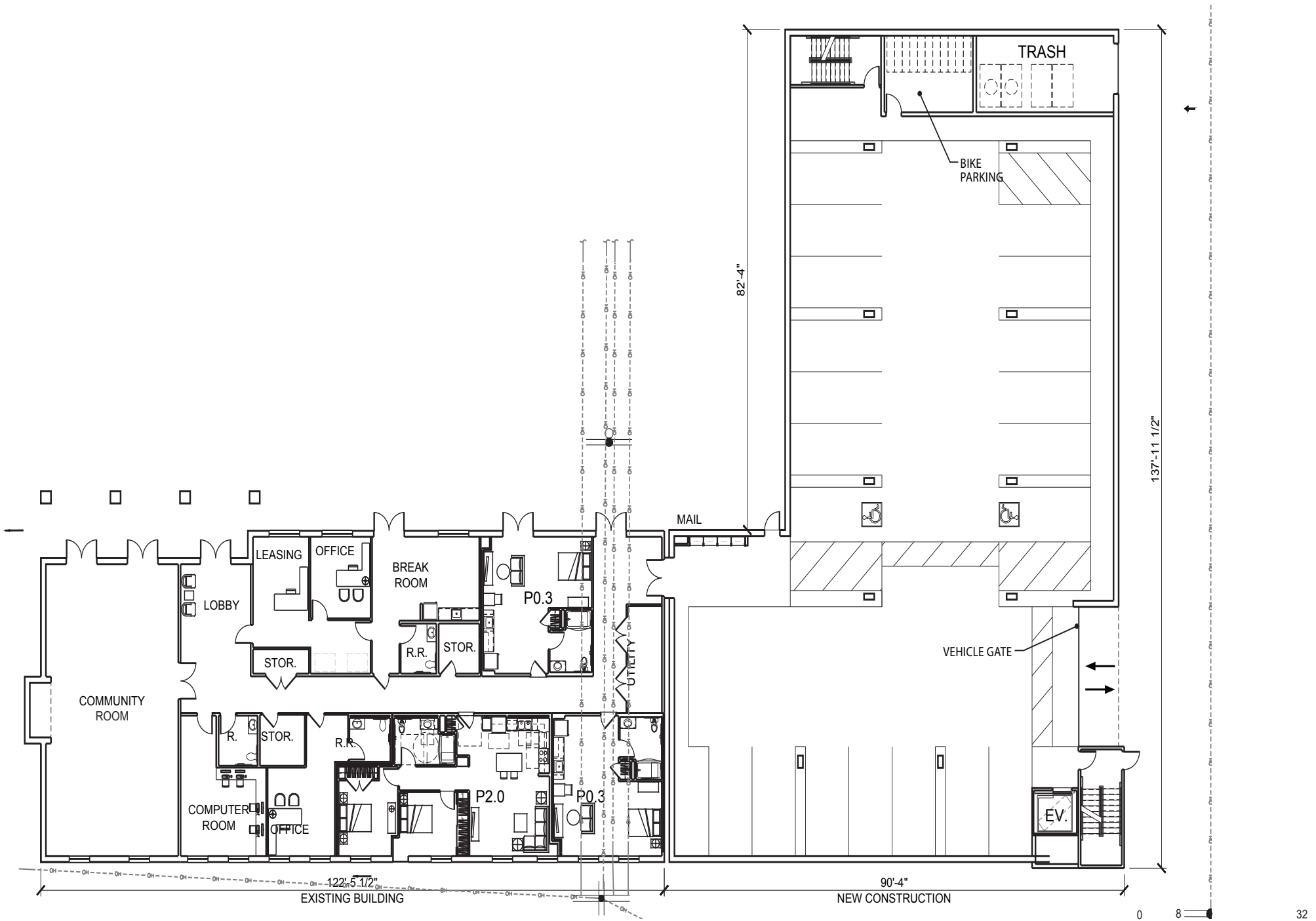
UNIT	TYPE	AREA	TOTAL
P0.0 (PSH)	STUDIO	(±404 S.F.)	9 UNITS
P0.1 (PSH)	STUDIO	(±406 S.F.)	37 UNITS
P0.3 (PSH)	STUDIO	(±503 S.F.)	2 UNITS
P2.0 (MNGR.)	2BED /1BA	(±934 S.F.)	1 UNIT
TOTAL:			49 UNITS

PARKING SUMMARY

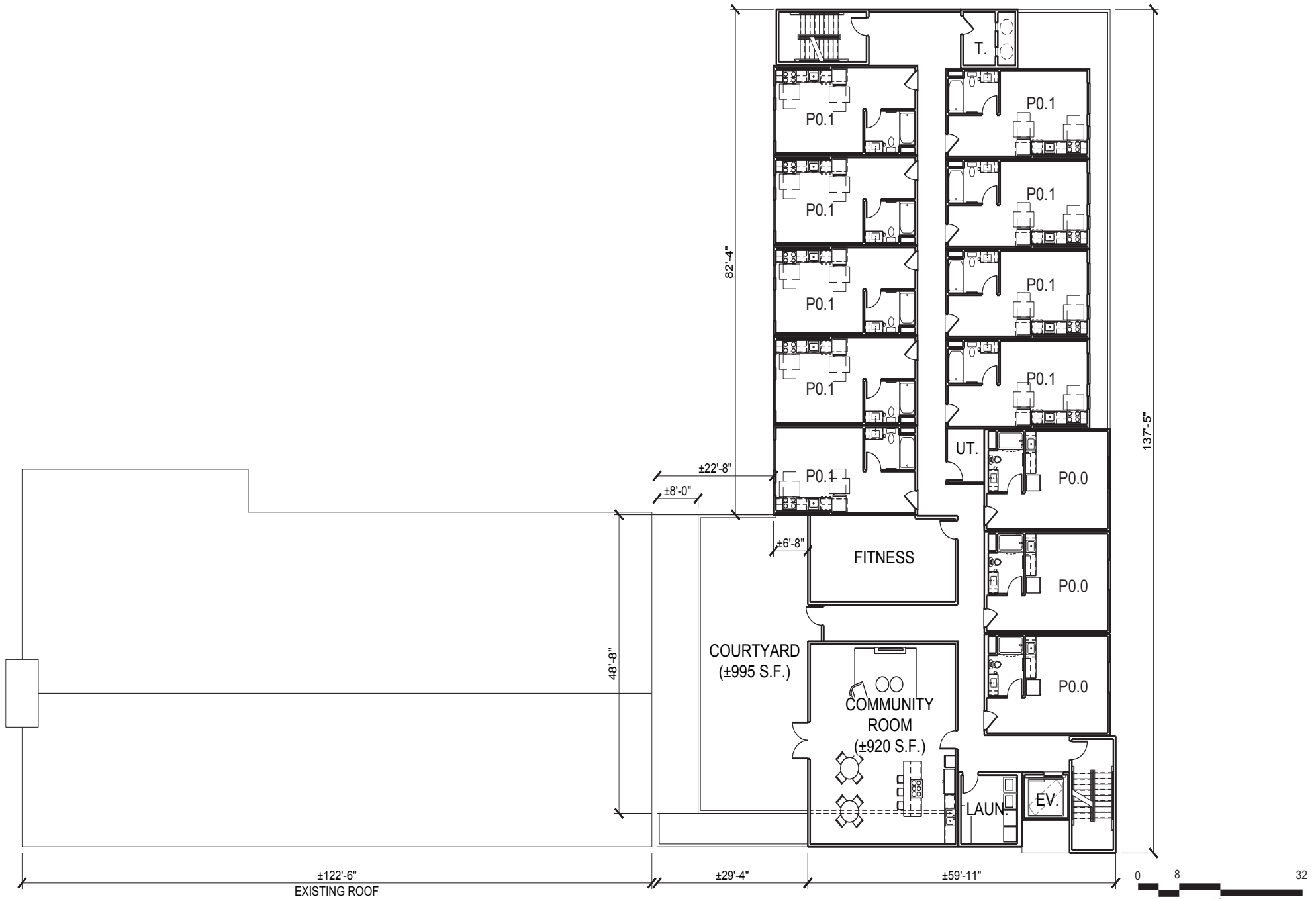
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 TOTAL REQUIRED: 15 SPACES

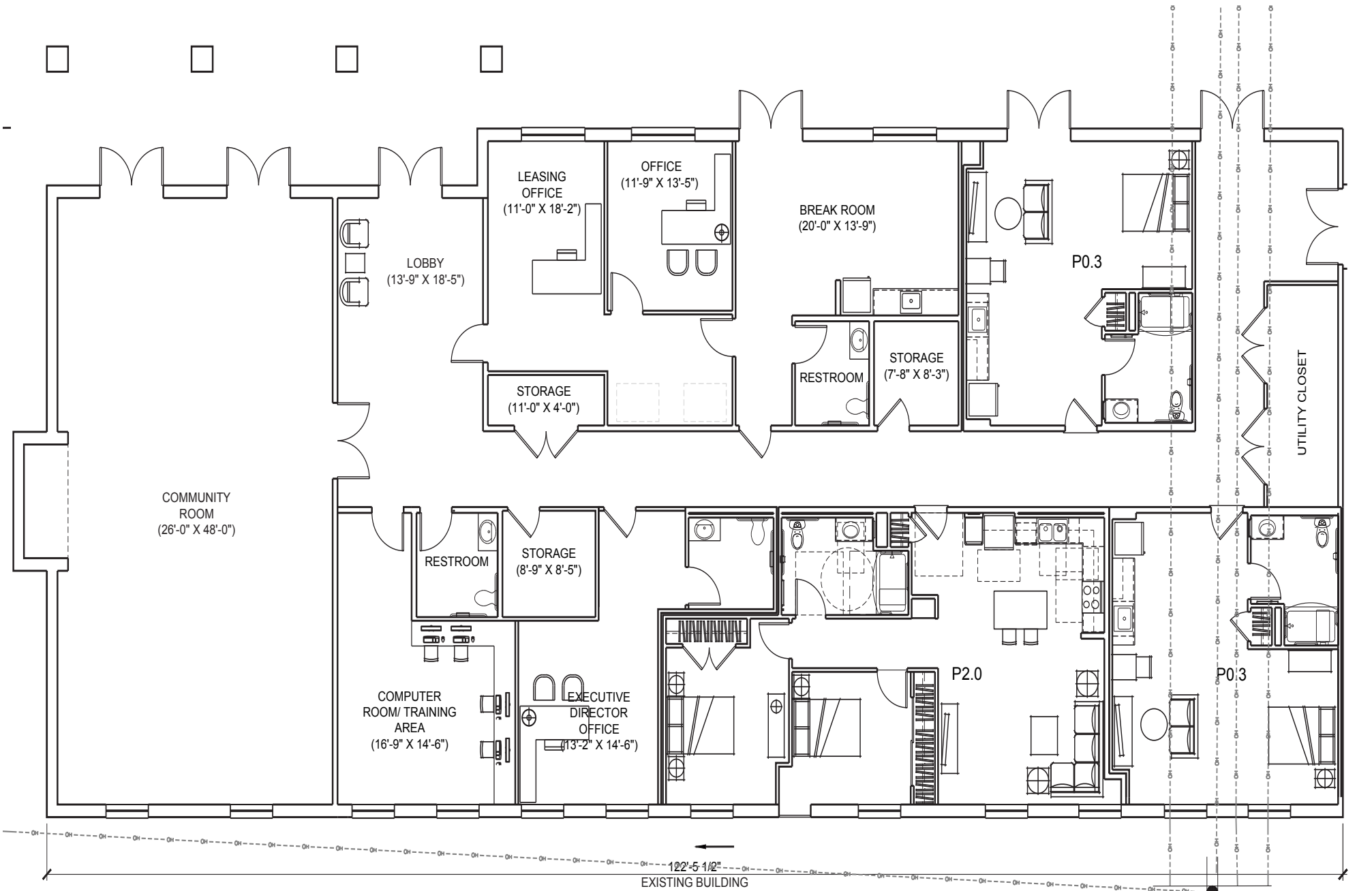
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 ADA 2 STALLS
 TOTAL PROVIDED: 20 STALLS
 PARKING RATIO: 0.40 PER UNIT











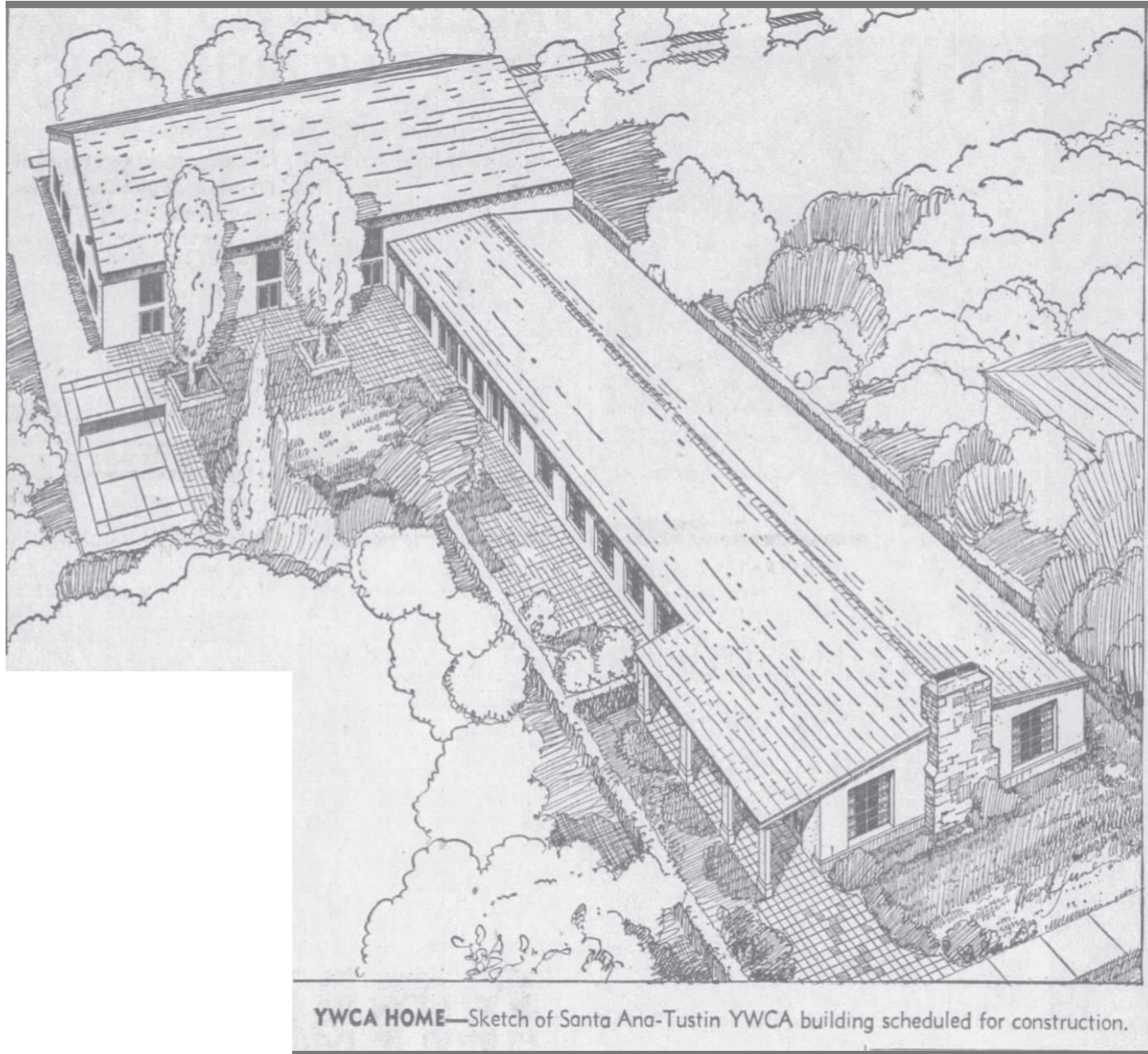


IMAGE FROM THE LOS ANGELES TIMES CIRCA 1950

EXISTING



KEY MAP

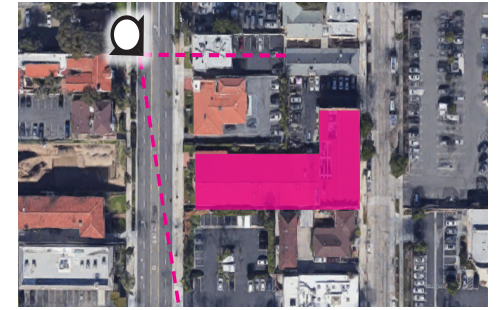


PROPOSED - VIEW LOOKING NORTH ON BROADWAY

EXISTING



KEY MAP

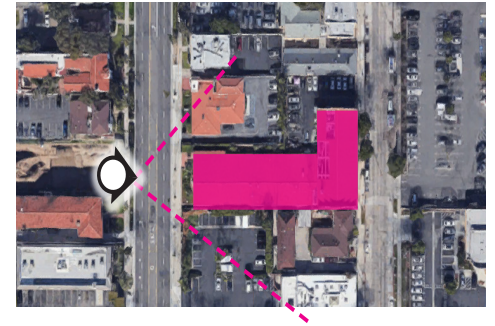


PROPOSED - VIEW LOOKING SOUTH ON BROADWAY

EXISTING

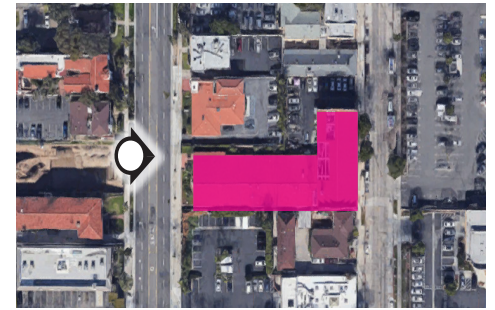


KEY MAP



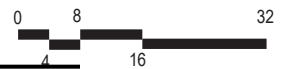
PROPOSED - VIEW LOOKING EAST ON BROADWAY

KEY MAP



WEST ELEVATION (BROADWAY)

*EXISTING BUILDINGS ARE REMOVED FOR CLARITY



#190090
06006

Historic Resources Commission
WISEPlace ADAPTIVE RE-USE
SANTA ANA, CA



2022-01-06

3/3/2022

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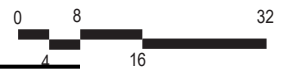
BUILDING ELEVATIONS

KEY MAP



EAST ELEVATION (SYCAMORE STREET)

EXISTING BUILDINGS ARE REMOVED FOR CLARITY



#190060

WISPlace ADAPTIVE RE-USE
SANTA ANA, CA

Historic Resources Commission

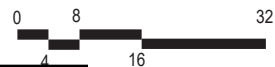
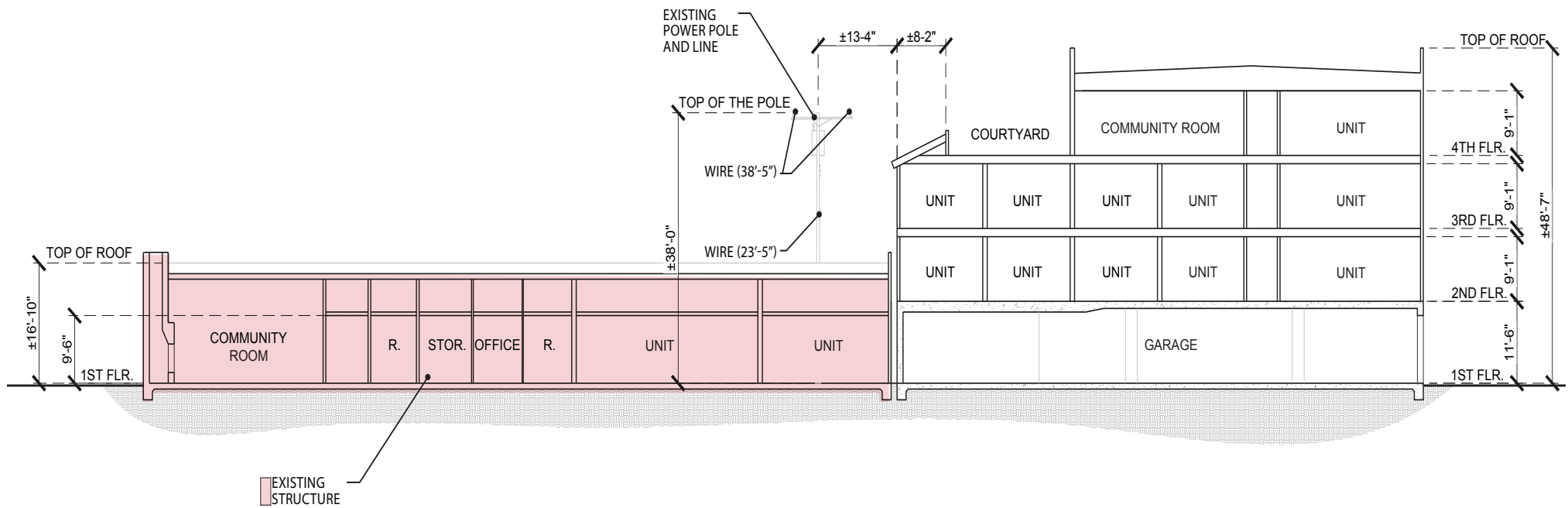
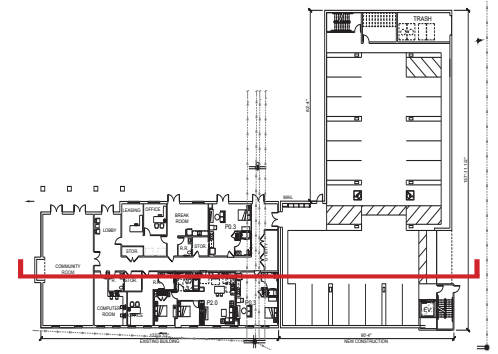


2022-01-06

3/3/2022

11
BUILDING ELEVATIONS

KEY MAP





1411 N. Broadway, City of Santa Ana, CA

Historic Resource Assessment

Prepared for:

Jamboree Housing

Prepared by:



Architectural
Resources Group

Los Angeles, California

January 12, 2022

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1. Executive Summary

1.1. Introduction

Architectural Resources Group (ARG) has prepared this Historic Resource Assessment (HRA) related to the proposed development project (“the Project”) at 1411 N. Broadway (APN 398-523-04), in the City of Santa Ana. The Project Site is bound by North Broadway to the west and North Sycamore Street to the east. The Site is currently developed with a one- and two-story L-shaped building and small paved surface parking lot. Constructed in 1950, the building was originally occupied by the Santa Ana-Tustin YWCA. In the late 1990s, it was adapted for use as WISEPlace, a non-profit organization that provides shelter for unhoused, unaccompanied women. There are no other buildings or structures on the Project Site.

The Project includes the rehabilitation of the 1411 N. Broadway building into an approximately 49-unit housing development that will provide permanent accommodations for unhoused women. The majority of the east-west wing of the historic building (stretching approximately 123’ from the front/west façade to the rear) will be retained and rehabilitated. The rear, north-south wing of the building will be demolished and replaced with a new four-story addition containing parking at ground level and additional housing at the upper levels. Refer to *Section 6.3* for a more detailed description of the Project.

The purpose of this report is to fulfill the requirements of the California Environmental Quality Act (CEQA) as they relate to historical resources. CEQA states that “a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.”¹ An evaluation of potential impacts under CEQA includes both a determination of whether, and the extent to which, historical resources as defined by CEQA are present on and adjacent to the site and, if so, the identification of potential impacts to historical resources caused by the project.

In summary, it is ARG’s professional opinion that the former YWCA building is ineligible for listing in the National Register of Historic Places (National Register) and the California Register of Historical Resources (California Register) due to the fact that it has been altered over time in such a way that its historic integrity is significantly diminished. The building is a designated City of Santa Ana Landmark, and therefore it meets the definition of a historical resource under CEQA.²

Based on an analysis of the Project and its potential impact to historical resources, ARG finds that the Project meets the *Secretary of the Interior’s Standards for Rehabilitation* (the Standards) and will therefore not cause a substantial adverse change to the former YWCA building’s historical significance. The historical resource will retain all of its character-defining features and will continue to retain sufficient integrity to convey its significance as a local Santa Ana Landmark following the completion of the Project. It will remain eligible for listing under local designation criteria. Furthermore, as the building is not located directly adjacent to any designated or eligible

¹ California Public Resources Code, Section 21084.1.

² California Code of Regulations (CCR) Section 15064.5(a)(1-3).

historical resources, the Project will not have any indirect impacts on adjacent historical resources.

Therefore, the Project will not have a significant unavoidable impact on any historical resources on or adjacent to the Project Site.

1.2. Methodology

For preparation of this HRA, ARG performed the following tasks for research, documentation, and analysis:

- Conducted a search in California’s Built Environment Resource Directory (BERD) and Historic Resources Inventory (HRI) for previous survey and evaluation data.
- Reviewed federal and state technical bulletins, local ordinances, and other materials related to the evaluation of historical resources.
- Conducted primary and secondary source research related to the history and development of the property.
- Identified applicable historic contexts and themes.
- Evaluated the building against eligibility criteria of the National Register and California Register.
- Reviewed the Project and evaluated its potential to impact historical resources under CEQA.

ARG staff consulted the following archives and repositories as part of their research for this assessment: Orange County Assessor; building permits obtained from the City of Santa Ana Planning and Building Agency; newspapers.com and California Digital Newspaper Collection databases; historic aerials accessed online through historicaerials.com and UCSB Frame Finder; and ARG’s in-house library collection. A complete list of references is included at the end of this report.

In addition to primary and secondary source research, ARG conducted a site visit of the property on June 29, 2021. During the site visit, the property was photographed and notes were taken on its physical appearance and condition.

1.3. Preparer Qualifications

This report was prepared by Katie Horak, Principal; Evanne St. Charles, Senior Associate; and Rosa Lisa Fry, all of whom meet the *Secretary of the Interior’s Professional Qualifications Standards*, 36 CFR Part 61, in Architectural History.³

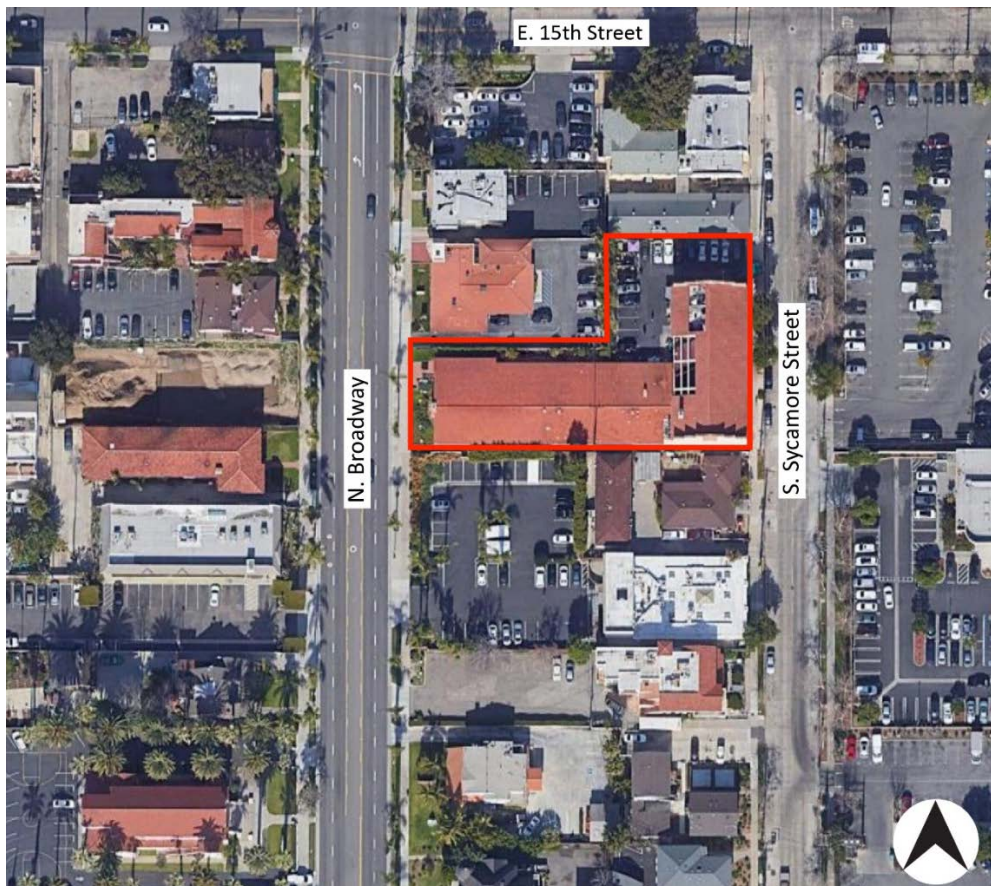
³ National Park Service, “Professional Qualifications Standards,” accessed October 2021, https://www.nps.gov/history/local-law/arch_stnds_9.htm.

2. Property Description and Development

2.1. Site and Setting

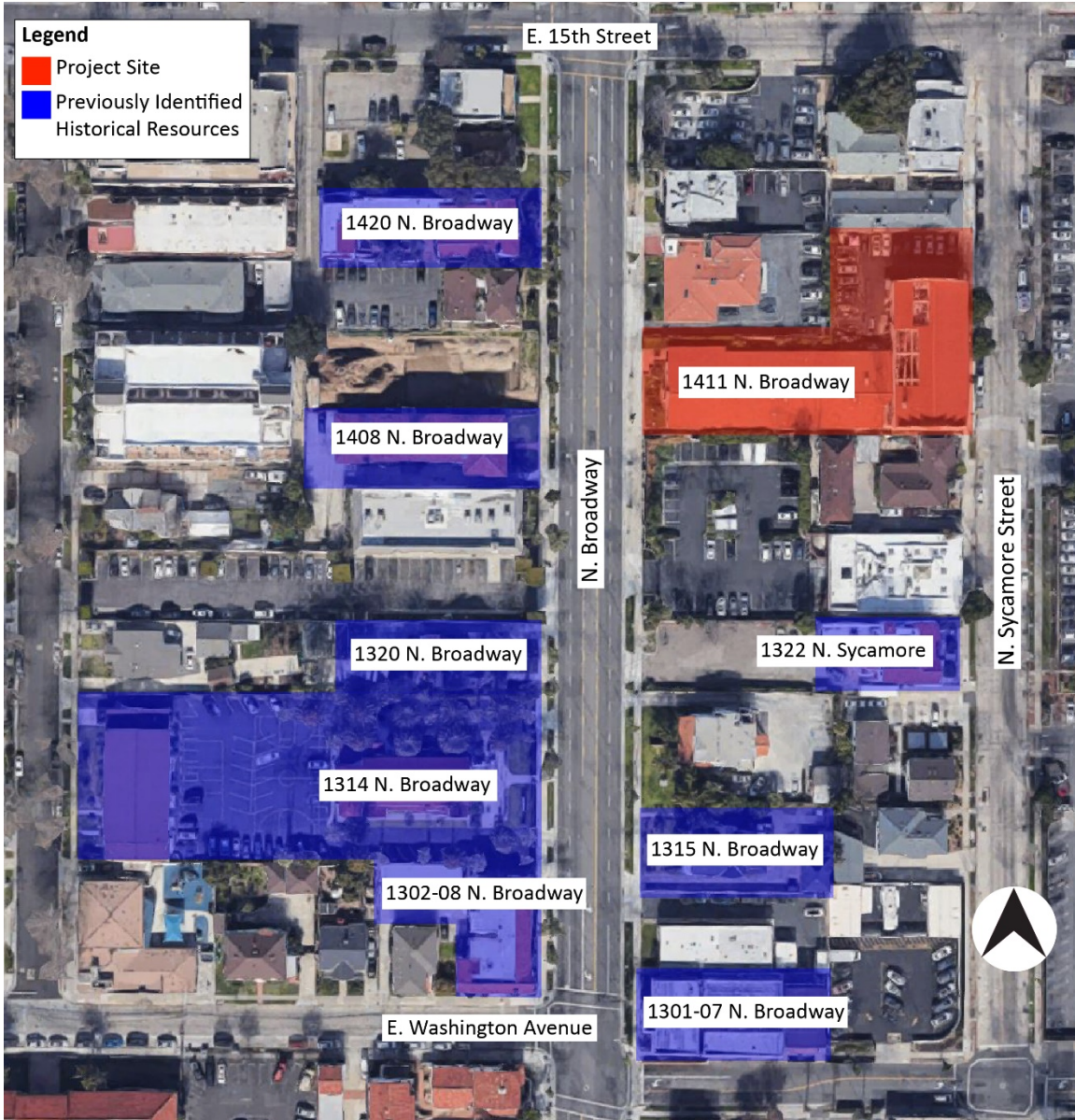
The Project Site is located at 1411 N. Broadway in the City of Santa Ana. The Site fronts on North Broadway to the east and North Sycamore Street to the west. It sits just south of East 15th Street, approximately 0.7 mile from Santa Ana City Hall (see Map 1). The streets in the surrounding area adhere to a rectilinear grid pattern, and the topography is flat. Adjacent properties are developed with primarily one- and two-story commercial, institutional, and residential buildings from the early 20th century to the decades following World War II. There are multiple residences as well as one institutional building (Fire Station Headquarters No. 1, 1322 N. Sycamore St.) within the same block as the Project Site that have been designated or identified as eligible for listing under federal, state, or local programs (see Map 2 and *Section 6.6*).⁴ The block also contains several paved surface parking lots.

The Site consists of an L-shaped parcel developed with a one- to two-story institutional building and small paved surface parking lot.



Map 1. Project location map (Google Maps; adapted by ARG, 2021). The Project Site is outlined in red.

⁴ Fire Station Headquarters No. 1 is also listed in the National Register.



Map 2. Map showing locations of surrounding previously identified historical resources (shaded blue). The Project Site is shaded red (Google Maps; adapted by ARG, 2021).

2.2. Architectural Description

Exterior

Constructed in 1950, the former YWCA building is a modest, pared down example of the Spanish Colonial Revival style. It is one to two stories in height and L-shaped in plan with a one-story wing running east-west along the south property line and fronting on North Broadway, and a two-story wing extending north-south along the east/rear property line, on North Sycamore Street.

The one-story, east-west wing of the building historically and currently holds a lobby, lounge, and offices. The wing is capped with a front-facing gable roof covered with clay tile roofing. At the west gable end, the roofline extends further north to form a porch that shelters the building's primary entrance on the north façade. The walls of this wing are painted board-formed concrete, and fenestration comprises multi-light steel windows within "punched" openings.

The primary entrance is located at the west end of the north façade and consists of a partial-width porch accessing three sets of multi-light wood French doors (one with sidelights). The doors are sheltered by the main roofline, which extends beyond the north façade and is supported by rectangular pillars. To the east of the north façade entrance are two additional sets of multi-light wood French doors (one with sidelights), three slab doors, and paired and grouped multi-light steel windows.

The west façade faces North Broadway and is fronted by a non-historic raised planter. An exterior brick chimney is located at the center of the façade and is flanked by two sets of paired multi-light steel casement windows topped with multi-light fixed sashes.

The south façade fronts the adjacent property. It is lined with paired multi-light steel windows at its west end and aluminum sliding replacement windows at the east end. The east end of the one-story, east-west wing of the building abuts the two-story, north-south wing.

The two-story, north-south wing historically and currently holds a gymnasium at the first floor. In 1986, the wing was significantly altered with the construction of a second-story addition that comprises housing units. The addition necessitated the enclosure of some original window and door openings, and stucco was applied over the wing's painted board-formed concrete exterior walls. The north-south wing is capped with a gable roof covered in clay tile roofing; parapet walls project above the roofline and bound the gable ends. The west roof plane is interrupted by a central open trellis structure marking the location of a second-story patio. Historic grouped multi-light steel windows are still present at the first story of the north and south façades, and metal sliding windows line the second story of the south and east façades. Non-original paired slab doors provide access to the gym from the north façade, and non-historic recessed fully glazed metal doors access the building from the south façade, off North Sycamore Street.

Existing Conditions Photographs, Exterior (ARG, 2021)



View southeast of 1411 N. Broadway, one-story/east-west wing, north facade.



View east of the west and south façades.



View east of the main (north) entrance porch.



View west of the north façade.



View south of the north façade of the east-west wing and west façade of the north-south wing.



View southeast of the west façade of the two-story/north-south wing. Note the 1980s addition.



View southeast of the north façade.



View northwest of the east and south façades from North Sycamore Street.

Interior

The interior of the one-story, east-west wing is primarily entered from paired doors at the north façade porch. The main entrance leads to an open lobby area with a reception desk at the east end. The lobby has a simple plaster ceiling and walls, and replacement laminate flooring. To the west of the lobby is a lounge/common area. The lounge was recently remodeled with new wall and floor finishes, skylights, and built-in shelving. To the east of the lobby is a double-loaded corridor with offices and other small secondary rooms on either side. The corridor retains the same ceiling, wall, and floor finishes as the lobby. Offices have plaster ceilings and walls and carpet flooring.

The east end of the one-story wing is connected to the two-story wing that runs north-south along the east property line. The first floor of the two-story wing is characterized by a large double-height gymnasium accessed through multiple pairs of slab doors along the west wall. The

gym retains an acoustic tile ceiling, plaster walls, and wood strip flooring. A small, raised stage is centered on the north wall of the space. The upper floor of this wing was not accessed during ARG's site visit at the property.

Existing Conditions Photographs, Interior (ARG, 2021)



View northeast of the entrance lobby and reception desk.



View southwest of the lounge/common area.



View east of the office corridor.



View north of an office (typical).

2.3. Chronology of Development and Use

Following is a chronology of development and use of the property at 1411 N. Broadway. Source materials include City of Santa Ana Planning and Building Agency building permits, historic newspaper articles, and aerial photographs.

- 1950 Following a 1949 building campaign, the Santa Ana-Tustin YWCA recreation and office building was constructed at 1411 N. Broadway. The property was owned by the YWCA, and the contractor was Allison Honer.⁵ Harold Gimeno was the architect.⁶
- 1951 The gymnasium was finished by Honer.⁷
- 1952 Signs were added to the property (not extant).⁸
- 1963 Roof trusses were repaired by Miller Iron Works.⁹
- The YWCA chapter changed the name of their organization to the Santa Ana-South Orange County YWCA to address growing membership outside of the city.¹⁰
- 1975 A new locker and shower room was built by Pyramid Construction.¹¹
- 1985 The Santa Ana YWCA's mission narrowed in the mid-1980s when the chapter began focusing more specifically on serving unhoused women. In order to support women experiencing homelessness, a 'hotel' addition was planned for the building.¹²
- 1986 The second-story 'hotel' addition was constructed, and a room adjacent to the gym was remodeled. Some window/door openings were infilled and exterior walls covered in stucco.¹³
- 1998 Interior renovations were carried out.¹⁴
- 1999 In 1999 the YWCA chapter reorganized as a new non-profit, WISEPlace, and disaffiliated from the National YWCA.¹⁵
- 2012 The one-story wing was re-roofed with in-kind clay tiles.¹⁶

⁵ City of Santa Ana Planning and Building Agency, Permit No. 4214.

⁶ "Plans for YWCA Structure at Santa Ana Announced," *Los Angeles Times*, January 15, 1950.

⁷ City of Santa Ana Planning and Building Agency, Permit No. 898.

⁸ City of Santa Ana Planning and Building Agency, Permit No. 2657.

⁹ City of Santa Ana Planning and Building Agency, Permit No. 2902.

¹⁰ "Santa Ana YWCA Will Change Name," *Los Angeles Times*, November 20, 1963.

¹¹ City of Santa Ana Planning and Building Agency, Permit No. 18148.

¹² Benjamin Epstein, "A New-Fashioned 'Roof Raising' for Homeless Women," *Los Angeles Times*, May 3, 1985; Karen A. Gallegos, "Santa Ana: YWCA Gets \$50,000 Toward a New Hotel," *Los Angeles Times*, June 13, 1985.

¹³ City of Santa Ana Planning and Building Agency, Permit No. 34756.

¹⁴ City of Santa Ana Planning and Building Agency, Permit No. 10116700.

¹⁵ "Mission and History," WISEPlace, accessed October 2021, <https://wiseplace.org/mission-history/>.

¹⁶ City of Santa Ana Planning and Building Agency, Permit No. 10174060.

In addition to the chronology outlined above, other alterations to the subject property were noted during the June 29, 2021 site visit. Following is a list of alterations undertaken at unknown dates:

- Some windows and doors were replaced on both wings.
- Interior finishes in the one-story wing were replaced.
- The lounge/common area in the one-story wing was remodeled.

3. Historical Background and Context

3.1. Institutional Development in Santa Ana

Prior to the Euro-American occupation of California, the Acjachemen (commonly known as the Juaneño) and Tongva (commonly known as the Gabrieleno) peoples inhabited the area that would become known as the City of Santa Ana.¹⁷ In the 1770s, present-day Santa Ana and the surrounding region were colonized by Spanish missionaries, leading to the enslavement and demise of the region's native inhabitants. In 1810, the King of Spain granted Spanish soldier José Antonio Yorba the title to the Rancho Santiago de Santa Ana land grant, comprising 62,516 acres which today contain the communities of Orange, Tustin, Santa Ana, Olive, El Modena, Costa Mesa, and part of Newport Beach.¹⁸

William Henry Spurgeon is credited with founding the City of Santa Ana in 1869 upon land that had previously been a portion of the expansive Rancho Santiago de Santa Ana. Spurgeon's intent was to create a town and open a store. After buying 74.2 acres of the former Spanish land grant, he had a 24-block townsite plotted in 1870. Following the trend of late 19th-century Southern California city-building, Santa Ana was actualized as affordable train fares and attractive weather lured people from across the country in the late 1800s.

In addition to running his general store, Spurgeon worked on key infrastructural plans for the nascent community, constructing the first road linking Santa Ana to Anaheim (and therefore Los Angeles). In 1877, Spurgeon and other Santa Ana boosters successfully campaigned for the Southern Pacific Railroad to build a rail line extension from Anaheim and a depot in Santa Ana. Ten years later, the California Central Railway connected San Diego and Los Angeles via Santa Ana, further contributing to the city's growth. During the same period, the Santa Ana, Orange, and Tustin Street Railway deepened local connections with a horse-drawn streetcar line.¹⁹

Remaining active in the institutional development of his community for the rest of his life, William Spurgeon became the city postmaster in 1870 and the first mayor when the booming town of 2,000 people incorporated in 1886. When Orange County was formed in 1889, bustling Santa Ana was selected as the county seat with Spurgeon elected chairman to the County Board of Supervisors. Spurgeon was also responsible for Santa Ana's water supply, building artesian wells for the city in 1889.²⁰

Agriculture was the economic backbone of budding Orange County, however in Santa Ana commercial development also progressed, growing from five city blocks of brick businesses centered on 4th and Main Streets in the 1880s, to a large civic and commercial downtown by the 1920s. Other early development included the establishment of a school room in 1870 and the

¹⁷ Native Land Digital, accessed December 2021, <https://native-land.ca/>.

¹⁸ Carol H. Jordan, *Tustin: An Illustrated History* (Tustin: Tustin Area Historical Society, 2007), 13.

¹⁹ Juanita Lovret, *Tustin As It Once Was* (Charleston, SC: The History Press, 2011), 39-40.

²⁰ Marge Bitetti, Guy Ball, and the Santa Ana Historical Preservation Society, *Images of Early Santa Ana* (Charleston, SC: Arcadia Publishing, 2006), 23.

formation of the Santa Ana School District in 1888.²¹ Religious institutions, which first convened in local residences, were launched in 1870 with the establishment of the Methodist-Episcopal Church.

A first generation of community organizations and social clubs, often segregated by gender, were inaugurated during the early days of Santa Ana. Associations specifically for women included a chapter of the Ebell Society, an organization supporting women’s education and philanthropic work, and the Woman’s Christian Temperance Union, which successfully rallied against local bars, forcing the closure of all saloons in the city in 1903.²² Fraternal organizations dedicated to community service included the Masons, the Oddfellows, the Good Templars Lodge, and the Workman’s Lodge, all initiated in Santa Ana before the end of the 19th century.²³ These groups often met in purpose-built halls to celebrate events and promote community engagement.

The next iteration of community social clubs was born in the early 20th century, and the construction of associated clubhouses continued into the 1920s. A branch of the Young Men’s Christian Association (YMCA) was first organized in Santa Ana in 1907, though a purpose-built headquarters facility, containing a gym, patio, swimming pool, dormitories, and meeting rooms, was not constructed until 1923.²⁴ The initiator of the YMCA building campaign was Ralph Smedley, secretary of the organization and later founder of Toastmasters International, an oratory club. The YMCA building—designed by noted Santa Ana architect Fredrick Eley and listed in the National Register—served countless other organizations, including the emergent Young Women’s Christian Association (YWCA) in Santa Ana, though the two organizations have always been independent entities. The Santa Ana-Tustin YWCA was established shortly after the completion of the YMCA facility in 1924, and the women’s group was granted use of the building on a weekly basis.²⁵

The post-World War II period represented the third era of institutional social club-building as Santa Ana’s population grew dramatically after 1945. The swelling population, substantially composed of young servicemen and their families, meant an increase in membership for many organizations, including the veterans’ clubs, the YMCA, and the YWCA. The latter association, which had been operating out of rented facilities for 26 years, commenced a building campaign in 1949 to develop its own independent facility at 1411 N. Broadway.

3.2. Young Women’s Christian Association (YWCA)

The Santa Ana-Tustin YWCA was a local affiliate of the YWCA, an organization originally founded to empower young women during the social upheaval of the industrial revolution. The earliest established YWCA represented the unification of two disparate entities in mid-19th century London: a Prayer Union begun by Emma Robarts and a Christian home for traveling nurses and

²¹ “District History,” *Santa Ana Public Schools Foundation*, accessed October 2021, <http://santaanapublicschoolsfoundation.org/district-history/>.

²² Bitetti, 26.

²³ Leslie Heumann, YMCA 203-205 West Civic Center Drive, “Update to the Santa Ana Historic Survey, Final Resources Inventory: Downtown,” recorded May 2001.

²⁴ *Ibid.*

²⁵ “Santa Ana Women to Have ‘Y’ Building Use Mondays,” *Santa Ana Daily Register*, March 11, 1924.

other young women run by Mary Jane Kinnaird.²⁶ Entirely independent of the YMCA, though originally similar in mission statement, early branches of the YWCA focused on the spiritual, physical, and mental well-being of young women relocating from rural to urban environs.

In New York City in 1858, the Ladies Christian Association became the first affiliate of the YWCA in the United States. The organization opened a boarding house in 1860 and an employment bureau in 1872 by which point they, and other American women’s organizations with similar aims, had adopted the name YWCA and had written a constitution. In 1894 the World YWCA was established by student associations in the United States, England, Sweden, and Norway, and by 1900, YWCA branches specifically for Black and Native American women had opened in the United States. The YWCA of the USA was formally incorporated in New York City in 1907, at which point a National Board was created. Turn-of-the-century initiatives included short-term urban housing, bilingual instruction to help immigrant women, lobbying for minimum wage and labor laws, a commission on sex education, establishing day care centers, and supporting a professional female workforce for the U.S. Armed Forces during World War I.²⁷

Although initially focused on helping young women through lifestyle changes arising from industrialization, by the 1920s this directive was no longer the YWCA’s main priority. Urban concerns such as unsanitary working conditions, long uninterrupted hours, and low wages continued to be addressed by the organization; however, fighting racial discrimination grew to be one of the organization’s central issues, particularly in the United States. Initially an all-white—later segregated—organization reflecting early 20th century mores, the YWCA eventually pioneered equity practices including desegregation, interracial conferences, and exposing patterns of discrimination in legislation and institutional practices.

The association’s earliest racially conscious efforts included charitable support for formerly enslaved women and racially inclusive conferences starting in 1915.²⁸ The Student Association of the YWCA and Black chapters of the organization promoted anti-lynching sentiment in the 1930s, and the 1934 YWCA Convention declared that American associations should support federal efforts toward interracial cooperation. During World War II, the YWCA extended its services to interned Japanese Americans in concentration camps and offered resettlement aid after the war ended. The YWCA Interracial Charter published in 1946 was the result of decades of progressive thought and stated, “wherever there is injustice on the basis of race, whether in the community, the nation, or the world, our protest must be clear and our labor for its removal vigorous and steady.”²⁹ By 1949 the National Convention pledged that the YWCA would work for the integration and full participation of minority groups in all phases of community life.

Originally founded as a faith-based organization for Protestant women, the YWCA’s religious affiliation has expanded since its inception. By the 1960s the YWCA declared itself “Christian but

²⁶ “YWCA is on a Mission,” *YWCA USA*, 2013, accessed October 2021, <https://www.ywca.org/about/history/>.

²⁷ “YWCA is on a Mission.”

²⁸ Barbara J. Nelson and Alissa Hummer, “Mission Expansion: The Origins of the YWCA’s Anti-Racism Campaign,” from *Leadership and Diversity: A Casebook* (UCLA, 2004), accessed October 2021, <https://www.yumpu.com/en/document/read/42416582/mission-expansion-the-origins-of-the-ywcas-anti-racism-campaign>.

²⁹ “YWCA is on a Mission.”

open,” allowing women of all religions into membership and leadership positions. In 2015 the organization’s corporate name was officially changed from “Young Women’s Christian Association of the United States of America, Inc.” to “YWCA USA, Inc.” further highlighting religious inclusivity.

At its core the YWCA has always prioritized and promoted female empowerment. Advocacy issues have included childcare programming enabling women to join the workforce, housing for victims of domestic violence and women in transition, and sexual health education. Economic empowerment, financial literacy, scholarship programs, and technology training have also been major recent drives within the organization. In 2021 the YWCA has over 200 local associations within the United States serving 2 million individuals across the country.³⁰

3.3. Development of the Subject Property

The Santa Ana-Tustin YWCA was established in 1924 and officially became a chapter of the National YWCA in 1925. Originally holding weekly meetings at the Santa Ana YMCA building (205 W. Civic Center Drive), the local YWCA chapter relocated to the Masonic building on 5th and Sycamore streets in 1925. From its founding, the organization offered myriad classes and recreation activities, hosted summer camps and networking events, and provided a place for socialization and refuge for women in the community.³¹ A 1942 article in the *Santa Ana Register* describes the importance the of the local chapter to the city’s female residents:

Scores of girls and young women coming to Santa Ana to fill their role as typists, stenographers, etc., go immediately to the YWCA to take advantage of the organization’s rooms registry service. Other young women seek the benefits of the YW lounge, library and kitchen. Counseling, too, is a part of the service rendered...[and] many organizations hold their meetings [in the YW rooms].³²

By the early 1940s, the Santa Ana-Tustin YWCA had an active membership of several hundred.³³ Santa Ana experienced a population boom in the postwar era, resulting in a rise in membership of its community organizations, including the YWCA. After operating out of five different rented facilities for 26 years, the local chapter saw the need for new, expanded facilities to accommodate its influx of members, and a building fund campaign commenced in 1949. Constructed in 1950 and dedicated in February 1951, 1411 N. Broadway was the Santa Ana YWCA’s first purpose-built headquarters. Designed by local architect Harold Gimeno, the new facility included a gymnasium, kitchen, nursery, lobby, meeting rooms, and offices.³⁴

³⁰ “In Your Community,” *YWCA USA*, accessed October 2021, <https://www.ywca.org/what-we-do/in-your-community/>.

³¹ “Secretary is Optimistic for Future of Y.W.C.A.,” *Santa Ana Register*, August 6, 1925; “New Teachers Join Staff of Y.W.C.A. Here,” *Santa Ana Register*, September 8, 1926; “Girls Volleyball team to Play Game,” *Santa Ana Register*, June 1, 1927; “Local Business Women To Be Entertained,” *Santa Ana Register*, April 8, 1929.

³² “YWCA Board, Membership Work for the Community,” *Santa Ana Register*, May 26, 1942.

³³ “YWCA Board, Membership Work for the Community.”

³⁴ “Plans for YWCA Structure at Santa Ana Announced.”

Throughout the 1950s, the Santa Ana YWCA continued to offer summer programs and adult classes and hosted various community events in its new building.³⁵ In 1963 the chapter officially changed their name to the Santa Ana-South Orange County YWCA to address growing membership outside of the city. The building continued to provide the same programming as it had since its establishment.³⁶

The Santa Ana YWCA's mission narrowed in the mid-1980s when the chapter began focusing more specifically on serving unhoused women. In order to support women experiencing homelessness in Santa Ana, a 'hotel' addition was planned for the 1411 N. Broadway building in 1985. This short-term housing facility comprised a tall second-floor addition at the rear of the 1950 building and was intended to address the hundreds of homeless women camping outside of the YWCA at that time.³⁷ The construction of 20 double-occupancy rooms over the original gymnasium was completed in 1986, and the hotel opened in 1987.

In 1999 the local YWCA reorganized as a new non-profit, WISEPlace, and disaffiliated from the National YWCA. WISEPlace (Women Inspired, Supported, and Empowered) is a transitional living center serving the needs of unaccompanied homeless women in Orange County. The new organization severed ties with the YWCA in order to focus on their mission statement: "To lead the effort of ending homelessness for unaccompanied women through housing solutions and empowering wrap-around services that provide a path toward personal self-reliance."³⁸ When it opened, WISEPlace offered meals and shelter for 30 women at a time and provided assistance and guidance enabling women to transition to independent living.³⁹

In 2019 WISEPlace announced a partnership with Jamboree Housing Corporation with plans to modernize the building at 1411 N. Broadway and construct permanent supportive housing at the facility. WISEPlace was chosen as a California 2021 Nonprofit of the Year by Assemblymember Tom Daly.⁴⁰

3.4. Spanish Colonial Revival Architecture

The subject property is a late and modest example of the Spanish Colonial Revival style applied to an institutional building in Santa Ana. Spanish Colonial Revival architecture gained widespread popularity throughout Southern California after the 1915 Panama-California Exposition in San Diego. The exposition's buildings were designed by architect Bertram Grosvenor Goodhue, who wished to go beyond the popular Mission architectural interpretations of the state's colonial past and highlight the richness of Spanish precedents found throughout Latin America. The exposition prompted other designers to look directly to Spain for architectural inspiration. The Spanish

³⁵ "Santa Ana YWCA Helps Youngsters Find Jobs," *Tustin News*, July 3, 1953; "YWCA Announces Adult Program for Fall Months," *Tustin News*, September 18, 1953; "Annual Fashion Show-Brunch Set by Santa Ana YWCA," *Tustin News*, March 7, 1957.

³⁶ "Santa Ana YWCA Will Change Name," *Los Angeles Times*, November 20, 1963.

³⁷ Epstein, "A New-Fashioned 'Roof Raising' for Homeless Women," *Los Angeles Times*, May 3, 1985; Gallegos, "Santa Ana: YWCA Gets \$50,000 Toward a New Hotel," *Los Angeles Times*, June 13, 1985.

³⁸ "Mission and History," *WISEPlace*.

³⁹ Chris Ceballos, "New Name for YWCA but Same Goal," *Los Angeles Times*, February 17, 2000.

⁴⁰ "Mission and History," *WISEPlace*.

Colonial Revival style was an attempt to create a “native” California architectural style that drew upon and romanticized the state’s colonial past.

The popularity of the Spanish Colonial Revival style coincided with Southern California’s population boom of the 1920s. The versatility of the architectural idiom, allowing for builders and architects to construct buildings as simple or as lavish as money would permit, helped to further spread its popularity throughout the region. The style’s adaptability also lent its application to a variety of building types, including single- and multi-family residences, commercial properties, and institutional buildings. Spanish Colonial Revival architecture often borrowed from other styles such as Churrigueresque, Gothic Revival, Moorish Revival, or Art Deco. The style is characterized by its complex building forms, stucco-clad wall surfaces, and clay tile roofs. Spanish Colonial Revival architecture remained popular through the 1930s, with later versions simpler in form and ornamentation. A prevalent Period Revival idiom in Santa Ana, the style once dominated commercial architecture in the Downtown Santa Ana Historic District and was one of the most popular residential architectural styles during the 1920s and ‘30s.⁴¹ There are several institutional buildings in the city that are also designed in the style, including the Ebell Clubhouse (1924, listed in the National Register), the Santa Ana YMCA building (1924, listed in the National Register), and the Santa Ana Fire Station Headquarters No. 1 (1929, listed in the National Register).

Character-defining features of Spanish Colonial Revival architecture include:

- Asymmetrical or rectangular floor plan
- Horizontal massing, sometimes with towers used as vertical accents
- Smooth or textured stucco cladding
- Low-pitched clay tile roofs or roof trim
- Arched openings including windows, doorways, or arcades
- Patios, courtyards, covered porches, loggias and/or balconies
- Spare detailing making use of wrought iron, wood, terra cotta, polychromatic tile
- Cast iron or wood grilles over windows and other wall openings
- Clay tile or pipe attic vents

3.5. Harold Gimeno, A.I.A.

According to historic *Los Angeles Times* newspaper articles, architect Harold Gimeno designed the Santa Ana-Tustin YWCA.⁴² Harold Gimeno A.I.A. (1896-1980) was an architect best known for his early work in Oklahoma, though he also headed a successful California practice later in his life. Gimeno was born in New York and grew up in Norman, Oklahoma. He attended the University of Oklahoma as an undergraduate studying mathematics and went on to get his masters from Harvard University’s Graduate School of Architecture.⁴³ Upon completing his education, Gimeno returned to Norman where he was employed as professor of architecture at the University of

⁴¹ Harold M. Thomas, “Downtown Santa Ana Historic District National Register of Historic Places Nomination,” August 1983.

⁴² “Plans for YWCA Structure at Santa Ana Announced.”

⁴³ Jim Gabbert, “Buildings by Harold Gimeno,” *Preservation Oklahoma News*, April 2016, accessed October 2020, <https://www.okhistory.org/shpo/pok/POKApr2006.pdf>.

Oklahoma. Influenced by his Spanish heritage, Gimeno’s best known designs are in the Spanish Renaissance and Spanish Colonial Revival styles, including the Sooner Theater (1929) in Norman, which is listed in the National Register. The theater features original artwork by Patricio Gimeno, Harold’s father, as does the Patricio Gimeno House (1929), which Harold designed for his parents.⁴⁴

By the time Gimeno relocated to Southern California and started his own firm in the 1940s, the architect had worked in a variety of styles and began to shift his focus to institutional modernism, though he continued to design late Period Revival buildings throughout his career. In addition to the Santa Ana-Tustin YWCA (1950), Gimeno’s Orange County commissions include the Orange YMCA (1949)⁴⁵, an addition to the Lutheran Convalescent Hospital (1959), the main rehabilitation center for the Orange County Society for Crippled Children and Adults (1965), multiple buildings at Chapman College and Santa Ana College, and several elementary and secondary school buildings.

3.6. Allison Honer, Contractor

A prolific Orange County builder and developer, Allison Honer was the contractor for the Santa Ana-Tustin YWCA. Born in New York in 1897, Allison Christopher Honer was a long-time resident of Santa Ana. Largely unknown outside of Southern California, Honer’s best known constructions are all located in Santa Ana: the Floral Park residential subdivision (1920s), Old Santa Ana City Hall (1935, a Santa Ana Landmark), and Honer Plaza (1960), a Santa Ana shopping center named after the contractor.⁴⁶

⁴⁴ Ibid.

⁴⁵ Located at 146 N. Grand Street, the Spanish Colonial Revival building is currently being rehabilitated as an events space known as the Grand Gimeno.

⁴⁶ Honer Plaza was remodeled in 1988 and is now known as Bristol Marketplace; Leslie J. Heumann and Hally Soboleske, “Nisson House, California Department of Transportation, Broadway Overcrossing Historic Property Survey, March 1979,” recorded October 2019.

http://santaana.granicus.com/MetaViewer.php?view_id=&clip_id=113&meta_id=14943.

4. Regulatory Framework

4.1 Definition of Historical Resources

Pursuant to Section 15064.5 of the California Code of Regulations (CCR), Title 14, Chapter 3, the following are considered historical resources for the purposes of CEQA:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (California Register).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the California Public Resources Code (PRC), or identified as significant in an historical resource survey meeting the requirements in Section 5024.1(g) of the PRC, shall be presumed to be historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the California Register (PRC SS5024.1; Title 14 CCR, Section 4852).

4.2. Federal, State, and Local Evaluation Criteria

National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's master inventory of known historic resources. Created under the auspices of the National Historic Preservation Act of 1966, the National Register is administered by the National Park Service (NPS) and includes listings of buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. As described in National Register Bulletin 15: *How to Apply the National Register Criteria for Evaluation*, in order to be eligible for the National Register, a resource must both: (1) be *significant*, and (2) retain sufficient *integrity* to convey its significance.

Significance is assessed by evaluating a resource against established criteria for eligibility. A resource is considered significant if it satisfies any one of the following four National Register criteria:⁴⁷

- A. Associated with events that have made a significant contribution to the broad patterns of our history;

⁴⁷ Some resources may meet multiple criteria, though only one needs to be satisfied for National Register eligibility.

- B. Associated with the lives of significant persons in our past;
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction;
- D. Has yielded, or may be likely to yield, information important in prehistory or history.

Once significance has been established, it must then be demonstrated that a resource retains enough of its physical and associative qualities – or *integrity* – to convey the reason(s) for its significance. Integrity is best described as a resource’s “authenticity” as expressed through its physical features and extant characteristics. Whether a resource retains sufficient integrity for listing is determined by evaluating the seven aspects of integrity defined by the NPS:

1. Location (the place where the historic property was constructed or the place where the historic event occurred);
2. Setting (the physical environment of a historic property);
3. Design (the combination of elements that create the form, plan, space, structure, and style of a property);
4. Materials (the physical elements that were combined or deposited during a particular period of time and in a particular manner or configuration to form a historic property);
5. Workmanship (the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory);
6. Feeling (a property’s expression of the aesthetic or historic sense of a particular period of time);
7. Association (the direct link between an important historic event/person and a historic property).

Integrity is evaluated by weighing all seven of these aspects together and is ultimately a “yes or no” determination – that is, a resource either retains sufficient integrity or it does not.⁴⁸ Some aspects of integrity may be weighed more heavily than others depending on the type of resource being evaluated and the reason(s) for its significance. Since integrity depends on a resource’s placement within a historic context, integrity can be assessed only after it has been established that the resource is significant, and under which criteria.

Generally, a resource must be at least 50 years of age to be eligible for listing in the National Register. Exceptions are made if it can be demonstrated that a resource less than 50 years old is (1) of exceptional importance, or (2) is an integral component of a historic district that is eligible for the National Register.

⁴⁸ Derived from NRB 15, Section VIII: “How to Evaluate the Integrity of a Property.”

California Register of Historical Resources

The California Register of Historical Resources (California Register) is the authoritative guide to the state's significant historical and archeological resources. In 1992, the California legislature established the California Register "to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change."⁴⁹ The California Register program encourages public recognition and protection of resources of architectural, historical, archaeological, and cultural significance; identifies historical resources for state and local planning purposes; determines eligibility for historic preservation grant funding; and affords certain protections under CEQA. All resources listed in or formally determined eligible for the National Register are automatically listed in the California Register. In addition, properties designated under municipal or county ordinances, or through local historic resources surveys, are eligible for listing in the California Register.

The structure of the California Register program is similar to that of the National Register, but places its emphasis on resources that have contributed specifically to the development of California. To be eligible for the California Register, a resource must first be deemed significant at the local, state, or national level under one of the following four criteria, which are modeled after the National Register criteria listed above:

1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
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; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area state or the nation.⁵⁰

Like the National Register, the California Register also requires that resources retain sufficient integrity to be eligible for listing. A resource's integrity is assessed using the same seven aspects of integrity used for the National Register. However, since integrity thresholds associated with the California Register are generally less rigid than those associated with the National Register, it is possible that a resource may lack the integrity required for the National Register but still be eligible for listing in the California Register.

⁴⁹ California Public Resource (CPR) Code, Section 5024.1 (a).

⁵⁰ California Public Resources Code SS5024.1, Title 14 CCR, Section 4852.

There is no prescribed age limit for listing in the California Register, although California Register guidelines state that “sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource.”⁵¹

Resources may be nominated directly to the California Register. They are also automatically listed in the California Register if they are listed in or have been officially determined eligible for the National Register. State Historic Landmarks #770 and forward are also automatically listed in the California Register.⁵²

Santa Ana Register of Historical Properties

In 1998, the City of Santa Ana adopted Chapter 30 (Places of Historical and Architectural Significance) of the Santa Ana Municipal Code, establishing the Santa Ana Register of Historical Properties. Per Chapter 30, Section 30-2 of the Municipal Code, a building, structure, object, or site may be listed in the Santa Ana Register if the resource is 50 or more years old (or of exceptional importance) and meets one or more of the following criteria:

1. Buildings, structures or objects with distinguishing characteristics of an architectural style or period, that exemplify a particular architectural style or design features;
2. Works of notable architects, builders, or designers whose style influenced architectural development;
3. Rare buildings, structures, or objects or original designs;
4. Buildings, structures, objects or sites of historical significance which include places:
 - a. Where important events occurred;
 - b. Associated with famous people, original settlers, renowned organizations and businesses;
 - c. Which were originally present when the city was founded; or
 - d. That served as important centers for political, social, economic, or cultural activity.
5. Sites of archaeological importance;

⁵¹ California Office of Historic Preservation, *Technical Assistance Series #6: California Register and National Register: A Comparison* (Sacramento, CA: California Department of Parks and Recreation, 2001), 3. According to the *Instructions for Recording Historical Resources* (Office of Historic Preservation, March 1995), “Any physical evidence of human activities over 45 years old may be recorded for purposes of inclusion in the OHP’s filing system. Documentation of resources less than 45 years old may also be filed if those resources have been formally evaluated, regardless of the outcome of the evaluation.” This 45-year threshold is intended to guide the recordation of potential historical resources for local planning purposes, and is not directly related to an age threshold for eligibility against California Register criteria.

⁵² California Department of Parks and Recreation, Office of Historic Preservation, *Technical Assistance Series #5: California Register of Historical Resources, The Listing Process* (Sacramento, CA: California Department of Parks and Recreation, n.d.), 1.

6. Buildings or structures that were connected with a business or use which was once common, but is now rare.

Chapter 30 of the Santa Ana Municipal Code does not include language about integrity thresholds. When evaluating historical resources in cities where the municipal code does not provide guidance for assessing integrity, in accordance with best professional practices it is customary to use the National Register seven aspects of integrity to assess whether or not a resource retains sufficient integrity to convey its significance at the local level. For local eligibility, it is ARG's experience that cities typically consider integrity in determining whether a historical resource qualifies as a local landmark, but practices greater flexibility when evaluating integrity for local designation than is the case for determining state or federal eligibility.

5. Evaluation of Historical Significance

5.1. Previous Evaluations and Studies

The building at 1411 N. Broadway (the Project Site) was listed as City of Santa Ana Landmark No. 63 following an intensive-level survey evaluation by Leslie Heumann of Science Applications International Corporation in 2001. Heumann found the building eligible for listing as a local landmark under Santa Ana Criterion 1 for embodying the “distinguishing characteristics” of the Spanish Colonial Revival style and under Santa Ana Criterion 4 for its association with the Santa Ana-Tustin YWCA, an important social and cultural institution in the community. The evaluation also notes that the building appeared eligible for listing in the California Register of Historical Resources.

The building is not listed in the California Built Environment Resource Directory (BERD) or Historic Resources Inventory (HRI), and it is not designated under federal (National Register) or state (California Register) programs.

5.2. Evaluation of Significance

Because 1411 N. Broadway is designated a City of Santa Ana Landmark, ARG did not re-evaluate the building for local eligibility. However, ARG concurs that the building is significant under local registration criteria.

The building’s previous evaluation by Leslie Heumann/Science Applications International Corporation (2001), which resulted in its designation as a Santa Ana Landmark, did not provide a period of significance. For the purposes of this report, ARG recommends a period of significance of 1950-1985, commencing with the year the building was constructed as the Santa Ana-Tustin YWCA and culminating the year the local organization’s mission narrowed to focus on housing, resulting in changes to the building’s program and appearance due to major alterations, particularly at the rear north-south wing.

It is ARG’s professional opinion that the building is not eligible for listing in the National Register or California Register due to a lack of historic integrity. Following is an evaluation of the building against federal and state eligibility criteria as well as an assessment of historic integrity.

National Register and California Register

National and California Register Criteria A/1: associated with events that have made a significant contribution to the broad patterns of history.

The subject building is associated with postwar institutional development patterns in the City of Santa Ana. Specifically, the building is associated with the Santa Ana-Tustin YWCA, an important social and cultural institution in the city. Established in 1924, the local YWCA chapter provided essential services (classes, recreational activities, networking events, benefits, etc.) to women in Santa Ana and surrounding communities. The postwar era represented a significant period of institutional social club-building in the city, including for the Santa Ana-Tustin YWCA. With its rise

in membership following World War II, the YWCA embarked on a building fund campaign in 1949 for its first purpose-built headquarters. Constructed in 1950 and dedicated in February 1951, the 1411 N. Broadway facility included a gymnasium, kitchen, nursery, lobby, meeting rooms, and offices. Though no longer associated with the National YWCA, the building's current occupant, WISEPlace, continues to serve the local community through providing shelter for unhoused women.

Although 1411 N. Broadway is associated with Santa Ana's postwar institutional development patterns, and more specifically, the local chapter of the YWCA, the building has undergone major changes since its construction, most notably a large upper-story addition atop the building's north-south wing in the mid-1980s and the infill of some windows and doors. As discussed in greater detail in *Section 5.3: Evaluation of Integrity*, these alterations have diminished the building's integrity in such a way that it does not appear eligible for listing in the National Register or California Register.

National and California Register Criteria B/2: associated with the lives of persons significant in our past.

Although many individuals associated with the Santa Ana-Tustin YWCA and later iterations of the organization contributed to the community, none of the individuals associated with the local chapter appear significant to the history of the city, state, or nation in a way that is directly tied to the building. Therefore, the building is not eligible under National/California Register Criteria B/2.

National and California Register Criteria C/3: embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction.

The subject property was designed in the Spanish Colonial Revival style. While the building retains some elements of the style, including an asymmetrical floor plan, horizontal massing, and a low-pitched roof with clay tile roofing, it represents a rather modest, late interpretation of the architectural idiom and does not possess high artistic values. It does not embody the distinctive characteristics of Spanish Colonial Revival architecture seen in other institutional examples of the style in Santa Ana, including the Ebell Clubhouse, the YMCA building, and Santa Ana Fire Station Headquarters No. 1. Though the building was designed and constructed by an architect (Harold Gimeno) and builder (Allison Honer) who may be considered locally important, given its modest character, the building does not appear to be a particularly significant or representative example of their body of work. Due to its modest appearance, as well as the significant changes made to its original design in the 1980s, the building is not eligible for listing under National/California Register Criteria C/3.

National and California Register Criteria D/4: has yielded or may likely yield information important in prehistory or history.

Because a comprehensive archaeological assessment was not included in the scope of this report, the subject property's potential to yield information important in prehistory or history is currently unknown.

5.3. Evaluation of Integrity

In order for a property to be eligible for listing in the National and California Registers, it must retain sufficient integrity to convey its historic significance. As previously discussed in its evaluation of significance, the former YWCA building does not retain sufficient integrity to be eligible for listing in the National or California Registers under any criteria. Per the discussion in *Section 4.2: Federal, State, and Local Evaluation Criteria*, the City of Santa Ana Municipal Code does not include language regarding integrity thresholds, but in practice, cities typically consider integrity in determining whether a historic resource qualifies as a landmark and often show greater flexibility when evaluating integrity for local designation than is the case for determining state or federal eligibility. Set forth below is an evaluation of the 1411 N. Broadway building under the seven aspects of integrity established as part of the National Register process.

Location

The building has not been moved from its original location, and therefore retains this aspect of integrity.

Design

The building's design has been altered since its construction in 1950. In 1986, a large second-story addition was constructed over the original north-south gymnasium wing at the rear of the building. The addition necessitated the infill of some window and door openings, and the wing's exterior walls were covered in stucco. Additional, minor alterations include the replacement of some windows and doors throughout the building. While the one-story, east-west wing is still largely intact and continues to convey its original character and appearance, the large upper-story addition at the rear gymnasium wing and subsequent alterations listed above have changed the building's original form, massing, and style such that its integrity of design has been compromised.

Setting

The building was historically and is currently surrounded by primarily one- and two-story commercial, institutional, and residential buildings from the early 20th century to the decades following World War II. As its setting has not changed significantly since its construction, the building retains this aspect of integrity.

Materials

The building has lost some original materials, including some windows, doors, and interior finishes. In addition, new materials, such as stucco cladding and aluminum sliding windows, have been added to the building. However, the majority of material alterations are confined to the north-south wing, and most of the original materials comprising the east-wing wing (steel windows, wood French doors, board-formed concrete walls) still remain. For these reasons, the building's integrity of materials, while diminished, has not been altogether lost.

Workmanship

Alterations to the building in the 1980s have affected its ability to convey the typical workmanship of its period. In particular, the construction of a large upper-story addition, re-cladding in stucco, and infill of original steel windows and removal of original doors at the north-south wing have partially eroded the physical evidence of the building's 1950s craftsmanship. However, some evidence of the building's original craftsmanship, including its board-formed concrete walls, steel windows in punched window openings, and multi-light wood doors, are still present at the east-west wing. Thus, although the building's integrity of workmanship has been compromised, it has not been completely lost.

Feeling

A historic property's integrity of feeling results from the presence of physical features that, taken together, enhance the property's historic character. The building sits in its original location and retains its original setting. While the building has experienced changes to its design and materials, most alterations are confined to the rear north-south wing, and the building largely retains its original appearance from its primary street frontage on North Broadway. Thus, although its original character and appearance as a 1950s community building has been somewhat compromised by alterations in the 1980s, its integrity of feeling has not been altogether lost.

Association

The building has long been a significant fixture of the neighborhood, and while its integrity of design, materials, and feeling have been somewhat diminished by alterations in the 1980s, they have not been completely lost. Its original character and appearance as viewed from its primary street frontage on North Broadway remain mostly intact. Furthermore, as it continues to serve the community through its support of unhoused women, the building retains its association with important social and cultural institutions in the city.

In summary, the building retains integrity of location, setting, and association. Its integrity of design, materials, workmanship, and feeling have been somewhat compromised by alterations made to the building in the 1980s.

Due to the alterations noted above, the building's overall integrity has been diminished to the extent that it does not retain sufficient integrity for listing in the National or California Register.

However, it is ARG's professional opinion that the building retains sufficient integrity to convey its significance under local landmark criteria. As previously described, local municipalities often require less integrity for local designation than for listing in the National or California Register. Applying this more lenient standard, while the 1411 N. Broadway building has experienced some alterations that have diminished its integrity of design, materials, workmanship, and feeling, a sufficient degree of those aspects of integrity remains to convey the building's significance as a post-World War II YWCA building.

5.4. Character-Defining Features

Following is a list of character-defining features of the former YWCA building:

Exterior

- Prominent street frontage on North Broadway
- Rectangular massing
- Low-pitched asymmetrical gable roof at the east-west wing
- Clay tile roofing at the east-west wing (clay tiles replaced in kind)
- Board-formed, painted concrete walls at the east-west wing
- Entry porch at the north façade of the east-west wing
- Multi-light wood French doors at the north façade of the east-west wing
- Punched window openings holding multi-light steel windows at the east-west wing
- Exterior brick chimney centered on the west façade gable end of the east-west wing

Interior

- Open lounge/community room at the west end of the east-west wing
- Double-loaded corridor flanked by smaller rooms in the east-west wing

6. Impacts Analysis

6.1. Summary of Historical Resource Findings

Pursuant to Section 15064.5(a)(2) of the State CEQA Guidelines (CEQA Guidelines), the term "historical resource" includes a resource listed in a local register of historical resources or identified as significant in a historical resources survey meeting the requirements in Section 5024.1(g) of the Public Resources Code (PRC). As 1411 N. Broadway is listed in the Santa Ana Register of Historical Properties, it satisfies the definition of a historical resource as enumerated by the CEQA Guidelines. There are no other historical resources on the Project Site.

6.2. Significance Threshold

According to California CEQA Guidelines, a project has the potential to impact a historical resource when the project involves a "substantial adverse change" in the resource's significance. Substantial adverse change is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."⁵³

The significance of an historical resource is materially impaired when a project:

- a) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, the California Register of Historical Resources; or
- b) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project by a preponderance of evidence that the resource is not historically or culturally significant; or
- c) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for the purposes of CEQA.⁵⁴

A project that has been determined to conform with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (the Standards) shall generally be considered to be a project that will not cause a significant impact on a historical resource (Title 14 CCR, Section 15064.5(b)(3)).

⁵³ CEQA Guidelines, Section 15064.5.

⁵⁴ Ibid.

6.3. Project Description

The Project includes the rehabilitation of the 1411 N. Broadway building into an approximately 49-unit housing development that will provide permanent accommodations for unhoused, unaccompanied women. The majority of the one-story east-west wing of the historic building (stretching roughly 123' from the front/west façade to the rear) will be rehabilitated for use as offices, a training center, community room, and three residential studio units. Construction of new program will necessitate partial interior demolition on the wing; however, the overall floor plan of the wing (community room at the west end and double-loaded corridor flanked by smaller rooms) will remain the same.

The wing that runs north-south along the east property line (which has been significantly altered by the 1986 upper-story addition) will be demolished and replaced with a new four-story addition in the approximate location and footprint of the existing wing. The new addition will have parking at ground level and residential units, laundry rooms, and communal space at the upper levels. The addition will be significantly set back from the west property line (approximately 145') and only two inches taller than the existing north-south wing so as to minimize its visibility from the property's primary street frontage on North Broadway.

The new construction will be designed as a simplified, contemporary variation of the Spanish Colonial Revival style, with elements such as a low-pitched clay tile roof, rectangular massing, and stucco wall cladding. It will be compatible with, but distinct from the existing historic building.

6.4. Analysis of Project Impacts

As noted above, a project has the potential to impact a historical resource if the project would result in a "substantial adverse change" to the significance of a historical resource. Generally speaking, substantial adverse change is defined as demolition or material alteration in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in a local register of historical resources.

As discussed above, the 1411 N. Broadway building is listed in the Santa Ana Register and thus meets the definition of a historical resource for the purposes of CEQA.

The Project will not result in the demolition of the 1411 N. Broadway building. Although the Project proposes the removal of the existing north-south wing of the building, that wing has already been significantly altered and does not retain any distinctive historic features or spaces. The east-west wing, which has only been minimally altered and is the portion of the building most visible from the public right-of-way, will be retained and rehabilitated. Thus, the building will continue to retain all of its character-defining features, as follows:

- Prominent street frontage on North Broadway
- Rectangular massing
- Low-pitched asymmetrical gable roof at the east-west wing
- Clay tile roofing at the east-west wing (clay tiles replaced in kind)
- Board-formed, painted concrete walls at the east-west wing
- Entry porch at the north façade of the east-west wing

- Multi-light wood French doors at the north façade of the east-west wing
- Punched window openings holding multi-light steel windows at the east-west wing
- Exterior brick chimney centered on the west façade gable end of the east-west wing
- Open lounge/community room at the west end of the east-west wing
- Double-loaded corridor flanked by smaller rooms in the east-west wing

The Project will retain the historic building's street frontage on North Broadway. Even though the Project proposes the construction of a four-story addition to the building, the new construction will be significantly set back from North Broadway (approximately 145') and will not block any important views of the historic resource.

Furthermore, the Project has been designed in such a way that it complies with the *Secretary of the Interior's Standards for Rehabilitation*, as described in further detail below. Because the Project will retain the building's distinctive characteristics, and the design of new interventions is compatible with the historic resource and only minimally visible from the primary street frontage, the building will retain the physical characteristics that account for its inclusion in the Santa Ana Register of Historical Properties.

Compliance with the Secretary of the Interior's Standards

Following is an analysis of all Project components against the ten Standards for Rehabilitation.

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

The Project complies with Standard No. 1. The building will continue in its present use as housing for unhoused women. Exterior distinctive materials and features, including the building's rectangular massing and L-shaped plan, as well as the east-west wing's low-pitched gable roof with clay tile roofing, board-formed painted concrete walls, entry porch, most steel windows, French doors, and brick chimney will be retained. The general spatial arrangement of the east-west wing (lounge/communal area at the west end with a double-loaded corridor flanked by smaller rooms) will also remain.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The Project complies with Standard No 2. The historic character of the former YWCA building will be retained and preserved under the Project. The building's distinctive materials and features (rectangular massing, L-shaped plan, low-pitched clay tile roof, board-formed painted concrete walls, north façade entry porch and French doors, brick chimney, nearly all of its original steel windows, and its overall first floor configuration in the east-west wing) will be retained. The overall spatial configuration of the east-west wing (open lounge/community room at the west end and double-loaded corridor with smaller rooms comprising the rest of the wing) will also be preserved. While a few historic steel windows will be removed during demolition of the rear position of the building, the majority of original windows will remain, and the few being removed will not significantly impact the historic character of the building.

- 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 Project will not add any conjectural features or elements from other historic properties.

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

Standard No. 4 does not apply to the Project's impact on the subject building. Most of the prior changes to the building, including the construction of an upper-story addition at the north-south wing, re-cladding in stucco, and infill/removal of original windows and doors, occurred after 1985. Because the building's period of significance is 1950-1985, none of these later alterations have acquired historic significance in their own right.

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

The Project meets Standard No. 5. As described in detail in the discussion of Standard Nos. 1 and 2, all of the building's most distinctive materials, features, finishes, and construction techniques/examples of craftsmanship will be preserved under the Project.

- 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.*

The Project complies with Standard No. 6. Any deteriorated historic features or materials (board-formed concrete walls, steel windows, wood French doors, brick chimney) identified during the building's rehabilitation will be repaired rather than replaced to the extent feasible. If deteriorated beyond repair, features/materials will be replaced in kind. Additionally, the building's original exterior paint palette, identified through historical paint analysis, will be restored as part of the Project.

- 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.*

The Project meets Standard No. 7. Any chemical or physical treatments required during the building's rehabilitation will be undertaken using the gentlest means possible so as to minimize damage to historic fabric.

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

Standard No. 8 does not apply with regard to the Project's impact on the former YWCA building.

- 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. A four-story addition will replace the north-south wing at the rear of the building. While the new construction will result in partial demolition of the building, the majority of the section of the building to be removed was significantly altered in the 1980s and thus contains no historic materials, features, or spatial relationships that characterize the property. The Project will preserve the historic materials and features of the historic east-west wing, including its overall form, low-pitched clay tile roof, board-formed concrete walls, north façade porch, French doors, most steel windows.

The overall design, massing, features, and materials of the new construction will be compatible with, but differentiated from the remaining historic portion of the building. The addition will reflect a simplified, Spanish Colonial Revival aesthetic, with a low-pitched gable roof covered in clay tiles, stucco-clad walls, and punched rectangular window openings. The new construction will be significantly set back from North Broadway in order to minimize its visibility and overall visual impact on the historic character of the existing building from the public right-of-way.

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 building's original form and integrity was compromised with the construction of an upper-story addition above the north-south wing in 1986. Thus, demolition of the north-south wing and construction of a new four-story wing in its place will not impair the overall integrity of the existing building. The one-story, rectangular form of the east-west wing, as well as most of the east-west wing's historic materials and features, are still intact. If the new four-story addition at the rear of the building is removed in the future, the essential form and integrity of the historic east-west wing will be unimpaired.

6.5. Summary of Continued Eligibility

As described above, the Project meets the Secretary of the Interior's Standards with regard to its rehabilitation of the former YWCA building as well as the proposed new construction. The building is locally designated for embodying the characteristics of Spanish Colonial Revival architecture and for its association with the local YWCA chapter, an important social and cultural institution in the city. While the Project will result in some changes to the building, the building will retain all of its character-defining features and will continue to convey its significant historical associations. The building will continue to be eligible for listing as a Santa Ana Landmark upon completion of the Project.

6.6. Analysis of Indirect Impacts

The Project will not have an indirect impact on any adjacent historical resources. As previously described, the Project Site is not directly adjacent to any designated or eligible historical

resources. However, there are several known historical resources within the same block as the Site (see Map 2 and below):

- 1301-1307 N. Broadway: New Washington Apartments (Listed as a Key resource in the Santa Ana Register; assigned California Historical Resource (CHR) Status Code 5S2: Individual property that is eligible for local listing or designation)
- 1302-1308 N. Broadway: La Casa Del Rey Apartments (Listed as a Key resource in the Santa Ana Register; assigned CHR Status Code 5S2: Individual property that is eligible for local listing or designation)
- 1314 N. Broadway: Seventh Day Adventist Church (Assigned CHR Status Code 5S2: Individual property that is eligible for local listing or designation)
- 1315 N. Broadway: Dr. Raymond Smith House (Listed as a Landmark in the Santa Ana Register; assigned CHR Status Code 3S: Appears individually eligible for listing in the National Register through survey evaluation)
- 1320 N. Broadway: Weissman-Flag House (Listed as a Key resource in the Santa Ana Register; assigned CHR Status Code 5S2: Individual property that is eligible for local listing or designation)
- 1408 N. Broadway: Magnolia Apartments (Listed as a Contributive resource in the Santa Ana Register)
- 1420 N. Broadway: La Hacienda Apartments (Listed as a Key resource in the Santa Ana Register)
- 1322 N. Sycamore St.: Fire Station Headquarters No. 1 (Listed as a Landmark in the Santa Ana Register; individually listed in the National and California Registers)

Although most of the above buildings are residential and built before World War II, as previously noted, the block on which the Project Site is located contains a mixture of residential, commercial, and institutional properties constructed over multiple decades and in various architectural idioms. The block also contains several paved parking lots. Thus, there is no cohesive architectural style or development pattern. Because the historic character of the surrounding area has evolved over the years with multiple periods of development, construction of the new residential housing development will not negatively impact the above buildings' historic setting.

While the proposed new construction is taller in height than most of the surrounding buildings, it will only be two inches taller than the existing north-south wing/1980s addition. Additionally, the new addition will be significantly set back from the primary street frontage on North Broadway and will not block any significant views of the surrounding historical resources. For the above reasons, the Project will not result in any indirect impacts to historical resources.

7. Conclusion

In conclusion, the Project will not have a significant impact on the 1411 N. Broadway building. The building is designated Santa Ana Landmark No. 63 and therefore meets the definition of a historical resource for the purposes of CEQA. No other historical resources are located on the Project Site.

The Project will not materially impair the significance of the 1411 N. Broadway building. All work proposed under the Project will have minimal impact to the historic materials and character-defining features of the building and complies with the *Secretary of the Interior's Standards for Rehabilitation*. Therefore, the building will remain eligible for designation as a local landmark, and the Project will not result in a substantial adverse change to the building.

Furthermore, the Project will not indirectly impact any surrounding historical resources shown on Map 2 and enumerated in *Section 6.6*.

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OR# 3558450

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: 1411 North Broadway located in the Midtown Specific Plan (SP-3) zoning designation.

Project Applicant: Brateil Aghasi/WISEPlace

Project Description: The applicant is proposing an adaptive reuse project to rehabilitate and convert an existing one-story historic building, listed as "Landmark" on the historic register and known as the Santa Ana-Tustin YWCA, into offices, a training center, community room, and three residential studio units. The project also consists of a new four-story addition with parking at ground level and residential units, laundry rooms, and communal space at the upper levels.

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. 2022-05 will be filed for this project.

Meeting Details: This matter will be heard on **Thursday, March 3, 2022, 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 Christina Leonard, 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 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 Nardcedalia Perez al (714) 667-2260.

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

2/23/22

OR-3558450#





CITY OF SANTA ANA Planning and Building Agency

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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: 1411 North Broadway located in the Midtown Specific Plan (SP-3) zoning designation.

Project Applicant: Brateil Aghasi/WISEPlace

Project Description: The applicant is proposing an adaptive reuse project to rehabilitate and convert an existing one-story historic building, listed as “Landmark” on the historic register and known as the Santa Ana-Tustin YWCA, into offices, a training center, community room, and three residential studio units. The project also consists of a new four-story addition with parking at ground level and residential units, laundry rooms, and communal space at the upper levels.

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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, as this action is designed to preserve a historic resource. Categorical Exemption No. 2022-05 will be filed for this project.

Meeting Details: This matter will be heard on **Thursday, March 3, 2022, 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 PB AeComments@santa-ana.org (reference the Agenda Item # in the subject line) or mail to Christina Leonard, 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 Narcedalia Perez al (714) 667-2260.
Si có các câu hỏi bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.

