

RESOLUTION NO. 2021-16

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING THE CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 804 NORTH BAKER STREET (HISTORIC EXTERIOR MODIFICATION APPLICATION NO. 2021-05)

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. Margaret M. Lang and Julie Hawkins, Co-Trustees of the Margaret M. Lang Survivor's Trust ("Applicant"), are requesting approval of Historic Exterior Modification Application No. 2021-05 to allow exterior modifications to the property at 804 North Baker Street, historically known as the Duhart House.
- B. The legal owners of the property are Margaret M. Lang and Julie Hawkins.
- 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 Duhart House is individually listed as No. 49 on the Santa Ana Register of Historical Properties and categorized as "Key" in 2001.
- E. The Duhart House has distinctive architectural features of the Queen Anne (Late Victorian) architectural style and was built circa 1890. Character-defining exterior features of the house, which should be preserved, include but may not be limited to: roof configuration, porch treatment (columns, brackets, and railing), siding and foundation skirting, and original doors and windows.
- 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 the demolition and rebuild of the front entry porch. The porch would be extended approximately two feet and eight-inches towards the front (east) elevation, past the existing front elevation footprint, and would include like-for-like wood materials (e.g.,

columns, cornices, and balusters). The proposed scope of work also includes a new 46-square-foot rear porch cover and a 161-square-foot addition to accommodate the expansion of an existing bedroom (Bedroom 2), which will include two new closets and a new bathroom. The expansion would also accommodate a new utility/pantry room, closet, and half bath, towards 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 July 1, 2021 for the request for exterior modifications to the Duhart House.
- I. The original recommended action by City staff to the Historic Resources Commission was the adoption of a resolution denying a Certificate of Appropriateness for Historic Exterior Modification Application No. 2021-05, based on the conclusion that the proposed modifications would substantially change the character and integrity of the historic property.
- J. After thorough review of the request for exterior modifications, the Historic Resources Commission verbally agreed with staff's recommended action and determined that the project did not comply with the Secretary of the Interior's Standards for Rehabilitation and would result in a substantial change to the character and integrity of the historic property. Specifically, the Historic Resources Commission determined that the proposed front porch expansion of two feet and eight-inches towards the front (east) elevation would be incompatible and inconsistent with the existing architectural elements that reflect the original Queen Anne style construction of the Duhart House. The Historic Resources Commission did not express concerns regarding the additional proposed scope of work located towards the rear.
- K. After discussing the Applicant's request and after receiving public testimony on the item, Applicant's representative expressed that the Applicant would be amenable to voluntarily revising the project scope and proposed exterior modifications to ensure that the front entry porch would be rebuilt like-for-like and in-kind, using the same material, style, and dimensions as the original, thus meeting the Secretary of Interior's Standards for Rehabilitation. The Historic Resources Commission provided no further feedback on the additional components of the proposal at the rear of the property.
- L. After all public testimony on the item and further deliberation, the Historic Resources Commission voted to approve a certificate of appropriateness for the property located at 804 North Baker Street (Historic Exterior Modification Application No. 2021-05), subject to revising the overall project scope and proposed exterior modifications to ensure that the front entry porch would be rebuilt like-for-like and in-kind, using the same material, style, and dimensions as the original.

- M. 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. The following Secretary of Interior's Standards were applicable:
- i. The project complies with Standard No. 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. As revised, the project complies with Standard No. 2. The historic character of the subject property will be retained and preserved. The project entails rebuilding the front entry porch like-for-like and in-kind, using the same material, style, and dimensions as the original. Moreover, 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 elevation, or any important spatial relationships that characterize the property.
  - iii. As revised, the project complies with 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 Queen Anne architectural style. The addition will have a lower roof height to distinguish it from the historic structure and is designed to be compatible with the existing scale and massing of the residence. Moreover, the addition would provide consistent siding, windows, and architectural treatments. Lastly, the front entry porch would be rebuilt like-for-like and in-kind, using the same material, style, and dimensions, as the original.
  - iv. 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 does propose to remove character-defining features or materials/finishes along the primary elevation. However, the project proposes to restore/rebuild the front porch by providing newly milled like-for-like wood materials, including columns, cornices, balusters. Moreover, the rebuilt front porch would be clad in composition shingle, consistent with the existing residence, and retain the original height. Lastly, the project does propose to remove a portion

of the rear structure to accommodate addition, which is not readily visible from the public right-of-way.

- v. As revised, the project complies with 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 easily visible from the public right-of-way. Important spatial relationships characterizing the Queen Anne 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. 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.
- vi. 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. Most of 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, 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. 2021-62 will be filed for this project.

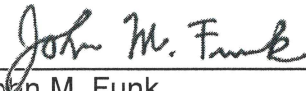

**Section 3.** The Historic Resources Commission of the City of Santa Ana, after conducting the public hearing, hereby approves the Certificate of Appropriateness for Historic Exterior Modification Application No. 2021-05, subject to the revisions described above. The Historic Resources Commission finds that the proposed modifications, as revised, 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 1<sup>st</sup> day of July 2021.

  
Alberta Christy, Chairperson

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

By:    
John M. Funk  
Sr. Assistant City Attorney

AYES: Commission members: CARPENTER, CHRISTY, HARDY,  
MCLOUGHLIN, MURASHIE, RUSH,  
SARMIENTO (7)

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



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

NOT PRESENT: Commission members: FRAZIER, SHIPP (2)

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Commission Secretary, do hereby attest to and certify the attached Resolution No. 2021-16 to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on July 1, 2021.

Date: 07-01-2021

   
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Commission Secretary  
City of Santa Ana

**EXHIBIT A  
LEGAL DESCRIPTION**

<b>APN</b>	<b>Address</b>	<b>Legal Description</b>	<b>Owner Names</b>
405-261-19	804 North Baker Street	LOT ONE (1) IN BLOCK "A" OF HEDGES ADDITION TO SANTA ANA, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 31, PAGE 48 MISCELLANEOUS RECORDS OF SAID COUNTY.	Margaret M. Lang and Julie Hawkins