

RESOLUTION NO. 2023-09

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING THE CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 1102, 1104, 1106, 1108, 1110, 1112, 1114 N. LACY STREET AND 425-427 E. WELLINGTON AVENUE (COLLECTIVELY 1102 N. LACY STREET) FOR HISTORIC EXTERIOR MODIFICATION APPLICATION NO. 2023-07 (APN: 398-028-12)

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. Eric and Justin Novakovich, representing Wellington Holdco LLC (Applicants) are requesting approval of Historic Exterior Modification Application No. 2023-07 to allow exterior modifications to the property at 1102, 1104, 1106, 1108, 1110, 1112, 1114 N. Lacy Street and 425-427 E. Wellington Avenue (collectively 1102 N. Lacy Street), historically known as the Dehne Apts. No 1.
- B. The legal owners of the property are Wellington Holdco, LLC, a Wyoming limited liability company.
- 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 Dehne Apts. No 1 is a contributor to the French Park National Register Historic District. The French Park National Register Historic District is also listed in the California Register of Historical Resources.
- E. The Dehne Apts. No 1 was originally built in 1941 per the original building permit (however, the French Park National Register Historic District nomination form states that the apartment building was built in 1944). The Dehne Apts. No 1 is architecturally significant as a Minimal Traditional style apartment building. Character Defining Features of the Dehne Apts. No 1 that should be preserved include, but may not be limited to: the apartment building's two-story massing; reverse L-shape building footprint; attached two-car garage and detached seven-car garage with wood garage doors; low-pitched, hipped roof with little overhang and exposed rafters; sand-finished stucco siding; original windows (two-over-two and one-over-one double-hung wood windows with ogee lugs, and a single fixed wood window); a single apartment entrance located at the first floor of the south façade facing East Wellington Avenue; a single apartment entrance at the

second floor of the west façade; remaining apartment entrances located on the first and second floors of the east façade facing North Lacy Street; nine main entrance apartment doors composed of a six-panel wood door with brass hardware and a Judas window; eight rear/secondary apartment entrances composed of wood doors with a single light at the west and north facades; two exterior pedestrian doors at the attached garage's rear (west) façade; two exterior wood staircases (wood steps, guardrails, and handrails) with concrete steps at the east façade, which lead to the second floor apartment entrances; two wood staircases (wood steps, handrails, and guardrails) attached to two wood balconies at the west façade, which provide access to the building's rear doors; one wood staircase at the building's southwest corner at the west façade (wood steps, guardrails, and handrails); and concrete platforms with two concrete steps which serve the first floor entrances throughout the building (where extant at the south and east facades).

- 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 to the nine-bedroom, two-story apartment building includes the removal of the following:
1. Eight (8) original rear/secondary apartment entrances (west and north facades);
 2. Four (4) sets of original concrete steps with concrete platforms serving the first floor rear entrances (west and north facades);
 3. Four (4) original one-over-one double-hung wood windows (consisting of two (2) on the first floor and two (2) on the second floor) at the rear (west) façade;
 4. One (1) original double-hung, one-over-one wood window at the rear (north) façade;
 5. One (1) original fixed window at the first floor of the primary (east) façade;
 6. One (1) double-hung wood window at the first floor on the primary (south) façade;
 7. Two (2) original wood staircases and two original wood balconies at the rear (west) façade;
 8. Original wood handrails and guardrails on the primary (east) façade's northern-most exterior staircase; and
 9. Three (3) sets of original wood shutters (south and east façades).

The project also proposes the following alterations:

1. Retain one (1) non-original vinyl hung window on the second floor of the primary (south) façade;
 2. Rebuild the southwest staircase as close as possible to the original while satisfying building code requirements;
 3. Rehabilitate the altered handrails and guardrails at the primary (east) façade staircase (southern-most staircase); and
 4. Modify the original northern-most staircase at the primary (east) façade to match the proposed alterations of the other staircases.
- H. Pursuant to Santa Ana Municipal Code Section 30-6, the Historic Resources Commission held a duly noticed public hearing on October 5, 2023, for the request for exterior modifications to the Dehne Apts. No 1.
- I. Since the property is deemed a historic structure, all exterior modifications are required to meet the Secretary of Interior's Standards for Rehabilitation.
1. The following Secretary of Interior's Standards are applicable:
 - i. As conditioned, 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. Although the modified interior configuration requires the removal of character-defining features, including windows, doors, concrete steps with platforms, and wood staircases with balconies, the removal of these items is located at the rear (west and north) facades, which are less visible from East Wellington Avenue and North Lacy Street. The primary (south and east) facades will remain substantially the same with enhanced interior functionality. The proposed removal of three sets of original wood shutters at the primary facades and the proposal to keep an existing vinyl window at the primary façade are not necessary in order to execute the interior alterations to the building and do not conform to the SOIS. Therefore, staff is recommending conditions of approval ensuring that all original shutters are restored, and the one vinyl window is restored to its original condition and wood material.
 - ii. As conditioned, the project complies with Standard No. 2. The historic character of the subject property will be retained and preserved. The proposed exterior alterations, as conditioned, shall remove as little historic material at the primary facades. The majority of the alterations are located on secondary/rear facades, where it will be generally less visible and away from the public right-of-way. The proposed exterior alterations will not alter any important spatial relationships that characterize the property. Although two original wood staircases with wood

balconies are proposed to be removed entirely, they were located at the secondary/rear facades. The project's rehabilitation of the existing two staircases at the primary (east) façade and new construction of a previously removed staircase at the building's southwest corner will prioritize maintaining the most visible staircases at the property, at the primary facades.

- iii. The project complies with Standard No. 3. The proposed changes will not create a false sense of historical development. The proposed staircase rehabilitation and alterations will have a minimal wood design that will be as close as possible to the original staircase design while meeting current building code requirements. Exterior staircases found on this property type are often made of simple wood planks with wide gaps between the guardrails that often do not satisfy the present building code of a minimum of a four-inch gap between planks. Metal or wrought iron railing variations with unique designs are also seen on exterior staircases of Minimal Traditional style properties. Because a key characteristic of the Minimal Traditional style includes overall lack of ornamentation, the new staircase design will not introduce new material or deviate greatly from the original design. The new staircase shall be simple and compatible with the existing multi-family residential building with the change from two horizontal guardrails to five at the staircase portion. The landing portion of the staircase, which originally had one handrail and four guardrails of alternating thickness, shall be modified to one handrail and seven guardrails. The new staircase along with the new handrails and guardrails will read as contemporary, not conjectural, given the lesser amount of space between each guardrail. The infilled windows and doors shall be covered with a stucco to match existing, which will blend in with the building and not be considered a conjectural alteration.
- iv. As conditioned, 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 majority of the project does not propose to remove character-defining features or materials/finishes along the two primary (south and east) façades, except for a single, double-hung, one-over-one wood window at the first floor of the primary (south) façade, a single, fixed wood window at the first floor of the primary (east) façade, three original wood shutters on both primary facades,

and the proposed maintenance of one non-original vinyl window at the primary south façade. The proposal to remove the two windows at the primary façades are due to interior changes (the south façade window removal is due to a bathroom remodel and the east façade window removal is due to a new interior wall). Because both windows are not symmetrically placed on the building, are minimally sized, and their removal does not detract from the overall character of the building, removing both windows still ensures that the project complies with Standard 5.

However, the proposed removal of three sets of original wood shutters and the proposal to keep an existing vinyl window are not necessary in order to execute the interior alterations to the building and do not conform to the SOIS. Therefore, staff is recommending conditions of approval ensuring that all original shutters be restored, and the one vinyl window be restored to its original condition and to be of wood material.

The majority of character defining features that shall be removed as part of the project are located on less visible secondary facades compared to the two primary facades, away from the public right-of-way. The project proposes to remove original windows, doors, concrete steps with platforms, two wood staircases with two balconies, and rehabilitate part of two existing staircases, in order to accommodate interior modifications for the multi-family residential building.

The previously removed rear (west) façade staircase at the building's southwest corner was located on the most visible portion of the rear (west) façade, facing East Wellington Avenue. However, this staircase will be rebuilt using wood material to match the original staircase, and designed as close as possible to match the original while meeting building code. Additionally, the southern-most staircase at the primary (east) façade will be rehabilitated through the removal of non-compatible metal material in place of wood handrails and guardrails to match the original design as close as possible while maintaining the property's distinctive features and finishes. Removal of the wood handrails and guardrails at the northern-most staircase at the primary (east) façade will provide symmetry to the façade and help maintain the exterior staircase feature.

- v. The project complies with Standard No. 6. Replacement of missing features will be substantiated by documentary and physical evidence. The original rear (west) façade wood staircase at the building's southwest corner (previously removed) will be rehabilitated to look as close as possible to the original while meeting current building code requirements. The new wood staircase will have smaller gaps between guardrails than the original. The upper landing's guardrail design will also change from a varied slat width to a uniform slat width in order to provide a uniform design, and to emphasize the Minimal Traditional style's simplistic character. The same staircase handrail and guardrail design will be applied to the remaining two staircases located on the primary (east) façade, again to emphasize a uniform design while resembling the original design as close as possible. This project includes no deteriorated historic features that require repair.
- vi. The project, as conditioned, complies with Standard No. 9. The proposed building alterations will not destroy historic materials, features, or spatial relationships that characterize the property at the building's primary (west and east) facades. The majority of the proposed alterations are located at the rear (west and north) façades in an area that is not as visible from the public right-of-way. Important spatial relationships characterizing the Minimal Traditional style will not be disturbed as the alterations are located at the rear of the existing multi-family building. The rebuilding of one staircase at the southwest corner and the rehabilitation of two staircases at the primary (east) façade shall match the original staircase design and material as close as possible while meeting building code. The new staircase features (handrails and guardrails) will be differentiated from the old with less guardrail spacing than typical Minimal Traditional exterior wood staircases. However, the overall simplistic design along with use of wood material to match the original, will be compatible with the historic building. All window and door that is not intended to be restored shall be infilled with stucco material to match existing.
- vii. The project complies with Standard No. 10. The proposed project, as conditioned, is considered generally reversible, as it does not remove essential aspects of the building's form and materials. The proposed building alterations will be primarily located at the building's secondary/rear facades, where it is not generally visible from the public right-of-way, and avoids

the most significant and character-defining features. The building's essential form and the vast majority of its historic materials at both primary facades will remain unimpaired. The removal of one original double-hung, one-over-one wood window at the primary (south) façade is reversible in that it could be restored in the future as needed. Although the removal of one original double-hung, one-over-one wood window at the north façade is also visible from the public right-of-way, it is further away from the street than the existing, extant wood window, does not impair the overall historic design, and could be reversed through window restoration in the future. Lastly, if the internal alterations were later modified, all exterior changes to the rear (west and north facades) including removed windows, doors, concrete steps and platforms, and wood staircases with wood balconies, could be restored as close as possible to the originals.

- viii. Standards 4 and 7-8 are not applicable. No features of this description would be affected by this Project.

Section 2. In accordance with the California Environmental Quality Act, the recommended action is exempt from further review under Section 15331, Class 31, as this action is designed in a manner consistent with the Secretary of Interior's Standards. Categorical Exemption, Environmental Review No. 2023-97 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. 2023-07, as conditioned in Exhibit B, attached hereto and incorporated herein. 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.

[Signatures on the following page]

ADOPTED this 5th day of October 2023.

Tim Rush
Chairperson

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

By: _____ for
Jose Montoya
Assistant City Attorney

AYES: Commission members: Alberta Christy, Daniel Cornelius, Manuel J. Escamilla, Ginelle Hardy, Irma Jauregui, Edward Murashie, Tim Rush (7)

NOES: Commission members: (0)

ABSTAIN: Commission members: (0)

NOT PRESENT: Commission members: Dwayne Shipp (1)

FREE RECORDING PURSUANT TO
GOVERNMENT CODE § 27383

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, NUVIA OCAMPO, Commission Secretary, do hereby attest to and certify the attached Resolution No. 2023-09 to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on October 5, 2023.

Date: _____

Nuvia Ocampo
Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
398-028-12	1102, 1104, 1106, 1108, 1110, 1112, 1114 N. Lacy Street and 425-427 E. Wellington Avenue (collectively 1102 N. Lacy Street)	THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: LOT 6 OF TITCHENAL'S ADDITION TO SANTA ANA, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 6, PAGE 49 OF MISCELLANEOUS MAPS, RECORDED OF ORANGE COUNTY, CALIFORNIA. PLOTTED EASEMENT. APN: 398-028-12	Wellington Holdco, LLC, a Wyoming limited liability company

EXHIBIT B

Conditions of Approval for Historic Exterior Modification Application (HEMA) No. 2023-07

The Applicant must comply with each and every 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 conditions listed below:

1. This property is located in the French Park National Register Historic District and is a district contributor. In any real property transaction, the owner of this property or the owner's representative shall provide the buyer of this property with notice that the property is located within the French Park National Register Historic District.
2. Any changes to the approved plans or project description for HEMA No. 2023-07, including any descriptions contained within the staff report, shall be subject to Planning Division staff review. In the event staff determine that proposed changes cannot be approved administratively, the applicant shall be responsible for obtaining French Park Neighborhood Architectural Committee and Historic Resources Commission approvals, as applicable as determined by staff, at the applicant's sole full expense.
3. The owner shall procure any requested material samples of proposed exterior materials (for like-for-like and non like-for-like changes) and shall provide the samples directly to the Planning Division at City Hall upon request. If staff determines the material/design is not historically compatible, the owner shall comply with staff's required specifications for appropriate material/design.
4. Prior to project occupancy, the final plans shall note, and the owner shall install or modify the following:
 - a. Replacement of the single existing vinyl window at the primary (south) façade replaced with a wood, one-over-one hung window with ogee lugs to match the original window's design and materials. Final plans shall note the dimensions of this window.
 - b. Restoration and installation of original shutters onto the building as previously constructed. Final plans shall note the dimensions of all shutters.
 - c. Specifications for all three (3) exterior staircase guardrails, showing a minimum of four inch spacing between each horizontal guardrail. Constructed guardrails shall match the final approved plans.
 - d. Full dimensions for the new staircase at the southwest corner of building. Constructed stairs shall match the final approved plans.

5. It is the owner's responsibility to notify staff in a timely manner if any material/model is unavailable for all work related to this project (like-for-like and non like-for-like exterior changes).
6. The owner is responsible for contacting the Planning Division to request rough and final inspections prior to final occupancy. Requests for inspections must be made at least three (3) business days in advance of the inspection.
7. Prior to project occupancy, the final plans shall note, and the owner shall install, three non-working (faux) wood windows to match the three proposed windows to be removed at the south, east, and north facades, as identified in the French Park Architectural Review Committee comment letter provided for the public hearing and dated October 3, 2023. The non-working windows shall be placed in exact locations, with original dimensions, as the previous windows. Final plans shall note the dimensions of each non-working window along with the installation method (i.e. how the non-working window will function and what the materials behind the window will consist of), along with any other materials needed to create the non-working windows. Final design of all three (3) non-working windows is subject to Planning Division staff review and approval. Specifically, the following windows will be installed:
 - a. One (1) double-hung non-working (faux) wood window at the first floor of the south (primary) façade.
 - b. One (1) fixed non-working (faux) wood window at the first floor of the east (primary) façade.
 - c. One (1) double-hung non-working (faux) wood window at the second floor of the north (rear) façade.

Added by the Historic Resources Commission on October 3, 2023.

8. As identified in the French Park Architectural Review Committee comment letter dated October 3, 2023, the applicant shall provide additional details and information as it relates to exterior lighting fixtures, decorative wood trim, and door-knockers. Additional details and information shall be subject to administrative review and approval by the Planning Division staff, and subject to all applicable Building Department permitting requirements. Review and approval of the additional information shall be in full compliance with Condition of Approval No. 3 of this resolution. ***Added by the Historic Resources Commission on October 3, 2023.***
9. As identified in the French Park Architectural Review Committee comment letter dated October 3, 2023, the applicant is strongly encouraged, but not required, to nominate the subject property (historically known as the Dehne Apts. No 1) on the local Santa Ana Register of Historical Properties ("Register"). ***Added by the Historic Resources Commission on October 3, 2023.***