

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

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



500' RADIUS

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

PLANNING AND BUILDING AGENCY



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.



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

REVISION	
DATE	
BY	
FOR	
APPROVED	
DATE	
BY	

<p>1ST FLOOR PLAN</p>	<p>PROPOSED FLOOR PLANS</p>	<p>SUBJECT AREA</p>	<p>2</p> <p>SITE PLAN</p> <p>ALL NEW FINISHES TO MATCH EXISTING ALL NEW COLORS TO MATCH EXISTING ALL NEW WINDOWS, DOORS, ROOF TILE AND OTHER ITEMS SHALL MATCH EXISTING</p> <p>GENERAL NOTES</p>
<p>SECOND FLOOR PLAN</p>	<p>EAST ELEVATION</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>11</p> <p>EAST ELEVATION</p>
<p>1ST FLOOR DEMO PLAN</p>	<p>SOUTH ELEVATION</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>16</p> <p>SOUTH ELEVATION</p>
<p>SECOND FLOOR DEMO PLAN</p>	<p>WEST ELEVATION</p>	<p>REMOVE EXISTING WINDOW</p>	<p>21</p> <p>WEST ELEVATION</p>
	<p>NORTH ELEVATION (WASHINGTON)</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>1</p> <p>WEST ELEVATION (WASHINGTON)</p>