

RESOLUTION NO. 2021-15

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING THE CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 2405 NORTH BONNIE BRAE (HISTORIC EXTERIOR MODIFICATION APPLICATION NO. 2021-03)

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

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

- A. Benjamin K. Mayberry and Catherine I. Mayberry, Husband and Wife as Joint Tenants ("Applicant"), are requesting approval of Historic Exterior Modification Application No. 2021-03 to allow exterior modifications to the property at 2405 North Bonnie Brae.
- B. The legal owners of the property are Benjamin K. Mayberry and Catherine I. Mayberry.
- 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 property is deemed a historic structure because it was determined eligible for inclusion in the National Register of Historic Places as a contributor to a potential North Broadway Park Historic District in 1980 and automatically included in the California Register of Historical Resources.
- E. The Mayberry Residence has distinctive architectural features of the Tudor architectural style and was built circa 1928. Character-defining exterior features of the house, which should be preserved, include but may not be limited to: steeply pitched roofs, curved sweeping shed roof, multipaned narrow windows, exposed and shaped rafter tails, entry porch with roman arch, and brick chimney.
- 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 include a 446-square-foot addition for an expanded kitchen, basement, and new bathroom; a 340-square-foot rear covered porch; a 126-square-foot rear garage addition; and 630 square feet of new detached accessory structures. The site will also be improved with a new in-ground pool and spa in the rear yard and interior renovations to an existing mudroom, laundry room, den, and kitchen.
- H. Pursuant to Santa Ana Municipal Code Section 30-6, the Historic Resources Commission held a duly noticed public hearing on July 1, 2021 for the request for exterior modifications to the Mayberry Residence.
- I. Since the property is deemed a historic structure, all exterior modifications are required to meet the Secretary of Interior's Standards for Rehabilitation.
 - 1. The following Secretary of Interior's Standards are applicable:
 - i. The project complies with Standard No. 1. The property currently maintains its historic use as a single-family residence. The use is not proposed to change. The interior configuration will remain substantially the same with the addition providing enhanced functionality.
 - ii. The project complies with Standard No. 2. The historic character of the subject property will be retained and preserved. The proposed single story addition has been designed to remove as little historic material as possible, and will be located on secondary elevations, toward the side and rear of the structure. Although visible from the public right-of-way, the proposed addition is designed to be compatible in scale with a lower roof height, setback from the primary façade, and features the reuse of existing windows, as feasible, or similar wood windows. The proposed exterior alterations will not alter the primary south (front) and east (street side) elevation, or any important spatial relationships that characterize the property.
 - iii. The project complies with Standard No. 3. The proposed changes will not create a false sense of historical development. The proposed addition will read as contemporary in comparison to the existing single-family residence which incorporates distinctive architectural features of the Tudor style. The addition is single story and will have a lower pitch roof to the existing house to distinguish it from the historic structure, and is designed to be compatible with the existing scale, window pattern, and stucco finish of the residence. Moreover, the addition is set back more than 15 feet from the primary facade so as not to significantly impact the character defining features of the primary elevation. Therefore, the architectural treatment will read as contemporary, not conjectural.

- iv. The project complies with Standard No. 4. The existing brick wainscot and cladding of the entry porch are not original to the house, but have acquired historic significance in its own right and will be retained and preserved. The proposed addition and renovations will not affect or duplicate the existing brick cladding. Although the detached garage's roof-form and dormer features exemplifies character defining features of the architectural style, the existing garage doors were previously altered and the proposed replacement will not affect the historic significance of the property.
- v. The project complies with Standard No. 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved. The project does not propose to remove character-defining features or materials/finishes along the primary elevation. The project does propose to add to the rear and side of the house, which will remove windows and doors along secondary elevations. Windows will be reused, as feasible, and new wood windows and doors will be compatible with existing features.
- vi. The project complies with Standard No. 9. The new addition will not destroy historic materials, features, or spatial relationships that characterize the property. Although the proposed addition is visible from the public right-of-way, it is subordinate to the existing house due to its lower pitched roof, smaller scale, and deep setback from the primary elevation. The proposed detached arbor, located east of the house along Benton Way, can be removed without affecting the building's structural integrity and does not impact the visibility of character defining features of the house. Important spatial relationships characterizing the Tudor architectural style will not be disturbed, as the addition is only single story, positioned to the rear and side 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.
- vii. The project complies with Standard No. 10. The proposed project is considered generally reversible as it does not remove essential aspects of the building's form and materials. The proposed addition will be located at the rear and side of the house, avoids the most significant and character-defining features, and is subordinate to the overall massing of the

house. The essential form of the house and the vast majority of its historic materials will remain unimpaired.

viii. Standards 6-8 are not applicable. No features of this description would be affected by this Project.

Section 2. In accordance with the California Environmental Quality Act, the recommended action is exempt from further review under Section 15331, Class 31, as this action is designed in a manner consistent with the Secretary of Interior's Standards. Categorical Exemption, Environmental Review No. 2021-53 will be filed for this project.

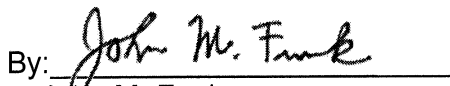
Section 3. The Historic Resources Commission of the City of Santa Ana after conducting the public hearing hereby approves the Certificate of Appropriateness for Historic Exterior Modification Application No. 2021-03. The Historic Resources Commission finds that the proposed modifications do not substantially 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 1st day of July 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,
RUSH, SARMIENTO (5)

NOES: Commission members: MURASHIE (1)

ABSTAIN: Commission members: MCLOUGHLIN (1)

NOT PRESENT: Commission members: FRAZIER, SHIPP (2)

FREE RECORDING PURSUANT TO
GOVERNMENT CODE § 27383

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Commission Secretary, do hereby attest to and certify the attached Resolution No. 2021-15 to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on July 1, 2021.

Date: 07-01-2021

Sarah Bernal *Sarah Bernal*

Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
002-121-15 002-121-16	2405 NORTH BONNIE BRAE	LOTS 5 AND 6 OF TRACT NO. 761, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGES 35 MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	Benjamin K. Mayberry and Catherine I. Mayberry