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Resolution No. 2023-10

(Title of Document)

RESOLUTION NO. 2023-10

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING THE CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 625 SOUTH CYPRESS AVENUE (HISTORIC EXTERIOR MODIFICATION APPLICATION NO. 2023-08)

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. The City of Santa Ana ("Applicant") is requesting approval of Historic Exterior Modification Application No. 2023-08 to allow exterior modifications to the property at 625 South Cypress Avenue, historically known as the Cypress Fire Station.
- B. The legal owner of the property is the City of Santa Ana.
- 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 Cypress Fire Station is individually listed as No. 15 on the Santa Ana Register of Historical Properties and categorized as "Key" in 2002.
- A. The Cypress Fire Station was originally built in 1928 and is architecturally significant as a Spanish Colonial Revival style institutional building, as well as its association with being the oldest fire station in Santa Ana, originally known as Fire Station No. 4. Character-defining features of the Cypress Fire Station that should be preserved include, but may not be limited to: one-story height; L-shaped building footprint (without the rear addition); materials and finishes (stucco); roof configuration and detailing (red tiles); original windows and doors (including fire truck doorways), where extant; three bay configuration at the primary (west) façade; flattened arches at the firetruck entrances and keyhole opening at the building's primary façade; architectural detailing such as the decorative tiled frieze bordered by a stringcourse with central rectangular window and wrought iron grille; and arched wall openings at the north and south facades that contain a single arched leaded glass window at the north façade, and a single double-hung window and a single door with upper transom at the south façade, both of which contain upper tiles to match those on the primary façade.
- B. 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.

- C. The proposed project consists of partial restoration and rehabilitation of the historic Cypress Fire Station. The exterior restoration scope includes full restoration of the primary (west) façade, restoration of the north façade leaded glass window along with restoration of additional windows at the north, south, and east facades, and removal of a 964-square-foot non-original and non-contributing rear addition in order to restore the original building footprint. Tenant improvements, which include new interior configurations of the existing space, and changes relating to Americans with Disabilities Act (ADA) accessibility compliance, will require rehabilitation of exterior features, including removal/relocation of some doors and windows on secondary facades.
- D. Pursuant to Santa Ana Municipal Code Section 30-6, the Historic Resources Commission held a duly noticed public hearing on November 2, 2023, for the request for exterior modifications to the Cypress Fire Station.
- E. Since the property is deemed a historic structure, all exterior modifications regarding tenant improvements and ADA access project elements that are focused on the side (north and south) and rear (east) facades are required to meet the Secretary of Interior's Standards for Rehabilitation. All exterior modifications regarding the primary (west) façade restoration, select window restoration at the secondary (north and south) and rear (west) facades, and removal of the rear addition are required to meet the Secretary of Interior's Standards for Restoration.
 - 1. The following Secretary of Interior's Standards are applicable:
 - i. The project complies with Rehabilitation Standard No. 1. The subject building was originally constructed in 1928 as Santa Ana's Fire Station No. 4, whose interior configuration featured a front office, apparatus room for fire truck parking, kitchen, locker room, supply room for storage, dormitory, instrument room, generator room, rear bedroom and bathroom, and a battery room. Although its use later changed to a community center, the building footprint has remained intact with the exception of a rear addition. Although currently vacant, the proposed interior and exterior changes will accommodate a proposed multi-purpose use, with front and rear offices, three multi-purpose rooms, interior restrooms, janitor's room, a rear kitchen, and two new hallways. The project complies with Rehabilitation Standard No. 1 as the new interior changes will require minimal changes to the distinctive materials, features,

spaces, and special relationships. Doors and window changes will occur on secondary and rear facades only. At the interior, the large apparatus room for fire truck parking will be rehabilitated into a multi-purpose room, keeping the original open layout towards the front (west). The remainder of the rooms will be rehabilitated into new uses to accommodate the multi-purpose use along with ADA access, while keeping as close as possible to the original floor plan.

The project complies with Restoration Standard No. 1 as the primary (west) façade will be fully restored to its original 1928 design. Although the building will not serve as its original fire station use, it will continue to be understood as an historic fire station building through restoration of the fire truck double doors and building signage reading "ENGINE COMPANY NO 4."

- ii. The project complies with Rehabilitation Standard No. 2. The historic character of the subject property will be retained and preserved. The interior tenant improvement project with new ADA access has been designed to remove as little historic material as possible and will be located on secondary (north and south) and rear (east) façades, where it will not be generally visible from the public right-of-way. The proposed exterior alterations will not alter the primary (west) façade, or any important spatial relationships that characterize the property. Removal of the non-contributing rear addition will bring the property back to its original footprint.

The project complies with Restoration Standard No. 2. Materials and features from the 1928 restoration period will be retained and preserved on the primary (west) façade. The clay tile roof will be removed, cleaned, and reinstalled with replacement tile pieces as needed to match the existing roof. The original decorative tiled frieze bordered by a stringcourse with a central rectangular window behind a wrought iron grille will be cleaned and restored as needed. All building fenestration is currently boarded up for security purposes. If it is determined that any existing windows and doors are salvageable, they will be restored to their original design and materials based on the original architectural plans. The original arched leaded glass window at the north (side) façade will be restored to its original design. The rear addition will be removed in order to restore the building back to its original 1928 footprint.

- iii. The project complies with Rehabilitation Standard No. 3, as conditioned. The proposed changes will not create a false sense of historical development. The proposed side and rear façade alterations will require new window and door openings to accommodate the new internal configuration. As conditioned, the new windows and doors will be compatible with the historic building but will be distinct from the originals, in order to not create a false sense of historical development. Therefore, the new architectural features will read as contemporary, not conjectural.

The project complies with Restoration Standard No. 3, as conditioned. The primary (west) façade's restoration will be fully restored. Any items necessary to stabilize, consolidate, and conserve materials and features from the restoration period will be physically and visually compatible, such as replacing any broken clay tile roof in-kind to match originals. As conditioned, all restoration work will be documented as part of the building's historical record.

- iv. The project complies with Rehabilitation Standard No. 4. The project will not remove any significant features that were added over time. The rear addition, which was added after the building's 1928 build date (likely between 1945 and 1972), lacks notable architectural features and is not compatible with the historic building. Therefore, its removal complies with Rehabilitation Standard No. 4. Although interior alterations will be made, the main apparatus room for firetruck parking will be maintained and reused as a multi-purpose room.

The project complies with Restoration Standard No. 4, as conditioned. The proposed restoration project includes restoration of the primary (west) façade which does not include removal or alteration of materials, features, spaces and finishes that characterize other historic periods. However, given the unknown state of all building fenestration, the project will require documentation as part of the conditions of approval.

- v. The project complies with Rehabilitation Standard No. 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the property will be preserved. The project does not propose to remove character-defining features or materials/finishes along the primary façade. The proposed alteration to existing windows and doors, along with new window and door

openings, at the secondary and rear facades are not readily visible from the public right-of-way.

The project complies with Restoration Standard No. 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved. The project will fully restore the primary (west) façade and does not propose to remove character-defining features or materials/finishes along the primary façade. The removal of the non-compatible rear addition will restore the building back to its original 1928 building footprint.

- vi. The project complies with Rehabilitation Standard No. 6. As conditioned, deteriorated historic features, particularly windows and doors, will be repaired rather than replaced in locations where they are proposed to remain in-kind. 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, material. Replacement of missing features will be substantiated by the original architectural plans.

The project complies with Restoration Standard No. 6. As conditioned, all original features at the primary (west) façade, along with the leaded glass window at the north façade, and original windows and doors at the secondary (north and south) and rear (east) facades, will be repaired rather than being 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, based on historic photographs and original architectural plans.

- vii. The project complies with Restoration Standard No. 7. The primary (west) façade will be restored based on photographic evidence and architectural plans of the original, 1928 façade prior to later modifications. The secondary and rear façade restoration items will also be based on original architectural plans. A false sense of history will not be created as no conjectural features, features from other properties, or combining features that never existed together historically, will be undertaken.
- viii. The project complies with Restoration Standard No. 8. Chemical or physical treatments are not currently proposed

as part of this project. However, if simple cleaning does not provide appropriate removal of dirt, the project will be allowed to undergo possible chemical or physical treatments, as conditioned. These treatments will cause no damage to historic materials and be undertaken using the gentlest means possible.

- ix. The project complies with Standard for Rehabilitation No. 9. The primary (west) façade will be fully restored and a non-compatible rear addition will be removed. Exterior alterations to the secondary (north and south) and rear (east) facades will not destroy historic materials, features, and spatial relationships that characterize the property. Although two original double-hung windows will be removed from the south (side) façade to make room for a new door and interior hallway, they will be salvaged and placed at the rear (east) façade. Additionally, the proposal to move up two windows at the south (side) façade up in line with the adjacent paired windows is necessary due to the removal of an interior wall, which currently separates the varied window heights. The majority of the south façade windows will remain in place or be restored to match the originals, based on their existing conditions. Additionally, two windows and two doors with transom windows will be removed from the north (side) in order to accommodate a new interior bathroom with three new windows. The rear (east) façade will remove two non-original doors. One of the doors (to the south) will be infilled for Multi-Purpose Room C and the other door (to the north) will have a new door with upper transom window. All new doors and windows proposed in new openings will be compatibly designed and made with materials to match the originals. As conditioned, their design will also be distinct enough to read as contemporary.

- x. The project complies with Standard for Rehabilitation No. 10. The proposed tenant improvements and ADA accessibility modifications are considered generally reversible, as they does not remove essential aspects of the building's form and materials. The proposed exterior modifications will be located on secondary and rear facades, where they are not generally visible from the public right-of-way, and avoids the most significant and character-defining features. The essential building form and the vast majority of its historic materials will remain unimpaired. Although interior modifications will be made, the overall division of space will remain mostly intact,

along with the large multi-purpose room that formerly served as the apparatus room.

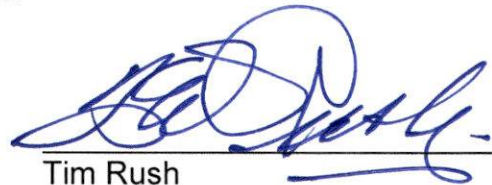
- xi. Rehabilitation Standards 7-8 and Restoration Standards 9-10 are not applicable. No features of this description would be affected by this Project.

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. 2023-108 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. 2023-08, 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.

ADOPTED this 2nd day of November 2023.



Tim Rush
Chairperson

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

By: 
Brandon Salvatierra
Deputy City Attorney

AYES: Commission members: Alberta Christy, Irma P. Jauregui,
Edwards Murashie, Tim Rush, Dwayne
Shipp (5)

NOES: Commission members: (0)

ABSTAIN: Commission members: (0)

NOT PRESENT: Commission members: Daniel Cornelius, Manuel J. Escamilla,
Ginelle Hardy (3)

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, NUVIA OCAMPO, Commission Secretary, do hereby attest to and certify the attached Resolution No. 2023-10 to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on November 2, 2023.

Date: 11/2/2023


Nuvia Ocampo
Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
404-102-06	625 South Cypress Avenue	REAL PROPERTY SITUATED IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: LOT ELEVEN (11) IN BLOCK THREE (3) OF ROUSE AND LEWIS' SUBDIVISION OF LYON'S ADDITION TO SANTA ANA, AS SHOWN ON A MAP RECORDED IN BOOK 17, PAGE 47 OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA. APN: 404-102-06	The City of Santa Ana

EXHIBIT B

**Conditions of Approval for Historic Exterior Modification Application (HEMA)
No. 2023-08**

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 listed in the Santa Ana Register of Historical Properties (Register). 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 listed on the City's historic Register.
2. A bronze plaque shall be installed and maintained as per a template on file with the Planning Division honoring and recognizing the structure at 625 South Cypress Avenue, historically known as the Cypress Fire Station. 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.
3. Due to security measures to protect the building, all existing windows and doors are presently boarded over and their condition is unknown. For all original windows and doors that are proposed to be maintained, repair in place shall be the first restoration method. If it is determined that windows and/or doors are missing or deteriorated beyond repair, new windows and/or doors in locations proposed for restoration shall be rebuilt to match the original design in dimension, material, and style, as indicated by the original architectural plans.
4. New windows and door openings to be added as part of the proposed project shall have a compatible design with the historic building's original windows and doors that will be understood as new building features. The new door and window design shall be submitted to the City of Santa Ana Planning Division staff for review and approval.
5. Given the unknown state of the building's fenestration, all restoration and rehabilitation work shall be documented through photographs and written comments and submitted to the City of Santa Ana's Planning Division on a regular (monthly) basis.

6. The building and all of its original, extant historical features shall be cleaned in conformance with the Secretary of the Interior's Standards for Rehabilitation and Restoration. If simple, nonabrasive, cleaning does not remove dirt, a proposal for specific cleaning treatments will be provided to the City of Santa Ana's Planning Division staff for review and approval. If chemical or physical treatments are deemed necessary, they will be undertaken using the gentlest means possible and shall cause no damaged to the historic building and its original features, consistent with the following guidelines and preservation briefs:
 1. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings;*
 2. *The Standards for Restoration and Guidelines for Restoring Historic Buildings;*
 3. *Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings; and*
 4. *Preservation Brief 6: Dangers of Abrasive Cleaning on Historic Buildings.*

7. The applicant shall submit a compatible landscape plan to the City of Santa Ana's Planning Division for review and approval, prior to final plan check and permit issuance. The landscape plan shall indicate all proposed plantings, number of plantings, placement, and total hardscape and planting square footage. The final, approved landscape shall be installed prior to issuance of Certificate of Occupancy.