

Historic Resources Commission Regular Meeting Agenda

May 5, 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/87348265127>

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*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

DANG LE

Comm. Redev. & Housing
Commission Rep.

MINH THAI

Executive Director

JOHN FUNK

Legal Counsel

Fabiola Zelaya-Melicher

Planning Manager, AICP

Christina Leonard

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
Ginelle Hardy
Dang Le
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 March 3, 2022.

b. Excused absences

Recommended Action: Excused absent commissioners.

c. **Historic Property Preservation Agreement No. 2022-04 – Pedro Gomez, Case Planner**

Project Location: 1015 W. Camile Street

Project Applicant: Linda H. Miller

Project Description: The property owner, is applying for a Mills Act Contract with the City for a property that is listed on the local historic register and categorized as Contributive.

Recommended Action: Recommend that the City Council authorize the City Manager and Clerk of the Council to execute a Historic Property Preservation Agreement (Mills Act) subject to non-substantive changes approved by the City Manager and City Attorney.

****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 April 22, 2022 and notices were mailed on April 21 & 22, 2022.

- 1. Historic Resources Commission Application No. 2022-1, Historic Register Categorization No. 2022-2, And Historic Property Preservation Agreement No. 2022-6 – Pedro Gomez, Case Planner**

Project Location: 2010 North Greenleaf Street

Project Applicant: Brent Ferdig

Project Description: The property owner, Brent Ferdig, is applying for the property to be designated on the Santa Ana Register of Historical Properties, to categorize the property as Contributive, and for a Mills Act Contract with the City.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-27 will be filed for this project.

Recommended Action: 1. Adopt a resolution approving Historic Resources Commission Application No. 2022-1 and Historic Register Categorization No. 2022-1 (Exhibit 1). 2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Brent A. Ferdig, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

- 2. Historic Resources Commission Application No. 2021-27, Historic Register Categorization No. 2022-1, And Historic Property Preservation Agreement No. 2022-2 – Pedro Gomez, Case Planner**

Project Location: 2308 North Santiago Street

Project Applicant: Geraldine Humphrey

Project Description: The property owner, Geraldine Humphrey, is applying for the property to be designated on the Santa Ana Register of Historical Properties, to categorize the property as Contributive, and for a Mills Act Contract with the City.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review

pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-26 will be filed for this project.

Recommended Action: 1. Adopt a resolution approving Historic Resources Commission Application No. 2021-27 and Historic Register Categorization No. 2022-1 (Exhibit 1). 2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Geraldine Humphrey, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

3. Historic Resources Commission Application No. 2022-4, Historic Register Categorization No. 2022-4, and Historic Property Preservation Agreement No. 2022-8 – Pedro Gomez, Case Planner

Project Location: 2116 North Ross Street

Project Applicant: Ron and Robin Romain

Project Description: The property owners, Ron and Robin Romain, are applying for the property to be designated on the Santa Ana Register of Historical Properties, to categorize the property as Contributive, and for a Mills Act Contract with the City.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-30 will be filed for this project.

Recommended Action: 1. Adopt a resolution approving Historic Resources Commission Application No. 2022-4 and Historic Register Categorization No. 2022-4 (Exhibit 1). 2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Ronald R. and Robin L. Romain, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

4. Historic Resources Commission Application No. 2022-7, Historic Register Categorization No. 2022-5, and Historic Property Preservation Agreement No. 2022-9 – Pedro Gomez, Case Planner

Project Location: 2315 North Flower Street

Project Applicant: Jeffrey and Megan Palmer

Project Description: The property owners, Jeffrey and Megan Palmer, are applying for the property to be designated on the Santa Ana Register of Historical Properties, to categorize the property as Contributive, and for a Mills Act Contract with the City.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-28 will be filed for this project.

Recommended Action: 1. Adopt a resolution approving Historic Resources Commission Application No. 2022-7 and Historic Register Categorization No. 2022-5 (Exhibit 1). 2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Jeffrey A. Palmer and Megan C. Palmer, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

5. Historic Resources Commission Application No. 2022-5, Historic Register Categorization No. 2022-3, and Historic Property Preservation Agreement No. 2022-7 – Pedro Gomez, Case Planner

Project Location: 2302 North Heliotrope Drive

Project Applicant: Ernie and Sydney Reinhardt

Project Description: The property owners, Ernest and Sydney Reinhardt, are applying for the property to be designated on the Santa Ana Register of Historical Properties, to categorize the property as Landmark, and for a Mills Act Contract with the City.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-29 will be filed for this project.

Recommended Action: 1. Adopt a resolution approving Historic Resources Commission Application No. 2022-5 and Historic Register Categorization No. 2022-3 (Exhibit 1). 2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Ernest R. Reinhardt and Sydney Reinhardt, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

Administrative Matters

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

WORK STUDY SESSION

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

Summary Report of Work Study Session from March 3, 2022 Meeting.

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

STAFF COMMENTS

COMMISSIONER COMMENTS

ADJOURNMENT

The next meeting of the Historic Resources Commission is scheduled for July 7, 2022 at 4:30 p.m. in the Ross Annex Conference Room 1600, 20 Civic Center Plaza, Santa Ana, CA 92701

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

MEETING INFORMATION

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Submit a written comment

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- **E-mail** PBAAcomments@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

March 3, 2022

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

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

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

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

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Vince Frazier

Status: 8 – 0 – 0 – 1 – **Pass**

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.

Moved by Commissioner Murashie, seconded by Commissioner Christy to Adopt.

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

NO: 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Vince Frazier

Status: 8 – 0 – 0 – 1 – **Pass**

Minutes: *Recording Secretary reported that written communication was received.*

Chair Rush opened the Public Hearing.

The applicant spoke in favor of the matter.

Phil Chen spoke of his concern for the historic accuracy of the building with the signage and awnings.

The Commission added conditions to the approval, to have appropriate signage, awnings and window displays that reflect the historic accuracy of the building.

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

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.

Minutes: *Commissioners Christy and Murashie met and inspected the property. Also attending the Sunshine Meeting.*

Recording Secretary reported that written communication was received.

Chair Rush opened the Public Hearing.

The applicants and architect spoke in favor of the matter.

The Commission added conditions to include more landscaping for the building on backside. There were no other speakers and the Public Hearing was closed.

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

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

****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

Minutes:

****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

Minutes: *Commissioner Pena-Sarmiento indicated that providing an update on this subject should be agendaized under Work Study Session, so that a discussion on the matter takes place. The Commission requested item to be scheduled for May 5, 2022 meeting.*

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.

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City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Historic Resources Commission Staff Report
May 5, 2022

Topic: HPPA No. 2022-4 – Evans House

RECOMMENDED ACTION

Recommend that the City Council authorize the City Manager and Clerk of the Council to execute a Historic Property Preservation Agreement (Mills Act) with Linda H. Miller. for the property located at 1015 W. Camile Street, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 1).

EXECUTIVE SUMMARY

Linda H. Miller is requesting approval to execute a Mills Act Agreement with the City of Santa Ana at an existing residence located at 1015 W. Camile Street that is currently listed on the Santa Ana Register of Historical Properties.

DISCUSSION

Project Location and Site Description

The subject property, known as the Evans House, consists of an existing one-story Spanish Colonial Revival style bungalow style residence that is approximately 1,008 square feet in size on a 6,200-square-foot residential lot (Exhibit 2). The Evans House was added to the Santa Ana Register of Historical Properties (“Register”) in 2007 and categorized as “Contributive.”

Analysis of the Issues

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

value, resulting in tax savings for the owner. Aside from the tax savings, the benefits include:

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

In 2007, the Historic Resources Commission placed the Evans House on the Register and within the “contributive” category for its exemplification of the distinguishing characteristics of the Spanish Colonial Revival style. In addition, the Evans house was deemed architecturally significant and a good example of period architecture, as an intact example of a symmetrical, flat-roofed Spanish Colonial Revival bungalow in the Pico-Lowell neighborhood. Character-defining exterior features of the Evans House include, but may not be limited to, materials and finishes (stucco, tile); roof configuration and detailing; massing; original windows and doors and their surrounds where extant; porch; chimney; and architectural details such as the parapet, diamond-shaped embellishments, and porch archway.

Since its listing on the Register in 2007, the property has been improved only with new paint. Otherwise, the property has no identified unauthorized modifications. As part of the site visit to the property, staff noted several items to be included as part of the rehabilitation and restoration requirements during the duration of the Mills Act Agreement. These include, but are not limited to the removal of a non-original metal canopy and supports in the east bay of the porch; replacement of damaged driveway; repair and restoration of deteriorating, dilapidated or unrepaired fenestration and stucco cladding; and the replacement of non-original porch tiles with more appropriate terracotta tiles. These improvements will be subject to review and approval by staff. Upon consideration of the application, it is recommended that the City enter into a Historic Property Preservation Agreement.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-25 will be filed for this project.

FISCAL IMPACT

The Historic Property Preservation Agreement will reduce the Property Tax revenue account 01102002-50011 to the City by an estimated \$530.53 annually, for a period of not less than ten years.

EXHIBIT(S)

- 1 - Mills Act Agreement
- 2 - 500' Radius Map
- 3 - Site Photos – 1015 W. Camile Street
- 4 - March 1, 2007 HRC Meeting Staff Report, Historic Summary, and Resolution of Approval
- 5 - March 1, 2007 HRC Meeting Action Minutes

Submitted By:
Pedro Gomez, AICP, Senior Planner

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

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

FREE RECORDING PURSUANT TO GOVERNMENT CODE § 27383

HISTORIC PROPERTY PRESERVATION AGREEMENT

This Historic Property Preservation Agreement (“Agreement”) is made and entered into by and between the City of Santa Ana, a charter city and municipal corporation duly organized and existing under the Constitution and laws of the of the State of California (hereinafter referred to as “City”), and **Linda Henman Miller, an unmarried woman** (hereinafter collectively referred to as “Owner”), owner of real property located at **1015 W. Camile Street, Santa Ana, California**, in the County of Orange and listed on the Santa Ana Register of Historical Properties.

RECITALS

- A. The City Council of the City of Santa Ana is authorized by California Government Code Section 50280 et seq. (known as the “Mills Act”) to enter into contracts with owners of qualified historical properties to provide for appropriate use, maintenance, rehabilitation and restoration such that these historic properties retain their historic character and integrity.
- B. The Owner possesses fee title in and to that certain qualified real property together with associated structures and improvements thereon, located at **1015 W. Camile Street, Santa Ana, CA, 92703** and more particularly described in Exhibit “A,” attached hereto and incorporated herein by reference, and hereinafter referred to as the “Historic Property”.
- C. The Historic Property is officially designated on the Santa Ana Register of Historical Properties pursuant to the requirements of Chapter 30 of the Santa Ana Municipal Code.
- D. City and Owner, for their mutual benefit, now desire to enter into this Agreement which defines and limits the use and alteration of this Historic Property in order to enhance and maintain its value as a cultural and historical resource for Owner and for the community; to prevent inappropriate alterations to the Historic Property and to ensure that repairs, additions, new building, and other changes are appropriate; and to ensure that rehabilitation and maintenance are carried out in an exemplary manner.

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

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

1. Effective Date and Terms of Agreement.

This Agreement shall be effective and commence on **June 22, 2022**, and shall remain in effect for a term of ten (10) years thereafter. Each year, upon the anniversary of the effective date of this Agreement, such initial term will automatically be extended as provided in California Government Code Sections 50280 through 50290 and in Section 2, below.

2. Renewal.

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

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

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

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

3. Standards and Conditions for Historic Property.

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

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

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

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

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

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

4. Furnishing of Information.

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

5. Cancellation.

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

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

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

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

6. Enforcement of Agreement.

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

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

7. Binding effect of Agreement.

a. Owner hereby subjects the Historic Property, located at **1015 W. Camile Street**, Assessor Parcel Number, **008-242-37**, and more particularly described in Exhibit A, in the City of Santa Ana, to the covenants, conditions, and restrictions as set forth in this Agreement.

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

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

8. No Compensation.

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

9. Notice.

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

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

Owners: Linda H. Miller
1015 W. Camile Street
Santa Ana, CA 92703

10. General Provisions.

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

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

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

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

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

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

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

11. Recordation.

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

12. Amendments.

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

13. Effective Date

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

{ Signature page follows }

ATTEST:

CITY OF SANTA ANA

DAISY GOMEZ
Clerk of the Council

KRISTINE RIDGE
City Manager

OWNER

Date: _____

By: _____
LINDA HENMAN MILLER

APPROVED AS TO FORM:

RECOMMENDED FOR APPROVAL:

SONIA CARVALHO
City Attorney

By: John M. Funk
JOHN M. FUNK
Assistant City Attorney

MINH THAI
Executive Director
Planning and Building Agency

EXHIBIT A
LEGAL DESCRIPTION

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

LOT 31 IN BLOCK "A" OF TRACT NO. 253, BROOKLYN SQUARE, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP THEREOF RECORDED IN BOOK 13, PAGE 49 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

Assessor's Parcel Number: 008-242-37

EXECUTIVE SUMMARY

EVANS HOUSE
1015 West Camile Street
Santa Ana, CA 92703

NAME	Evans House			REF. NO.
ADDRESS	1015 West Camile Street			
CITY	Santa Ana	ZIP	92703	ORANGE COUNTY
YEAR BUILT	1923	LOCAL REGISTER CATEGORY: Contributive		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Pico-Lowell	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION	3	CALIFORNIA REGISTER STATUS CODE	5S1	

Location: Not for Publication Unrestricted

Prehistoric Historic Both

ARCHITECTURAL STYLE: Mission/Spanish Colonial Revival

The Mission/Spanish Colonial Revival style, as its name implies, encompasses two major subcategories. The Mission Revival vocabulary, popular between 1890 and 1920, drew its inspiration from the missions of the Southwest. Identifying features include curved parapets (or 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.

SUMMARY/CONCLUSION:

The Evans House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for its exemplification of the distinguishing characteristics of the Spanish Colonial Revival style. Additionally, the house has been categorized as “Contributive” because it “contributes to the overall character and history” of Santa Ana, and, as an intact example of a symmetrical, flat-roofed Spanish Colonial Revival bungalow in the Pico-Lowell neighborhood, “is a good example of period architecture” (Municipal Code, Section 30-2.2).

EXPLANATION OF CODES:

- **California Register Criteria for Evaluation:** (From California Office of Historic Preservation, Technical Assistance Series # 7, “How to Nominate Resources to the California Register of Historical Resources,” September 4, 2001.)
 - 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.
- **California Register Status Code:** (From California Office of Historic Preservation, December 8, 2003.)
 - 5S1:** Individual property that is listed or designated locally.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County *Orange County*

*b. USGS 7.5' Quad *TCA1667*

Date:

*c. Address *1015 West Camile Street*

City *Santa Ana*

Zip *92703*

*e. Other Locational Data: Assessor's Parcel Number *008-242-37*

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

Nearly perfect symmetry distinguishes the facade of this one-story Spanish Colonial Revival style bungalow. Sheathed with stucco, the building is topped by a flat roof. At each end of the three-bay wide façade, piers flush with the exterior walls anchor the façade roof treatment, which features tiled pent roofs over the side bays and a front gabled parapet marking the center bay. A second, smaller parapet, also flanked by piers, tops the porch that projects in front of the central entry. Tiled coping accents the roofline of each parapet. The porch space extends to the east and is defined by a low, stucco-covered wall. Façade fenestration consists of identical groupings of three casement windows, each of whose upper third is divided into three lights. In the center, the entry is framed by a flattened arch opening below the parapet. Decorative accents are provided by a circular vent in the upper parapet face, a diamond vent in the lower parapet face, and two diamond-shaped lozenges centered above the window groupings. A stucco-clad chimney is attached to the east elevation. The property also contains a one-story, stuccoed, flat-roofed garage, also adorned with a tiled pent roof. Other than the addition of a metal canopy and supports in the east bay of the porch, the house appears unaltered.

(See Continuation Sheet 3 of 3.)

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

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

P5a. Photo



P5b. Photo: (view and date)
*South elevation
January 2007*

*P6. Date Constructed/Age and Sources: historic
1923/City of Santa Ana Building Permits

*P7. Owner and Address:
*Alicia Rodriguez
1015 W. Camile Street
Santa Ana, CA 92703*

*P8. Recorded by:
*L. Heumann and D. Howell-Ardila
Sapphos Environmental, Inc.
133 Martin Alley
Pasadena, California 91105*

*P9. Date Recorded:
January 26, 2007

*P10. Survey Type:
Intensive Survey Update

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

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

CONTINUATION SHEET

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

proportioned tripartite windows banded by diamond-paned transoms are located in the side bays. The central entry features three, small, rectangular lights arranged in an ascending pattern. Windows on the side elevations are primarily double-hung sash in type. All of the openings are topped by extended lintels. A picket fence encloses the property, which also contains a front-gabled garage in the rear. The house is substantially unaltered.

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

Santa Ana was founded by William Spurgeon in 1869 as a speculative town site on part of the Spanish land grant known as Rancho Santiago de Santa Ana. The civic and commercial core of the community was centered around the intersection of Main and Fourth Streets. Stimulated by the arrival of the Santa Fe Railroad and incorporation as a city in 1886, and selection as the seat of the newly created County of Orange in 1889, the city grew outwards, with residential neighborhoods developing around the city center. Agricultural uses predominated in the outlying areas, with cultivated fields and orchards dotted with widely scattered farmhouses.

The Evans House is located in the Pico-Lowell neighborhood, which lies southwest of downtown Santa Ana and the Civic Center. Taking its name from two local elementary schools, the neighborhood is bound by West First Street on the north, West McFadden Avenue on the south, South Flower Street on the east and South Bristol Street on the west. In common with other areas not immediately adjacent to the historic core, Pico-Lowell saw a persistence of agricultural uses into the twentieth century. By 1912, when plat maps were drawn of Orange County, a little more than half of the neighborhood, primarily the eastern section, had been subdivided into residential-sized lots, with the remainder consolidated into ten large parcels. The city directories indicate that over one hundred homes had been constructed by this time. Home building continued to thrive during the 1910s and 1920s, tapering off by the end of the decade. As a result, the oldest homes in the neighborhood are small to medium sized bungalows, most representative of the Craftsman style of architecture. Those sections of the neighborhood that remained unimproved were developed in the post-war housing boom of the late 1940s and 1950s, when hundreds of modest California Ranch style homes were constructed. Today (2007), the neighborhood is densely populated, and its ethnicity has shifted from Anglo-European to Hispanic.

The Evans House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for its exemplification of the distinguishing characteristics of the Spanish Colonial Revival style. As an example of a symmetrical, flat-roofed bungalow, the house displays the flat front with attached porch, parapeted roofline, stucco and tile materials palette, and casement windows usually associated with this variation of the style. Additionally, the house has been categorized as "Contributive" because it "contributes to the overall character and history" of Santa Ana, and, as an intact example of a symmetrical, flat-roofed Spanish Colonial Revival bungalow in the Pico-Lowell neighborhood, "is a good example of period architecture." Character-defining exterior features of the Evans House that should be preserved include, but may not be limited to, materials and finishes (stucco, tile); roof configuration and detailing; massing; original windows and doors and their surrounds where extant; porch; chimney; and architectural details such as the parapet, diamond-shaped embellishments, and porch archway.

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

- Harris, Cyril M. American Architecture: An Illustrated Encyclopedia. New York, WW Norton, 1998.*
Marsh, Diann. Santa Ana, An Illustrated History. Encinitas, Heritage Publishing, 1994.
McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.
National Register Bulletin 16A. "How to Complete the National Register Registration Form." Washington DC: National Register Branch, National Park Service, US Dept. of the Interior, 1991.
Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento: March 1995.
Whiffen, Marcus. American Architecture Since 1780. Cambridge: MIT Press, 1969.
Orange County Plat Maps, 1912.
Thomas Brothers Maps of Orange County, 1957 and 1964.
Santa Ana and Orange County Directories, 1912-1947.

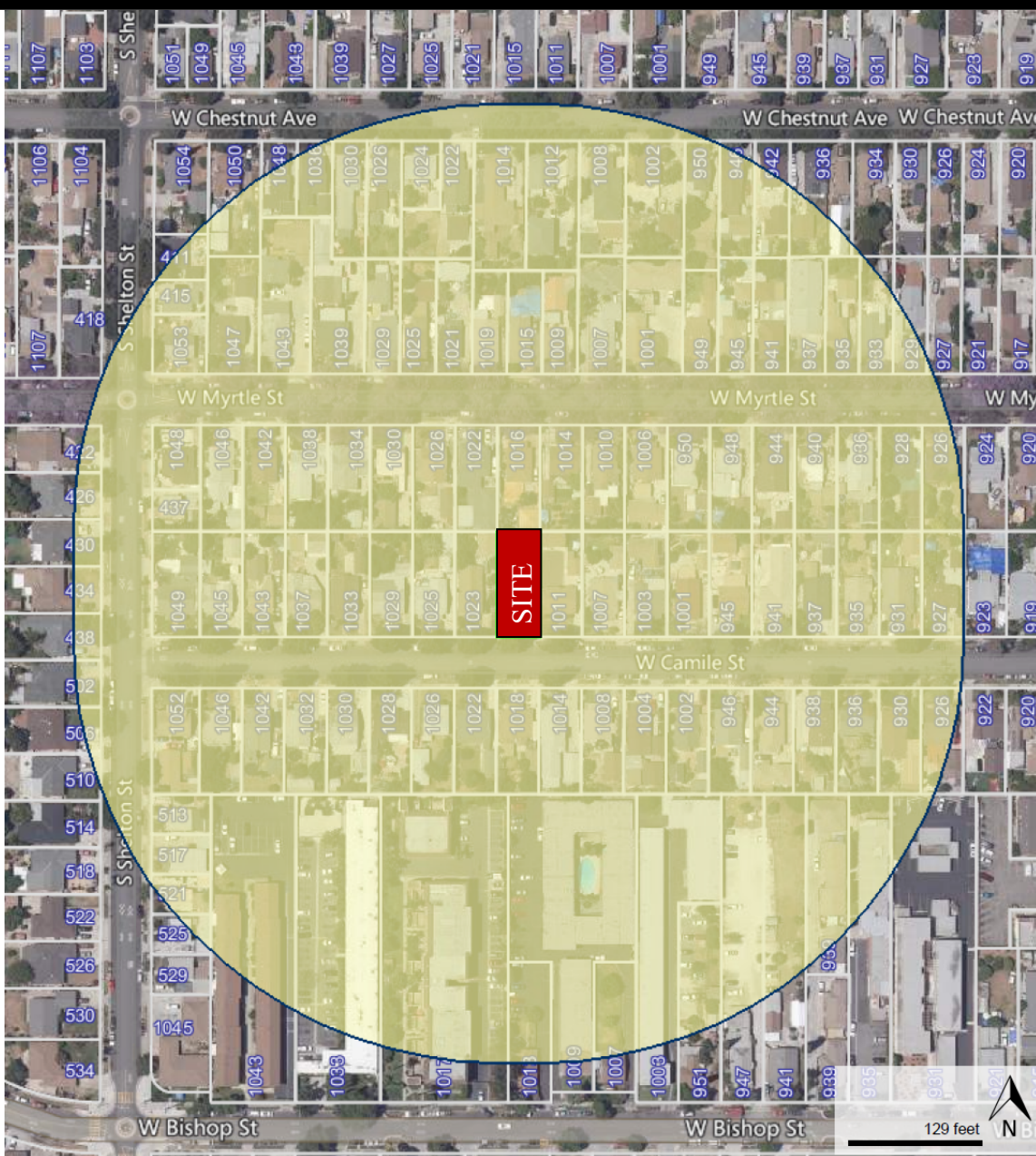
Exhibit C

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

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

size, scale, color, material and character of the property, neighborhood, or environment.

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



500' RADIUS

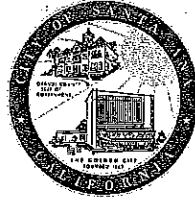
HPPA 2022-4
1015 W. CAMILE STREET
EVANS HOUSE

PLANNING AND BUILDING AGENCY



HPPA-2022-4
EVANS HOUSE
1015 W. CAMILE STREET
SITE PHOTOS
EXHIBIT 3

REQUEST FOR Historic Resources Commission Action



HISTORIC RESOURCES COMMISSION MEETING DATE:

MARCH 1, 2007

TITLE:

PUBLIC HEARING - HISTORIC RESOURCES
COMMISSION APPLICATION NOS. 2007-01
THROUGH 2007-05; AND HISTORIC REGISTER
CATEGORIZATION NOS. 2007-01 THROUGH
2007-05

Prepared by Hally Soboleske

HISTORIC RESOURCES COMMISSION SECRETARY

APPROVED

- As Recommended
 As Amended
 Set Public Hearing For _____

CONTINUED TO _____

Executive Director

Planning Manager

RECOMMENDED ACTION

1. Adopt a resolution approving Historic Resources Commission Application No. 2007-01 and Historic Register Categorization No. 2007-01.
2. Adopt a resolution approving Historic Resources Commission Application No. 2007-02 and Historic Register Categorization No. 2007-02.
3. Adopt a resolution approving Historic Resources Commission Application No. 2007-03 and Historic Register Categorization No. 2007-03.
4. Adopt a resolution approving Historic Resources Commission Application No. 2007-04 and Historic Register Categorization No. 2007-04.
5. Adopt a resolution approving Historic Resources Commission Application No. 2007-05 and Historic Register Categorization No. 2007-05.

DISCUSSION

Request of Applicant

This request is for an application for five structures: 2126 North Ross Street, 2309 North Flower Street, 2415 North Poinsettia Street, 919 West Camile Street, and 1015 West Camile Street. It is proposed to have these properties designated to the Santa Ana Register of Historical Properties and categorized as Contributive (Exhibit 1).

Analysis of the Issues

The structures identified meet the minimum selection criteria for inclusion on the Santa Ana Register of Historical Properties pursuant to criteria contained in Section 30-2 of the Santa Ana Municipal Code. The first criterion for selection requires that structures be 50 or more years old. As detailed in the following property descriptions, the structures proposed for placement on the Register meet the minimum age criteria (Exhibits 2 through 6). The properties are as follows:

2126 North Ross Street, MacKay House. The MacKay House was constructed in 1930. It qualifies for listing on the Santa Ana Register of Historical Properties as Contributive. This two-story Spanish Colonial Revival home qualifies for listing because it "contributes to the overall character and history" of Santa Ana, as well as being a "good example of period architecture." Character defining features include such items as the stucco sheathing, original windows and doors, porch and porte cochere, as well as the slightly raised molding at the roofline.

2309 North Flower Street, Clyde A. House. The Clyde A. Martin House was constructed in 1938 and is an example of Mission/Spanish Colonial Revival Architecture. It qualifies for listing on the Santa Ana Register of Historical Properties as Contributive. This single-story home qualifies for designation because it "contributes to the overall character and history" of Santa Ana, and is a "good example of period architecture." Character defining features of this house include the tapered chimney, exterior materials, roof configuration, and architectural details including tile insets, window hood, and garage.

2415 North Poinsettia Street, Dixon House. The Dixon House was built in 1927 in the Park Santiago neighborhood. It is of Mission Spanish Colonial Revival style. It qualifies for listing on the Santa Ana Register of Historical Properties as Contributive because it "contributes to the overall character and history" of Santa Ana, and is a "good example of period architecture." Character defining features of this house include chimney, patio, stucco exterior, and architectural details including buttresses, attic vents, and garage.

HRCA No. 07-01 thru 07-05

HRC No. 07-01 thru 07-05

March 1, 2007

Page 3

919 West Camile Street, Brooks House. The two-storied Brooks House was constructed in 1922 and is an example of Craftsman styled architecture. It qualifies for listing on the Santa Ana Register of Historical Properties as Contributive because it "contributes to the overall character and history" of Santa Ana, and is a "good example of period architecture." Character defining features of this house include original windows and surrounds, wood exterior materials, roof configuration, and architectural details such as beams, rafters, piers, and balustrades.

1015 West Camile Street, Evans House. The Evans House was built in 1923 in the Pico Lowell neighborhood. It is an example of Mission/Spanish Colonial Revival architecture. It qualifies for listing on the Santa Ana Register of Historical Properties as Contributive. This single-story home qualifies for designation because it "contributes to the overall character and history" of Santa Ana, and is a "good example of period architecture." Character defining features of this house include the tapered chimney, exterior materials, roof configuration, and architectural details including parapet, diamond shaped embellishments, and porch archway.

Based on findings consistent with the criteria established in Chapter 30 of the Santa Ana Municipal Code, it is recommended that the Historic Resources Commission approve the actions as noted.

CEQA Compliance

In accordance with the California Environmental Quality Act, the recommended action is exempt from further review under Section 15331, Class 31, as this action is designed to preserve historic resources. Categorical Exemption will be filed for this project.



Hally Soboleske
Associate Planner



Sergio Kloz, AICP
Senior Planner

HS:jm

hs\Historic Info\030107HRC\hrc.hrca07-01thru05.hrc

EXECUTIVE SUMMARY

EVANS HOUSE
1015 West Camile Street
Santa Ana, CA 92703

NAME	Evans House			REF. NO.
ADDRESS	1015 West Camile Street			
CITY	Santa Ana	ZIP	92703	ORANGE COUNTY
YEAR BUILT	1923	LOCAL REGISTER CATEGORY: Contributive		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Pico-Lowell	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION	3	CALIFORNIA REGISTER STATUS CODE	5S1	

Location: Not for Publication Unrestricted

Prehistoric Historic Both

ARCHITECTURAL STYLE: Mission/Spanish Colonial Revival

The Mission/Spanish Colonial Revival style, as its name implies, encompasses two major subcategories. The Mission Revival vocabulary, popular between 1890 and 1920, drew its inspiration from the missions of the Southwest. Identifying features include curved parapets (or 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.

SUMMARY/CONCLUSION:

The Evans House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for its exemplification of the distinguishing characteristics of the Spanish Colonial Revival style. Additionally, the house has been categorized as "Contributive" because it "contributes to the overall character and history" of Santa Ana, and, as an intact example of a symmetrical, flat-roofed Spanish Colonial Revival bungalow in the Pico-Lowell neighborhood, "is a good example of period architecture" (Municipal Code, Section 30-2.2).

EXPLANATION OF CODES:

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

- **California Register Status Code:** (From California Office of Historic Preservation, December 8, 2003.)
5S1: Individual property that is listed or designated locally.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 4 Resource name(s) or number (assigned by recorder) *Evans House*

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County *Orange County*

*b. USGS 7.5' Quad *TCA1667*

Date: _____

*c. Address *1015 West Camile Street*

City *Santa Ana*

Zip *92703*

*e. Other Locational Data: Assessor's Parcel Number *008-242-37*

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

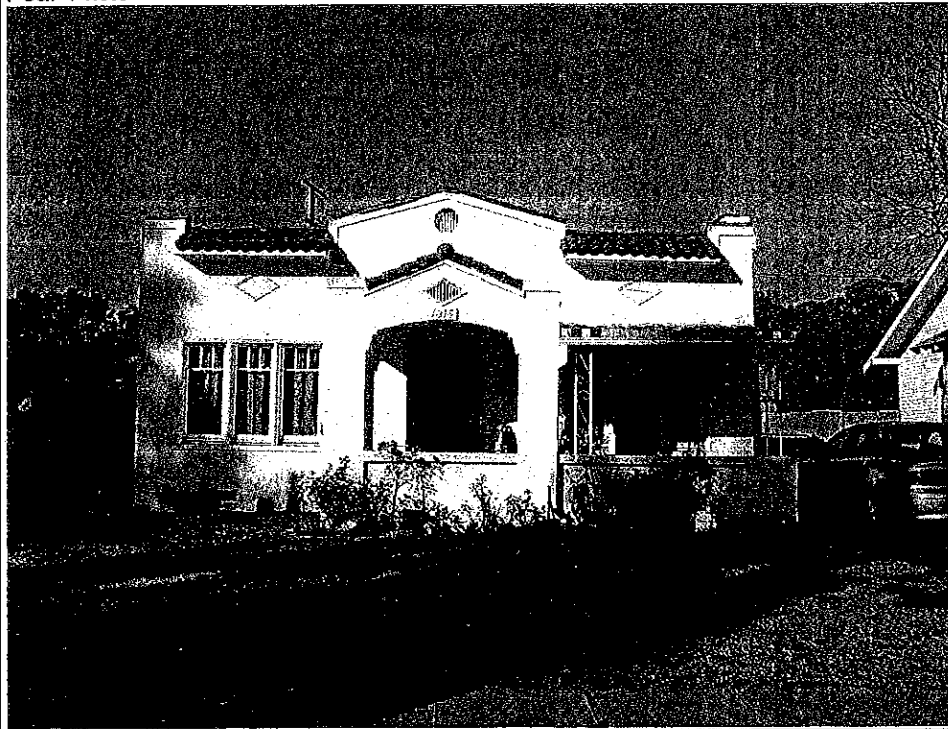
Nearly perfect symmetry distinguishes the facade of this one-story Spanish Colonial Revival style bungalow. Sheathed with stucco, the building is topped by a flat roof. At each end of the three-bay wide façade, piers flush with the exterior walls anchor the façade roof treatment, which features tiled pent roofs over the side bays and a front gabled parapet marking the center bay. A second, smaller parapet, also flanked by piers, tops the porch that projects in front of the central entry. Tiled coping accents the roofline of each parapet. The porch space extends to the east and is defined by a low, stucco-covered wall. Façade fenestration consists of identical groupings of three casement windows, each of whose upper third is divided into three lights. In the center, the entry is framed by a flattened arch opening below the parapet. Decorative accents are provided by a circular vent in the upper parapet face, a diamond vent in the lower parapet face, and two diamond-shaped lozenges centered above the window groupings. A stucco-clad chimney is attached to the east elevation. The property also contains a one-story, stuccoed, flat-roofed garage, also adorned with a tiled pent roof. Other than the addition of a metal canopy and supports in the east bay of the porch, the house appears unaltered.

(See Continuation Sheet 3 of 3.)

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

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

P5a. Photo



P5b. Photo: (view and date)
*South elevation
 January 2007*

*P6. Date Constructed/Age and Sources: historic
1923/City of Santa Ana Building Permits

*P7. Owner and Address:
*Alicia Rodriguez
 1015 W. Camile Street
 Santa Ana, CA 92703*

*P8. Recorded by:
*L. Heumann and D. Howell-Ardila
 Sapphos Environmental, Inc.
 133 Martin Alley
 Pasadena, California 91105*

*P9. Date Recorded:
January 26, 2007

*P10. Survey Type:
Intensive Survey Update

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

*Attachments to Non-Relocatable Resources Commission: Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*CHR Status Code 5S1

*Resource Name or #: *Evans House*

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

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

*B6. Construction History: (Construction date, alterations, and date of alterations): *Constructed in 1922*

October 1923. Residence and garage.

March 10, 1947. Addition to garage, 12 x 14.

May 14, 1981. Patio cover.

February 2, 1998. Reroof with tear off. Remove rock roof and apply hot mop.

September 8, 2005. Reroof single family dwelling and detached garage. Garage roof to match roof of sfd.

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

*B8. Related Features:

None.

B9a. Architect: *Unknown*

b. Builder: *Unknown*

*B10. Significance: Theme *Residential Architecture*

Area *Santa Ana*

Period of Significance: *circa 1900-1954* Property Type: *Single-family Residence* Applicable Criteria: *NR: C; CR: 3*

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

The Evans House is architecturally significant as an intact and representative example of a popular variation on the Spanish Colonial Revival theme: the symmetrical, flat-roofed bungalow. According to City of Santa Ana building permits, the house and garage, valued at \$3,200, were built in 1923 by William Ulm, a building contractor. The address first appears in the city directories in 1925, when Dale H. Evans, the principal of Greenville School, and his wife Elta were the residents. The Evans' only occupied the house for a couple of years; from 1927 through 1929 Carl M. Stein, a salesman at Vandergast and Son, the men's haberdashery on Fourth Street, and his wife Helen resided at this address. The property continued to change residents every few years through the 1940s. Occupations of the heads of household included the manager of the Schramm-Johnson drug store, a music studio proprietor, a salesman with the National Cash Register Company, an engineer, an account, the assistant supervisor of the American National Insurance Company, and a driver for the Atomic Express.

(See Continuation Sheet 3 of 3.)

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

*B12. References:

City of Santa Ana Building Permits

Santa Ana History Room Collection, Santa Ana Public Library

Sanborn Maps

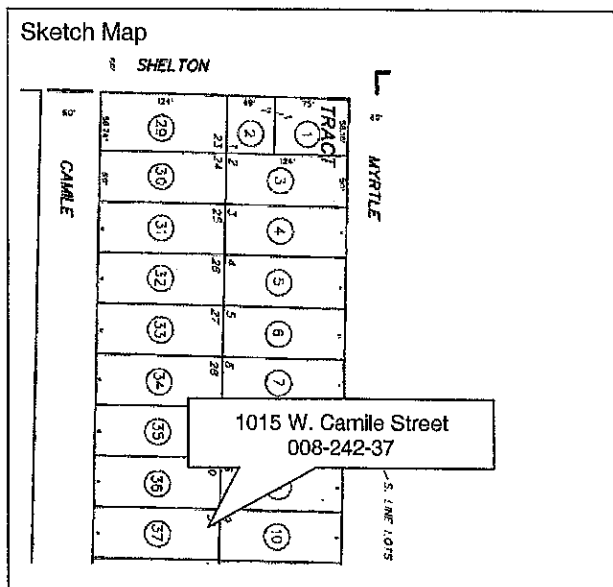
(See Continuation Sheet 4 of 4.)

B13. Remarks:

*B14. Evaluator: *Leslie J. Heumann*

*Date of Evaluation: *January 26, 2007*

(This space reserved for official comments.)



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

proportioned tripartite windows banded by diamond-paned transoms are located in the side bays. The central entry features three, small, rectangular lights arranged in an ascending pattern. Windows on the side elevations are primarily double-hung sash in type. All of the openings are topped by extended lintels. A picket fence encloses the property, which also contains a front-gabled garage in the rear. The house is substantially unaltered.

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

Santa Ana was founded by William Spurgeon in 1869 as a speculative town site on part of the Spanish land grant known as Rancho Santiago de Santa Ana. The civic and commercial core of the community was centered around the intersection of Main and Fourth Streets. Stimulated by the arrival of the Santa Fe Railroad and incorporation as a city in 1886, and selection as the seat of the newly created County of Orange in 1889, the city grew outwards, with residential neighborhoods developing around the city center. Agricultural uses predominated in the outlying areas, with cultivated fields and orchards dotted with widely scattered farmhouses.

The Evans House is located in the Pico-Lowell neighborhood, which lies southwest of downtown Santa Ana and the Civic Center. Taking its name from two local elementary schools, the neighborhood is bound by West First Street on the north, West McFadden Avenue on the south, South Flower Street on the east and South Bristol Street on the west. In common with other areas not immediately adjacent to the historic core, Pico-Lowell saw a persistence of agricultural uses into the twentieth century. By 1912, when plat maps were drawn of Orange County, a little more than half of the neighborhood, primarily the eastern section, had been subdivided into residential-sized lots, with the remainder consolidated into ten large parcels. The city directories indicate that over one hundred homes had been constructed by this time. Home building continued to thrive during the 1910s and 1920s, tapering off by the end of the decade. As a result, the oldest homes in the neighborhood are small to medium sized bungalows, most representative of the Craftsman style of architecture. Those sections of the neighborhood that remained unimproved were developed in the post-war housing boom of the late 1940s and 1950s, when hundreds of modest California Ranch style homes were constructed. Today (2007), the neighborhood is densely populated and its ethnicity has shifted from Anglo-European to Hispanic.

The Evans House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for its exemplification of the distinguishing characteristics of the Spanish Colonial Revival style. As an example of a symmetrical, flat-roofed bungalow, the house displays the flat front with attached porch, parapeted roofline, stucco and tile materials palette, and casement windows usually associated with this variation of the style. Additionally, the house has been categorized as "Contributive" because it "contributes to the overall character and history" of Santa Ana, and, as an intact example of a symmetrical, flat-roofed Spanish Colonial Revival bungalow in the Pico-Lowell neighborhood, "is a good example of period architecture." Character-defining exterior features of the Evans House that should be preserved include, but may not be limited to, materials and finishes (stucco, tile); roof configuration and detailing; massing; original windows and doors and their surrounds where extant; porch; chimney; and architectural details such as the parapet, diamond-shaped embellishments, and porch archway.

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

- Harris, Cyril M. American Architecture: An Illustrated Encyclopedia. New York, WW Norton, 1998.*
Marsh, Diann. Santa Ana, An Illustrated History. Encinitas, Heritage Publishing, 1994.
McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.
National Register Bulletin 16A. "How to Complete the National Register Registration Form." Washington DC: National Register Branch, National Park Service, US Dept. of the Interior, 1991.
Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento: March 1995.
Whiffen, Marcus. American Architecture Since 1780. Cambridge: MIT Press, 1969.
Orange County Plat Maps, 1912.
Thomas Brothers Maps of Orange County, 1957 and 1964.
Santa Ana and Orange County Directories, 1912-1947.

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

CITY OF SANTA ANA,
HISTORIC RESOURCES COMMISSION

AND WHEN RECORDED MAIL TO:

MARTHA RAMIREZ
CITY OF SANTA ANA
20 CIVIC CENTER PLAZA, M20
P.O. BOX 1988
SANTA ANA, CA 92702

Recorded in Official Records, Orange County
Tom Daly, Clerk-Recorder

 NO FEE

2007000249013 11:00am 04/18/07

116 11 R28 5

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

This Space for Recorder's Use Only

TITLE OF DOCUMENT:

RECEIVED

APR 23 2007

RESOLUTION NO. 2007-010

SANTA ANA PLANNING DEPT

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2007-05 TO PLACE THE PROPERTY LOCATED AT 1015 WEST CAMILE STREET, SANTA ANA ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2007-05 PLACING SAID PROPERTY WITHIN THE CONTRIBUTIVE CATEGORY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION

(Additional recording fee applies)

059-TITLE PAGE (R7/95)

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SP
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RESOLUTION NO. 2007-010

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2007-05 TO PLACE THE PROPERTY LOCATED AT 1015 WEST CAMILE STREET, SANTA ANA ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2007-05 PLACING SAID PROPERTY WITHIN THE CONTRIBUTIVE CATEGORY

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

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

- A. On March 1, 2007, the Historic Resources Commission held a duly noticed public hearing for the placement on the Santa Ana Register of Historical Properties (Historic Resources Commission Application No. 2007-05) and categorization (Historic Resources Commission Categorization No. 2007-05) of the Evans House, located at 1015 West Camile Street, Santa Ana.
- B. The Evans House was built in 1923 in the Pico Lowell neighborhood and is an example of Mission/Spanish Colonial Revival architecture.
- C. This single-story home qualifies for listing on the Santa Ana Register of Historical Properties and categorization as Contributive designation because it "contributes to the overall character and history" of Santa Ana, and is a "good example of period architecture."
 1. Character defining features of this house include the tapered chimney, exterior materials, roof configuration, and architectural details including parapet, diamond shaped embellishments, and porch archway.
- D. The legal owner of the subject property is Alicia Rodriguez.
- E. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.

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

Section 2: In accordance with the California Environmental Quality Act, the recommended action is exempt from further review. A Categorical Exemption will be filed for this project.

Section 3: The Historic Resources Commission of the City of Santa Ana after conducting the public hearing hereby approves:

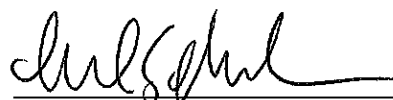
- A. Historic Resources Commission Application No. 2007-05 to place the Evans House located at 1015 West Camile Street, Santa Ana on the historical register.
- B. Historic Register Categorization No. 2007-05 to place the Evans House located at 1015 West Camile Street, Santa Ana, within the Contributive category.

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

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

Section 5. The Historic Resources Commission Secretary is hereby directed to file a certified copy of this Resolution with the County Recorder's Office after the adoption of this Resolution pursuant to Public Resources Code Section 5029.

ADOPTED this 1st day of March, 2007.



Phillip Schaefer
Vice-Chairman

LEGAL DESCRIPTION

APN	Address	Owner Name	Legal Description
008-242-37	1015 West Camile Street	Alicia Rodriguez	N TR 253 BLK A LOT 31

Exhibit A

**ACTION MINUTES OF THE
HISTORIC RESOURCES COMMISSION
OF THE CITY OF SANTA ANA**

**CITY HALL COUNCIL CHAMBERS
22 CIVIC CENTER PLAZA**

MARCH 1, 2007

**2. HISTORIC RESOURCES COMMISSION APPLICATION NOS. 2007-01
THROUGH 2007-05 AND HISTORIC REGISTER CATEGORIZATION NOS. 2007-
01 THROUGH 2007-05**

Filed by the City of Santa Ana to place and categorize the structures on the Santa Ana Register of Historical Properties.

ADDRESS	STRUCTURE NAME	RECOMMENDED CATEGORY
2126 North Ross Street (07-01/07-01)	MacKay House	Contributive
2309 North Flower Street (07-02/07-02)	Clyde A. Martin House	Contributive
2415 North Poinsettia Street (07-03/07-03)	Dixon House	Contributive
919 West Camile Street (07-04/07-04)	Brooks House	Contributive
1015 West Camile Street (07-05/07-05)	Evans House	Contributive

**PUBLISHED IN THE ORANGE COUNTY REPORTER:
PUBLICLY NOTICED:**

February 16, 2007
February 16, 2007

RECOMMENDATION:

1. Adopt a resolution approving Historic Resources Commission Application No. 2007-01 and Historic Register Categorization No. 2007-01.
2. Adopt a resolution approving Historic Resources Commission Application No. 2007-02 and Historic Register Categorization No. 2007-02.
3. Adopt a resolution approving Historic Resources Commission Application No. 2007-03 and Historic Register Categorization No. 2007-03.
4. Adopt a resolution approving Historic Resources Commission Application No. 2007-04 and Historic Register Categorization No. 2007-04.
5. Adopt a resolution approving Historic Resources Commission Application No. 2007-05 and Historic Register Categorization No. 2007-05.

Associate Planner Hally Soboleske provided the staff report and recommendation.

The public hearing was opened.

No one spoke during the public hearing.

The public hearing was closed.

MOTION:

1. Adopt a resolution approving Historic Resources Commission Application No. 2007-01 and Historic Register Categorization No. 2007-01. Commissioner O'Callaghan abstained from voting.
2. Adopt a resolution approving Historic Resources Commission Application No. 2007-02 and Historic Register Categorization No. 2007-02.
3. Adopt a resolution approving Historic Resources Commission Application No. 2007-03 and Historic Register Categorization No. 2007-03.
4. Adopt a resolution approving Historic Resources Commission Application No. 2007-04 and Historic Register Categorization No. 2007-04.
5. Adopt a resolution approving Historic Resources Commission Application No. 2007-05 and Historic Register Categorization No. 2007-05.

MOTION: Seeley

VOTE: AYES:

NOES:

ABSENT:

ABSTAIN:

SECOND: Bustamante

Bustamante, Dickman, O'Callaghan*, Rogers, Schaefer, Seeley (6)

None (0)

Chinn, Macres (2)

O'Callaghan* for 2126 North Ross (07-01/07-01)



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Historic Resources Commission Staff Report
May 5, 2022

Topic: HRC No. 2022-1, HRC 2022-2, HPPA No. 2022-6 – Campbell-Jeffrey House

RECOMMENDED ACTION

1. Adopt a resolution approving Historic Resources Commission Application No. 2022-1 and Historic Register Categorization No. 2022-1 (Exhibit 1).
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Brent A. Ferdig, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

EXECUTIVE SUMMARY

Brent A. Ferdig is requesting approval to designate an existing residence located at 2010 Greenleaf Street to the Santa Ana Register of Historical Properties, as well as approval to execute a Mills Act agreement with the City of Santa Ana.

DISCUSSION

Project Location and Site Description

The subject property is located on the west side of Greenleaf Street in the Floral Park neighborhood. The site contains a 1,968-square-foot, Tudor Revival style residence and detached garage on a 7,600-square-foot residential lot (Exhibit 3).

Analysis of the Issues

Historical Listing

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

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

The structure identified meets the minimum selection criteria for inclusion on the Santa Ana Register of Historical Properties pursuant to criteria contained in Section 30-2 of the Santa Ana Municipal Code, as the structure is 94 years old and is a good example of period architecture. No known code violations exist on record for this property.

The Campbell-Jeffrey House is architecturally significant as a characteristic example of the Tudor Revival style. It was built in 1928 for \$6,500 by an unknown builder for D.W. Campbell. D.W. Campbell was a former Assistant City Treasurer, the general manager of the Southern Pacific in Los Angeles, and headed the panel of the Rationing Board. D.W. Campbell resided on the property for two years before selling the property to Mrs. Mary Jeffrey. Mrs. Jeffrey was considered an Orange County pioneer, along with her late husband William Jeffrey, who passed away in 1921. They were both prominent in the growth and progress of the community, since they arrived in Orange County in 1897. The property was subsequently sold in 1945 to L.H. Sheay who resided in the property until the late 1960s.

The Campbell-Jeffrey House is a one-story, single-family, residential building constructed in the Tudor Revival style. Asymmetrical in design, the house exhibits a complex hipped and gabled roof with a fairly steep pitch, incorporating a side-gabled body with a projecting front gable, covered in composition shingle roofing. The exterior of the building is clad with stucco and enlivened by decorative half-timbering that suggests a gothic arch. The primary (east) elevation is L-shaped, defined by the primary, projecting, front-gabled wing and a side-gabled wing setback approximately fifteen feet. A front-facing gablet projects from the side gable. Multi-light casement windows framed by white wooden shutters are centered below each front gable. Wing walls extend from either side of the front-gabled wing (north and south) towards two low porch walls with wooden pedestrian gates, one leading towards the front entry (south) and the second enclosing an uncovered front patio area (north). The front patio is further defined by an exterior, tapered, brick chimney extending above the roofline, half clad in stucco and capped by a course of bricks. The main entrance is located on the side (south) elevation and is arched and recessed within a gabled projection. The entryway is characterized by an original wood front door with an arched design, accessed via an entrance stoop and front porch walkway paved with non-original flat stone. A rear wing, topped by a hipped roof, terminates west end of the south elevation. Fenestration on the side and rear elevations consists of multi-light casement windows and nine-over-one double-hung wood windows, each shaded with black fabric awnings with wrought iron spear supports. Character-defining features of the house include its massing and composition; fairly steeply pitched roof incorporating a side-gabled body

with a projecting front gable; stucco exterior enlivened by decorative half-timbering; multi-light casement windows; original entry; and tall chimney.

The Campbell-Jeffrey House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of a Tudor Revival home. Additionally, the house has been categorized as “Contributive” because it “contributes to the overall character and history” of the Floral Park neighborhood and “is a good example of period architecture,” representing the Tudor Revival style in Santa Ana.

Mills Act Agreement

Ordinance No. NS-2382 authorized the Historic Resources Commission to execute Historic Property Preservation Agreements (HPPA), commonly known as Mills Act agreements for eligible properties (Exhibit 2). To be eligible for the Mills Act, the property must be listed on the Santa Ana Register of Historical Properties. The Historic Resources Commission Application and Historic Register Categorization actions proposed for this site authorize the listing of the property on the local register. The agreement provides monetary incentives to the property owner in the form of a property tax reduction in exchange for the owner’s voluntary commitment to maintain the property in a good state of repair as necessary to maintain its character and appearance. Once recorded, the agreement generates a different valuation method in determining the property’s assessed value, resulting in tax savings for the owner. Aside from the tax savings, the benefits include:

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

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

Public Notification

The subject site is located within the Floral Park Neighborhood Association. The president of this Neighborhood Association was notified by mail 10 days prior to this public hearing. In addition, the project site was posted with a notice advertising this public hearing, a notice was published in the Orange County Reporter and mailed notices were sent to all property owners within 500 feet of the project site. At the time of this printing, no correspondence, either written or electronic, has been received from any members of the public.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-27 will be filed for this project.

FISCAL IMPACT

The Historic Property Preservation Agreement will reduce the Property Tax revenue account 01102002-50011 to the City by an estimated \$1,016.51 annually, for a period of not less than ten years.

EXHIBIT(S)

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

Submitted By:
Pedro Gomez, AICP, 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 HISTORIC RESOURCES COMMISSION APPLICATION NO. 2022-1 TO PLACE THE PROPERTY LOCATED AT 2010 GREENLEAF STREET, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2022-2 PLACING SAID PROPERTY WITHIN THE CONTRIBUTIVE CATEGORY

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

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

- A. On May 5, 2022, the Historic Resources Commission held a duly noticed public hearing for the placement on the Santa Ana Register of Historical Properties (Historic Resources Commission Application No. 2022-1) and categorization (Historic Resources Commission Categorization No. 2022-2) of the Campbell-Jeffrey House located at 2010 Greenleaf Street, Santa Ana.
- B. The Campbell-Jeffrey House has distinctive architectural features of the Tudor Revival style and was built in 1928.
- C. The Campbell-Jeffrey House House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of a Tudor Revival home. Additionally, the house has been categorized as “Contributive” because it “contributes to the overall character and history” of the Floral Park neighborhood and “is a good example of period architecture,” representing the Tudor Revival style in Santa Ana. Character-defining features of the house include its massing and composition; fairly steeply pitched roof incorporating a side-gabled body with a projecting front gable; stucco exterior enlivened by decorative half-timbering; and multi-light casement windows.
- D. The legal owner of the property is Brent A. Ferdig.
- E. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.
- F. The subject property meets the standards for placement on the City of Santa Ana Register of Historic Properties pursuant to Section 30-2 of the Santa Ana Municipal Code.

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

Section 2. In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review under CEQA Guidelines Section 15331, Class 31, as these actions are designed to preserve historical resources. Categorical Exemption No. ER-2022-27 will be filed for this project.

Section 3. The Historic Resources Commission of the City of Santa Ana, after conducting the public hearing, hereby approves:

- A. Historic Resources Commission Application No. 2022-1 to place the Campbell-Jeffrey House located at 2010 Greenleaf Street, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2022-2 placing the Campbell-Jeffrey House located at 2010 Greenleaf Street, Santa Ana, 92706 within the Contributive category, as conditioned in Exhibit B, attached hereto and incorporated herein.

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

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

Section 5. The Historic Resources Commission Secretary is hereby directed to file a certified copy of this Resolution with the County Recorder’s Office after the adoption of this Resolution pursuant to Public Resources Code Section 5029.

ADOPTED this 5th day of May, 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, Historic Resources 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 May 5, 2022.

Date: _____

Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
002-091-02	2010 Greenleaf Street	ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: LOT 10 OF TRACT 813 AS SHOWN ON A MAP RECORDED IN BOOK 25, PAGE 3 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CA (THE "PROPERTY").	Brent A. Ferdig

EXHIBIT B

Conditions of Approval for Historic Resources Commission Application No. 2022-1 and Historic Resources Commission Categorization No. 2022-2

The Applicant must comply with each 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 condition(s) listed below:

The applicant shall install a bronze plaque honoring and recognizing the structure at 2010 Greenleaf Street, historically known as the Campbell-Jeffrey House. 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.

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

FREE RECORDING PURSUANT TO GOVERNMENT CODE § 27383

HISTORIC PROPERTY PRESERVATION AGREEMENT

This Historic Property Preservation Agreement (“Agreement”) is made and entered into by and between the City of Santa Ana, a charter city and municipal corporation duly organized and existing under the Constitution and laws of the of the State of California (hereinafter referred to as “City”), and **Brent A. Ferdig, a single man**, (hereinafter collectively referred to as “Owner”), owner of real property located at **2010 Greenleaf Street, Santa Ana, California**, in the County of Orange and listed on the Santa Ana Register of Historical Properties.

RECITALS

- A. The City Council of the City of Santa Ana is authorized by California Government Code Section 50280 et seq. (known as the “Mills Act”) to enter into contracts with owners of qualified historical properties to provide for appropriate use, maintenance, rehabilitation and restoration such that these historic properties retain their historic character and integrity.
- B. The Owner possesses fee title in and to that certain qualified real property together with associated structures and improvements thereon, located at **2010 Greenleaf Street, Santa Ana, CA, 92706** and more particularly described in Exhibit “A,” attached hereto and incorporated herein by reference, and hereinafter referred to as the “Historic Property”.
- C. The Historic Property is officially designated on the Santa Ana Register of Historical Properties pursuant to the requirements of Chapter 30 of the Santa Ana Municipal Code.
- D. City and Owner, for their mutual benefit, now desire to enter into this Agreement which defines and limits the use and alteration of this Historic Property in order to enhance and maintain its value as a cultural and historical resource for Owner and for the community; to prevent inappropriate alterations to the Historic Property and to ensure that repairs, additions, new building, and other changes are appropriate; and to ensure that rehabilitation and maintenance are carried out in an exemplary manner.

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

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

1. Effective Date and Terms of Agreement.

This Agreement shall be effective and commence on **June 22, 2022**, and shall remain in effect for a term of ten (10) years thereafter. Each year, upon the anniversary of the effective date of this Agreement, such initial term will automatically be extended as provided in California Government Code Sections 50280 through 50290 and in Section 2, below.

2. Renewal.

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

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

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

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

3. Standards and Conditions for Historic Property.

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

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

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

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

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

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

4. Furnishing of Information.

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

5. Cancellation.

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

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

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

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

6. Enforcement of Agreement.

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

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

7. Binding effect of Agreement.

a. Owner hereby subjects the Historic Property, located at **2010 Greenleaf Street**, Assessor Parcel Number, **002-091-02**, and more particularly described in Exhibit A, in the City of Santa Ana, to the covenants, conditions, and restrictions as set forth in this Agreement.

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

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

8. No Compensation.

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

9. Notice.

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

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

Owners: Brent A. Ferdig
2010 Greenleaf Street
Santa Ana, CA 92706

10. General Provisions.

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

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

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

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

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

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

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

11. Recordation.

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

12. Amendments.

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

13. Effective Date

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

{ Signature page follows }

ATTEST:

CITY OF SANTA ANA

DAISY GOMEZ
Clerk of the Council

KRISTINE RIDGE
City Manager

OWNER


Date: _____

By: _____
BRENT A. FERDIG

APPROVED AS TO FORM:

RECOMMENDED FOR APPROVAL:

SONIA CARVALHO
City Attorney

By:  _____
JOHN M. FUNK
Assistant City Attorney

MINH THAI
Executive Director
Planning and Building Agency

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF ORANGE,
STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 10 OF TRACT 813 AS SHOWN ON A MAP RECORDED IN BOOK 25, PAGE 3 OF
MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CA (THE "PROPERTY").

Assessor's Parcel Number: 002-091-02

EXECUTIVE SUMMARY

Campbell-Jeffrey House
2010 Greenleaf Street
Santa Ana, CA 92706

NAME	Campbell-Jeffrey House			REF. NO.
ADDRESS	2010 Greenleaf Street			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1928	LOCAL REGISTER CATEGORY: Contributive		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Floral Park	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION	C/3	CALIFORNIA REGISTER STATUS CODE	5S3	

Location: Not for Publication Unrestricted

Prehistoric Historic Both

ARCHITECTURAL STYLE: Tudor Revival

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

SUMMARY/CONCLUSION:

The Campbell-Jeffrey House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of a Tudor Revival home. Additionally, the house has been categorized as “Contributive” because it “contributes to the overall character and history” of the Floral Park neighborhood and “is a good example of period architecture,” representing the Tudor Revival style in Santa Ana (Santa Ana Municipal Code, Section 30-2.2).

EXPLANATION OF CODES:

- California Register Criteria for Evaluation: (From California Office of Historic Preservation, Technical Assistance Series # 7, “How to Nominate Resources to the California Register of Historical Resources,” September 4, 2001.)
 - 3:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values
- It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
 - 5S3:** Appears to be individually eligible for local listing or designation through survey evaluation

Page 1 of 3 Resource name(s) or number (assigned by recorder) *Campbell-Jeffrey House*

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County *Orange County*

*b. USGS 7.5' Quad *TCA 1725*

Date: *March 3, 2015*

*c. Address *2010 Greenleaf Street*

City *Santa Ana*

Zip *92706*

*e. Other Locational Data: *Assessor's Parcel Number 002-091-02*

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

Located in Floral Park, the Campbell-Jeffrey House is a one-story, single-family, residential building constructed in the Tudor Revival style. Asymmetrical in design, the house exhibits a complex hipped and gabled roof with a fairly steep pitch, incorporating a side-gabled body with a projecting front gable, covered in composition shingle roofing. The exterior of the building is clad with stucco and enlivened by decorative half-timbering that suggests a gothic arch. The primary (east) elevation is L-shaped, defined by the primary, projecting, front-gabled wing and a side-gabled wing setback approximately fifteen feet. A front-facing gablet projects from the side gable. Multi-light casement windows framed by white wooden shutters are centered below each front gable. Wing walls extend from either side of the front-gabled wing (north and south) towards two low porch walls with wooden pedestrian gates, one leading towards the front entry (south) and the second enclosing an uncovered front patio area (north). The front patio is further defined by an exterior, tapered, brick chimney extending above the roofline, half clad in stucco and capped by a course of bricks. The main entrance is located on the side (south) elevation and is arched and recessed within a gabled projection. The entryway is characterized by an original wood front door with an arched design, accessed via an entrance stoop and front porch walkway paved with non-original flat stone. A rear wing, topped by a hipped roof, terminates west end of the south elevation. Fenestration on the side and rear elevations consists of multi-light casement windows and nine-over-one double-hung wood windows, each shaded with black fabric awnings with wrought iron spear supports. The property appears to be substantially intact, although a pair of double-hung sash windows further to rear on the south elevation indicate that the attic has been converted to living space. The driveway is located along the south elevation and leads to the detached, one-story, two-car garage, which is front-gabled and also clad in stucco.

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

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

P5a. Photo



P5b. Photo: (view and date)
*East elevation, view west
 February 2022*

*P6. Date Constructed/Age and Sources: historic
1928/ City of Santa Ana Building Permits

*P7. Owner and Address:
*Brent Ferdig
 2010 Greenleaf Street
 Santa Ana, CA 92706*

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

*P9. Date Recorded:
May 5, 2022

*P10. Survey Type:
Intensive Survey Update

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

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Mining Station Record Rock Art Record

Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or #: *Campbell-Jeffrey House*

B1. Historic Name: *Campbell-Jeffrey House*

B2. Common Name: *Same*

B3. Original Use: *Single-Family Residence*

B4. Present Use: *Single-Family Residence*

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

***B6. Construction History:** (Construction date, alterations, and date of alterations): *September 29, 1928. Constructed. \$6,500.*

May 21, 1990. Reroof residence. \$7,800.

April 28, 2000. Reroof detached garage. \$2,400.

February 4, 2008. Build thirteen foot high fireplace in rear yard. \$7,000.

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

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

B9a. Architect: *Unknown*

b. Builder: *Unknown*

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

Period of Significance: *1928* **Property Type:** *Single-Family Residence* **Applicable Criteria:** *C/3*

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

The Campbell-Jeffrey House is architecturally significant as a characteristic example of the Tudor Revival architectural style. It was built in 1928 for \$6,500 by an unknown builder for D.W. Campbell. D.W. Campbell was the former Assistant City Treasurer (succeeded by Herbert P. Klotzly, was the general manager of the Southern Pacific in Los Angeles, and headed the panel of the Rationing Board. D.W. Campbell resided on the property for two years before selling the property to Mrs. Mary Jeffrey. Mrs. Jeffrey was considered an Orange County pioneer, along with her late husband William Jeffrey who passed away in 1921. They were both prominent in the growth and progress of the community, since they arrived in Orange County in 1897. Both Mr. and Mrs. Jeffrey were born in Scotland. They came to California from Edinburgh and settled first in Antelope Valley in 1884. When they came to Orange County in 1897, they bought a ranch home in Irvine where they lived many years. They had six children, including a former Orange County supervisor, George Jeffrey. Mrs. Mary Jeffrey passed away in her home on December 6, 1938 at the age of 83. After Mrs. Jeffrey's passing, the property was vacant for a year, then sold to P.A. Hodapp in 1940, who resided on the property until 1945. The property was sold in 1945 to L.H. Sheay who resided in the property until the late 1960s. Little information is available regarding occupancy of the residence from 1960-2000s. Since early 2000, the Campbell-Jeffrey House has been occupied by various owners until the current homeowners purchased the home in 2020.

(See Continuation Sheet 3 of 3.)

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

***B12. References:**

*City of Santa Ana Building Permits
Santa Ana History Room Collection, Santa Ana Public Library
Sanborn Maps*

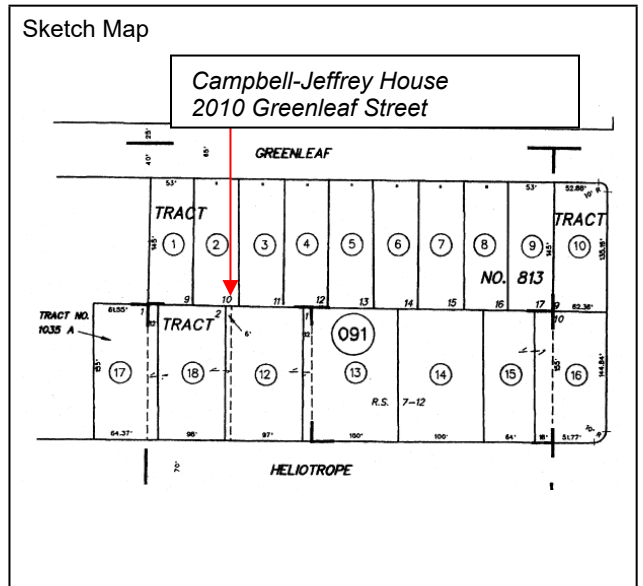
(See Continuation Sheet 3 of 3.)

B13. Remarks:

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

***Date of Evaluation:** *May 5, 2022*

(This space reserved for official comments.)



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

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

In the late 1920s and 1930s, another builder, Roy Roscoe Russell (1881-1965), continued developing the groves of Floral Park. An early Russell project was his 1928 subdivision of Victoria Drive between West Nineteenth Street and West Santa Clara Avenue. The homes were quite grand and displayed various revival styles, including Russell's own large, Colonial Revival mansion at 2009 Victoria Drive. In the early post World War II years, Floral Park continued its development as numerous, smaller, single-family houses were built. Continuing in the Floral Park tradition, homes in the neighborhood were mostly developed in the revival style. In the 1950s, low, horizontal Ranch Style houses completed the growth of Floral Park. Today (2022) Floral Park maintains its identity as the premier neighborhood of Santa Ana, historically home to many affluent and prominent citizens.

The Campbell-Jeffrey House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as a representative and intact example of a Tudor Revival home. Additionally, the house has been categorized as "Contributive" because it "contributes to the overall character and history" of the Floral Park neighborhood and "is a good example of period architecture," representing the Tudor Revival style in Santa Ana (Santa Ana Municipal Code, Section 30-2.2). Character-defining features of the house include its massing and composition; fairly steeply pitched roof incorporating a side-gabled body with a projecting front gable; stucco exterior enlivened by decorative half-timbering; multi-light casement windows; original entry; and tall chimney.

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

- Harris, Cyril M. American Architecture: An Illustrated Encyclopedia. New York, WW Norton, 1998.*
Marsh, Diann. Santa Ana, An Illustrated History. Encinitas, Heritage Publishing, 1994.
McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.
National Register Bulletin 16A. "How to Complete the National Register Registration Form." Washington DC: National Register Branch, National Park Service, US Dept. of the Interior, 1991.
Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento: March 1995.
Santa Ana and Orange County Directories, 1905-2017.
Ancestry.com
Newspapers.com (Santa Ana Register)
Historic Maps, Santa Ana History Room, 1912, 1923, 1932, and 1955.

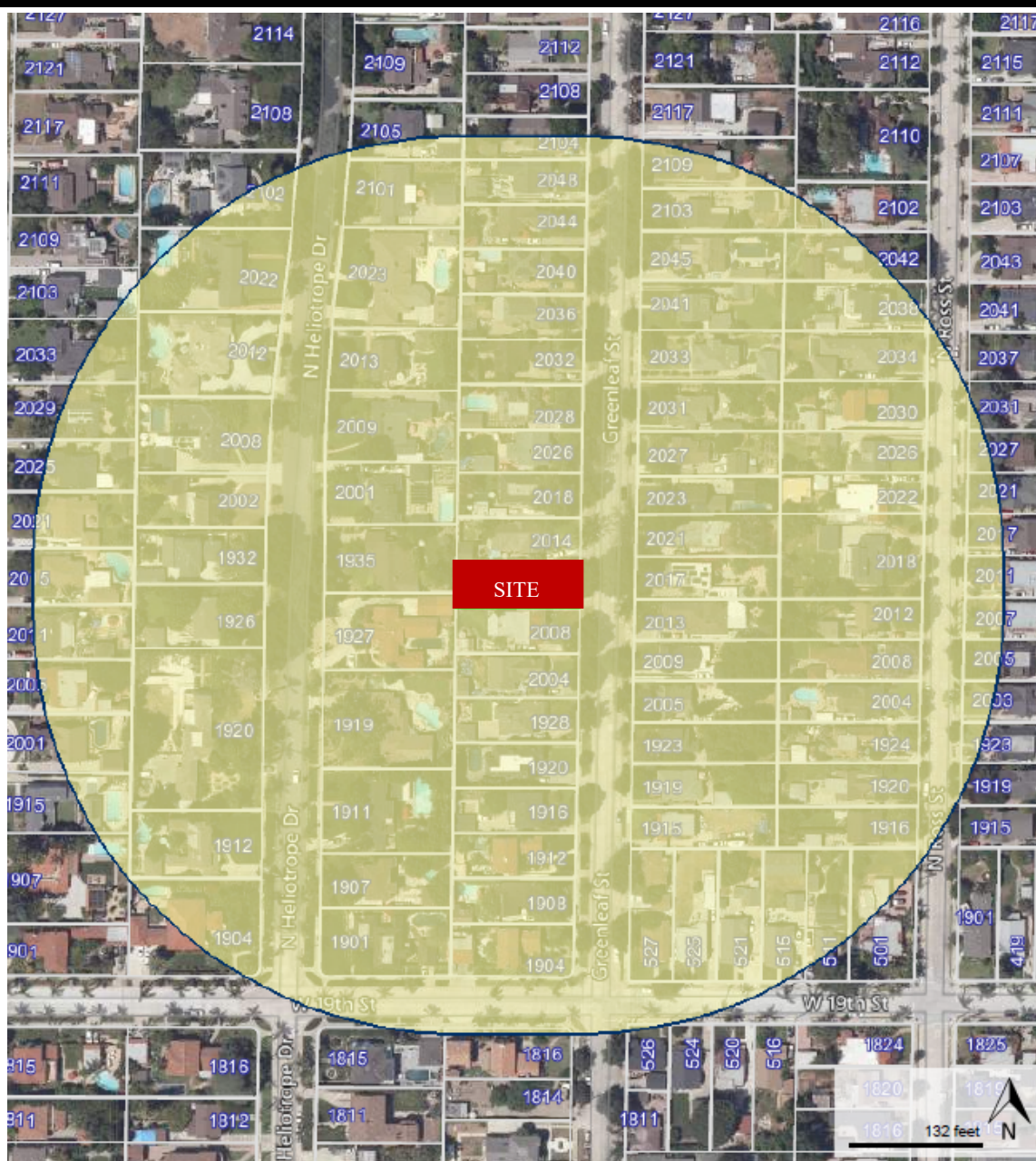
Exhibit C

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

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

size, scale, color, material and character of the property, neighborhood, or environment.

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



500' RADIUS

HRC 2022-2/ HRCA 2022-1/ HPPA 2022-6
2010 GREENLEAF STREET
CAMPBELL-JEFFREY HOUSE

PLANNING AND BUILDING AGENCY

ORANGE COUNTY REPORTER

~SINCE 1921~

Mailing Address : 600 W SANTA ANA BLVD, SANTA ANA, CA 92701
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CHRISTINA LEONARD
CITY OF SANTA ANA/PLANNING & BUILDING
20 CIVIC CENTER PLAZA 2ND FLR
SANTA ANA, CA 92702

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
2010 N. Greenleaf St.

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

04/22/2022

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

Publication	\$111.60
Total	\$111.60

Daily Journal Corporation

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ORANGE COUNTY REPORTER, SANTA ANA	(714) 543-2027
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THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747

OR# 3578529

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: 2010 North Greenleaf Street

Project Applicant: Brent Ferdig

Project Description: The property owner, Brent Ferdig, is applying for the property to be designated on the Santa Ana Register of Historical Properties, to categorize the property as Contributive, and for a Mills Act Contract with the City.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 - Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-27 will be filed for this project.

Meeting Details: This matter will be heard on **Thursday, May 5, 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 the meeting, you may send written comments by e-mail to PBACComments@santa-ana.org

(reference the topic in the subject line) or mail to 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 a Narcedalia Perez al (714) 667-2260.

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

4/22/22

OR-3578529#



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CITY OF SANTA ANA

Planning and Building Agency

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

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

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

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

Project Location: 2010 North Greenleaf Street

Project Applicant: Brent Ferdig

Project Description: The property owner, Brent Ferdig, is applying for the property to be designated on the Santa Ana Register of Historical Properties, to categorize the property as Contributive, and for a Mills Act Contract with the City.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-27 will be filed for this project.

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



NOTICE OF PUBLIC HEARING
BEFORE THE BOARD OF
HISTORIC RESOURCES COMMISSION

Public Hearing Notice for the Board of Historic Resources Commission regarding the proposed historic preservation plan for the property located at [Address]. The public hearing will be held on [Date] at [Time] at the [Location].



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Historic Resources Commission Staff Report
May 5, 2022

Topic: HRC No. 2021-27, HRC 2022-1, HPPA No. 2022-2 – E.H. Richards House

RECOMMENDED ACTION

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-27 and Historic Register Categorization No. 2022-1 (Exhibit 1).
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Geraldine Humphrey, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

EXECUTIVE SUMMARY

Geraldine Humphrey is requesting approval to designate an existing residence located at 2308 N. Santiago Street to the Santa Ana Register of Historical Properties, as well as approval to execute a Mills Act agreement with the City of Santa Ana.

DISCUSSION

Project Location and Site Description

The subject property is located on the west side of North Santiago Street in the Park Santiago neighborhood. The site contains a 2,131-square-foot, Minimal Traditional style residence and detached garage on an 8,600-square-foot residential lot (Exhibit 3).

Analysis of the Issues

Historical Listing

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

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

The structure identified meets the minimum selection criteria for inclusion on the Santa Ana Register of Historical Properties pursuant to criteria contained in Section 30-2 of the Santa Ana Municipal Code, as the structure is 74 years old and is a good example of period architecture. No known code violations exist on record for this property.

The E.H. Richards House is architecturally significant as a representative example of the Minimal Traditional style. It was built in 1948 for \$14,000 by local developer and builder Floyd Rogers. According to City directories, L.J. Ahrens was the first occupant of the property but only resided there for two years until 1949. The property was subsequently sold to R. R. Yeaman who resided on the property until 1953 and then sold to P.A. Putnam, who only resided on the property for a year. Edward H. Richards purchased the property in 1956. In 1919, E. H. Richards came to Santa Ana from Cortland, NY where he was the cashier and manager of the Cortland National bank for over 20 years. In 1923, E. H. Richards succeeded former City of Santa Ana Mayor, John G. Mitchell to become the President of the American National Bank. In 1924, Richards resigned and transferred to the Orange County Trust and Savings bank. E.H. Richards was personally interested in civic affairs of the City and was an active participant in consideration of matters pertaining to the welfare of the City.

The E.H. Richards House is a one-story single-family residence constructed in the Minimal Traditional style. The residence consists of a side-gabled body with a projecting hipped-roof wing along the primary (east) elevation and along the rear (west) elevation. The roof is clad in contemporary asphalt shingle roofing and the exterior walls are clad with a stucco exterior. The primary elevation features a prominent exterior chimney, extending past the roofline, flanked by two multi-light windows that meet windows facing north and south at the corners of the hipped roof wing. In an otherwise simply designed building, notable detailing includes lacy, wrought iron entry porch supports and the wooden ledge below the southeast corner windows. Fenestration along the north, south, and west elevations consists of wood hung windows and multi-light windows that meet at the corners, reminiscent of the Art Moderne style. A one-story, side-gabled, detached garage also clad in stucco is located in the rear of the property. The property is landscaped with low vegetation, neatly trimmed hedges, trees, and features a stone walkway leading to the front entry. Character-defining features exhibited by this property include its massing and composition; side-gabled body with a projecting hipped-roof wing; stucco exterior; multi-light windows that meet at the corners, reminiscent of the Art Moderne style; lacy, wrought iron entry porch supports; brick chimney; and wooden ledge below the southeast corner windows.

The E.H. Richards House is eligible for the Santa Ana Register under Criterion 1 as a representative example of the Minimal Traditional style in Santa Ana. Additionally, the house has been categorized as “Contributive” because it contributes to the overall character and history of Park Santiago and is a representative example of Minimal Traditional architecture.

Mills Act Agreement

Ordinance No. NS-2382 authorized the Historic Resources Commission to execute Historic Property Preservation Agreements (HPPA), commonly known as Mills Act agreements for eligible properties (Exhibit 2). To be eligible for the Mills Act, the property must be listed on the Santa Ana Register of Historical Properties. The Historic Resources Commission Application and Historic Register Categorization actions proposed for this site authorize the listing of the property on the local register. The agreement provides monetary incentives to the property owner in the form of a property tax reduction in exchange for the owner’s voluntary commitment to maintain the property in a good state of repair as necessary to maintain its character and appearance. Once recorded, the agreement generates a different valuation method in determining the property’s assessed value, resulting in tax savings for the owner. Aside from the tax savings, the benefits include:

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

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

Public Notification

The subject site is located within the Park Santiago Neighborhood Association. The president of this Neighborhood Association was notified by mail 10 days prior to this public hearing. In addition, the project site was posted with a notice advertising this public hearing, a notice was published in the Orange County Reporter and mailed notices were sent to all property owners within 500 feet of the project site. At the time of this printing, no correspondence, either written or electronic, has been received from any members of the public.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA

Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-26 will be filed for this project.

FISCAL IMPACT

The Historic Property Preservation Agreement will reduce the Property Tax revenue account 01102002-50011 to the City by an estimated \$972.08 annually, for a period of not less than ten years.

EXHIBIT(S)

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

Submitted By:
Pedro Gomez, AICP, 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 HISTORIC RESOURCES COMMISSION APPLICATION NO. 2021-27 TO PLACE THE PROPERTY LOCATED AT 2308 N. SANTIAGO STREET, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2022-1 PLACING SAID PROPERTY WITHIN THE CONTRIBUTIVE CATEGORY

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

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

- A. On May 5, 2022, the Historic Resources Commission held a duly noticed public hearing for the placement on the Santa Ana Register of Historical Properties (Historic Resources Commission Application No. 2021-27) and categorization (Historic Resources Commission Categorization No. 2022-1) of the E.H. Richards House located at 2308 N. Santiago Street, Santa Ana.
- B. The E.H. Richards House has distinctive architectural features of the Minimal Traditional style and was built in 1948.
- C. The E.H. Richards House is eligible for the Santa Ana Register under Criterion 1 as a representative example of the Minimal Traditional style in Santa Ana. Additionally, the house has been categorized as “Contributive” because it contributes to the overall character and history of Park Santiago and is a representative example of Minimal Traditional architecture. Character-defining features exhibited by this property include its massing and composition; side-gabled body with a projecting hipped-roof wing; stucco exterior; multi-light windows that meet at the corners, reminiscent of the Art Moderne style; lacy, wrought iron entry porch supports; brick chimney; and wooden ledge below the southeast corner windows.
- D. The legal owner of the property is Geraldine Humphrey.
- E. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.
- F. The subject property meets the standards for placement on the City of Santa Ana Register of Historic Properties pursuant to Section 30-2 of the Santa Ana Municipal Code.

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

Section 2. In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review under CEQA Guidelines Section 15331, Class 31, as these actions are designed to preserve historical resources. Categorical Exemption No. ER-2022-26 will be filed for this project.

Section 3. The Historic Resources Commission of the City of Santa Ana, after conducting the public hearing, hereby approves:

- A. Historic Resources Commission Application No. 2021-27 to place the E.H. Richards House located at 2308 N. Santiago Street, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2022-1 placing the E.H. Richards House located at 2308 N. Santiago Street, Santa Ana, 92706 within the Contributive category, as conditioned in Exhibit B, attached hereto and incorporated herein.

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

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

Section 5. The Historic Resources Commission Secretary is hereby directed to file a certified copy of this Resolution with the County Recorder’s Office after the adoption of this Resolution pursuant to Public Resources Code Section 5029.

ADOPTED this 5th day of May, 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, Historic Resources 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 May 5, 2022.

Date: _____

Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
003-081-22	2308 N. Santiago Street	<p>THAT PORTION OF THE LAND IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, ALLOTTED TO ANDREW GLASSELL AND A.B. CHAPMAN IN DECREE OF PARTITION OF THE RANCHO DE SANTA ANA, RECORDED IN BOOK "B" OF JUDGEMENTS OF THE 17TH JUDICIAL DISTRICT COURT OF CALIFORNIA, DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT A POINT OF THE CENTER LINE OF SANTIAGO AVENUE NORTH 0°11' EAST 91.00 FEET FROM THE INTERSECTION OF THE CENTER LINES OF SANTIAGO AVENUE AND SANTA CLARA AVENUE; THENCE NORTH 0°11'00" EAST 60.00 FEET ALONG THE CENTER LINE OF SANTIAGO AVENUE; THENCE WEST 173.29 FEET PARALLEL WITH THE CENTER LINE OF SANTA CLARA AVENUE TO THE EAST LINE OF THE LAND CONVEYED TO JOHN H. BUSBY AND WIFE BY DEED RECORDED NOVEMBER 13, 1964 IN BOOK 1459, PAGE 455, OFFICIAL RECORDS; THENCE SOUTH 0°11'00" WEST 60.00 FEET ALONG SAID EAST LINE TO A LINE PARALLEL WITH THE</p>	Geraldine Humphrey

		CENTER LINE OF SANTA CLARA AVENUE THAT PASSES THROUGH THE POINT OF BEGINNING; THENCE EASTERLY 173.29 FEET PARALLEL WITH THE CENTER LINE OF SANTA CLARA AVENUE TO THE POINT OF BEGINNING.	
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EXHIBIT B

Conditions of Approval for Historic Resources Commission Application No. 2021-27 and Historic Resources Commission Categorization No. 2022-1

The Applicant must comply with each 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 condition(s) listed below:

The applicant shall install a bronze plaque honoring and recognizing the structure at 2308 N. Santiago Street, historically known as the E.H. Richards House. 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.

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

FREE RECORDING PURSUANT TO GOVERNMENT CODE § 27383

HISTORIC PROPERTY PRESERVATION AGREEMENT

This Historic Property Preservation Agreement (“Agreement”) is made and entered into by and between the City of Santa Ana, a charter city and municipal corporation duly organized and existing under the Constitution and laws of the of the State of California (hereinafter referred to as “City”), and **Geraldine Humphrey, a unmarried woman**, (hereinafter collectively referred to as “Owner”), owner of real property located at **2308 N. Santiago Street, Santa Ana, California**, in the County of Orange and listed on the Santa Ana Register of Historical Properties.

RECITALS

- A. The City Council of the City of Santa Ana is authorized by California Government Code Section 50280 et seq. (known as the “Mills Act”) to enter into contracts with owners of qualified historical properties to provide for appropriate use, maintenance, rehabilitation and restoration such that these historic properties retain their historic character and integrity.
- B. The Owner possesses fee title in and to that certain qualified real property together with associated structures and improvements thereon, located at **2308 N. Santiago Street, Santa Ana, CA, 92706** and more particularly described in Exhibit “A,” attached hereto and incorporated herein by reference, and hereinafter referred to as the “Historic Property”.
- C. The Historic Property is officially designated on the Santa Ana Register of Historical Properties pursuant to the requirements of Chapter 30 of the Santa Ana Municipal Code.
- D. City and Owner, for their mutual benefit, now desire to enter into this Agreement which defines and limits the use and alteration of this Historic Property in order to enhance and maintain its value as a cultural and historical resource for Owner and for the community; to prevent inappropriate alterations to the Historic Property and to ensure that repairs, additions, new building, and other changes are appropriate; and to ensure that rehabilitation and maintenance are carried out in an exemplary manner.

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

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

1. Effective Date and Terms of Agreement.

This Agreement shall be effective and commence on **June 22, 2022**, and shall remain in effect for a term of ten (10) years thereafter. Each year, upon the anniversary of the effective date of this Agreement, such initial term will automatically be extended as provided in California Government Code Sections 50280 through 50290 and in Section 2, below.

2. Renewal.

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

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

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

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

3. Standards and Conditions for Historic Property.

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

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

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

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

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

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

4. Furnishing of Information.

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

5. Cancellation.

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

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

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

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

6. Enforcement of Agreement.

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

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

7. Binding effect of Agreement.

a. Owner hereby subjects the Historic Property, located at **2308 N. Santiago Street**, Assessor Parcel Number, **003-081-22**, and more particularly described in Exhibit A, in the City of Santa Ana, to the covenants, conditions, and restrictions as set forth in this Agreement.

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

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

8. No Compensation.

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

9. Notice.

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

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

Owners: Geraldine Humphrey
2308 N. Santiago Street
Santa Ana, CA 92706

10. General Provisions.

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

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

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

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

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

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

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

11. Recordation.

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

12. Amendments.

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

13. Effective Date

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

{ Signature page follows }

ATTEST:

CITY OF SANTA ANA

DAISY GOMEZ
Clerk of the Council

KRISTINE RIDGE
City Manager

OWNER

Date: _____

By: _____
GERALDINE HUMPHREY

APPROVED AS TO FORM:

RECOMMENDED FOR APPROVAL:

SONIA CARVALHO
City Attorney

By: John M. Funk
JOHN M. FUNK
Assistant City Attorney

MINH THAI
Executive Director
Planning and Building Agency

**EXHIBIT A
LEGAL DESCRIPTION**

THAT PORTION OF THE LAND IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, ALLOTTED TO ANDREW GLASSELL AND A.B. CHAPMAN IN DECREE OF PARTITION OF THE RANCHO DE SANTA ANA, RECORDED IN BOOK "B" OF JUDGEMENTS OF THE 17TH JUDICIAL DISTRICT COURT OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE CENTER LINE OF SANTIAGO AVENUE NORTH 0°11' EAST 91.00 FEET FROM THE INTERSECTION OF THE CENTER LINES OF SANTIAGO AVENUE AND SANTA CLARA AVENUE; THENCE NORTH 0°11'00" EAST 60.00 FEET ALONG THE CENTER LINE OF SANTIAGO AVENUE; THENCE WEST 173.29 FEET PARALLEL WITH THE CENTER LINE OF SANTA CLARA AVENUE TO THE EAST LINE OF THE LAND CONVEYED TO JOHN H. BUSBY AND WIFE BY DEED RECORDED NOVEMBER 13, 1964 IN BOOK 1459, PAGE 455, OFFICIAL RECORDS; THENCE SOUTH 0°11'00" WEST 60.00 FEET ALONG SAID EAST LINE TO A LINE PARALLEL WITH THE CENTER LINE OF SANTA CLARA AVENUE THAT PASSES THROUGH THE POINT OF BEGINNING; THENCE EASTERLY 173.29 FEET PARALLEL WITH THE CENTER LINE OF SANTA CLARA AVENUE TO THE POINT OF BEGINNING.

Assessor's Parcel Number: 003-081-22

EXECUTIVE SUMMARY

E.H. Richards House
2308 N. Santiago Street
Santa Ana, CA 92706

NAME	E.H. Richards House			REF. NO.
ADDRESS	2308 N. Santiago Street			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1948	LOCAL REGISTER CATEGORY: Contributive		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Park Santiago	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION	C/3	CALIFORNIA REGISTER STATUS CODE	5S3	

Location: Not for Publication Unrestricted

Prehistoric Historic Both

ARCHITECTURAL STYLE: Minimal Traditional

During the Great Depression through the immediate postwar years, the Minimal Traditional home rose in popularity as the preferred style for middle-class housing in the United States. This basic house type fulfilled both aesthetic and social needs: in terms of aesthetics, the form represented a stripped-down version of the historic-eclectic styles popular in the 1920s, in particular the Tudor and English Revival styles. In social terms, the Minimal Traditional home satisfied requirements in square footage and plan by the Federal Housing Administration (FHA), which launched a campaign in this period to expand home ownership. The Minimal Traditional home served as the prototype used by the FHA in its efforts to codify and manufacture “a standard, low-cost, minimum house that the majority of American wage earners could afford” (Greg Hise, Magnetic Los Angeles, p. 57). Minimal Traditional homes are typically rectangular in plan and one-story in height, often with a front-gabled wing and prominent attached chimney. In contrast with the English and Tudor Revival styles the one-story version mimics, the Minimal Traditional home is capped with a low or intermediate pitch roof with a hipped or side gable. Sheathing materials include stucco, brick, or wood, often accompanied by stone veneer accents. Fenestration generally consists of multi-light casement, double-hung, and picture windows with wood frames. The eaves and rakes of the Minimal Traditional home are typically shallow (in a departure from the later Ranch House style, which they often resemble). Although they have little applied ornament, many Minimal Traditional homes often display decorative wood shutters and porch-roof supports

SUMMARY/CONCLUSION:

The E.H. Richards House is eligible for the Santa Ana Register under Criterion 1 as a representative example of the Minimal Traditional style in Santa Ana. Additionally, the house has been categorized as “Contributive” because it contributes to the overall character and history of Park Santiago and is a representative example of Minimal Traditional architecture (Santa Ana Municipal Code, Section 30-2.2).

EXPLANATION OF CODES:

- California Register Criteria for Evaluation: (From California Office of Historic Preservation, Technical Assistance Series # 7, “How to Nominate Resources to the California Register of Historical Resources,” September 4, 2001.)
 - 3:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
 - It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
- 5S3:** Appears to be individually eligible for local listing or designation through survey evaluation.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: TCA 1725

Date: March 3, 2015

*c. Address 2308 N. Santiago Street

City: Santa Ana

Zip: 92706

*e. Other Locational Data: Assessor's Parcel Number 003-081-22

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

Located in Park Santiago, the E.H. Richards House is a one-story single-family residence constructed in the Minimal Traditional style. The residence consists of a side-gabled body with a projecting hipped-roof wing along the primary (east) elevation and along the rear (west) elevation. The roof is clad in contemporary asphalt shingle roofing and the exterior walls are clad with a stucco exterior. The primary elevation features a prominent exterior chimney, extending past the roofline, flanked by two multi-light windows that meet windows facing north and south at the corners of the hipped roof wing. In an otherwise simply designed building, notable detailing includes lacy, wrought iron entry porch supports and the wooden ledge below the southeast corner windows. Fenestration along the north, south, and west elevations consists of wood hung windows and multi-light windows that meet at the corners, reminiscent of the Art Moderne style. A one-story, side-gabled, detached garage also clad in stucco is located in the rear of the property. The property is landscaped with low vegetation, neatly trimmed hedges, trees, and features a stone walkway leading to the front entry. Alterations appear to include removal of paint from the brick chimney attached to the primary (east) elevation and either the addition of rustic window shutters or the removal of paint from extant window shutters.

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

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

P5a. Photo



P5b. Photo: (view and date)
*East elevation, view west
December 2021*

*P6. Date Constructed/Age and Sources: historic
1948/ City of Santa Ana Building Permits

*P7. Owner and Address:
*Geraldine Humphrey
2308 N. Santiago Street
Santa Ana, CA 92706*

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

*P9. Date Recorded:
May 5, 2022

*P10. Survey Type:
Intensive Survey Update

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

*Attachments: None Location

Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or #: E.H. Richards House

B1. Historic Name: E.H. Richards House

B2. Common Name: Same

B3. Original Use: Single-family Residence

B4. Present Use: Single-family Residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and date of alterations): February 5, 1948. Constructed. \$14,000.

June 1, 1964. 352-square-foot addition to residence (bedroom and bathroom) and bring patio cover to code. \$3,520
March 2, 2000. Reroof including tear off of asphalt singles and wood shake and apply comp shingles. \$6,300.
May 9, 2017. Reroof residence only, including tear off and application of comp shingles. \$8,500.

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

*B8. Related Features: Detached Garage.

B9a. Architect: Unknown

b. Builder: Floyd Rogers

*B10. Significance: Theme Residential Architecture Area Santa Ana
Period of Significance: 1948 Property Type: Single-family Residence Applicable Criteria: C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The E.H. Richards House is architecturally significant as a representative example of the Minimal Traditional style in Santa Ana. It was built in 1948 for \$14,000 by local developer and builder Floyd Rogers. According to City directories, L.J. Ahrens was the first occupant of the property but only resided there for two years until 1949. The property was subsequently sold to R. R. Yeaman who resided on the property until 1953 and then sold to P.A. Putnam, who only resided on the property for a year. Edward H. Richards purchased the property in 1956 and only resided there for a few years before selling the property to P. McClanahan. In 1919, E. H. Richards came to Santa Ana from Cortland, NY where he was the cashier and manager of the Cortland National Bank for over 20 years. In 1923, E. H. Richards succeeded former City of Santa Ana Mayor, John G. Mitchell to become the President of the American National Bank. In 1924, E.H. Richards resigned and transferred to the Orange County Trust and Savings Bank. E.H. Richards was personally interested in civic affairs of the City and was an active participant in consideration of matters pertaining to the welfare of the City. Since 1964, the E.H. Richards House has been occupied by various owners until the current homeowners purchased the home in 2005.

(See Continuation Sheet 3 of 3.)

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

*B12. References:

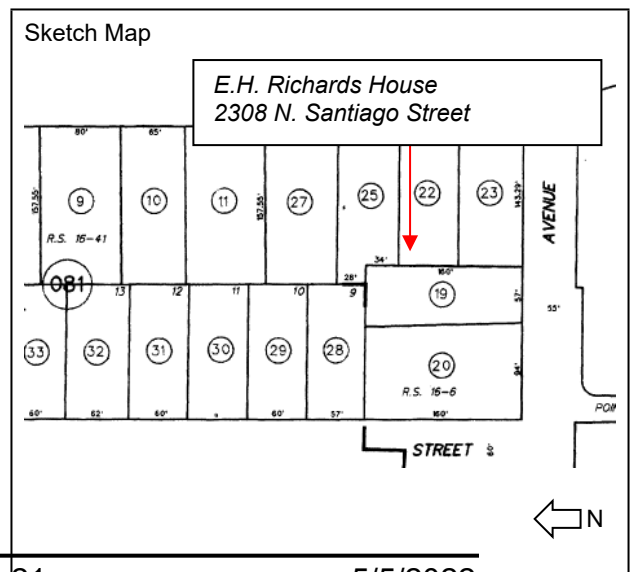
City of Santa Ana Building Permits
Santa Ana History Room Collection, Santa Ana Public Library
Sanborn Maps
(See Continuation Sheet 3 of 3.)

B13. Remarks:

*B14. Evaluator: Leslie Heumann/Chattel Inc.

*Date of Evaluation: May 5, 2022

(This space reserved for official comments.)



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

The E.H. Richards House is located in the Santiago Park neighborhood. The neighborhood is bounded by Santiago Creek and Park on the north, East Seventeenth Street on the south, North Lincoln Avenue on the east, North Main Street on the west, and the I-5 freeway on the southwest. In large part these boundaries reflect the transportation lines that were constructed towards the end of the nineteenth century and at the beginning of the twentieth century, when the Pacific Electric interurban railroad ran up Main Street; the Atchison, Topeka, and Santa Fe tracks followed Lincoln; and the Southern Pacific Railroad right-of-way mirrored the freeway route.

This area remained primarily agricultural well into the 1920s. As of 1905, the city directories listed around twenty households on East Santa Clara, Twentieth Street, "C Street" (now North Santiago Street), North Bush Street and North Main Avenue, the only streets in the area at the time. The vast majority of the residents were ranchers. By 1911, the number of households had increased to about thirty, and Edgewood Road and Valencia Street had been partially laid out, but most residents continued to list "rancher" or "fruit grower" as their occupation in the city directories. This pattern of land use was evident on the 1912 plat map of the City, which illustrated two small, Craftsman era subdivisions along Bush north of Santa Clara and on Valencia and Poinsettia south of Twentieth Street, with the remaining area divided into larger, agricultural parcels held by approximately forty landowners.

While the area east of Santiago Street was not subdivided until after the mid-1920s, most of the present day streets west of Santiago had been laid out when the City was mapped in 1923. Ranching continued to be the most prevalent occupation in the neighborhood, but increasing numbers of professionals, small business owners, merchants, and people in service professions such as painters, electricians, and carpenters made their homes in the western half of the neighborhood during the 1920s and 1930s. The area also attracted several city and county officials, including the City Attorney (Z. B. West, Jr., 321 East Santa Clara Avenue), County Supervisor, First District (C. H. Chapman, 2315 North Santiago Street), County Surveyor (E. H. Irwin, 2407 North Santiago Street), and County Auditor (William C. Jerome, 2422 Poinsettia Street). By April 1942, when the Sanborn Company first mapped the western half of the area, most of the lots had been improved with single-family homes, many in the revival styles popular during the 1920s and 1930s. Subsequent development of the eastern half of the neighborhood and infill construction in the western half displayed the simplified ranch style that emerged following World War II.

The E.H. Richards House is eligible for the Santa Ana Register under Criterion 1 as a representative example of the Minimal Traditional style in Santa Ana. Additionally, the house has been categorized as "Contributive" because it contributes to the overall character and history of Park Santiago and is a representative example of Minimal Traditional architecture (Santa Ana Municipal Code, Section 30-2.2). Character-defining features exhibited by this property include its massing and composition; side-gabled body with a projecting hipped-roof wing; stucco exterior; multi-light windows that meet at the corners, reminiscent of the Art Moderne style; lacy, wrought iron entry porch supports; brick chimney; and wooden ledge below the southeast corner windows.

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

Ancestry.com. California, Death Index, 1940-1997 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2000.
Ancestry.com. 1930 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002.
Harris, Cyril M. American Architecture: An Illustrated Encyclopedia. New York, WW Norton, 1998.
Marsh, Diann. Santa Ana, An Illustrated History. Encinitas, Heritage Publishing, 1994.
McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.
National Register Bulletin 16A. "How to Complete the National Register Registration Form." Washington DC: National Register
Newspapers.com (Santa Ana Register)
Branch, National Park Service, US Dept. of the Interior, 1991.
Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento: March 1995.
Whiffen, Marcus. American Architecture Since 1780. Cambridge: MIT Press, 1969.
Santa Ana and Orange County Directories, 1920-1979.
Year: 1930; Census Place: Santa Ana, Orange, California; Page: 6B; Enumeration District: 0080; FHL microfilm: 2339917

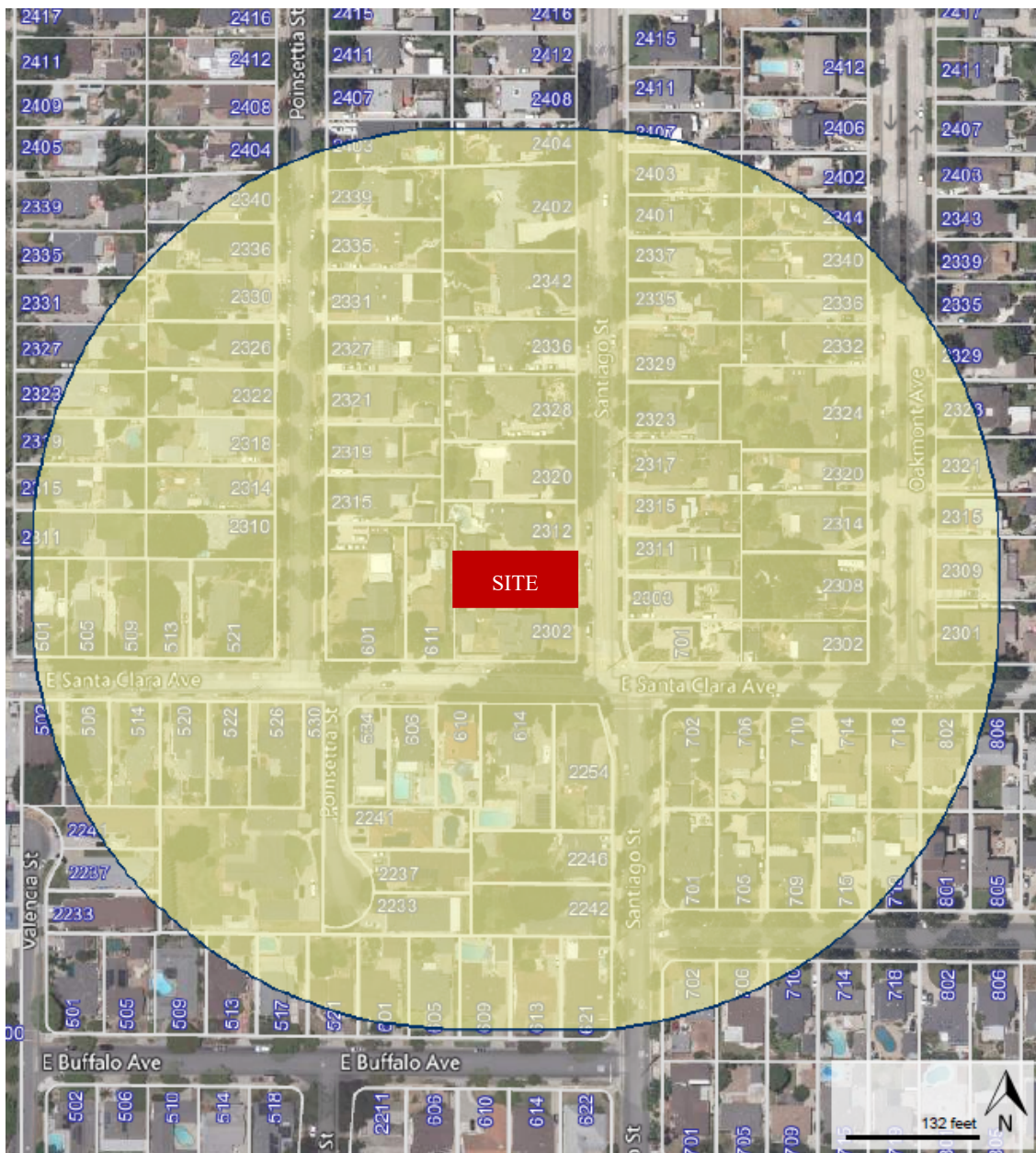
Exhibit C

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

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

size, scale, color, material and character of the property, neighborhood, or environment.

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



500' RADIUS

HRC 2022-1/ HRCA 2021-27/ HPPA 2022-2
2308 N. SANTIAGO STREET
E.H. RICHARDS HOUSE

PLANNING AND BUILDING AGENCY

ORANGE COUNTY REPORTER

~SINCE 1921~

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

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

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
2308 N. Santiago St.

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

04/22/2022

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

Publication	\$111.60
Total	\$111.60

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BUSINESS JOURNAL, RIVERSIDE	(951) 784-0111
DAILY COMMERCE, LOS ANGELES	(213) 229-5300
LOS ANGELES DAILY JOURNAL, LOS ANGELES	(213) 229-5300
SAN FRANCISCO DAILY JOURNAL, SAN FRANCISCO	(800) 640-4829
SAN JOSE POST-RECORD, SAN JOSE	(408) 287-4866
THE DAILY RECORDER, SACRAMENTO	(916) 444-2355
THE DAILY TRANSCRIPT, SAN DIEGO	(619) 232-3486
THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747

OR# 3578534

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: 2308 North Santiago Street

Project Applicant: Geraldine Humphrey

Project Description: The property owner, Geraldine Humphrey, is applying for the property to be designated on the Santa Ana Register of Historical Properties, to categorize the property as Contributive, and for a Mills Act Contract with the City.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 - Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-26 will be filed for this project.

Meeting Details: This matter will be heard on **Thursday, May 5, 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 the meeting, you may send written comments by e-mail to PBACComments@santa-ana.org

(reference the topic in the subject line) or mail to 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 a Narcedalia Perez al (714) 667-2260.

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

4/22/22

OR-3578534#



* A 0 0 0 0 0 5 9 9 8 9 5 2 *



CITY OF SANTA ANA

Planning and Building Agency

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

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

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

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

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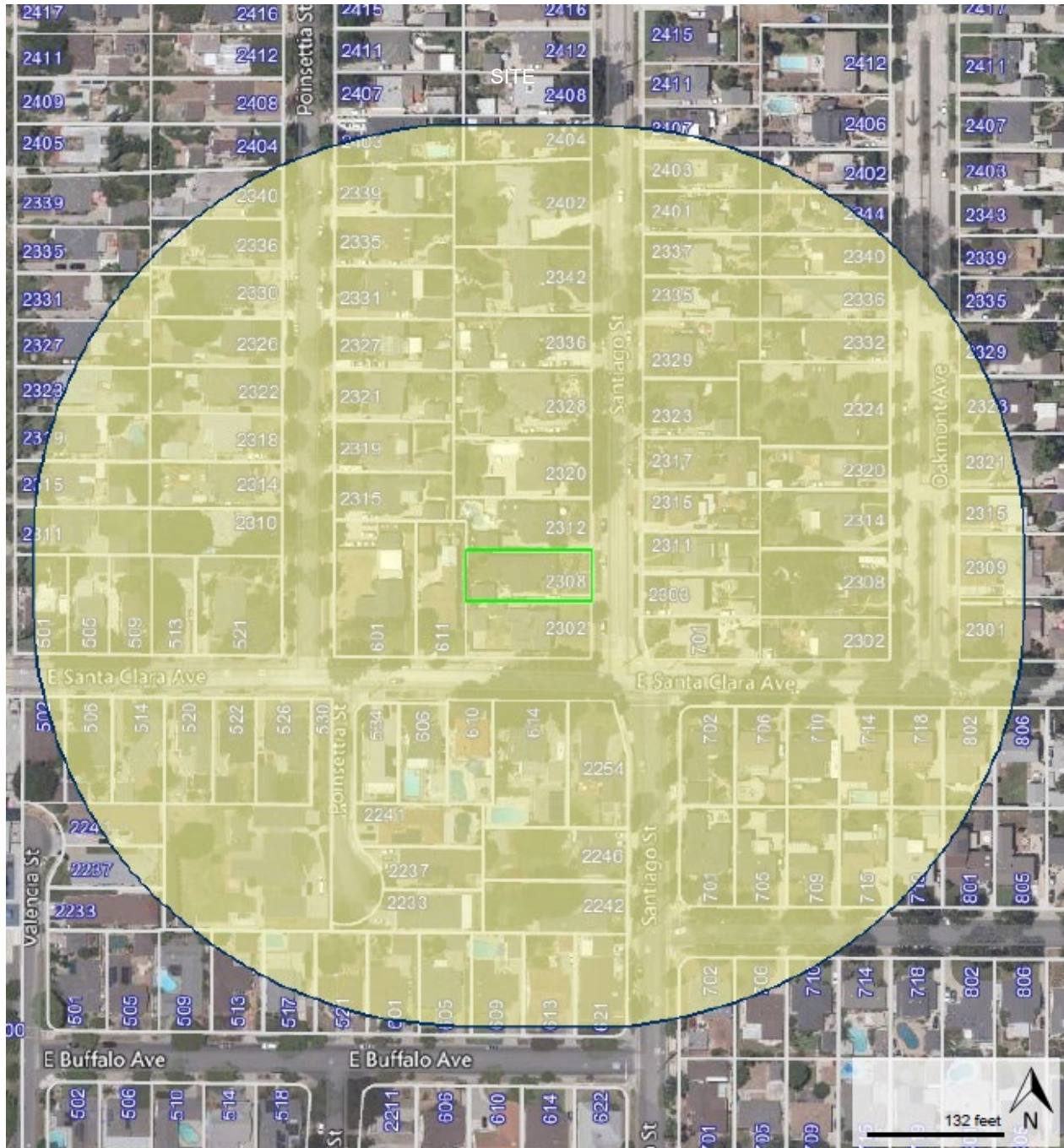
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Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission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

**Si tiene preguntas en español, favor de llamar a Narcedalia Perez (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

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.

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Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-26 will be filed for this project.

Meeting Details: This matter will be heard on **Thursday, May 5, 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 the meeting, you may send written comments by e-mail to PBACComments@santa-ana.org (reference the topic in the subject line) or mail to 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.
Nếu cần liên lạc bằng tiếng Việt, xin gọi thoại cho Tony Lai số (714) 565-2627.



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

The City of Santa Ana encourages the public to participate in this 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 then determine the best course of action for the property as it relates to the City Council within 10 days of the meeting by any interested party or group.

Project Location: 2006 North Santiago Street

Project Applicant: Cavendish Humphrey

Project Description: The property owner, Cavendish Humphrey, is seeking for the property to be designated on the City of Santa Ana's Register of Historical Properties, to categorize the property as Contributing, and for a Mills Act Contract with the City.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15301 of the CEQA Guidelines. Historic resources. Based on the compliance with a Notice of Exemption, Environmental Review No. 2022-08 will be filed for this project.

Meeting Details: This matter will be heard on **Thursday, May 6, 2022, at 4:30 p.m.** in the City Council Chamber, 20 Civic Center Plaza, Santa Ana, CA 92701. Members of the public may attend the meeting in person or via Zoom. For the most up-to-date information on how to participate in this meeting, please visit <https://www.santana.gov/development/development>.

Written Comments: If you are unable to participate in the meeting, you may send written comments by email to development@santana.gov or by mail to the project file located at the City of Santa Ana, 20 Civic Center Plaza, Santa Ana, CA 92701. Written comments must be received by the City of Santa Ana on or before the day of the meeting. Comments received after the deadline may not be distributed to the Commission for its review.

What To Not Bring: Additional items regarding the proposed action(s), including the full set of plans, may be brought to the City Council meeting, but must be brought to the public hearing at least 72 hours prior to the meeting.

Who To Contact For Questions: Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at pedro.gomez@santana.gov or 714.647.2700.

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or the applicant raised at the public hearing. The notice, or an amended notice, may be filed with the Historic Resources Commission or City Council of the City of Santa Ana on or prior to the public hearing.

If you have any questions, contact the Planner at Santa Ana's Planning Department at 714.647.2700. He'll also be at the meeting with you, and you'll meet the Tony Lot at 714.647.2700.



**City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Historic Resources Commission Staff Report
May 5, 2022**

Topic: HRCA-2022-4, HRC-2022-4, HPPA-2022-8– The Bessie Coulter House

RECOMMENDED ACTION

1. Adopt a resolution approving Historic Resources Commission Application No. 2022-4 and Historic Register Categorization No. 2022-4 (Exhibit 1).
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Ronald R. and Robin L. Romain, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

EXECUTIVE SUMMARY

Ronald R. and Robin L. Romain are requesting approval to designate an existing residence located at 2116 N. Ross Street to the Santa Ana Register of Historical Properties, as well as approval to execute a Mills Act agreement with the City of Santa Ana.

DISCUSSION

Project Location and Site Description

The subject property is located on the west side of North Ross Street in the Floral Park neighborhood. The site contains a 1,746-square-foot, Tudor Revival style residence and detached garage on an 8,700-square-foot residential lot (Exhibit 3).

Analysis of the Issues

Historical Listing

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

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

The structure identified meets the minimum selection criteria for inclusion on the Santa Ana Register of Historical Properties pursuant to criteria contained in Section 30-2 of the Santa Ana Municipal Code, as the structure is 93 years old and is a good example of period architecture. No known code violations exist on record for this property.

The Bessie Coulter House is architecturally significant as a characteristic example of the Tudor Revival style. This house was originally constructed in 1929, according to County of Orange records. The original building permit was not located. The earliest record shows that local realtor F. Carl Mock lived in the home with his family from 1930-1933 before the home sold to F.E. and Bessie Coulter. It is interesting to note that Carl Mock (1888-1970) came to Santa Ana in 1915 and received real estate license number three and was a major player in real estate and development in Santa Ana and greater Orange County prior to his death in 1970. The home was used as a rental by the Coulters during the late 1930s and early 1940s when Myron LeSourd rented the home before building his own house at 2447 N. Heliotrope Drive. This is evidenced by newspaper clippings of the era. The home was the scene of many parties, social and club meetings pertaining to Ebell and Junior Ebell. Bessie Coulter (1890-1974) was during the era, the longest continuous owner of the property.

The Bessie Coulter House is a one-story single-family residential building constructed in the Tudor Revival architectural style. Asymmetrical in design, the house exhibits a steeply pitched front gable roof, characterized by uneven rakes, that projects from the side-gabled and hipped roof at the primary (east) façade. The front-gabled wing is centered between a window bay to the south and an attached porte cochere to the north and contains the main entrance within an arched porch and an adjacent arched, fixed window. Both entry and window are deeply recessed into the building. The main entrance consists of an arched door with a single, narrow light. Segmental arch openings characterize the porte cochere. Building fenestration includes double, wood-framed, casement windows with divided lights on the primary and north elevations. Fenestration on the side and rear (west) elevations includes wood-framed French doors with divided lights, double-hung windows, and has three contemporary, wood-framed French doors lacking muntins on the rear elevation. A stucco-clad covered patio with double segmental arch openings is located to the rear of the building. The property is simply landscaped with two mature trees, a lawn, low vegetation and simple walkway at the front setback. A driveway parallels the north elevation and leads to the detached, one-story, two-car garage, which is also clad in stucco. Character-defining features of the house include its massing and composition, consisting of a side-gabled

body with a projecting front gable mid facade; arched entry occupied by the original front door and living room window contained within the front gable projection; uneven rakes on the fairly steeply pitched front gable; stucco exterior; and multi-light casement windows. More unusual is the hipped roof extension to the north housing a porte cochere beneath a segmental arch opening.

The Bessie Coulter House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an example of the Tudor Revival style in Santa Ana. The property appears to be substantially intact, although the chimney was apparently truncated to roof level at some point. The house displays characteristics of the Tudor Revival through its steeply-pitched front-gabled roof, shallow eaves, asymmetrical massing, arched entry porch with arched front door; and multi-paned windows. The Bessie Coulter House has been categorized as “Contributive” for it “contributes to the overall character and history” of the Floral Park neighborhood and is a representative example of Tudor Revival architecture.

Mills Act Agreement

Ordinance No. NS-2382 authorized the Historic Resources Commission to execute Historic Property Preservation Agreements (HPPA), commonly known as Mills Act agreements for eligible properties (Exhibit 2). To be eligible for the Mills Act, the property must be listed on the Santa Ana Register of Historical Properties. The Historic Resources Commission Application and Historic Register Categorization actions proposed for this site authorize the listing of the property on the local register. The agreement provides monetary incentives to the property owner in the form of a property tax reduction in exchange for the owner’s voluntary commitment to maintain the property in a good state of repair as necessary to maintain its character and appearance. Once recorded, the agreement generates a different valuation method in determining the property’s assessed value, resulting in tax savings for the owner. Aside from the tax savings, the benefits include:

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

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

Public Notification

The subject site is located within the Floral Park neighborhood. The president of this Neighborhood Association was notified by mail 10 days prior to this public hearing. In

addition, the project site was posted with a notice advertising this public hearing, a notice was published in the Orange County Reporter and mailed notices were sent to all property owners within 500 feet of the project site. At the time of this printing, no correspondence, either written or electronic, has been received from any members of the public.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-30 will be filed for this project.

FISCAL IMPACT

The Historic Property Preservation Agreement will reduce the Property Tax revenue account 01102002-50011 to the City by an estimated \$475.73 annually, for a period of not less than ten years.

EXHIBIT(S)

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

Submitted By:
Andrea Dumovich Heywood, Associate 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 HISTORIC RESOURCES COMMISSION APPLICATION NO. 2022-4 TO PLACE THE PROPERTY LOCATED AT 2116 N. ROSS STREET, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2022-4 PLACING SAID PROPERTY WITHIN THE CONTRIBUTIVE CATEGORY

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

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

- A. On May 5, 2022, the Historic Resources Commission held a duly noticed public hearing for the placement on the Santa Ana Register of Historical Properties (Historic Resources Commission Application No. 2022-4) and categorization (Historic Resources Commission Categorization No. 2022-4) of the Bessie Coulter House located at 2116 N. Ross Street, Santa Ana.
- B. The Bessie Coulter House has distinctive architectural features of the Tudor Revival style and was built in 1929.
- C. The Bessie Coulter House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an example of the Tudor Revival style in Santa Ana. The property appears to be substantially intact, although the chimney was apparently truncated to roof level at some point. The house displays characteristics of the Tudor Revival through its steeply-pitched front-gabled roof, shallow eaves, asymmetrical massing, arched entry porch with arched front door; and multi-paned windows. The Bessie Coulter House has been categorized as “Contributive,” “contributes to the overall character and history” of the Floral Park neighborhood, and is a representative example of Tudor Revival architecture. Character-defining features of the house include its massing and composition, consisting of a side-gabled body with a projecting front gable mid facade; arched entry occupied by the original front door and living room window contained within the front gable projection; uneven rakes on the fairly steeply pitched front gable; stucco exterior; and multi-light casement windows.
- D. The legal owners of the property are Ronald R. Romain and Robin L. Romain.

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

Section 2. In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review under CEQA Guidelines Section 15331, Class 31, as these actions are designed to preserve historical resources. Categorical Exemption No. 2022-30 will be filed for this project.

Section 3. The Historic Resources Commission of the City of Santa Ana, after conducting the public hearing, hereby approves:

- A. Historic Resources Commission Application No. 2022-4 to place the Bessie Coulter House located at 2116 N. Ross Street, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2022-4 placing the Bessie Coulter House located at 2116 N. Ross Street, Santa Ana, 92706 within the Contributive category, as conditioned in Exhibit B, attached hereto and incorporated herein.

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

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

Section 5. The Historic Resources Commission Secretary is hereby directed to file a certified copy of this Resolution with the County Recorder's Office after the adoption of this Resolution pursuant to Public Resources Code Section 5029.

ADOPTED this 5th day of May, 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, Historic Resources 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 May 5, 2022.

Date: _____

Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
002-112-17	2116 N. Ross Street	REAL PROPERTY IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: LOT 12, TRACT NO. 946, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE 3 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 002-112-17	Ronald R. Romain and Robin L. Romain

EXHIBIT B

Conditions of Approval for Historic Resources Commission Application No. 2022-4 and Historic Resources Commission Categorization No. 2022-4

The Applicant must comply with each 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 condition(s) listed below:

The applicant shall install a bronze plaque honoring and recognizing the structure at 2116 N. Ross Street, historically known as the Bessie Coulter House. 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.

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

FREE RECORDING PURSUANT TO GOVERNMENT CODE § 27383

HISTORIC PROPERTY PRESERVATION AGREEMENT

This Historic Property Preservation Agreement (“Agreement”) is made and entered into by and between the City of Santa Ana, a charter city and municipal corporation duly organized and existing under the Constitution and laws of the of the State of California (hereinafter referred to as “City”), and **Ronald R. Romain and Robin L. Romain, husband and wife, as Joint Tenants**, (hereinafter collectively referred to as “Owner”), owner of real property located at **2116 N. Ross Street, Santa Ana, California**, in the County of Orange and listed on the Santa Ana Register of Historical Properties.

RECITALS

- A. The City Council of the City of Santa Ana is authorized by California Government Code Section 50280 et seq. (known as the “Mills Act”) to enter into contracts with owners of qualified historical properties to provide for appropriate use, maintenance, rehabilitation and restoration such that these historic properties retain their historic character and integrity.
- B. The Owner possesses fee title in and to that certain qualified real property together with associated structures and improvements thereon, located at **2116 N. Ross Street, Santa Ana, CA, 92706** and more particularly described in Exhibit “A,” attached hereto and incorporated herein by reference, and hereinafter referred to as the “Historic Property”.
- C. The Historic Property is officially designated on the Santa Ana Register of Historical Properties pursuant to the requirements of Chapter 30 of the Santa Ana Municipal Code.
- D. City and Owner, for their mutual benefit, now desire to enter into this Agreement which defines and limits the use and alteration of this Historic Property in order to enhance and maintain its value as a cultural and historical resource for Owner and for the community; to prevent inappropriate alterations to the Historic Property and to ensure that repairs, additions, new building, and other changes are appropriate; and to ensure that rehabilitation and maintenance are carried out in an exemplary manner.

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

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

1. Effective Date and Terms of Agreement.

This Agreement shall be effective and commence on **June 22, 2022**, and shall remain in effect for a term of ten (10) years thereafter. Each year, upon the anniversary of the effective date of this Agreement, such initial term will automatically be extended as provided in California Government Code Sections 50280 through 50290 and in Section 2, below.

2. Renewal.

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

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

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

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

3. Standards and Conditions for Historic Property.

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

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

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

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

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

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

4. Furnishing of Information.

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

5. Cancellation.

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

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

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

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

6. Enforcement of Agreement.

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

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

7. Binding effect of Agreement.

a. Owner hereby subjects the Historic Property, located at **2116 N. Ross Street**, Assessor Parcel Number, **002-112-17**, and more particularly described in Exhibit A, in the City of Santa Ana, to the covenants, conditions, and restrictions as set forth in this Agreement.

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

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

8. No Compensation.

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

9. Notice.

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

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

Owners: Ronald R. Romain and Robin L. Romain
2116 N. Ross Street
Santa Ana, CA 92706

10. General Provisions.

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

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

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

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

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

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

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

11. Recordation.

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

12. Amendments.

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

13. Effective Date

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

{ Signature page follows }

ATTEST:

CITY OF SANTA ANA

DAISY GOMEZ
Clerk of the Council

KRISTINE RIDGE
City Manager

OWNER

Date: _____

By: _____
RONALD R. ROMAIN


Date: _____

By: _____
ROBIN L. ROMAIN

APPROVED AS TO FORM:

RECOMMENDED FOR APPROVAL:

SONIA CARVALHO
City Attorney

By: 

JOHN M. FUNK
Assistant City Attorney

MINH THAI
Executive Director
Planning and Building Agency

**EXHIBIT A
LEGAL DESCRIPTION**

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

LOT 12, TRACT NO. 946, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30, PAGE 3 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 002-112-17

EXECUTIVE SUMMARY

Bessie Coulter House
2116 N Ross Street
Santa Ana, CA 92706

NAME	Bessie Coulter House			REF. NO.
ADDRESS	2116 North Ross Street			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1929	LOCAL REGISTER CATEGORY: Contributive		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Floral Park	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION	C/3	CALIFORNIA REGISTER STATUS CODE	5S3	

Location: Not for Publication Unrestricted

Prehistoric Historic Both

ARCHITECTURAL STYLE: Tudor Revival

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

SUMMARY/CONCLUSION:

The Bessie Coulter House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an example of the Tudor Revival style in Santa Ana. The property appears to be substantially intact, although the chimney was apparently truncated to roof level at some point. Additionally, the house has been categorized as “Contributive” because it “contributes to the overall character and history” of the Floral Park neighborhood and is a representative example of Tudor Revival architecture (Santa Ana Municipal Code, Section 30-2.2).

EXPLANATION OF CODES:

- California Register Criteria for Evaluation: (From California Office of Historic Preservation, Technical Assistance Series # 7, “How to Nominate Resources to the California Register of Historical Resources,” September 4, 2001.)
 - 3:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values
 - It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
 - 5S3:** Appears to be individually eligible for local listing or designation through survey evaluation

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County *Orange County*

*b. USGS 7.5' Quad *Orange Quadrangle 2022*

Date: *April 7, 2022*

*c. Address *2116 North Ross Street*

City *Santa Ana*

Zip *92706*

*e. Other Locational Data: *Assessor's Parcel Number 002-112-17*

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

Located in Floral Park on the west side of North Ross Street, the Bessie Coulter House is a one-story single-family residential building constructed in the Tudor Revival architectural style. The subject property is made up of a long, narrow lot that contains the residence to the east and a detached garage to the west. The residential building has an L-shaped footprint and is clad in smooth stucco. It features a roof that is cross-gabled at both the front and rear of the building. The roof is clad in composition shingles with minimal overhanging eaves and exposed rafter tails. Asymmetrical in design, the house exhibits a steeply pitched front gable roof, characterized by uneven rakes, that projects from the side-gabled and hipped roof at the primary (east) façade. The front-gabled wing is centered between a window bay to the south and an attached porte cochere to the north and contains the main entrance within an arched porch and an adjacent arched, fixed window. Both entry and window are deeply recessed into the building. The main entrance consists of an arched door with a single, narrow light. Segmental arch openings characterize the porte cochere. Building fenestration includes double, wood-framed, casement windows with divided lights on the primary and north elevations. Fenestration on the side and rear (west) elevations includes

(See Continuation Sheet.)

*P3b. Resource Attributes: (list attributes and codes) *HP2. Single-Family Residence; HP4. Ancillary building*

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

P5a. Photo



P5b. Photo: (view and date)

*Primary East Elevation, view West
February 2022*

*P6. Date Constructed/Age and Sources: historic
1929/ County of Orange Records

*P7. Owner and Address:
*Ron and Robin Romain
2116 N Ross Street
Santa Ana, CA 92706*

*P8. Recorded by:
*Andrea Dumovich Heywood,
Associate Planner
20 Civic Center Plaza M-20
Santa Ana, CA 92702*

*P9. Date Recorded:
May 5, 2022

*P10. Survey Type:
Intensive Survey Update

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

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or #: *Bessie Coulter House*

B1. Historic Name: *Bessie Coulter House*

B2. Common Name: *None*

B3. Original Use: *Single-Family Residence*

B4. Present Use: *Single-Family Residence*

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

***B6. Construction History:** (Construction date, alterations, and date of alterations): *Original building permit not located.*

September 1, 1933. Chimney repair. \$20.

April 15, 1948. Remodel kitchen. \$400.

August 2, 1948. Addition to residence, 6x14. \$100.

June 21, 1962. Add new shower in existing garage. \$500.

June 21, 1962. 10x16 patio addition. \$1,200.

September 29, 2015. Reroof with comp roofing. \$11,320.

January 24, 2017. Install (6) roof mounted solar panels. \$4,000.

March 5, 2020. New walk-in closet and open patio with solid roof cover with bbq and sink. \$100,000.

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

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

B9a. Architect: *Unknown*

b. Builder: *Unknown*

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

Area *Santa Ana*

Period of Significance: *1929*

Property Type: *Single-Family Residence*

Applicable Criteria: *C/3*

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

The Bessie Coulter House is architecturally significant as a characteristic example of the Tudor Revival style. The original building permit was not located. The earliest record shows that local realtor F. Carl Mock lived in the home with his family from 1930-1933 before the home sold to F.E. and Bessie Coulter. It is interesting to note that Carl Mock (1888-1970) came to Santa Ana in 1915 and received real estate license number three and was a major player in real estate and development in Santa Ana and Greater Orange County prior to his death in 1970. The home was the used as a rental by the Coulters during the late 1930s and early 1940s when Myron LeSourd rented the home before building his own house at 2447 N. Heliotrope Drive. This is evidenced by newspaper clippings of the era. The home was the scene of many parties, social and club meetings pertaining to Ebell and Junior Ebell. Bessie Coulter (1890-1974) was during the era the longest continuous owner of the property.

(See Continuation Sheet 3 of 3.)

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

***B12. References:**

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

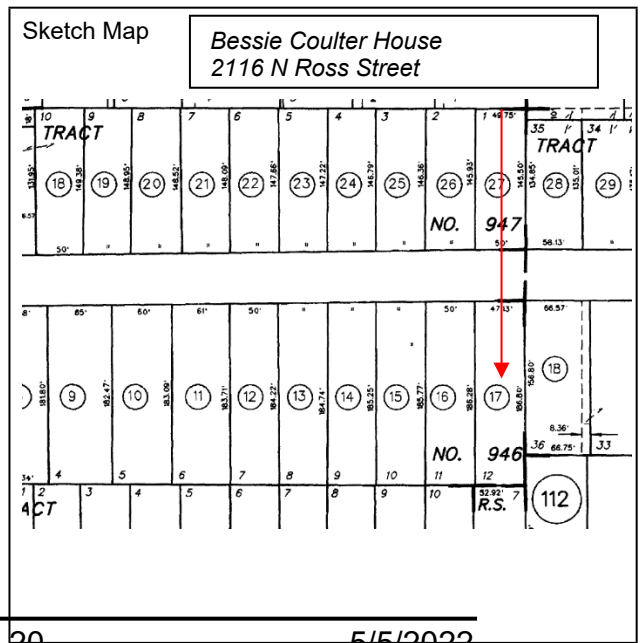
(See Continuation Sheet 3 of 3.)

B13. Remarks:

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

***Date of Evaluation:** *May 5, 2022*

(This space reserved for official comments.)



DPR 523B (1/95)

*Required information

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

wood-framed French doors with divided lights, double-hung windows, and has three contemporary, wood-framed French doors lacking muntins on the rear elevation. A stucco-clad covered patio with double segmental arch openings is located to the rear of the building. Other features of note include columns of three small vents near the peak of the gable ends and two brick chimneys. The property is simply landscaped with two mature trees, a lawn, low vegetation and simple walkway at the front setback. A driveway parallels the north elevation and leads to the detached, one-story, two-car garage, which is also clad in stucco. The garage's primary (east) façade features a front gable roof with a projecting, shed roof clad in composition shingles and garage door below the main gable. A single, wood pedestrian door and double-hung wood-frame window are also on the primary façade. The garage gable end contains two round vents below the front gable to match the main house.

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

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

In the late 1920s and 1930s, another builder, Roy Roscoe Russell (1881-1965), continued developing the groves of Floral Park. An early Russell project was his 1928 subdivision of Victoria Drive between West Nineteenth Street and West Santa Clara Avenue. The homes were quite grand and displayed various revival styles, including Russell's own large, Colonial Revival mansion at 2009 Victoria Drive. In the early post World War II years, Floral Park continued its development as numerous, smaller, single-family houses were built. Continuing in the Floral Park tradition, they were mostly revival in style. In the 1950s, low, horizontal Ranch Style houses completed the growth of Floral Park. Today (2022) Floral Park maintains its identity as the premier neighborhood of Santa Ana, historically home to many affluent and prominent citizens.

The Bessie Coulter House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an example of the Tudor Revival style in Santa Ana. The property appears to be substantially intact, although the chimney was apparently truncated to roof level at some point. Additionally, the house has been categorized as "Contributive" because it "contributes to the overall character and history" of the Floral Park neighborhood and is a representative example of Tudor Revival architecture (Santa Ana Municipal Code, Section 30-2.2). Character-defining features of the Tudor Revival style exhibited by the house include its massing and composition, consisting of a side-gabled body with a projecting front gable mid facade; arched entry occupied by the original front door and living room window contained within the front gable projection; uneven rakes on the fairly steeply pitched front gable; stucco exterior; and multi-light casement windows. More unusual is the hipped roof extension to the north housing a porte cochere beneath a segmental arch opening.

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

- Harris, Cyril M. American Architecture: An Illustrated Encyclopedia. New York, WW Norton, 1998.*
Marsh, Diann. Santa Ana, An Illustrated History. Encinitas, Heritage Publishing, 1994.
McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.
National Register Bulletin 16A. "How to Complete the National Register Registration Form." Washington DC: National Register Branch, National Park Service, US Dept. of the Interior, 1991.
Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento: March 1995.
Whiffen, Marcus. American Architecture Since 1780. Cambridge: MIT Press, 1969.
Santa Ana and Orange County Directories, 1905-2017.
Ancestry.com
Newspapers.com (Santa Ana Register)
Historic Maps, Santa Ana History Room, 1912, 1923, 1932, and 1955.
Armor, Samuel. History of Orange County. Los Angeles: History Record Company, 1921, page 980.

Exhibit C

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

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

size, scale, color, material and character of the property, neighborhood, or environment.

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

ORANGE COUNTY REPORTER

~SINCE 1921~

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

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
2116 N. Ross St.

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

04/22/2022

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

Publication	\$114.70
Total	\$114.70

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THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747

OR# 3578530

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: 2116 North Ross Street

Project Applicant: Ron and Robin Romain

Project Description: The property owners, Ron and Robin Romain, are applying for the property to be designated on the Santa Ana Register of Historical Properties, to categorize the property as Contributive, and for a Mills Act Contract with the City.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 - Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-30 will be filed for this project.

Meeting Details: This matter will be heard on **Thursday, May 5, 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 the meeting, you may send written comments by e-mail to PBACComments@santa-ana.org

(reference the topic in the subject line) or mail to 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 a Narcedalia Perez al (714) 667-2260.

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

4/22/22

OR-3578530#



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CITY OF SANTA ANA

Planning and Building Agency

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

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

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

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

Project Location: 2116 North Ross Street

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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.

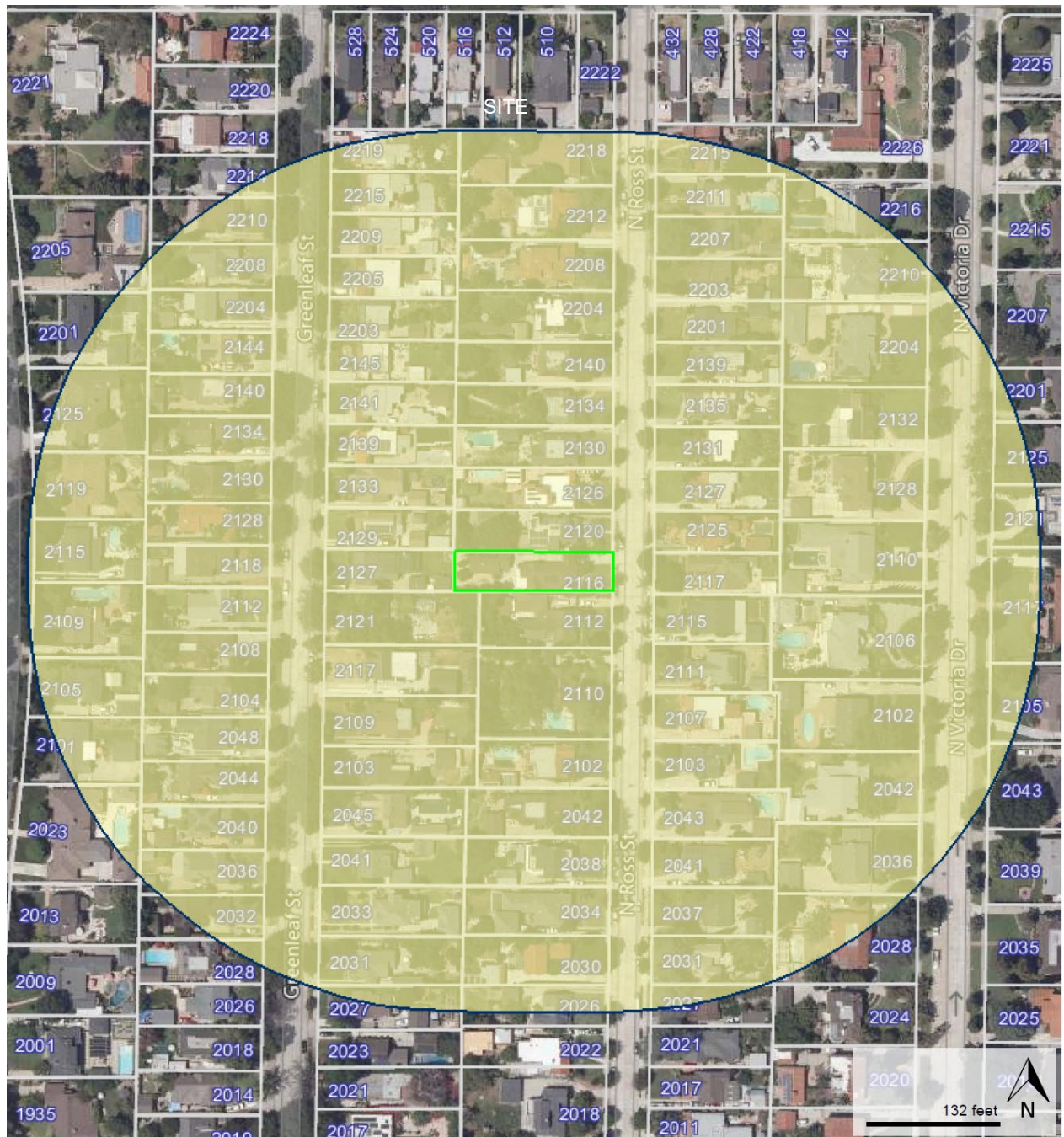
Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

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
Historic Resources Commission 3 – 26 5/5/2022

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

**Si tiene preguntas en español, favor de llamar a Narcedalia Perez (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

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.

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Project Description: The property owners, Ron and Robin Romain, are applying for the property to be designated on the Santa Ana Register of Historical Properties, to categorize the property as Contributive, and for a Mills Act Contract with the City.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-30 will be filed for this project.

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



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

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to attend in person to the Public Hearing. If you cannot attend in person, you may submit comments to the Commission via email or by mail.

Project Description: The project is the construction of a new two-story, single-family residence at 2118 E. 18th Street, Santa Ana, CA 92705. The project includes the construction of a new two-story, single-family residence with a total floor area of approximately 2,500 square feet. The project also includes the construction of a new two-car garage and a new driveway. The project is located in the Santa Ana Historic District.

Public Hearing: The hearing will be held on Monday, May 1, 2022, at 6:00 PM at the City of Santa Ana, 100 N. Santa Ana Blvd., Santa Ana, CA 92701. The hearing will be held in the City Council Chamber. The hearing will be open to the public and will be held in accordance with the provisions of the Santa Ana Municipal Code, specifically Sections 22.01.010 through 22.01.030. The hearing will be held in the City Council Chamber, 100 N. Santa Ana Blvd., Santa Ana, CA 92701. The hearing will be held on Monday, May 1, 2022, at 6:00 PM. The hearing will be held in the City Council Chamber, 100 N. Santa Ana Blvd., Santa Ana, CA 92701. The hearing will be held on Monday, May 1, 2022, at 6:00 PM. The hearing will be held in the City Council Chamber, 100 N. Santa Ana Blvd., Santa Ana, CA 92701.



**City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Historic Resources Commission Staff Report
May 5, 2022**

Topic: HRCA-2022-7, HRC-2022-5, HPPA-2022-9 – The Hallicy House

RECOMMENDED ACTION

1. Adopt a resolution approving Historic Resources Commission Application No. 2022-7 and Historic Register Categorization No. 2022-5 (Exhibit 1).
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Jeffrey A. Palmer and Megan C. Palmer, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

EXECUTIVE SUMMARY

Jeffrey A. Palmer and Megan C. Palmer are requesting approval to designate an existing residence located at 2315 N. Flower Street to the Santa Ana Register of Historical Properties, as well as approval to execute a Mills Act agreement with the City of Santa Ana.

DISCUSSION

Project Location and Site Description

The subject property is located on the east side of North Flower Street in the Floral Park neighborhood. The site contains a 1,759-square-foot, Minimal Traditional style residence and detached garage on a 6,720-square-foot residential lot (Exhibit 3).

Analysis of the Issues

Historical Listing

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

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

The structure identified meets the minimum selection criteria for inclusion on the Santa Ana Register of Historical Properties pursuant to criteria contained in Section 30-2 of the Santa Ana Municipal Code, as the structure is 84 years old and is a good example of period architecture. No known code violations exist on record for this property.

The Hallicy House is architecturally significant as a characteristic example of the Minimal Traditional style. This house was originally constructed in 1938 by Santa Ana builder J.R. Sandstrom for \$6,000, according to the original building permit. Mr. Sandstrom was not only a prolific builder throughout Santa Ana, but he was also the Bishop of the local Church of Latter Day Saints. The home was shown at various open houses before being sold to long-time Santa Ana resident Paul J. Hallicy (1896-1958) and wife Florence Hallicy (1896-1992). Mr. Hallicy was President, Treasurer and Director of Holly Development Co. a subsidiary of Holly Sugar Company since 1922. Mr. Hallicy died suddenly in 1958 while on vacation in Wyoming. Mrs. Hallicy was active in Ebell Club and in the Pegasus Poetry Club.

The Hallicy House is a one-story single-family residential building constructed in the Minimal Traditional architectural style. The house features a low-pitched, multi-hipped roof design. The roof is clad in composition shingles and features eaves with little overhang with minimally exposed rafter tails. The main entrance is raised and setback slightly into the building. It is accessible by two steps situated under a flat, rounded porch roof that is supported by decorative metal beams. Primary (west) façade windows consist of two double-hung, wood-frame multi-lite windows with wood shutters to the north of the entrance, and double-hung and fixed wood-frame multi-lite windows that wrap around the southwest corner of the building, just south of the main entrance. The south façade contains an additional double-hung wood-frame multi-lite window that wraps around a corner. Several double-hung wood-frame windows are located throughout the south and rear (east) facades. A paved driveway leads from Flower Street towards the east, terminating at a detached garage that is clad in smooth stucco and has a hipped roof and minimal overhanging eaves. Landscaping includes a front lawn with several tall Palm Trees and low shrubs. Character-defining features of the house include its massing and composition, consisting of a hip-roofed body and projecting wing; stucco exterior; and multi-light windows that meet at the corners, reminiscent of the Art Moderne style. Other Art Moderne-inspired features include the entry, with its curved canopy, and porthole window.

The Hallicy House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an example of the Minimal Traditional style in Santa Ana. The house displays characteristics of the Minimal Traditional style through its small, one-story massing and height, low-pitched roof, roof eaves with little overhang, and double-hung multi-pane windows. The Hallicy House has been categorized as “Contributive” for it “contributes to the overall character and history” of the Floral Park neighborhood and is a representative example of Minimal Traditional architecture.

Mills Act Agreement

Ordinance No. NS-2382 authorized the Historic Resources Commission to execute Historic Property Preservation Agreements (HPPA), commonly known as Mills Act agreements for eligible properties (Exhibit 2). To be eligible for the Mills Act, the property must be listed on the Santa Ana Register of Historical Properties. The Historic Resources Commission Application and Historic Register Categorization actions proposed for this site authorize the listing of the property on the local register. The agreement provides monetary incentives to the property owner in the form of a property tax reduction in exchange for the owner’s voluntary commitment to maintain the property in a good state of repair as necessary to maintain its character and appearance. Once recorded, the agreement generates a different valuation method in determining the property’s assessed value, resulting in tax savings for the owner. Aside from the tax savings, the benefits include:

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

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

Public Notification

The subject site is located within the Floral Park neighborhood. The president of this Neighborhood Association was notified by mail 10 days prior to this public hearing. In addition, the project site was posted with a notice advertising this public hearing, a notice was published in the Orange County Reporter and mailed notices were sent to all property owners within 500 feet of the project site. At the time of this printing, no correspondence, either written or electronic, has been received from any members of the public.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-28 will be filed for this project.

FISCAL IMPACT

The Historic Property Preservation Agreement will reduce the Property Tax revenue account 01102002-50011 to the City by an estimated \$737.41 annually, for a period of not less than ten years.

EXHIBIT(S)

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

Submitted By:
Andrea Dumovich Heywood, Associate 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 HISTORIC RESOURCES COMMISSION APPLICATION NO. 2022-7 TO PLACE THE PROPERTY LOCATED AT 2315 N.FLOWER STREET, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2022-5 PLACING SAID PROPERTY WITHIN THE CONTRIBUTIVE CATEGORY

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

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

- A. On May 5, 2022, the Historic Resources Commission held a duly noticed public hearing for the placement on the Santa Ana Register of Historical Properties (Historic Resources Commission Application No. 2022-7) and categorization (Historic Resources Commission Categorization No. 2022-5) of the Hallicy House located at 2315 N. Flower Street, Santa Ana.
- B. The Hallicy House has distinctive architectural features of the Minimal Traditional style and was built in 1938.
- C. The Hallicy House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an example of the Minimal Traditional style in Santa Ana. The house displays characteristics of the Minimal Traditional style through its small, one-story massing and height, low-pitched roof, roof eaves with little overhang, and double-hung multi-pane windows. The Hallicy House has been categorized as “Contributive” for it “contributes to the overall character and history” of the Floral Park neighborhood and is a representative example of Minimal Traditional architecture. Character-defining features of the house include its massing and composition, consisting of a hip-roofed body and projecting wing; stucco exterior; and multi-light windows that meet at the corners, reminiscent of the Art Moderne style. Other Art Moderne-inspired features include the entry, with its curved canopy, and porthole window.
- D. The legal owners of the property are Jeffrey A. Palmer and Megan C. Palmer.
- E. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.

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

Section 2. In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review under CEQA Guidelines Section 15331, Class 31, as these actions are designed to preserve historical resources. Categorical Exemption No. 2022-28 will be filed for this project.

Section 3. The Historic Resources Commission of the City of Santa Ana, after conducting the public hearing, hereby approves:

- A. Historic Resources Commission Application No. 2022-7 to place the Hallicy House located at 2315 N. Flower Street, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2022-5 placing the Bessie Coulter House located at 2315 N. Flower Street, Santa Ana, 92706 within the Contributive category, as conditioned in Exhibit B, attached hereto and incorporated herein.

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

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

Section 5. The Historic Resources Commission Secretary is hereby directed to file a certified copy of this Resolution with the County Recorder’s Office after the adoption of this Resolution pursuant to Public Resources Code Section 5029.

ADOPTED this 5th day of May, 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, Historic Resources 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 May 5, 2022.

Date: _____

Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
002-072-16	2315 N. Flower Street	<p>THAT PORTION OF LOT 4 OF THE POTTS, BORDEN AND SIDEWELL TRACT, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP THEREOF RECORDED IN BOOK 4 PAGE 624 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE SOUTHWEST CORNER OF TRACT NO. 425, AS PER MAP THEREOF RECORDED IN BOOK 16, PAGE 34 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, AS SAID SOUTHWEST CORNER IS SHOWN ON A MAP OF TRACT NO. 754 RECORDED IN BOOK 22 PAGE 37 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE SOUTH 89° 51' EAST ALONG THE SOUTH LINE OF SAID TRACT. NO. 425 A DISTANCE OF 30 FEET TO A POINT IN THE EAST LINE OF FLOWER STREET, AS SHOWN ON SAID MAP OF TRACT NO. 425; THENCE SOUTH 1° 2' WEST A DISTANCE OF 405.80 FEET TO THE TRUE POINT OF BEGINNING, SAID TRUE POINT OF BEGINNING BEING</p>	Jeffrey A. Palmer and Megan C. Palmer.

		<p>THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY THEREON MEANS ET UX TO MARGARET K. MARTIN BY DEED RECORDED AUGUST 23, 1937 IN BOOK 900, PAGE 385, OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE SOUTH 89° 51' EAST ALONG THE NORTH LINE OF THE LAND SO CONVEYED TO MARGARET K. MARTIN A DISTANCE OF 130 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 1° 2' EAST ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF FLOWER STREET A DISTANCE OF 56 FEET; THENCE NORTH 89° 51' WEST A DISTANCE OF 130 FEET TO THE EAST LINE OF FLOWER STREET AS SHOWN ON SAID MAP OF TRACT NO. 425; THENCE SOUTH 1° 2' WEST A DISTANCE OF 56 FEET TO THE TRUE POINT OF BEGINNING.</p>	
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EXHIBIT B

Conditions of Approval for Historic Resources Commission Application No. 2022-7 and Historic Resources Commission Categorization No. 2022-5

The Applicant must comply with each 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 condition(s) listed below:

The applicant shall install a bronze plaque honoring and recognizing the structure at 2315 N. Flower Street, historically known as the Hallicy House. 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.

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

FREE RECORDING PURSUANT TO GOVERNMENT CODE § 27383

HISTORIC PROPERTY PRESERVATION AGREEMENT

This Historic Property Preservation Agreement (“Agreement”) is made and entered into by and between the City of Santa Ana, a charter city and municipal corporation duly organized and existing under the Constitution and laws of the of the State of California (hereinafter referred to as “City”), and **Jeffrey Adam Palmer and Megan Christine Palmer, Husband and Wife, as Joint Tenants**, (hereinafter collectively referred to as “Owner”), owner of real property located at **2315 N. Flower Street, Santa Ana, California**, in the County of Orange and listed on the Santa Ana Register of Historical Properties.

RECITALS

- A. The City Council of the City of Santa Ana is authorized by California Government Code Section 50280 et seq. (known as the “Mills Act”) to enter into contracts with owners of qualified historical properties to provide for appropriate use, maintenance, rehabilitation and restoration such that these historic properties retain their historic character and integrity.
- B. The Owner possesses fee title in and to that certain qualified real property together with associated structures and improvements thereon, located at **2315 N. Flower Street, Santa Ana, CA, 92706** and more particularly described in Exhibit “A,” attached hereto and incorporated herein by reference, and hereinafter referred to as the “Historic Property”.
- C. The Historic Property is officially designated on the Santa Ana Register of Historical Properties pursuant to the requirements of Chapter 30 of the Santa Ana Municipal Code.
- D. City and Owner, for their mutual benefit, now desire to enter into this Agreement which defines and limits the use and alteration of this Historic Property in order to enhance and maintain its value as a cultural and historical resource for Owner and for the community; to prevent inappropriate alterations to the Historic Property and to ensure that repairs, additions, new building, and other changes are appropriate; and to ensure that rehabilitation and maintenance are carried out in an exemplary manner.

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

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

1. Effective Date and Terms of Agreement.

This Agreement shall be effective and commence on **June 22, 2022**, and shall remain in effect for a term of ten (10) years thereafter. Each year, upon the anniversary of the effective date of this Agreement, such initial term will automatically be extended as provided in California Government Code Sections 50280 through 50290 and in Section 2, below.

2. Renewal.

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

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

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

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

3. Standards and Conditions for Historic Property.

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

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

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

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

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

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

4. Furnishing of Information.

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

5. Cancellation.

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

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

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

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

6. Enforcement of Agreement.

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

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

7. Binding effect of Agreement.

a. Owner hereby subjects the Historic Property, located at **2315 N. Flower Street**, Assessor Parcel Number, **002-072-16**, and more particularly described in Exhibit A, in the City of Santa Ana, to the covenants, conditions, and restrictions as set forth in this Agreement.

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

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

8. No Compensation.

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

9. Notice.

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

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

Owners: Jeffrey Adam Palmer and Megan Christine Palmer
2315 N. Flower Street
Santa Ana, CA 92706

10. General Provisions.

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

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

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

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

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

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

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

11. Recordation.

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

12. Amendments.

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

13. Effective Date

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

{ Signature page follows }

ATTEST:

CITY OF SANTA ANA

DAISY GOMEZ
Clerk of the Council

KRISTINE RIDGE
City Manager

OWNER

Date: _____

By: _____
JEFFRY ADAM PALMER

Date: _____

By: _____
MEGAN CHRISTINE PALMER

APPROVED AS TO FORM:

RECOMMENDED FOR APPROVAL:

SONIA CARVALHO
City Attorney

By: John M. Funk
JOHN M. FUNK
Assistant City Attorney

MINH THAI
Executive Director
Planning and Building Agency

EXHIBIT A
LEGAL DESCRIPTION

THAT PORTION OF LOT 4 OF THE POTTS, BORDEN AND SIDEWELL TRACT, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP THEREOF RECORDED IN BOOK 4 PAGE 624 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT NO. 425, AS PER MAP THEREOF RECORDED IN BOOK 16, PAGE 34 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, AS SAID SOUTHWEST CORNER IS SHOWN ON A MAP OF TRACT NO. 754 RECORDED IN BOOK 22 PAGE 37 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE SOUTH 89° 51' EAST ALONG THE SOUTH LINE OF SAID TRACT. NO. 425 A DISTANCE OF 30 FEET TO A POINT IN THE EAST LINE OF FLOWER STREET, AS SHOWN ON SAID MAP OF TRACT NO. 425; THENCE SOUTH 1° 2' WEST A DISTANCE OF 405.80 FEET TO THE TRUE POINT OF BEGINNING, SAID TRUE POINT OF BEGINNING BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED BY THEREON MEANS ET UX TO MARGARET K. MARTIN BY DEED RECORDED AUGUST 23, 1937 IN BOOK 900, PAGE 385, OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA; THENCE SOUTH 89° 51' EAST ALONG THE NORTH LINE OF THE LAND SO CONVEYED TO MARGARET K. MARTIN A DISTANCE OF 130 FEET TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 1° 2' EAST ALONG A LINE PARALLEL WITH THE SAID EAST LINE OF FLOWER STREET A DISTANCE OF 56 FEET; THENCE NORTH 89° 51' WEST A DISTANCE OF 130 FEET TO THE EAST LINE OF FLOWER STREET AS SHOWN ON SAID MAP OF TRACT NO. 425; THENCE SOUTH 1° 2' WEST A DISTANCE OF 56 FEET TO THE TRUE POINT OF BEGINNING.

Assessor's Parcel Number: 002-072-16

EXECUTIVE SUMMARY

Hallicy House
2315 North Flower Street
Santa Ana, CA 92706

NAME	Hallicy House			REF. NO.
ADDRESS	2315 North Flower Street			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1938	LOCAL REGISTER CATEGORY: Contributive		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Floral Park	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION	3	CALIFORNIA REGISTER STATUS CODE	5S3	

Location: Not for Publication Unrestricted

Prehistoric Historic Both

ARCHITECTURAL STYLE: Minimal Traditional

During the Great Depression through the immediate postwar years, the Minimal Traditional home rose in popularity as the preferred style for middle-class housing in the United States. This basic house type fulfilled both aesthetic and social needs: in terms of aesthetics, the form represented a stripped-down version of the historic-eclectic styles popular in the 1920s, in particular the Tudor and English Revival styles. In social terms, the Minimal Traditional home satisfied requirements in square footage and plan by the Federal Housing Administration (FHA), which launched a campaign in this period to expand home ownership. The Minimal Traditional home served as the prototype used by the FHA in its efforts to codify and manufacture “a standard, low-cost, minimum house that the majority of American wage earners could afford” (Greg Hise, *Magnetic Los Angeles*, p. 57). Minimal Traditional homes are typically rectangular in plan and one-story in height, often with a front-gabled wing and prominent attached chimney. In contrast with the English and Tudor Revival styles the one-story version mimics, the Minimal Traditional home is capped with a low or intermediate pitch roof with a hipped or side gable. Sheathing materials include stucco, brick, or wood, often accompanied by stone veneer accents. Fenestration generally consists of multi-light casement, double-hung, and picture windows with wood frames. The eaves and rakes of the Minimal Traditional home are typically shallow (in a departure from the later Ranch House style, which they often resemble). Although they have little applied ornament, many Minimal Traditional homes often display decorative wood shutters and porch-roof supports.

SUMMARY/CONCLUSION:

The Hallicy House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an example of the Minimal Traditional style in Santa Ana. Additionally, the house has been categorized as “Contributive” because it “contributes to the overall character and history” of Floral Park and is a representative example of Minimal Traditional architecture (Municipal Code, Section 30-2.2).

EXPLANATION OF CODES:

- **California Register Criteria for Evaluation:** (From California Office of Historic Preservation, Technical Assistance Series # 7, “How to Nominate Resources to the California Register of Historical Resources,” September 4, 2001.)
 - 3:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
- It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
 - 5S3:** Appears to be individually eligible for local listing or designation through survey evaluation

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource name(s) or number (assigned by recorder) *Hallicy House*

P1. Other Identifier:

- *P2. Location: Not for Publication Unrestricted
- *a. County Orange County
- *b. USGS 7.5' Quad *Anaheim Quadrangle 2022*
- *c. Address *2315 North Flower Street*
- *e. Other Locational Data: Assessor's Parcel Number *002-072-16*
- Date: *April 7, 2022*
- City *Santa Ana* Zip *92706*

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

The Hallicy House is a single-story residence designed in the Minimal Traditional style. The building has a mostly rectangular footprint and is clad in smooth stucco. The house features a low-pitched, multi-hipped roof design. At the primary (west) façade, the south half of the building is setback slightly from the north. The roof is clad in composition shingles and features eaves with little overhang and minimally exposed rafter tails. The primary façade contains four architectural bays consisting of two windows to the north, and the main entrance and a corner window located within the façade's setback. The main entrance is elevated and set back slightly into the building. It is accessible by two steps situated under a flat, rounded porch roof that is supported by decorative metal posts. Primary façade windows consist of two double-hung, wood-framed, six-over-six windows with wood shutters to the north of the entrance, and double-hung and fixed wood-frame multi-light windows that wrap around the southwest corner of the building, just south of the main entrance. The south elevation contains an additional double-hung, wood-framed, multi-light window that wraps around a corner. Several double-hung wood-framed windows are located throughout the south and rear (east) elevations. Secondary pedestrian doors are placed along the south and rear elevations and consist of single, wood-framed, multi-light doors. Additional architectural details include a brick chimney along the north elevation and a single, round, fixed window with divided lights adjacent to the main entrance. The property's rear contains a detached patio that is covered by a shingle-clad roof with a brick chimney, and partially enclosed by a low brick wall and lattice with arch openings. A paved driveway leads from Flower Street towards the east, terminating at a detached garage that is clad in smooth stucco and has a hipped roof and minimal overhanging eaves. Landscaping includes a front lawn with several tall palm trees and low shrubs.

- *P3b. Resource Attributes: (list attributes and codes) *HP2. Single-Family Residence; HP4. Ancillary building*
- *P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photo



P5b. Photo: (view and date)
February, 2022
Front (west) elevation, facing east

***P6. Date Constructed/Age and Sources:** historic
1938/ City of Santa Ana Building Permit

***P7. Owner and Address:**
Jeffrey and Megan Palmer
2315 North Flower Street
Santa Ana, CA 92706

***P8. Recorded by:**
Andrea Heywood, Associate Planner
20 Civic Center Plaza M-20
Santa Ana, CA 92702

***P9. Date Recorded:**
May 5, 2022

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

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

- *Attachments:** None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or #: Hallicy House

B1. Historic Name: Hallicy House

B2. Common Name: None

B3. Original Use: Single-Family Residence

B4. Present Use: Single-Family Residence

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and date of alterations): Residence and garage constructed May 21, 1938. \$6,000.

April 1, 1940. Recreation room by Paul Hallicy, owner. \$500.

August 7, 1990. 6 foot wood fence. \$400.

December 26, 2001. Tear off 2 layers of shingles, install new plywood and approximately 17 sqr's of comp. shingles – does not include detached garage. \$3,740.

January 3, 2003. Reroof. Apply comp shingles over existing comp shingles on SFD, detached garage, and detached rec room. \$4,123.

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

*B8. Related Features: Detached garage.

B9a. Architect: Unknown

b. Builder: J.R. Sandstrom

*B10. Significance: Theme Residential Architecture Area Santa Ana
Period of Significance: 1938 Property Type: Single-family Residence Applicable Criteria: C/3
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Hallicy House is significant as a representative example of a Minimal Traditional house, typical of the period just before World War II and the post-war popularity of the ranch style. It was built in 1938 by Santa Ana builder J.R. Sandstrom. Mr. Sandstrom was not only a prolific builder throughout Santa Ana but he was also the Bishop of the local Church of Latter Day Saints. The home was shown at various open houses before being sold to long-time Santa Ana resident Paul J. Hallicy (1896-1958) and wife Florence. Mr. Hallicy (1896-1992) was President, Treasurer and Director of Holly Development Co. a subsidiary of Holly Sugar Company since 1922. Mr. Hallicy died suddenly in 1958 while on vacation in Wyoming. Mrs. Hallicy was active in Ebell Club and in the Pegasus Poetry Club.

(See Continuation Sheet 3 of 3.)

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

*B12. References:

City of Santa Ana Building Permits

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

Santa Ana History Room Collection, Santa Ana Public Library

Sanborn Maps

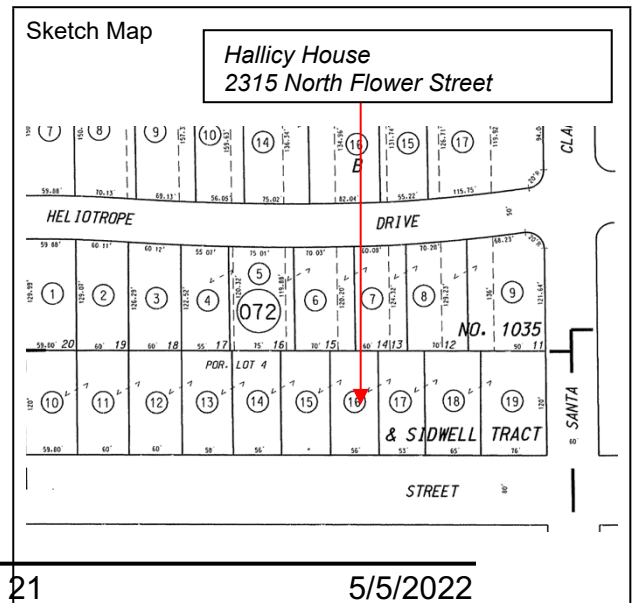
(See Continuation Sheet 3 of 3.)

B13. Remarks: None

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

*Date of Evaluation: May 5, 2022

(This space reserved for official comments.)



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

Santa Ana was founded by William Spurgeon in 1869 as a speculative town site on part of the Spanish land grant known as Rancho Santiago de Santa Ana. The civic and commercial core of the community was centered around the intersection of Main and Fourth Streets. Stimulated by the arrival of the Santa Fe Railroad and incorporation as a city in 1886, and selection as the seat of the newly created County of Orange in 1889, the city grew outwards, with residential neighborhoods developing to the north, south, and east of the city center. Agricultural uses predominated in the outlying areas, with cultivated fields and orchards dotted with widely scattered farmhouses.

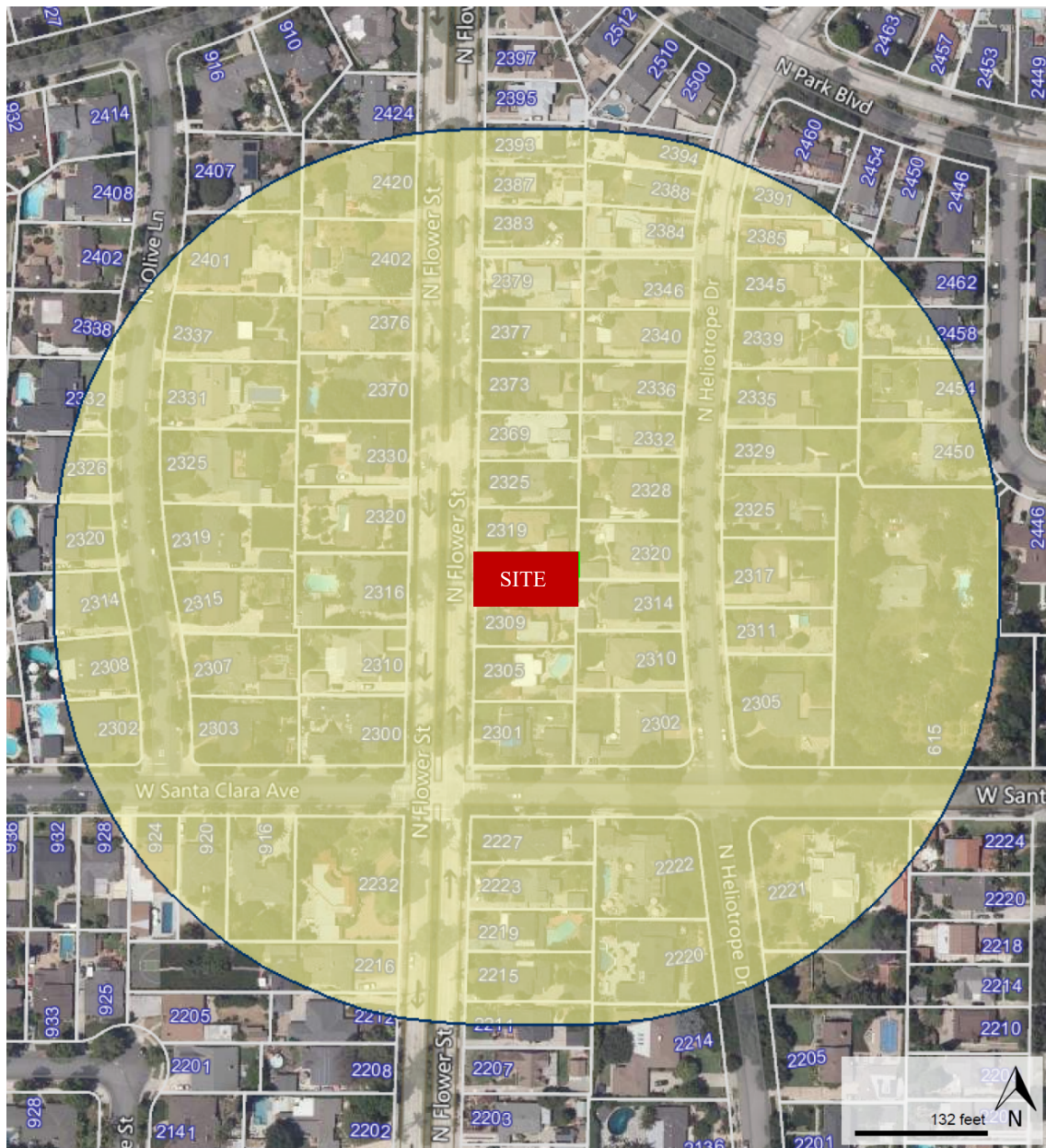
The Hallicy House is located in Floral Park, a neighborhood northwest of downtown Santa Ana bounded by West Seventeenth Street, North Flower Street, Riverside Drive, and Broadway. Groves of oranges, avocados, and walnuts and widely scattered ranch houses characterized this area before 1920. Developer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

In the late 1920s and 1930s, another builder, Roy Roscoe Russell (1881-1965), continued developing the groves of Floral Park. An early Russell project was his 1928 subdivision of Victoria Drive between West Nineteenth Street and West Santa Clara Avenue. The homes were quite grand and displayed various revival styles, including Russell's own large, Colonial Revival mansion at 2009 Victoria Drive. In the early post World War II years, Floral Park continued its development as numerous, smaller, single-family houses were built. Continuing in the Floral Park tradition, they were mostly revival in style. In the 1950s, low, horizontal Ranch Style houses completed the growth of Floral Park. Today (2022) Floral Park maintains its identity as the premier neighborhood of Santa Ana, historically home to many affluent and prominent citizens.

The Hallicy House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an example of the Minimal Traditional style in Santa Ana. Additionally, the house has been categorized as "Contributive" because it "contributes to the overall character and history" of Floral Park and is a representative example of Minimal Traditional architecture (Municipal Code, Section 30-2.2). Character-defining features of the Hallicy House include, but may not be limited to: its massing and composition, consisting of a hip-roofed body and projecting wing; stucco exterior; and multi-light windows that meet at the corners, reminiscent of the Art Moderne style. Other Art Moderne-inspired features include the entry, with its curved canopy, and porthole window.

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

- Harris, Cyril M. American Architecture: An Illustrated Encyclopedia. New York, WW Norton, 1998.*
Marsh, Diann. Santa Ana, An Illustrated History. Encinitas, Heritage Publishing, 1994.
McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.
National Register Bulletin 16A. "How to Complete the National Register Registration Form." Washington DC: National Register Branch, National Park Service, US Dept. of the Interior, 1991.
Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento: March 1995.
Whiffen, Marcus. American Architecture Since 1780. Cambridge: MIT Press, 1969.
Santa Ana and Orange County Directories, 1905-2017.
Ancestry.com
Newspapers.com (Santa Ana Register)



500' RADIUS

HRC 2022-5/ HRCA 2022-7/ HPPA 2022-9
2315 N. FLOWER STREET
HALLICY HOUSE

PLANNING AND BUILDING AGENCY

Exhibit C

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

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

size, scale, color, material and character of the property, neighborhood, or environment.

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

ORANGE COUNTY REPORTER

~SINCE 1921~

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

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

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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):

04/22/2022

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THE DAILY TRANSCRIPT, SAN DIEGO	(619) 232-3486
THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747

OR# 3578528

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: 2315 North Flower Street

Project Applicant: Jeffrey and Megan Palmer

Project Description: The property owners, Jeffrey and Megan Palmer, are applying for the property to be designated on the Santa Ana Register of Historical Properties, to categorize the property as Contributive, and for a Mills Act Contract with the City.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 - Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-28 will be filed for this project.

Meeting Details: This matter will be heard on **Thursday, May 5, 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 the meeting, you may send written comments by e-mail to PBACComments@santa-ana.org

(reference the topic in the subject line) or mail to 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 a Narcedalia Perez al (714) 667-2260.

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

4/22/22

OR-3578528#



* A 0 0 0 0 0 5 9 9 8 9 5 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.

Project Location: 2315 North Flower Street

Project Applicant: Jeffrey and Megan Palmer

Project Description: The property owners, Jeffrey and Megan Palmer, are applying for the property to be designated on the Santa Ana Register of Historical Properties, to categorize the property as Contributive, and for a Mills Act Contract with the City.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-28 will be filed for this project.

Meeting Details: This matter will be heard on **Thursday, May 5, 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 the meeting, you may send written comments by e-mail to PBAComments@santa-ana.org (reference the topic in the subject line) or mail to 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.

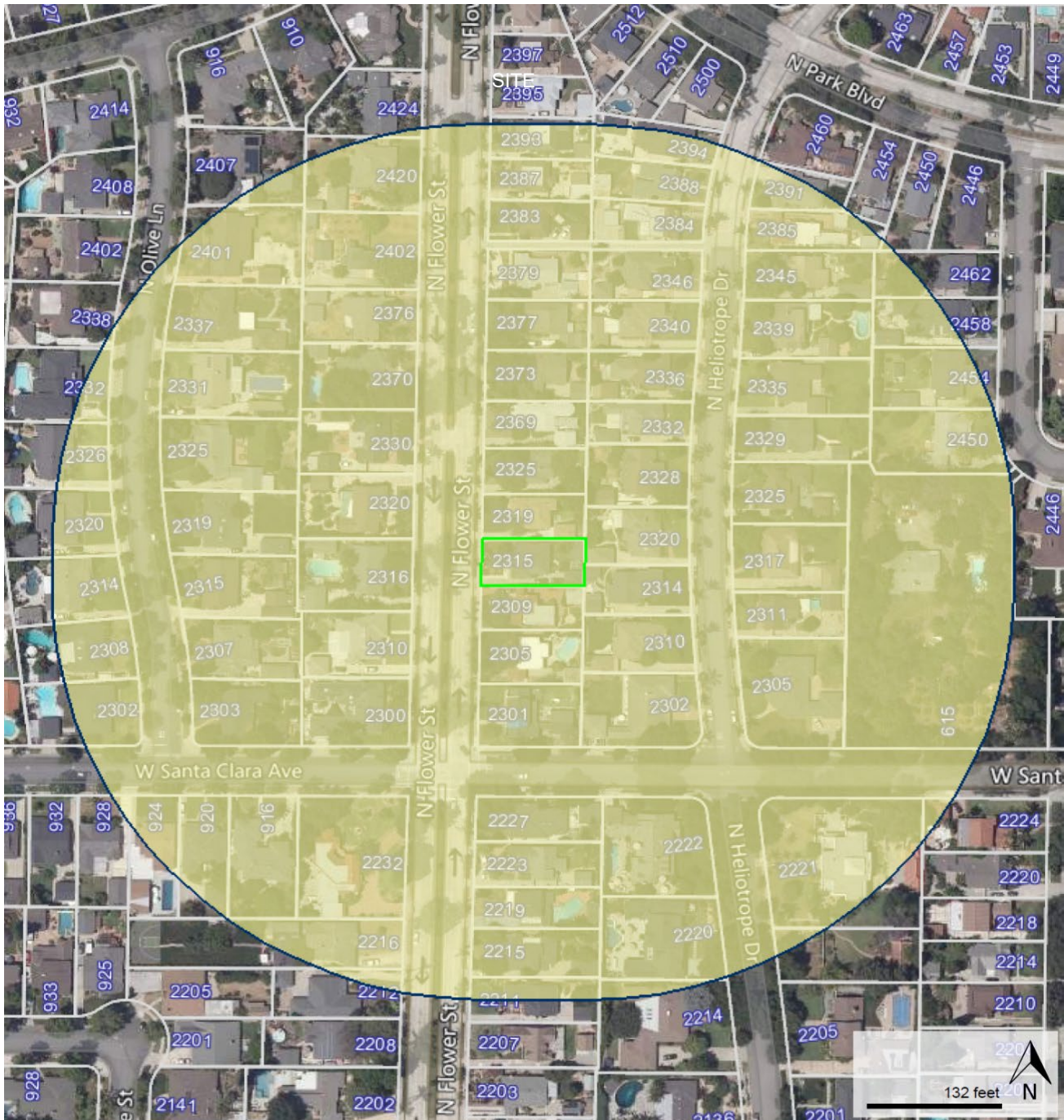
Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

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 a Narcedalia Perez (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**

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact owner@thehistoricresourcescommission.com if you have any questions.

Project, Proponent, Commission Action: The Historic Resources Commission will hold a Public Hearing to consider public testimony, and will take action on the above-referenced matter. Your presence is strongly encouraged to the City Council within 10 days of the decision by the interested party or group.

Project Location: 2916 Haven Placer Street

Project Applicant: Jeffrey and Megan Palmer

Project Description: The property owners, Jeffrey and Megan Palmer, are applying for the property to be included in the Santa Ana Register of Historical Properties, to complete the property as described and for a 4500 sq ft addition to the site.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is subject to the California Register of Historical Properties (CRHP) of the CEQA Guidelines (Class II - Historical Resource Reassessment/Qualification) as these actions are designed to preserve historic resources. Based on the analysis, a Notice of Preparation (NOP) was issued on 05/20/2020 and the project is in the final stages of preparation.

Meeting Details: This matter will be heard on Thursday, May 6, 2020, at 4:00 p.m. in the City Council Chambers, 21 Civic Center Plaza, Santa Ana, CA 92701. Members of the public may attend the meeting in person or join via Zoom. For the meeting to date information to have to participate online in the meeting, please visit www.santana.gov/onlinepublichearing.

Written Comments: If you are unable to participate in the meeting, you may send written comments to the Planning Department, City of Santa Ana, 21 Civic Center Plaza, 400, Santa Ana, CA 92701. Comments or questions received by the Commission will be considered at the meeting. Comments received after the meeting may not be considered by the Commission, but will be noted in the record.

Where To Get More Information: Additional details regarding the proposed project, including the full text of the information, may be obtained from the City website 10 days prior to the public hearing at www.santana.gov/onlinepublichearing.

Who To Contact For Questions: Should you have any questions, please contact Public Services and Planning Department, City of Santa Ana, 21 Civic Center Plaza, 400, Santa Ana, CA 92701.

Staff: If you challenge the decision on legal advice, you may be limited to filing only those appeals that are allowed by law. The staff of the Commission will be available to assist you in the process.

It is the policy of the City of Santa Ana to provide equal opportunity for all citizens to participate in the public hearing process. If you are unable to attend, please contact the City of Santa Ana at (714) 847-2200.

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: 2315 North Flower Street

Project Applicant: Jeffrey and Megan Palmer

Project Description: The property owners, Jeffrey and Megan Palmer, are applying for the property to be designated on the Santa Ana Register of Historical Properties, to categorize the property as Contributive, and for a Mills Act Contract with the City.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-28 will be filed for this project.

Meeting Details: This matter will be heard on **Thursday, May 5, 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.

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

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



**City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Historic Resources Commission Staff Report
May 5, 2022**

Topic: HRCA-2022-5, HRC-2022-3, HPPA-2022-7 – The W.W. Woods-Ellerbroek House

RECOMMENDED ACTION

1. Adopt a resolution approving Historic Resources Commission Application No. 2022-5 and Historic Register Categorization No. 2022-3 (Exhibit 1).
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Ernest R. Reinhardt and Sydney Reinhardt, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

EXECUTIVE SUMMARY

Ernest R. Reinhardt and Sydney Reinhardt are requesting approval to designate an existing residence located at 2302 N. Heliotrope Drive to the Santa Ana Register of Historical Properties, as well as approval to execute a Mills Act agreement with the City of Santa Ana.

DISCUSSION

Project Location and Site Description

The subject property is located on the west side of North Heliotrope Drive in the Floral Park neighborhood. The site contains a 2,961-square-foot, Ranch style residence and attached garage on a 12,240-square-foot residential lot (Exhibit 3).

Analysis of the Issues

Historical Listing

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

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

The structure identified meets the minimum selection criteria for inclusion on the Santa Ana Register of Historical Properties pursuant to criteria contained in Section 30-2 of the Santa Ana Municipal Code, as the structure is 67 years old and is a good example of period architecture. No known code violations exist on record for this property.

The W.W. Woods-Ellerbroek House is architecturally significant as a characteristic example of the Ranch style. This house was originally constructed in 1955 for a cost of \$43,000, according to the original building permit. The first owner and builder of the house was Wellington W. Woods (1899-1957) and wife Eva B. (1899-1964). Locally, he was known as “WW” Woods and he owned and operated a truck sales, rental and shipping company locally in Santa Ana. The architect on the project was the highly regarded Philmer J. Ellerbroek, FAIA (1905-1969). Educated at USC, Ellerbroek designed alone and in partnership with others and is credited with designs for schools, apartment buildings, commercial buildings and institutional facilities (e.g., the Community Presbyterian Church, Cathedral City, 1959, as Pleger, Blurock, Hougan, and Ellerbroek, Architects) as well as numerous homes, mostly in the Newport Beach area. His clients included well-known personalities, such as film star Ray Milland and television host Art Linkletter. His work was photographed by architectural photographers Maynard L. Parker (archives held by the Huntington Museum and Library) and Julius Shulman (archives located at the Getty Museum and Conservation Institute) and published in journals such as Architectural Digest. Following the Woods residency, the Medlers lived the home from 1965 until 2003 with LeRoy Medler (1919-2010), a veteran of World War II and local businessman and his wife Ruth Elizabeth (1922-1997) being the longest continuous owners.

The W.W. Woods-Ellerbroek House is a single-family residential building constructed in the Ranch architectural style that is predominately one-story. Asymmetrical in design, the house exhibits a strong horizontal emphasis expressed through a long, low-pitched roof ridge running parallel to the both east and south façades. The complex roof design is composed of a side-gable crossed with a hipped roof that projects slightly to the east, along the primary (east) façade. The breezeway at the primary (south) façade has a side-gabled roof that intersects a front-gable. The second-story living space above the attached garage is capped by a hipped roof. The exterior of the house is clad primarily in board-and-batten siding and features painted brick at the primary (east) façade and minimal use of smooth stucco on the north elevation. The main entrance, which is located on the primary (east) façade, consists of paneled double doors that are slightly recessed and sheltered under the main roof. A row of six fixed, semi-translucent lites,

which match the height of the main entrance doors, are immediately south of the entry. The primary façade windows consist of single-hung wood framed windows with divided lites, flanked by wood shutters and raised above decorative wood paneling. Remaining fenestration includes four long, narrow fixed lites at the second story living space above the garage of the primary (south) façade, and a combination of nearly floor-to-ceiling, fully-glazed, fixed, sliding, and double doors along the west elevation facing the back yard. The property is landscaped with a lawn and low vegetation with decorative rock planters at the east and south facades. A brick walkway leading towards the front entry contains a single tree set in a rock planter flush with the brick paving. Character-defining features of the house include its one-story, horizontal massing; low-pitched, overhanging, hipped roof with exposed rafters; blend of rustic materials including wood and brick; and extensive use of windows to blur the separation between indoors and out.

The W.W. Woods-Ellerbroek House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for embodiment of the distinguishing characteristics of the Ranch House style. The house displays characteristics of the Ranch Style through its one-story massing, asymmetrical façade, garage attached to a main façade, low pitched roof without dormers, and wide roof overhang. The W.W. Woods-Ellerbroek House has been categorized as “Landmark” for its unique architectural significance as a good example of the Ranch Style and as the work of a prominent and respected South Coast architect, Philmer J. Ellerbroek.

Mills Act Agreement

Ordinance No. NS-2382 authorized the Historic Resources Commission to execute Historic Property Preservation Agreements (HPPA), commonly known as Mills Act agreements for eligible properties (Exhibit 2). To be eligible for the Mills Act, the property must be listed on the Santa Ana Register of Historical Properties. The Historic Resources Commission Application and Historic Register Categorization actions proposed for this site authorize the listing of the property on the local register. The agreement provides monetary incentives to the property owner in the form of a property tax reduction in exchange for the owner’s voluntary commitment to maintain the property in a good state of repair as necessary to maintain its character and appearance. Once recorded, the agreement generates a different valuation method in determining the property’s assessed value, resulting in tax savings for the owner. Aside from the tax savings, the benefits include:

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

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

Public Notification

The subject site is located within the Floral Park neighborhood. The president of this Neighborhood Association was notified by mail 10 days prior to this public hearing. In addition, the project site was posted with a notice advertising this public hearing, a notice was published in the Orange County Reporter and mailed notices were sent to all property owners within 500 feet of the project site. At the time of this printing, no correspondence, either written or electronic, has been received from any members of the public.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-29 will be filed for this project.

FISCAL IMPACT

The Historic Property Preservation Agreement will reduce the Property Tax revenue account 01102002-50011 to the City by an estimated \$1,417.86 annually, for a period of not less than ten years.

EXHIBIT(S)

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

Submitted By:
Andrea Dumovich Heywood, Associate 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 HISTORIC RESOURCES COMMISSION APPLICATION NO. 2022-5 TO PLACE THE PROPERTY LOCATED AT 2302 N. HELIOTROPE DRIVE, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2022-3 PLACING SAID PROPERTY WITHIN THE LANDMARK CATEGORY

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

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

- A. On May 5, 2022, the Historic Resources Commission held a duly noticed public hearing for the placement on the Santa Ana Register of Historical Properties (Historic Resources Commission Application No. 2022-5) and categorization (Historic Resources Commission Categorization No. 2022-3) of the W.W. Woods-Ellerbroek House located at 2302 N. Heliotrope Drive, Santa Ana.
- B. The W.W. Woods-Ellerbroek House has distinctive architectural features of the Ranch style and was built in 1955.
- C. The W.W. Woods-Ellerbroek House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for embodiment of the distinguishing characteristics of the Ranch House style. The house displays characteristics of the Ranch Style through its one-story massing, asymmetrical façade, garage attached to a main façade, low pitched roof without dormers, and wide roof overhang. The W.W. Woods-Ellerbroek House has been categorized as “Landmark” for its unique architectural significance as a good example of the Ranch Style and as the work of a prominent and respected South Coast architect, Philmer J. Ellerbroek. Character-defining features of the house include its one-story, horizontal massing; low-pitched, overhanging, hipped roof with exposed rafters; blend of rustic materials including wood and brick; and extensive use of windows to blur the separation between indoors and out.
- D. The legal owners of the property are Ernest R. Reinhardt and Sydney Reinhardt.
- E. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.

- F. The subject property meets the standards for placement on the City of Santa Ana Register of Historic Properties pursuant to Section 30-2 of the Santa Ana Municipal Code.
- G. The subject property meets the minimal standards for placement in the Landmark category pursuant to Section 30-2.2(1) of the Santa Ana Municipal Code.

Section 2. In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review under CEQA Guidelines Section 15331, Class 31, as these actions are designed to preserve historical resources. Categorical Exemption No. 2022-29 will be filed for this project.

Section 3. The Historic Resources Commission of the City of Santa Ana, after conducting the public hearing, hereby approves:

- A. Historic Resources Commission Application No. 2022-5 to place the W.W. Woods-Ellerbroek House located at 2302 N. Heliotrope Drive, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2022-3 placing the W.W. Woods-Ellerbroek House located at 2302 N. Heliotrope Drive, Santa Ana, 92706 within the Landmark category, as conditioned in Exhibit B, attached hereto and incorporated herein.

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

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

Section 5. The Historic Resources Commission Secretary is hereby directed to file a certified copy of this Resolution with the County Recorder’s Office after the adoption of this Resolution pursuant to Public Resources Code Section 5029.

ADOPTED this 5th day of May, 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, Historic Resources 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 May 5, 2022.

Date: _____

Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
002-072-09	2302 N. Heliotrope Drive	N TR 1035 BLK B LOT 11 TR 1035 LOT 11 BLK B(LOT 12 BLK B S 30 FT THEREOF	Ernest Reinhardt and Sydney Reinhardt

EXHIBIT B

Conditions of Approval for Historic Resources Commission Application No. 2022-5 and Historic Resources Commission Categorization No. 2022-3

The Applicant must comply with each 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 condition(s) listed below:

The applicant shall install a bronze plaque honoring and recognizing the structure at 2302 N. Heliotrope Drive, historically known as the W.W. Woods-Ellerbroek House. 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.

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

FREE RECORDING PURSUANT TO GOVERNMENT CODE § 27383

HISTORIC PROPERTY PRESERVATION AGREEMENT

This Historic Property Preservation Agreement (“Agreement”) is made and entered into by and between the City of Santa Ana, a charter city and municipal corporation duly organized and existing under the Constitution and laws of the of the State of California (hereinafter referred to as “City”), and **Ernest R. Reinhardt and Sydney Reinhardt, husband and wife, as Joint Tenants**, (hereinafter collectively referred to as “Owner”), owner of real property located at **2302 North Heliotrope Drive, Santa Ana, California**, in the County of Orange and listed on the Santa Ana Register of Historical Properties.

RECITALS

- A. The City Council of the City of Santa Ana is authorized by California Government Code Section 50280 et seq. (known as the “Mills Act”) to enter into contracts with owners of qualified historical properties to provide for appropriate use, maintenance, rehabilitation and restoration such that these historic properties retain their historic character and integrity.
- B. The Owner possesses fee title in and to that certain qualified real property together with associated structures and improvements thereon, located at **2302 N. Heliotrope Drive, Santa Ana, CA, 92706** and more particularly described in Exhibit “A,” attached hereto and incorporated herein by reference, and hereinafter referred to as the “Historic Property”.
- C. The Historic Property is officially designated on the Santa Ana Register of Historical Properties pursuant to the requirements of Chapter 30 of the Santa Ana Municipal Code.
- D. City and Owner, for their mutual benefit, now desire to enter into this Agreement which defines and limits the use and alteration of this Historic Property in order to enhance and maintain its value as a cultural and historical resource for Owner and for the community; to prevent inappropriate alterations to the Historic Property and to ensure that repairs, additions, new building, and other changes are appropriate; and to ensure that rehabilitation and maintenance are carried out in an exemplary manner.

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

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

1. Effective Date and Terms of Agreement.

This Agreement shall be effective and commence on **June 22, 2022**, and shall remain in effect for a term of ten (10) years thereafter. Each year, upon the anniversary of the effective date of this Agreement, such initial term will automatically be extended as provided in California Government Code Sections 50280 through 50290 and in Section 2, below.

2. Renewal.

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

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

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

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

3. Standards and Conditions for Historic Property.

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

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

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

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

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

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

4. Furnishing of Information.

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

5. Cancellation.

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

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

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

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

6. Enforcement of Agreement.

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

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

7. Binding effect of Agreement.

a. Owner hereby subjects the Historic Property, located at **2302 N. Heliotrope Drive**, Assessor Parcel Number, **002-072-09**, and more particularly described in Exhibit A, in the City of Santa Ana, to the covenants, conditions, and restrictions as set forth in this Agreement.

b. City and Owner hereby declare their specific intent that the covenants, conditions and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon Owner's successors and assigns in title or interest to the Historic

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

8. No Compensation.

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

9. Notice.

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

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

Owners: Ernest R. Reinhardt and Sydney Reinhardt
2302 N. Heliotrope Drive
Santa Ana, CA 92706

10. General Provisions.

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

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

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

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

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

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

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

11. Recordation.

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

12. Amendments.

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

13. Effective Date

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

{ Signature page follows }

ATTEST:

CITY OF SANTA ANA

DAISY GOMEZ
Clerk of the Council

KRISTINE RIDGE
City Manager

OWNER

Date: _____

By: _____
ERNEST R. REINHARDT


Date: _____

By: _____
SYDNEY REINHARDT

APPROVED AS TO FORM:

RECOMMENDED FOR APPROVAL:

SONIA CARVALHO
City Attorney

By: 

JOHN M. FUNK
Assistant City Attorney

MINH THAI
Executive Director
Planning and Building Agency

EXHIBIT A
LEGAL DESCRIPTION

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

N TR 1035 BLK B LOT 11 TR 1035 LOT 11 BLK B (LOT 12 BLK B S 30 FT THEREOF

Assessor's Parcel Number: 002-072-09

EXECUTIVE SUMMARY

W.W. Woods-Ellerbroek House
2302 N. Heliotrope Drive
Santa Ana, CA 92706

NAME	W.W. Woods-Ellerbroek House			REF. NO.
ADDRESS	2302 N. Heliotrope Drive			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1955	LOCAL REGISTER CATEGORY: <i>Contributive Landmark</i>		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Floral Park	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION	C/3	CALIFORNIA REGISTER STATUS CODE	5S3	

Location: Not for Publication Unrestricted

Prehistoric Historic Both

ARCHITECTURAL STYLE: Ranch House

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

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

SUMMARY/CONCLUSION:

The W.W. Woods-Ellerbroek House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for embodiment of the distinguishing characteristics of the Ranch House style and under Criterion 2 for its design by notable local architect Philmer J. Ellerbroek. The recommended categorization is "Landmark" for its unique architectural significance as a good example of the Ranch Style and as the work of a prominent and respected South Coast architect, Philmer J. Ellerbroek (Santa Ana Municipal Code, Section 30-2.2).

EXPLANATION OF CODES:

- California Register Criteria for Evaluation: (From California Office of Historic Preservation, Technical Assistance Series # 7, "How to Nominate Resources to the California Register of Historical Resources," September 4, 2001.)
 - 3:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
 - It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
- ~~**5S3:** Appears to be individually eligible for local listing or designation through survey evaluation.~~

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource name(s) or number (assigned by recorder) *W.W. Woods-Ellerbroek House*

P1. Other Identifier:

- *P2. Location: Not for Publication Unrestricted
 *a. County Orange County
 *b. USGS 7.5' Quad: *Anaheim Quadrangle 2022* Date: *April 6, 2022*
 *c. Address *2302 North Heliotrope Drive* City: *Santa Ana* Zip: *92706*
 *e. Other Locational Data: Located on the corner of North Heliotrope Drive and West Santa Clara Avenue.
 Assessor's Parcel Number *002-072-09*

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

Located in Floral Park, the W.W. Woods-Ellerbroek House is a single-family residence designed by well-regarded local architect, Philmer J. Ellerbroek, in the Ranch Style. The building sits on a modestly sized corner parcel whose primary elevations face east and south. Its massing is primarily single-story that is L-shaped. The building includes a breezeway formed by fixed vertical louvered panels facing Santa Clara Avenue to the south which connects the garage and second story living space with the main residence. Asymmetrical in design, the house exhibits a strong horizontal emphasis expressed through a long, low-pitched roof ridge running parallel to the both east and south façades. The complex roof design is composed of a side-gable crossed with a hipped roof that projects slightly to the east, along the primary (east) façade. The breezeway at the primary (south) façade has a side-gabled roof that intersects a front-gable. The second-story living space above the attached garage is capped by a hipped roof. The roof exhibits wide-open eaves with exposed rafters along all four elevations. The exterior of the house is clad primarily in board-and-batten siding and features painted brick at the primary (east) façade and minimal use of smooth stucco on the north elevation. The main entrance, which is located on the primary (east) façade, consists of paneled double doors that are slightly recessed and sheltered under the main roof. A row of six fixed, semi-translucent lites, which match the height of the main entrance doors, are immediately south of the entry.

(See Continuation Sheet.)

- *P3b. Resource Attributes: (list attributes and codes) *HP2. Single-Family Residence*
 *P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photo



- P5b. Photo:** (view and date)
East and south elevations, view northwest, February 2022
- *P6. Date Constructed/Age and Sources:** historic
1955/ City of Santa Ana Building Permits
- *P7. Owner and Address:**
*Ernie R. and Sydney Reinhardt
 2302 N. Heliotrope Drive
 Santa Ana, CA 92706*
- *P8. Recorded by:**
*Andrea Dumovich Heywood
 Associate Planner
 20 Civic Center Plaza M-20
 Santa Ana, CA 92702*
- *P9. Date Recorded:**
May 5, 2022
- *P10. Survey Type:**
Intensive Survey Update
- *P11. Report Citation:** (Cite survey report and other sources, or enter "none")
None

- *Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Biological Record Other (list) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or #: *W.W. Woods-Ellerbroek House*

B1. Historic Name: *W.W. Woods-Ellerbroek House*

B2. Common Name: *None*

B3. Original Use: *Single-family Residence*

B4. Present Use: *Single-family Residence*

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

***B6. Construction History:** (Construction date, alterations, and date of alterations): *December 6, 1955. Constructed as an 8 room residence and garage. \$43,000.*

February 27, 1956. Plastering.

September 29, 1993. Reroof with life tile ICBO. \$16,880

September 3, 2019. Remodel kitchen, master bathroom, bathroom #2, create (2) new bedrooms, convert bathroom #3 from 1/2 to 3/4, add new 1/2 bathroom #4, remodel bathroom #5 (in bonus room above garage). \$80,000

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

***B8. Related Features:** *None*

B9a. Architect: *Philmer J. Ellerbroek*

b. Builder: *Unknown*

***B10. Significance:** Theme *Residential Architecture* Area *Santa Ana*
Period of Significance: *1955* Property Type: *Single-family Residence* Applicable Criteria: *C/3*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The W.W. Woods-Ellerbroek House is architecturally significant as an intact and characteristic example of the Ranch House style. This house was originally constructed in 1955 and valued at \$43,000 according to the original building permit. The first owner and builder of the house was Wellington W. Woods (1899-1957) and wife Eva B. (1899-1964). Locally he was known as "WW" Woods and he owned and operated a truck sales, rental and shipping company locally in Santa Ana. The architect on the project was the highly regarded Philmer J. Ellerbroek FAIA (1905-1969). Educated at USC, Ellerbroek designed alone and in partnership with others and is credited with designs for schools, apartment buildings, commercial buildings and institutional facilities (e.g., the Community Presbyterian Church, Cathedral City, 1959, as Pleger, Blurock, Hougan, and Ellerbroek, Architects) as well as numerous homes, mostly in the Newport Beach area. His clients included well-known personalities, such as film star Ray Milland and television host Art Linkletter. His work was photographed by architectural photographers Maynard L. Parker (archives held by the Huntington Museum and Library) and Julius Shulman (archives located at the Getty Museum and Conservation Institute) and published in journals such as Architectural Digest. Following the Woods residency, the Medlers lived the home from 1965 until 2003 with LeRoy Medler (1919-2010), a veteran of World War II and local businessman and his wife Ruth Elizabeth (1922-1997) being the longest continuous owners.

(See Continuation Sheet 3 of 3.)

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

***B12. References:**

*City of Santa Ana Building Permits
Santa Ana History Room Collection, Santa Ana Public Library
Sanborn Maps*

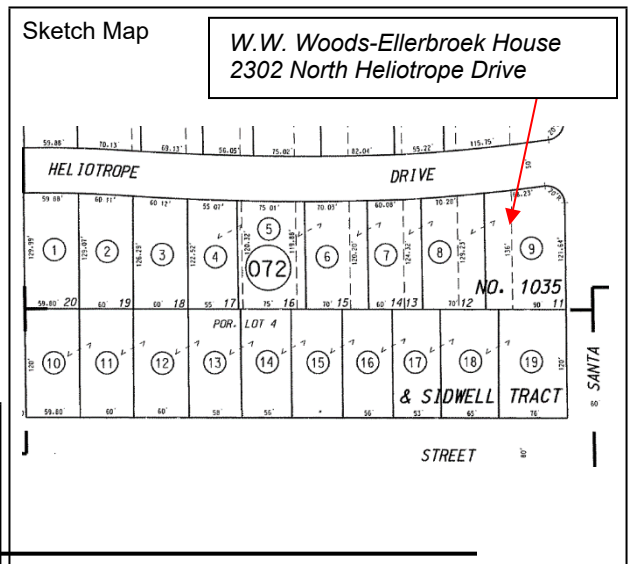
(See Continuation Sheet 3 of 3.)

B13. Remarks: *None*

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

***Date of Evaluation:** *May 5, 2022*

(This space reserved for official comments.)



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

The east and south elevations each have two windows which are placed on the far ends of both facades. These windows consist of single-hung wood framed windows with divided lites, flanked by wood shutters and raised above decorative wood paneling. Remaining fenestration includes four long, narrow fixed lites at the second story living space above the garage of the primary (south) façade, and a combination of nearly floor-to-ceiling, fully-glazed, fixed, sliding, and double doors along the west elevation facing the back yard. The property is landscaped with a lawn and low vegetation with decorative rock planters at the east and south facades. A brick walkway leading towards the front entry contains a single tree set in a rock planter flush with the brick paving. Three palm trees line the east yard and one large and one small tree are south of the building. A low post and rail fence wraps around the property to the east, south, and part of the north, which increases in height near the garage at the southwest.

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

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

In the late 1920s and 1930s, another builder, Roy Roscoe Russell (1881-1965), continued developing the groves of Floral Park. An early Russell project was his 1928 subdivision of Victoria Drive between West Nineteenth Street and West Santa Clara Avenue. The homes were quite grand and displayed various revival styles, including Russell's own large, Colonial Revival mansion at 2009 Victoria Drive. In the early post World War II years, Floral Park continued its development as numerous, smaller, single-family houses were built. Continuing in the Floral Park tradition, they were mostly revival in style. In the 1950s, low, horizontal Ranch Style houses completed the growth of Floral Park. Today (2022) Floral Park maintains its identity as the premier neighborhood of Santa Ana, historically home to many affluent and prominent citizens.

The W.W. Woods-Ellerbroek House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for embodiment of the distinguishing characteristics of the Ranch House style. It was designed by architect Philmer J. Ellerbroek, who "reigned as one of the South Coast's premiere [sic] architectural practitioners [sic]" in the 1950s and 1960s, thereby fulfilling the requirements of Criterion 2 (Vaught, 2011). Built at a cost of \$43,000 in 1955, a very substantial investment for the time, the property retains substantial integrity of exterior design, materials, and workmanship, although the interior has been recently renovated. The recommended categorization is "Landmark" for its unique architectural significance as a good example of the Ranch Style and as the work of a prominent and respected South Coast architect, Philmer J. Ellerbroek (Santa Ana Municipal Code, Section 30-2.2). Character-defining features of the W.W. Woods-Ellerbroek House include, but may not be limited to: its one-story, horizontal massing; low-pitched, overhanging, hipped roof with exposed rafters; blend of rustic materials including wood and brick; and extensive use of windows to blur the separation between indoors and out.

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

- Ancestry.com. California, Death Index, 1940-1997 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2000.*
- Harris, Cyril M. American Architecture: An Illustrated Encyclopedia. New York, WW Norton, 1998.*
- Marsh, Diann. Santa Ana, An Illustrated History. Encinitas, Heritage Publishing, 1994.*
- McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.*
- National Register Bulletin 16A. "How to Complete the National Register Registration Form." Washington DC: National Register*
- Newspapers.com (Santa Ana Register)*
- Branch, National Park Service, US Dept. of the Interior, 1991.*
- Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento: March 1995.*
- Vaught, Steve. "South Coast Savvy – The Very Talented Philmer J. Ellerbroek." Paradise Leased (wordpress.com): 2011. Available: <https://paradiseleased.wordpress.com/2011/07/20/south-coast-savvy-the-very-talented-philmer-j-ellerbroek/>.*
- Whiffen, Marcus. American Architecture Since 1780. Cambridge: MIT Press, 1969.*
- Santa Ana and Orange County Directories, 1920-1979.*

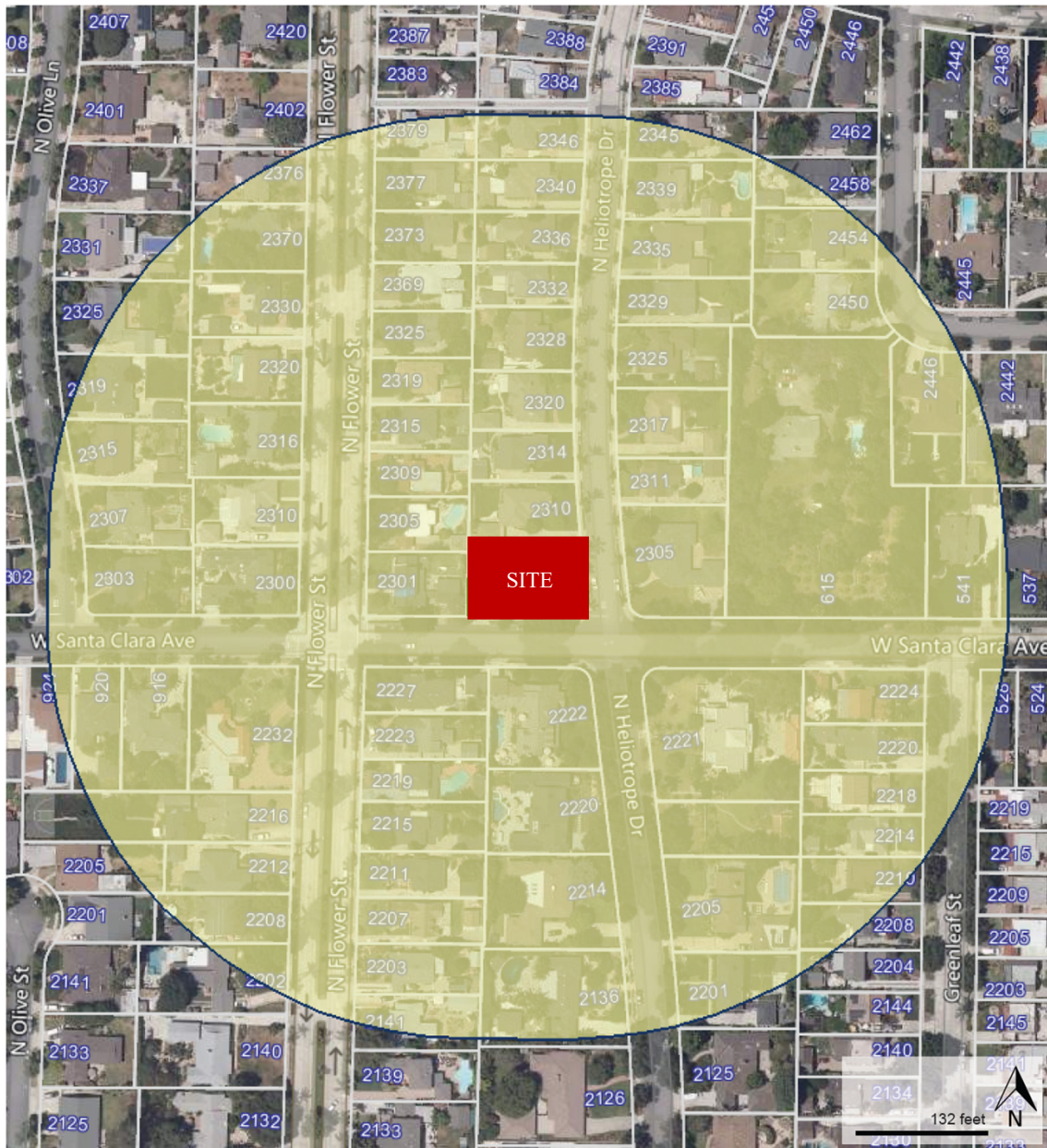
Exhibit C

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

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

size, scale, color, material and character of the property, neighborhood, or environment.

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



500' RADIUS

HRC 2022-3/ HRCA 2022-5/ HPPA 2022-7
2302 N. HELIOTROPE DRIVE
W.W. WOODS-ELLERBROEK HOUSE

PLANNING AND BUILDING AGENCY

ORANGE COUNTY REPORTER

~SINCE 1921~

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

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

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04/22/2022

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OR# 3578533

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: 2302 North Heliotrope Drive

Project Applicant: Ernie and Sydney Reinhardt

Project Description: The property owners, Ernest and Sydney Reinhardt, are applying for the property to be designated on the Santa Ana Register of Historical Properties, to categorize the property as Landmark, and for a Mills Act Contract with the City.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 - Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-29 will be filed for this project.

Meeting Details: This matter will be heard on **Thursday, May 5, 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 the meeting, you may send written comments by e-mail to PBACComments@santa-ana.org

(reference the topic in the subject line) or mail to 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 a Narcedalia Perez al (714) 667-2260.

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

4/22/22

OR-3578533#



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CITY OF SANTA ANA

Planning and Building Agency

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

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

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

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

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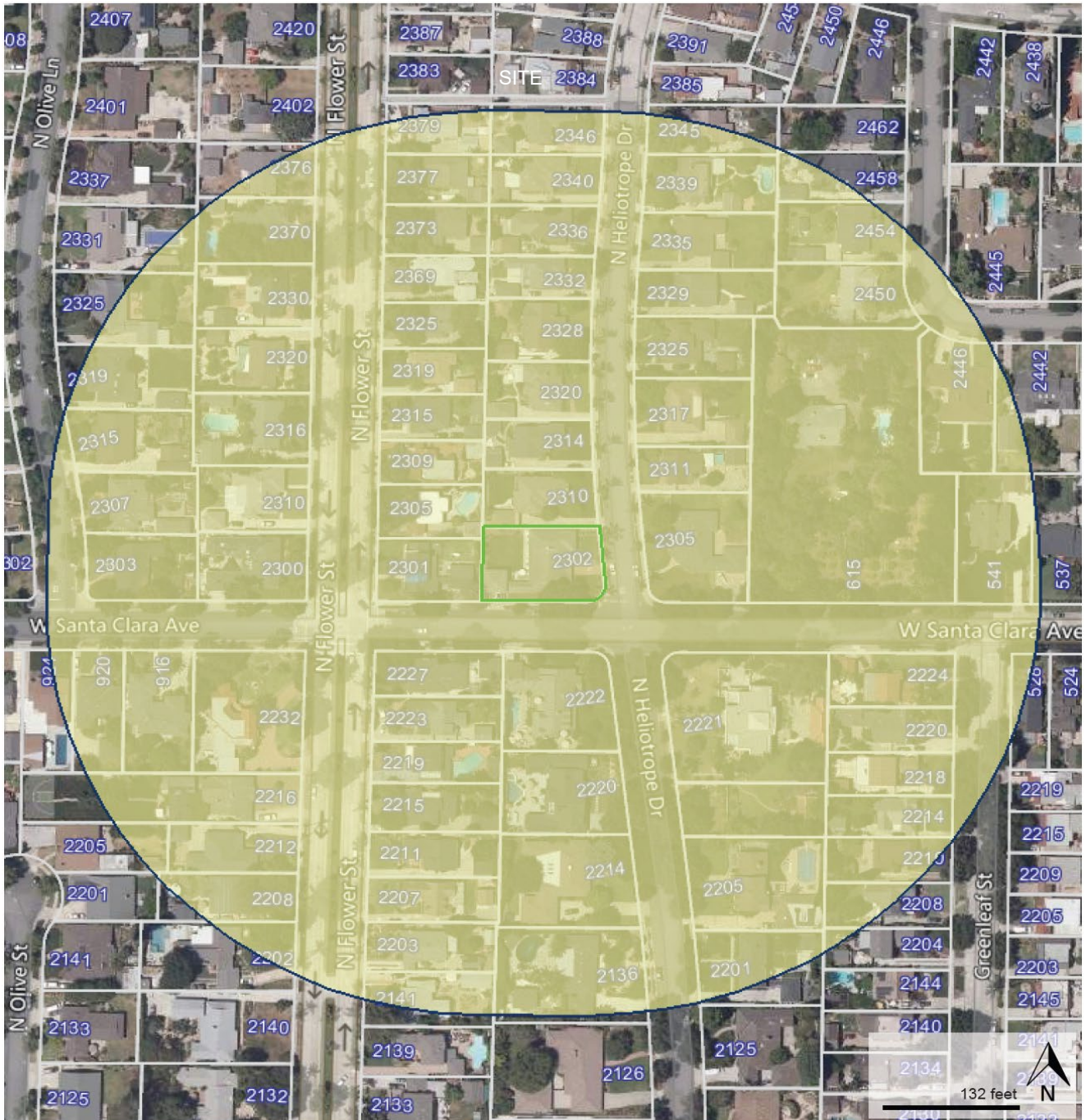
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**Si tiene preguntas en español, favor de llamar a Narcedalia Perez (714) 667-2260.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

500' RADIUS NOTIFICATION MAP



NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

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.

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



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

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

Public Hearing: The Historic Resources Commission will hold a Public Hearing on the proposed project on Thursday, May 5, 2022, at 4:00 p.m. in the City Council Chamber, 100 West Main Street, Santa Ana, CA 92701. The hearing will be held in the City Council Chamber, 100 West Main Street, Santa Ana, CA 92701.

Project Address: 100 West Main Street

Project Name: Santa Ana Gateway Redevelopment

Project Description: The proposed project consists of the construction of a new building, approximately 100,000 square feet, located at the intersection of Main Street and Broadway Street. The project will include the construction of a new building, approximately 100,000 square feet, located at the intersection of Main Street and Broadway Street. The project will include the construction of a new building, approximately 100,000 square feet, located at the intersection of Main Street and Broadway Street.

Environmental Impact Statement: The project is subject to the California Environmental Quality Act (CEQA) and the Santa Ana Municipal Code. The project is subject to the California Environmental Quality Act (CEQA) and the Santa Ana Municipal Code. The project is subject to the California Environmental Quality Act (CEQA) and the Santa Ana Municipal Code.

Public Comment: The public is invited to provide comments on the proposed project. Comments should be submitted to the City Clerk, 100 West Main Street, Santa Ana, CA 92701, by the date of the public hearing.

Public Hearing Location: The public hearing will be held in the City Council Chamber, 100 West Main Street, Santa Ana, CA 92701.

Public Hearing Time: The public hearing will be held on Thursday, May 5, 2022, at 4:00 p.m.

Public Hearing Agenda: The public hearing agenda will include the presentation of the project, public comments, and the Commission's decision.

Public Hearing Contact: For more information, please contact the City Clerk, 100 West Main Street, Santa Ana, CA 92701.