

RESOLUTION NO. 2021-01

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING THE CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 524 WEST 19<sup>TH</sup> STREET (HISTORIC EXTERIOR MODIFICATION APPLICATION NO. 2020-11)

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. Christopher C. Cecil and Britiny L. Froemmling as joint tenants (“Applicant”) are requesting approval of Historic Exterior Modification Application No. 2020-11 to allow exterior modifications to the property at 524 West 19<sup>th</sup> Street, historically known as the Dixon House.
- B. The legal owners of the property are Christopher C. Cecil, a single man and Britiny L. Froemmling, a single woman, as joint tenants.
- 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 Dixon House is individually listed as No. 591 on the Santa Ana Register of Historical Properties and categorized as “Contributive” in 2014.
- E. The Dixon House has distinctive architectural features of the Craftsman Bungalow style and was built in 1923. Character-defining features of the Dixon House include, but may not be limited to, exterior materials, wood windows and fenestration patterns, massing, and original front door.
- 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 include a 358-square-foot master bedroom suite and kitchen nook addition, and an uncovered patio deck at the rear of the house. In order to accommodate the addition, the applicant

is proposing to demolish walls of the existing kitchen and rear bedroom, along the south and west elevations, as well as remove and relocate existing windows from the south elevation to the rear of the bedroom addition and side of the nook addition. The remodeled kitchen will be extended by eight feet for a nook and the remodeled master bedroom will be extended by 18 feet to incorporate a full bathroom and walk-in closet. The proposed addition will be approximately 14 to 16 feet in height, which is lower than the existing building height of 18 feet, and will include relocated single hung wood windows, one new casement window for the master bathroom, as well as new clapboard siding and matching pitch roof. All work is proposed to be located to the rear of the property.

- H. Pursuant to Santa Ana Municipal Code Section 30-6, the Historic Resources Commission held a duly noticed public hearing on March 25, 2021 for the request for exterior modifications to the Dixon 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 substantially the same with the addition providing enhanced functionality.
    - ii. Standard No. 2. The historic character of the subject property will be retained and preserved. The proposed single story addition has been designed to remove as little historic material as possible, and will be located on a secondary non-character defining façade, toward the rear of the structure, where it will not be generally visible from the public right-of-way. The proposed exterior alterations will not alter the primary north (front) elevation, or any important spatial relationships that characterize the property.
    - iii. Standard No. 3. The proposed changes will not create a false sense of historical development. The proposed addition will read as contemporary in comparison to the existing single-family residence which incorporates distinctive architectural features of the Craftsman Bungalow style. The addition will have a matching pitch roof to the existing house but lower in height to distinguish it from the historic structure and is designed to be compatible with the existing scale and massing of the residence. Therefore, the architectural treatment will read as contemporary, not conjectural.

- iv. 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 elevation. The project proposes to remove walls and relocate windows along the south (rear) and west (side) elevations which are not readily visible from the public right-of-way.
- v. Standard No. 9. The new addition will not destroy historic materials, features, or spatial relationships that characterize the property. The proposed addition is located at the rear in an area that is not readily visible from the public right-of-way. Important spatial relationships characterizing the Craftsman Bungalow architectural style will not be disturbed, as the addition is only single story, positioned to the rear of the existing house, and will not alter the existing roof line. The new addition will be differentiated from old, with a lower matching pitch roof, a skylight in the roof of the nook extension, and clerestory windows at the rear gable end of the bedroom extension. These features allow the addition to appear subordinate to, and not overwhelm the existing massing, while also preserving the historic sense of the existing roof line. The materials of the new addition will also be compatible with the existing historic materials, through the use of similar materials. Lastly, the new and relocated wood windows will be designed to match the existing windows.
- vi. Standard No. 10. The proposed project is considered generally reversible as it does not remove essential aspects of the building's form and materials. The proposed addition will be located in the rear of the house, where it is not generally visible from the public right-of-way, and avoids the most significant and character-defining features. The essential form of the house and the vast majority of its historic materials will remain unimpaired.
- 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 and the CEQA Guidelines, the recommended action is exempt from further review pursuant to Section 15331, Class 31, as this project is designed in a manner consistent with the Secretary of Interior's Standards. Categorical Exemption No. ER-2020-10 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

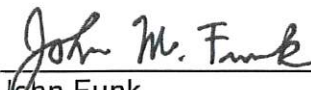

Historic Exterior Modification Application No. 2020-11. The Historic Resources Commission finds that the proposed modifications do not substantially change the character and integrity of the historic property. This decision is based upon the evidence submitted at the above said hearing, which includes, 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 25<sup>th</sup> day of March 2021.

  
Alberta Christy, Chairperson

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

By:    
John Funk  
Assistant City Attorney

AYES: Commission members CARPENTER, CHRISTY, FRAZIER,  
HARDY, MCLOUGHLIN, MURASHIE, SARMIENTO, SHIPP, RUSH  
(9)

NOES: Commission members \_\_\_\_\_

ABSTAIN: Commission members \_\_\_\_\_

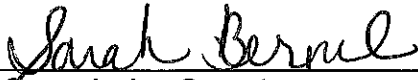
NOT PRESENT: Commission members \_\_\_\_\_

FREE RECORDING PURSUANT TO  
GOVERNMENT CODE § 27383

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Commission Secretary, do hereby attest to and certify the attached Resolution No. 2021-01 to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on March 25, 2021.

Date: 3/25/21

  
\_\_\_\_\_  
Commission Secretary  
City of Santa Ana

**EXHIBIT A  
LEGAL DESCRIPTION**

<b>APN</b>	<b>Address</b>	<b>Legal Description</b>	<b>Owner Names</b>
002-104-13	524 West 19 <sup>th</sup> Street	LOT 2, BLOCK 'B' OF TRACT NO. 256, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP RECORDED IN BOOK 14, PAGE 23 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.	Christopher C. Cecil, a single man, and Britiny L. Froemmling, a single woman, as joint tenants.