

EXEMPT FROM FEES PURSUANT TO GOVERNMENT CODE § 27383

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PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:
CITY OF SANTA ANA,
HISTORIC RESOURCES COMMISSION

AND WHEN RECORDED MAIL TO:

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

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



NO FEE

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This Space for Recorder's Use Only

TITLE OF DOCUMENT:

RESOLUTION NO. 2023-02

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2022-23 TO PLACE THE PROPERTY LOCATED AT 1915 NORTH FLOWER STREET, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2022-16 PLACING SAID PROPERTY WITHIN THE KEY CATEGORY

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

059-TITLE PAGE (R7/95)

RESOLUTION NO. 2023-02

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2022-23 TO PLACE THE PROPERTY LOCATED AT 1915 NORTH FLOWER STREET, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2022-16 PLACING SAID PROPERTY WITHIN THE KEY CATEGORY

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

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

- A. On January 19, 2023, the Historic Resources Commission held a duly noticed public hearing for the placement on the Santa Ana Register of Historical Properties (Historic Resources Commission Application No. 2022-23) and categorization (Historic Resources Commission Categorization No. 2022-16) of the Mabee House located at 1915 North Flower, Santa Ana.
- B. The Mabee House has distinctive architectural features of the Hollywood Regency style and was built in 1936.
- C. The Mabee House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as a rare example of a Depression era Hollywood Regency style home. Located in Floral Park, the house cost \$14,000 to build, a considerable investment for the year of its construction, 1936. The Hollywood Regency style is extremely rare in Santa Ana. Referencing the period when George IV was Prince Regent in England, this briefly fashionable style was an eclectic expression of the Georgian Colonial Revival in combination with the simplicity of the Moderne style. The recommended categorization is "Key" because it has a distinctive architectural style and quality reflective of the Hollywood Regency style (Santa Ana Municipal Code, Section 30-2.2). Character-defining features of the Hollywood Regency style exhibited by the house include the pavilion-like two-story massing with emphasis on the taller lower story; horizontal panel siding throughout the upper story and smooth stucco finish on the taller lower story; wall dormers with characteristic segmentally arched heads; multi-lite wood-frame bow window featuring several gold star details above; wood-frame multi-lite casement windows and window shutters; original mailslot and address; wrought iron railings, porch supports and minimal decorative trim featuring two gold stars;

stylized Classical elements such as the frieze between stories accented by applied triglyphs; built-in planter at primary facade; and brick chimney.

- D. The legal owners of the property are Eric Neigher and Jennifer Nguyen.
- E. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.

- F. The subject property meets the standards for placement on the City of Santa Ana Register of Historic Properties pursuant to Section 30-2 of the Santa Ana Municipal Code.

- G. The subject property meets the minimal standards for placement in the Key category pursuant to Section 30-2.2(2) of the Santa Ana Municipal Code.

Section 2. In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review under CEQA Guidelines Section 15331, Class 31, as these actions are designed to preserve historical resources. Categorical Exemption No. ER-2022-126 will be filed for this project.

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

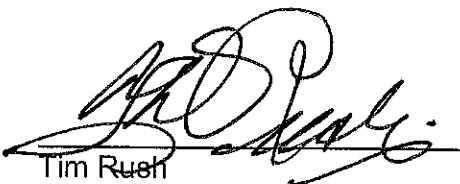
- A. Historic Resources Commission Application No. 2022-23 to place the Mabee House located at 1915 North Flower Street, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2022-16 placing the Mabee House located at 1915 North Flower Street, Santa Ana, 92706 within the Key category, as conditioned in Exhibit B, attached hereto and incorporated herein.

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

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

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

ADOPTED this 19th day of January, 2023.



Tim Rush
Chairperson

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

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

AYES: Commission members CARPENTER, CHRISTY, CORNELIOUS,
JAUREGUI, MURASHIE, PENAS-SARMIENTO
RUSH, SHIPP (8).

NOES: Commission members NONE (0)


ABSTAIN: Commission members NONE(0)

NOT PRESENT: Commission members MCLOUGHLIN (1)

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, NUVIA OCAMPO, Historic Resources Commission Secretary, do hereby attest to and certify the attached Resolution No. 2023-02 to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on January 19, 2023.

Date: 1/19/2023



Commission Secretary
City of Santa Ana

EXHIBIT A
LEGAL DESCRIPTION

Owner Names	Legal Description	Address	APN
Eric Neigher and Jennifer Nguyen	<p>REAL PROPERTY IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE SOUTH 17 FEET OF LOT 37 AND ALL OF LOT 38 OF TRACT NO. 748, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30 PAGE 9 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.</p>	1915 North Flower Street	002-093-10
	APN: 002-093-10		

EXHIBIT B

Conditions of Approval for Historic Resources Commission Application No. 2022-23 and Historic Resources Commission Categorization No. 2022-16

The Applicant must comply with each condition listed below prior to exercising the rights conferred by the Historic Resource Commission's approval and the City of Santa Ana Register of Historic Properties pursuant to Section 30-6 of the Santa Ana Municipal Code. The Applicant must remain in compliance with all condition(s) listed below:

Within 180-days of execution of this resolution, the applicant shall install a bronze plaque as per a template on file with the Planning Division honoring and recognizing the structure at 1915 North Flower Street, historically known as the Mabee House. The plaque shall include the historic name, address, year built, and local historic register designation. The final dimensions, location, text and description on the plaque shall be reviewed and approved by Planning Division staff.