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PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

CITY OF SANTA ANA,  
HISTORIC RESOURCES COMMISSION

AND WHEN RECORDED MAIL TO:

SARAH BERNAL  
CITY OF SANTA ANA  
20 CIVIC CENTER PLAZA, M-20  
P.O. BOX 1988  
SANTA ANA, CA 92702

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



NO FEE

\* \$ R 0 0 1 3 0 5 6 6 6 6 \$ \*

2021000495753 2:30 pm 08/05/21

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This Space for Recorder's Use Only

TITLE OF DOCUMENT:

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RESOLUTION NO. 2021-04

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2020-14 TO PLACE THE PROPERTY LOCATED AT 520 WEST NINETEENTH STREET, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2020-14 PLACING SAID PROPERTY WITHIN THE KEY CATEGORY

**THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(Additional recording fee applies)**

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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 25, 2021, the Historic Resources Commission held a duly noticed public hearing for the placement on the Santa Ana Register of Historical Properties (Historic Resources Commission Application No. 2020-14) and categorization (Historic Resources Commission Categorization No. 2020-14) of the Elwood Bear House located at 520 West Nineteenth Street, Santa Ana.
- B. The Elwood Bear House has distinctive architectural features of the Spanish Colonial Revival style and was built in 1923.
- C. The Elwood Bear House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1, as an intact and well-documented example of a Spanish Colonial Revival bungalow in Santa Ana. It appears very much as it was pictured in the Santa Ana Register advertisement published on June 16, 1923. Additionally, the house has been categorized as “Key” because it has a “distinctive architectural style and quality” as an example of the Spanish Colonial Revival style in Santa Ana, featuring distinctive features include the Palladian-influenced treatments of the façade windows, unusual shingled tile roof, and front patio enclosure. Character-defining features of the Elwood Bear House that should be preserved include, but may not be limited to: materials and finishes (stucco); unusual shingled tile roof configuration, materials, and treatment (clay barrel tile coping and rolled edges); massing and composition; Palladian-influenced treatments of the façade windows; fenestration; front patio enclosure (waist high wall and terracotta tile pavers); and original exterior lighting and lighting bracket.
- D. The legal owners of the property are Robert M. and Connie J. Yoakum.
- 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 Key category pursuant to Section 30-2.2(2) of the Santa Ana Municipal Code.

**Section 2.** In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review under CEQA Guidelines Section 15331, Class 31, as these actions are designed to preserve historical resources. Categorical Exemption No. ER-2021-07 will be filed for this project.

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

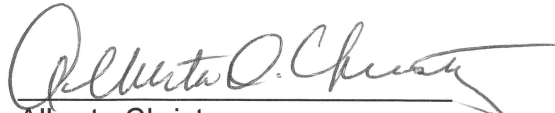
- A. Historic Resources Commission Application No. 2020-14 to place the Elwood Bear House located at 520 West Nineteenth Street, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2020-14 placing the Elwood Bear House located at 520 West Nineteenth Street, Santa Ana, 92706 within the Key category.

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

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

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

ADOPTED this 25<sup>th</sup> day of March, 2021.

  
Alberta Christy  
Chairperson

FREE RECORDING PURSUANT TO  
GOVERNMENT CODE § 27383

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

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

AYES: Commission members CARPENTER, CHRISTY, FRAZIER,  
HARDY, MCLOUGHLIN, MURASHIE, SARMIENTO, SHIPP,  
RUSH (9)

NOES: Commission members \_\_\_\_\_

ABSTAIN: Commission members \_\_\_\_\_

NOT PRESENT: Commission members \_\_\_\_\_

#### CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Historic Resources Commission Secretary, do hereby attest to and certify the attached Resolution No. 2021-04 to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on March 25, 2021.

Date: 3/25/21

Sarah Bernal  
Commission Secretary  
City of Santa Ana

**EXHIBIT A  
LEGAL DESCRIPTION**

<b>APN</b>	<b>Address</b>	<b>Legal Description</b>	<b>Owner Names</b>
002-104-12	520 West Nineteenth Street	LOT 3 IN BLOCK B OF TRACT NO. 256, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER, MAP RECORDED IN BOOK 14, PAGE(S) 23 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY REOCRDER OF SAID COUNTY.	Robert M. and Connie J. Yoakum