

RESOLUTION NO. 2021-09

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

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

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

- A. Zetulio Jimenez and Adriana De La Rosa, husband and wife, owners of the property below in community property with rights of survivorship ("Applicant"), are requesting approval of Historic Exterior Modification Application No. 2021-01 to allow exterior modifications to the property at 2529 North Valencia Street, historically known as the R.D. House.
- B. The legal owners of the property are Zetulio Jimenez and Adriana De La Rosa.
- C. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.
- D. The R.D. House is individually listed as No. 651 on the Santa Ana Register of Historical Properties and categorized as "Contributive" in 2017.
- E. The R.D. House has distinctive architectural features of the Ranch architectural style and was built in 1937. Character-defining features of the R.D. House include, but may not be limited to: materials and finishes (siding finish); roof design and detailing; original windows and doors where extant.
- F. Pursuant to Santa Ana Municipal Code Section 30-6, no exterior physical modifications, other than those identified by the Historic Resources Commission for administrative approval by city staff, shall be permitted with respect to a historic structure until the Historic Resources Commission approves such request at a duly noticed public hearing and issues a certificate of appropriateness. The Historic Resources Commission shall issue the certificate of appropriateness upon finding that the proposed modification(s) does not substantially change the character and integrity of the historic property.
- G. The proposed exterior modifications will include a 153-square-foot addition to accommodate a new guest bedroom and a 253-square-foot addition for a new "great" room. In addition, the overall work would include interior

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

- H. Pursuant to Santa Ana Municipal Code Section 30-6, the Historic Resources Commission held a duly noticed public hearing on May 13, 2021 for the request for exterior modifications to the R.D. House.
- I. Since the property is listed on the Santa Ana Register of Historical Properties, all exterior modifications are required to meet the Secretary of Interior's Standards for Rehabilitation.
 - 1. The following Secretary of Interior's Standards are applicable:
 - i. Standard 1. The property currently maintains its historic use as a single-family residence. The use is not proposed to change. The interior configuration will remain substantially the same with the addition providing enhanced functionality.
 - ii. Standard No. 2. The historic character of the subject property will be retained and preserved. The proposed single story addition has been designed to remove as little historic material as possible, and will be located on a secondary non-character defining façade, toward the rear of the structure, where it will not be generally visible from the public right-of-way. The proposed exterior alterations will not alter the primary east (front) elevation, or any important spatial relationships that characterize the property.
 - iii. Standard No. 3. The proposed changes will not create a false sense of historical development. The proposed addition will read as contemporary in comparison to the existing single-family residence which incorporates distinctive architectural features of the Ranch style. The addition will have a matching pitch roof to the existing house but lower in height to distinguish it from the historic structure and is designed to be compatible with the existing scale and massing of the residence. Moreover, the addition would be distinguished by the smooth stucco finish as opposed to the original shiplap wood siding and brick in a weeping mortar finish. Therefore, the architectural treatment will read as contemporary, not conjectural.
 - iv. Standard No. 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved. The project does not propose to remove character-defining features or materials/finishes along the primary elevation. The project does propose to remove a portion of the rear chimney and bay

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

- v. Standard No. 9. The new addition will not destroy historic materials, features, or spatial relationships that characterize the property. The proposed addition is located at the rear in an area that is not easily visible from the public right-of-way. Important spatial relationships characterizing the Ranch architectural style will not be disturbed, as the addition is only single story, positioned to the rear of the existing house, and will not alter the existing roof line. These features allow the addition to appear subordinate to, and not overwhelm the existing massing, while also preserving the historic sense of the existing roof line. The materials of the new addition will also be compatible with the existing historic materials, through the use of similar materials.
- vi. Standard No. 10. The proposed project is considered generally reversible as it does not remove essential aspects of the building's form and materials. The proposed addition will be located in the rear of the house, where it is not generally visible from the public right-of-way, and avoids the most significant and character-defining features. The essential form of the house and the vast majority of its historic materials will remain unimpaired.
- vii. Standards 4 and 6-8 are not applicable. No features of this description would be affected by this Project.

Section 2. In accordance with the California Environmental Quality Act and the CEQA Guidelines, the recommended action is exempt from further review pursuant to Section 15331, Class 31, as this project is designed in a manner consistent with the Secretary of Interior's Standards. Categorical Exemption No. ER-2021-42 will be filed for this project.

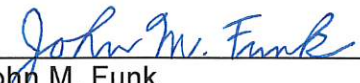
Section 3. The Historic Resources Commission of the City of Santa Ana after conducting the public hearing hereby approves the Certificate of Appropriateness for Historic Exterior Modification Application No. 2021-01. The Historic Resources Commission finds that the proposed modifications do not substantially change the character and integrity of the historic property. This decision is based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Staff Report and exhibits attached thereto and the public testimony, all of which are incorporated herein by this reference.

Section 4. The Historic Resources Commission Secretary is hereby directed to file a certified copy of this Resolution with the County Recorder's Office after the adoption of this Resolution pursuant to Public Resources Code Section 5029.

ADOPTED this 13th day of May 2021.


Alberta Christy, Chairperson

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

By: 
John M. Funk
Sr. Assistant City Attorney

AYES: Commission members CARPENTER, CHRISTY, HARDY,
MCCLOUGHLIN, MURASHIE, SARMIENTO, SHIPP, RUSH (8)

NOES: Commission members _____

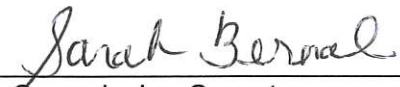
ABSTAIN: Commission members _____

NOT PRESENT: Commission members FRAZIER (1)

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Commission Secretary, do hereby attest to and certify the attached Resolution No. 2021-09 to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on May 13, 2021.

Date: 3/25/21



Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

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