

Updated 6/4/20 to include public comment for Item No. 2

**CITY OF SANTA ANA
HISTORIC RESOURCES COMMISSION
SPECIAL MEETING AGENDA
JUNE 4, 2020
4:30 P.M.**

**COUNCIL CHAMBER
22 CIVIC CENTER
SANTA ANA, CALIFORNIA**

ALBERTA CHRISTY
Chair, Ward 4 Representative

PHILLIP SCHAEFER
VICE CHAIR, CITYWIDE REPRESENTATIVE

EDWARD MURASHIE
WARD 3 REPRESENTATIVE

TIM RUSH
WARD 5 REPRESENTATIVE

FELIX RIVERA
PLANNING COMMISSION REP.



LAURENCE HITTERDALE
WARD 1 REPRESENTATIVE

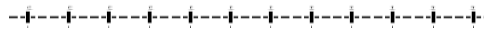
GINELLE HARDY
WARD 2 REPRESENTATIVE

MIKE TARDIF
WARD 6 REPRESENTATIVE

VACANT
COMM. REDEV. & HOUSING COMMISSION REP.

Minh Thai
Executive Director

Lisa E. Storck
Legal Counsel



Vince Fregoso
Planning Manager

Sarah Bernal
Recording Secretary

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

Translation Services: For translation services in other languages, contact Sarah Bernal at sbernal@santa-ana.org no later than 48 hours prior to the scheduled meeting. Special Assistance: If you need special assistance to participate in this meeting, please contact Michael Ortiz, ADA Program Coordinator, at (714) 647-5624. Please call prior to the meeting date, to allow the City time to make reasonable arrangements for accessibility to this meeting [Americans with Disabilities Act, Title II, 28 CFR 35.102].

Due to Governor Gavin Newsom's Executive Order and the City Council's Proclamation of Local Emergency, we can no longer offer an in-person meeting location for the community to attend public meetings.

To watch the open meeting.:

- Visit the City's website santa-ana.org/city-meetings and select the active link for the current Historic Resources Commission meeting
- Visit the City's YouTube site at youtube.com/cityofsantaanavideos/live
-

To provide a phone comment:

- **You may comment by phone while the meeting is in progress by calling 669-900-9128. Enter Meeting ID: 315 965 149# when prompted. While the item that you would like to comment on is being discussed, dial *9 to let us know that you want to speak. You will have 3 minutes to state your name, whether you are in support of or in opposition to the item, and why. If you are calling in and watching YouTube, please turn your volume down on YouTube to limit any feedback when you speak.**
-

To provide a written comment:

- You may submit a comment by e-mail at ecomments@santa-ana.org (reference "'Historic Resources Commission Public Comment for Agenda Item No. #' in the subject line). Make sure to include your name, whether you are in support of or in opposition to the item and why. Comments received by 4:00 p.m. on the day of the meeting will be distributed to the Commission prior to the start of the meeting and will also be posted on our website at www.santa-ana.org/cc/city-meetings. The Clerk will provide a summary report of the comments received on each item. Comments received after 5:00 p.m. may not be distributed to the Commission but will be posted on the City's website at the earliest possible opportunity after the meeting.

Basic Historic Resources Commission Meeting Information

The Agenda can be found online at
<https://www.santa-ana.org/cc/city-meetings>

Five-Year Strategic Plan (2014-2019) Vision, Mission and Guiding Principles - The City of Santa Ana is committed to achieving a shared vision for the organization and its community. The vision, mission and guiding principles (values) are the result of a thoughtful and inclusive process designed to set the City and organization on a course that meets the challenges of today and tomorrow.

Vision - The dynamic center of Orange County which is acclaimed for our:
•Investment in youth •Safe and healthy community

Mission – “To deliver efficient public services in partnership with our community which ensures public safety, a prosperous economic environment, opportunities for our youth, and a high quality of life for residents.”

Guiding Principles – •Collaboration •Efficiency •Equity •Excellence
•Fiscal Responsibility •Innovation •Transparency

Strategic Plan Goals/Objectives/Strategies: Goal 1 - Community Safety; Goal 2 - Youth, Education, Recreation; Goal 3 - Economic Development; Goal 4 - City Financial Stability; Goal 5 - Community Health, Livability, Engagement & Sustainability; Goal 6 - Community Facilities & Infrastructure; Goal 7 - Team Santa Ana

Code of Ethics and Conduct - The people of the City of Santa Ana, at an election held on February 5, 2008, approved an amendment to the City Charter which established the Code of Ethics and Conduct for elected officials and members of appointed boards, commissions, and committees to assure public confidence. A copy of the City's Code can be found on the Clerk of the Council's webpage. The following are the core values expressed: Integrity · Honesty · Responsibility · Fairness · Accountability · Respect · Efficiency

Senate Bill 343 - As required by Senate Bill 343, any non-confidential writings or documents provided to a majority of the Historic Resources Commission members regarding any item on this agenda will be made available for public inspection in the Planning & Building Agency during normal business hours.

Agenda: An agenda is provided for each Commission meeting. The Commission agenda is posted on the posting boards outside the Civic Center entrance and Council Chamber. Meeting agendas and approved minutes are kept current on the City website at www.santa-ana.org/cc/city-meetings. The items on the agenda are arranged in four categories:

1. **Consent Calendar:** These are relatively minor in nature, do not have any outstanding issues or concerns, and do not require a public hearing. All consent calendar items are considered by the Commission as one item and a single vote is taken for their approval, unless an item is pulled from the consent calendar for individual discussion. There is no public discussion of consent calendar items unless requested by the Commission.
2. **Business Items:** Items in this category are general in nature and may require Commission action. Public input may be received at the request of the Commission. See information for Speaker's Card/Request to Speak on the first page.
3. **Public Hearings:** This category is for case applications that require, by law, a hearing open to public comment because of the discretionary nature of the request. Public hearings are formally conducted and public input/testimony is requested at a specific time. This is your opportunity to speak on the item(s) that concern you. If, in the future, you wish to 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 City at or before the hearing.
4. **Work Study Session:** Items in this category are generally items requiring discussion. No action will be taken. Persons wishing to speak regarding Work Study Session matters should file a "Request to Speak" form with the Recording Secretary.

Public Hearing Procedure: The Commission will follow the following procedure for all items listed as public hearing items:

1. The Chair will ask for presentation of the staff report;
2. The Commission will have the opportunity to question staff in order to clarify any specific points;
3. The public hearing will be opened;
4. The applicant/project representative will be allowed to make a presentation, for a maximum of 15 minutes.
5. Members of the audience will be allowed to speak, for a maximum of 3 minutes per speaker.
6. The applicant will be given an opportunity to respond to comments made by the audience;
7. The public hearing will be closed; and
8. Discussion of the proposal will return to the Commission with formal action taken to approve, conditionally approve, deny, or continue review of the application.

Staff Reports: Staff reports can be downloaded from the City's website at <https://www.santa-ana.org/cc/city-meetings>. If you have any questions regarding any item of business on the agenda for this meeting, or any of the staff reports or other documentation relating to any agenda item, please contact the Planning and Building Agency at 714-667-2732.

Appeals: The formal action by the Commission shall become effective after the ten-day appeal period, unless the City Council in compliance with section 41-643, 41-644 or 41-645 holds a public hearing on the matter, then the formal action will become effective on the day following the hearing and decision by the City Council. An appeal from the decision or requirement of the Commission must be filed with the Clerk of the Council and a copy sent to the Planning Department within ten days of the date of the Commission's action. The appeal 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.

Submittal of information for dissemination or presentation at public meetings:

Written Materials/Handouts: Any member of the public who desires to submit documentation in hard copy form may do so prior to the meeting or at the time he/she addresses the Commission. Please provide 15 copies of the information to be submitted and file with the Recording Secretary at the time of arrival to the meeting. This information will be disseminated to the Commission at the time testimony is given.

Large Displays/Maps/Renderings: Any member of the public who desires to display freestanding large displays or renderings in conjunction with their public testimony is asked to notify the Planning and Building Agency at 714-667-2732 no later than noon on the day of the scheduled meeting.

Electronic Documents/Audio-Visuals: Any member of the public who desires to display information electronically in conjunction with their public testimony is asked to submit the information to the Planning and Building Agency at 714-667-2732 no later than noon on the day of the scheduled meeting.

**CITY OF SANTA ANA
HISTORIC RESOURCES COMMISSION
MEETING AGENDA
JUNE 4, 2020
4:30 P.M.**

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS (non-agenda items): You may submit written comments by email to ecomments@santa-ana.org (reference "Historic Resources Commission Public Comment for non-agenda item" in the subject line). The deadline to submit comments is 4:00 p.m. on the day of the meeting. Comments will be viewable on the City Meetings web page. The Clerk will provide a summary report of the comments received. You may comment by phone while the meeting is in progress by calling 669-900-9128. Enter Meeting ID: 315 965 149# when prompted. While the item that you would like to comment on is being discussed, dial *9 to let us know that you want to speak. Please state your name and comment. You will have 3 minutes to speak.

CONSENT CALENDAR

You may submit written comments by email to ecomments@santa-ana.org (reference "Historic Resources Commission Public Comment for Agenda Item #" in the subject line). The deadline to submit comments is 4:00 p.m. on the day of the meeting. Comments will be viewable on the City Meetings web page. The Clerk will provide a summary report of the comments received. You may comment by phone while the meeting is in progress by calling 669-900-9128. Enter Meeting ID: 315 965 149# when prompted. While the item that you would like to comment on is being discussed, dial *9 to let us know that you want to speak. Please state your name, whether you are in support or opposition to an item and why. You will have 3 minutes to speak.

RECOMMENDED ACTION: Approve staff recommendations on the following Consent Calendar Items: A through B.

MINUTES

A. MINUTES FROM THE SPECIAL MEETING HELD ON JANUARY 23, 2020

RECOMMENDED ACTION: Approve Minutes.

B. MINUTES FROM THE ADJOURNED SPECIAL MEETING HELD ON FEBRUARY 6, 2020

RECOMMENDED ACTION: Approve Minutes.

MISCELLANEOUS ADMINISTRATION

C. EXCUSED ABSENCES

RECOMMENDED ACTION: Excuse absent commission members.

* * * END OF CONSENT CALENDAR * * *

BUSINESS CALENDAR

You may submit written comments by email to ecomments@santa-ana.org (reference "Historic Resources Commission Public Comment for Agenda Item #" in the subject line). The deadline to submit comments is 4:00 p.m. on the day of the meeting. Comments will be viewable on the City Meetings web page. The Clerk will provide a summary report of the comments received. You may comment by phone while the meeting is in progress by calling 669-900-9128. Enter Meeting ID: 315 965 149# when prompted. While the item that you would like to comment on is being discussed, dial *9 to let us know that you want to speak. Please state your name, whether you are in support or opposition to an item and why. You will have 3 minutes to speak.

COMMUNICATION DISCLOSURE - Commissioner disclosure regarding agendized projects.

PUBLIC HEARING

1. **HISTORIC EXTERIOR MODIFICATION APPLICATION NO. 2019-11 {STRATEGIC PLAN NOS. 5, 2; 5, 3}**

LOCATION: 1228 North Broadway (historically known as El Patio Real Apartments) located in the Midtown Specific Plan (SP3) zoning district.

REQUEST: The applicant is requesting approval of historic exterior modification application to allow exterior modifications to above mentioned property.

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 project is designed in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Categorical Exemption No. ER-2020-03 will be filed for this project.

RECOMMENDED ACTION: *Adopt a resolution.* A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING THE CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 1228 NORTH BROADWAY (HISTORIC EXTERIOR MODIFICATION APPLICATION NO. 2019-11)

2. **HISTORIC EXTERIOR MODIFICATION APPLICATION NO. 2020-03 {STRATEGIC PLAN NOS. 5, 2; 5, 3}**

LOCATION: 2510 North Valencia Street (historically known as the Taylor-Oglesby House) located in the Single Family Residential (R-1) zoning district.

REQUEST: The applicant is requesting approval of a historic exterior modification application to allow exterior modifications to above mentioned property.

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 project is designed in a manner consistent with the Secretary of Interior's Standards. Categorical Exemption No. ER-2020-13 will be filed for this project.

RECOMMENDED ACTION: *Adopt a resolution.* A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING THE CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 2510 NORTH VALENCIA STREET (HISTORIC EXTERIOR MODIFICATION APPLICATION NO. 2020-03)

PUBLIC COMMENT

*****END OF BUSINESS CALENDAR*****

COMMENTS

3. STAFF COMMENTS

- Update on the memo on recommendations to the City Council
- Update on the United Presbyterian Church (Pacific Symphony) Building

4. COMMISSION MEMBER COMMENTS

ADJOURNMENT - The next regular meeting of the Historic Resources Commission will be held on Thursday, July 2, 2020 at 4:30 p.m.

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

JANUARY 23, 2020

CALLED TO ORDER

COUNCIL CHAMBER
22 CIVIC CENTER PLAZA
SANTA ANA, CALIFORNIA
4:35 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSIONERS Present:
ALBERTA CHRISTY, *Chair*
GINELLE HARDY
LAURENCE HITTERDALE
EDWARD MURASHIE
TIM RUSH
PHIL SCHAEFER, *Vice Chair*
MIKE TARDIF

COMMISSIONERS Absent:
FELIX RIVERA

STAFF Present:
MINH THAI, *Executive Director*
VINCE FREGOSO, *Planning Manager*
LISA STORCK, *Assistant City Attorney*
PEDRO GOMEZ, *Associate Planner*
SARAH BERNAL, *Recording Secretary*

PUBLIC COMMENTS (on non-agenda items): None.

CONSENT CALENDAR

MINUTES

A. MINUTES FROM THE REGULAR MEETING HELD ON OCTOBER 3, 2019

MOTION: Approve Minutes.

B. MINUTES FROM THE ADJOURNED MEETING HELD ON OCTOBER 17, 2019

MOTION: Approve Minutes.

MOTION: SCHAEFER **SECOND:** MURASHIE

VOTE: AYES: CHRISTY, HARDY, HITTERDALE, MURASHIE, RUSH,
 SCHAEFER, TARDIF (7)

NOES: NONE (0)

ABSTAIN: NONE (0)

ABSENT: RIVERA (1)

MISCELLANEOUS ADMINISTRATION

**Item C was moved to the end of the meeting*

D. CERTIFIED LOCAL GOVERNMENT REPORT 2018-2019 ANNUAL REPORT

MOTION: **Receive and File.**

MOTION: TARDIF **SECOND:** HARDY

VOTE: AYES: CHRISTY, HARDY, HITTERDALE, MURASHIE, RUSH,
 SCHAEFER, TARDIF (7)

NOES: NONE (0)

ABSTAIN: NONE (0)

ABSENT: RIVERA (1)

*** * * END OF CONSENT CALENDAR * * ***

BUSINESS CALENDAR

PUBLIC HEARING

1. HISTORIC RESOURCES COMMISSION APPLICATION NO. 2020-01 AND HISTORIC REGISTER CATEGORIZATION NO. 2019-01 FOR THE PROPERTY LOCATED AT 2214 NORTH HELIOTROPE DRIVE {STRATEGIC PLAN NOS. 5, 2; 5, 3}

Chair Christy disclosed she met with the applicant. Commissioner Murashie announced that he lives within 500 feet of the property and for that reason he will recuse himself from the matter.

Case Planner Gomez provided a staff presentation.

Recording Secretary reported that written communication in support of the matter was received.

Chair Christy opened the Public Hearing. The applicant spoke in support of the matter. There were no other speakers and the Public Hearing was closed.

Commission inquired about the Haster Family History. Commissioner Schaefer proposed to approve the matter with a friendly amendment to recognize the property as the Haster-Dempsay House. The motion was seconded by Commissioner Rush.

MOTION: SCHAEFER **SECOND:** RUSH

VOTE: **AYES:** CHRISTY, HARDY, HITTERDALE, RUSH, SCHAEFER,
TARDIF (6)

NOES: NONE (0)

ABSTAIN: MURASHIE (1)

ABSENT: RIVERA (1)

ADMINISTRATIVE MATTERS

2. RECOMMENDATIONS TO THE CITY COUNCIL REGARDING HISTORIC RESOURCES POLICIES AND REGULATIONS

Executive Director Thai provided an overview of the draft memo and requested feedback from the Commission.

After a brief review of the draft memo, the Commission offered the following suggestions to Page 2 of the document:

- Add additional neighborhoods to the Historically Sensitive Neighborhoods list
- Under section B - add "demolition"
- Clarify the word "review" and "purview"

Commission discussed the need to carefully review the draft memo and agreed to provide feedback via e-mail in the upcoming days. Staff indicated that the feedback will be incorporated into the final memo and will be presented to the Commission on February 6 for consideration.

MOTION: Continue the matter to an Adjourned Special Meeting on February 6, 2020.

MOTION: TARDIF **SECOND:** MURASHIE

VOTE: **AYES:** CHRISTY, HARDY, HITTERDALE, MURASHIE, RUSH,
TARDIF (6)

NOES: SCHAEFER (1)

ABSTAIN: NONE (0)

ABSENT: RIVERA (1)

*****END OF BUSINESS CALENDAR*****

COMMENTS

3. STAFF MEMBER COMMENTS:

Executive Director Thai

- Commission feedback on draft memo is due on January 29;
- Thanked Commission for their preservation efforts; staff is working towards reaching Commission's goals; and
- Thanked Pedro Gomez for drafting the memo.

Planning Manager Fregoso

- Announced that Jill Arabe, Senior Planner, will now be working with the Commission.
- Provided updates on the YMCA, WisePlace, Old City Hall, Orange County Title Building, Raitt Dairy Building, and Pacific Symphony Building.

4. COMMISSION MEMBER COMMENTS

Commissioner Hitterdale

- Thanked staff; and
- Welcomed back Commissioner Hardy.

Commissioner Rush

- Thanked staff;
- Expressed concern with lack of security at the Dr. Julius Crane House;
- Announced Modernism Week will take place in Palm Springs on February 17;
- Inquired about the Preservation Element of the General Plan Update;
- Proposed a resolution of disapproval to a property on Heliotrope;
- Indicated that the monument and tree located on 5th street between Sycamore and Broadway needs to be enhanced; and
- Expressed concern with impact of Accessory Dwelling Units in historically sensitive neighborhoods.

Commissioner Murashie

- Provided update on the Floral Park historic designation; and
- Read aloud biography of Phil Brigandi; requested the meeting be adjourned in his memory.

Vice Chair Schaefer

- Thanked staff and applicant; and
- Welcomed back Commissioner Hardy.

Commissioner Tardif

- Welcomed back Commissioner Hardy; and
- Thanked applicant and staff.

Commissioner Hardy

- Wished everyone Happy New Year;
- Pleased to be back on the Commission;
- Thanked staff and applicant; and
- Would like clarification on specific developments and historic designations.

Chair Christy

- Thanked staff and applicant; and
- Announced that there is a new vacancy on the Commission.

C. EXCUSED ABSENCES

MOTION: Excuse absent commission member: Rivera

MOTION: TARDIF

SECOND: RUSH

VOTE: **AYES:** CHRISTY, HARDY, HITTERDALE, MURASHIE, RUSH, SCHAEFER, TARDIF (7)

NOES: NONE (0)

ABSTAIN: NONE (0)

ABSENT: RIVERA (1)

ADJOURNED IN MEMORY OF PHIL BRIGANDI

6:07 P.M. – The meeting of the Historic Resources Commission was adjourned to a Special meeting on February 6, 2020 at 4:30 p.m.

Sarah Bernal
Recording Secretary

**ACTION MINUTES OF THE ADJOURNED SPECIAL MEETING OF THE
HISTORIC RESOURCES COMMISSION
OF THE CITY OF SANTA ANA**

FEBRUARY 6, 2020

CALLED TO ORDER

COUNCIL CHAMBER
22 CIVIC CENTER PLAZA
SANTA ANA, CALIFORNIA
4:35 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSIONERS Present:
ALBERTA CHRISTY, *Chair*
GINELLE HARDY
LAURENCE HITTERDALE
FELIX RIVERA
TIM RUSH
MIKE TARDIF

COMMISSIONERS Absent:
EDWARD MURASHIE
PHIL SCHAEFER, *Vice Chair*

STAFF Present:
MINH THAI, *Executive Director*
VINCE FREGOSO, *Planning Manager*
LAURA ROSSINI, *Assistant City Attorney*
PEDRO GOMEZ, *Associate Planner*
RICARDO SOTO, *Associate Planner*
SARAH BERNAL, *Recording Secretary*

PUBLIC COMMENTS (on non-agenda items): None.

CONSENT CALENDAR

A. EXCUSED ABSENCES

MOTION: Excuse absent commission member: Murashie and Schaefer

MOTION: RUSH **SECOND:** TARDIF

VOTE: **AYES:** CHRISTY, HARDY, HITTERDALE, RIVERA, RUSH, TARDIF
(6)

NOES: NONE (0)

ABSTAIN: NONE (0)

ABSENT: MURASHIE AND SCHAEFER (2)

BUSINESS CALENDAR

ADMINISTRATIVE MATTERS

1. RECOMMENDATIONS TO THE CITY COUNCIL REGARDING HISTORIC RESOURCES POLICIES AND REGULATIONS

On January 23, 2020, the matter was continued to an Adjourned meeting on February 6, 2020.

Case Planner Gomez reviewed the feedback received from the Commission. Discussion ensued regarding appointing a representative to the Planning Commission. Some commissioners agreed that a representative with full-voting is necessary while others agreed that a representative with limited-voting/advisory would suffice.

Commissioner Rush motioned to recommend that a representative with full-voting rights on historical matters be appointed. The motion was seconded by Commissioner Hardy. Motion failed 3:3 (Rush, Hardy, Tardif aye; Christy, Rivera, Hitterdale no). Commissioner Rush motioned to recommend that representative with limited-voting (restricted to historical matters) be appointed. The motion was seconded by Commissioner Tardif. Motion passes 4:2 (Christy, Hardy, Rush, Tardif aye; Hitterdale and Rivera no).

Further discussion included extending the Commissions purview to include any structure over 50 years old, regardless of designation or eligibility, the establishment of conditions of approval for applications; and the listing of neighborhoods in Historically Sensitive Areas.

***MOTION* : Direct staff to submit the memorandum, as amended, to City Council**

MOTION: RUSH **SECOND:** HARDY

VOTE: **AYES:** CHRISTY, HARDY, HITTERDALE, RIVERA, RUSH, TARDIF
(6)

NOES: NONE (0)

ABSTAIN: NONE (0)

ABSENT: MURASHIE AND SCHAEFER (2)

*****END OF BUSINESS CALENDAR*****

WORK STUDY CALENDAR

2. DISCUSSION ON RECENT CHANGES TO CALIFORNIA STATE LAW REGARDING ACCESSORY DWELLING UNITS

Case Planner Soto provided a staff presentation on accessory dwelling units. Discussion ensued regarding design guidelines.

COMMENTS

3. STAFF MEMBER COMMENTS:

Executive Director Thai

- Thanked staff and the Commission; and
- Reported that the final memo will be submitted to the City Council.

Planning Manager Fregoso

- Introduced Jill Arabe, Senior Planner; she will be assisting with Historic Resources Commission matters.

4. COMMISSION MEMBER COMMENTS

Commissioner Tardif

- Thanked staff and the Commission.

Commissioner Rivera

- Thanked staff.

Commissioners Hardy, Hitterdale and Rush

- Welcomed Jill Arabe; and
- Thanked staff

Chair Christy

- Invited everyone to an event at the Garfield House on February 12 at 4:30 p.m.

ADJOURNED

5:55 P.M. – The next meeting of the Historic Resources Commission will be on April 4, 2020 at 4:30 p.m.

Sarah Bernal
Recording Secretary

REQUEST FOR Historic Resources Commission Action



HISTORIC RESOURCES COMMISSION MEETING DATE:

JUNE 4, 2020

TITLE:

**PUBLIC HEARING – HISTORIC EXTERIOR
MODIFICATION APPLICATION NO. 2019-11
TO ALLOW EXTERIOR MODIFICATIONS TO
THE PROPERTY LOCATED AT 1228 NORTH
BROADWAY {STRATEGIC PLAN NO. 5, 2}**

Prepared by Pedro Gomez, AICP

Executive Director

HISTORIC RESOURCES COMMISSION SECRETARY

APPROVED

As Recommended

As Amended

Set Public Hearing For _____

CONTINUED TO _____

Planning Manager

RECOMMENDED ACTION

Adopt a resolution approving a Certificate of Appropriateness for Historic Exterior Modification Application No. 2019-11.

Request of Applicant

William Bruce, representing Bruce Residential Properties, LLC, is requesting approval of Historic Exterior Modification Application No. 2019-11 to allow exterior modifications to the El Patio Real Apartments located at 1228 North Broadway. The property was listed on the Santa Ana Register of Historical Properties as Key in 2001.

Project Location and Site Description

The subject property is located at the southwest corner of Broadway and Washington Avenue within the Willard Neighborhood Association. The General Plan land use designation for the site is Professional and Administrative Office (PAO) and the zoning district is Midtown Specific Plan (SP3). The property contains a multi-family apartment consisting of three buildings designed in the Mission/Spanish Colonial architectural revival style on approximately 0.42 acres.

The property is known as the El Patio Real Apartments and is individually listed as No. 59 on the Santa Ana Register of Historical Properties and categorized as "Key." Constructed in 1929, the site's buildings have distinctive architectural features of the Mission/Spanish Colonial Revival style. The U-shaped apartment complex consists of two two-story end buildings connected by a central one-story section, combined in a U-formation with a central courtyard. The Mission/Spanish Colonial Revival buildings are clad in stucco, and have gable roofs with red clay tiles. In 1937 and 1940, a series of one-car garages/carports were constructed along the western property line to service the complex. In 1959, a two-story apartment unit was constructed adjacent to the garages/carports and in 1982, the original wood sash windows were removed and replaced with double-hung aluminum windows. Character-defining exterior features of the property which should be preserved include, but are not limited to: smooth stucco cladding; clay tile roofs; courtyard

configuration; wooden architectural elements such as balconies, brackets, braces, and beams; stylistic detailing; and original fenestration where extant.

Project Description

The proposed exterior modifications will be limited to the northwest corner of the property, adjacent to Washington Avenue. Specifically, the modifications will be limited to an existing two-story unit attached to the garages/carports along the western property line. The general scope of work will include removing and replacing an existing staircase, removal and replacement of existing windows along the first and second floor, removal of an existing doors along the first floor, removal and replacement of architectural detailing, and the construction of a new second-story deck. The proposed work and exterior alterations are discussed in further detail below.

North (Front) Elevation

Along the north elevation, the applicant is proposing to remove two existing storefront aluminum framed windows on the first floor and existing window trim/surround. The existing windows will be replaced with three new double-hung windows that will match the windows on the apartment buildings facing Washington Avenue. In addition, the existing single-lite entry door will be replaced with an eight-panel wood door to match the exterior doors within the apartment complex. Lastly, the applicant proposes to replace the window surround/trim with new window and door trim and one-inch plaster, consistent with the units facing Washington Avenue.

West (Right) and East (Left) Elevation

Minimal exterior modifications are proposed along the west elevation. The applicant proposes to remove one existing aluminum framed window and an existing air-conditioner wall unit. In addition, the applicant proposes to infill these two areas with a one-hour fire wall to be sheathed in smooth stucco to match the existing stucco.

Along the east elevation, the applicant is proposing to remove and replace two existing aluminum framed windows on the ground floor and remove two entry doors. The two windows will be replaced with two-over-two fixed windows that will match the look and style of the units facing Washington Avenue. One of the doors will be replaced with an eight-panel wood door that will match the proposed door along the north elevation, while the second door cavity will be infilled and sheathed in smooth stucco. Also proposed along the elevation is a second story wood balcony approximately 15 square feet in size, designed with wooden brackets and cross-braces to be consistent with the existing balconies in the complex.

South (Rear) Elevation

On the south elevation, the applicant is proposing to remove two existing aluminum framed windows, one eight-panel wood door, and an existing staircase that does not conform to existing building code standards. The removal of these elements will facilitate the construction of the

enclosed staircase leading to the second story. The enclosed staircase will add approximately three additional feet to the existing massing along the west and east elevation and approximately fifteen feet along the south elevation. The enclosed staircase is proposed to be sheathed in smooth stucco to match the existing and the roof is proposed to be extended approximately five feet to the south to accommodate the enclosed staircase and proposed balcony. The new roofing will include new red clay tiles to match the existing clay tile roof.

Analysis of the Issues

As proposed, the project will follow the *Secretary of the Interior's Standards (SOIS) for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings* (Kay D. Weeks and Anne E. Grimmer, revised 2017). The proposed exterior modifications would be considered a rehabilitation project and as such be evaluated against ten (10) criteria. Staff has reviewed the proposed modifications in comparison to the SOIS. The following is a review of the findings as they pertain to the applicable criteria:

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

The project complies with Standard No. 1. The property currently maintains its historic use as a multi-family residence. The use is not proposed to change. The interior configuration will remain substantially the same with the exterior enclosed staircase and second story balcony providing enhanced functionality. Furthermore, the exterior of the building, including its distinctive details, features, and fenestration, would be restored under the proposed project.

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

The project complies with Standard No. 2. The historic character of the subject property will be largely retained and preserved. The project would remove non-original aluminum framed windows along each elevation and restore exterior distinctive features and materials in a non-original portion of the apartment complex. The windows and doors proposed to be removed are not considered a character-defining feature and no distinctive materials or features will be removed. The proposed enclosed staircase and second story balcony have been carefully designed to remove as little historic material as possible and will be in a location at the rear of the property where they are not generally visible from the public right-of-way and do not alter the primary north and east façade and/or important spatial relationships that characterize the property.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The project complies with Standard No. 3. The proposed changes will not create a false sense of historical development and no conjectural features or elements from other historic properties would be added under the project.

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

The project complies with Standard No. 4. Since 1937, El Patio Real Apartments have undergone repair and alterations including the construction of non-original garages, second story unit, and replacement of the original wood windows. However, many of the original elements remain, including the smooth stucco cladding, clay tile roofs, wooden architectural elements, and stylistic detailing. As proposed, these elements will be retained and preserved.

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

The project complies with Standard No. 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved. The project includes the restoration of distinctive exterior features and materials, including removal and replacement of non-original aluminum framed windows and wood doors, an air-conditioning unit, and wood trim and detailing. All distinctive materials, features, finishes, and construction techniques/examples of craftsmanship that characterize the building would be preserved including the smooth stucco, clay tile roof, wooden architectural elements (e.g., balconies, brackets, braces) and stylistic detailing.

- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Standard 6 does not apply as the proposed project does not involve issues of deterioration of original existing materials or replacement of original features such as the character-defining features.

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Standard 7 does not apply as the project will not involve chemical or physical treatments on the building and will be in full compliance with the Standards.

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

Standard 8 does not apply as there will be no ground disturbing activity.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The project complies with Standard No. 9. The proposed staircase addition, second story balcony, and modifications to the first and second floor will not involve the removal of historic materials, features, or spatial relationships, except as noted under Criteria 2 and 5. The proposed staircase and balcony will be compatible with the existing scale and massing of the multi-family unit and will include a design that incorporates smooth stucco sheathing, wood railings and a clay tile roof extension, compatible with Mission/Spanish Colonial Revival style. The scope of work would be limited in square footage and located on the back elevation in order to preserve the character-defining front elevation and existing streetscape. Moreover, the addition will incorporate compatible windows and doors with wood trim and detailing to distinguish from the original. Lastly, all new exterior materials will match the existing materials and the addition will incorporate a line of demarcation to differentiate the original with the new. Paint colors will be chosen in light colors complementary to existing such that the design does not overwhelm the existing unit.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The project complies with Standard No. 10. The proposed project is considered generally reversible as it does not remove essential aspects of the building's form and materials. As proposed, the enclosed staircase and second story balcony would be undertaken in such a manner that, if removed in the future, the essential form and integrity of the multi-family building and the vast majority of its historic materials will remain unimpaired.

In conclusion, staff has determined that the project complies with *The Secretary of the Interior's Standards for Rehabilitation*. Specifically, the analysis found that the proposed staircase and balcony will be consistent with the existing architectural elements that reflect the original Mission/Spanish Colonial Revival style of construction while being mindful not to disturb the historic materials that characterize the property. By localizing the scope of work towards the rear elevation and differentiating the new work from the old, the property will maintain its historic and character-defining features. Most importantly, due to the additive nature, the addition will allow for the option for it to be removed in such a way that the essential form and integrity of the historic property and its environment would be unimpaired.

The role of the Historic Resources Commission is to issue a Certificate of Appropriateness upon finding that the proposed modifications do not substantially change the character and integrity of the

historic properties per Santa Ana Municipal Code Section 30-6, meet the Secretary of Interior's Standards per CEQA and the City's Certified Local Government agreement with the State of California. Staff finds that the historic exterior modification application meets the necessary criteria to be awarded a Certificate of Appropriateness and should be approved. It is also recommended that staff approve the exact materials and finishes to be used prior to installation to ensure quality and compatibility.

Public Notification

The subject site is located within Willard Neighborhood Association boundaries. 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 sites. At the time of this printing, no correspondence, either written or electronic, had been received from any members of the public.

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 in a manner consistent with the Secretary of Interior's Standards. Categorical Exemption No. ER-2020-03 will be filed for this project.

Strategic Plan Alignment

Approval of this item supports the City's efforts to meet Goal No. 5 Community Health, Livability, Engagement & Sustainability, and Objective No. 2 (expand opportunities for conservation and environmental sustainability).



Pedro Gomez, AICP
Associate Planner

PG:sb

S:\Historic Resources Commission\2020\06-04-20\HEMA-2019-11_1228 N Broadway\ HEMA 2019-11 - 1228 N Broadway Staff Report

- Exhibits
- 1 – Resolution
 - 2 – 500' Radius Map – 1228 North Broadway
 - 3 – Executive Summary – 1228 North Broadway
 - 4 – Drawing Exhibits

EXHIBIT 1

RESOLUTION NO. 2020-xx

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING THE CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 1228 NORTH BROADWAY (HISTORIC EXTERIOR MODIFICATION APPLICATION NO. 2019-11)

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. William Bruce, representing Bruce Residential Properties, LLC (“Applicant”), is requesting approval of Historic Exterior Modification Application No. 2019-11 to allow exterior modifications to the property at 1228 North Broadway, historically known as the El Patio Real Apartments.
- B. The legal owner of the property is Bruce Residential Properties, LLC.
- 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 El Patio Real Apartments is individually listed as No. 59 on the Santa Ana Register of Historical Properties and was categorized as “Key” in 2001.
- E. The El Patio Real Apartments has distinctive architectural features of the Mission/Spanish Colonial architectural revival style and was built in 1929. Character-defining exterior features of the property which should be preserved include, but are not limited to: smooth stucco cladding; clay tile roofs; courtyard configuration; wooden architectural elements such as balconies, brackets, braces, and beams; stylistic detailing; and original fenestration 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 be limited to the northwest corner of the property, adjacent to Washington Avenue. Specifically, the modifications will be limited to an existing two-story unit attached to the row

of garages/carports along the western property line. The general scope of work will include removing and replacing an existing staircase, removal and replacement of existing windows along the first and second floor, removal of an existing door along the first floor, removal and replacement of architectural detailing, and the construction of a new second-story balcony.

- H. Pursuant to Santa Ana Municipal Code Section 30-6, the Historic Resources Commission held a duly noticed public hearing on June 4, 2020 regarding the request for exterior modifications to the El Patio Real Apartments.
- 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 No. 1. The property currently maintains its historic use as a multi-family residence. The use is not proposed to change. The interior configuration will remain substantially the same with the exterior enclosed staircase and second story balcony providing enhanced functionality. Furthermore, the exterior of the building, including its distinctive details, features, and fenestration, would be restored under the proposed project.
 - ii. Standard No. 2. The historic character of the subject property will be largely retained and preserved. The project would remove non-original aluminum framed windows along each elevation and restore exterior distinctive features and materials in a non-original portion of the apartment complex. The proposed windows and doors proposed to be removed are not considered a character-defining feature and no distinctive materials or features will be removed. The proposed enclosed staircase and second story balcony have been carefully designed to remove as little historic material as possible and will be in a location at the rear of the property where they are not generally visible from the public right of way and do not alter the primary north and east façade and/or important spatial relationships that characterize the property.
 - iii. Standard No. 3. The proposed changes will not create a false sense of historical development and no conjectural features or elements from other historic properties would be added under the project.
 - iv. Standard No. 4. Since 1937, El Patio Real Apartments have undergone repair and alterations including the construction of non-original garages, second story unit, and replacement of the original wood windows. However, many of the original

elements remain, including the smooth stucco cladding, clay tile roofs, wooden architectural elements, and stylistic detailing. As proposed, these elements will be retained and preserved.

- v. Standard No. 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved. The project includes the restoration of distinctive exterior features and materials, including removal and replacement of non-original aluminum framed windows and wood doors, air-condition unit, and wood trim and detailing. All distinctive materials, features, finishes, and construction techniques/examples of craftsmanship that characterize the building would be preserved including the smooth stucco, clay tile roof, wooden architectural elements (e.g., balconies, brackets, braces) and stylistic detailing.
- vi. Standard No. 9. The proposed staircase addition, second story balcony, and modifications to the first and second floor will not involve the removal of historic materials, features, or spatial relationships, except as noted under Criteria 2 and 5 above. The proposed staircase and balcony will be compatible with the existing scale and massing of the multi-family unit and will include a design that incorporates smooth stucco sheathing, wood railings and a clay tile roof extension, compatible with Mission/Spanish Colonial Revival style. The scope of work would be limited in square footage and located on the back elevation in order to preserve the character-defining front elevation and existing streetscape. Moreover, the addition will incorporate compatible windows and doors with wood trim and detailing to distinguish from the original. Lastly, all new exterior materials will match the existing materials and the addition will incorporate a line of demarcation to differentiate the original with the new. Paint colors will be chosen in light colors complementary to existing such that the design does not overwhelm the existing unit.
- vii. Standard No. 10. The proposed project is considered generally reversible as it does not remove essential aspects of the building's form and materials. As proposed, the enclosed staircase and second story balcony would be undertaken in such a manner that, if removed in the future, the essential form and integrity of the multi-family building 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 project is designed in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Categorical Exemption No. ER-2020-03 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. 2019-11. 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 4th day of June 2020.

Alberta Christy, Chairperson

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

By: _____
Lisa Storck
Assistant City Attorney

AYES: Commission members _____

NOES: Commission members _____

ABSTAIN: Commission members _____

NOT PRESENT: Commission members _____

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
398-541-11	1228 North Broadway	HALESWORTHS ADD LOT 3 ALL -EX S 49.40 FT W 42 FT &E 125 FT- THERE OF(LOT 4A LL -EX S 14 FT E 125 FT- THEREOF	Bruce Residential Properties, LLC

EXHIBIT 2



500' RADIUS

HEMA NO. 2019-11
1228 NORTH BROADWAY
EL PATIO REAL APARTMENTS

PLANNING AND BUILDING AGENCY

EXHIBIT 3



NAME	El Patio Real Apartments			REF. NO. 59
ADDRESS	1228 North Broadway			
CITY	Santa Ana	ZIP	92701	ORANGE COUNTY
YEAR BUILT	1929	LOCAL REGISTER CATEGORY: Key		
HISTORIC DISTRICT		NEIGHBORHOOD	Midtown	
NATIONAL REGISTER CRITERIA FOR EVALUATION	C	NATIONAL REGISTER STATUS CODE	5B1	

Location: Not for Publication Unrestricted

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

Prehistoric Historic Both

ARCHITECTURAL STYLE: Mission/Spanish Colonial Revival

DESCRIPTION/BACKGROUND RELATED TO PERIOD ARCHITECTURE:

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

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

March 20, 1929: Apartment house
April 13, 1937: Garage
August 29, 1940: Garages
April 12, 1982: Replace doors and windows

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

None noted.

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

The 1929 El Patio Apartments are located on the southwest corner of North Broadway and Washington Street. The U-shaped complex consists of two two-story end buildings connected by a central one-story section, combined in a U-formation with a central courtyard. The Spanish Colonial Revival buildings are clad in stucco, and have gable roofs with red clay tiles. Decorative features include covered entrance porches with open wood railings, square, chamfered wood support post posts, exposed rafter tails and decorative brackets. The original wood sash windows have been removed and replaced with double hung aluminum windows. The building otherwise appears to retain a high degree of integrity, conveying its style and period of construction clearly.

HISTORIC HIGHLIGHTS:

The El Patio Apartments were built in 1929 by prominent local contractor William Rohrbacker. Built at a cost of \$52,000, each unit was fully furnished including rugs, and modern appliances.

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

HP3. Multiple-family Property

RESOURCES PRESENT:

Building Structure Object Site District Element of District Other

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

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

Santa Ana was founded by William Spurgeon in 1869 as a speculative townsite on part of the Spanish land grant known as Rancho Santiago de Santa Ana. Early growth and development was stimulated by the arrival of the Southern Pacific Railroad in 1878 and the Santa Fe Railroad in 1886. Following its incorporation as a city in 1886, Santa Ana was recognized as one of the leading communities in the area in 1889 when it became the seat of the newly created County of Orange. Beginning in the 1880s and continuing through the first three decades of the 20th century, Broadway emerged as a prominent residential corridor and was eventually lined by comfortably scaled homes shaded by rows of street trees. In the 1920s and 1930s, Broadway experienced new growth as elegant multiple family residences, several of which were oriented around interior courtyards, were introduced to the street. Several examples of both periods of development have survived, evoking, as a district, a distinctive sense of time and place, when a Broadway address was a distinguished and desirable one.

Representing the later phase of development, the El Patio Real Apartments are an integral part of the historic North Broadway District. The subject of an entire section of the local newspaper when it was built, the El Patio Real Apartments are architecturally significant as an example of Spanish Colonial Revival courtyard housing, a building type particularly associated with Southern California. Character-defining exterior features of the property which should be preserved include, but are not limited to: smooth stucco cladding; clay tile roofs; courtyard configuration; wooden architectural elements such as balconies, brackets, braces, and beams; stylistic detailing; and original fenestration where extant.

SUMMARY/CONCLUSION:

The property is currently listed in the Santa Ana Register of Historical Property. It is significant under Criterion 1 in that it embodies the distinguishing characteristics of an architectural building period associated with a specific period of development. The El Patio Real Apartments have been categorized as "Key" because the building "has a distinctive architectural style and quality," and, as an example of courtyard housing on North Broadway "is characteristic of a significant period in the history of the City of Santa Ana" (Municipal Code, Section 30-2.2).

OWNER AND ADDRESS: John Clabaugh
25172 Cineria Way
Lake Forest, CA 92630

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

DATE RECORDED: February 28, 2001

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

REPORT CITATION: (Cite survey report and other sources)
City of Santa Ana. *Santa Ana's Historic Treasures*.
Les, Kathleen. *Historic Resources Inventory 1228 N. Broadway*, May 1980.

REFERENCES: (List documents, date of publication, and page numbers. May also include oral interviews.)
Harris, Cyril M. *American Architecture: An Illustrated Encyclopedia*. New York, WW Norton, 1998.
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 Department of the Interior, 1991.
Whiffen, Marcus. *American Architecture Since 1780*. Cambridge: MIT Press, 1969.

EVALUATOR: Leslie J. Heumann **DATE OF EVALUATION:** February 28, 2001

EXPLANATION OF CODES:

- **National Register Criteria for Evaluation:** (From Appendix 7 of Instructions for Recording Historical Resources, Office of Historic Preservation)
 - C:** that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **National Register Status Code:** (From Appendix 2 of Instructions for Recording Historical Resources, Office of Historic Preservation)
 - 5B1:** Is separately listed or designated under an existing local ordinance, or is eligible for such listing or designation, and, is a contributor to a fully documented district that is designated or eligible for designation as a local historic district, overlay zone, or preservation area under an existing ordinance or procedure.

EXHIBIT 4



REVISION	
REVISION	
REVISION	
REVISION	
REVISION	
REVISION	

BROADWAY & WASHINGTON APARTMENTS
 FOR
 BRUCE RESIDENTIAL PROPERTIES LLC
 19350 WARD ST
 HUNTINGTON BEACH CA 92646

DATE	
PROJECT	
CLIENT	
ARCHITECT	
SCALE	
NO.	

PROPOSED FLOOR PLANS		DEMOLITION PLANS		EAST ELEVATION		SOUTH ELEVATION		WEST ELEVATION		NORTH ELEVATION (WASHINGTON)			
<p>1ST FLOOR PLAN</p>		<p>SECOND FLOOR PLAN</p>		<p>1ST FLOOR DEMO PLAN</p>		<p>SECOND FLOOR DEMO PLAN</p>		<p>NEW ADDITION GARAGE</p>		<p>NEW ADDITION GARAGE</p>		<p>NEW ADDITION GARAGE</p>	
<p>EAST ELEVATION</p>		<p>SOUTH ELEVATION</p>		<p>WEST ELEVATION</p>		<p>NORTH ELEVATION (WASHINGTON)</p>							
<p>ADD 3'-6" TO SOUTH SIDE TO MAKE STAIRS LEGAL AND PROVIDE ACCESS FROM GROUND FLOOR</p> <p>PROVIDE 3' X 5' DECK</p> <p>REMOVE ALL LOWER FLOOR OPENINGS</p>		<p>VIEW FROM GARAGE ROOF</p> <p>ADD 3'-ADDITION TO STAIRS TO MAKE LEGAL AND TO PROVIDE ACCESS FROM GROUND LEVEL WITHOUT GOING OUTSIDE</p> <p>INSTALL NEW WINDOWS TO ALIGN WITH EXISTING</p> <p>RELOCATE EXISTING DOOR</p>		<p>REMOVE EXISTING WINDOW</p>		<p>ALL WORK TO BE ON LOWER LEVEL</p> <p>OMIT DOOR</p> <p>CHANGE FRONT TO MATCH EXISTING FRONT ELEVATIONS ON BROADWAY</p> <p>OMIT WOOD TRIM</p> <p>INSTALL PLASTERED FOAM AROUND WINDOWS & REPLACE WINDOWS</p>		<p>STUCCO SHALL BE 3 COAT WORK AND FINISH & COLOR SHALL MATCH EXISTING</p> <p>ALL NEW WINDOWS, DOORS, ROOF TILE AND OTHER ITEMS SHALL MATCH EXISTING</p>		<p>GENERAL NOTES</p>		<p>SITE PLAN</p>	
11		16		21		3		1		2			

REQUEST FOR Historic Resources Commission Action



HISTORIC RESOURCES COMMISSION MEETING DATE:

JUNE 4, 2020

TITLE:

**PUBLIC HEARING – HISTORIC EXTERIOR
MODIFICATION APPLICATION NO. 2020-03
TO ALLOW EXTERIOR MODIFICATIONS TO
THE PROPERTY LOCATED AT 2510 NORTH
VALENCIA STREET {STRATEGIC PLAN NO. 5, 2}**

Prepared by Pedro Gomez, AICP

Executive Director

HISTORIC RESOURCES COMMISSION SECRETARY

APPROVED

As Recommended

As Amended

Set Public Hearing For _____

CONTINUED TO _____

Planning Manager

RECOMMENDED ACTION

Adopt a resolution approving a Certificate of Appropriateness for Historic Exterior Modification Application No. 2020-03.

Request of Applicant

Marnie Schnabel, representing Marilyn J. Schnabel, Trustee of the Marilyn J. Schnabel Living Trust, is requesting approval of Historic Exterior Modification Application No. 2020-03 to allow exterior modifications to the Taylor-Oglesby House located at 2510 North Valencia Street. The property was listed on the Santa Ana Register of Historical Properties as Landmark in 2003.

Project Location and Site Description

The subject property is located on the west side of Valencia Street in the Park Santiago Neighborhood. The General Plan land use designation for the site is Low Density Residential (LR-7) and the zoning district is Single-Family Residential (R-1). The property consists of an existing single story Colonial Revival styled residence that is approximately 3,688 square feet in size with a detached garage on a 0.38-acre residential lot.

The property is known as the Taylor-Oglesby House and is individually listed as No. 386 on the Santa Ana Register of Historical Properties and categorized as "Landmark." The Taylor-Oglesby House has distinctive architectural features of the Colonial Revival style and was built circa 1908. The two-story Colonial Revival house is characterized by the box-like massing and its bellcast, hipped roof treatment, which includes bracketed eaves and a centered front-gabled dormer over the façade. In addition, narrow clapboard sheathes the house, with a bracketed overhang between the two stories while the entry consists of a glazed door flanked by leaded glass sidelights. Recessed into the southern two-thirds of the façade, the porch is divided into three bays by paired Tuscan columns and a large window to the left (south) is spanned by a leaded glass transom. Character-defining features of the Taylor-Oglesby House that are identified in the Department of Parks and Recreation Historic Property Description include sheathing (clapboard); roof

configuration and detailing; massing; windows and doors; porch; and architectural details (porch supports, window and door surrounds, brackets, etc.).

Project Description

The proposed exterior modifications consists of a new 480-square-foot patio cover located towards the rear (west) elevation of the property. The patio cover is proposed to be attached to the north and west façade of the Taylor-Oglesby House and will be visible from the public right-of-way, along the northeast elevation. The patio cover is proposed to have a five-twelve roof slope and be approximately 14 feet in height, fixed to an existing concrete deck approximately two-feet-eight-inches in height, for an overall height of 16 feet 10-inches (measured from finished grade). The patio cover will be constructed of six-by-six wood boxed posts and beams, two-by-two decorative wood guardrails, and a standing seam tin roof. The wood posts, beams and guardrails are proposed to be painted white while the tin roof is proposed to be painted black.

In order to attach the patio cover to the north and west façade the applicant is proposing to remove one layer of three-lap clapboard siding and attach the patio cover to an existing wall stud. Aside from the one layer proposed to be removed, the proposed standing seam roof will be designed to fit within the existing sheathing without cutting or embedding into the clapboard siding. The guardrails are proposed to continue along the north elevation of the residence, along the full length of the existing concrete deck. However, the patio cover will only continue approximately 19 feet 9-inches along the same elevation. All of the exterior work is proposed to be located towards the rear of the property.

Analysis of the Issues

On January 5, 2006, the Historic Resources Commission (HRC) approved Resolution No. 2006-01 allowing certain exterior physical modifications to historic properties to be reviewed administratively by staff. These modifications include, but are not limited to: like-for-like repairs or replacements, restoration of architectural features, on-site accessory structure (e.g., new detached garage, sheds, or playhouses), and patio covers not visible from the public right-of-way. As previously discussed, the proposed patio cover would be attached to the north and west façade of the Taylor-Oglesby House and would be visible from the public right-of-way. Therefore, the proposed patio cover cannot be approved administratively and is subject to review and approval of a certificate of appropriateness by the HRC.

As proposed, the project will follow the *Secretary of the Interior's Standards (SOIS) for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings* (Kay D. Weeks and Anne E. Grimmer, revised 2017). The proposed exterior modifications would be considered a rehabilitation project and as such be evaluated against ten (10) criteria. Staff has reviewed the proposed modifications in comparison to the SOIS. The following is a review of the findings as they pertain to the applicable criteria:

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

The project complies with Standard No. 1. The property currently maintains its historic use as a single-family residence. The use is not proposed to change. The interior configuration will remain the same with the exterior patio cover providing enhanced functionality.

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

The project complies with Standard No. 2. The proposed patio cover would be limited in square footage and is proposed to be located toward the rear elevation to preserve the character-defining elements of the home's front elevation. The removal of existing historic fabric will be limited to one layer of three-lap clapboard siding. The proposed work will not involve the removal or alteration of any other character-defining features, including the roof configuration and detailing; massing; windows and doors; and architectural details (porch supports, window and door surrounds, brackets, etc.).

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The project complies with Standard No. 3. The proposed changes will not create a false sense of historical development and no conjectural features or elements from other historic properties would be added under the project.

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

Standard 4 does not apply as the project will not remove any significant features that were added over time.

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

The project complies with Standard No. 5. The addition does not involve the removal of any historic fabric or character-defining features as noted under criterion 2 above, with exception of a limited area of clapboard siding. The standing seam roof on the proposed patio cover will be designed to fit within the existing sheathing without cutting or embedding into the clapboard siding, in order to preserve historic materials and finishes to the greatest degree possible. Character-defining features such as the sheathing (clapboard); roof configuration and detailing; massing; windows and doors; porch; and architectural details (porch supports, window and door surrounds, brackets, etc.) shall be preserved.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Standard 6 does not apply as the proposed project does not deal with issues of deterioration of existing materials or replacement of existing features.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Standard 7 does not apply as the project will not involve chemical or physical treatments on the building and will be in full compliance with the Standards.

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

Standard 8 does not apply as there will be no ground disturbing activity.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The project complies with Standard No. 9. The proposed patio cover will not involve the removal of historic materials, features, or spatial relationships, except as noted in under Criteria 2 and 5 above. The patio cover is designed to be compatible with the existing scale and massing of the residence and will be compatible with the Colonial Revival architectural style. The proposed work will be limited in square footage and located on the back elevation in order to preserve the character-defining front elevation and existing streetscape. Although partially visible from the public right-of-way, important spatial relationships characterizing the Colonial Revival design will not be disturbed, as the patio cover will be differentiated from the old with the seamless metal roof and wood posts set back from the north elevation facade, allowing the patio cover to appear subordinate to and not overwhelm the existing massing. The materials of the patio cover will also be compatible with existing historic materials, through use of similar yet differentiated materials. Paint colors will be chosen in light colors complementary to existing such that the design does not overwhelm the house.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The project complies with Standard No. 10. Due to the additive nature of the proposal, the patio cover is considered generally reversible as it does not remove essential aspects of the building's form and materials. Therefore, the patio cover could be removed in the future and the property returned to its current form and environment.

In conclusion, staff determined that the project complies with *The Secretary of the Interior's Standards for Rehabilitation*. Specifically, the analysis found that the proposed patio cover would be compatible and consistent with the existing architectural elements that reflect the original Colonial Revival style of construction while being mindful not to disturb the historic materials that characterize the property. By localizing the scope of work towards the rear elevation and differentiating the new work from the old, the property will maintain its historic and character-defining features. Most importantly, due to the additive nature, the addition will allow for the option for it to be removed in such a way that the essential form and integrity of the historic property and its environment would be unimpaired.

The role of the Historic Resources Commission is to issue a Certificate of Appropriateness upon finding that the proposed modifications do not substantially change the character and integrity of the historic properties per Santa Ana Municipal Code Section 30-6, meet the Secretary of Interior's Standards per CEQA and the City's Certified Local Government agreement with the State of California. Staff finds that the historic exterior modification application meets the necessary criteria to be awarded a Certificate of Appropriateness and should be approved. It is also recommended that staff approve the exact materials and finishes to be used prior to installation to ensure quality and compatibility.

Public Notification

The subject site is located within the Park Santiago Neighborhood Association boundaries. 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 sites. At the time of this printing, no correspondence, either written or electronic, had been received from any members of the public.

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 in a manner consistent with the Secretary of Interior's Standards. Categorical Exemption No. ER-2020-13 will be filed for this project.

Strategic Plan Alignment

Approval of this item supports the City's efforts to meet Goal No. 5 Community Health, Livability, Engagement & Sustainability, and Objective No. 2 (expand opportunities for conservation and environmental sustainability).



Pedro Gomez, AICP
Associate Planner

PG:sb

S:\Historic Resources Commission\2020\06-04-20\HEMA-2020-3_2510 North Valencia\HEMA 2020-03 - 2510 N Valencia Street- Report

- Exhibits
- 1 - Resolution
 - 2 - 500-Foot Radius Map – 2510 North Valencia Street
 - 3 - Executive Summary – 2510 North Valencia Street
 - 4 - Department of Parks and Recreation Historic Property Description Form
 - 5 - Drawing Exhibits

EXHIBIT 1

RESOLUTION NO. 2020-xx

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING THE CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 2510 NORTH VALENCIA STREET (HISTORIC EXTERIOR MODIFICATION APPLICATION NO. 2020-03)

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. Marnie Schnabel, representing Marilyn J. Schnabel, Trustee of the Marilyn J. Schnabel Living Trust ("Applicant"), is requesting approval of Historic Exterior Modification Application No. 2020-03 to allow exterior modifications to the property at 2510 North Valencia Street, historically known as the Taylor-Oglesby House.
- B. The legal owner of the property is Marilyn J. Schnabel, Trustee of the Marilyn J. Schnabel Living Trust.
- 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 Taylor-Oglesby House is individually listed as No. 386 on the Santa Ana Register of Historical Properties and categorized as "Landmark" in 2003.
- E. The Taylor-Oglesby House has distinctive architectural features of the Colonial Revival style and was built circa 1908. Character-defining features of the Taylor-Oglesby House include sheathing (clapboard); roof configuration and detailing; massing; windows and doors; porch; and architectural details (porch supports, window and door surrounds, brackets, etc.).
- 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 new patio cover approximately 480 square feet in size located towards the rear (west) elevation of the property. The patio cover is proposed to be attached to the north and west façade of the Taylor-Oglesby House and will be visible from the public right-of-way, along the north east elevation. The patio cover is proposed to have a five-twelve roof slope and be approximately fourteen feet in height, fixed to an existing concrete deck approximately two-feet-eight-inches in height, for an overall height of sixteen-feet-ten-inches (measure from finished grade). The patio cover will be constructed of six-by-six wood boxed posts and beams, two-by-two decorative wood guardrails, and a standing seam tin roof. The wood posts, beams and guardrails are proposed to be painted white while the tin roof is proposed to be painted black.
- H. Pursuant to Santa Ana Municipal Code Section 30-6, the Historic Resources Commission held a duly noticed public hearing on June 4, 2020 for the request for exterior modifications to the Taylor-Oglesby 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 the same with the exterior patio cover providing enhanced functionality.
 - ii. Standard No. 2. The proposed patio cover would be limited in square footage and is proposed to be located toward the rear elevation to preserve the character-defining elements of the home's front elevation. The removal of existing historic fabric will be limited to one layer of three-lap clapboard siding. The proposed work will not involve the removal or alteration of any other character-defining features, including the roof configuration and detailing; massing; windows and doors; and architectural details (porch supports, window and door surrounds, brackets, etc.).
 - iii. Standard No. 3. The proposed changes will not create a false sense of historical development and no conjectural features or elements from other historic properties would be added under the project.
 - iv. Standard No. 5. The addition does not involve the removal of any historic fabric or character-defining features as noted under criterion 2 above, with exception of a limited area of clapboard siding. The standing seam roof on the proposed patio cover will be designed to fit within the existing sheathing

without cutting or embedding into the clapboard siding, in order to preserve historic materials and finishes to the greatest degree possible. Character-defining features such as the sheathing (clapboard); roof configuration and detailing; massing; windows and doors; porch; and architectural details (porch supports, window and door surrounds, brackets, etc.) shall be preserved.

- v. Standard No. 9. The proposed patio cover will not involve the removal of historic materials, features, or spatial relationships, except as noted in under Criteria 2 and 5. The patio cover is designed to be compatible with the existing scale and massing of the residence and will be compatible with the Colonial Revival architectural style. The proposed work will be limited in square footage and located on the back elevation in order to preserve the character-defining front elevation and existing streetscape. Although partially visible from the public right-of-way, important spatial relationships characterizing the Colonial Revival design will not be disturbed, as the patio cover will be differentiated from the old with the seamless metal roof and wood posts set back from the north elevation facade, allowing the patio cover to appear subordinate to and not overwhelm the existing massing. The materials of the patio cover will also be compatible with existing historic materials, through use of similar yet differentiated materials. Paint colors will be chosen in light colors complementary to existing such that the design does not overwhelm the house.
- vi. Standard No. 10. Due to the additive nature of the proposal, the patio cover is considered generally reversible as it does not remove essential aspects of the building's form and materials. Therefore, the patio cover could be removed in the future and the property returned to its current form and environment.
- 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, the recommended action is exempt from further review under Section 15331, Class 31, as this project is designed in a manner consistent with the Secretary of Interior's Standards. Categorical Exemption No. ER-2020-13 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. 2020-03. 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

FREE RECORDING PURSUANT TO
GOVERNMENT CODE § 27383

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 4th day of June 2020.

Alberta Christy, Chairperson

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

By: _____
Lisa Storck
Assistant City Attorney

AYES: Commission members _____

NOES: Commission members _____

ABSTAIN: Commission members _____

NOT PRESENT: Commission members _____

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GOVERNMENT CODE § 27383

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Commission Secretary, do hereby attest to and certify the attached Resolution No. 2020-xx to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on June 4, 2020.

Date: _____

Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
396-421-11 and 392-421-12	2510 North Valencia Street	PARCEL A: THAT PORTION OF THE RANCHO SANTIAGO DE SANTA ANA, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF VALENCIA STREET AS SAID STREET WAS CONVEYED TO THE CITY OF SANTA ANA, BY DEED RECORDED IN BOOK 505, PAGE 335 OF DEEDS, DISTANT THEREON 70 FEET NORTHERLY FROM THE NORTH LINE OF EDGEWOOD ROAD, RUNNING THENCE WESTERLY PARALLEL WITH SAID NORTH LINE OF EDGEWOOD ROAD 150 FEET; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF VALENCIA STREET 96 FEET TO THE NORTH LINE OF THE TRACT OF LAND CONVEYED TO T. W. OGLESBY ET UX BY DEED DATED APRIL 5, 1920 AND RECORDED IN BOOK 368, PAGE 125 OF DEEDS; THENCE EASTERLY ALONG SAID NORTH LINE 150 FEET TO THE WEST LINE OF VALENCIA STREET; THENCE SOUTHERLY ALONG THE	Marilyn J. Schnabel, Trustee of the Marilyn J. Schnabel Living Trust

WEST LINE 96 FEET TO THE
POINT OF BEGINNING.
PARCEL B:
THE NORTH 45 FEET OF THE
FOLLOWING:
BEGINNING AT A POINT
WHICH BEARS SOUTH 89° 30
½' EAST 1200.94 FEET FROM
A POINT IN THE WEST LINE
OF SECTION 6, TOWNSHIP 5
SOUTH, RANGE 9 WEST,
SAN BERNARDINO BASE
AND MERIDIAN, SAID LAST
MENTIONED POINT BEING
SOUTH 0°53' WEST, 1369.04
FEET FROM THE
NORTHWEST CORNER OF
SAID SECTION 6, SAID
POINT OF BEGINNING BEING
50 FEET EASTERLY FROM
THE SOUTHWEST CORNER
OF THE TRACT OF LAND
CONVEYED TO T.W.
OGLESBY AND WIFE, BY
DEED DATED APRIL 5, 1920
AND RECORDED IN BOOK
368, PAGE 125 OF DEEDS;
THENCE NORTH 0° 02 ½'
WEST PARALLEL WITH THE
WESTERLY LINE OF SAID
TRACT OF LAND CONVEYED
TO OGLESBY 194.4 FEET TO
THE NORTHERLY LINE OF
SAID TRACT OF LAND;
THENCE SOUTH 89° 30 ½'
EAST ALONG SAID
NORTHERLY LINE 49.71
FEET MORE OR LESS TO A
LINE WHICH IS PARALLEL
WITH AND DISTANT 150
FEET WESTERLY FROM THE
WEST LINE OF VALENCIA
STREET, AS SAID STREET
WAS CONVEYED TO THE
CITY OF SANTA ANA, BY
DEED RECORDED IN BOOK

FREE RECORDING PURSUANT TO
GOVERNMENT CODE § 27383

		505, PAGE 335 OF DEEDS; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF VALENCIA STREET 194.4 FEET TO THE SOUTHERLY LINE OF SAID TRACT OF LAND CONVEYED TO OGLESBY; THENCE NORTH 89° 30 ½' WEST ALONG SAID SOUTHERLY LINE 49.71 FEET MORE OR LESS TO THE POINT OF BEGINNING.	
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EXHIBIT 2



500' RADIUS

HEMA NO. 2020-03
 2510 NORTH VALENCIA STREET
 TAYLOR-OGLESBY HOUSE

PLANNING AND BUILDING AGENCY

EXHIBIT 3

EXECUTIVE SUMMARY

TAYLOR-OGLESBY HOUSE
2510 North Valencia Street
Santa Ana, CA 92706

NAME	Taylor-Oglesby House			REF. NO.
ADDRESS	2510 North Valencia Street			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	Circa 1908	LOCAL REGISTER CATEGORY: Landmark		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Park Santiago	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION	3	CALIFORNIA REGISTER STATUS CODE	3S	

Location: Not for Publication Unrestricted
 Prehistoric Historic Both

ARCHITECTURAL STYLE: Colonial Revival

The most universal of all American domestic building styles, the Colonial Revival has been popular since the 1876 Centennial celebration in Philadelphia stimulated a patriotic interest in the American architectural past. Whether drawing upon Georgian, Federal, or Dutch Colonial prototypes, Colonial Revival buildings feature rectangular building plans and designs which are usually symmetrical, or at least highly regular and balanced, in composition. Roofs are commonly side-gabled, hipped, or gambreled, sometimes accented with dormers. Porches, one or two stories in height, are often included, mostly as central focal points, and frequently incorporate classical elements such as columns, pilasters, and entablatures. Doorways are adorned with classical surrounds and pediments; sidelights, transoms, and fanlights are not uncommon. Windows are typically double-hung sash, with multiple lights in the upper sash. French doors and Palladian windows are also utilized. Depending on location, Colonial Revival buildings have wood, brick, or stucco exteriors (McAlester, 320-326). A "Classic Box" variant of the Colonial Revival style was popular circa 1894 to 1910 and was generally characterized by two-story box-like massing, a hipped roof (often with centered dormers), boxed eaves, a full or partial front porch with columnar roof supports, and Colonial Revival detailing.

SUMMARY/CONCLUSION:

The Taylor-Oglesby House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1, for its representation of the distinguishing characteristics of the Classic Box variant of the Colonial Revival style. Additionally, the house has been categorized as "Landmark" because it "has a unique architectural significance" as a well-detailed and highly intact example of the Classic Box variant of the Colonial Revival style (Municipal Code, Section 30-2.2).

EXPLANATION OF CODES:	
<ul style="list-style-type: none"> 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.) <ul style="list-style-type: none"> 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.) <ul style="list-style-type: none"> 3S: Appears eligible for the National Register as an individual property 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) *Taylor-Oglesby House*

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County *Orange County*

*b. USGS 7.5' Quad *TCA 1725*

Date:

*c. Address *2510 North Valencia Street*

City *Santa Ana*

Zip *92706*

*e. Other Locational Data: Assessor's Parcel Number *396-421-11; SEC 6 T 5 R LOT 96 X 150 FT*

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

A bellcast, hipped roof crowns this square, two-story Colonial Revival house characterized by the box-like massing indicative of the Classic Box genre. The roof treatment includes bracketed eaves and a centered front-gabled dormer over the façade. Narrow clapboard sheathes the house, with a bracketed overhang between stories. Recessed into the southern two-thirds of the façade, the porch is divided into three bays by paired Tuscan columns. At the top of six steps in the center of the façade, the entry consists of a glazed door flanked by leaded glass sidelights. A large window to the left (south) is spanned by a leaded glass transom; the window to the right is hidden by shrubbery. Other windows are double-hung sash, with muntins arranged in a diamond pattern in the upper sashes. A tripartite window over the entry appears to be a balcony enclosure. On the west elevation, an attached brick chimney appears to have been rebuilt. Although a semi-circular extension of the porch at the southeast corner of the house is said to have been removed in the 1930s, the house appears to retain a high degree of integrity. A modern landscape of ornamental grasses is juxtaposed against mature camellias and roses as well as avocado and macadamia nut trees. The large property is enclosed by a modern brick and iron fence.

*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)

*East elevation
 December 2003*

*P6. Date Constructed/Age and Sources: historic
Circa 1908

*P7. Owner and Address:
*Wendell D. and Margery V. Cole
 2510 North Valencia Street
 Santa Ana, CA 92706*

*P8. Recorded by:
*Leslie J. Heumann
 SAIC
 35 S. Raymond Ave. # 204
 Pasadena, CA 91105*

*P9. Date Recorded:
December 31, 2003

*P10. Survey Type:
Intensive Survey Update

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

Les, Kathleen. "2510 and 2520 North Valencia." Historic Resources Survey, March 1980.

*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 #: *Taylor-Oglesby House*

- B1. Historic Name: *Taylor-Oglesby House*
- B2. Common Name: *Camellia House*
- B3. Original Use: *Single-family Residence*
- B4. Present Use: *Single-family Residence*

*B5. Architectural Style: *Colonial Revival*

*B6. Construction History: (Construction date, alterations, and date of alterations): *Constructed circa 1908.*

- April 4, 1933. Rebuild one chimney.*
- November 19, 1947. Private garage, 18' by 22'.*
- May 22, 1968. Private swimming pool.*
- June 3, 1958. Convert garage to bedroom, add carport and storage shed.*
- April 30, 1970. Repair fire damage.*
- April 28, 1992. Reroof with tear off.*
- August 26, 1993. Reroof with no tear off, new composition roof.*

*B7. Moved? No Yes Unknown Date: _____ Original Location: *423 Edgewood Road*

*B8. Related Features:

Mature trees and flowering shrubs.

B9a. Architect: *Unknown*

b. Builder: *Charles Taylor (attributed)*

*B10. Significance: Theme *Residential Architecture*

Area *Santa Ana*

Period of Significance: *circa 1901-1954* 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 Taylor-Oglesby House is architecturally significant as a fine example of the Classic Box variant of the Colonial Revival style. One of a pair of very similar homes located next to each other on over-sized parcels, the house is also notable as one of the earlier homes in the Park Santiago neighborhood. According to previous research and neighborhood lore, this house and its neighbor (2520 North Valencia Street) were constructed for two elderly sisters, Laura and Mary Taylor, by their brother, Charles Taylor, and were originally identical. City directories list the Taylors on Edgewood Road, with no house

(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*

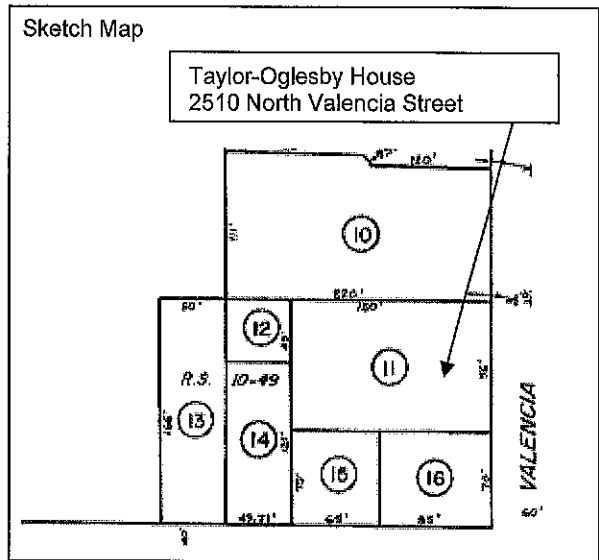
(See Continuation Sheet 3 of 3.)

B13. Remarks:

*B14. Evaluator: *Leslie J. Heumann*

*Date of Evaluation: *December 31, 2003*

(This space reserved for official comments.)



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

numbers, beginning in 1908 and continuing through 1918. In 1922, Thomas W. Oglesby, a paving contractor, his wife Susie, and children Rebecca and Thomas Junior were living at 423 Edgewood. In 1927, this house became 2410 North Valencia. It is not clear if the house was actually moved to make way for an extension of Valencia or if it was merely renumbered when the street was subdivided. The present owners, Wendell Cole and family, have resided in the house since 1959. Mr. Cole's grandfather, Porter Charles Edmons, was one of the pioneer families in Orange County and was a farmer on Fruit Street. Mr. Edmons delivered fresh groceries to both of the Taylor Houses in the early 1900s by a horse drawn buck board.

The Taylor-Oglesby House is located in the Park Santiago neighborhood, near the present northern city limits of Santa Ana and substantially north of the original city core. 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 Taylor-Oglesby House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1, for its representation of the distinguishing characteristics of the Classic Box variant of the Colonial Revival style. Additionally, the house has been categorized as "Landmark" because it "has a unique architectural significance" as a well-detailed and highly intact example of the Classic Box variant of the Colonial Revival style. Notable in this regard are the box-like massing, hipped roof with dormer, Tuscan columns, and highly ornamental treatment of the windows and brackets. All original and restored exterior features of the Taylor-Oglesby House are considered character-defining and should be preserved. These features include, but may not be limited to: sheathing (clapboard); roof configuration and detailing; massing; windows and doors; porch; architectural details (porch supports, window and door surrounds, brackets, etc.); and any original landscaping.

***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.
Park Santiago Neighborhood Association. "The Gingerbread Lane Holiday Home Tour 2002." Brochure.
Santa Ana Historical Preservation Society. "Home and Garden Tour May 18, 1996." Brochure.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4

Resource Name or # (Assigned by recorder) *Taylor-Oglesby House*

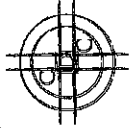
*Recorded by *Leslie J. Heumann, SAIC*

*Date *December 31, 2003*

Continuation Update

*Santa Ana and Orange County Directories, 1901-1930.
Historic Maps, Santa Ana History Room, 1912, 1923, 1932, and 1955.
"Preserving the old's a passion for collectors." The Register, May 20, 1982.*

EXHIBIT 4



CIVIL & ARCHITECTURAL
 ENGINEERING
 2800 VALLENOLTA ST
 SANTA ANA, CA 92705
 (714) 261-2000
 www.mwhengineering.com

PROJECT OWNER
 ANDREW EDWARDS
 2800 VALLENOLTA ST
 SANTA ANA, CA 92705
 PROJECT MANAGER

ARCHITECT/ENGINEER
 MWH ENGINEERING
 2800 VALLENOLTA ST
 SANTA ANA, CA 92705
 (714) 261-2000
 www.mwhengineering.com

SHEET TITLE

TITLE SHEET & SITE PLAN

PROJECT DESCRIPTION

EDWARDS
 RESIDENCE -
 PATIO COVER
 ATTACHED TO
 HISTORIC
 STRUCTURE

NO.	REVISIONS	DATE	BY/PC

DRAWN BY
 Michael Williams
 February 18th 2020
 1/8" = 1'-0"
 0.000
 AS-2510

SHEET

21

PROJECT DATA

SITE ANALYSIS:
 JOB ADDRESS:
 2800 VALLENOLTA ST
 SANTA ANA, CA 92705
 LEGAL DESCRIPTION:
 APR 28-04-11
 CONSTRUCTION TYPE:
 RESIDENCE
 CO-OWNERSHIP:
 POOL
 BUILDING HEIGHT:
 2.81 STORY APPROX 27'-5"

SITE ANALYSIS:
 LOT SIZE:
 6,389 SQ. FT. 0.146 AC
 TOTAL LOT COVERAGE:
 0.18 (2,960 / 16,444)

SHEET INDEX

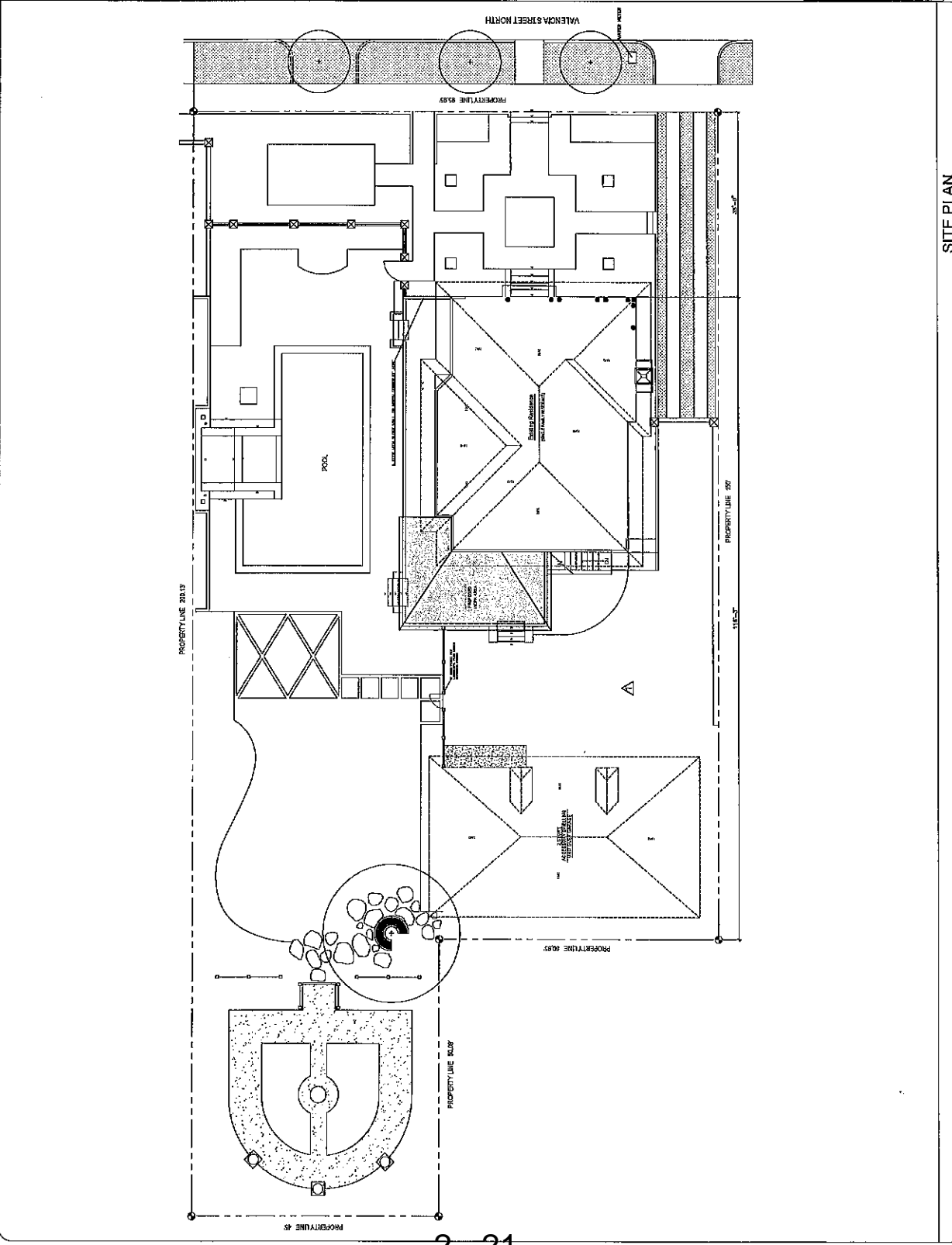
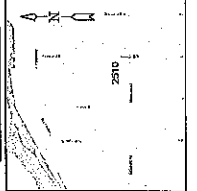
SHEET NAME
 T1 TITLE SHEET & SITE PLAN
 A1.0 LAYOUT ATTACHMENT
 A2.0 WEST FACING ELEVATION
 A2.1 NORTH FACING ELEVATION
 A2.2 EAST FACING ELEVATION
 A2.3 EAST FACING ELEVATION

PROJECT DESCRIPTION

TO CONSTRUCT A NEW PATIO
 COVER AT REAR OF HOME
 THE COVER WILL BE ATTACHED
 TO THE HISTORIC STRUCTURE
 ATTACHMENT METHODOLOGY IS
 SUCH AS TO MINIMIZE THE
 REPAIR TO HOME IF COVER WAS
 TO BE REMOVED IN THE FUTURE
 DESIGN IS TO COMPLEMENT THE
 HISTORIC APPEARANCE OF THE
 NEIGHBORHOOD
 ALL BUILDING MATERIALS WILL
 BE MADE WITH WOOD ALL METAL
 ANCHORINGS WILL BE HIDDEN
 ROOF COVERING WILL BE TIN
 ROOF STANDING SEAM - BLACK



VICINITY MAP



SITE PLAN



INTERNATIONAL CONSTRUCTION
 CONSULTING & DESIGN
 1000 CALLE DEL MAR
 SAN MARINO, CA 91108
 TEL: 909.392.0000
 FAX: 909.392.0001
 WWW: ICDI.COM

PROJECT OWNER
 ANDREW EDWARDS
 2800 WALKER ST.
 SANTA ANITA CA 91080

PROJECT SUBJECT
 ADD ENGINEERING -
 STRUCTURAL
 2800 WALKER ST.
 SANTA ANITA, CA 91080
 714-885-1058 Fax
 info@icdi.com

SHEET TITLE

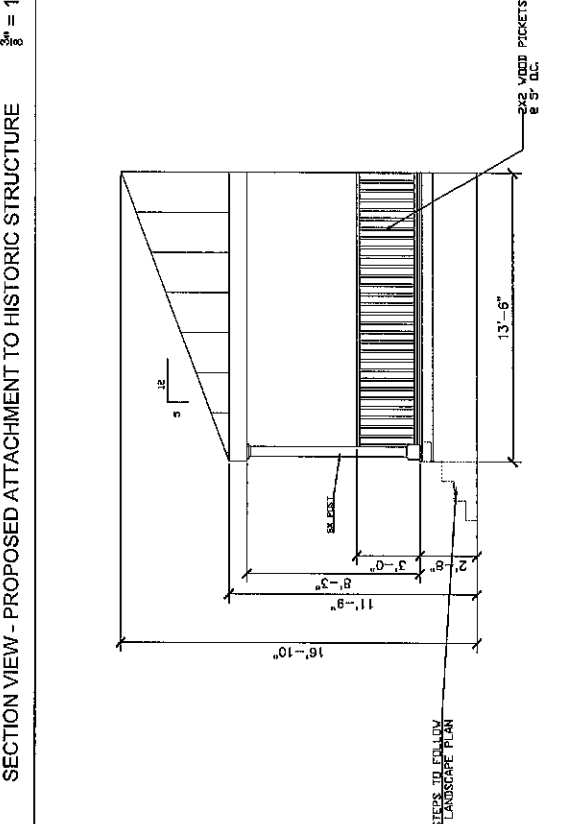
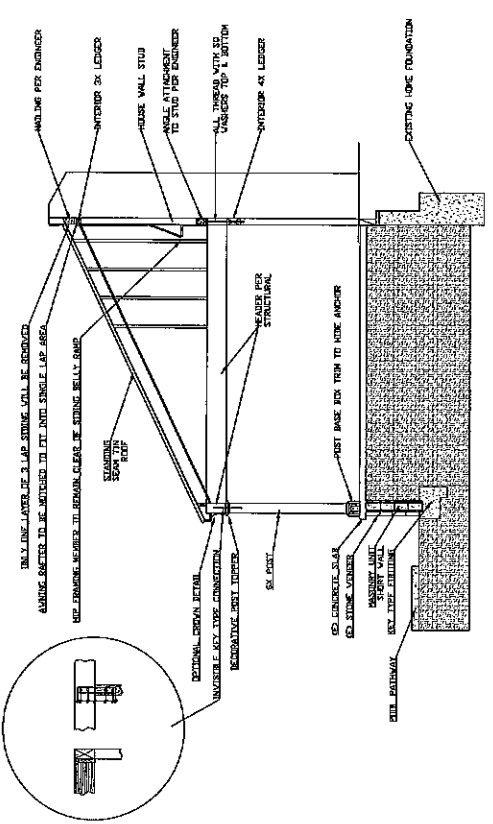
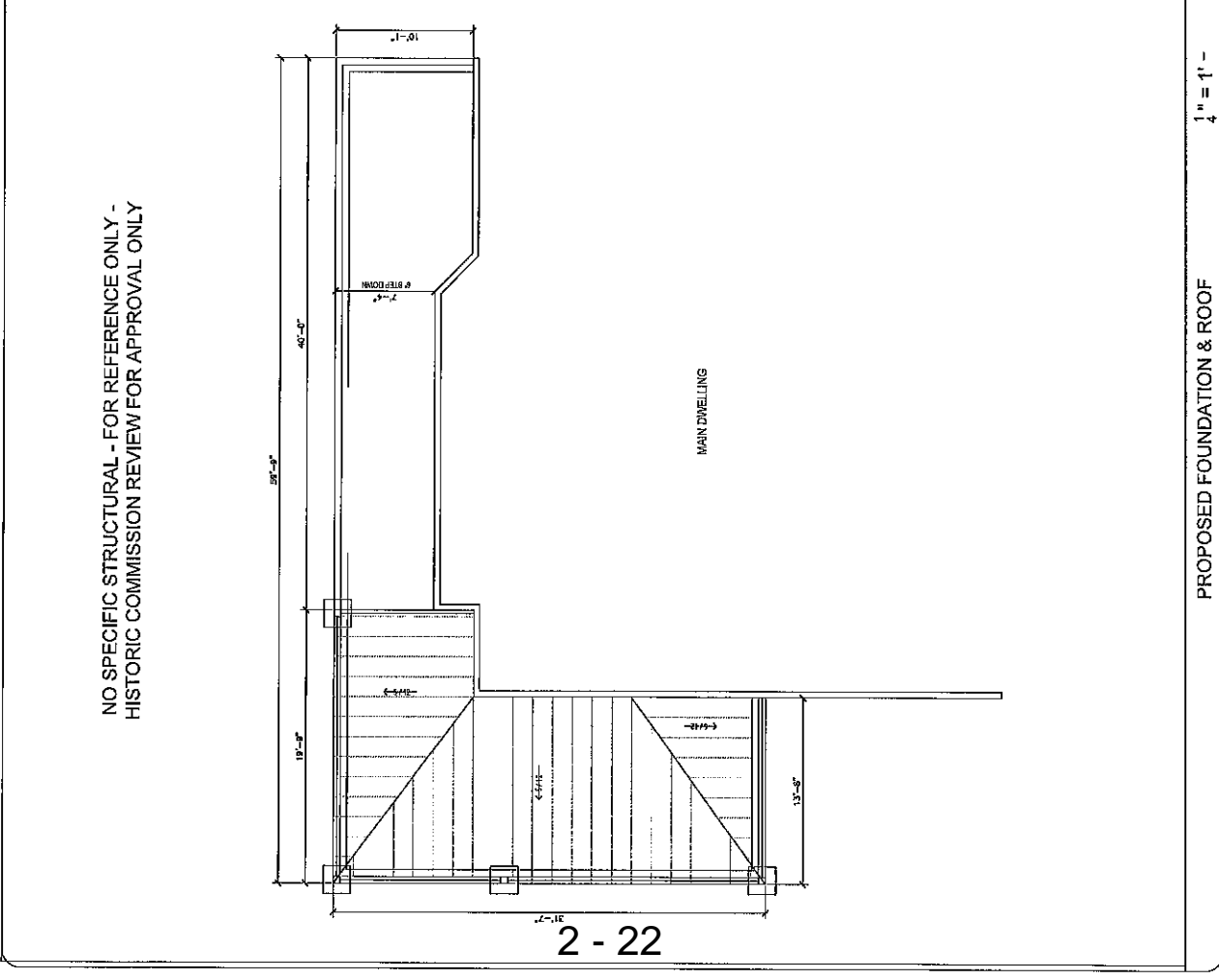
PROPOSED DECK
 LAYOUT, FINISH
 SECTION ELEVATION &
 DIMENSIONS

PROJECT DESCRIPTION
 EDWARDS
 RESIDENCE -
 PATIO COVER
 ATTACHED TO
 HISTORIC
 STRUCTURE

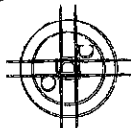
REV.	DATE	DESCRIPTION

DESIGNED BY
 MICHAEL WILLIAMS
 DATE
 FEBRUARY 19th 2020
 SHEET NO.
 AC20-10
 SHEET

AI.0



PROPOSED FOUNDATION & ROOF
 1/4" = 1' -
 ELEVATION DIMENSIONS
 3/8" = 1'



CHAMBERLAIN ARCHITECTURAL INC.
301 NORTH WILSON
ANN ARBOR, MI 48106
TEL: 734 963 4400
WWW.CHAMBERLAINARCHITECT.COM

PROPERTY NAME
ANDREW EDWARDS
2281N VALDEMAR DR.
ANN ARBOR, MI 48106

PROJECT NUMBER
ARCHITECTURE
AND ENGINEERING
301 North Wilson
Ann Arbor, MI 48106
734 963 4400
march@chamberlain.com

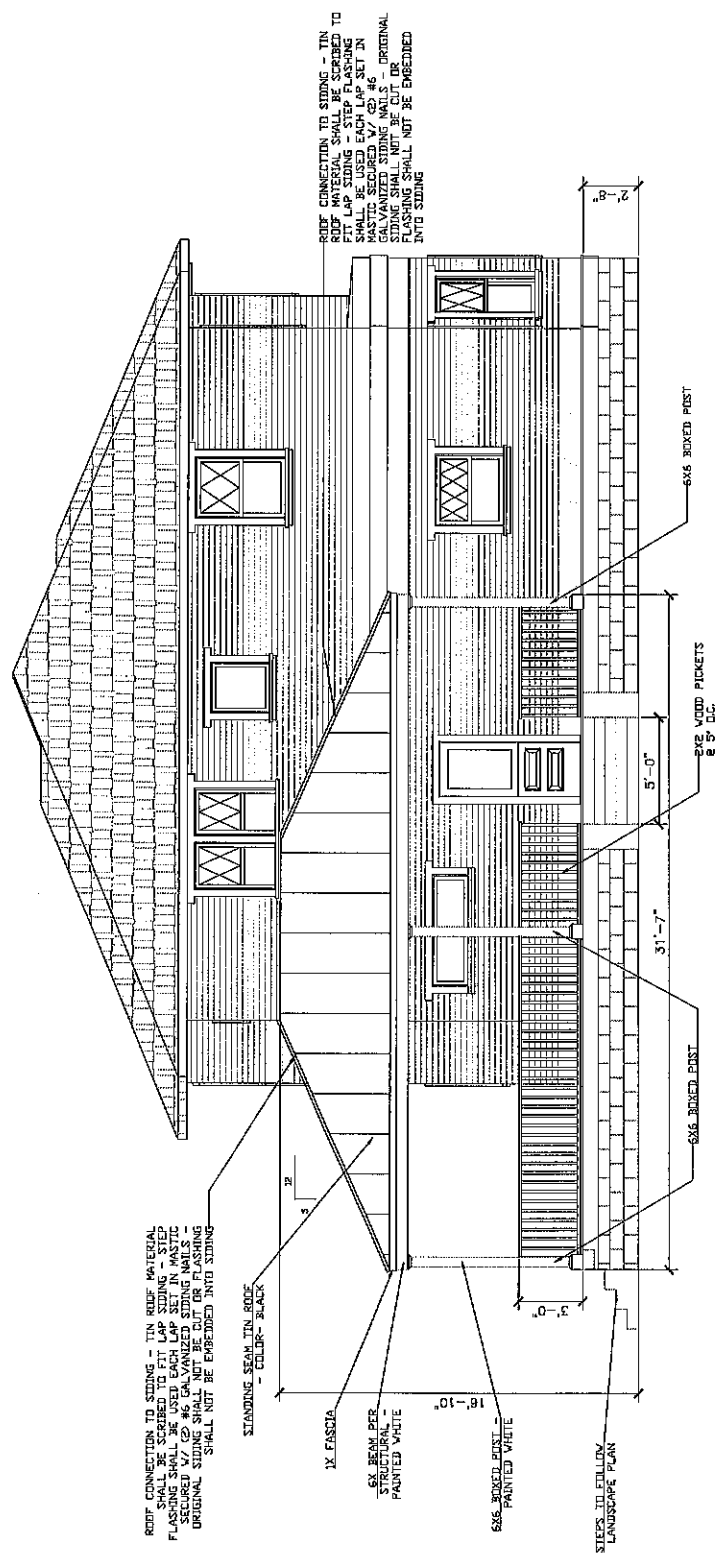
SHEET TITLE
WEST FACING
ELEVATION

PROJECT DESCRIPTION
EDWARDS
RESIDENCE -
PATIO COVER
ATTACHED TO
HISTORIC
STRUCTURE

NO.	REVISIONS	DATE	DEPT.

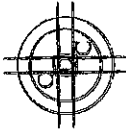
Architect: William
February 10th 2020
3/8" = 1'-0"
A2-21.0
SHEET

A2.0



SCALE 3/8" = 1'

WEST FACING ELEVATION



CHUCK EDWARDS ARCHITECTURE INC.
10000 N. CENTRAL AVENUE
SUITE 200
DALLAS, TEXAS 75243
TEL: 972.382.8888
WWW.CHUCKEDWARDSARCHITECTURE.COM

PROJECT OWNER
ANDREW EDWARDS
2500 N. VALENZA ST.
DARTMOUTH, TEXAS

PROJECT ARCHITECT
ACA ARCHITECTURE
10000 N. CENTRAL AVENUE
SUITE 200
DALLAS, TEXAS 75243
TEL: 972.382.8888
WWW.ACAARCHITECTURE.COM

DATE: 01/21/2020

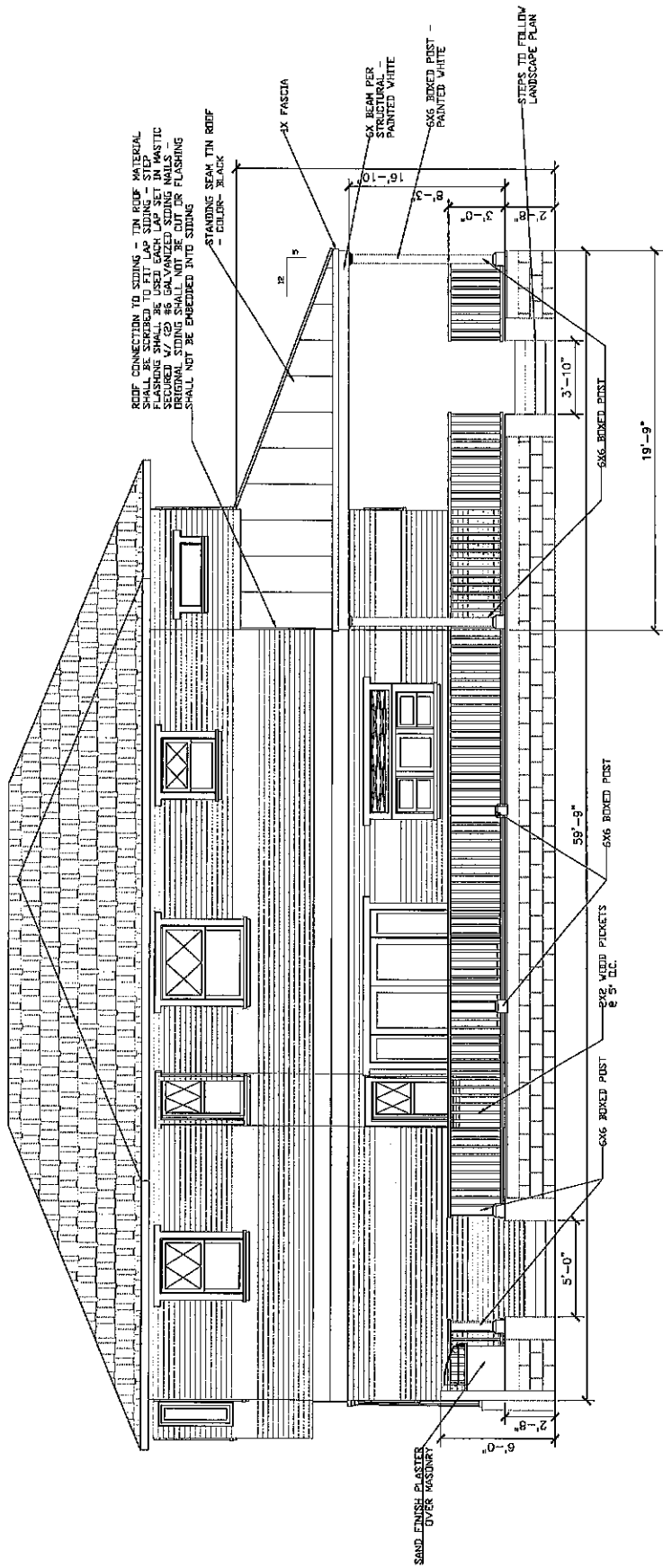
NORTH FACING ELEVATION

PROJECT DESCRIPTION
EDWARDS RESIDENCE - PATIO COVER ATTACHED TO HISTORIC STRUCTURE

NO.	DATE	DEPT.

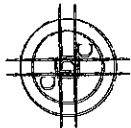
DATE PLOTTED: 01/21/2020
DRAWN BY: JLD
CHECKED BY: JLD
DATE: 01/21/2020
SCALE: 3/8" = 1'-0"
PROJECT: A2.1
SHEET: 2-24

A2.1



SCALE 3/8" = 1'

NORTH FACING ELEVATION



Daniel DeBora & Associates, Inc.
 2015 S. Bascom Avenue, Suite 200
 San Jose, CA 95128
 Tel: 408.951.1111
 Fax: 408.951.1112
 www.danieldebora.com

PROJECT OWNER
 ANDREW EDWARDS
 1000 S. Bascom Avenue, Suite 200
 San Jose, CA 95128

PROJECT NUMBER:
 ARCHITECTURE:
 1000 S. Bascom Avenue, Suite 200
 San Jose, CA 95128
 Tel: 408.951.1111
 Fax: 408.951.1112
 www.danieldebora.com

DATE: 1/25/2020

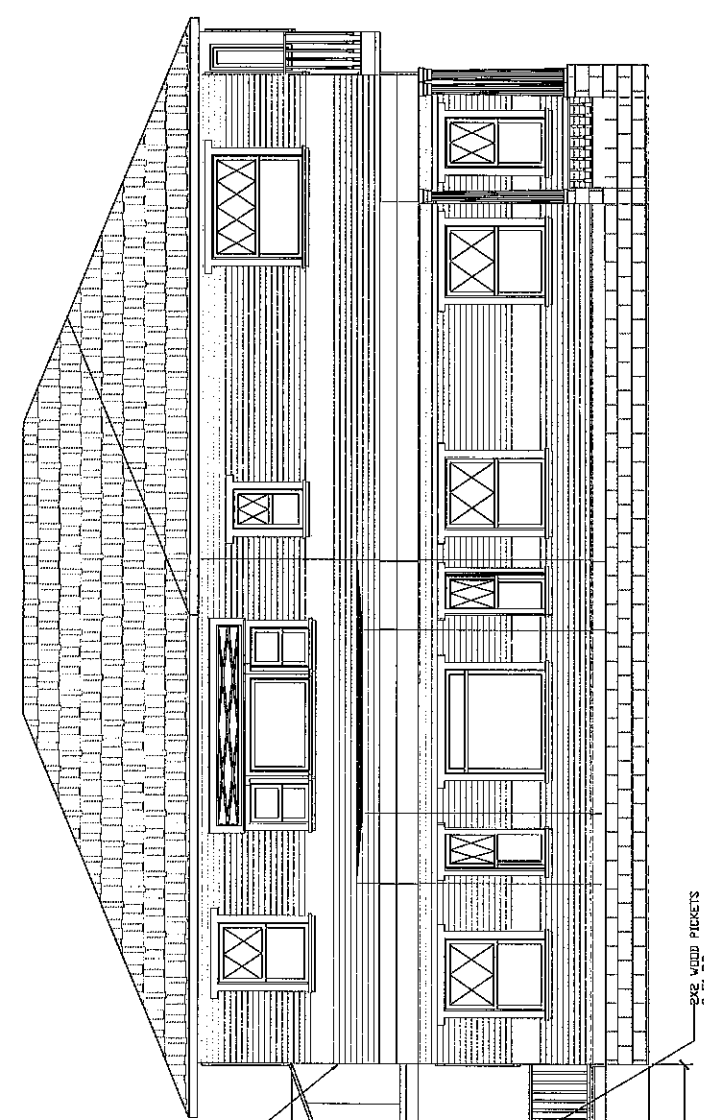
SOUTH FACING ELEVATION

PROJECT DESCRIPTION
 EDWARDS RESIDENCE -
 PATIO COVER
 RESTORED TO
 HISTORIC
 STRUCTURE

NO.	DATE	DEPT.

Michael Williams
 DATE: February 12th 2020
 SCALE: 3/8" = 1'-0"
 SHEET: A2.2 OF 3
 PROJECT: EDWARDS RESIDENCE

A2.2



ROOF CONNECTION TO SIDING - TIN ROOF MATERIAL
 FLASHING SHALL BE USED EACH LAP SET IN MASTIC
 SECURED W/ #6 GALVANIZED SIDING NAILS -
 ORIGINAL SIDING SHALL BE EMBEDDED INTO SIDING
 SHALL NOT BE EMBEDDED INTO SIDING

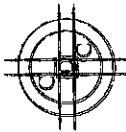
STANDING SEAM TIN ROOF
 - COLOR - ASH GRAY

6x6 BEAM FOR
 STRUCTURAL -
 PAINTED WHITE

6x6 BRACKET POST -
 PAINTED WHITE

STEPS TO EXISTING
 LANDSCAPE PLAN

2x2 WOOD PICKETS
 @ 5" O.C.



CHARTER ENGINEERING ARCHITECTURE
 2500 N. VALENCIA ST.
 SUITE 200
 SANTA ANA, CA 92705
 TEL: 714.842.1000
 FAX: 714.842.1001
 WWW.CHARTERENGINEERING.COM

PROPERTY OWNER:

ANDREW EDWARDS
 2510 N. VALENCIA ST.
 SANTA ANA, CA 92705

PROJECT NUMBER:

AEA ENGINEERING -
 1528 Brookhollow -
 Santa Ana, CA 92705
 TEL: 714.842.1000 FAX:
 714.842.1001
 mail@aeaeng.com

SHEET TITLE:

EAST FACING
 ELEVATION

STREET VIEW

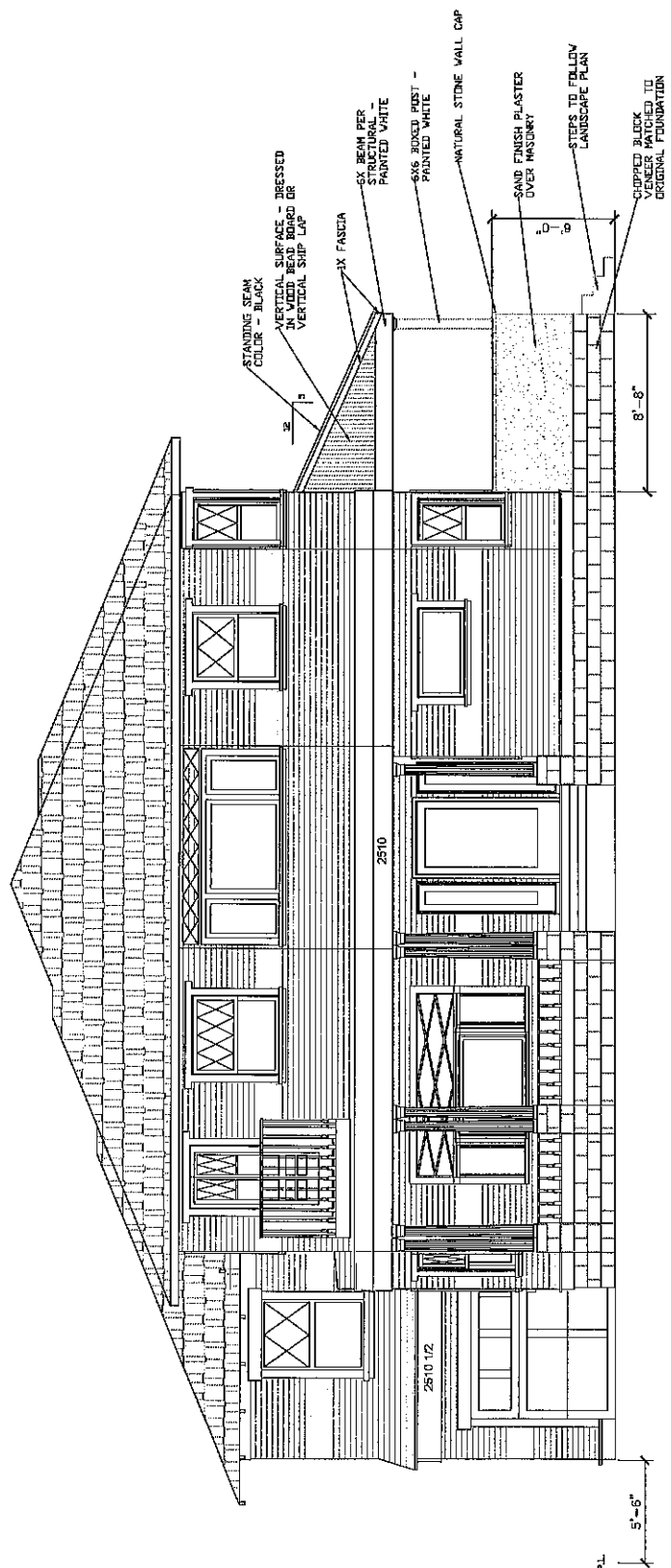
PROJECT DESCRIPTION:

EDWARDS
 RESIDENCE -
 PATIO COVER
 TO
 HISTORIC
 STRUCTURE

NO.	DATE	DEPT.	REVISIONS

Drawn By: [Blank]
 Checked By: [Blank]
 Project No: [Blank]
 Date: February 1, 2020
 Scale: 3/8" = 1'-0"
 A2.3

A2.3



SCALE 3/8" = 1'

EAST FACING ELEVATION - STREET VIEW

From: [Salas, Diana](#)
To: [Planning Commission Comments](#)
Subject: FW: Planning Commission
Date: Monday, June 01, 2020 7:30:37 AM
Attachments: [ATT00001.txt](#)
[ATT00002.txt](#)

Good Morning,

The following communication pertaining to the Planning Commission meeting, has been received for your review and consideration.

Kind Regards,

Diana Salas |Support Staff
Clerk of the Council Office | 20 Civic Center Plaza | Santa Ana, CA 92701
714-647-6520 | dsalas@santa-ana.org

www.santa-ana.org

www.ocvote.com

This e-mail (and attachments, if any) may be subject to the California Public Records Act, and as such, may, therefore, be subject to public disclosure unless otherwise exempt under the Act.

Effective March 19, 2020, Gavin Newsom, Governor of the State of California, ordered all individuals living in the State of California to stay home or at their place of residence, in response to the global COVID-19 outbreak. City operations are limited to essential staff. Due to these emergency circumstances, the City's response to your Public Records Act request will be delayed. Thank you for your patience in these unprecedented times

-----Original Message-----

From: Gary Thomas [<mailto:garythomaspainting@gmail.com>]
Sent: Thursday, May 28, 2020 8:47 PM
To: eComment <ecomment@santa-ana.org>
Subject: Planning Commission

Thomas Household
514 E Virginia Ave
Santa Ana CA 92706

We are a household of four Registered Voters. We All Four are in Support of the Project located at 2510 N Valencia St. Marnie has spared no expense in her preserving a home with historical ties to the neighborhood and the City of Santa Ana. The City of Santa Ana has a Great Wealth in the neighborhoods throughout the city that should and need to be preserved. Once again this Household is in Full Support Gary Thomas PS Feel free to read this at the Planning Commission Meeting

Dale Helvig

2536 N. Valencia St. Santa Ana CA 92706
714-541-7254 helvig_denny@msn.com

June 4, 2020

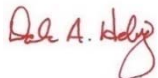
Alberta Christy and HRC Commissioners
HRC, City of Santa Ana
20 Civic Center Plaza
Santa Ana, CA 92701

Subject: 2020-06-05 Agenda Item 2, 2510 Valencia Exterior Modification Application 2020-03

I fully support Marnie Schnabel in her request for the exterior modification to add a patio cover to the Northwest corner of her house. As you can tell by the current state of her house, she has done an outstanding job of improving and maintaining the historical significance of this property. I expect this will continue and the property will be a showpiece of Santa Ana.

Please approve this request.

Respectfully,



Dale A Helvig
Fellow Valencia St. Neighbor