

# Historic Resources Commission Regular Meeting Agenda

July 1, 2021

**COUNCIL CHAMBERS  
20 CIVIC CENTER PLAZA  
SANTA ANA, CA 92701  
4:30 P.M.**

**Members of the public may attend the City Council meeting in-person or join via Zoom.**

Join from your computer: <https://zoom.us/j/94487470095>

Join from your mobile phone via Zoom App. **Meeting ID: 94487470095**

Dial in from a mobile phone or landline. **(669) 900- 6833; Meeting ID: 94487470095**

\*For viewing only: [www.youtube.com/cityofsantaanavideos/live](http://www.youtube.com/cityofsantaanavideos/live). **Please note:** There is up to a 30 second delay when viewing the meeting via YouTube.

**For detailed participation and commenting options, please review the instructions provided at the end of this agenda.**

**To download or view each item, select either Download PDF or View Item Details to the right of the agenda title.**



**ALBERTA CHRISTY**  
Chair, Ward 4 Representative

**GINELLE HARDY**  
Citywide Representative

**KEITH CARPENTER**  
Ward 1 Representative

**TIM RUSH**, Vice-Chair  
Ward 5 Representative

**EDWARD MURASHIE**  
Ward 3 Representative

**DWAYNE SHIPP**  
Ward 5 Representative

**SANDRA PENA SARMIENTO**  
Ward 6 Representative

**MARK MCLOUGHLIN**  
Planning Commission Rep.

**VINCE FRAZIER**  
Comm. Redev. & Housing  
Commission Rep.

**MINH THAI**  
Executive Director

**JOHN FUNK**  
Legal Counsel

**FABIOLA MELAYA ZELICHER,**  
**AICP**  
Planning Manager

**SARAH BERNAL**  
Recording Secretary



In compliance with the Americans with Disabilities Act (ADA), if you need special assistance to participate in this Meeting, contact Michael Ortiz, City ADA Program Coordinator, at (714) 647-5624. Notification 48 hours prior to the Meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting. The City Council agenda and supporting documentation can be found on the City's website – [www.santaana.org/citymeetings](http://www.santaana.org/citymeetings).

**CALL TO ORDER**

ATTENDANCE

Commissioners:

Alberta Christy, Chairperson  
Tim Rush, Vice Chairperson  
Keith Carpenter  
Vince Frazier  
Ginelle Hardy  
Mark McLoughlin  
Edward Murashie  
Sandra Peña Sarmiento  
Dwayne Shipp

Staff:

Minh Thai, Executive Director  
John Funk, Senior Asst. City Attorney  
Ali Pezeshkpour, Principal Planner  
Sarah Bernal, Recording Secretary

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS (non-agenda items)**

**CONSENT CALENDAR ITEMS**

a. Minutes

**Recommended Action:** Approve the Minutes from May 13, 2021 meeting.

b. Excused absences

**Recommended Action:** Excuse absent commissioners.

**BUSINESS CALENDAR – PUBLIC HEARING**

1. **Historic Resources Commission Application No. 2021-11, Historic Register Categorization No. 2021-11 and Historic Property Preservation Agreement No. 2021-10** – Pedro Gomez, Case Planner

**Project Location:** 935 W. Twentieth Street (historically known as the Russell-Irving House) located in the Single Family Residential (R-1) zoning district.

**Project Applicant:** Frank Filipponio

**Project Description:** The applicant is requesting approval of Historic Resources Commission Application No. 2021-11, Historic Register Categorization No. 2021-11, and Historic Property Preservation Agreement No. 2021-10 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the

above mentioned property and to execute a Historic Property Preservation Agreement with the City of Santa Ana.

**Environmental Impact:** 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 to preserve a historic resource. Categorical Exemption No. ER-2021-58 will be filed for this project.

**Recommended Action:**

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-11 and Historic Register Categorization No. 2021-11.
  2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute a Mills Act agreement with Frank Filipponio and Kristen Marcucci, subject to non-substantive changes approved by the City Manager and City Attorney.
2. **Historic Resources Commission Application No. 2021-06, Historic Register Categorization No. 2021-06, and Historic Property Preservation Agreement No. 2021-06** – Pedro Gomez, Case Planner.

**Project Location:** 2307 N. Benton Way (historically known as the Martha Ann Brooks House) located in the Single Family Residential (R-1) zoning district.

**Project Applicant:** Nicolette Ramirez

**Project Description:** The applicant is requesting approval of Historic Resources Commission Application No. 2021-06, Historic Register Categorization No. 2021-06, and Historic Property Preservation Agreement No. 2021-06 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Key for the above mentioned property and to execute a Historic Property Preservation Agreement with the City of Santa Ana.

**Environmental Impact:** 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 to preserve a historic resource. Categorical Exemption No. ER-2021-60 will be filed for this project.

**Recommended Action:**

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-06 and Historic Register Categorization No. 2021-06
  2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute a Mills Act agreement with Benjamin and Nicolette Ellen-Valdez Ramirez subject to non-substantive changes approved by the City Manager and City Attorney.
3. **Historic Resources Commission Application No. 2021-13, Historic Register Categorization No. 2021-13, and Historic Property Preservation Agreement No. 2021-12** – Pedro Gomez, Case Planner.

**Project Location:** 2311 N. Heliotrope Drive (historically known as the Ida C.

Wiesseman House) located in the Single Family Residential (R-1) zoning district.

**Project Applicant:** Lauren Hartshorne

**Project Description:** The applicant is requesting approval of Historic Resources Commission Application No. 2021-13, Historic Register Categorization No. 2021-13, and Historic Property Preservation Agreement No. 2021-12 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned property and to execute a Historic Property Preservation Agreement with the City of Santa Ana.

**Environmental Impact:** 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 to preserve a historic resource. Categorical Exemption No. ER-2021-61 will be filed for this project.

**Recommended Action:**

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-13 and Historic Register Categorization No. 2021-13
  2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute a Mills Act agreement with Lauren and Jenny Hartshorne, subject to non-substantive changes approved by the City Manager and City Attorney.
4. **Historic Resources Commission Application No. 2021-04, Historic Register Categorization No. 2021-04, and Historic Property Preservation Agreement No. 2021-04** – Pedro Gomez, Case Planner.

**Project Location:** 2424 N. Bonnie Brae (historically known as the Clarence Bond House) located in the Single Family Residential (R-1) zoning district.

**Project Applicant:** Brooke Weitzman

**Project Description:** The applicant is requesting approval of Historic Resources Commission Application No. 2021-04, Historic Register Categorization No. 2021-04, and Historic Property Preservation Agreement No. 2021-04 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned property and to execute a Historic Property Preservation Agreement with the City of Santa Ana.

**Environmental Impact:** 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 to preserve a historic resource. Categorical Exemption No. ER-2021-08 will be filed for this project.

**Recommended Action:**

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-04 and Historic Register Categorization No. 2021-04
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute a Mills Act agreement with Alfred Frank Weitzman, Maura Zwerling Weitzman, David A. Weitzman, and Brooke Weitzman, subject to non-substantive

changes approved by the City Manager and City Attorney.

**5. Historic Resources Commission Application No. 2021-12, Historic Register Categorization No. 2021-12 and Historic Property Preservation Agreement No. 2021-11 – Jill Arabe, Case Planner.**

**Project Location:** 2206 N. Freeman Street (historically known as the Eisen-Glasser House) located in the Single Family Residential (R-1) zoning district.

**Project Applicant:** Jacob and Vanessa Collins

**Project Description:** The applicant is requesting approval of Historic Resources Commission Application No. 2021-12, Historic Register Categorization No. 2021-12, and Historic Property Preservation Agreement No. 2021-11 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned property and to execute a Historic Property Preservation Agreement with the City of Santa Ana.

**Environmental Impact:** 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 to preserve a historic resource. Categorical Exemption No. ER-2021-59 will be filed for this project.

**Recommended Action:**

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-12 and Historic Register Categorization No. 2021-12.
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute a Mills Act agreement with Jacob and Vanessa Collins subject to non-substantive changes approved by the City Manager and City Attorney.

**6. Historic Exterior Modification Application No. 2021-03 – Jill Arabe, Case Planner**

**Project Location:** 2405 N. Bonnie Brae located in the Single Family Residential (R-1) zoning district.

**Project Applicant:** Carol Fox

**Project Description:** The applicant is requesting approval of Historic Exterior Modification Application No. 2021-03 to allow exterior modifications on a property listed in the California Register of Historical Resources. Modifications include a 257-square-foot addition to the first floor to accommodate a new kitchen addition and new bath, a 172-square-foot basement addition, addition to the detached garage, construction of three accessory structures, and rear yard improvements.

**Environmental Impact:** 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 to preserve a historic resource. Categorical Exemption No. ER-2021-53 will be filed for this project.

**Recommended Action:** Adopt a resolution approving a Certificate of Appropriateness for Historic Exterior Modification Application No. 2021-03.

**7. Historic Exterior Modification Application No. 2021-05 - Pedro Gomez, Case Planner**

**Project Location:** 804 N. Baker Street (historically known as the Duhart House) located in the Single Family Residential (R-1) zoning district.

**Project Applicant:** Jeff Marquez

**Project Description:** The applicant is requesting approval of Historic Exterior Modification Application No. 2021-05 to allow exterior modifications on a property that is listed as “Key” on the Santa Ana historic register. Modifications include a 406-square-foot addition to an existing 2,458-square-foot single-family residence to include rebuilding an existing front porch, new rear bedroom and pantry addition, rear porch cover, new windows, new paint, and rehabilitation of existing detached garage.

**Environmental Impact:** There is no environmental impact associated with this action.

**Recommended Action:** Adopt a resolution denying a Certificate of Appropriateness for Historic Exterior Modification Application No. 2021-05.

**BUSINESS CALENDAR – ADMINISTRATIVE MATTERS**

**8. Election of Officers**

**Recommended Action:**

1. Elect a Chairperson for the 2021-2022 term
2. Elect a Vice-Chairperson for the 2021-2022 term

**9. South Main Historic Art Walk Project**

**Recommended Action:** Appoint an adhoc committee

**STAFF COMMENTS**

- Update on the First American Project

**COMMISSIONER COMMENTS**

**ADJOURNMENT**

The next meeting of the Historic Resources Commission is scheduled for September 2, 2021 at 4:30 p.m. in the Council Chamber, 22 Civic Center Plaza, Santa Ana, CA.

**MEETING INFORMATION:**

If you would like to learn how to use Zoom before the meeting, visit [Zoom Video Tutorials](#).

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1. **Visit the City's [Public Portal](#)**
  - Scroll down to the list of meetings and locate the meeting you are interested in.
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2. **E-mail [PBAComments@santa-ana.org](mailto:PBAComments@santa-ana.org)** and reference the topic in the subject line.
3. **Mail** to Sarah Bernal, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701.

***Deadline to submit written comments is 4:00 p.m. on the day of the meeting. Comments received after the deadline may not be distributed to the Commission but will be made part of the record.***

**APPEAL INFORMATION:** The formal action by the Commission shall become effective after the ten-day appeal period. An appeal from the decision or requirement of the Commission



may be made by any interested party, individual, or group. The appeal must be filed with the Clerk of the Council, accompanied by the required filing fee, and a copy sent to the Planning Department, within ten days of the date of the Commission's action, by 5:00 p.m. If the final day to appeal falls on a City Hall observed holiday or a day when City hall is closed, the final day to appeal shall be extended to the next day City Hall is open for public business. Please note: Under California Government Code Sec. 65009, if you challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the Commission or City Council at or before the hearing.

# Historic Resources Commission Special Meeting Agenda Minutes

May 13, 2021

**VIRTUAL MEETING**

**4:30 P.M.**



**ALBERTA CHRISTY**

Chair, Ward 4 Representative

**GINELLE HARDY**

Citywide Representative

**TIM RUSH**

Vice Chair,  
Ward 2 Representative

**DWAYNE SHIPP**

Ward 5 Representative

**MARK MCLOUGHLIN**

Planning Commission Rep.

**KEITH CARPENTER**

Ward 1 Representative

**EDWARD MURASHIE**

Ward 3 Representative

**SANDRA PENA SARMIENTO**

Ward 6 Representative

**VINCE FRAZIER**

Comm. Redev. & Housing  
Commission Rep.

**MINH THAI**

Executive Director

**JOHN FUNK**

Legal Counsel

**ALI PEZESHKPOUR**

Principal Planner

**SARAH BERNAL**

Recording Secretary



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**PUBLIC HEARING: APPEAL OF HISTORIC RESOURCES COMMISSION ACTIONS:**

The Commission decision on the below matter/s is/are final unless appealed within 10 days of the decision by any interested party or group. **NOTICE:** *Legal notices were published in the OC Reporter on April 30 and notices were mailed on said date.*

- 1. Historic Resources Commission Application No. 2020-08, Historic Register Categorization No. 2020-07, And Historic Property Preservation Agreement No. 2020-10 - Pedro Gomez, Case Planner.**

**Project Location:** 2119 North Freeman Street (historically known as the Eisen Hofheins House) located in the Single Family Residential (R-1) zoning district.

**Project Description:** The applicant is requesting approval of a historic resources commission application, historic register categorization, and historic property preservation agreement to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the abovementioned property and to execute a historic property preservation agreement with the City of Santa Ana.

**Environmental Impact:** 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 to preserve a historic resource. Categorical Exemption No. ER-2020-71 will be filed for this project.

**Recommended Action:**

1. Adopt a resolution approving Historic Resources Commission Application No. 2020-08 and Historic Register Categorization No. 2020-07.
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Andy and Alice Hoang, subject to non-substantive changes approved by the City Manager and City Attorney.

**Minutes:** *Chair Christy opened the Public Hearing. The applicant spoke in support of the matter and addressed Commission concerns regarding the video surveillance camera mounted onto the house. There were no other speakers and the Public Hearing was closed.*

**Moved by Commissioner Murashie, seconded by Commissioner Hardy to Approve.**

**YES:** 8 – Alberta Christy, Dwayne Shipp, Edward Murashie, Sandra Pena Sarmiento, Tim Rush, Keith Carpenter, Mark McLoughlin, Ginelle Hardy

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Vince Frazier

**Status:** 8 – 0 – 0 – 1 – **Pass**

- 2. Historic Resources Commission Application No. 2021-05, Historic Register Categorization No. 2021-05, And Historic Property Preservation Agreement No. 2021-05 – Pedro Gomez, Case Planner**

**Project Location:** 415 West Nineteenth Street (historically known as the W.M. Cory

House) located in the Single Family Residential (R-1) zoning district.

**Project Description:** The applicant is requesting approval of a historic resources commission application, historic register categorization, and historic property preservation agreement to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the abovementioned property and to execute a historic property preservation agreement with the City of Santa Ana.

**Environmental Impact:** 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 to preserve a historic resource. Categorical Exemption No. ER-2021-09 will be filed for this project.

**Recommended Action:**

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-05 and Historic Register Categorization No. 2021-05.
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Amy Raphael, subject to non-substantive changes approved by the City Manager and City Attorney.

**Minutes:** *Chair Christy opened the Public Hearing. There were no speakers and the Public Hearing was closed.*

**Moved by Commissioner Rush, seconded by Commissioner McLoughlin to Approve.**

**YES:** 8 – Alberta Christy, Dwayne Shipp, Edward Murashie, Sandra Pena Sarmiento, Tim Rush, Keith Carpenter, Mark McLoughlin, Ginelle Hardy

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Vince Frazier

**Status:** 8 – 0 – 0 – 1 – **Pass**

3. **Historic Resources Commission Application No. 2021-07, Historic Register Categorization No. 2021-07, And Historic Property Preservation Agreement No. 2021-07 – Pedro Gomez, Case Planner**

**Project Location:** 2344 North Riverside Drive (historically known as the Menton-Barker House) located in the Single Family Residential (R-1) zoning district.

**Project Description:** The applicant is requesting approval of a historic resources commission application, historic register categorization, and historic property preservation agreement to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the abovementioned property and to execute a historic property preservation agreement with the City of Santa Ana.

**Environmental Impact:** 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 to preserve a historic resource. Categorical Exemption No. ER-2021-26 will be filed for this project.

**Recommended Action:**

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-07 and Historic Register Categorization No. 2021-07 (Exhibit 1). 2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Harris and Nancy Feldman, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

**Minutes:** *Chair McLoughlin recused himself from consideration of the matter as he lives within 500' feet of the property. Chair Christy opened the Public Hearing. There were no speakers and the Public Hearing was closed.*

**Moved by Commissioner Rush, seconded by Commissioner Murashie to Approve.**

**YES:** 7 – Alberta Christy, Dwayne Shipp, Edward Murashie, Sandra Pena Sarmiento, Tim Rush, Keith Carpenter, Ginelle Hardy

**NO:** 0 – **ABSTAIN:** 1 – Mark McLoughlin

**ABSENT:** 1 – Vince Frazier

**Status:** 7 – 0 – 1 – 1 – **Pass**

**4. Historic Resources Commission Application No. 2021-08, Historic Register Categorization No. 2021-08, And Historic Property Preservation Agreement No. 2021-08 – Pedro Gomez, Case Planner**

**Project Location:** 2339 North Heliotrope Drive (historically known as the Raddant House) located in the Single Family Residential (R-1) zoning district.

**Project Description:** The applicant is requesting approval of a historic resources commission application, historic register categorization, and historic property preservation agreement to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the abovementioned property and to execute a historic property preservation agreement with the City of Santa Ana.

**Environmental Impact:** 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 to preserve a historic resource. Categorical Exemption No. ER-2021-27 will be filed for this project.

**Recommended Action:**

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-08 and Historic Register Categorization No. 2021-08.

2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Peter and Evan Jackson, subject to non-substantive changes approved by the City Manager and City Attorney.

**Minutes:** *Chair Christy opened the Public Hearing. The applicant spoke in support*

*of the matter. There were no other speakers and the Public Hearing was closed.*  
**Moved by Commissioner Rush, seconded by Commissioner Hardy to Approve.**

**YES:** 8 – Alberta Christy, Dwayne Shipp, Edward Murashie, Sandra Pena Sarmiento, Tim Rush, Keith Carpenter, Mark McLoughlin, Ginelle Hardy

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Vince Frazier

**Status:** 8 – 0 – 0 – 1 – **Pass**

**5. Historic Exterior Modification Application No. 2021-01 – Pedro Gomez, Case Planner**

**Project Location:** 2529 North Valencia Street (historically known as the R.D. Birdhouse) located in the Single Family Residential (R-1) zoning district.

**Project Description:** The applicant is requesting approval of an historic exterior modification application to allow exterior modifications on a property that is listed as “Contributive” on the Santa Ana historic register. Modifications include a 406-square-foot addition to an existing 2,458-square-foot single-family residence to include a new guest room, a “great” room, interior renovations, a new patio cover towards the rear, and rear yard improvements.

**Environmental Impact:** 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 to preserve a historic resource. Categorical Exemption No. ER-2021- 42 will be filed for this project.

**Recommended Action:**

Adopt a resolution approving a Certificate of Appropriateness for Historic Exterior Modification Application No. 2021-01.

**Minutes:** *Chair Christy opened the Public Hearing. The applicant spoke in support of the item. There were no other speakers and the Public Hearing was closed.*

**Moved by Commissioner Murashie, seconded by Commissioner Rush to Approve as amended. Commissioner Murashie introduced an amended motion to include an updated photo of the east facing elevation on the Department of Parks and Recreation (DPR) form.**

**YES:** 8 – Alberta Christy, Dwayne Shipp, Edward Murashie, Sandra Pena Sarmiento, Tim Rush, Keith Carpenter, Mark McLoughlin, Ginelle Hardy

**NO:** 0 – **ABSTAIN:** 0 – **ABSENT:** 1 – Vince Frazier

**Status:** 8 – 0 – 0 – 1 – **Pass**

**BUSINESS CALENDAR**

**6. Work Study Session: Historic Resources Commissioner Training – John Funk, Senior Assistant City Attorney**

## **STAFF COMMENTS**

- Update regarding the Sexlinger Farmhouse and City Bank property on Broadway/Santa Ana

## **COMMISSIONER COMMENTS**

### **ADJOURNMENT**

The next meeting of the Historic Resources Commission is scheduled for July 1, 2021 at 4:30 p.m. via Zoom.

**Minutes:** *In memory of John R. Mills.*

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**City of Santa Ana**  
**20 Civic Center Plaza, Santa Ana, CA 92701**  
**Historic Resources Commission Staff Report**  
**July 1, 2021**

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**Topic:** HRCA No. 2021-11, HRC 2021-11, HPPA No. 2021-10 – The Russell-Irving House

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**RECOMMENDED ACTION**

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-11 and Historic Register Categorization No. 2021-11 (Exhibit 1).
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Frank Filipponio and Kristen Marcucci, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

**EXECUTIVE SUMMARY**

Frank Filipponio and Kristen Marcucci are requesting approval to designate an existing residence located at 935 West Twentieth Street to the Santa Ana Register of Historical Properties, as well as approval to execute a Mills Act agreement with the City of Santa Ana.

**DISCUSSION**

**Project Location and Site Description**

The subject property is located on the north side of West Twentieth Street in the West Floral Park neighborhood. The site contains a 1,782-square-foot, Minimal Traditional residence and detached garage on a 7,700-square-foot residential lot (Exhibit 3).

**Analysis of the Issues**

*Historical Listing*

In March 1999, the City Council approved Ordinance No. NS-2363 establishing the Historic Resources Commission and the Santa Ana Register of Historical Properties. The Historic Resources Commission may, by resolution and at a noticed public hearing,

designate as a historical property any building or part thereof, object, structure, or site having importance to the history or architecture of the city in accordance with the criteria set forth in Section 30-2 of the Santa Ana Municipal Code (SAMC). This project entails applying the selection criteria established in Chapter 30 of the Santa Ana Municipal Code (Places of Historical and Architectural Significance) to determine if this structure is eligible for historic designation to the Santa Ana Register of Historical Properties. The first criterion for selection requires that the structures be 50 or more years old.

The structure identified meets the minimum selection criteria for inclusion on the Santa Ana Register of Historical Properties pursuant to criteria contained in Section 30-2 of the Santa Ana Municipal Code, as the property is 65 years old and is a good example of period architecture. No known code violations exist on record for this property.

The property, recognized as the Russell-Irving House has distinctive architectural features of the side-gabled roof variant of the Minimal Traditional architectural style with Colonial Revival detailing. It was built in 1956 for \$17,000 by prominent developer and builder Roy Roscoe Russell. Along with developer and builder Allison Honer, Roy Russell was credited as a subdivider and builder of a major portion of northwest Santa Ana.

The Russell-Irving House is a one story single-family residence constructed in the side-gable variant of Minimal Traditional architectural style with Colonial Revival detailing. Simplicity and near symmetry identify the Colonial Revival inspiration for this single-family residence, which features a moderately-pitched, side-gabled roof with modest overhangs. The roof is clad in contemporary asphalt shingle roofing, and the exterior walls are clad in a combination of wood clapboard siding and smooth stucco. The façade (south elevation) consists of four bays, composed in an A-B-C-A pattern. The focal point of the design is the entry, slightly offset from center in the "C" bay, detailed with a Classical surround and containing a non-original wood door with built-in screen. The end ("A") bays feature single, multi-paned, double-hung windows framed with shutters, while the "B" bay features a multi-paned tripartite window composed of two casement windows flanking a fixed central window. Along the north, east, and west elevations, the building incorporates a series of single and tripartite, multi-paned, double-hung windows. An interior brick chimney rises above the roof ridge line. A one-story, gable-roofed, detached garage is located in the rear of the property. Building permits document removal of the original shake roof. While the residence has been altered by the roofing material and front door replacement, the alterations do not detract from the integrity of the residence. Character-defining features of the Russell-Irving House include, but may not be limited to: materials and finishes (stucco and horizontal wood board lapped siding); side-gabled roof with modest overhang; four-bay façade; multi-paned, double-hung windows framed with shutters; and Classical main entry surround.

The Russell-Irving House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of the side-gabled roof variant of the Minimal Traditional style with Colonial Revival detailing in Santa Ana. Additionally, the house has been categorized as “Contributive” because it contributes to the overall character and history of West Floral Park and is a representative example of the side-gabled roof variant of Minimal Traditional architecture.

### *Mills Act Agreement*

Ordinance No. NS-2382 authorized the Historic Resources Commission to execute Historic Property Preservation Agreements (HPPA), commonly known as Mills Act agreements for eligible properties (Exhibit 2). To be eligible for the Mills Act, the property must be listed on the Santa Ana Register of Historical Properties. The Historic Resources Commission Application and Historic Register Categorization actions proposed for this site authorize the listing of the property on the local register. The agreement provides monetary incentives to the property owner in the form of a property tax reduction in exchange for the owner’s voluntary commitment to maintain the property in a good state of repair as necessary to maintain its character and appearance. Once recorded, the agreement generates a different valuation method in determining the property’s assessed value, resulting in tax savings for the owner. Aside from the tax savings, the benefits include:

- Long term preservation of the property and visual improvement to the neighborhood
- Allows for a mechanism to provide for property rehabilitation
- Provides additional incentive for potential buyers to purchase historic structures
- Discourages inappropriate alterations to the property

The property has no identified unauthorized modifications. Upon consideration of the application, it is recommended that the City enter into a Historic Property Preservation Agreement.

### **Public Notification**

The subject site is located within the West Floral Park Neighborhood Association. The president of this Neighborhood Association was notified by mail 10 days prior to this public hearing. In addition, the project site was posted with a notice advertising this public hearing, a notice was published in the Orange County Reporter and mailed notices were sent to all property owners within 500 feet of the project site. At the time of this printing, no correspondence, either written or electronic, has been received from any members of the public.

### **ENVIRONMENTAL IMPACT**

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2021-58 will be filed for this project.

### **FISCAL IMPACT**

The Historic Property Preservation Agreement will reduce the Property Tax revenue account 01102002-50011 to the City by an estimated \$916.72 annually, for a period of not less than ten years.

### **EXHIBIT(S)**

1. Resolution
2. Mills Act Agreement
3. 500-Foot Radius Map

Submitted By:  
Pedro Gomez, AICP, Associate Planner

Approved By:  
Minh Thai, Executive Director of Planning and Building Agency, Planning and Building Agency

RESOLUTION NO. 2021-XXX

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2021-11 TO PLACE THE PROPERTY LOCATED AT 935 WEST TWENTIETH STREET, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2021-11 PLACING SAID PROPERTY WITHIN THE CONTRIBUTIVE 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 July 1, 2021, 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. 2021-11) and categorization (Historic Resources Commission Categorization No. 2021-11) of the Russell-Irving House located at 935 West Twentieth Street, Santa Ana.
- B. The Russell-Irving House has distinctive architectural features of the Minimal Traditional style and was built in 1956.
- C. The Russell-Irving House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of the side-gabled roof variant of the Minimal Traditional style with Colonial Revival detailing in Santa Ana. Additionally, the house has been categorized as “Contributive” because it contributes to the overall character and history of West Floral Park and is a representative example of the side-gabled roof variant of Minimal Traditional architecture. Character-defining features of the Russell-Irving House include, but may not be limited to: materials and finishes (stucco and horizontal wood board lapped siding); side-gabled roof with modest overhang; four-bay façade; multi-paned, double-hung windows framed with shutters; and Classical main entry surround.
- D. The legal owners of the property are Frank A. Filipponio and Kristen L. Murcucci, Trustees of the Filipponio Marcucci Trust, established August 26, 2014.
- 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 Contributive category pursuant to Section 30-2.2(3) 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-2021-58 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. 2021-11 to place the Russell-Irving House located at 935 West Twentieth Street, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2021-11 placing the Russell-Irving House located at 935 West Twentieth Street, Santa Ana, 92706 within the Contributive category.

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 Historical 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 1<sup>st</sup> day of July, 2021.

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Alberta Christy  
Chairperson

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

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

AYES: Commission members \_\_\_\_\_  
NOES: Commission members \_\_\_\_\_  
ABSTAIN: Commission members \_\_\_\_\_  
NOT PRESENT: Commission members \_\_\_\_\_

CERTIFICATE OF ATTESTATION AND ORIGINALITY

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

Date: \_\_\_\_\_

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



**EXHIBIT A  
LEGAL DESCRIPTION**

<b>APN</b>	<b>Address</b>	<b>Legal Description</b>	<b>Owner Names</b>
399-055-06	935 West Twentieth Street	LOT 2 OF TRACT NO. 2949 IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 88, PAGE 40 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	Frank Filipponio and Kristen Marcucci

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

City of Santa Ana  
20 Civic Center Plaza (M-30)  
Santa Ana, CA 92702  
Attn: Clerk of the Council

FREE RECORDING PURSUANT TO GOVERNMENT CODE § 27383

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## HISTORIC PROPERTY PRESERVATION AGREEMENT

This Historic Property Preservation Agreement (“Agreement”) is made and entered into by and between the City of Santa Ana, a charter city and municipal corporation duly organized and existing under the Constitution and laws of the of the State of California (hereinafter referred to as “City”), and **Frank A. Filipponio and Kristen L. Murcucci, Trustees of the Filipponio Marcucci Trust, established August 26, 2014**, (hereinafter collectively referred to as “Owner”), owner of real property located at **935 West Twentieth Street, Santa Ana, California**, in the County of Orange and listed on the Santa Ana Register of Historical Properties.

### RECITALS

- A. The City Council of the City of Santa Ana is authorized by California Government Code Section 50280 et seq. (known as the “Mills Act”) to enter into contracts with owners of qualified historical properties to provide for appropriate use, maintenance, rehabilitation and restoration such that these historic properties retain their historic character and integrity.
- B. The Owner possesses fee title in and to that certain qualified real property together with associated structures and improvements thereon, located at **935 West Twentieth Street, Santa Ana, CA, 92706** and more particularly described in Exhibit “A,” attached hereto and incorporated herein by reference, and hereinafter referred to as the “Historic Property”.
- C. The Historic Property is officially designated on the Santa Ana Register of Historical Properties pursuant to the requirements of Chapter 30 of the Santa Ana Municipal Code.
- D. City and Owner, for their mutual benefit, now desire to enter into this Agreement which defines and limits the use and alteration of this Historic Property in order to enhance and maintain its value as a cultural and historical resource for Owner and for the community; to prevent inappropriate alterations to the Historic Property and to ensure that repairs, additions, new building, and other changes are appropriate; and to ensure that rehabilitation and maintenance are carried out in an exemplary manner.

- E. Owner and City intend to carry out the purposes of California Government Code, Chapter 1, Part 5 of Division 1 of Title 5, Article 12, Section 50280 et seq., which will enable the Historic Property to qualify for an assessment of valuation as a restricted historical property pursuant to Article 1.9, Sec. 439 et seq., Chapter 3 Part 2 of Division 1 of the California Tax and Revenue Code.

NOW, THEREFORE, the City of Santa Ana and the Owner of the Historic Property agree as follows:

**1. Effective Date and Terms of Agreement.**

This Agreement shall be effective and commence on **September 22, 2021**, and shall remain in effect for a term of ten (10) years thereafter. Each year, upon the anniversary of the effective date of this Agreement, such initial term will automatically be extended as provided in California Government Code Sections 50280 through 50290 and in Section 2, below.

**2. Renewal.**

a. Each year on the anniversary of the effective date of this Agreement, a year shall automatically be added to the initial ten (10) year term of this Agreement unless written notice of nonrenewal is served as provided herein.

b. If the Owner or the City desire(s) in any year not to renew the Agreement, the Owner or City shall serve written notice of nonrenewal of the Agreement on the other party. Unless such notice is served by the Owner to the City at least ninety (90) days prior to the annual renewal date, or served by the City to the Owner at least sixty (60) days prior to the annual renewal date, one (1) year shall automatically be added to the term of the Agreement as provided herein.

c. Within 30 days from receipt of City's notice of nonrenewal, the Owner may file a written protest of City's decision of nonrenewal. The City may, at any time prior to the annual renewal date of the Agreement, withdraw its notice to the Owner of nonrenewal.

d. If either the Owner or the City serves notice to the other of nonrenewal in any year, the Agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal of the Agreement, whichever may apply.

**3. Standards and Conditions for Historic Property.**

During the term of this Agreement, the Historic Property shall be subject to the following conditions, requirements and restrictions:

a. Owner shall maintain the Historic Property in a good state of repair and shall preserve, maintain, and, where necessary, restore or rehabilitate the property and its character-defining features described in the "Historical Property Description" attached hereto, marked as Exhibit B, notably the general architectural form, style, materials, design, scale, proportions,

organization of windows, doors, and other openings, textures, details, mass, roof line, porch and other aspects of the appearance of the exterior to the satisfaction of the City.

b. All changes to the Historic Property shall comply with applicable City plans and regulations, and conform to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, namely the U.S. Secretary of the Interior's Standards and Guidelines for Historic Preservation Projects. These guidelines are attached hereto, marked as Exhibit C, and incorporated herein by this reference. Owner shall continually maintain the Historic Property in the same or better condition.

c. A view corridor enabling the general public to see the Historic Property from the public right-of-way shall be maintained, and Owner shall not be permitted to block the view corridor to the property with any new structure, such as walls, fences or shrubbery, so as to prevent the viewing of the historic landmark by the public.

d. The following are prohibited: demolition of the Historic Property or destruction of character-defining features of the building or site; removal of trees and other major vegetation unless removal is approved by a rehabilitation plan approved by the Historic Resources Commission; paving of yard surface; exterior alterations or additions unless approved by the Historic Resources Commission and such alterations are in keeping with the Secretary of Interior's Standards; deteriorating, dilapidated or unrepaired structures such as fences, roofs, doors, walls, and windows; storage of junk, trash, debris, discarded or unused objects such as cars, appliances, or furniture; and other unsightly by decoration, structure or vegetation which is unsightly by reason of its height, condition, or inappropriate location.

e. Owner shall allow reasonable periodic inspection by prior appointment, as needed or at least every five (5) years after the initial inspection, of the interior and exterior of the Historic Property by representatives of the City of Santa Ana, the County Assessor, the State Department of Parks and Recreation, and the State Board of Equalization, to determine the Owner's compliance with the terms and provisions of this Agreement.

#### **4. Furnishing of Information.**

The Owner hereby agrees to furnish the City with any and all information requested which may be necessary or advisable to determine compliance with the terms and provisions of this Agreement.

#### **5. Cancellation.**

a. The City, following a duly noticed public hearing by the City Council as set forth in Government Code Section 50280, et. seq., may cancel this Agreement if it determines that the Owner have breached any of the conditions of this Agreement, or has allowed the property to deteriorate to the point that it no longer meets the standards for a qualified Historic Property, or if the City determines that the Owner have failed to restore or rehabilitate the property in the manner specified in Section 3 of this Agreement. If a contract is cancelled for these reasons, the Owner shall pay a cancellation fee to the County Auditor as set forth in Government Code

Section 50286. This cancellation fee shall be a percentage (currently set at twelve and one-half (12 ½) percent by Government Code Section 50286) of the current fair market value of the property at the time of the cancellation, as determined by the county assessor, without regard to any restriction imposed pursuant to this Agreement.

b. If the Historic Property is destroyed by earthquake, fire, flood or other natural disaster such that in the opinion of the City Building Official more than sixty (60) percent of the original fabric of the structure must be replaced, this Agreement shall be canceled immediately because, in effect, the historic value of the structure will have been destroyed. No fee shall be imposed in the case of destruction by acts of God or natural disaster.

c. If the Historic Property is acquired by eminent domain and the City Council determines that the acquisition frustrates the purpose of this Agreement, this Agreement shall be cancelled and no fee imposed, as specified in Government Code Section 50288.

## **6. Enforcement of Agreement.**

a. In lieu of and/or in addition to any provisions to cancel the Agreement as referenced herein, City may specifically enforce, or enjoin the breach of, the terms of the Agreement. In the event of a default, under the provisions to cancel the Agreement by Owner, the City shall give written notice to Owner by registered or certified mail, and if such a violation is not corrected to the reasonable satisfaction of the City Manager or designee within thirty (30) days thereafter, or if not corrected within such a reasonable time as may be required to cure the breach or default, or default cannot be cured within thirty (30) days (provided that acts to cure the breach or default may be commenced within thirty (30) days and shall thereafter be diligently pursued to completion by Owner), then City may, without further notice, declare a default under the terms of this Agreement and may bring any action necessary to specifically enforce the obligations of Owner growing out of the terms of this Agreement, apply to any court, state or federal, for injunctive relief against any violation by Owner or apply for such relief as may be appropriate.

b. City does not waive any claim of default by the Owner if City does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing historic properties are available to City to pursue in the event that there is a breach of this Agreement. No waiver by City of any breach or default under this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

## **7. Binding effect of Agreement.**

a. Owner hereby subjects the Historic Property, located at **935 West Twentieth Street**, Assessor Parcel Number, **399-055-06**, and more particularly described in Exhibit A, in the City of Santa Ana, to the covenants, conditions, and restrictions as set forth in this Agreement.

b. City and Owner hereby declare their specific intent that the covenants, conditions and restrictions as set forth herein shall be deemed covenants running with the land and shall

pass to and be binding upon Owner's successors and assigns in title or interest to the Historic Property. Every contract, deed, or other instrument hereinafter executed, covering or conveying the Historic Property or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the tenants, restrictions, and reservations expressed in this Agreement regardless of whether such covenants, conditions and restrictions are set forth in such contract, deed, or other instrument.

**8. No Compensation.**

Owner shall not receive any payment from City in consideration of the obligation imposed under this Agreement, it being recognized that the consideration for the execution of this Agreement is the substantial public benefit to be derived therefrom and the advantage that will accrue to Owner as a result of the effect upon the assessed value of the Property on the account of the restrictions on the use and preservation of the Property.

**9. Notice.**

Any notice required by the terms of this Agreement shall be sent to the address of the respective parties as specified below or at other addresses that may be later specified by the parties hereto.

City: City of Santa Ana  
20 Civic Center Plaza (M-30)  
Santa Ana, CA 92702  
Attn: Clerk of the Council

Owners: Frank Filipponio and Kristen Marcucci  
935 West Twentieth Street  
Santa Ana, CA 92706

**10. General Provisions.**

a. None of the terms, provisions, or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors, or assigns, nor shall such terms, provisions or conditions cause them to be considered joint ventures or members of any joint enterprise.

b. The Owner agrees to and shall indemnify and hold the City and its elected and appointed officials, officers, agents, and employees harmless from liability for damage or claims for damage for personal injuries, including death, and claims for property damage which may arise from the direct or indirect use or operations of the Owner or those of his or her contractor, subcontractor, agent, employee, or other person acting on his or her behalf which relates to the use, operation, and maintenance of the Historic Property. The Owner hereby agrees to and shall defend the City and its elected and appointed officials, officers, agents, and employees with respect to any and all actions for damages caused by, or alleged to have been caused by, reason of the Owner's activities in connection with the Historic Property.

c. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, and costs of defense incurred, by reason of the operations referred to in this Agreement regardless of whether or not City prepared, supplied, or approved the plans, specifications or other documents for the Historic Property.

d. All of the agreements, rights, covenants, conditions, and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns, and all persons acquiring any part or portion of the Historic Property, whether by operation of law or in any manner whatsoever.

e. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations, or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover all reasonable attorney's fees to be fixed by the court, in addition to court costs and other relief ordered by the court.

f. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be effected thereby.

g. This Agreement shall be construed and governed in accordance with the laws of the State of California, with venue in Orange County.

#### **11. Recordation.**

No later than twenty (20) days after the parties execute and enter into this Agreement, the City shall cause this Agreement to be recorded in the office of the County Recorder of the County of Orange.

#### **12. Amendments.**

This Agreement may be amended, in whole or in part, only by a written recorded instrument executed by the parties hereto.

#### **13. Effective Date**

This Agreement shall be effective on the day and year first written above in Section 1.

{Signature page follows}

**ATTEST:**

**CITY OF SANTA ANA**

\_\_\_\_\_  
DAISY GOMEZ  
Clerk of the Council

\_\_\_\_\_  
KRISTINE RIDGE  
City Manager

**OWNER**

Date: \_\_\_\_\_

By: \_\_\_\_\_  
FRANK FILIPPONIO  
Trustee of The Filipponio Marcucci Trust,  
Established August 26, 2014

Date: \_\_\_\_\_

By: \_\_\_\_\_  
KRISTEN MARCUCCI  
Trustee of The Filipponio Marcucci Trust,  
Established August 26, 2014

**APPROVED AS TO FORM:**

**RECOMMENDED FOR APPROVAL:**

SONIA CARVALHO  
City Attorney

By: \_\_\_\_\_  
JOHN M. FUNK  
Assistant City Attorney

\_\_\_\_\_  
MINH THAI  
Executive Director  
Planning and Building Agency



**EXHIBIT A**  
LEGAL DESCRIPTION

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 2 OF TRACT NO. 2949 IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 88, PAGE 40 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**Assessor's Parcel Number: 399-055-06**

# EXECUTIVE SUMMARY

**Russell-Irving House**  
**935 West Twentieth Street**  
**Santa Ana, CA 92706**

NAME	Russell-Irving House			REF. NO.
ADDRESS	935 West Twentieth Street			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1956	LOCAL REGISTER CATEGORY: Contributive		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	West Floral Park	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION	C/3	CALIFORNIA REGISTER STATUS CODE	5S3	

Location:  Not for Publication       Unrestricted

Prehistoric       Historic       Both

**ARCHITECTURAL STYLE:** Minimal Traditional

During the Great Depression through the immediate postwar years, the Minimal Traditional home rose in popularity as the preferred style for middle-class housing in the United States. This basic house type fulfilled both aesthetic and social needs: in terms of aesthetics, the form represented a stripped-down version of the historic-eclectic styles popular in the 1920s, in particular the Tudor and English Revival styles. In social terms, the Minimal Traditional home satisfied requirements in square footage and plan by the Federal Housing Administration (FHA), which launched a campaign in this period to expand home ownership. The Minimal Traditional home served as the prototype used by the FHA in its efforts to codify and manufacture “a standard, low-cost, minimum house that the majority of American wage earners could afford” (Greg Hise, *Magnetic Los Angeles*, p. 57). Minimal Traditional homes are typically rectangular in plan and one-story in height, often with a front-gabled wing and prominent attached chimney. In contrast with the English and Tudor Revival styles the one-story version mimics, the Minimal Traditional home is capped with a low or intermediate pitch roof with a hipped or side gable. Sheathing materials include stucco, brick, or wood, often accompanied by stone veneer accents. Fenestration generally consists of multi-light casement, double-hung, and picture windows with wood frames. The eaves and rakes of the Minimal Traditional home are typically shallow (in a departure from the later Ranch House style, which they often resemble). Although they have little applied ornament, many Minimal Traditional homes often display decorative wood shutters and porch-roof supports.

**SUMMARY/CONCLUSION:**

The Russell-Irving House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an example of the side-gabled roof variant of the Minimal Traditional style with Colonial Revival detailing in Santa Ana. Additionally, the house has been categorized as “Contributive” because it contributes to the overall character and history of West Floral Park and is a representative example of the side-gabled roof variant of Minimal Traditional architecture. (Santa Ana Municipal Code, Section 30-2.2).

**EXPLANATION OF CODES:**

- California Register Criteria for Evaluation: (From California Office of Historic Preservation, Technical Assistance Series # 7, “How to Nominate Resources to the California Register of Historical Resources,” September 4, 2001.)
  - 3:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
- It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
  - 5S3:** Appears to be individually eligible for local listing or designation through survey evaluation

Page 1 of 3 Resource name(s) or number (assigned by recorder) *Russell-Irving House*

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange County

\*b. USGS 7.5' Quad: TCA 1725

Date: March 3, 2015

\*c. Address 935 West Twentieth Street

City: Santa Ana

Zip: 92706

\*e. Other Locational Data: Assessor's Parcel Number 399-055-06

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*Located in West Floral Park, the Russell-Irving House is a one story single-family residence constructed in the side-gable variant of Minimal Traditional architectural style with Colonial Revival detailing. Simplicity and near symmetry identify the Colonial Revival inspiration for this single-family residence, which features a moderately-pitched, side-gabled roof with modest overhangs. The roof is clad in contemporary asphalt shingle roofing, and the exterior walls are clad in a combination of wood clapboard siding and smooth stucco. The façade (south elevation) consists of four bays, composed in an A-B-C-A pattern. The focal point of the design is the entry, slightly offset from center in the "C" bay, detailed with a Classical surround and containing a non-original wood door with built-in screen. The end ("A") bays feature single, multi-paned, double-hung windows framed with shutters, while the "B" bay features a multi-paned tripartite window composed of two casement windows flanking a fixed central window. Along the north, east, and west elevations, the building incorporates a series of single and tripartite, multi-paned, double-hung windows. An interior brick chimney rises above the roof ridge. A one-story, gable-roofed, detached garage is located in the rear of the property. Building permits document removal of the original shake roof. While the residence has been altered by the roofing material and front door replacement, the alterations do not detract from the integrity of the residence. The property is landscaped with low vegetation and neatly trimmed hedges and features a walkway paved in flagstone leading to the front entry.*

\*P3b. Resource Attributes: (list attributes and codes) HP2. Single-Family Residence

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other

P5a. Photo



**P5b. Photo:** (view and date)  
South elevation, view north  
April 2021

\*P6. Date Constructed/Age and Sources:  historic  
1956/ City of Santa Ana Building Permits

\*P7. Owner and Address:  
Frank Filipponio and Kristen Marcucci  
935 West Twentieth Street  
Santa Ana, CA 92706

\*P8. Recorded by:  
Pedro Gomez, City of Santa Ana  
20 Civic Center Plaza M-20  
Santa Ana, CA 92702

\*P9. Date Recorded:  
July 1, 2021

\*P10. Survey Type:  
Intensive Survey Update

\*P11. Report Citation: (Cite survey report and other sources, or enter "none")  
None

\*Attachments:  None  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

\*NRHP Status Code 5S3

\*Resource Name or #: Russell-Irving House

B1. Historic Name: Russell-Irving House

B2. Common Name: Same

B3. Original Use: Single-family Residence

B4. Present Use: Single-family Residence

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alterations, and date of alterations): June 1, 1956. Constructed. \$17,000.

July 31, 1989. Re-roof w/o tear off for garage only.

November 29, 1995. Reroof, remove existing shake and shingle comp. and apply new comp. \$4,470.

March 2, 2016. Tear off existing, resheath, and install new comp. shingle. \$1,415.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original location: \_\_\_\_\_

\*B8. Related Features: Detached Garage.

B9a. Architect: Unknown

b. Builder: Roy Russell

\*B10. Significance: Theme Residential Architecture Area Santa Ana

Period of Significance: 1956 Property Type: Single-family Residence Applicable Criteria: C/3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

*The Russell-Irving House is architecturally significant as a characteristic example of the side-gable variant of Minimal Traditional architectural style with Colonial Revival detailing. It was built in 1956 for \$17,000 by prominent developer and builder Roy Roscoe Russell (1881-1965). Along with developer and builder Allison Honer (1897-1981), Roy Russell was credited as a subdivider and builder of a major portion of northwest Santa Ana. An early Russell project was his 1928 subdivision of Victoria Drive between West Nineteenth Street and West Santa Clara Avenue. Little information is available regarding occupancy of the residence from 1960-1990's. However, during the 1990's Paul and Therese Irving bought the property and resided there until 2004, when the property was sold to Adrienne Salyer. The property was sold soon after to Steven and Louise Mishler who resided there for 13 years.*

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

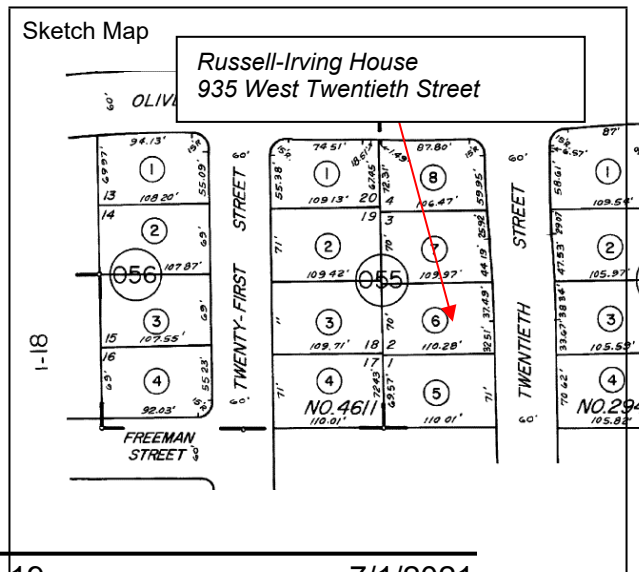
City of Santa Ana Building Permits  
Santa Ana History Room Collection, Santa Ana Public Library  
Sanborn Maps  
(See Continuation Sheet 3 of 3.)

B13. Remarks:

\*B14. Evaluator: Leslie Heumann/Chattel Inc.

\*Date of Evaluation: July 1, 2021

(This space reserved for official comments.)



**\*B10. Significance (continued):**

*Since the second half of the twentieth century, the neighborhood in which the Russell-Irving House is located has been known as West Floral Park. Bounded by Santiago Creek on the north, West Seventeenth Street on the south, North Flower Street on the east and North Bristol Street on the west, this residential area largely developed after 1947. Prior to that time, the area was primarily agricultural, and other than Flower Street, which was improved with houses during the 1920s and 1930s, contained only a handful of residences on Baker and Bristol Streets, the City Water Works pumping plant at 2315 North Bristol Street, and the Animal Shelter and City/County Pound at 2321 North Bristol Street. Between 1947 and 1950, around two dozen homes were constructed on Baker, Olive, Towner, and Westwood Streets. Construction boomed throughout the neighborhood during the 1950s, with the California Ranch emerging as the favored residential style.*

*The Russell-Irving House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of the side-gabled roof variant of the Minimal Traditional style with Colonial Revival detailing in Santa Ana. Additionally, the house has been categorized as "Contributive" because it contributes to the overall character and history of West Floral Park and is a representative example of the side-gabled roof variant of Minimal Traditional architecture (Santa Ana Municipal Code, Section 30-2.2). Character-defining features of the Russell-Irving House include, but may not be limited to: materials and finishes (stucco and horizontal wood board lapped siding); side-gabled roof with modest overhang; four-bay façade; multi-paned, double-hung windows framed with shutters; and Classical main entry surround.*

**\*B12. References (continued):**

*Ancestry.com. California, Death Index, 1940-1997 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2000.*  
*Ancestry.com. 1930 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002.*  
*Harris, Cyril M. American Architecture: An Illustrated Encyclopedia. New York, WW Norton, 1998.*  
*Marsh, Diann. Santa Ana, An Illustrated History. Encinitas, Heritage Publishing, 1994.*  
*McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.*  
*National Register Bulletin 16A. "How to Complete the National Register Registration Form." Washington DC: National Register*  
*Newspapers.com (Santa Ana Register)*  
*Branch, National Park Service, US Dept. of the Interior, 1991.*  
*Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento: March 1995.*  
*Whiffen, Marcus. American Architecture Since 1780. Cambridge: MIT Press, 1969.*  
*Santa Ana and Orange County Directories, 1950-1999.*

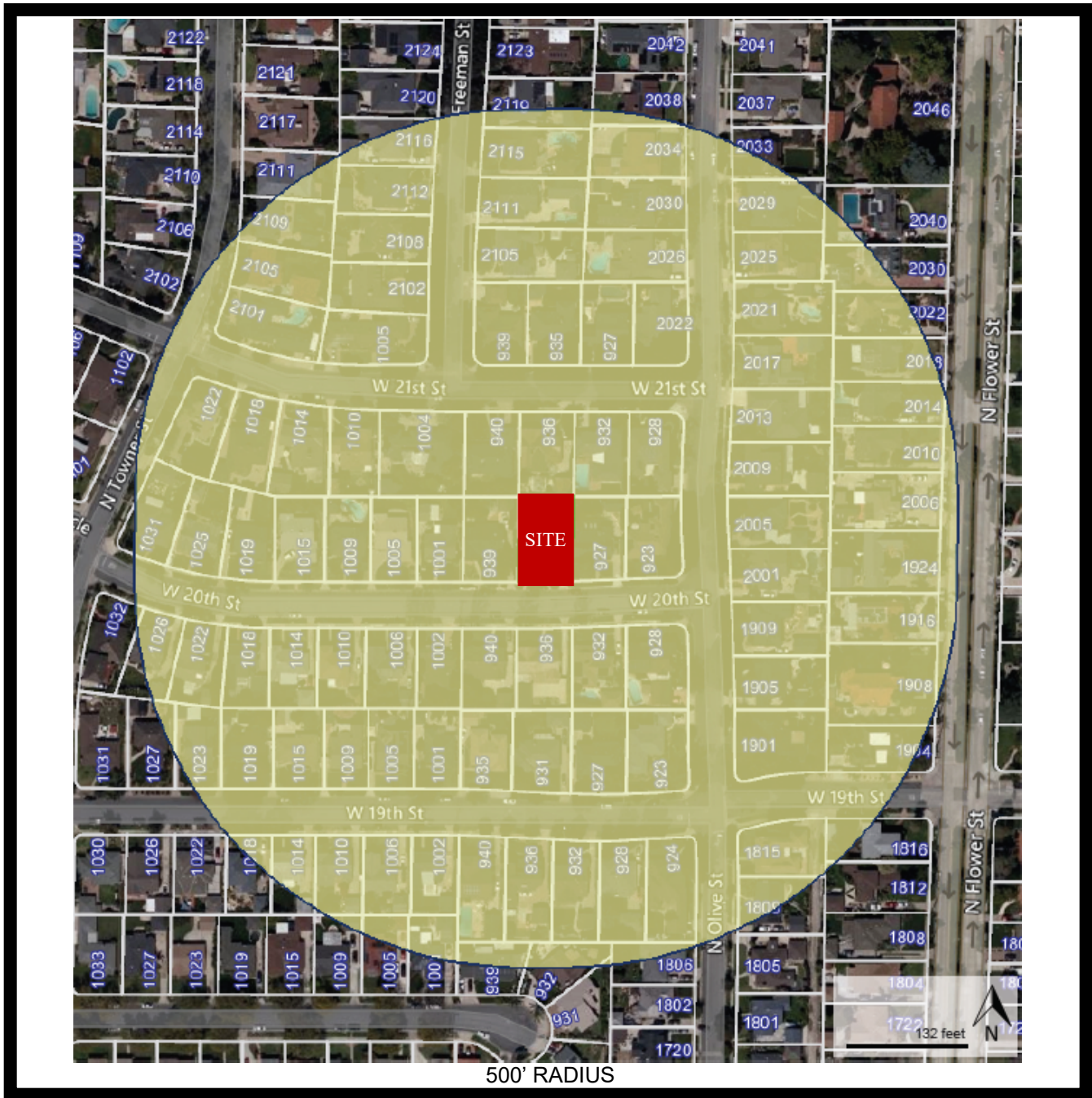
Exhibit C

Exterior work shall be reviewed by the Historic Resources Commission and subject to the U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, as follows:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from the other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and reserve archaeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with

size, scale, color, material and character of the property, neighborhood, or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations need to be removed in the future, the essential form and integrity of the structure would be unimpaired.



HRC 2021-11/ HRCA 2021-11/ HPPA 2021-10  
935 WEST TWENTIETH STREET  
RUSSELL-IRVING HOUSE

PLANNING AND BUILDING AGENCY



# ORANGE COUNTY REPORTER

~SINCE 1921~

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CITY OF SANTA ANA PLANNING  
SANTA ANA/PLANNING & BUILDING  
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SANTA ANA, CA 92702

## COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description  
935 W. 20th street - HRC

To the right is a copy of the notice you sent to us for publication in the ORANGE COUNTY REPORTER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

06/18/2021

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$128.65
Total	\$128.65

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SAN FRANCISCO DAILY JOURNAL, SAN FRANCISCO	(800) 640-4829
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THE DAILY RECORDER, SACRAMENTO	(916) 444-2355
THE DAILY TRANSCRIPT, SAN DIEGO	(619) 232-3486
THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747

OR# 3482595

### NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

#### Historic Resources Commission

**Action:** The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

**Project Location:** 935 W. Twentieth Street (historically known as the Russell-Irving House) located in the Single Family Residential (R-1) zoning district.

**Project Applicant:** Frank Filipponio

**Project Description:** The applicant is requesting approval of Historic Resources Commission Application No. 2021-11, Historic Register Categorization No. 2021-11, and Historic Property Preservation Agreement No. 2021-10 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned property and to execute a Historic Property Preservation Agreement with the City of Santa Ana.

**Environmental Impact:** 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 to preserve a historic resource. Categorical Exemption No. ER-2021-58 will be filed for this project.

**Meeting Details: The City has resumed in-person meetings.** This matter will be heard on **Thursday, July 1, 2021, at 4:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. All persons interested in this matter are notified to appear at this time.

**Written Comments:** If you are unable to participate in this in-person meeting, you may send written comments by e-mail to [PBACComments@santa-ana.org](mailto:PBACComments@santa-ana.org) (reference the Agenda Item # in the subject line) or mail to Sarah Bernal, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza - M20, Santa Ana, CA 92701. **Deadline to submit written comments is 4:00 p.m. on the day of the meeting.** Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

**Where To Get More Information:** Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: [www.santa-ana.org/cc/city-meetings](http://www.santa-ana.org/cc/city-meetings).

**Who To Contact For Questions:** Should you have any questions, please contact

Pedro Gomez with the Planning and Building Agency at [PGomez@santa-ana.org](mailto:PGomez@santa-ana.org) or 714-667-2790

**Note:** If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

**Si tiene preguntas en español, favor de llamar a Nardcedalia Perez al (714) 667-2260.**

**Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

6/18/21

OR-3482595#



\* A 0 0 0 0 0 5 7 4 8 4 4 5 \*



## CITY OF SANTA ANA Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988  
Santa Ana, California 92702  
[www.santa-ana.org/pba](http://www.santa-ana.org/pba)

### NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 500 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

**Historic Resources Commission Action:** The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

**Project Location:** 935 W. Twentieth Street (historically known as the Russell-Irving House) located in the Single Family Residential (R-1) zoning district.

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**Project Description:** The applicant is requesting approval of Historic Resources Commission Application No. 2021-11, Historic Register Categorization No. 2021-11, and Historic Property Preservation Agreement No. 2021-10 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned property and to execute a Historic Property Preservation Agreement with the City of Santa Ana.

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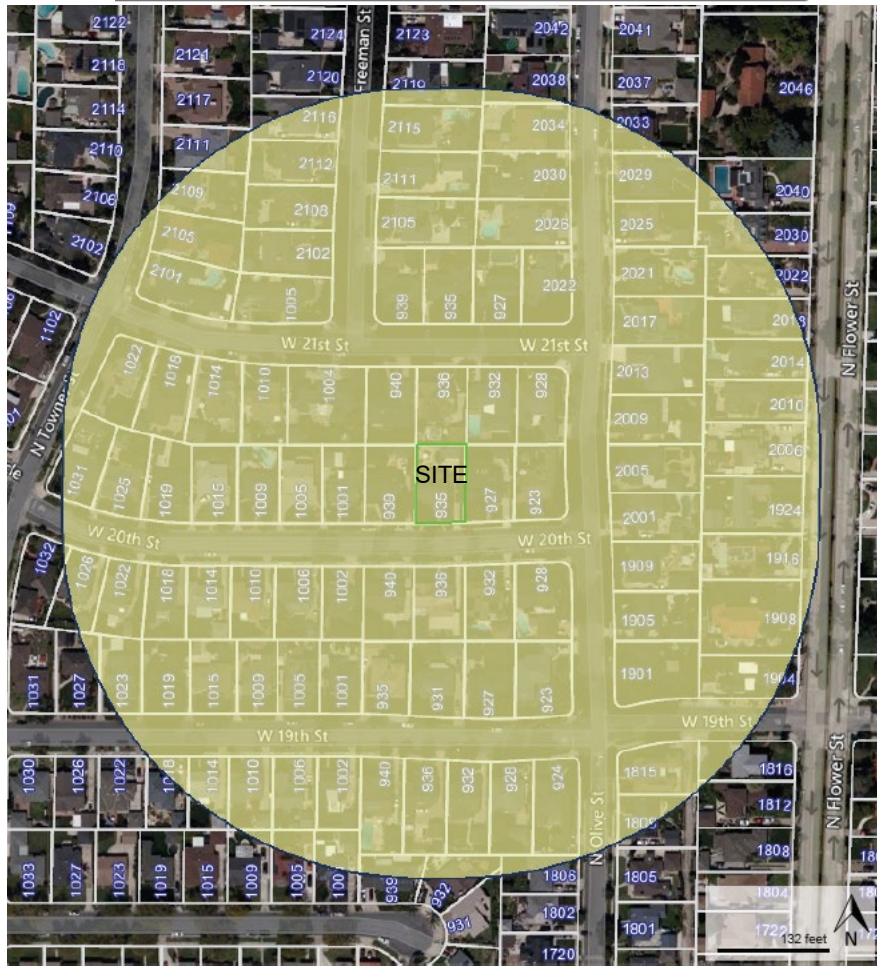
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**Si tiene preguntas en español, favor de llamar a Pedro Gomez al (714) 667-2790.  
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

**500' RADIUS NOTIFICATION MAP**





**City of Santa Ana**  
**20 Civic Center Plaza, Santa Ana, CA 92701**  
**Historic Resources Commission Staff Report**  
**July 1, 2021**

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**Topic:** HRCA No. 2021-06, HRC 2021-06, HPPA No. 2021-06 – The Martha Ann Brooks House

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**RECOMMENDED ACTION**

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-06 and Historic Register Categorization No. 2021-06 (Exhibit 1).
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Benjamin and Nicolette Ellen-Valdez Ramirez subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

**EXECUTIVE SUMMARY**

Benjamin and Nicolette Ellen-Valdez Ramirez are requesting approval to designate an existing residence located at 2307 North Benton Way to the Santa Ana Register of Historical Properties, as well as approval to execute a Mills Act agreement with the City of Santa Ana.

**DISCUSSION**

**Project Location and Site Description**

The subject property is located on the east side of North Benton Way in the Floral Park neighborhood. The site contains a 2,358-square-foot, Ranch House residence and detached garage on a 9,800-square-foot residential lot (Exhibit 3).

**Analysis of the Issues**

*Historical Listing*

In March 1999, the City Council approved Ordinance No. NS-2363 establishing the Historic Resources Commission and the Santa Ana Register of Historical Properties. The Historic Resources Commission may, by resolution and at a noticed public hearing,

designate as a historical property any building or part thereof, object, structure, or site having importance to the history or architecture of the city in accordance with the criteria set forth in Section 30-2 of the Santa Ana Municipal Code (SAMC). This project entails applying the selection criteria established in Chapter 30 of the Santa Ana Municipal Code (Places of Historical and Architectural Significance) to determine if this structure is eligible for historic designation to the Santa Ana Register of Historical Properties. The first criterion for selection requires that the structures be 50 or more years old.

The structure identified meets the minimum selection criteria for inclusion on the Santa Ana Register of Historical Properties pursuant to criteria contained in Section 30-2 of the Santa Ana Municipal Code, as the property is 70 years old and is a good example of period architecture. No known code violations exist on record for this property.

The property, recognized as the Martha Ann Brooks House has distinctive architectural features of the hacienda variant of the Ranch architectural style. This house was originally constructed in 1951 for \$20,000 by J. H. Russell and Son. Soon after it was constructed it was sold to Martha Ann Brooks and her first husband William Cheney. Martha Ann Brooks and William Cheney divorced in the mid-1960s, and Martha Ann later married Walter L. Brooks who served on the Santa Ana City Council in the 1960s. Martha Ann was a civic leader in Santa Ana, raising money for the public library, arts and culture, and hospitals.

Inspired by the nineteenth century adobe homes of the California pioneers, the Martha Ann Brooks House is an intact and unusual example of the hacienda variant of the Ranch style. The one-story single-family residence sits on a modestly sized parcel, sited with a typical setback, and features a detached three-car garage. The house and detached garage exhibit a horizontal, one-story massing with low-pitched and side-gabled roofs clad in clay barrel tiles displaying carved brackets in the overhanging eaves. Both structures' exterior walls are clad in brick and stucco suggesting adobe. wood clapboard sides the gable ends. A partial-width open porch tucked beneath the gable roof is characterized by stout, brick piers, banded at top by decorative tiles, that define three bays. Centrally located within the porch, the front entry consists of a single half-glazed, wood front door with a single side light. The living room north of the entry is illuminated by a large metal-framed, multi-light picture window, consisting of a large central pane flanked by a pair of casement windows. Two double, metal-framed, multi-light casement windows are located further north of the living room in the projecting end bay of the façade and overlooking the south bay of the porch.. Along the north, south, and east elevations, the building incorporates a series metal-framed, multi-light casement windows, many similarly capped. A non-original decorative brick chimney rises above the roof ridgeline. Alterations to the house include an addition to the rear of the property. Other than the relatively minor noted changes, the house appears intact and is in good condition. Character-defining features of the Martha Ann Brooks House that should be preserved include, but may not be limited to: horizontal, one-story massing; low-pitched and side-gabled roofs covered in clay barrel tiles and displaying

carved brackets in the overhanging eaves; partial-width open porches tucked beneath the gable roof; metal-framed, multi-paned windows and front entry; and exterior walls of brick or stucco that suggest adobe.

The Martha Ann Brooks House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an unusual example of the hacienda variant of the Ranch style. The property is also notable as the residence of Martha Ann Brooks, a long-time Santa Ana resident, and her husband, Walter L. Brooks, a former city council member. The recommended categorization is “Key” because the property has a distinctive architectural style and quality as an example of the hacienda variant of the Ranch style.

### *Mills Act Agreement*

Ordinance No. NS-2382 authorized the Historic Resources Commission to execute Historic Property Preservation Agreements (HPPA), commonly known as Mills Act agreements for eligible properties (Exhibit 2). To be eligible for the Mills Act, the property must be listed on the Santa Ana Register of Historical Properties. The Historic Resources Commission Application and Historic Register Categorization actions proposed for this site authorize the listing of the property on the local register. The agreement provides monetary incentives to the property owner in the form of a property tax reduction in exchange for the owner’s voluntary commitment to maintain the property in a good state of repair as necessary to maintain its character and appearance. Once recorded, the agreement generates a different valuation method in determining the property’s assessed value, resulting in tax savings for the owner. Aside from the tax savings, the benefits include:

- Long term preservation of the property and visual improvement to the neighborhood
- Allows for a mechanism to provide for property rehabilitation
- Provides additional incentive for potential buyers to purchase historic structures
- Discourages inappropriate alterations to the property

The property has no identified unauthorized modifications. Upon consideration of the application, it is recommended that the City enter into a Historic Property Preservation Agreement.

### **Public Notification**

The subject site is located within the Floral Park Neighborhood Association. The president of this Neighborhood Association was notified by mail 10 days prior to this public hearing. In addition, the project site was posted with a notice advertising this public hearing, a notice was published in the Orange County Reporter and mailed notices were sent to all property owners within 500 feet of the project site. At the time of this printing, no correspondence, either written or electronic, has been received from any members of the public.

### **ENVIRONMENTAL IMPACT**

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2021-60 will be filed for this project.

### **FISCAL IMPACT**

The Historic Property Preservation Agreement will reduce the Property Tax revenue account 01102002-50011 to the City by an estimated \$1,137.68 annually, for a period of not less than ten years.

### **EXHIBIT(S)**

1. Resolution
2. Mills Act Agreement
3. 500-Foot Radius Map

Submitted By:  
Pedro Gomez, AICP, Associate Planner

Approved By:  
Minh Thai, Executive Director of Planning and Building Agency, Planning and Building Agency

RESOLUTION NO. 2021-XXX

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2021-06 TO PLACE THE PROPERTY LOCATED AT 2307 NORTH BENTON WAY, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2021-06 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 July 1, 2021, 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. 2021-06) and categorization (Historic Resources Commission Categorization No. 2021-06) of the Martha Ann Brooks House located at 2307 North Benton Way, Santa Ana.
- B. The Martha Ann Brooks House has distinctive architectural features of the Ranch style and was built in 1951.
- C. The Martha Ann Brooks House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an unusual example of the hacienda variant of the Ranch style. The property is also notable as the residence of Martha Ann Brooks, a long-time Santa Ana resident, and her husband, Walter L. Brooks, a former city council member. The recommended categorization is “Key” because the property has a distinctive architectural style and quality as an example of the hacienda variant of the Ranch style. Character-defining features of the Martha Ann Brooks House that should be preserved include, but may not be limited to: horizontal, one-story massing; low-pitched and side-gabled roofs covered in clay barrel tiles and displaying carved brackets in the overhanging eaves; partial-width open porches tucked beneath the gable roof; metal-framed, multi-paned windows and front entry; and exterior walls of brick or stucco that suggest adobe.
- D. The legal owners of the property are Benjamin and Nicolette Ellen-Valdez Ramirez.
- 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-2021-60 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. 2021-06 to place the Martha Ann Brooks House located at 2307 North Benton Way, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2021-06 placing the Martha Ann Brooks House located at 2307 North Benton Way, Santa Ana, 92706 within the Key category.

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 Historical 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 1<sup>st</sup> day of July, 2021.

---

Alberta Christy  
Chairperson

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

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

AYES: Commission members \_\_\_\_\_  
NOES: Commission members \_\_\_\_\_  
ABSTAIN: Commission members \_\_\_\_\_  
NOT PRESENT: Commission members \_\_\_\_\_

CERTIFICATE OF ATTESTATION AND ORIGINALITY

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

Date: \_\_\_\_\_

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

**EXHIBIT A  
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
002-133-18	2307 North Benton Way	<p>PARCEL 1. LOT 127 OF TRACT 425 NORTH BROADWAY PARK, AS SHOWN ON A MAP RECORDED IN BOOK 16, PAGES 33 AND 34 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.</p> <p>PARCEL 2. THAT PORTION OF LOT 126 OF TRACT 425, NORTH BROADWAY PARK, AS SHOWN ON A MAP RECORDED IN BOOK 16, PAGES 33 AND 34 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 126; THENCE SOUTH 20 FEET ALONG THE WEST UNE OF SAID LOT 126; THENCE SOUTH 20 FEET ALONG THE WEST UNE OF SAID LOT 126; THENCE NORTHEASTERLY TO A POINT ON THE NORTH UNE OF SAID LOT 126, WHICH POINT IS DISTANT 140 FEET FROM THE NORTHWEST CORNER OF SAID LOT 126; THENCE WEST ALONG THE NORTH UNE OF SAID LOT 126 TO THE POINT OF BEGINNING.</p>	Benjamin and Nicolette Ellen-Valdez Ramirez

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

City of Santa Ana  
20 Civic Center Plaza (M-30)  
Santa Ana, CA 92702  
Attn: Clerk of the Council

FREE RECORDING PURSUANT TO GOVERNMENT CODE § 27383

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HISTORIC PROPERTY PRESERVATION AGREEMENT

This Historic Property Preservation Agreement (“Agreement”) is made and entered into by and between the City of Santa Ana, a charter city and municipal corporation duly organized and existing under the Constitution and laws of the of the State of California (hereinafter referred to as “City”), and **Benjamin Ramirez, Jr. and Nicolette Ellen-Valdez Ramirez, Husband and Wife as joint tenants**, (hereinafter collectively referred to as “Owner”), owner of real property located at **2307 North Benton Way, Santa Ana, California**, in the County of Orange and listed on the Santa Ana Register of Historical Properties.

RECITALS

- A. The City Council of the City of Santa Ana is authorized by California Government Code Section 50280 et seq. (known as the “Mills Act”) to enter into contracts with owners of qualified historical properties to provide for appropriate use, maintenance, rehabilitation and restoration such that these historic properties retain their historic character and integrity.
- B. The Owner possesses fee title in and to that certain qualified real property together with associated structures and improvements thereon, located at **2307 North Benton Way, Santa Ana, CA, 92706** and more particularly described in Exhibit “A,” attached hereto and incorporated herein by reference, and hereinafter referred to as the “Historic Property”.
- C. The Historic Property is officially designated on the Santa Ana Register of Historical Properties pursuant to the requirements of Chapter 30 of the Santa Ana Municipal Code.
- D. City and Owner, for their mutual benefit, now desire to enter into this Agreement which defines and limits the use and alteration of this Historic Property in order to enhance and maintain its value as a cultural and historical resource for Owner and for the community; to prevent inappropriate alterations to the Historic Property and to ensure that repairs, additions, new building, and other changes are appropriate; and to ensure that rehabilitation and maintenance are carried out in an exemplary manner.

- E. Owner and City intend to carry out the purposes of California Government Code, Chapter 1, Part 5 of Division 1 of Title 5, Article 12, Section 50280 et seq., which will enable the Historic Property to qualify for an assessment of valuation as a restricted historical property pursuant to Article 1.9, Sec. 439 et seq., Chapter 3 Part 2 of Division 1 of the California Tax and Revenue Code.

NOW, THEREFORE, the City of Santa Ana and the Owner of the Historic Property agree as follows:

**1. Effective Date and Terms of Agreement.**

This Agreement shall be effective and commence on **September 22, 2021**, and shall remain in effect for a term of ten (10) years thereafter. Each year, upon the anniversary of the effective date of this Agreement, such initial term will automatically be extended as provided in California Government Code Sections 50280 through 50290 and in Section 2, below.

**2. Renewal.**

a. Each year on the anniversary of the effective date of this Agreement, a year shall automatically be added to the initial ten (10) year term of this Agreement unless written notice of nonrenewal is served as provided herein.

b. If the Owner or the City desire(s) in any year not to renew the Agreement, the Owner or City shall serve written notice of nonrenewal of the Agreement on the other party. Unless such notice is served by the Owner to the City at least ninety (90) days prior to the annual renewal date, or served by the City to the Owner at least sixty (60) days prior to the annual renewal date, one (1) year shall automatically be added to the term of the Agreement as provided herein.

c. Within 30 days from receipt of City's notice of nonrenewal, the Owner may file a written protest of City's decision of nonrenewal. The City may, at any time prior to the annual renewal date of the Agreement, withdraw its notice to the Owner of nonrenewal.

d. If either the Owner or the City serves notice to the other of nonrenewal in any year, the Agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal of the Agreement, whichever may apply.

**3. Standards and Conditions for Historic Property.**

During the term of this Agreement, the Historic Property shall be subject to the following conditions, requirements and restrictions:

a. Owner shall maintain the Historic Property in a good state of repair and shall preserve, maintain, and, where necessary, restore or rehabilitate the property and its character-defining features described in the "Historical Property Description" attached hereto, marked as Exhibit B, notably the general architectural form, style, materials, design, scale, proportions, organization of windows, doors, and other openings, textures, details, mass, roof line, porch and other aspects of the appearance of the exterior to the satisfaction of the City.

b. All changes to the Historic Property shall comply with applicable City plans and regulations, and conform to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, namely the U.S. Secretary of the Interior's Standards and Guidelines for Historic Preservation Projects. These guidelines are attached hereto, marked as Exhibit C, and incorporated herein by this reference. Owner shall continually maintain the Historic Property in the same or better condition.

c. A view corridor enabling the general public to see the Historic Property from the public right-of-way shall be maintained, and Owner shall not be permitted to block the view corridor to the property with any new structure, such as walls, fences or shrubbery, so as to prevent the viewing of the historic landmark by the public.

d. The following are prohibited: demolition of the Historic Property or destruction of character-defining features of the building or site; removal of trees and other major vegetation unless removal is approved by a rehabilitation plan approved by the Historic Resources Commission; paving of yard surface; exterior alterations or additions unless approved by the Historic Resources Commission and such alterations are in keeping with the Secretary of Interior's Standards; deteriorating, dilapidated or unrepaired structures such as fences, roofs, doors, walls, and windows; storage of junk, trash, debris, discarded or unused objects such as cars, appliances, or furniture; and other unsightly by decoration, structure or vegetation which is unsightly by reason of its height, condition, or inappropriate location.

e. Owner shall allow reasonable periodic inspection by prior appointment, as needed or at least every five (5) years after the initial inspection, of the interior and exterior of the Historic Property by representatives of the City of Santa Ana, the County Assessor, the State Department of Parks and Recreation, and the State Board of Equalization, to determine the Owner's compliance with the terms and provisions of this Agreement.

#### **4. Furnishing of Information.**

The Owner hereby agrees to furnish the City with any and all information requested which may be necessary or advisable to determine compliance with the terms and provisions of this Agreement.

#### **5. Cancellation.**

a. The City, following a duly noticed public hearing by the City Council as set forth in Government Code Section 50280, et. seq., may cancel this Agreement if it determines that the Owner have breached any of the conditions of this Agreement, or has allowed the property to deteriorate to the point that it no longer meets the standards for a qualified Historic Property, or if the City determines that the Owner have failed to restore or rehabilitate the property in the manner specified in Section 3 of this Agreement. If a contract is cancelled for these reasons, the Owner shall pay a cancellation fee to the County Auditor as set forth in Government Code Section 50286. This cancellation fee shall be a percentage (currently set at twelve and one-half (12 ½) percent by Government Code Section 50286) of the current fair market value of the

property at the time of the cancellation, as determined by the county assessor, without regard to any restriction imposed pursuant to this Agreement.

b. If the Historic Property is destroyed by earthquake, fire, flood or other natural disaster such that in the opinion of the City Building Official more than sixty (60) percent of the original fabric of the structure must be replaced, this Agreement shall be canceled immediately because, in effect, the historic value of the structure will have been destroyed. No fee shall be imposed in the case of destruction by acts of God or natural disaster.

c. If the Historic Property is acquired by eminent domain and the City Council determines that the acquisition frustrates the purpose of this Agreement, this Agreement shall be cancelled and no fee imposed, as specified in Government Code Section 50288.

## **6. Enforcement of Agreement.**

a. In lieu of and/or in addition to any provisions to cancel the Agreement as referenced herein, City may specifically enforce, or enjoin the breach of, the terms of the Agreement. In the event of a default, under the provisions to cancel the Agreement by Owner, the City shall give written notice to Owner by registered or certified mail, and if such a violation is not corrected to the reasonable satisfaction of the City Manager or designee within thirty (30) days thereafter, or if not corrected within such a reasonable time as may be required to cure the breach or default, or default cannot be cured within thirty (30) days (provided that acts to cure the breach or default may be commenced within thirty (30) days and shall thereafter be diligently pursued to completion by Owner), then City may, without further notice, declare a default under the terms of this Agreement and may bring any action necessary to specifically enforce the obligations of Owner growing out of the terms of this Agreement, apply to any court, state or federal, for injunctive relief against any violation by Owner or apply for such relief as may be appropriate.

b. City does not waive any claim of default by the Owner if City does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing historic properties are available to City to pursue in the event that there is a breach of this Agreement. No waiver by City of any breach or default under this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

## **7. Binding effect of Agreement.**

a. Owner hereby subjects the Historic Property, located at **2307 North Benton Way**, Assessor Parcel Number, **002-133-18**, and more particularly described in Exhibit A, in the City of Santa Ana, to the covenants, conditions, and restrictions as set forth in this Agreement.

b. City and Owner hereby declare their specific intent that the covenants, conditions and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon Owner's successors and assigns in title or interest to the Historic Property. Every contract, deed, or other instrument hereinafter executed, covering or conveying

the Historic Property or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the tenants, restrictions, and reservations expressed in this Agreement regardless of whether such covenants, conditions and restrictions are set forth in such contract, deed, or other instrument.

**8. No Compensation.**

Owner shall not receive any payment from City in consideration of the obligation imposed under this Agreement, it being recognized that the consideration for the execution of this Agreement is the substantial public benefit to be derived therefrom and the advantage that will accrue to Owner as a result of the effect upon the assessed value of the Property on the account of the restrictions on the use and preservation of the Property.

**9. Notice.**

Any notice required by the terms of this Agreement shall be sent to the address of the respective parties as specified below or at other addresses that may be later specified by the parties hereto.

City: City of Santa Ana  
20 Civic Center Plaza (M-30)  
Santa Ana, CA 92702  
Attn: Clerk of the Council

Owners: Benjamin and Nicolette Ellen-Valdez Ramirez  
2307 North Benton Way  
Santa Ana, CA 92706

**10. General Provisions.**

a. None of the terms, provisions, or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors, or assigns, nor shall such terms, provisions or conditions cause them to be considered joint ventures or members of any joint enterprise.

b. The Owner agrees to and shall indemnify and hold the City and its elected and appointed officials, officers, agents, and employees harmless from liability for damage or claims for damage for personal injuries, including death, and claims for property damage which may arise from the direct or indirect use or operations of the Owner or those of his or her contractor, subcontractor, agent, employee, or other person acting on his or her behalf which relates to the use, operation, and maintenance of the Historic Property. The Owner hereby agrees to and shall defend the City and its elected and appointed officials, officers, agents, and employees with respect to any and all actions for damages caused by, or alleged to have been caused by, reason of the Owner's activities in connection with the Historic Property.



c. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, and costs of defense incurred, by reason of the operations referred to in this Agreement regardless of whether or not City prepared, supplied, or approved the plans, specifications or other documents for the Historic Property.

d. All of the agreements, rights, covenants, conditions, and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns, and all persons acquiring any part or portion of the Historic Property, whether by operation of law or in any manner whatsoever.

e. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations, or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover all reasonable attorney's fees to be fixed by the court, in addition to court costs and other relief ordered by the court.

f. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be effected thereby.

g. This Agreement shall be construed and governed in accordance with the laws of the State of California, with venue in Orange County.

**11. Recordation.**

No later than twenty (20) days after the parties execute and enter into this Agreement, the City shall cause this Agreement to be recorded in the office of the County Recorder of the County of Orange.

**12. Amendments.**

This Agreement may be amended, in whole or in part, only by a written recorded instrument executed by the parties hereto.

**13. Effective Date**

This Agreement shall be effective on the day and year first written above in Section 1.

{Signature page follows}

**ATTEST:**

**CITY OF SANTA ANA**

\_\_\_\_\_  
DAISY GOMEZ  
Clerk of the Council

\_\_\_\_\_  
KRISTINE RIDGE  
City Manager

**OWNER**

Date: \_\_\_\_\_

By: \_\_\_\_\_  
BENJAMIN RAMIREZ

Date: \_\_\_\_\_

By: \_\_\_\_\_  
NICOLETTE ELLEN-VALDEZ RAMIREZ

**APPROVED AS TO FORM:**

**RECOMMENDED FOR APPROVAL:**

SONIA CARVALHO  
City Attorney

By: \_\_\_\_\_  
JOHN M. FUNK  
Assistant City Attorney

\_\_\_\_\_  
MINH THAI  
Executive Director  
Planning and Building Agency

**EXHIBIT A  
LEGAL DESCRIPTION**

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:

PARCEL 1

LOT 127 OF TRACT 425 NORTH BROADWAY PARK, AS SHOWN ON A MAP RECORDED IN BOOK 16, PAGES 33 AND 34 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 2

THAT PORTION OF LOT 126 OF TRACT 425, NORTH BROADWAY PARK, AS SHOWN ON A MAP RECORDED IN BOOK 16, PAGES 33 AND 34 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 126; THENCE SOUTH 20 FEET ALONG THE WEST UNE OF SAID LOT 126; THENCE SOUTH 20 FEET ALONG THE WEST UNE OF SAID LOT 126; THENCE NORTHEASTERLY TO A POINT ON THE NORTH UNE OF SAID LOT 126, WHICH POINT IS DISTANT 140 FEET FROM THE NORTHWEST CORNER OF SAID LOT 126; THENCE WEST ALONG THE NORTH UNE OF SAID LOT 126 TO THE POINT OF BEGINNING.

**Assessor's Parcel Number: 002-133-18**

# EXECUTIVE SUMMARY

**Martha Ann Brooks House**  
**2307 North Benton Way**  
**Santa Ana, CA 92706**

NAME	Martha Ann Brooks House			REF. NO.
ADDRESS	2307 North Benton Way			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1951	LOCAL REGISTER CATEGORY: Key		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Floral Park	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION	C/3	CALIFORNIA REGISTER STATUS CODE	5S3	

Location:  Not for Publication       Unrestricted

Prehistoric       Historic       Both

**ARCHITECTURAL STYLE:** Ranch House

Widely published in *Sunset* and *House Beautiful* magazines, the Ranch House dominated post-World War II residential expansion and represented the most popular house form in the United States from the 1950s through 1970s. The Ranch House originated in the 1930's designs of Southern California architect Cliff May, who sought to reinvent the West's vernacular housing traditions by combining the form and massing of the traditional ranch house with a modernist's concern for informality, expressed in materials and plan, and indoor-outdoor integration.

While the style includes several variants, a basic set of character-defining features applies to most examples. In form and massing, the style evokes a sprawling ranch that developed over time, with a central block extended by wings of varying roof heights. Generally L-shaped or U-shaped in plan, the Ranch House typically has a one-story profile with strong horizontal emphasis expressed through a low pitched or flat roof with wide overhanging eaves. Asymmetrical in design, the Ranch House is often sheathed in and accented with rustic materials such as board-and-batten siding, high brick foundations, art stone, and wood shake roofs. Indoor-outdoor integration is achieved through the use of recessed or extended porches, set low to the ground, and the generous use of large picture, ribbon, or corner windows. Window detailing can include wood frames, decorative shutters, and diamond-patterned muntins. Ornamentation includes rusticated elements, such as carved porch supports and exposed rafters, uneven rakes and flared eaves, and faux dove cotes and bird houses.

**SUMMARY/CONCLUSION:**

The Martha Ann Brooks House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an unusual example of the hacienda variant of the Ranch style. The property is also notable as the residence of Martha Ann Brooks, a long-time Santa Ana resident, and her husband, Walter L. Brooks, a former city council member. The recommended categorization is "Key" because the property has a distinctive architectural style and quality as an example of the hacienda variant of the Ranch style (Santa Ana Municipal Code, Section 30-2.2).

**EXPLANATION OF CODES:**

- California Register Criteria for Evaluation: (From California Office of Historic Preservation, Technical Assistance Series # 7, "How to Nominate Resources to the California Register of Historical Resources," September 4, 2001.)

**3:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

- It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

~~**5S3:** Appears to be individually eligible for local listing or designation through survey evaluation.~~

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number (assigned by recorder) *Martha Ann Brooks House*

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange County

\*b. USGS 7.5' Quad: TCA 1725

Date: March 3, 2015

\*c. Address 2307 North Benton Way

City: Santa Ana

Zip: 92706

\*e. Other Locational Data: Assessor's Parcel Number 002-133-18

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*Inspired by the nineteenth century adobe homes of the California pioneers, the Martha Ann Brooks House is an intact and unusual example of the hacienda variant of the Ranch style. The one-story single-family residence sits on a modestly sized parcel, sited with a typical setback, and features a detached three-car garage. The house and detached garage exhibit a horizontal, one-story massing with low-pitched and side-gabled roofs clad in clay barrel tiles displaying carved brackets in the overhanging eaves. Both structures' exterior walls are clad in brick and stucco suggesting adobe. wood clapboard sides the gable ends. A partial-width open porch tucked beneath the gable roof is characterized by stout, brick piers, banded at top by decorative tiles, that define three bays. Centrally located within the porch, the front entry consists of a single half-glazed, wood front door with a single side light. The living room north of the entry is illuminated by a large metal-framed, multi-light picture window, consisting of a large central pane flanked by a pair of casement windows. Two double, metal-framed, multi-light casement windows are located further north of the living room in the projecting end bay of the façade and overlooking the south bay of the porch. Along the north, south, and east elevations, the building incorporates a series metal-framed, multi-light casement windows, many similarly capped. A non-original decorative brick chimney rises above the roof ridge line. Alterations to the house include an addition to the rear of the property. Other than the relatively minor noted changes, the house appears intact and is in good condition. The property is landscaped with a lawn, low vegetation and a long driveway leading towards the rear detached garage.*

\*P3b. Resource Attributes: (list attributes and codes) HP2. Single-Family Residence

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other

P5a. Photo



**P5b. Photo:** (view and date)  
 West elevation, view east  
 April 2021

\*P6. Date Constructed/Age and Sources:  historic  
 1951/ City of Santa Ana Building Permits

\*P7. Owner and Address:  
 Benjamin and Nicolette Ramirez  
 2307 North Benton Way  
 Santa Ana, CA 92706

\*P8. Recorded by:  
 Pedro Gomez, City of Santa Ana  
 20 Civic Center Plaza M-20  
 Santa Ana, CA 92702

\*P9. Date Recorded:  
 July 1, 2021

\*P10. Survey Type:  
 Intensive Survey Update

\*P11. Report Citation: (Cite survey report and other sources, or enter "none")  
 None

\*Attachments:  None  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or #: *Martha Ann Brooks House*

**B1. Historic Name:** *Martha Ann Brooks House*

**B2. Common Name:** *Same*

**B3. Original Use:** *Single-family Residence*

**B4. Present Use:** *Single-family Residence*

\***B5. Architectural Style:** *Ranch House*

\***B6. Construction History:** (Construction date, alterations, and date of alterations): *July 23, 1951. Constructed. \$20,000.*

*April 7, 1992. 548-square-foot addition for one bedroom, bathroom, one sitting room. \$42,100.*

*April 13, 1992. Add decorative fireplace.*

\***B7. Moved?** No Yes Unknown **Date:** \_\_\_\_\_ **Original location:** \_\_\_\_\_

\***B8. Related Features:** *Detached Garage.*

B9a. Architect: *Unknown*

b. Builder: *J. H. Russell and Son*

\***B10. Significance: Theme** *Residential Architecture* **Area** *Santa Ana*  
**Period of Significance:** *1951* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C/3*  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

*The Martha Ann Brooks House is architecturally significant as as an unusual example of the hacienda variant of the Ranch style. This house was originally constructed in 1951, by J. H. Russell and Son for Wesley Farney. Soonafter it was constructed it was sold to Martha Ann Brooks and her first husband William Cheney. Martha Ann Brooks and William Cheney divorced in the mid-1960s, and Martha Ann later married Walter L. Brooks in 1969. Walter L. Brooks served on the Santa Ana City Council in the 1960s. Martha Ann was a civic leader in Santa Ana, raising money for the public library, arts and culture, and hospitals. She was a prominent member of the Republican party, being invited to the White House on several occasions, and was a constant learner and creative person, mastering painting, pottery, fashion design and millinery. She lived to be 101 and 7 months old and was interviewed by the City of Santa Ana History Room in 2018 for her 100th Birthday.*

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)

\***B12. References:**

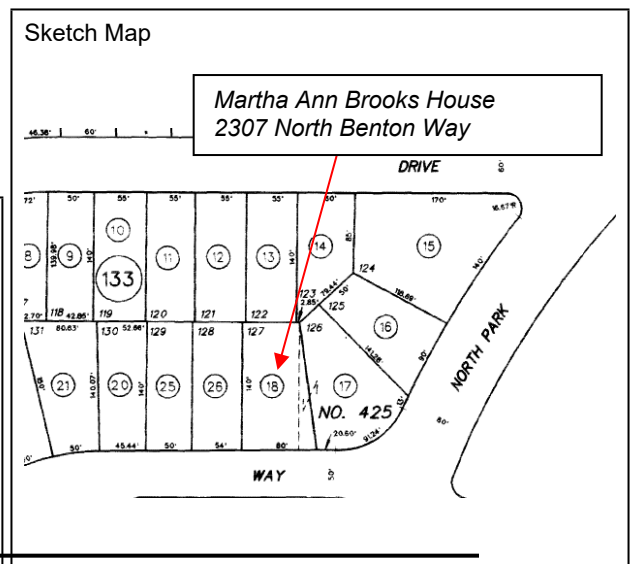
*City of Santa Ana Building Permits  
Santa Ana History Room Collection, Santa Ana Public Library  
Sanborn Maps  
(See Continuation Sheet 3 of 3.)*

B13. Remarks:

\***B14. Evaluator:** *Leslie Heumann/Chattel Inc.*

\***Date of Evaluation:** *July 1, 2021*

(This space reserved for official comments.)



**\*B10. Significance (continued):**

*Santa Ana was founded by William Spurgeon in 1869 as a speculative town site on part of the Spanish land grant known as Rancho Santiago de Santa Ana. The civic and commercial core of the community was centered around the intersection of Main and Fourth Streets. Stimulated by the arrival of the Santa Fe Railroad and incorporation as a city in 1886, and selection as the seat of the newly created County of Orange in 1889, the city grew outwards, with residential neighborhoods developing to the north, south, and east of the city center. Agricultural uses predominated in the outlying areas, with cultivated fields and orchards dotted with widely scattered farmhouses.*

*The Martha Ann Brooks House is located in Floral Park, a neighborhood northwest of downtown Santa Ana bounded by West Seventeenth Street, North Flower Street, Riverside Drive, and Broadway. Groves of oranges, avocados, and walnuts and widely scattered ranch houses characterized this area before 1920. Developer and builder Allison Honer (1897-1981), credited as the subdivider and builder of a major portion of northwest Santa Ana, arrived in Santa Ana from Beaver Falls, New York in 1922 (Talbert, pages 353-356). "Before nightfall on the day of his arrival, Mr. Honer purchased a parcel of land. And that month, he began building custom homes in Santa Ana" (Orange County Register, September 15, 1981). The parcel chosen became the Floral Park subdivision between Seventeenth Street and Santiago Creek. "When built in the 1920s, the Floral Park homes were the most lavish and expensive in the area. They sold for about \$45,000 each" (Orange County Register, September 15, 1981). Revival architecture in a wide variety of romantic styles was celebrated in the 1920s and 1930s and Floral Park showcased examples of the English Tudor, French Norman, Spanish Colonial, and Colonial Revival. The Allison Honer Construction Company went on to complete such notable projects as the 1935 Art Deco styled Old Santa Ana City Hall, the El Toro Marine Base during World War II, and the 1960 Honer Shopping Plaza. Honer lived in the neighborhood he had helped to create, at 615 West Santa Clara Avenue.*

*In the late 1920s and 1930s, another builder, Roy Roscoe Russell (1881-1965), continued developing the groves of Floral Park. An early Russell project was his 1928 subdivision of Victoria Drive between West Nineteenth Street and West Santa Clara Avenue. The homes were quite grand and displayed various revival styles, including Russell's own large, Colonial Revival mansion at 2009 Victoria Drive. In the early post World War II years, Floral Park continued its development as numerous, smaller, single-family houses were built. Continuing in the Floral Park tradition, they were mostly revival in style. In the 1950s, low, horizontal Ranch Style houses completed the growth of Floral Park. Today (2021) Floral Park maintains its identity as the premier neighborhood of Santa Ana, historically home to many affluent and prominent citizens.*

*The Martha Ann Brooks House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an unusual example of the hacienda variant of the Ranch style. The property is also notable as the residence of Martha Ann Brooks, a long-time Santa Ana resident, and her husband, Walter L. Brooks, a former city council member. The recommended categorization is "Key" because the property has a distinctive architectural style and quality as an example of the hacienda variant of the Ranch style (Santa Ana Municipal Code, Section 30-2.2). Character-defining features of the Martha Ann Brooks House that should be preserved include, but may not be limited to: horizontal, one-story massing; low-pitched and side-gabled roofs covered in clay barrel tiles and displaying carved brackets in the overhanging eaves; partial-width open porches tucked beneath the gable roof; metal-framed, multi-paned windows and front entry; and exterior walls of brick or stucco that suggest adobe.*

**\*B12. References (continued):**

- Ancestry.com. California, Death Index, 1940-1997 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2000.*  
*Harris, Cyril M. American Architecture: An Illustrated Encyclopedia. New York, WW Norton, 1998.*  
*Marsh, Diann. Santa Ana, An Illustrated History. Encinitas, Heritage Publishing, 1994.*  
*McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.*  
*National Register Bulletin 16A. "How to Complete the National Register Registration Form." Washington DC: National Register*  
*Newspapers.com (Santa Ana Register)*  
*Branch, National Park Service, US Dept. of the Interior, 1991.*  
*Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento: March 1995.*  
*Whiffen, Marcus. American Architecture Since 1780. Cambridge: MIT Press, 1969.*  
*Santa Ana and Orange County Directories, 1950-1990.*

Exhibit C

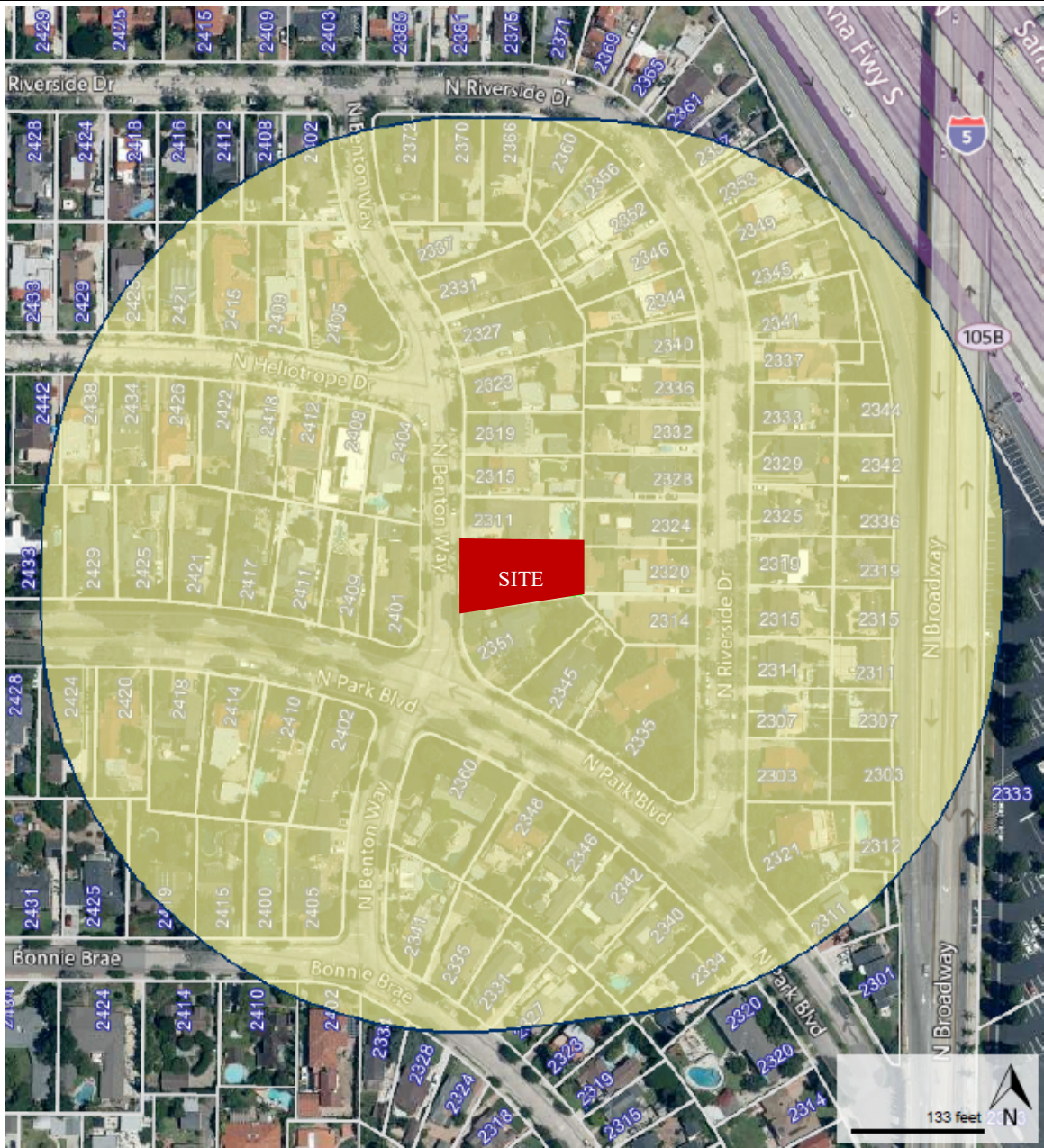
Exterior work shall be reviewed by the Historic Resources Commission and subject to the U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, as follows:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from the other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and reserve archaeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, an such design is compatible with



size, scale, color, material and character of the property, neighborhood, or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations need to be removed in the future, the essential form and integrity of the structure would be unimpaired.



500' RADIUS

HRC 2021-06/ HRCA 2021-06/ HPPA 2021-06  
2307 NORTH BENTON WAY  
MARTHA ANN BROOKS HOUSE

PLANNING AND BUILDING AGENCY

# ORANGE COUNTY REPORTER

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Notice Type: GPN GOVT PUBLIC NOTICE

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06/18/2021

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OR# 3482598

### NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

#### Historic Resources Commission

**Action:** The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

**Project Location:** 2307 N. Benton Way (historically known as the Martha Ann Brooks House) located in the Single Family Residential (R-1) zoning district.

**Project Applicant:** Nicolette Ramirez

**Project Description:** The applicant is requesting approval of Historic Resources Commission Application No. 2021-06, Historic Register Categorization No. 2021-06, and Historic Property Preservation Agreement No. 2021-06 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Key for the above mentioned property and to execute a Historic Property Preservation Agreement with the City of Santa Ana.

**Environmental Impact:** 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 to preserve a historic resource. Categorical Exemption No. ER-2021-60 will be filed for this project.

**Meeting Details:** The City has resumed in-person meetings. This matter will be heard on **Thursday, July 1, 2021, at 4:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. All persons interested in this matter are notified to appear at this time.

**Written Comments:** If you are unable to participate in this in-person meeting, you may send written comments by e-mail to [PBACComments@santa-ana.org](mailto:PBACComments@santa-ana.org) (reference the Agenda Item # in the subject line) or mail to Sarah Bernal, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza - M20, Santa Ana, CA 92701. **Deadline to submit written comments is 4:00 p.m. on the day of the meeting.** Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

**Where To Get More Information:** Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: [www.santa-ana.org/cc/city-meetings](http://www.santa-ana.org/cc/city-meetings).

**Who To Contact For Questions:** Should you have any questions, please contact

Pedro Gomez with the Planning and Building Agency at [PGomez@santa-ana.org](mailto:PGomez@santa-ana.org) or 714-667-2790

**Note:** If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

**Si tiene preguntas en español, favor de llamar a Nardcedalia Perez al (714) 667-2260.**

**Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

6/18/21

OR-3482598#



\* A 0 0 0 0 0 5 7 4 8 7 2 0 \*



# CITY OF SANTA ANA

## Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988  
Santa Ana, California 92702  
[www.santa-ana.org/pba](http://www.santa-ana.org/pba)

### NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 500 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

**Historic Resources Commission Action:** The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

**Project Location:** 2307 N. Benton Way (historically known as the Martha Ann Brooks House) located in the Single Family Residential (R-1) zoning district.

**Project Applicant:** Nicolette Ramirez

**Project Description:** The applicant is requesting approval of Historic Resources Commission Application No. 2021-06, Historic Register Categorization No. 2021-06, and Historic Property Preservation Agreement No. 2021-06 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Key for the above mentioned property and to execute a Historic Property Preservation Agreement with the City of Santa Ana.

**Environmental Impact:** 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 to preserve a historic resource. Categorical Exemption No. ER-2021-60 will be filed for this project.

**Meeting Details:** The City has resumed in-person meetings. This matter will be heard on **Thursday, July 1, 2021, at 4:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. All persons interested in this matter are notified to appear at this time.

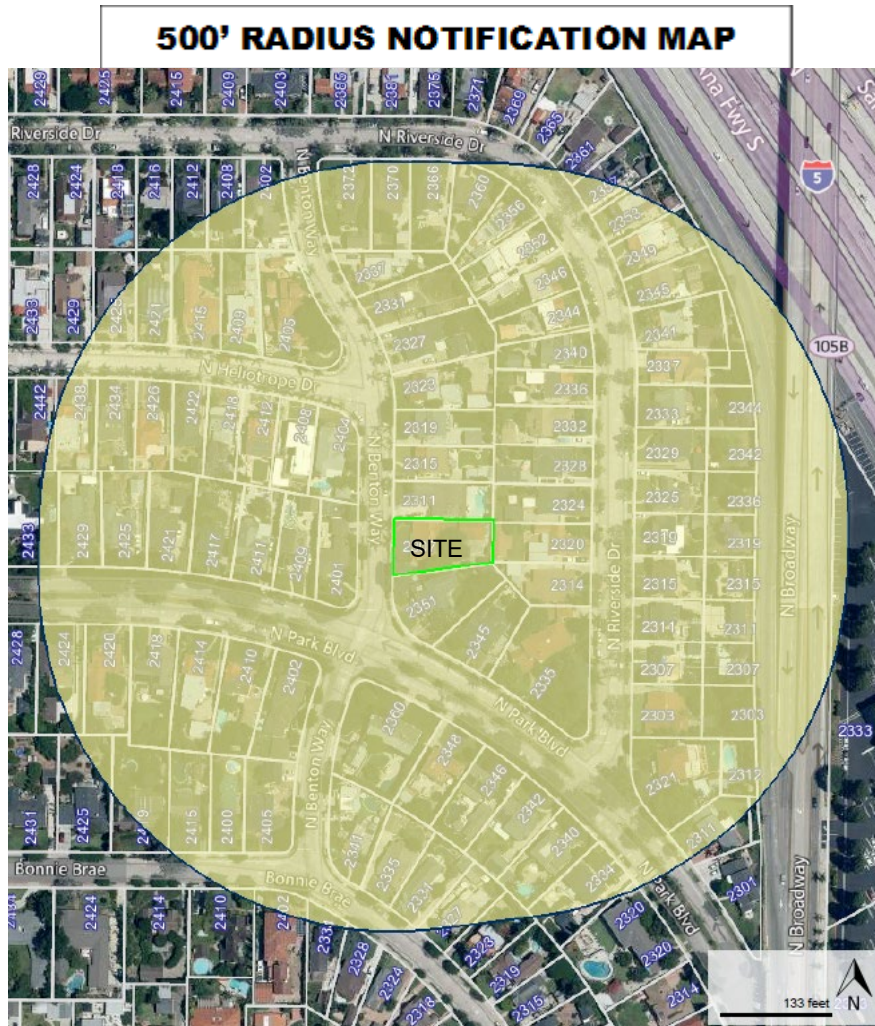
**Written Comments:** If you are unable to participate in this in-person meeting, you may send written comments by e-mail to [PBAComments@santa-ana.org](mailto:PBAComments@santa-ana.org) (reference the Agenda Item # in the subject line) or mail to Sarah Bernal, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701. ***Deadline to submit written comments is 4:00 p.m. on the day of the meeting.*** Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

**Where To Get More Information:** Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: [www.santa-ana.org/cc/city-meetings](http://www.santa-ana.org/cc/city-meetings).

**Who To Contact For Questions:** Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at [PGomez@santa-ana.org](mailto:PGomez@santa-ana.org) or 714-667-2790

**Note:** If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

**Si tiene preguntas en español, favor de llamar a Pedro Gomez al (714) 667-2790.  
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**





**City of Santa Ana**  
**20 Civic Center Plaza, Santa Ana, CA 92701**  
**Historic Resources Commission Staff Report**  
**July 1, 2021**

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**Topic:** HRCA No. 2021-13, HRC 2021-13, HPPA No. 2021-12 – The Ida C. Wiesseman House

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**RECOMMENDED ACTION**

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-13 and Historic Register Categorization No. 2021-13 (Exhibit 1).
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Lauren and Jenny Hartshorne, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

**EXECUTIVE SUMMARY**

Lauren and Jenny Hartshorne are requesting approval to designate an existing residence located at 2311 North Heliotrope Drive to the Santa Ana Register of Historical Properties, as well as approval to execute a Mills Act agreement with the City of Santa Ana.

**DISCUSSION**

**Project Location and Site Description**

The subject property is located on the east side of North Heliotrope Drive in the Floral Park neighborhood. The site contains a 1,306-square-foot, Minimal Traditional residence and detached garage on a 7,800-square-foot residential lot (Exhibit 3).

**Analysis of the Issues**

*Historical Listing*

In March 1999, the City Council approved Ordinance No. NS-2363 establishing the Historic Resources Commission and the Santa Ana Register of Historical Properties. The Historic Resources Commission may, by resolution and at a noticed public hearing,

designate as a historical property any building or part thereof, object, structure, or site having importance to the history or architecture of the city in accordance with the criteria set forth in Section 30-2 of the Santa Ana Municipal Code (SAMC). This project entails applying the selection criteria established in Chapter 30 of the Santa Ana Municipal Code (Places of Historical and Architectural Significance) to determine if this structure is eligible for historic designation to the Santa Ana Register of Historical Properties. The first criterion for selection requires that the structures be 50 or more years old.

The structure identified meets the minimum selection criteria for inclusion on the Santa Ana Register of Historical Properties pursuant to criteria contained in Section 30-2 of the Santa Ana Municipal Code, as the property is 73 years old and is a good example of period architecture. No known code violations exist on record for this property.

The property, recognized as the Ida C. Wiesseman House, has distinctive architectural features of the gable-and-wing variant of the Minimal Traditional style, and exhibits details consistent with the Colonial Revival style. It was built in 1948 for \$12,000 by the Allison Honer Co., a key firm in the development of Floral Park. The home was built for Mrs. Ida C. Wiesseman, who became a widow in 1948. Mr. and Mrs. Wiesseman moved with their two youngest children from New York City between 1905 and 1910 and immediately started a business known as the Wiesseman's Variety Store at 114 W. Fourth Street in Downtown Santa Ana. Between the years 1910 and 1961, Wiesseman's Variety Store was an original stakeholder and neighborhood staple in Downtown Santa Ana.

The Ida C. Wiesseman House is a one-story single-family residence constructed in the gable-and-wing variant of the Minimal Traditional architectural style. It features a moderately pitched, front- and side-gabled roof configuration with shallow eaves. The roof is clad in contemporary asphalt shingle roofing, and the exterior walls are clad in a combination of red brick and wood lap siding. A narrow frieze board accents portions of the eave line. The focal point of the design is the central entry porch, whose canopy roof is supported by a single slender post with a diamond pattern cross bracing between the post and house. The entry contains a wide, six-panel, wood door flanked by two narrow, half-height sidelights. The front (west) elevation features wood-framed and multi-paned double-hung sash windows framed by wood shutters, located to north and south of the entry porch. Along the north, south, and east elevations, the building incorporates a series of four-over-four wood-framed, double-hung sash windows. A prominent exterior brick chimney rises above the roof ridgeline along the south elevation. A one-story, gabled, detached garage clad in wood lap siding and featuring four-over-four wood-framed, double-hung sash windows is located in the rear of the property. Character-defining features of the Ida C. Wiesseman House that should be preserved include, but may not be limited to: materials and finishes (red brick and wood lap siding); massing; roof configuration and treatment; porch; brick chimney; fenestration (wood-framed and multi-paned double-hung sash windows); and architectural detailing (wood shutters, frieze board).

The Ida C. Wisseman House qualifies for listing in the Santa Ana Register under Criterion 1 for its exemplification of the Minimal Traditional style as it developed from the FHA's Principles for Planning Small Houses (1940), specifically, that "all non-essential features can profitably be eliminated." An example of the gable-and-wing variant of the style, the house exhibits details consistent with the Colonial Revival, including its combination of red brick and wood lap siding; wood-framed and multi-paned double-hung sash windows; open front porch whose canopy is supported by a single slender post, and details such as frieze board and window shutters. The house is also of interest because it was built by the Allison Honer Co., a key firm in the development of Floral Park. The recommended categorization is "Contributive" because it contributes to the overall character and history of Floral Park and is representative example of Minimal Traditional architecture.

### *Mills Act Agreement*

Ordinance No. NS-2382 authorized the Historic Resources Commission to execute Historic Property Preservation Agreements (HPPA), commonly known as Mills Act agreements for eligible properties (Exhibit 2). To be eligible for the Mills Act, the property must be listed on the Santa Ana Register of Historical Properties. The Historic Resources Commission Application and Historic Register Categorization actions proposed for this site authorize the listing of the property on the local register. The agreement provides monetary incentives to the property owner in the form of a property tax reduction in exchange for the owner's voluntary commitment to maintain the property in a good state of repair as necessary to maintain its character and appearance. Once recorded, the agreement generates a different valuation method in determining the property's assessed value, resulting in tax savings for the owner. Aside from the tax savings, the benefits include:

- Long term preservation of the property and visual improvement to the neighborhood
- Allows for a mechanism to provide for property rehabilitation
- Provides additional incentive for potential buyers to purchase historic structures
- Discourages inappropriate alterations to the property

The property has no identified unauthorized modifications. Upon consideration of the application, it is recommended that the City enter into a Historic Property Preservation Agreement.

### **Public Notification**

The subject site is located within the Floral Park Neighborhood Association. The president of this Neighborhood Association was notified by mail 10 days prior to this public hearing. In addition, the project site was posted with a notice advertising this public hearing, a notice was published in the Orange County Reporter and mailed



notices were sent to all property owners within 500 feet of the project site. At the time of this printing, no correspondence, either written or electronic, has been received from any members of the public.

### **ENVIRONMENTAL IMPACT**

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2021-61 will be filed for this project.

### **FISCAL IMPACT**

The Historic Property Preservation Agreement will reduce the Property Tax revenue account 01102002-50011 to the City by an estimated \$824.67 annually, for a period of not less than ten years.

### **EXHIBIT(S)**

1. Resolution
2. Mills Act Agreement
3. 500-Foot Radius Map

Submitted By:  
Pedro Gomez, AICP, Associate Planner

Approved By:  
Minh Thai, Executive Director of Planning and Building Agency, Planning and Building Agency

RESOLUTION NO. 2021-XXX

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2021-13 TO PLACE THE PROPERTY LOCATED AT 2311 NORTH HELIOTROPE DRIVE, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2021-13 PLACING SAID PROPERTY WITHIN THE CONTRIBUTIVE 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 July 1, 2021, 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. 2021-13) and categorization (Historic Resources Commission Categorization No. 2021-13) of the Ida C. Wisseman House located at 2311 North Heliotrope Drive, Santa Ana.
- B. The Ida C. Wisseman House has distinctive architectural features of the Minimal Traditional style and was built in 1948.
- C. The Ida C. Wisseman House qualifies for listing in the Santa Ana Register under Criterion 1 for its exemplification of the Minimal Traditional style as it developed from the FHA's Principles for Planning Small Houses (1940), specifically, that "all non-essential features can profitably be eliminated." An example of the gable-and-wing variant of the style, the house exhibits details consistent with the Colonial Revival, including its combination of red brick and wood lap siding; wood-framed and multi-paned double-hung sash windows; open front porch whose canopy is supported by a single slender post, and details such as frieze board and window shutters. The house is also of interest because it was built by the Allison Honer Co., a key firm in the development of Floral Park. The recommended categorization is "Contributive" because it contributes to the overall character and history of Floral Park and is representative example of Minimal Traditional architecture. Character-defining features of the Ida C. Wisseman House that should be preserved include, but may not be limited to: materials and finishes (red brick and wood lap siding); massing; roof configuration and treatment; porch; brick chimney; fenestration

(wood-framed and multi-paned double-hung sash windows); and architectural detailing (wood shutters, frieze board).

- D. The legal owners of the property are Lauren Elizabeth Hartshorne and Jenny Hartshorne.
- 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 Contributive category pursuant to Section 30-2.2(3) 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-2021-61 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. 2021-13 to place the Ida C. Wiesseman House located at 2311 North Heliotrope Drive, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2021-13 placing the Ida C. Wiesseman House located at 2311 North Heliotrope Drive, Santa Ana, 92706 within the Contributive category.

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 Historical 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 1<sup>st</sup> day of July, 2021.

\_\_\_\_\_  
Alberta Christy  
Chairperson

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

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

AYES: Commission members \_\_\_\_\_  
NOES: Commission members \_\_\_\_\_  
ABSTAIN: Commission members \_\_\_\_\_  
NOT PRESENT: Commission members \_\_\_\_\_

CERTIFICATE OF ATTESTATION AND ORIGINALITY

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

Date: \_\_\_\_\_

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

**EXHIBIT A  
LEGAL DESCRIPTION**

<b>APN</b>	<b>Address</b>	<b>Legal Description</b>	<b>Owner Names</b>
002-071-15	2311 North Heliotrope Drive	THE NORTH 47 FEET OF LOT 3 AND THE SOUTH 8 FEET OF LOT 4 IN BLOCK B OF TRACT NO. 1035, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33, PAGE 46 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	Lauren Elizabeth Hartshorne and Jenny Hartshorne

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:  
City of Santa Ana  
20 Civic Center Plaza (M-30)  
Santa Ana, CA 92702  
Attn: Clerk of the Council

FREE RECORDING PURSUANT TO GOVERNMENT CODE § 27383

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### HISTORIC PROPERTY PRESERVATION AGREEMENT

This Historic Property Preservation Agreement (“Agreement”) is made and entered into by and between the City of Santa Ana, a charter city and municipal corporation duly organized and existing under the Constitution and laws of the of the State of California (hereinafter referred to as “City”), and **Lauren Elizabeth Hartshorne and Jenny Hartshorne, Wife and Wife as Community Property with Right of Survivorship**, (hereinafter collectively referred to as “Owner”), owner of real property located at **2311 North Heliotrope Drive, Santa Ana, California**, in the County of Orange and listed on the Santa Ana Register of Historical Properties.

#### RECITALS

- A. The City Council of the City of Santa Ana is authorized by California Government Code Section 50280 et seq. (known as the “Mills Act”) to enter into contracts with owners of qualified historical properties to provide for appropriate use, maintenance, rehabilitation and restoration such that these historic properties retain their historic character and integrity.
- B. The Owner possesses fee title in and to that certain qualified real property together with associated structures and improvements thereon, located at **2311 North Heliotrope Drive, Santa Ana, CA, 92706** and more particularly described in Exhibit “A,” attached hereto and incorporated herein by reference, and hereinafter referred to as the “Historic Property”.
- C. The Historic Property is officially designated on the Santa Ana Register of Historical Properties pursuant to the requirements of Chapter 30 of the Santa Ana Municipal Code.
- D. City and Owner, for their mutual benefit, now desire to enter into this Agreement which defines and limits the use and alteration of this Historic Property in order to enhance and maintain its value as a cultural and historical resource for Owner and for the community; to prevent inappropriate alterations to the Historic Property and to ensure that repairs, additions, new building, and other changes are appropriate; and to ensure that rehabilitation and maintenance are carried out in an exemplary manner.

- E. Owner and City intend to carry out the purposes of California Government Code, Chapter 1, Part 5 of Division 1 of Title 5, Article 12, Section 50280 et seq., which will enable the Historic Property to qualify for an assessment of valuation as a restricted historical property pursuant to Article 1.9, Sec. 439 et seq., Chapter 3 Part 2 of Division 1 of the California Tax and Revenue Code.

NOW, THEREFORE, the City of Santa Ana and the Owner of the Historic Property agree as follows:

**1. Effective Date and Terms of Agreement.**

This Agreement shall be effective and commence on **September 22, 2021**, and shall remain in effect for a term of ten (10) years thereafter. Each year, upon the anniversary of the effective date of this Agreement, such initial term will automatically be extended as provided in California Government Code Sections 50280 through 50290 and in Section 2, below.

**2. Renewal.**

a. Each year on the anniversary of the effective date of this Agreement, a year shall automatically be added to the initial ten (10) year term of this Agreement unless written notice of nonrenewal is served as provided herein.

b. If the Owner or the City desire(s) in any year not to renew the Agreement, the Owner or City shall serve written notice of nonrenewal of the Agreement on the other party. Unless such notice is served by the Owner to the City at least ninety (90) days prior to the annual renewal date, or served by the City to the Owner at least sixty (60) days prior to the annual renewal date, one (1) year shall automatically be added to the term of the Agreement as provided herein.

c. Within 30 days from receipt of City's notice of nonrenewal, the Owner may file a written protest of City's decision of nonrenewal. The City may, at any time prior to the annual renewal date of the Agreement, withdraw its notice to the Owner of nonrenewal.

d. If either the Owner or the City serves notice to the other of nonrenewal in any year, the Agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal of the Agreement, whichever may apply.

**3. Standards and Conditions for Historic Property.**

During the term of this Agreement, the Historic Property shall be subject to the following conditions, requirements and restrictions:

a. Owner shall maintain the Historic Property in a good state of repair and shall preserve, maintain, and, where necessary, restore or rehabilitate the property and its character-defining features described in the "Historical Property Description" attached hereto, marked as Exhibit B, notably the general architectural form, style, materials, design, scale, proportions,

organization of windows, doors, and other openings, textures, details, mass, roof line, porch and other aspects of the appearance of the exterior to the satisfaction of the City.

b. All changes to the Historic Property shall comply with applicable City plans and regulations, and conform to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, namely the U.S. Secretary of the Interior's Standards and Guidelines for Historic Preservation Projects. These guidelines are attached hereto, marked as Exhibit C, and incorporated herein by this reference. Owner shall continually maintain the Historic Property in the same or better condition.

c. A view corridor enabling the general public to see the Historic Property from the public right-of-way shall be maintained, and Owner shall not be permitted to block the view corridor to the property with any new structure, such as walls, fences or shrubbery, so as to prevent the viewing of the historic landmark by the public.

d. The following are prohibited: demolition of the Historic Property or destruction of character-defining features of the building or site; removal of trees and other major vegetation unless removal is approved by a rehabilitation plan approved by the Historic Resources Commission; paving of yard surface; exterior alterations or additions unless approved by the Historic Resources Commission and such alterations are in keeping with the Secretary of Interior's Standards; deteriorating, dilapidated or unrepaired structures such as fences, roofs, doors, walls, and windows; storage of junk, trash, debris, discarded or unused objects such as cars, appliances, or furniture; and other unsightly by decoration, structure or vegetation which is unsightly by reason of its height, condition, or inappropriate location.

e. Owner shall allow reasonable periodic inspection by prior appointment, as needed or at least every five (5) years after the initial inspection, of the interior and exterior of the Historic Property by representatives of the City of Santa Ana, the County Assessor, the State Department of Parks and Recreation, and the State Board of Equalization, to determine the Owner's compliance with the terms and provisions of this Agreement.

#### **4. Furnishing of Information.**

The Owner hereby agrees to furnish the City with any and all information requested which may be necessary or advisable to determine compliance with the terms and provisions of this Agreement.

#### **5. Cancellation.**

a. The City, following a duly noticed public hearing by the City Council as set forth in Government Code Section 50280, et. seq., may cancel this Agreement if it determines that the Owner have breached any of the conditions of this Agreement, or has allowed the property to deteriorate to the point that it no longer meets the standards for a qualified Historic Property, or if the City determines that the Owner have failed to restore or rehabilitate the property in the manner specified in Section 3 of this Agreement. If a contract is cancelled for these reasons, the Owner shall pay a cancellation fee to the County Auditor as set forth in Government Code



Section 50286. This cancellation fee shall be a percentage (currently set at twelve and one-half (12 ½) percent by Government Code Section 50286) of the current fair market value of the property at the time of the cancellation, as determined by the county assessor, without regard to any restriction imposed pursuant to this Agreement.

b. If the Historic Property is destroyed by earthquake, fire, flood or other natural disaster such that in the opinion of the City Building Official more than sixty (60) percent of the original fabric of the structure must be replaced, this Agreement shall be canceled immediately because, in effect, the historic value of the structure will have been destroyed. No fee shall be imposed in the case of destruction by acts of God or natural disaster.

c. If the Historic Property is acquired by eminent domain and the City Council determines that the acquisition frustrates the purpose of this Agreement, this Agreement shall be cancelled and no fee imposed, as specified in Government Code Section 50288.

## **6. Enforcement of Agreement.**

a. In lieu of and/or in addition to any provisions to cancel the Agreement as referenced herein, City may specifically enforce, or enjoin the breach of, the terms of the Agreement. In the event of a default, under the provisions to cancel the Agreement by Owner, the City shall give written notice to Owner by registered or certified mail, and if such a violation is not corrected to the reasonable satisfaction of the City Manager or designee within thirty (30) days thereafter, or if not corrected within such a reasonable time as may be required to cure the breach or default, or default cannot be cured within thirty (30) days (provided that acts to cure the breach or default may be commenced within thirty (30) days and shall thereafter be diligently pursued to completion by Owner), then City may, without further notice, declare a default under the terms of this Agreement and may bring any action necessary to specifically enforce the obligations of Owner growing out of the terms of this Agreement, apply to any court, state or federal, for injunctive relief against any violation by Owner or apply for such relief as may be appropriate.

b. City does not waive any claim of default by the Owner if City does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing historic properties are available to City to pursue in the event that there is a breach of this Agreement. No waiver by City of any breach or default under this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

## **7. Binding effect of Agreement.**

a. Owner hereby subjects the Historic Property, located at **2311 North Heliotrope Drive**, Assessor Parcel Number, **002-071-15**, and more particularly described in Exhibit A, in the City of Santa Ana, to the covenants, conditions, and restrictions as set forth in this Agreement.

b. City and Owner hereby declare their specific intent that the covenants, conditions and restrictions as set forth herein shall be deemed covenants running with the land and shall

pass to and be binding upon Owner's successors and assigns in title or interest to the Historic Property. Every contract, deed, or other instrument hereinafter executed, covering or conveying the Historic Property or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the tenants, restrictions, and reservations expressed in this Agreement regardless of whether such covenants, conditions and restrictions are set forth in such contract, deed, or other instrument.

**8. No Compensation.**

Owner shall not receive any payment from City in consideration of the obligation imposed under this Agreement, it being recognized that the consideration for the execution of this Agreement is the substantial public benefit to be derived therefrom and the advantage that will accrue to Owner as a result of the effect upon the assessed value of the Property on the account of the restrictions on the use and preservation of the Property.

**9. Notice.**

Any notice required by the terms of this Agreement shall be sent to the address of the respective parties as specified below or at other addresses that may be later specified by the parties hereto.

City: City of Santa Ana  
20 Civic Center Plaza (M-30)  
Santa Ana, CA 92702  
Attn: Clerk of the Council

Owners: Lauren Elizabeth Hartshorne and Jenny Hartshorne  
2311 North Heliotrope Drive  
Santa Ana, CA 92706

**10. General Provisions.**

a. None of the terms, provisions, or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors, or assigns, nor shall such terms, provisions or conditions cause them to be considered joint ventures or members of any joint enterprise.

b. The Owner agrees to and shall indemnify and hold the City and its elected and appointed officials, officers, agents, and employees harmless from liability for damage or claims for damage for personal injuries, including death, and claims for property damage which may arise from the direct or indirect use or operations of the Owner or those of his or her contractor, subcontractor, agent, employee, or other person acting on his or her behalf which relates to the use, operation, and maintenance of the Historic Property. The Owner hereby agrees to and shall defend the City and its elected and appointed officials, officers, agents, and employees with respect to any and all actions for damages caused by, or alleged to have been caused by, reason of the Owner's activities in connection with the Historic Property.

c. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, and costs of defense incurred, by reason of the operations referred to in this Agreement regardless of whether or not City prepared, supplied, or approved the plans, specifications or other documents for the Historic Property.

d. All of the agreements, rights, covenants, conditions, and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns, and all persons acquiring any part or portion of the Historic Property, whether by operation of law on in any manner whatsoever.

e. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations, or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover all reasonable attorney's fees to be fixed by the court, in addition to court costs and other relief ordered by the court.

f. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be effected thereby.

g. This Agreement shall be construed and governed in accordance with the laws of the State of California, with venue in Orange County.

**11. Recordation.**

No later than twenty (20) days after the parties execute and enter into this Agreement, the City shall cause this Agreement to be recorded in the office of the County Recorder of the County of Orange.

**12. Amendments.**

This Agreement may be amended, in whole or in part, only by a written recorded instrument executed by the parties hereto.

**13. Effective Date**

This Agreement shall be effective on the day and year first written above in Section 1.

{Signature page follows}

**ATTEST:**

**CITY OF SANTA ANA**

\_\_\_\_\_  
DAISY GOMEZ  
Clerk of the Council

\_\_\_\_\_  
KRISTINE RIDGE  
City Manager

**OWNER**

Date: \_\_\_\_\_

By: \_\_\_\_\_  
LAUREN ELIZABETH HARTSHORNE

Date: \_\_\_\_\_

By: \_\_\_\_\_  
JENNY HARTSHORNE

**APPROVED AS TO FORM:**

**RECOMMENDED FOR APPROVAL:**

SONIA CARVALHO  
City Attorney

By: \_\_\_\_\_  
JOHN M. FUNK  
Assistant City Attorney

\_\_\_\_\_  
MINH THAI  
Executive Director  
Planning and Building Agency

**EXHIBIT A**  
LEGAL DESCRIPTION

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:

THE NORTH 47 FEET OF LOT 3 AND THE SOUTH 8 FEET OF LOT 4 IN BLOCK B OF TRACT NO. 1035, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 33, PAGE 46 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**Assessor's Parcel Number: 002-071-15**

# EXECUTIVE SUMMARY

**Ida C. Wisseman House**  
**2311 North Heliotrope Drive**  
**Santa Ana, CA 92706**

NAME	Ida C. Wisseman House			REF. NO.
ADDRESS	2311 North Heliotrope Drive			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1948	LOCAL REGISTER CATEGORY: Contributive		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Floral Park	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION	C/3	CALIFORNIA REGISTER STATUS CODE	5S3	

Location:  Not for Publication  Unrestricted

Prehistoric  Historic  Both

## **ARCHITECTURAL STYLE:** Minimal Traditional

During the Great Depression through the immediate postwar years, the Minimal Traditional home rose in popularity as the preferred style for middle-class housing in the United States. This basic house type fulfilled both aesthetic and social needs: in terms of aesthetics, the form represented a stripped-down version of the historic-eclectic styles popular in the 1920s, in particular the Tudor and English Revival styles. In social terms, the Minimal Traditional home satisfied requirements in square footage and plan by the Federal Housing Administration (FHA), which launched a campaign in this period to expand home ownership. The Minimal Traditional home served as the prototype used by the FHA in its efforts to codify and manufacture “a standard, low-cost, minimum house that the majority of American wage earners could afford” (Greg Hise, *Magnetic Los Angeles*, p. 57). Minimal Traditional homes are typically rectangular in plan and one-story in height, often with a front-gabled wing and prominent attached chimney. In contrast with the English and Tudor Revival styles the one-story version mimics, the Minimal Traditional home is capped with a low or intermediate pitch roof with a hipped or side gable. Sheathing materials include stucco, brick, or wood, often accompanied by stone veneer accents. Fenestration generally consists of multi-light casement, double-hung, and picture windows with wood frames. The eaves and rakes of the Minimal Traditional home are typically shallow (in a departure from the later Ranch House style, which they often resemble). Although they have little applied ornament, many Minimal Traditional homes often display decorative wood shutters and porch-roof supports.

## **SUMMARY/CONCLUSION:**

The Ida C. Wisseman House qualifies for listing in the Santa Ana Register under Criterion 1 for its exemplification of the Minimal Traditional style as it developed from the FHA’s Principles for Planning Small Houses (1940), specifically, that “all non-essential features can profitably be eliminated.” An example of the gable-and-wing variant of the style, the house exhibits details consistent with the Colonial Revival. The house is also of interest because it was built by the Allison Honer Co., a key firm in the development of Floral Park. The recommended categorization is “Contributive” because it contributes to the overall character and history of Floral Park and is representative example of Minimal Traditional architecture (Santa Ana Municipal Code, Section 30-2.2).

**EXPLANATION OF CODES:**

- California Register Criteria for Evaluation: (From California Office of Historic Preservation, Technical Assistance Series # 7, "How to Nominate Resources to the California Register of Historical Resources," September 4, 2001.)

**3:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

- It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

**5S3:** Appears to be individually eligible for local listing or designation through survey evaluation.

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number (assigned by recorder) *Ida C. Wieseeman House*

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange County

\*b. USGS 7.5' Quad: TCA 1725

Date: March 3, 2015

\*c. Address 2311 North Heliotrope Drive

City: Santa Ana

Zip: 92706

\*e. Other Locational Data: Assessor's Parcel Number 002-071-15

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*Located in Floral Park, the Ida C. Wieseeman House is a one-story single-family residence constructed in the gable-and-wing variant of the Minimal Traditional architectural style. It features a moderately-pitched, front- and side-gabled roof configuration with shallow eaves. The roof is clad in contemporary asphalt shingle roofing, and the exterior walls are clad in a combination of red brick and wood lap siding. A narrow frieze board accents portions of the eave line. The focal point of the design is the central entry porch, whose canopy roof is supported by a single slender post with a diamond pattern cross bracing between the post and house. The entry contains a wide, six-panel, wood door flanked by two narrow, half-height sidelights. The front (west) elevation features wood-framed and multi-paned double-hung sash windows framed by wood shutters, located to north and south of the entry porch. Along the north, south, and east elevations, the building incorporates a series of four-over-four wood-framed, double-hung sash windows. A prominent exterior brick chimney rises above the roof ridgeline along the south elevation. A one-story, gabled, detached garage clad in wood lap siding and featuring four-over-four wood-framed, double-hung sash windows is located in the rear of the property. The property is landscaped with low vegetation and a mature tree and features a walkway paved in herringbone brick leading to the front entry.*

\*P3b. Resource Attributes: (list attributes and codes) HP2. Single-Family Residence

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other

P5a. Photo



**P5b. Photo:** (view and date)

*West elevation, view east  
 April 2021*

\*P6. Date Constructed/Age and

Sources:  historic  
 1948/ City of Santa Ana Building Permits

\*P7. Owner and Address:

*Lauren and Jenny Hartshorne  
 2311 North Heliotrope Drive  
 Santa Ana, CA 92706*

\*P8. Recorded by:

*Pedro Gomez, City of Santa Ana  
 20 Civic Center Plaza M-20  
 Santa Ana, CA 92702*

\*P9. Date Recorded:

*July 1, 2021*

\*P10. Survey Type:

*Intensive Survey Update*

\*P11. Report Citation: (Cite survey

report and other sources, or enter "none")  
*None*

\*Attachments:  None  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (list)



**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or #: Ida C. Wisseman House

**B1. Historic Name:** *Ida C. Wisseman House*

**B2. Common Name:** *Same*

**B3. Original Use:** *Single-family Residence*

**B4. Present Use:** *Single-family Residence*

\***B5. Architectural Style:** *Minimal Traditional*

\***B6. Construction History:** (Construction date, alterations, and date of alterations): *June 15, 1948. Constructed. \$12,000.*

*July 25, 1961. Water heater for Wisseman by Pacific.*

*September 26, 1988. Reroof with out tear off for detached garage.*

*May 6, 1996. T.O. wood shingles, apply 1/2" plywd, and replace with comp.\$5,300.*

*February 29, 2008. Seismic bolting to foundation. \$3,000.*

*May 27, 2020. Tear off existing, resheath, and install 26 squares of comp roofing. \$7,358.*

\***B7. Moved?** No Yes Unknown Date: \_\_\_\_\_ Original location: \_\_\_\_\_

\***B8. Related Features:** *Detached Garage.*

B9a. Architect: *Unknown*

b. Builder: *Allison Honer Co.*

\***B10. Significance: Theme** *Residential Architecture* **Area** *Santa Ana*  
**Period of Significance:** *1948* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C/3*  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

*The Ida C. Wisseman House is architecturally significant as a characteristic example of the gable-and-wing variant of the style Minimal Traditional architectural style. It was built in 1948 by the Allison Honer Co., a key firm in the development of Floral Park. The home was built for Mrs. Ida C. Wisseman, (1872-1961) who became a widow in 1948. Before residing at this property, she resided at 2411 North Park Blvd. with her husband Frank W. Wisseman (1863-1930). Mr. and Mrs. Wisseman moved with their two youngest children from New York City between 1905 and 1910 and immediately started a business known as the Wisseman's Variety Store at 114 W. Fourth Street in Downtown Santa Ana. Between the years, 1910 and 1961, Wisseman's Variety Store was an original stakeholder and neighborhood staple in Downtown Santa Ana. The two were active in the First Methodist Church, and Mrs. Wisseman was an active member of The Ebell Club. The family was notable in business and social circles in Santa Ana. Mr. Wisseman passed away in 1930 at the age of 68, and Mrs. Wisseman in 1961 in her late 80s. Their daughter Helen, born in 1913 in Santa Ana, would reside in the home most of her life until 1969. She would pass away in San Diego in 2004. In 1969, the home was sold to Jack and Laura Daley, about whom little is known.*

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)

\***B12. References:**

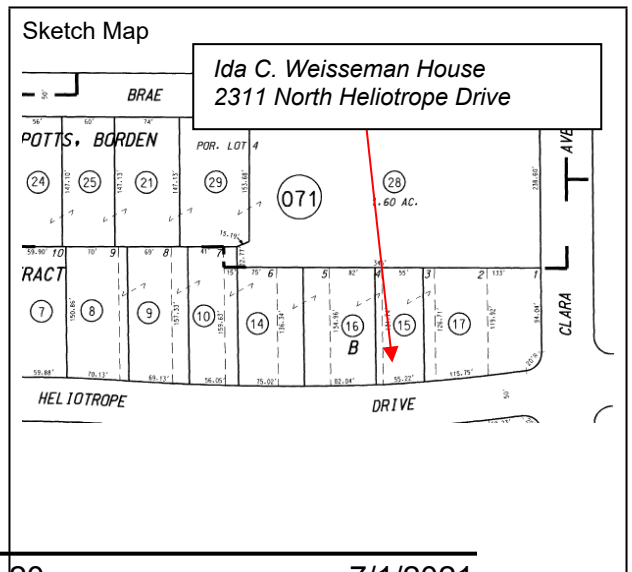
- City of Santa Ana Building Permits*
  - Santa Ana History Room Collection, Santa Ana Public Library*
  - Sanborn Maps*
- (See Continuation Sheet 3 of 3.)

B13. Remarks:

\***B14. Evaluator:** *Leslie Heumann/Chattel Inc.*

\***Date of Evaluation:** *July 1, 2021*

(This space reserved for official comments.)



**\*B10. Significance (continued):**

*Santa Ana was founded by William Spurgeon in 1869 as a speculative town site on part of the Spanish land grant known as Rancho Santiago de Santa Ana. The civic and commercial core of the community was centered around the intersection of Main and Fourth Streets. Stimulated by the arrival of the Santa Fe Railroad and incorporation as a city in 1886, and selection as the seat of the newly created County of Orange in 1889, the city grew outwards, with residential neighborhoods developing to the north, south, and east of the city center. Agricultural uses predominated in the outlying areas, with cultivated fields and orchards dotted with widely scattered farmhouses.*

*The Ida C. Wisseman House is located in Floral Park, a neighborhood northwest of downtown Santa Ana bounded by West Seventeenth Street, North Flower Street, Riverside Drive, and Broadway. Groves of oranges, avocados, and walnuts and widely scattered ranch houses characterized this area before 1920. Developer and builder Allison Honer (1897-1981), credited as the subdivider and builder of a major portion of northwest Santa Ana, arrived in Santa Ana from Beaver Falls, New York in 1922 (Talbert, pages 353-356). "Before nightfall on the day of his arrival, Mr. Honer purchased a parcel of land. And that month, he began building custom homes in Santa Ana" (Orange County Register, September 15, 1981). The parcel chosen became the Floral Park subdivision between Seventeenth Street and Santiago Creek. "When built in the 1920s, the Floral Park homes were the most lavish and expensive in the area. They sold for about \$45,000 each" (Orange County Register, September 15, 1981). Revival architecture in a wide variety of romantic styles was celebrated in the 1920s and 1930s and Floral Park showcased examples of the English Tudor, French Norman, Spanish Colonial, and Colonial Revival. The Allison Honer Construction Company went on to complete such notable projects as the 1935 Art Deco styled Old Santa Ana City Hall, the El Toro Marine Base during World War II, and the 1960 Honer Shopping Plaza. Honer lived in the neighborhood he had helped to create, at 615 West Santa Clara Avenue.*

*In the late 1920s and 1930s, another builder, Roy Roscoe Russell (1881-1965), continued developing the groves of Floral Park. An early Russell project was his 1928 subdivision of Victoria Drive between West Nineteenth Street and West Santa Clara Avenue. The homes were quite grand and displayed various revival styles, including Russell's own large, Colonial Revival mansion at 2009 Victoria Drive. In the early post World War II years, Floral Park continued its development as numerous, smaller, single-family houses were built. Continuing in the Floral Park tradition, they were mostly revival in style. In the 1950s, low, horizontal Ranch Style houses completed the growth of Floral Park. Today (2021) Floral Park maintains its identity as the premier neighborhood of Santa Ana, historically home to many affluent and prominent citizens.*

*The Ida C. Wisseman House qualifies for listing in the Santa Ana Register under Criterion 1 for its exemplification of the Minimal Traditional style as it developed from the FHA's Principles for Planning Small Houses (1940), specifically, that "all non-essential features can profitably be eliminated." An example of the gable-and-wing variant of the style, the house exhibits details consistent with the Colonial Revival, including its combination of red brick and wood lap siding; wood-framed and multi-paned double-hung sash windows; open front porch whose canopy is supported by a single slender post, and details such as frieze board and window shutters. The house is also of interest because it was built by the Allison Honer Co., a key firm in the development of Floral Park. The recommended categorization is "Contributive" because it contributes to the overall character and history of Floral Park and is representative example of Minimal Traditional architecture (Santa Ana Municipal Code, Section 30-2.2). Character-defining features of the Ida C. Wisseman House that should be preserved include, but may not be limited to: materials and finishes (red brick and wood lap siding); massing; roof configuration and treatment; porch; brick chimney; fenestration (wood-framed and multi-paned double-hung sash windows); and architectural detailing (wood shutters, frieze board).*

**\*B12. References (continued):**

- Ancestry.com. California, Death Index, 1940-1997 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2000.*  
*Harris, Cyril M. American Architecture: An Illustrated Encyclopedia. New York, WW Norton, 1998.*  
*Marsh, Diann. Santa Ana, An Illustrated History. Encinitas, Heritage Publishing, 1994.*  
*McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.*  
*National Register Bulletin 16A. "How to Complete the National Register Registration Form." Washington DC: National Register*  
*Newspapers.com (Santa Ana Register)*  
*Branch, National Park Service, US Dept. of the Interior, 1991.*  
*Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento: March 1995.*  
*Whiffen, Marcus. American Architecture Since 1780. Cambridge: MIT Press, 1969.*  
*Santa Ana and Orange County Directories, 1940-1979.*

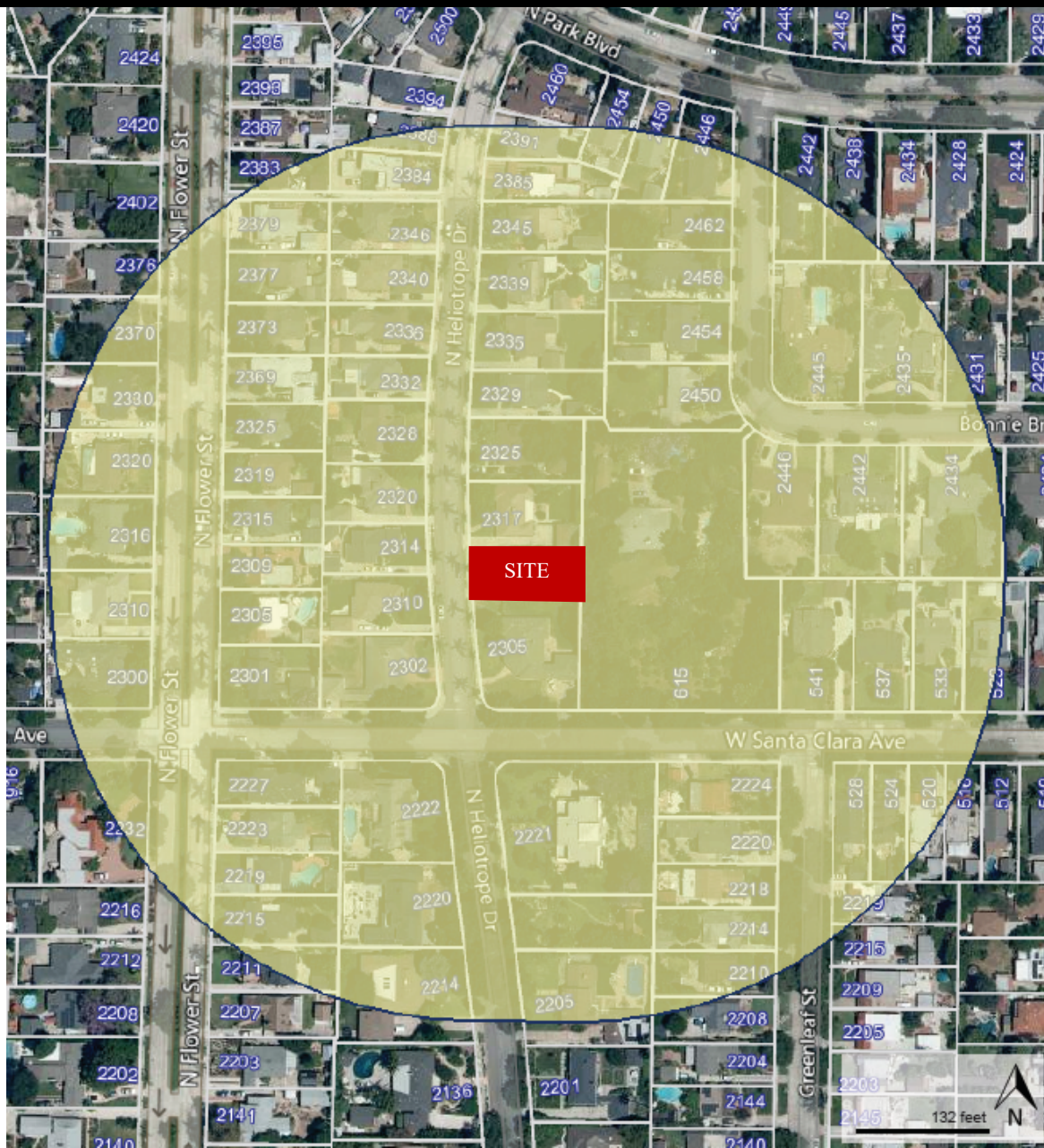
Exhibit C

Exterior work shall be reviewed by the Historic Resources Commission and subject to the U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, as follows:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from the other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and reserve archaeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, an such design is compatible with

size, scale, color, material and character of the property, neighborhood, or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations need to be removed in the future, the essential form and integrity of the structure would be unimpaired.



500' RADIUS

HRC 2021-13/ HRCA 2021-13/ HPPA 2021-12  
2311 NORTH HELIOTROPE DRIVE  
IDA C. WIESSEMAN HOUSE

PLANNING AND BUILDING AGENCY

# ORANGE COUNTY REPORTER

~SINCE 1921~

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CITY OF SANTA ANA PLANNING  
SANTA ANA/PLANNING & BUILDING  
20 CIVIC CENTER PLAZA 2ND FLR  
SANTA ANA, CA 92702

## COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description  
2311 N. Heliotrope Drive

To the right is a copy of the notice you sent to us for publication in the ORANGE COUNTY REPORTER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

06/18/2021

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$128.65
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THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747

OR# 3482600

### NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

#### Historic Resources Commission

**Action:** The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

**Project Location:** 2311 N. Heliotrope Drive (historically known as the Ida C. Wiessman House) located in the Single Family Residential (R-1) zoning district.

**Project Applicant:** Lauren Hartshorne

**Project Description:** The applicant is requesting approval of Historic Resources Commission Application No. 2021-13, Historic Register Categorization No. 2021-13, and Historic Property Preservation Agreement No. 2021-12 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned property and to execute a Historic Property Preservation Agreement with the City of Santa Ana.

**Environmental Impact:** 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 to preserve a historic resource. Categorical Exemption No. ER-2021-61 will be filed for this project.

**Meeting Details: The City has resumed in-person meetings.** This matter will be heard on **Thursday, July 1, 2021, at 4:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. All persons interested in this matter are notified to appear at this time.

**Written Comments:** If you are unable to participate in this in-person meeting, you may send written comments by e-mail to [PBACComments@santa-ana.org](mailto:PBACComments@santa-ana.org) (reference the Agenda Item # in the subject line) or mail to Sarah Bernal, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza - M20, Santa Ana, CA 92701. **Deadline to submit written comments is 4:00 p.m. on the day of the meeting.** Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

**Where To Get More Information:** Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: [www.santa-ana.org/cc/city-meetings](http://www.santa-ana.org/cc/city-meetings).

**Who To Contact For Questions:** Should you have any questions, please contact

Pedro Gomez with the Planning and Building Agency at [PGomez@santa-ana.org](mailto:PGomez@santa-ana.org) or 714-667-2790

**Note:** If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

**Si tiene preguntas en español, favor de llamar a Nardcedalia Perez al (714) 667-2260.**

**Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

6/18/21

OR-3482600#



\* A 0 0 0 0 0 5 7 4 8 3 7 9 \*



# CITY OF SANTA ANA

## Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988  
Santa Ana, California 92702  
[www.santa-ana.org/pba](http://www.santa-ana.org/pba)

### NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 500 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

**Historic Resources Commission Action:** The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

**Project Location:** 2311 N. Heliotrope Drive (historically known as the Ida C. Wieseeman House) located in the Single Family Residential (R-1) zoning district.

**Project Applicant:** Lauren Hartshorne

**Project Description:** The applicant is requesting approval of Historic Resources Commission Application No. 2021-13, Historic Register Categorization No. 2021-13, and Historic Property Preservation Agreement No. 2021-12 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned property and to execute a Historic Property Preservation Agreement with the City of Santa Ana.

**Environmental Impact:** 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 to preserve a historic resource. Categorical Exemption No. ER-2021-61 will be filed for this project.

**Meeting Details:** The City has resumed in-person meetings. This matter will be heard on **Thursday, July 1, 2021, at 4:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. All persons interested in this matter are notified to appear at this time.

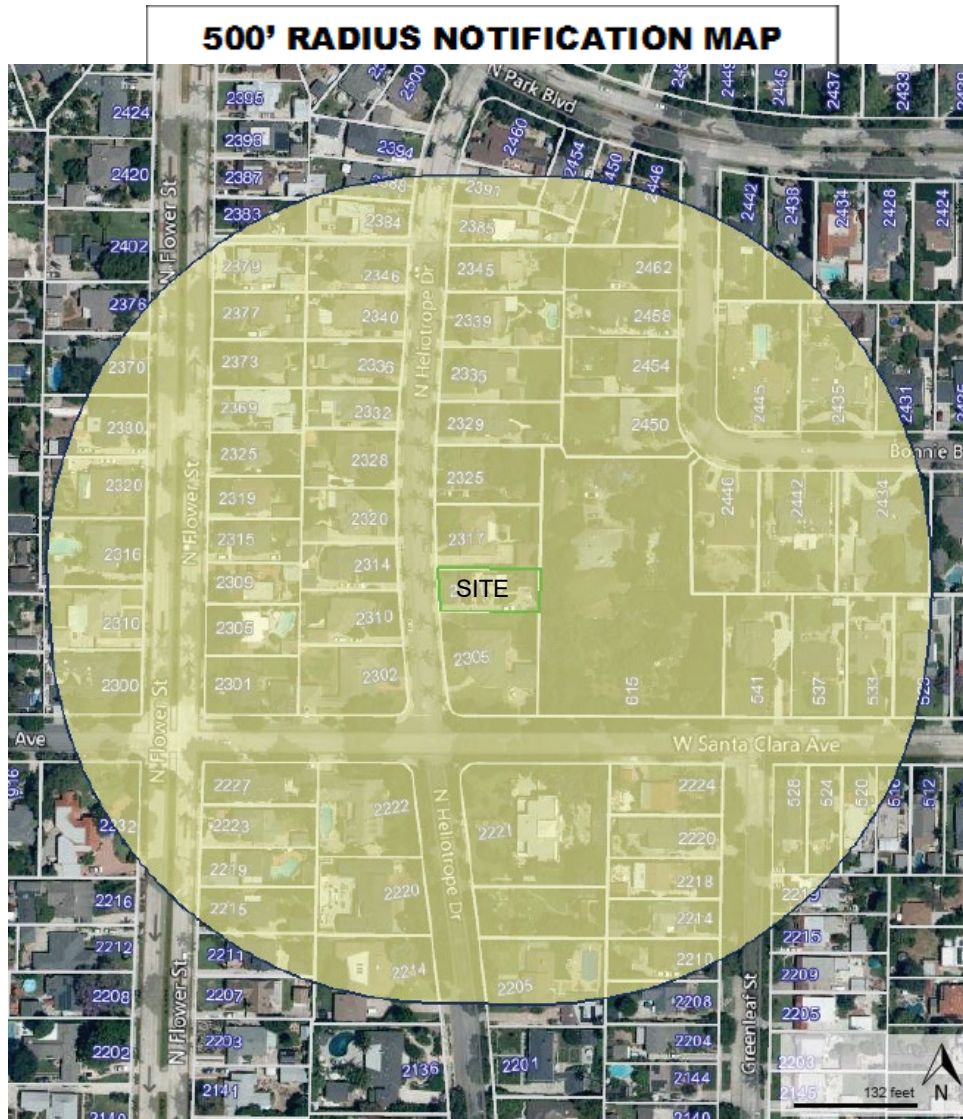
**Written Comments:** If you are unable to participate in this in-person meeting, you may send written comments by e-mail to [PBAComments@santa-ana.org](mailto:PBAComments@santa-ana.org) (reference the Agenda Item # in the subject line) or mail to Sarah Bernal, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701. ***Deadline to submit written comments is 4:00 p.m. on the day of the meeting.*** Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

**Where To Get More Information:** Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: [www.santa-ana.org/cc/city-meetings](http://www.santa-ana.org/cc/city-meetings).

**Who To Contact For Questions:** Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at [PGomez@santa-ana.org](mailto:PGomez@santa-ana.org) or 714-667-2790

**Note:** If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

**Si tiene preguntas en español, favor de llamar a Pedro Gomez al (714) 667-2790.  
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**







**City of Santa Ana**  
**20 Civic Center Plaza, Santa Ana, CA 92701**  
**Historic Resources Commission Staff Report**  
**July 1, 2021**

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**Topic:** HRCA No. 2021-04, HRC 2021-04, HPPA No. 2021-04 – The Clarence Bond House

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**RECOMMENDED ACTION**

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-04 and Historic Register Categorization No. 2021-04 (Exhibit 1).
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Alfred Frank Weitzman, Maura Zwerling Weitzman, David A. Weitzman, and Brooke Weitzman, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

**EXECUTIVE SUMMARY**

Alfred Frank Weitzman, Maura Zwerling Weitzman, David A. Weitzman, and Brooke Weitzman are requesting approval to designate an existing residence located at 2424 North Bonnie Brae to the Santa Ana Register of Historical Properties, as well as approval to execute a Mills Act agreement with the City of Santa Ana.

**DISCUSSION**

**Project Location and Site Description**

The subject property is located on the south side of North Bonnie Brae in the Floral Park neighborhood. The site contains a 2,785-square-foot, Ranch style residence and attached garage on a 15,775-square-foot residential lot (Exhibit 3).

**Analysis of the Issues**

*Historical Listing*

In March 1999, the City Council approved Ordinance No. NS-2363 establishing the Historic Resources Commission and the Santa Ana Register of Historical Properties. The Historic Resources Commission may, by resolution and at a noticed public hearing,

designate as a historical property any building or part thereof, object, structure, or site having importance to the history or architecture of the city in accordance with the criteria set forth in Section 30-2 of the Santa Ana Municipal Code (SAMC). This project entails applying the selection criteria established in Chapter 30 of the Santa Ana Municipal Code (Places of Historical and Architectural Significance) to determine if this structure is eligible for historic designation to the Santa Ana Register of Historical Properties. The first criterion for selection requires that the structures be 50 or more years old.

The structure identified meets the minimum selection criteria for inclusion on the Santa Ana Register of Historical Properties pursuant to criteria contained in Section 30-2 of the Santa Ana Municipal Code, as the property is 71 years old and is a good example of period architecture. No known code violations exist on record for this property.

The property, recognized as the Ida C. Wiesseman House, is in intact and characteristic example of a post-World War II Ranch style house in Santa Ana. It was built in 1950 for \$30,000 by John N. Galbraith for George Clarence Bond and his wife Hazel M. Bond, the first, longest and most notable owners and occupants of this home. Mr. Bond was in business with his father G.W. Bond in the business of selling investment bonds. The business began in Santa Ana in 1925 and was a success before and during the depression due to the marketing of bonds for public infrastructure improvement throughout Orange County. Clarence and Hazel Bond would own and occupy the home for over 25 years until their individual deaths in the early 1980s.

The Clarence Bond House is a one-story, single-family residence on a modestly sized parcel, sited with a typical setback and constructed in a Ranch House style. An attached two-car garage is located behind (south of) the south end of the rear elevation and is connected by a breezeway. The house and garage delineate a reversed "L" -shaped plan, which embraces a generously sized rear patio enclosure. Asymmetrical in design, the house exhibits a strong horizontal emphasis expressed through a long roof ridge running parallel to the front façade (north elevation). It features a moderately pitched, side-gabled roof design with an extension over a partial width porch along the front elevation and a projecting front-gabled wing at the west end of the facade. The roof design exhibits wide-open eaves with exposed rafters along the all elevations. The exterior of the house is clad in a combination of smooth stucco, broad vertical and horizontal siding, board-and-batten siding, and brick. Centered on the façade, the partial-width porch is divided into three bays by slender posts that support the roof extension. At the west end of the porch, the entry contains a single, half-glazed, front door with a cross bottom panel and a single side light. East of the entry, the living room is illuminated by a large metal-framed, multi-light picture window, with a large central pane flanked by two casement windows. Two metal-framed, multi-light, double casement windows framed by wood shutters occupy the end bays of the facade. Along the east, south, and west elevations, the building incorporates a series metal-framed, multi-light casement windows. An interior brick chimney rises above the roof ridgeline. Alterations to the house include the removal of original wood shake roof, enclosure of

the original rear porch, window changeouts, and enclosure of a nook at east side of house. Other than the relatively minor noted changes, the house appears intact and is in good condition. Character-defining features of the Clarence Bond House that should be preserved include, but may not be limited to: metal-framed, multi-light façade fenestration; overall horizontality; combination of exterior building materials including broad horizontal siding, board and batten, brick, and stucco; and Colonial Revival details.

The Clarence Bond House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as characteristic and intact example of a post-World War II Ranch style house in Santa Ana. Its most notable feature is the metal-framed, multi-light façade fenestration. Other typical features include overall horizontality; combination of exterior building materials including broad horizontal siding, board and batten, brick, and stucco; and Colonial Revival details. The recommended categorization is “Contributive” because it contributes to the post-World War II character and history of Floral Park and is a good example of Ranch style architecture.

#### *Mills Act Agreement*

Ordinance No. NS-2382 authorized the Historic Resources Commission to execute Historic Property Preservation Agreements (HPPA), commonly known as Mills Act agreements for eligible properties (Exhibit 2). To be eligible for the Mills Act, the property must be listed on the Santa Ana Register of Historical Properties. The Historic Resources Commission Application and Historic Register Categorization actions proposed for this site authorize the listing of the property on the local register. The agreement provides monetary incentives to the property owner in the form of a property tax reduction in exchange for the owner’s voluntary commitment to maintain the property in a good state of repair as necessary to maintain its character and appearance. Once recorded, the agreement generates a different valuation method in determining the property’s assessed value, resulting in tax savings for the owner. Aside from the tax savings, the benefits include:

- Long term preservation of the property and visual improvement to the neighborhood
- Allows for a mechanism to provide for property rehabilitation
- Provides additional incentive for potential buyers to purchase historic structures
- Discourages inappropriate alterations to the property

The property has no identified unauthorized modifications. Upon consideration of the application, it is recommended that the City enter into a Historic Property Preservation Agreement.

### **Public Notification**

The subject site is located within the Floral Park Neighborhood Association. The president of this Neighborhood Association was notified by mail 10 days prior to this public hearing. In addition, the project site was posted with a notice advertising this public hearing, a notice was published in the Orange County Reporter and mailed notices were sent to all property owners within 500 feet of the project site. At the time of this printing, no correspondence, either written or electronic, has been received from any members of the public.

### **ENVIRONMENTAL IMPACT**

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2021-08 will be filed for this project.

### **FISCAL IMPACT**

The Historic Property Preservation Agreement will reduce the Property Tax revenue account 01102002-50011 to the City by an estimated \$1,110.10 annually, for a period of not less than ten years.

### **EXHIBIT(S)**

1. Resolution
2. Mills Act Agreement
3. 500-Foot Radius Map

Submitted By:  
Pedro Gomez, AICP, Associate Planner

Approved By:  
Minh Thai, Executive Director of Planning and Building Agency, Planning and Building Agency

RESOLUTION NO. 2021-XXX

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2021-04 TO PLACE THE PROPERTY LOCATED AT 2424 NORTH BONNIE BRAE, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2021-04 PLACING SAID PROPERTY WITHIN THE CONTRIBUTIVE 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 July 1, 2021, 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. 2021-04) and categorization (Historic Resources Commission Categorization No. 2021-04) of the Clarence Bond House located at 2424 North Bonnie Brae, Santa Ana.
- B. The Clarence Bond House has distinctive architectural features of the Ranch House style and was built in 1950.
- C. The Clarence Bond House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as characteristic and intact example of a post-World War II Ranch style house in Santa Ana. Its most notable feature is the metal-framed, multi-light façade fenestration. Other typical features include overall horizontality; combination of exterior building materials including broad horizontal siding, board and batten, brick, and stucco; and Colonial Revival details. The recommended categorization is “Contributive” because it contributes to the post-World War II character and history of Floral Park and is a good example of Ranch style architecture. Character-defining features of the Clarence Bond House that should be preserved include, but may not be limited to: metal-framed, multi-light façade fenestration; overall horizontality; combination of exterior building materials including broad horizontal siding, board and batten, brick, and stucco; and Colonial Revival details.
- D. The legal owners of the property are Alfred Frank Weitzman, Maura Zwerling Weitzman, David A. Weitzman, and Brooke Weitzman.
- 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 Contributive category pursuant to Section 30-2.2(3) 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-2021-08 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. 2021-04 to place the Clarence Bond House located at 2424 North Bonnie Brae, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2021-04 placing the Clarence Bond House located at 2424 North Bonnie Brae, Santa Ana, 92706 within the Contributive category.

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 Historical 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 1<sup>st</sup> day of July, 2021.

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Alberta Christy  
Chairperson

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

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

AYES: Commission members \_\_\_\_\_  
NOES: Commission members \_\_\_\_\_  
ABSTAIN: Commission members \_\_\_\_\_  
NOT PRESENT: Commission members \_\_\_\_\_

CERTIFICATE OF ATTESTATION AND ORIGINALITY

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

Date: \_\_\_\_\_

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

**EXHIBIT A  
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
002-123-23	2424 North Bonnie Brae	<p>THE EAST 100 FEET OF THE FOLLOWING DESCRIBED PROPERTY:</p> <p>THAT PORTION LOT 3 OF POTTS, BORDEN, AND SIDWELL TRACT, IN THE OTY OF SANTA ANA, AS SHOWN ON A MAP RECORDED IN BOOK 4 PAGE 624, OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF BONNIE BRAE WITH THE WEST LINE OF TRACT NO. 761, AS PER MAP THEREOF RECORDED IN BOOK 22 PAGE 35 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY; THENCE WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID BONNIE BRAE, 220 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID TRACT, 157.50 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANT NORTH 157.50 FEET FROM THE WESTERLY EXTENSION OF THE NORTH LINE OF SANTA CLARA AVENUE, AS SHOWN</p>	<p>Alfred Frank Weitzman, Maura Zwerling Weitzman, David A. Weitzman, and Brooke Weitzman</p>



FREE RECORDING PURSUANT TO  
GOVERNMENT CODE § 27383

		ON SAID MAP OF TRACT NO. 761; THENCE EAST ALONG SAID PARALLEL LINE, 220 FEET TO THE WEST LINE OF SAID TRACT 761; THENCE NORTH ALONG SAID WEST LINE 157.75 FEET TO THE POINT OF BEGINNING.	
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RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

City of Santa Ana  
20 Civic Center Plaza (M-30)  
Santa Ana, CA 92702  
Attn: Clerk of the Council

FREE RECORDING PURSUANT TO GOVERNMENT CODE § 27383

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HISTORIC PROPERTY PRESERVATION AGREEMENT

This Historic Property Preservation Agreement (“Agreement”) is made and entered into by and between the City of Santa Ana, a charter city and municipal corporation duly organized and existing under the Constitution and laws of the of the State of California (hereinafter referred to as “City”), and **Alfred Frank Weitzman, and Maura Zwerling Weitzman, Husband and Wife and David A. Weitzman, a single man and Brooke Weitzman, a single woman, as Joint Tenants**, (hereinafter collectively referred to as “Owner”), owner of real property located at **2424 North Bonnie Brae, Santa Ana, California**, in the County of Orange and listed on the Santa Ana Register of Historical Properties.

RECITALS

- A. The City Council of the City of Santa Ana is authorized by California Government Code Section 50280 et seq. (known as the “Mills Act”) to enter into contracts with owners of qualified historical properties to provide for appropriate use, maintenance, rehabilitation and restoration such that these historic properties retain their historic character and integrity.
- B. The Owner possesses fee title in and to that certain qualified real property together with associated structures and improvements thereon, located at **2424 North Bonnie Brae, Santa Ana, CA, 92706** and more particularly described in Exhibit “A,” attached hereto and incorporated herein by reference, and hereinafter referred to as the “Historic Property”.
- C. The Historic Property is officially designated on the Santa Ana Register of Historical Properties pursuant to the requirements of Chapter 30 of the Santa Ana Municipal Code.
- D. City and Owner, for their mutual benefit, now desire to enter into this Agreement which defines and limits the use and alteration of this Historic Property in order to enhance and maintain its value as a cultural and historical resource for Owner and for the community; to prevent inappropriate alterations to the Historic Property and to ensure that repairs, additions, new building, and other changes are appropriate; and to ensure that rehabilitation and maintenance are carried out in an exemplary manner.

- E. Owner and City intend to carry out the purposes of California Government Code, Chapter 1, Part 5 of Division 1 of Title 5, Article 12, Section 50280 et seq., which will enable the Historic Property to qualify for an assessment of valuation as a restricted historical property pursuant to Article 1.9, Sec. 439 et seq., Chapter 3 Part 2 of Division 1 of the California Tax and Revenue Code.

NOW, THEREFORE, the City of Santa Ana and the Owner of the Historic Property agree as follows:

**1. Effective Date and Terms of Agreement.**

This Agreement shall be effective and commence on **September 22, 2021**, and shall remain in effect for a term of ten (10) years thereafter. Each year, upon the anniversary of the effective date of this Agreement, such initial term will automatically be extended as provided in California Government Code Sections 50280 through 50290 and in Section 2, below.

**2. Renewal.**

a. Each year on the anniversary of the effective date of this Agreement, a year shall automatically be added to the initial ten (10) year term of this Agreement unless written notice of nonrenewal is served as provided herein.

b. If the Owner or the City desire(s) in any year not to renew the Agreement, the Owner or City shall serve written notice of nonrenewal of the Agreement on the other party. Unless such notice is served by the Owner to the City at least ninety (90) days prior to the annual renewal date, or served by the City to the Owner at least sixty (60) days prior to the annual renewal date, one (1) year shall automatically be added to the term of the Agreement as provided herein.

c. Within 30 days from receipt of City's notice of nonrenewal, the Owner may file a written protest of City's decision of nonrenewal. The City may, at any time prior to the annual renewal date of the Agreement, withdraw its notice to the Owner of nonrenewal.

d. If either the Owner or the City serves notice to the other of nonrenewal in any year, the Agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal of the Agreement, whichever may apply.

**3. Standards and Conditions for Historic Property.**

During the term of this Agreement, the Historic Property shall be subject to the following conditions, requirements and restrictions:

a. Owner shall maintain the Historic Property in a good state of repair and shall preserve, maintain, and, where necessary, restore or rehabilitate the property and its character-defining features described in the "Historical Property Description" attached hereto, marked as Exhibit B, notably the general architectural form, style, materials, design, scale, proportions,

organization of windows, doors, and other openings, textures, details, mass, roof line, porch and other aspects of the appearance of the exterior to the satisfaction of the City.

b. All changes to the Historic Property shall comply with applicable City plans and regulations, and conform to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, namely the U.S. Secretary of the Interior's Standards and Guidelines for Historic Preservation Projects. These guidelines are attached hereto, marked as Exhibit C, and incorporated herein by this reference. Owner shall continually maintain the Historic Property in the same or better condition.

c. A view corridor enabling the general public to see the Historic Property from the public right-of-way shall be maintained, and Owner shall not be permitted to block the view corridor to the property with any new structure, such as walls, fences or shrubbery, so as to prevent the viewing of the historic landmark by the public.

d. The following are prohibited: demolition of the Historic Property or destruction of character-defining features of the building or site; removal of trees and other major vegetation unless removal is approved by a rehabilitation plan approved by the Historic Resources Commission; paving of yard surface; exterior alterations or additions unless approved by the Historic Resources Commission and such alterations are in keeping with the Secretary of Interior's Standards; deteriorating, dilapidated or unrepaired structures such as fences, roofs, doors, walls, and windows; storage of junk, trash, debris, discarded or unused objects such as cars, appliances, or furniture; and other unsightly by decoration, structure or vegetation which is unsightly by reason of its height, condition, or inappropriate location.

e. Owner shall allow reasonable periodic inspection by prior appointment, as needed or at least every five (5) years after the initial inspection, of the interior and exterior of the Historic Property by representatives of the City of Santa Ana, the County Assessor, the State Department of Parks and Recreation, and the State Board of Equalization, to determine the Owner's compliance with the terms and provisions of this Agreement.

#### **4. Furnishing of Information.**

The Owner hereby agrees to furnish the City with any and all information requested which may be necessary or advisable to determine compliance with the terms and provisions of this Agreement.

#### **5. Cancellation.**

a. The City, following a duly noticed public hearing by the City Council as set forth in Government Code Section 50280, et. seq., may cancel this Agreement if it determines that the Owner have breached any of the conditions of this Agreement, or has allowed the property to deteriorate to the point that it no longer meets the standards for a qualified Historic Property, or if the City determines that the Owner have failed to restore or rehabilitate the property in the manner specified in Section 3 of this Agreement. If a contract is cancelled for these reasons, the Owner shall pay a cancellation fee to the County Auditor as set forth in Government Code

Section 50286. This cancellation fee shall be a percentage (currently set at twelve and one-half (12 ½) percent by Government Code Section 50286) of the current fair market value of the property at the time of the cancellation, as determined by the county assessor, without regard to any restriction imposed pursuant to this Agreement.

b. If the Historic Property is destroyed by earthquake, fire, flood or other natural disaster such that in the opinion of the City Building Official more than sixty (60) percent of the original fabric of the structure must be replaced, this Agreement shall be canceled immediately because, in effect, the historic value of the structure will have been destroyed. No fee shall be imposed in the case of destruction by acts of God or natural disaster.

c. If the Historic Property is acquired by eminent domain and the City Council determines that the acquisition frustrates the purpose of this Agreement, this Agreement shall be cancelled and no fee imposed, as specified in Government Code Section 50288.

## **6. Enforcement of Agreement.**

a. In lieu of and/or in addition to any provisions to cancel the Agreement as referenced herein, City may specifically enforce, or enjoin the breach of, the terms of the Agreement. In the event of a default, under the provisions to cancel the Agreement by Owner, the City shall give written notice to Owner by registered or certified mail, and if such a violation is not corrected to the reasonable satisfaction of the City Manager or designee within thirty (30) days thereafter, or if not corrected within such a reasonable time as may be required to cure the breach or default, or default cannot be cured within thirty (30) days (provided that acts to cure the breach or default may be commenced within thirty (30) days and shall thereafter be diligently pursued to completion by Owner), then City may, without further notice, declare a default under the terms of this Agreement and may bring any action necessary to specifically enforce the obligations of Owner growing out of the terms of this Agreement, apply to any court, state or federal, for injunctive relief against any violation by Owner or apply for such relief as may be appropriate.

b. City does not waive any claim of default by the Owner if City does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing historic properties are available to City to pursue in the event that there is a breach of this Agreement. No waiver by City of any breach or default under this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

## **7. Binding effect of Agreement.**

a. Owner hereby subjects the Historic Property, located at **2424 North Bonnie Brae**, Assessor Parcel Number, **002-123-23**, and more particularly described in Exhibit A, in the City of Santa Ana, to the covenants, conditions, and restrictions as set forth in this Agreement.

b. City and Owner hereby declare their specific intent that the covenants, conditions and restrictions as set forth herein shall be deemed covenants running with the land and shall

pass to and be binding upon Owner's successors and assigns in title or interest to the Historic Property. Every contract, deed, or other instrument hereinafter executed, covering or conveying the Historic Property or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the tenants, restrictions, and reservations expressed in this Agreement regardless of whether such covenants, conditions and restrictions are set forth in such contract, deed, or other instrument.

**8. No Compensation.**

Owner shall not receive any payment from City in consideration of the obligation imposed under this Agreement, it being recognized that the consideration for the execution of this Agreement is the substantial public benefit to be derived therefrom and the advantage that will accrue to Owner as a result of the effect upon the assessed value of the Property on the account of the restrictions on the use and preservation of the Property.

**9. Notice.**

Any notice required by the terms of this Agreement shall be sent to the address of the respective parties as specified below or at other addresses that may be later specified by the parties hereto.

City: City of Santa Ana  
20 Civic Center Plaza (M-30)  
Santa Ana, CA 92702  
Attn: Clerk of the Council

Owners: Alfred Frank Weitzman, Maura Zwerling Weitzman, David A. Weitzman, and  
Brooke Weitzman  
2424 North Bonnie Brae  
Santa Ana, CA 92706

**10. General Provisions.**

a. None of the terms, provisions, or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors, or assigns, nor shall such terms, provisions or conditions cause them to be considered joint ventures or members of any joint enterprise.

b. The Owner agrees to and shall indemnify and hold the City and its elected and appointed officials, officers, agents, and employees harmless from liability for damage or claims for damage for personal injuries, including death, and claims for property damage which may arise from the direct or indirect use or operations of the Owner or those of his or her contractor, subcontractor, agent, employee, or other person acting on his or her behalf which relates to the use, operation, and maintenance of the Historic Property. The Owner hereby agrees to and shall defend the City and its elected and appointed officials, officers, agents, and employees with

respect to any and all actions for damages caused by, or alleged to have been caused by, reason of the Owner's activities in connection with the Historic Property.

c. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, and costs of defense incurred, by reason of the operations referred to in this Agreement regardless of whether or not City prepared, supplied, or approved the plans, specifications or other documents for the Historic Property.

d. All of the agreements, rights, covenants, conditions, and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns, and all persons acquiring any part or portion of the Historic Property, whether by operation of law or in any manner whatsoever.

e. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations, or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover all reasonable attorney's fees to be fixed by the court, in addition to court costs and other relief ordered by the court.

f. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be effected thereby.

g. This Agreement shall be construed and governed in accordance with the laws of the State of California, with venue in Orange County.

#### **11. Recordation.**

No later than twenty (20) days after the parties execute and enter into this Agreement, the City shall cause this Agreement to be recorded in the office of the County Recorder of the County of Orange.

#### **12. Amendments.**

This Agreement may be amended, in whole or in part, only by a written recorded instrument executed by the parties hereto.

#### **13. Effective Date**

This Agreement shall be effective on the day and year first written above in Section 1.

{Signature page follows}

**ATTEST:**

**CITY OF SANTA ANA**

\_\_\_\_\_  
DAISY GOMEZ  
Clerk of the Council

\_\_\_\_\_  
KRISTINE RIDGE  
City Manager

**OWNER**

Date: \_\_\_\_\_

By: \_\_\_\_\_  
ALFRED FRANK WEITZMAN

Date: \_\_\_\_\_

By: \_\_\_\_\_  
MAURA ZWERLING WEITZMAN

Date: \_\_\_\_\_

By: \_\_\_\_\_  
DAVID A. WEITZMAN

Date: \_\_\_\_\_

By: \_\_\_\_\_  
BROOKE WEITZMAN

**APPROVED AS TO FORM:**

**RECOMMENDED FOR APPROVAL:**

SONIA CARVALHO  
City Attorney

By: \_\_\_\_\_  
JOHN M. FUNK  
Assistant City Attorney

\_\_\_\_\_  
MINH THAI  
Executive Director  
Planning and Building Agency



**EXHIBIT A  
LEGAL DESCRIPTION**

REAL PROPERTY IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE EAST 100 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION LOT 3 OF POTTS, BORDEN, AND SIDWELL TRACT, IN THE CITY OF SANTA ANA, AS SHOWN ON A MAP RECORDED IN BOOK 4 PAGE 624, OF MISCELLANEOUS RECORDS OF LOS ANGELES COUNTY, CALIFORNIA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF BONNIE BRAE WITH THE WEST LINE OF TRACT NO. 761, AS PER MAP THEREOF RECORDED IN BOOK 22 PAGE 35 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY; THENCE WEST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID BONNIE BRAE, 220 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID TRACT, 157.50 FEET TO A POINT IN A LINE PARALLEL WITH AND DISTANT NORTH 157.50 FEET FROM THE WESTERLY EXTENSION OF THE NORTH LINE OF SANTA CLARA AVENUE, AS SHOWN ON SAID MAP OF TRACT NO. 761; THENCE EAST ALONG SAID PARALLEL LINE, 220 FEET TO THE WEST LINE OF SAID TRACT 761; THENCE NORTH ALONG SAID WEST LINE 157.75 FEET TO THE POINT OF BEGINNING.

**Assessor's Parcel Number: 002-123-23**

# EXECUTIVE SUMMARY

**Clarence Bond House  
2424 North Bonnie Brae  
Santa Ana, CA 92706**

NAME	Clarence Bond House			REF. NO.
ADDRESS	2424 North Bonnie Brae			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1950	LOCAL REGISTER CATEGORY: Contributive		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Floral Park	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION	C/3	CALIFORNIA REGISTER STATUS CODE	5S3	

Location:  Not for Publication       Unrestricted

Prehistoric       Historic       Both

**ARCHITECTURAL STYLE:** Ranch House

Widely published in *Sunset* and *House Beautiful* magazines, the Ranch House dominated post-World War II residential expansion and represented the most popular house form in the United States from the 1950s through 1970s. The Ranch House originated in the 1930's designs of Southern California architect Cliff May, who sought to reinvent the West's vernacular housing traditions by combining the form and massing of the traditional ranch house with a modernist's concern for informality, expressed in materials and plan, and indoor-outdoor integration.

While the style includes several variants, a basic set of character-defining features applies to most examples. In form and massing, the style evokes a sprawling ranch that developed over time, with a central block extended by wings of varying roof heights. Generally L-shaped or U-shaped in plan, the Ranch House typically has a one-story profile with strong horizontal emphasis expressed through a low pitched or flat roof with wide overhanging eaves. Asymmetrical in design, the Ranch House is often sheathed in and accented with rustic materials such as board-and-batten siding, high brick foundations, art stone, and wood shake roofs. Indoor-outdoor integration is achieved through the use of recessed or extended porches, set low to the ground, and the generous use of large picture, ribbon, or corner windows. Window detailing can include wood frames, decorative shutters, and diamond-patterned muntins. Ornamentation includes rusticated elements, such as carved porch supports and exposed rafters, uneven rakes and flared eaves, and faux dove cotes and bird houses.

**SUMMARY/CONCLUSION:**

The Clarence Bond House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as characteristic and intact example of a post-World War II Ranch style house in Santa Ana. Its most notable feature is the metal-framed, multi-light façade fenestration. Other typical features include overall horizontality; combination of exterior building materials including broad horizontal siding, board and batten, brick, and stucco; and Colonial Revival details. The recommended categorization is "Contributive" because it contributes to the post-World War II character and history of Floral Park and is a good example of Ranch style architecture (Santa Ana Municipal Code, Section 30-2.2).

**EXPLANATION OF CODES:**

- California Register Criteria for Evaluation: (From California Office of Historic Preservation, Technical Assistance Series # 7, "How to Nominate Resources to the California Register of Historical Resources," September 4, 2001.)

**3:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

- It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.



State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number (assigned by recorder) *Clarence Bond House*

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange County

\*b. USGS 7.5' Quad: TCA 1725

Date: March 3, 2015

\*c. Address 2424 North Bonnie Brae

City: Santa Ana

Zip: 92706

\*e. Other Locational Data: Assessor's Parcel Number 002-123-23

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*Located in Floral Park, this is a one-story, single-family residence on a modestly sized parcel, sited with a typical setback and constructed in a Ranch House style. An attached two-car garage is located behind (south of) the south end of the rear elevation and is connected by a breezeway. The house and garage delineate a reversed "L" -shaped plan, which embraces a generously sized rear patio enclosure. Asymmetrical in design, the house exhibits a strong horizontal emphasis expressed through a long roof ridge running parallel to the front façade (north elevation). It features a moderately pitched, side-gabled roof design with an extension over a partial width porch along the front elevation and a projecting front-gabled wing at the west end of the facade. The roof design exhibits wide-open eaves with exposed rafters along the all elevations. The exterior of the house is clad in a combination of smooth stucco, broad vertical and horizontal siding, board-and-batten siding, and brick. Centered on the façade, the partial-width porch is divided into three bays by slender posts that support the roof extension. At the west end of the porch, the entry contains a single, half-glazed, front door with a cross bottom panel and a single side light. East of the entry, the living room is illuminated by a large metal-framed, multi-light picture window, with a large central pane flanked by two casement windows. Two metal-framed, multi-light, double casement windows framed by wood shutters occupy the end bays of the facade. Along the east, south, and west elevations, the building incorporates a series metal-framed, multi-light casement windows. An interior brick chimney rises above the roof ridgeline. Alterations to the house include the removal of original wood shake roof, enclosure of the original rear porch, window changeouts, and enclosure of a nook at east side of house. Other than the relatively minor noted changes, the house appears intact and is in good condition. The property is landscaped with a lawn, low vegetation and a single brick walkway leading towards the front entry.*

\*P3b. Resource Attributes: (list attributes and codes) HP2. Single-Family Residence

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other

P5a. Photo



**P5b. Photo:** (view and date)  
 North elevation, view south  
 January 2021

\*P6. Date Constructed/Age and Sources:  historic  
 1950/ City of Santa Ana Building Permits

\*P7. Owner and Address:  
 Alfred, Maura, David, and Brooke Weitzman  
 2424 North Bonnie Brae  
 Santa Ana, CA 92706

\*P8. Recorded by:  
 Pedro Gomez, City of Santa Ana  
 20 Civic Center Plaza M-20  
 Santa Ana, CA 92702

\*P9. Date Recorded:  
 July 1, 2021

\*P10. Survey Type:  
 Intensive Survey Update

\*P11. Report Citation: (Cite survey report and other sources, or enter "none")  
 None

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list) \_\_\_\_\_

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or #: *Clarence Bond House*

**B1. Historic Name:** *Clarence Bond House*

**B2. Common Name:** *Same*

**B3. Original Use:** *Single-family Residence*

**B4. Present Use:** *Single-family Residence*

\***B5. Architectural Style:** *Ranch House*

\***B6. Construction History:** (Construction date, alterations, and date of alterations): *July 28, 1950. Constructed. \$30,000.*

*October 23, 1953. Screen existing porch for C. Bond by W.C. Newton. \$550.*

*July 12, 2000. Install swimming pool and spa. \$14,500.*

*September 27, 2004. T/O existing wood shake and apply composition, 50 squares. \$11,500.*

*May 8, 2009. Change out 12 windows and one new door, to comply with current code requirements. \$16,000.*

*May 8, 2009. Remove and replace siding, re-frame wall. \$1,000.*

*October 19, 2010. Enclose nook at south side of house to enlarge kitchen and remodel existing kitchen. \$15,668.*

*November 14, 2019. Remodel bathroom - replace shower with new tile and hot mop. \$20,000.*

*November 14, 2019. Hot mop shower pan. \$2,300.*

\***B7. Moved?** No Yes Unknown **Date:** \_\_\_\_\_ **Original location:** \_\_\_\_\_

\***B8. Related Features:** *Attached Garage.*

B9a. Architect: *Unknown*

b. Builder: *John N. Galbraith*

\***B10. Significance: Theme** *Residential Architecture* **Area** *Santa Ana*  
**Period of Significance:** *1950* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C/3*  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

*The Clarence Bond House is architecturally significant as an intact and characteristic example of a post-World War II Ranch style house in Santa Ana. This house was originally constructed in 1950, by John N. Galbraith for George Clarence Bond (1900-1980) and wife Hazel M. Bond (1901-1985), the first, longest and most notable owners and occupants of this home during its period of significance. Mr. Bond was in business with his father G.W. Bond in the business of selling investment bonds. The business began in Santa Ana in 1925 and was a success before and during the depression due to the marketing of bonds for public infrastructure improvement throughout the County. Clarence and Hazel Bond would own and occupy the home for over 25 years until their individual deaths in the early 1980s.*

*(See Continuation Sheet 3 of 3.)*

B11. Additional Resource Attributes: (List attributes and codes)

\***B12. References:**

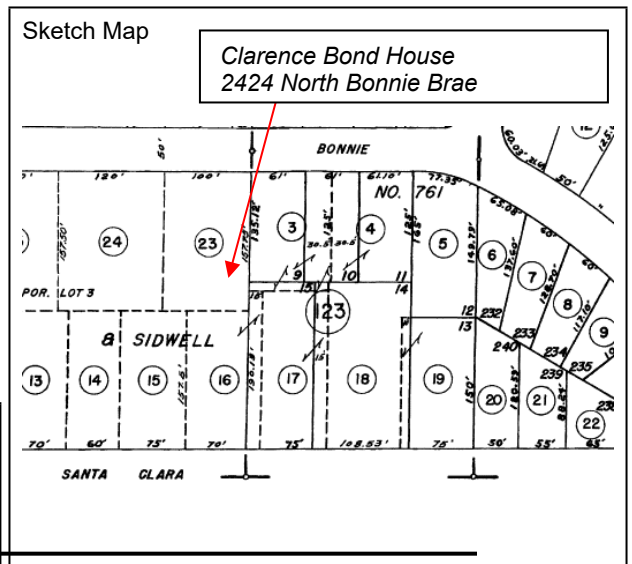
*City of Santa Ana Building Permits  
Santa Ana History Room Collection, Santa Ana Public Library  
Sanborn Maps  
(See Continuation Sheet 3 of 3.)*

B13. Remarks:

\***B14. Evaluator:** *Leslie Heumann/Chattel Inc.*

\***Date of Evaluation:** *July 1, 2021*

(This space reserved for official comments.)



**\*B10. Significance (continued):**

*Santa Ana was founded by William Spurgeon in 1869 as a speculative town site on part of the Spanish land grant known as Rancho Santiago de Santa Ana. The civic and commercial core of the community was centered around the intersection of Main and Fourth Streets. Stimulated by the arrival of the Santa Fe Railroad and incorporation as a city in 1886, and selection as the seat of the newly created County of Orange in 1889, the city grew outwards, with residential neighborhoods developing to the north, south, and east of the city center. Agricultural uses predominated in the outlying areas, with cultivated fields and orchards dotted with widely scattered farmhouses.*

*The Clarence Bond House is located in Floral Park, a neighborhood northwest of downtown Santa Ana bounded by West Seventeenth Street, North Flower Street, Riverside Drive, and Broadway. Groves of oranges, avocados, and walnuts and widely scattered ranch houses characterized this area before 1920. Developer and builder Allison Honer (1897-1981), credited as the subdivider and builder of a major portion of northwest Santa Ana, arrived in Santa Ana from Beaver Falls, New York in 1922 (Talbert, pages 353-356). "Before nightfall on the day of his arrival, Mr. Honer purchased a parcel of land. And that month, he began building custom homes in Santa Ana" (Orange County Register, September 15, 1981). The parcel chosen became the Floral Park subdivision between Seventeenth Street and Santiago Creek. "When built in the 1920s, the Floral Park homes were the most lavish and expensive in the area. They sold for about \$45,000 each" (Orange County Register, September 15, 1981). Revival architecture in a wide variety of romantic styles was celebrated in the 1920s and 1930s and Floral Park showcased examples of the English Tudor, French Norman, Spanish Colonial, and Colonial Revival. The Allison Honer Construction Company went on to complete such notable projects as the 1935 Art Deco styled Old Santa Ana City Hall, the El Toro Marine Base during World War II, and the 1960 Honer Shopping Plaza. Honer lived in the neighborhood he had helped to create, at 615 West Santa Clara Avenue.*

*In the late 1920s and 1930s, another builder, Roy Roscoe Russell (1881-1965), continued developing the groves of Floral Park. An early Russell project was his 1928 subdivision of Victoria Drive between West Nineteenth Street and West Santa Clara Avenue. The homes were quite grand and displayed various revival styles, including Russell's own large, Colonial Revival mansion at 2009 Victoria Drive. In the early post World War II years, Floral Park continued its development as numerous, smaller, single-family houses were built. Continuing in the Floral Park tradition, they were mostly revival in style. In the 1950s, low, horizontal Ranch Style houses completed the growth of Floral Park. Today (2021), Floral Park maintains its identity as the premier neighborhood of Santa Ana, historically home to many affluent and prominent citizens.*

*The Clarence Bond House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as characteristic and intact example of a post-World War II Ranch style house in Santa Ana. Its most notable feature is the metal-framed, multi-light façade fenestration. Other typical features include overall horizontality; combination of exterior building materials including broad horizontal siding, board and batten, brick, and stucco; and Colonial Revival details. The recommended categorization is "Contributive" because it contributes to the post-World War II character and history of Floral Park and is a good example of Ranch style architecture (Santa Ana Municipal Code, Section 30-2.2). Character-defining features of the Clarence Bond House that should be preserved include, but may not be limited to: metal-framed, multi-light façade fenestration; overall horizontality; combination of exterior building materials including broad horizontal siding, board and batten, brick, and stucco; and Colonial Revival details.*

**\*B12. References (continued):**

- Ancestry.com. California, Death Index, 1940-1997 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2000.*  
*Harris, Cyril M. American Architecture: An Illustrated Encyclopedia. New York, WW Norton, 1998.*  
*Marsh, Diann. Santa Ana, An Illustrated History. Encinitas, Heritage Publishing, 1994.*  
*McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.*  
*National Register Bulletin 16A. "How to Complete the National Register Registration Form." Washington DC: National Register*  
*Newspapers.com (Santa Ana Register)*  
*Branch, National Park Service, US Dept. of the Interior, 1991.*  
*Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento: March 1995.*  
*Whiffen, Marcus. American Architecture Since 1780. Cambridge: MIT Press, 1969.*  
*Santa Ana and Orange County Directories, 1950-1990.*

Exhibit C

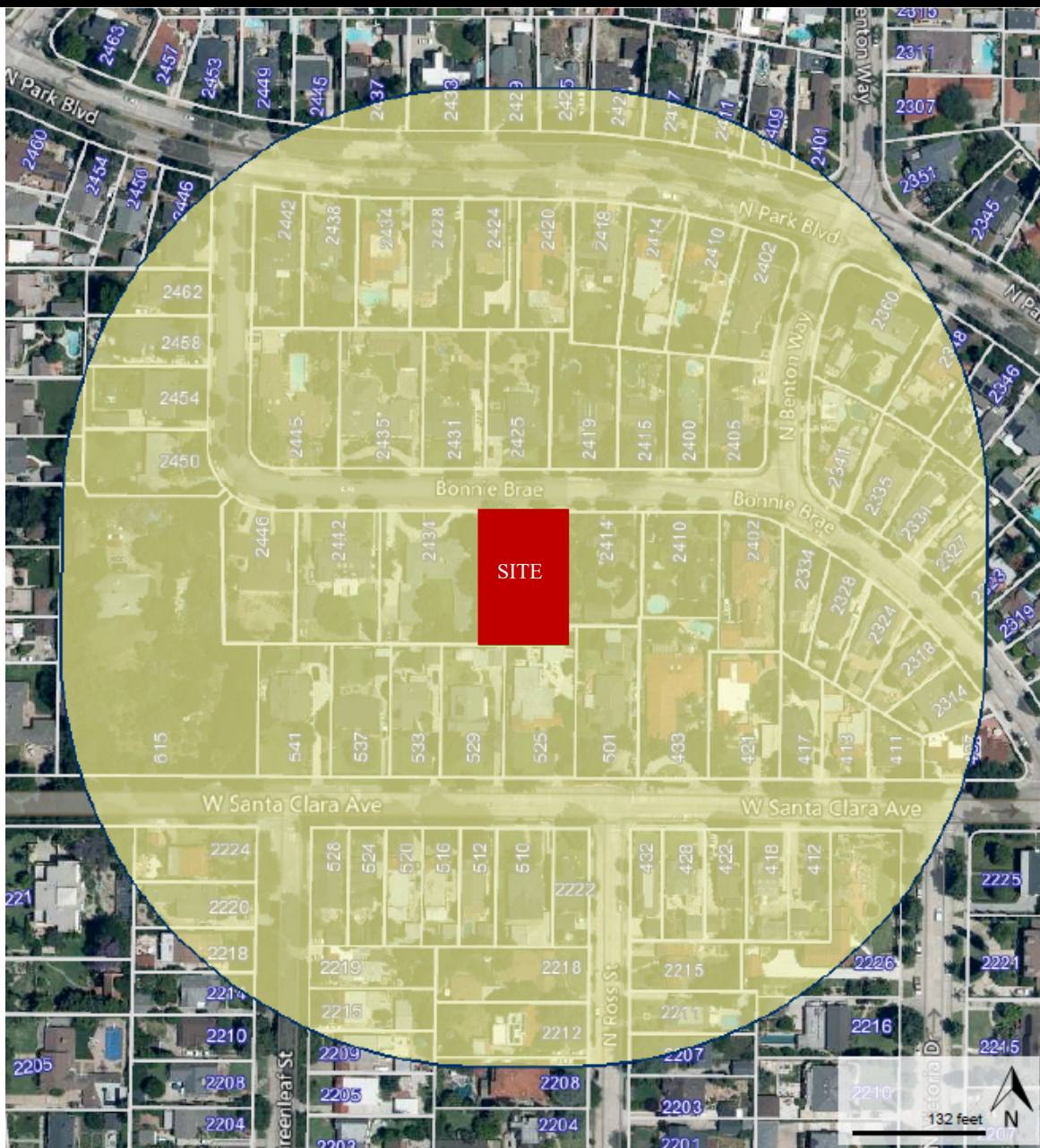
Exterior work shall be reviewed by the Historic Resources Commission and subject to the U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, as follows:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from the other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and reserve archaeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, an such design is compatible with

size, scale, color, material and character of the property, neighborhood, or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations need to be removed in the future, the essential form and integrity of the structure would be unimpaired.





500' RADIUS

HRC 2021-04/ HRCA 2021-04/ HPPA 2021-04  
2424 NORTH BONNIE BRAE  
CLARENCE BOND HOUSE

PLANNING AND BUILDING AGENCY

# ORANGE COUNTY REPORTER

~SINCE 1921~

Mailing Address : 600 W SANTA ANA BLVD, SANTA ANA, CA 92701  
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CITY OF SANTA ANA PLANNING  
SANTA ANA/PLANNING & BUILDING  
20 CIVIC CENTER PLAZA 2ND FLR  
SANTA ANA, CA 92702

## COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description  
2424 N. Bonnie Brae - HRC

To the right is a copy of the notice you sent to us for publication in the ORANGE COUNTY REPORTER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

06/18/2021

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Publication	\$128.65
Total	\$128.65

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ORANGE COUNTY REPORTER, SANTA ANA	(714) 543-2027
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LOS ANGELES DAILY JOURNAL, LOS ANGELES	(213) 229-5300
SAN FRANCISCO DAILY JOURNAL, SAN FRANCISCO	(800) 640-4829
SAN JOSE POST-RECORD, SAN JOSE	(408) 287-4866
THE DAILY RECORDER, SACRAMENTO	(916) 444-2355
THE DAILY TRANSCRIPT, SAN DIEGO	(619) 232-3486
THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747

OR# 3482602

### NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

#### Historic Resources Commission

**Action:** The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

**Project Location:** 2424 N. Bonnie Brae (historically known as the Clarence Bond House) located in the Single Family Residential (R-1) zoning district.

**Project Applicant:** Brooke Weitzman

**Project Description:** The applicant is requesting approval of Historic Resources Commission Application No. 2021-04, Historic Register Categorization No. 2021-04, and Historic Property Preservation Agreement No. 2021-04 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned property and to execute a Historic Property Preservation Agreement with the City of Santa Ana.

**Environmental Impact:** 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 to preserve a historic resource. Categorical Exemption No. ER-2021-08 will be filed for this project.

**Meeting Details:** The City has resumed in-person meetings. This matter will be heard on **Thursday, July 1, 2021, at 4:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. All persons interested in this matter are notified to appear at this time.

**Written Comments:** If you are unable to participate in this in-person meeting, you may send written comments by e-mail to [PBACComments@santa-ana.org](mailto:PBACComments@santa-ana.org) (reference the Agenda Item # in the subject line) or mail to Sarah Bernal, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza - M20, Santa Ana, CA 92701. **Deadline to submit written comments is 4:00 p.m. on the day of the meeting.** Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

**Where To Get More Information:** Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: [www.santa-ana.org/cc/city-meetings](http://www.santa-ana.org/cc/city-meetings).

**Who To Contact For Questions:** Should you have any questions, please contact

Pedro Gomez with the Planning and Building Agency at [PGomez@santa-ana.org](mailto:PGomez@santa-ana.org) or 714-667-2790

**Note:** If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

**Si tiene preguntas en español, favor de llamar a Nardcedalia Perez al (714) 667-2260.**

**Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

6/18/21

OR-3482602#





# CITY OF SANTA ANA

## Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988  
Santa Ana, California 92702  
[www.santa-ana.org/pba](http://www.santa-ana.org/pba)

### NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 500 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

**Historic Resources Commission Action:** The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

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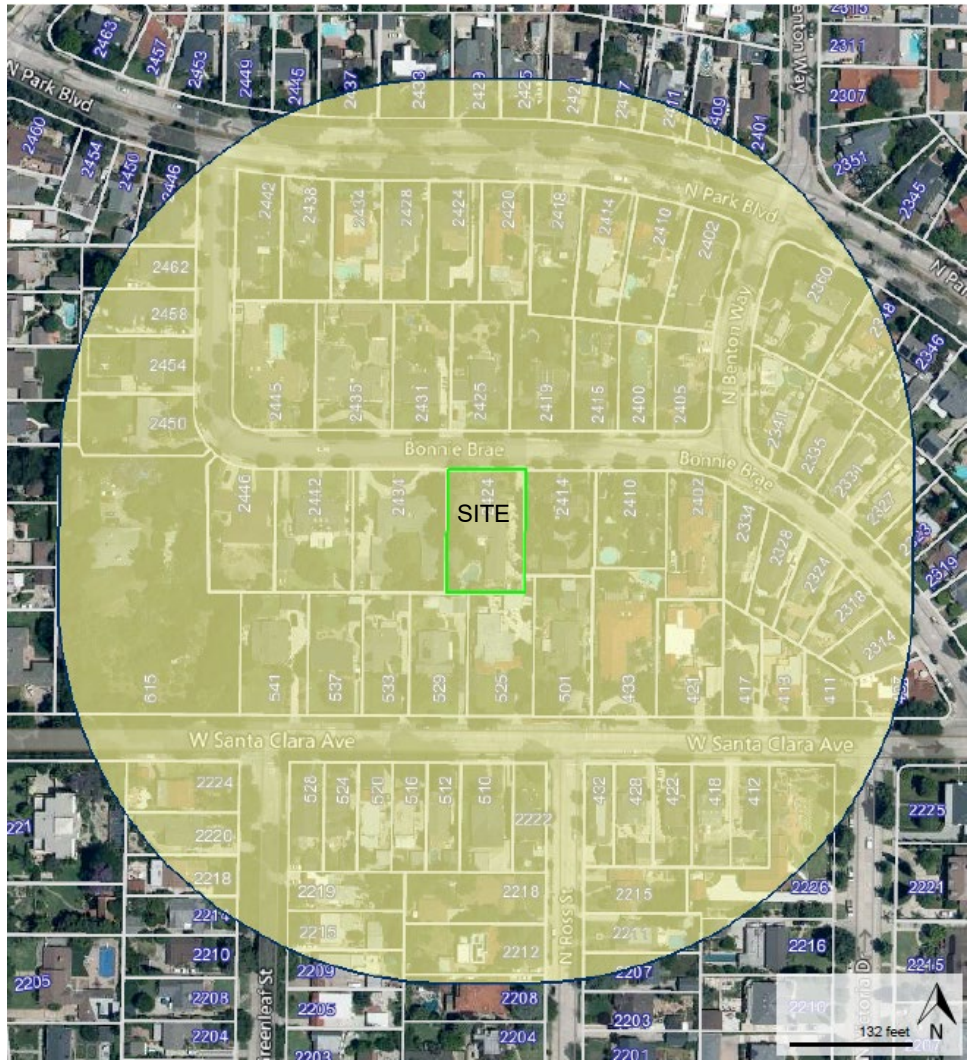
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**Note:** If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

**Si tiene preguntas en español, favor de llamar a Pedro Gomez al (714) 667-2790.  
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

**500' RADIUS NOTIFICATION MAP**





**City of Santa Ana**  
**20 Civic Center Plaza, Santa Ana, CA 92701**  
**Historic Resources Commission Staff Report**  
**July 1, 2021**

---

**Topic:** HRCA No. 2021-12, HRC 2021-12, HPPA No. 2021-11 – The Eisen-Glasser House (2206 North Freeman Street)

---

**RECOMMENDED ACTION**

1. Adopt a resolution approving Historic Resources Commission Application No. 2021-12 and Historic Register Categorization No. 2021-12 (Exhibit 1).
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Jacob and Vanessa Collins subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

**EXECUTIVE SUMMARY**

Jacob and Vanessa Collins are requesting approval to designate an existing residence located at 2206 North Freeman Street to the Santa Ana Register of Historical Properties, as well as approval to execute a Mills Act agreement with the City of Santa Ana.

**DISCUSSION**

**Project Location and Site Description**

The subject property is located on the west side of North Freeman Street in the West Floral Park neighborhood. The site contains a 1,594-square-foot, Ranch House residence and detached garage on an 8,163-square-foot residential lot (Exhibit 3).

**Analysis of the Issues**

*Historical Listing*

In March 1999, the City Council approved Ordinance No. NS-2363 establishing the Historic Resources Commission and the Santa Ana Register of Historical Properties. The Historic Resources Commission may, by resolution and at a noticed public hearing,

designate as a historical property any building or part thereof, object, structure, or site having importance to the history or architecture of the city in accordance with the criteria set forth in Section 30-2 of the Santa Ana Municipal Code (SAMC). This project entails applying the selection criteria established in Chapter 30 of the Santa Ana Municipal Code (Places of Historical and Architectural Significance) to determine if this structure is eligible for historic designation to the Santa Ana Register of Historical Properties. The first criterion for selection requires that the structures be 50 or more years old.

The structure identified meets the minimum selection criteria for inclusion on the Santa Ana Register of Historical Properties pursuant to criteria contained in Section 30-2 of the Santa Ana Municipal Code, as the property is 65 years old and is a good example of period architecture. No known code violations exist on record for this property.

The property, recognized as the Eisen-Glasser House has distinctive architectural features of the Ranch architectural style. This house was originally constructed in 1956 for \$14,000 by the owner/builder, Jack A. Eisen. In April 1959, the property was jointly owned by the Eisen's and Bernard and Bluma Glasser. The Glasser family were prominent members of the Jewish community in Santa Ana. Mr. Glasser owned and resided on the property until 2016.

The Eisen-Glasser House is an intact and good example of Ranch style architecture. The one-story single-family residence sits on a modestly sized parcel, sited with a typical setback and a detached two-car garage at the rear of the property. The residence exhibits a strong horizontal emphasis expressed through a low-pitched cross-dutch-gabled roof with an extension at the rear of the house. The roof design exhibits wide open eaves with visible rafters behind the fascia. The exterior of the façade (east elevation) is clad in a combination of horizontal, wide wood lap siding and vertical board and batten, accented by brick planters lining the base. Stucco sheathes the side and rear elevations of the house. The façade consists of a projecting south wing and recessed north wing. Located off-center at the junction of the two wings and sheltered under the main roof, the deep entry porch is characterized by wood lap siding to the left (south) and a simple wood post attached to a triangular braced roof overhang to the right (north). The entry features a wood door with a large window pane of a striated glass set over a panel embellished with an "X" design. North of the entry, consists of a large wood-framed multipaned picture window flanked by double hung four-over-four sashes, a total of seven columns of four rectangular panes, occupies most of this section of the facade. Two pairs of wood-framed, diamond-paned, double-hung sash windows are centered on the facade south of the entry. Along the north, south, and east elevations, the building incorporates a series of wood windows, including four-over-four and horizontal pane sashes. An interior brick chimney located at the center of the house rises above the cross-dutch gable roof.

The Eisen-Glasser House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for embodiment of the distinguishing characteristics of the

Ranch House style. The property is also notable for its association with the Glasser family, who were prominent members of the Jewish community in Santa Ana. The recommended categorization is “Contributive” because the property contributes to the character and history of West Floral Park and is a good example of Ranch style architecture.

### *Mills Act Agreement*

Ordinance No. NS-2382 authorized the Historic Resources Commission to execute Historic Property Preservation Agreements (HPPA), commonly known as Mills Act agreements for eligible properties (Exhibit 2). To be eligible for the Mills Act, the property must be listed on the Santa Ana Register of Historical Properties. The Historic Resources Commission Application and Historic Register Categorization actions proposed for this site authorize the listing of the property on the local register. The agreement provides monetary incentives to the property owner in the form of a property tax reduction in exchange for the owner’s voluntary commitment to maintain the property in a good state of repair as necessary to maintain its character and appearance. Once recorded, the agreement generates a different valuation method in determining the property’s assessed value, resulting in tax savings for the owner. Aside from the tax savings, the benefits include:

- Long term preservation of the property and visual improvement to the neighborhood
- Allows for a mechanism to provide for property rehabilitation
- Provides additional incentive for potential buyers to purchase historic structures
- Discourages inappropriate alterations to the property

The property has no identified unauthorized modifications. Upon consideration of the application, it is recommended that the City enter into a Historic Property Preservation Agreement.

### **Public Notification**

The subject site is located within the West Floral Park Neighborhood Association. The president of this Neighborhood Association was notified by mail 10 days prior to this public hearing. In addition, the project site was posted with a notice advertising this public hearing, a notice was published in the Orange County Reporter and mailed notices were sent to all property owners within 500 feet of the project site. At the time of this printing, no correspondence, either written or electronic, has been received from any members of the public.

### **ENVIRONMENTAL IMPACT**

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions

are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2021-59 will be filed for this project.

**FISCAL IMPACT**

The Historic Property Preservation Agreement will reduce the Property Tax revenue account 01102002-50011 to the City by an estimated \$834.51 annually, for a period of not less than ten years.

**EXHIBIT(S)**

1. Resolution
2. Mills Act Agreement
3. 500-Foot Radius Map

Submitted By:  
Jill Arabe, AICP, Senior Planner

Approved By:  
Minh Thai, Executive Director of Planning and Building Agency, Planning and Building Agency



RESOLUTION NO. 2021-XXX

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2021-12 TO PLACE THE PROPERTY LOCATED AT 2206 NORTH FREEMAN STREET, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2021-12 PLACING SAID PROPERTY WITHIN THE CONTRIBUTIVE 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 July 1, 2021, 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. 2021-12) and categorization (Historic Resources Commission Categorization No. 2021-12) of the Eisen-Glasser House located at 2206 North Freeman Street, Santa Ana.
- B. The Eisen-Glasser House has distinctive architectural features of the Ranch style and was built in 1956.
- C. The Eisen-Glasser House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact and good example of the Ranch style architecture. The property is also notable for its association with the Glasser family. The recommended categorization is “Contributive” because the property contributes to the character and history of West Floral Park and is a good example of Ranch style architecture (Santa Ana Municipal Code, Section 30-2.2). Character-defining features of the Eisen-Glasser House that should be preserved include, but may not be limited to: its horizontality, keynoted by a low-pitched gabled and hipped roof; rusticity, epitomized by the combination of materials and finishes (wide wood lap siding with board and batten); wide open eaves with visible rafters behind fascia; and picturesque fenestration, notably two pairs of wood-frame, diamond-paned, double-hung sash windows.
- D. The legal owners of the property are Jacob and Vanessa Collins.
- 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 Contributive category pursuant to Section 30-2.2(3) 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-2021-59 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. 2021-12 to place the Eisen-Glasser House located at 2206 North Freeman Street, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2021-12 placing the Eisen-Glasser House located at 2206 North Freeman Street, Santa Ana, 92706 within the Contributive category.

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 Historical 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 1<sup>st</sup> day of July, 2021.

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Alberta Christy  
Chairperson

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

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

AYES: Commission members \_\_\_\_\_  
NOES: Commission members \_\_\_\_\_  
ABSTAIN: Commission members \_\_\_\_\_  
NOT PRESENT: Commission members \_\_\_\_\_

CERTIFICATE OF ATTESTATION AND ORIGINALITY

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

Date: \_\_\_\_\_

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

**EXHIBIT A  
LEGAL DESCRIPTION**

<b>APN</b>	<b>Address</b>	<b>Legal Description</b>	<b>Owner Names</b>
001-182-25	2206 North Freeman Street	LOT 29 OF TRACT NO. 3012, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 90, PAGE 6, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	Jacob and Vanessa Collins

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

City of Santa Ana  
20 Civic Center Plaza (M-30)  
Santa Ana, CA 92702  
Attn: Clerk of the Council

FREE RECORDING PURSUANT TO GOVERNMENT CODE § 27383

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## HISTORIC PROPERTY PRESERVATION AGREEMENT

This Historic Property Preservation Agreement (“Agreement”) is made and entered into by and between the City of Santa Ana, a charter city and municipal corporation duly organized and existing under the Constitution and laws of the of the State of California (hereinafter referred to as “City”), and **Jacob Collins and Vanessa Collins, husband and wife**, (hereinafter collectively referred to as “Owner”), owner of real property located at **2206 North Freeman Street, Santa Ana, California**, in the County of Orange and listed on the Santa Ana Register of Historical Properties.

### RECITALS

- A. The City Council of the City of Santa Ana is authorized by California Government Code Section 50280 et seq. (known as the “Mills Act”) to enter into contracts with owners of qualified historical properties to provide for appropriate use, maintenance, rehabilitation and restoration such that these historic properties retain their historic character and integrity.
- B. The Owner possesses fee title in and to that certain qualified real property together with associated structures and improvements thereon, located at **2206 North Freeman Street, Santa Ana, CA, 92706** and more particularly described in Exhibit “A,” attached hereto and incorporated herein by reference, and hereinafter referred to as the “Historic Property”.
- C. The Historic Property is officially designated on the Santa Ana Register of Historical Properties pursuant to the requirements of Chapter 30 of the Santa Ana Municipal Code.
- D. City and Owner, for their mutual benefit, now desire to enter into this Agreement which defines and limits the use and alteration of this Historic Property in order to enhance and maintain its value as a cultural and historical resource for Owner and for the community; to prevent inappropriate alterations to the Historic Property and to ensure that repairs, additions, new building, and other changes are appropriate; and to ensure that rehabilitation and maintenance are carried out in an exemplary manner.

- E. Owner and City intend to carry out the purposes of California Government Code, Chapter 1, Part 5 of Division 1 of Title 5, Article 12, Section 50280 et seq., which will enable the Historic Property to qualify for an assessment of valuation as a restricted historical property pursuant to Article 1.9, Sec. 439 et seq., Chapter 3 Part 2 of Division 1 of the California Tax and Revenue Code.

NOW, THEREFORE, the City of Santa Ana and the Owner of the Historic Property agree as follows:

**1. Effective Date and Terms of Agreement.**

This Agreement shall be effective and commence on **September 22, 2021**, and shall remain in effect for a term of ten (10) years thereafter. Each year, upon the anniversary of the effective date of this Agreement, such initial term will automatically be extended as provided in California Government Code Sections 50280 through 50290 and in Section 2, below.

**2. Renewal.**

a. Each year on the anniversary of the effective date of this Agreement, a year shall automatically be added to the initial ten (10) year term of this Agreement unless written notice of nonrenewal is served as provided herein.

b. If the Owner or the City desire(s) in any year not to renew the Agreement, the Owner or City shall serve written notice of nonrenewal of the Agreement on the other party. Unless such notice is served by the Owner to the City at least ninety (90) days prior to the annual renewal date, or served by the City to the Owner at least sixty (60) days prior to the annual renewal date, one (1) year shall automatically be added to the term of the Agreement as provided herein.

c. Within 30 days from receipt of City's notice of nonrenewal, the Owner may file a written protest of City's decision of nonrenewal. The City may, at any time prior to the annual renewal date of the Agreement, withdraw its notice to the Owner of nonrenewal.

d. If either the Owner or the City serves notice to the other of nonrenewal in any year, the Agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal of the Agreement, whichever may apply.

**3. Standards and Conditions for Historic Property.**

During the term of this Agreement, the Historic Property shall be subject to the following conditions, requirements and restrictions:

a. Owner shall maintain the Historic Property in a good state of repair and shall preserve, maintain, and, where necessary, restore or rehabilitate the property and its character-defining features described in the "Historical Property Description" attached hereto, marked as Exhibit B, notably the general architectural form, style, materials, design, scale, proportions, organization of windows, doors, and other openings, textures, details, mass, roof line, porch and other aspects of the appearance of the exterior to the satisfaction of the City.

b. All changes to the Historic Property shall comply with applicable City plans and regulations, and conform to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, namely the U.S. Secretary of the Interior's Standards and Guidelines for Historic Preservation Projects. These guidelines are attached hereto, marked as Exhibit C, and incorporated herein by this reference. Owner shall continually maintain the Historic Property in the same or better condition.

c. A view corridor enabling the general public to see the Historic Property from the public right-of-way shall be maintained, and Owner shall not be permitted to block the view corridor to the property with any new structure, such as walls, fences or shrubbery, so as to prevent the viewing of the historic landmark by the public.

d. The following are prohibited: demolition of the Historic Property or destruction of character-defining features of the building or site; removal of trees and other major vegetation unless removal is approved by a rehabilitation plan approved by the Historic Resources Commission; paving of yard surface; exterior alterations or additions unless approved by the Historic Resources Commission and such alterations are in keeping with the Secretary of Interior's Standards; deteriorating, dilapidated or unrepaired structures such as fences, roofs, doors, walls, and windows; storage of junk, trash, debris, discarded or unused objects such as cars, appliances, or furniture; and other unsightly by decoration, structure or vegetation which is unsightly by reason of its height, condition, or inappropriate location.

e. Owner shall allow reasonable periodic inspection by prior appointment, as needed or at least every five (5) years after the initial inspection, of the interior and exterior of the Historic Property by representatives of the City of Santa Ana, the County Assessor, the State Department of Parks and Recreation, and the State Board of Equalization, to determine the Owner's compliance with the terms and provisions of this Agreement.

#### **4. Furnishing of Information.**

The Owner hereby agrees to furnish the City with any and all information requested which may be necessary or advisable to determine compliance with the terms and provisions of this Agreement.

#### **5. Cancellation.**

a. The City, following a duly noticed public hearing by the City Council as set forth in Government Code Section 50280, et. seq., may cancel this Agreement if it determines that the Owner have breached any of the conditions of this Agreement, or has allowed the property to deteriorate to the point that it no longer meets the standards for a qualified Historic Property, or if the City determines that the Owner have failed to restore or rehabilitate the property in the manner specified in Section 3 of this Agreement. If a contract is cancelled for these reasons, the Owner shall pay a cancellation fee to the County Auditor as set forth in Government Code Section 50286. This cancellation fee shall be a percentage (currently set at twelve and one-half (12 ½) percent by Government Code Section 50286) of the current fair market value of the

property at the time of the cancellation, as determined by the county assessor, without regard to any restriction imposed pursuant to this Agreement.

b. If the Historic Property is destroyed by earthquake, fire, flood or other natural disaster such that in the opinion of the City Building Official more than sixty (60) percent of the original fabric of the structure must be replaced, this Agreement shall be canceled immediately because, in effect, the historic value of the structure will have been destroyed. No fee shall be imposed in the case of destruction by acts of God or natural disaster.

c. If the Historic Property is acquired by eminent domain and the City Council determines that the acquisition frustrates the purpose of this Agreement, this Agreement shall be cancelled and no fee imposed, as specified in Government Code Section 50288.

## **6. Enforcement of Agreement.**

a. In lieu of and/or in addition to any provisions to cancel the Agreement as referenced herein, City may specifically enforce, or enjoin the breach of, the terms of the Agreement. In the event of a default, under the provisions to cancel the Agreement by Owner, the City shall give written notice to Owner by registered or certified mail, and if such a violation is not corrected to the reasonable satisfaction of the City Manager or designee within thirty (30) days thereafter, or if not corrected within such a reasonable time as may be required to cure the breach or default, or default cannot be cured within thirty (30) days (provided that acts to cure the breach or default may be commenced within thirty (30) days and shall thereafter be diligently pursued to completion by Owner), then City may, without further notice, declare a default under the terms of this Agreement and may bring any action necessary to specifically enforce the obligations of Owner growing out of the terms of this Agreement, apply to any court, state or federal, for injunctive relief against any violation by Owner or apply for such relief as may be appropriate.

b. City does not waive any claim of default by the Owner if City does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing historic properties are available to City to pursue in the event that there is a breach of this Agreement. No waiver by City of any breach or default under this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

## **7. Binding effect of Agreement.**

a. Owner hereby subjects the Historic Property, located at **2206 North Freeman Street**, Assessor Parcel Number, **001-182-25**, and more particularly described in Exhibit A, in the City of Santa Ana, to the covenants, conditions, and restrictions as set forth in this Agreement.

b. City and Owner hereby declare their specific intent that the covenants, conditions and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon Owner's successors and assigns in title or interest to the Historic Property. Every contract, deed, or other instrument hereinafter executed, covering or conveying



the Historic Property or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the tenants, restrictions, and reservations expressed in this Agreement regardless of whether such covenants, conditions and restrictions are set forth in such contract, deed, or other instrument.

**8. No Compensation.**

Owner shall not receive any payment from City in consideration of the obligation imposed under this Agreement, it being recognized that the consideration for the execution of this Agreement is the substantial public benefit to be derived therefrom and the advantage that will accrue to Owner as a result of the effect upon the assessed value of the Property on the account of the restrictions on the use and preservation of the Property.

**9. Notice.**

Any notice required by the terms of this Agreement shall be sent to the address of the respective parties as specified below or at other addresses that may be later specified by the parties hereto.

City: City of Santa Ana  
20 Civic Center Plaza (M-30)  
Santa Ana, CA 92702  
Attn: Clerk of the Council

Owners: Jacob and Vanessa Collins  
2206 North Freeman Street  
Santa Ana, CA 92706

**10. General Provisions.**

a. None of the terms, provisions, or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors, or assigns, nor shall such terms, provisions or conditions cause them to be considered joint ventures or members of any joint enterprise.

b. The Owner agrees to and shall indemnify and hold the City and its elected and appointed officials, officers, agents, and employees harmless from liability for damage or claims for damage for personal injuries, including death, and claims for property damage which may arise from the direct or indirect use or operations of the Owner or those of his or her contractor, subcontractor, agent, employee, or other person acting on his or her behalf which relates to the use, operation, and maintenance of the Historic Property. The Owner hereby agrees to and shall defend the City and its elected and appointed officials, officers, agents, and employees with respect to any and all actions for damages caused by, or alleged to have been caused by, reason of the Owner's activities in connection with the Historic Property.

c. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, and costs of defense incurred, by reason of the operations referred to in this Agreement regardless of whether or not City prepared, supplied, or approved the plans, specifications or other documents for the Historic Property.

d. All of the agreements, rights, covenants, conditions, and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns, and all persons acquiring any part or portion of the Historic Property, whether by operation of law or in any manner whatsoever.

e. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations, or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover all reasonable attorney's fees to be fixed by the court, in addition to court costs and other relief ordered by the court.

f. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be effected thereby.

g. This Agreement shall be construed and governed in accordance with the laws of the State of California, with venue in Orange County.

**11. Recordation.**

No later than twenty (20) days after the parties execute and enter into this Agreement, the City shall cause this Agreement to be recorded in the office of the County Recorder of the County of Orange.

**12. Amendments.**

This Agreement may be amended, in whole or in part, only by a written recorded instrument executed by the parties hereto.

**13. Effective Date**

This Agreement shall be effective on the day and year first written above in Section 1.

{Signature page follows}

**ATTEST:**

**CITY OF SANTA ANA**

\_\_\_\_\_  
DAISY GOMEZ  
Clerk of the Council

\_\_\_\_\_  
KRISTINE RIDGE  
City Manager

**OWNER**

Date: \_\_\_\_\_

By: \_\_\_\_\_  
JACOB COLLINS

Date: \_\_\_\_\_

By: \_\_\_\_\_  
VANESSA COLLINS

**APPROVED AS TO FORM:**

**RECOMMENDED FOR APPROVAL:**

SONIA CARVALHO  
City Attorney

By: \_\_\_\_\_  
JOHN M. FUNK  
Assistant City Attorney

\_\_\_\_\_  
MINH THAI  
Executive Director  
Planning and Building Agency

**EXHIBIT A**  
LEGAL DESCRIPTION

LAND SITUATED IN THE CITY OF SANTA ANA IN THE COUNTY OF ORANGE IN THE STATE OF CA

LOT 29 OF TRACT NO. 3012, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 90, PAGE 6, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**Assessor's Parcel Number: 001-182-25**

# EXECUTIVE SUMMARY

**Eisen-Glasser House**  
**2206 North Freeman Street**  
**Santa Ana, CA 92706**

NAME	Eisen-Glasser House			REF. NO.
ADDRESS	2206 North Freeman Street			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1956	LOCAL REGISTER CATEGORY: Contributive		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	West Floral Park	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION	C/3	CALIFORNIA REGISTER STATUS CODE	5S3	

Location:  Not for Publication       Unrestricted

Prehistoric       Historic       Both

**ARCHITECTURAL STYLE:** Ranch House

Widely published in *Sunset* and *House Beautiful* magazines, the Ranch House dominated post-World War II residential expansion and represented the most popular house form in the United States from the 1950s through 1970s. The Ranch House originated in the 1930's designs of Southern California architect Cliff May, who sought to reinvent the West's vernacular housing traditions by combining the form and massing of the traditional ranch house with a modernist's concern for informality, expressed in materials and plan, and indoor-outdoor integration.

While the style includes several variants, a basic set of character-defining features applies to most examples. In form and massing, the style evokes a sprawling ranch that developed over time, with a central block extended by wings of varying roof heights. Generally L-shaped or U-shaped in plan, the Ranch House typically has a one-story profile with strong horizontal emphasis expressed through a low pitched or flat roof with wide overhanging eaves. Characteristic features of the house include its horizontality, keynoted by a low-pitched gabled and hipped roof; rusticity, epitomized by the combination of wide wood lap siding with board and batten; and picturesque fenestration, notably two pairs of wood-framed, diamond-paned, double-hung sash windows on the façade.

**SUMMARY/CONCLUSION:**

The Eisen-Glasser House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for embodiment of the distinguishing characteristics of the Ranch House style. It is also notable for its association with the Glasser family, who were prominent members of the Jewish community in Santa Ana. Additionally, the house has been categorized as "Contributive" because it contributes to the character and history of West Floral Park and is a good example of Ranch style architecture (Santa Ana Municipal Code, Section 30-2.2).

**EXPLANATION OF CODES:**

- California Register Criteria for Evaluation: (From California Office of Historic Preservation, Technical Assistance Series # 7, "How to Nominate Resources to the California Register of Historical Resources," September 4, 2001.)
  - 3:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
- It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
  - 5S3:** Appears to be individually eligible for local listing or designation through survey evaluation.

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number (assigned by recorder) *Eisen-Glasser House*

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange County

\*b. USGS 7.5' Quad: TCA 1725

Date: March 3, 2015

\*c. Address 2206 North Freeman Street

City: Santa Ana

Zip: 92706

\*e. Other Locational Data: Assessor's Parcel Number 001-182-25

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*Located in West Floral Park, this is a one-story, single-family residence on a modestly sized parcel, sited with a typical setback and constructed in a Ranch House style. A detached garage is located behind (west of) the rear elevation of the residence. Asymmetrical in design, the house exhibits a strong horizontal emphasis expressed through a low-pitched cross-dutch gabled roof with an extension at the rear of the house. The roof design exhibits wide open eaves with visible rafters behind the fascia. The exterior of the façade (east elevation) is clad in a combination of horizontal, wide wood lap siding and vertical board and batten, accented by brick planters lining the base. Stucco sheathes the side and rear elevations of the house. The façade consists of a projecting south wing and recessed north wing. Located off-center at the junction of the two wings and sheltered under the main roof, the deep entry porch is characterized by wood lap siding to the left (south) and a simple wood post attached to a triangular braced roof overhang to the right (north). The entry features a wood door with a large window pane of a striated glass set over a panel embellished with an "X" design. North of the entry, a large wood-framed, multipaned picture window flanked by double-hung four-over-four sashes, a total of seven columns of four rectangular panes, occupies most of this section of the facade. Two pairs of wood-framed, diamond-paned, double-hung sash windows are centered on the façade south of the entry. Along the north, south, and east elevations, the building incorporates a series of wood windows, including four-over-four and horizontal pane sashes. An interior brick chimney located at the center of the house rises above the cross-dutch gable roof. With the sole exception of a modern roofing material, the house appears to be unaltered on the façade. The property is landscaped with a lawn, low vegetation and single concrete walkway leading towards the front entry.*

\*P3b. Resource Attributes: (list attributes and codes) HP2. Single-Family Residence

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other

P5a. Photo



**P5b. Photo:** (view and date)  
 East elevation, view west  
 April 2021

\*P6. Date Constructed/Age and Sources:  historic  
 1956/ City of Santa Ana Building Permits

\*P7. Owner and Address:  
 Jacob and Vanessa Collins  
 2206 North Freeman Street  
 Santa Ana, CA 92706

\*P8. Recorded by:  
 Jill Arabe, City of Santa Ana  
 20 Civic Center Plaza M-20  
 Santa Ana, CA 92702

\*P9. Date Recorded:  
 July 1, 2021

\*P10. Survey Type:  
 Intensive Survey Update

\*P11. Report Citation: (Cite survey report and other sources, or enter "none")  
 None

\*Attachments:  None  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 3

\*NRHP Status Code 5S3

\*Resource Name or #: Eisen-Glasser House

**B1. Historic Name:** *Eisen-Glasser House*

**B2. Common Name:** *Same*

**B3. Original Use:** *Single-family Residence*

**B4. Present Use:** *Single-family Residence*

\***B5. Architectural Style:** *Ranch House*

\***B6. Construction History:** (Construction date, alterations, and date of alterations): *September 18, 1956. Constructed. \$14,000.*

*November 7, 1956. Plastering for J.A. Eisen by S.A. Bartelson.*

*October 18, 2004. Reroof with t/o, remove wood shake and apply comp shingles to SFD and detached garage. \$6,440.*

\***B7. Moved?** No Yes Unknown **Date:** \_\_\_\_\_ **Original location:** \_\_\_\_\_

\***B8. Related Features:** *Detached Garage.*

B9a. Architect: *Unknown*

b. Builder: *Jack A. Eisen*

\***B10. Significance: Theme** *Residential Architecture*

**Area** *Santa Ana*

**Period of Significance:** *1956*

**Property Type:** *Single-family Residence*

**Applicable Criteria:** *C/3*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

*The Eisen-Glasser House is architecturally significant as an intact and characteristic example of the Ranch House style. This house was originally constructed in 1956 by the owner, Jack A. Eisen. Mr. and Mrs. Eisen resided in the property until 1959 when it was granted to Bernard and Bluma Glasser. The Glasser family were prominent members of the Jewish community in Santa Ana. Mr. Glasser would own and reside in the property until 2016. In 2020, Jacob and Vanessa Collins acquired the property.*

*(See Continuation Sheet 3 of 3.)*

B11. Additional Resource Attributes: (List attributes and codes)

\***B12. References:**

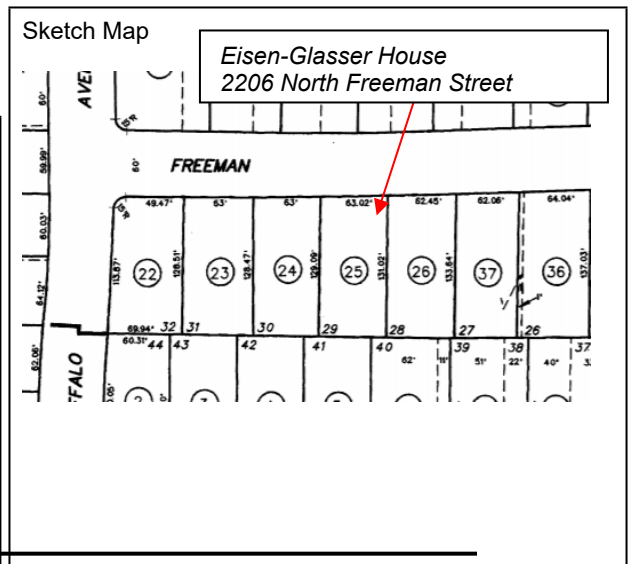
*City of Santa Ana Building Permits  
Santa Ana History Room Collection, Santa Ana Public Library  
Sanborn Maps  
(See Continuation Sheet 3 of 3.)*

B13. Remarks:

\***B14. Evaluator:** *Leslie Heumann/Chattel Inc.*

\***Date of Evaluation:** *July 1, 2021*

(This space reserved for official comments.)



**\*B10. Significance (continued):**

*Since the second half of the twentieth century, the neighborhood in which the Eisen-Glasser House is located has been known as West Floral Park. Bounded by Santiago Creek on the north, West Seventeenth Street on the south, North Flower Street on the east and North Bristol Street on the west, this residential area largely developed after 1947. Prior to that time, the area was primarily agricultural, and other than Flower Street, which was improved with houses during the 1920s and 1930s, contained only a handful of residences on Baker and Bristol Streets, the City Water Works pumping plant at 2315 North Bristol Street, and the Animal Shelter and City/County Pound at 2321 North Bristol Street. Between 1947 and 1950, around two dozen homes were constructed on Baker, Olive, Towner, and Westwood Streets. Construction boomed throughout the neighborhood during the 1950s, with the California Ranch emerging as the favored residential style.*

*The Eisen-Glasser House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for embodiment of the distinguishing characteristics of the Ranch House style. It is also notable for its association with the Glasser family, who were prominent members of the Jewish community in Santa Ana. Additionally, the house has been categorized as "Contributive" because it contributes to the character and history of West Floral Park and is a good example of Ranch style architecture (Santa Ana Municipal Code, Section 30-2.2). Character-defining features of the Eisen-Glasser House include, but may not be limited to: its horizontality, keynoted by a low-pitched gabled and hipped roof; rusticity, epitomized by the combination of materials and finishes (wide wood lap siding with board and batten); wide open eaves with visible rafters behind fascia; and picturesque fenestration, notably the large, multi-paned living room window and two pairs of wood-framed, diamond-paned, double-hung sash windows.*

**\*B12. References (continued):**

*Ancestry.com. California, Death Index, 1940-1997 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2000.*  
*Ancestry.com. 1930 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002.*  
*Harris, Cyril M. American Architecture: An Illustrated Encyclopedia. New York, WW Norton, 1998.*  
*Marsh, Diann. Santa Ana, An Illustrated History. Encinitas, Heritage Publishing, 1994.*  
*McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.*  
*National Register Bulletin 16A. "How to Complete the National Register Registration Form." Washington DC: National Register Newspapers.com (Santa Ana Register)*  
*Branch, National Park Service, US Dept. of the Interior, 1991.*  
*Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento: March 1995.*  
*Whiffen, Marcus. American Architecture Since 1780. Cambridge: MIT Press, 1969.*  
*Santa Ana and Orange County Directories, 1920-1979.*  
*Year: 1930; Census Place: Santa Ana, Orange, California; Page: 6B; Enumeration District: 0080; FHL microfilm: 2339917*

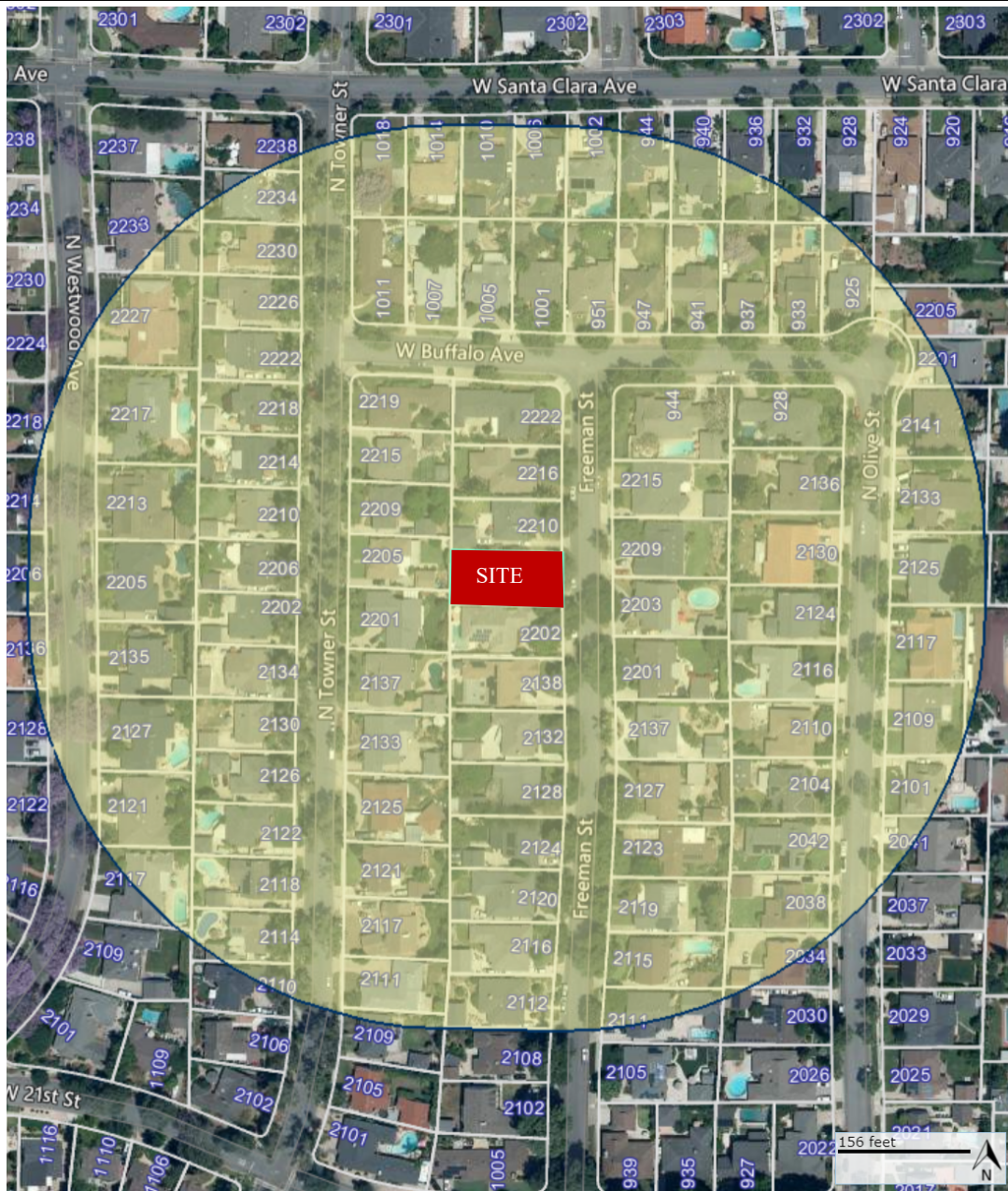


Exhibit C

Exterior work shall be reviewed by the Historic Resources Commission and subject to the U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, as follows:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from the other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and reserve archaeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with size, scale, color, material and character of the property, neighborhood, or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations need to be removed in the future, the essential form and integrity of the structure would be unimpaired.



500' RADIUS

HRC 2021-12/ HRCA 2021-12/ HPPA 2021-11  
2206 NORTH FREEMAN STREET  
EISEN-GLASSER HOUSE

PLANNING AND BUILDING AGENCY

# ORANGE COUNTY REPORTER

~SINCE 1921~

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## COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

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06/18/2021

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THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747

OR# 3482597

### NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

#### Historic Resources Commission

**Action:** The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

**Project Location:** 2206 N. Freeman Street (historically known as the Eisen-Glasser House) located in the Single Family Residential (R-1) zoning district.

**Project Applicant:** Jacob and Vanessa Collins

**Project Description:** The applicant is requesting approval of Historic Resources Commission Application No. 2021-12, Historic Register Categorization No. 2021-12, and Historic Property Preservation Agreement No. 2021-11 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned property and to execute a Historic Property Preservation Agreement with the City of Santa Ana.

**Environmental Impact:** 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 to preserve a historic resource. Categorical Exemption No. ER-2021-59 will be filed for this project.

**Meeting Details:** The City has resumed in-person meetings. This matter will be heard on **Thursday, July 1, 2021, at 4:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. All persons interested in this matter are notified to appear at this time.

**Written Comments:** If you are unable to participate in this in-person meeting, you may send written comments by e-mail to [PBACComments@santa-ana.org](mailto:PBACComments@santa-ana.org)

(reference the Agenda Item # in the subject line) or mail to Sarah Bernal, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza - M20, Santa Ana, CA 92701. **Deadline to submit written comments is 4:00 p.m. on the day of the meeting.** Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

**Where To Get More Information:** Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: [www.santa-ana.org/cc/city-meetings](http://www.santa-ana.org/cc/city-meetings).

**Who To Contact For Questions:** Should you have any questions, please contact Jill Arabe with the Planning and Building Agency at [JArabe@santa-ana.org](mailto:JArabe@santa-ana.org) or 714-667-2707

**Note:** If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

**Si tiene preguntas en español, favor de llamar a Nardedalia Perez al (714) 667-2260.**

**Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

6/18/21

OR-3482597#



\* A 0 0 0 0 0 5 7 4 8 4 4 9 \*



## CITY OF SANTA ANA Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988  
Santa Ana, California 92702  
[www.santa-ana.org/pba](http://www.santa-ana.org/pba)

### NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 500 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

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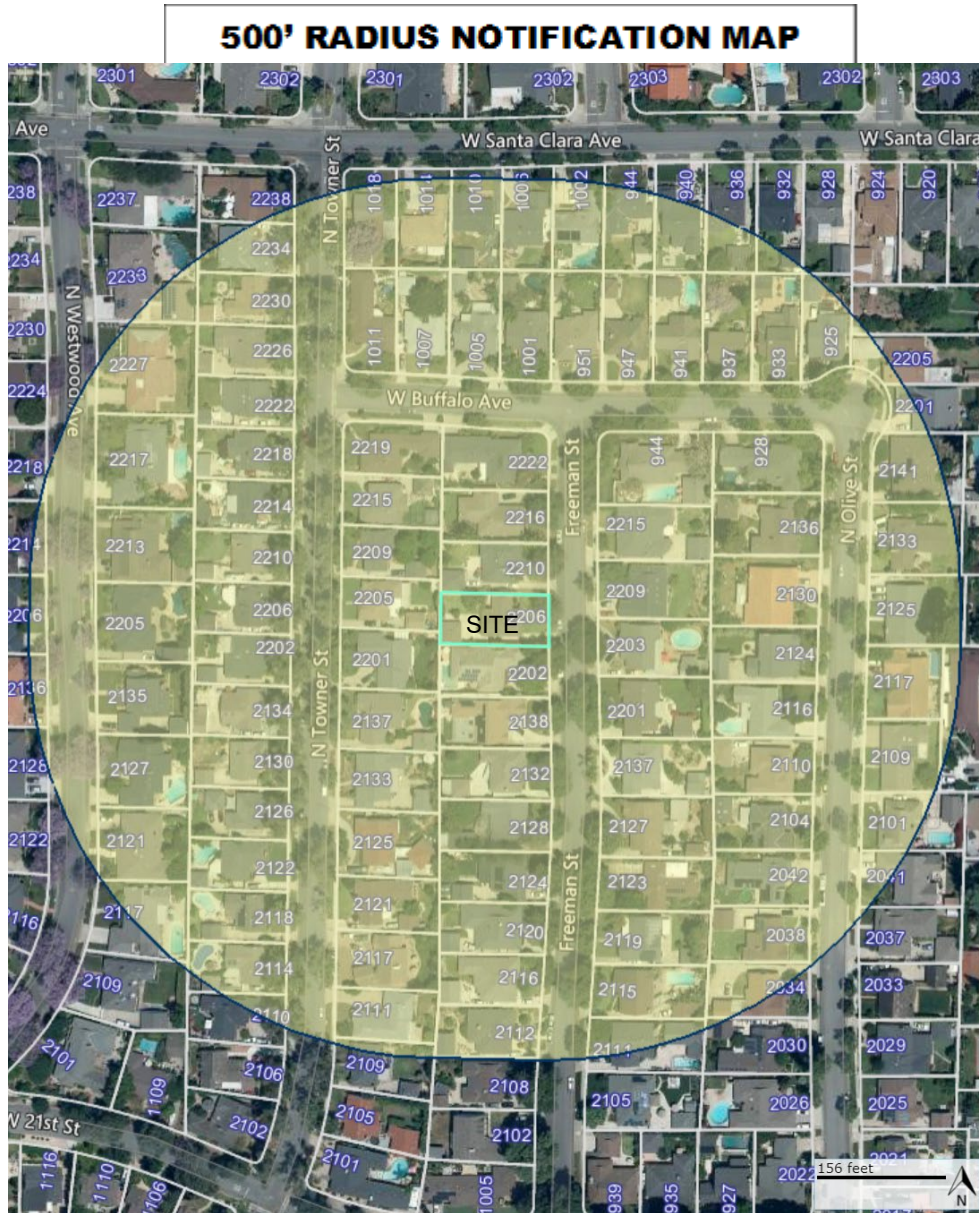
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Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**





**City of Santa Ana  
20 Civic Center Plaza, Santa Ana, CA 92701  
Historic Resources Commission Staff Report  
July 1, 2021**

---

**Topic:** HEMA No. 2021-03 – The Mayberry Residence (2405 North Bonnie Brae)

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**RECOMMENDED ACTION**

Adopt a resolution approving a Certificate of Appropriateness for Historic Exterior Modification Application No. 2021-03.

**EXECUTIVE SUMMARY**

Benjamin and Catherine Mayberry are requesting approval of Historic Exterior Modification Application (HEMA) No. 2021-03 to allow exterior modifications consisting of additions to the first floor, basement, and detached garage, and the construction of a pool and spa and three detached accessory structures, for the Mayberry Residence located at 2405 North Bonnie Brae.

**DISCUSSION**

**Project Location and Site Description**

The subject property is located on the northwest corner of the Bonnie Brae and North Benton Way intersection in the Floral Park neighborhood. The General Plan land use designation for the site is Low Density Residential (LR) and the zoning district is Single-Family Residential (R1). The property contains an existing two story Tudor style residence that is approximately 3,527 square feet in size with 333 square feet subterranean basement and a 574 square feet detached garage on a 0.36-acre residential lot.

The property is deemed a historic structure because it was determined eligible for inclusion in the National Register of Historic Places as a contributor to a potential North Broadway Park Historic District in 1980 and automatically included in the California Register of Historical Resources. The house has distinctive architectural features of the Tudor style and was built in 1928. The Tudor style house is characterized by steeply pitched roofs, multipaned narrow windows, a heavy wooden front door, prominent cross-gable design, and tall chimney feature. Typical to most Tudor style homes, the two-story corner residence features steeply pitched roofs with prominent front-facing gables, rolled eaves, multipaned narrow casement and double-hung windows, and clad with a

combination of stucco and brick, and a tall brick chimney. The roof material is composition shingles and designed with exposed and shaped rafter tails and rounded shadow boards with wrapped roofing at the roof rakes with rounded end caps. The home has a detached three-car garage to the north of the property, located along North Benton Way, which provides a large concrete driveway leading to the garage. The front elevation offers a long sweeping steeped front-facing gable roof with an arched brick gable entry, and multipaned narrow casement windows. The front yard is landscaped with a brick walkway leading to the entry.

### **Project Description**

The proposed exterior modifications will include a 446-square-foot addition for an expanded kitchen, basement, and new bathroom; a 340-square-foot rear covered porch; a 126-square-foot rear garage addition; and 630 square feet of new detached accessory structures. The site will also be improved with a new in-ground pool and spa in the rear yard and interior renovations to an existing mudroom, laundry room, den, and kitchen. The expanded kitchen area is proposed along the west side of the house, approximately 15 feet behind the primary building facade facing Bonnie Brae, while the new bathroom is proposed along the north elevation and approximately three feet west of the building façade along Benton Way. Both areas of the residential addition incorporate a compatible, lower pitched, hipped roof design with exposed rafters that connects with the covered porch, which wraps around the northwest edge of the residence. Three new wood casement windows and two new wood french doors are proposed along the north and west elevations of the addition and remodeled mudroom, while all other windows and doors of the residence will remain the same.

The garage remodel consists of the replacement of garage doors with carriage style steel sectional garage doors, an overall six-foot rear extension, and relocated wood windows and new man door at the rear. Like the addition to the main residence, the garage addition will be lower than the existing garage height. It will contain two sweeping shed roofs on the sides of the addition with a cross-gable roof at the center. The addition will be clad with stucco finish to match the existing garage.

The rear and side yards will be improved with three new accessory structures. The approximately 314-square-foot pavillion structure located west of the new pool and spa will contain two storage rooms and a central fireplace. Two arbors, containing approximately 216 square feet and 100 square feet each, are proposed west and east of the main residence.

### **Analysis of the Issues**

As proposed, the project will follow the Secretary of the Interior's Standards (SOIS) for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings (Kay D. Weeks and Anne E. Grimmer,



revised 2017). The proposed exterior modifications would be considered a rehabilitation project and as such be evaluated against ten criteria. Staff has reviewed the proposed modifications in comparison to the SOIS. The following is a review of the findings as they pertain to the applicable criteria:

1. *A property will be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces, and spatial relationships.*

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.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The project complies with 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 secondary elevations, toward the side and rear of the structure. Although visible from the public right-of-way, the proposed addition is designed to be compatible in scale with a lower roof height, setback from the primary façade, and features the reuse of existing windows, as feasible, or similar wood windows. The proposed exterior alterations will not alter the primary south (front) and east (street side) elevation, or any important spatial relationships that characterize the property.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

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 Tudor style. The addition is single story and will have a lower pitch roof to the existing house to distinguish it from the historic structure, and is designed to be compatible with the existing scale, window pattern, and stucco finish of the residence. Moreover, the addition is set back more than 15 feet from the primary facade so as not to significantly impact the character defining features of the primary elevation. Therefore, the architectural treatment will read as contemporary, not conjectural.

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The project complies with Standard No. 4. The existing brick wainscot and cladding of the entry porch are not original to the house, but have acquired historic significance in its own right and will be retained and preserved. The proposed addition and renovations will not affect or duplicate the existing brick cladding. Although the detached garage's roof-form and dormer features exemplifies character defining features of the architectural style, the existing garage doors were previously altered and the proposed replacement will not affect the historic significance of the property.

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

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 not propose to remove character-defining features or materials/finishes along the primary elevation. The project does propose to add to the rear and side of the house, which will remove windows and doors along secondary elevations. Windows will be reused, as feasible, and new wood windows and doors will be compatible with existing features.

- 6. Deteriorated historic features will be repaired rather than 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. Replacement of missing features will be substantiated by documentary and physical evidence.*

Standard 6 does not apply as the proposed project does not deal with issues of deterioration of existing materials or replacement of existing features.

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Standard 7 does not apply as the project will not involve chemical or physical treatments on the building and will be in full compliance with the Standards.

- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Standard 8 does not apply as there are no known archeological resources onsite.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The project complies with Standard No. 9. The new addition will not destroy historic materials, features, or spatial relationships that characterize the property. Although the proposed addition is visible from the public right-of-way, it is subordinate to the existing house due to its lower pitched roof, smaller scale, and deep setback from the primary elevation. The proposed detached arbor, located east of the house along Benton Way, can be removed without affecting the building's structural integrity and does not impact the visibility of character defining features of the house. Important spatial relationships characterizing the Tudor architectural style will not be disturbed, as the addition is only single-story, positioned to the rear and side 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.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

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. The proposed addition will be located at the rear and side of the house, avoids the most significant and character-defining features, and is subordinate to the overall massing of the house. The essential form of the house and the vast majority of its historic materials will remain unimpaired.

In conclusion, staff has determined that the project complies with *The Secretary of the Interior's Standards for Rehabilitation*. Specifically, the analysis indicates that the proposed addition would be compatible and consistent with the existing architectural elements that reflect the original Tudor style construction while being mindful not to disturb the historic materials that characterize the property. By localizing the scope of work towards the rear and side of the house and differentiating the new work from the old, the property will maintain its historic and character-defining features. Most importantly, due to the additive nature, the addition will allow for the option for it to be removed in such a way that the essential form and integrity of the historic property and its environment would be unimpaired.

The role of the Historic Resources Commission is to issue a Certificate of Appropriateness upon finding that the proposed modifications do not substantially change the character and

integrity of the historic properties per Santa Ana Municipal Code Section 30-6, meet the Secretary of Interior's Standards per CEQA and the City's Certified Local Government agreement with the State of California. Staff finds that the historic exterior modification application meets the necessary criteria to be awarded a Certificate of Appropriateness and should be approved. It is also recommended that staff approve the exact materials and finishes to be used prior to installation to ensure quality and compatibility.

### **Public Notification**

The subject site is located within the Floral Park Neighborhood Association. The president of this Neighborhood Association was notified by mail 10-days prior to this public hearing. In addition, the project site was posted with a notice advertising this public hearing, a notice was published in the Orange County Reporter and mailed notices were sent to all property owners within 500 feet of the project site. At the time of this printing, no correspondence, either written or electronic, had been received from any members of the public.

### **ENVIRONMENTAL IMPACT**

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. Based on this analysis, a Notice of Exemption, Environmental Review No. 2021-53 will be filed for this project.

### **FISCAL IMPACT**

There is no fiscal impact associated with this action.

### **EXHIBIT(S)**

1. Resolution
2. 500-Foot Radius Map – 2405 North Bonnie Brae
3. Site Photos
4. Drawing Exhibits

Submitted By:

Jill Arabe, AICP, Senior Planner

Approved By:

Minh Thai, Executive Director of Planning and Building Agency, Planning and Building Agency

RESOLUTION NO. 2021-XXX

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING THE CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 2405 NORTH BONNIE BRAE (HISTORIC EXTERIOR MODIFICATION APPLICATION NO. 2021-03)

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. Benjamin K. Mayberry and Catherine I. Mayberry, Husband and Wife as Joint Tenants (“Applicant”), are requesting approval of Historic Exterior Modification Application No. 2021-03 to allow exterior modifications to the property at 2405 North Bonnie Brae.
- B. The legal owners of the property are Benjamin K. Mayberry and Catherine I. Mayberry.
- 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 property is deemed a historic structure because it was determined eligible for inclusion in the National Register of Historic Places as a contributor to a potential North Broadway Park Historic District in 1980 and automatically included in the California Register of Historical Resources.
- E. The Mayberry Residence has distinctive architectural features of the Tudor architectural style and was built circa 1928. Character-defining exterior features of the house, which should be preserved, include but may not be limited to: steeply pitched roofs, curved sweeping shed roof, multipaned narrow windows, exposed and shaped rafter tails, entry porch with roman arch, and brick chimney.
- 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 include a 446-square-foot addition for an expanded kitchen, basement, and new bathroom; a 340-square-foot rear covered porch; a 126-square-foot rear garage addition; and 630 square feet of new detached accessory structures. The site will also be improved with a new in-ground pool and spa in the rear yard and interior renovations to an existing mudroom, laundry room, den, and kitchen.
- 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 Mayberry Residence.
- 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. 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. The project complies with 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 secondary elevations, toward the side and rear of the structure. Although visible from the public right-of-way, the proposed addition is designed to be compatible in scale with a lower roof height, setback from the primary façade, and features the reuse of existing windows, as feasible, or similar wood windows. The proposed exterior alterations will not alter the primary south (front) and east (street side) elevation, or any important spatial relationships that characterize the property.
    - iii. 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 Tudor style. The addition is single story and will have a lower pitch roof to the existing house to distinguish it from the historic structure, and is designed to be compatible with the existing scale, window pattern, and stucco finish of the residence. Moreover, the addition is set back more than 15 feet from the primary facade so as not to significantly impact the character defining features of the primary elevation. Therefore, the architectural treatment will read as contemporary, not conjectural.

- iv. The project complies with Standard No. 4. The existing brick wainscot and cladding of the entry porch are not original to the house, but have acquired historic significance in its own right and will be retained and preserved. The proposed addition and renovations will not affect or duplicate the existing brick cladding. Although the detached garage's roof-form and dormer features exemplifies character defining features of the architectural style, the existing garage doors were previously altered and the proposed replacement will not affect the historic significance of the property.
- v. 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 not propose to remove character-defining features or materials/finishes along the primary elevation. The project does propose to add to the rear and side of the house, which will remove windows and doors along secondary elevations. Windows will be reused, as feasible, and new wood windows and doors will be compatible with existing features.
- vi. The project complies with Standard No. 9. The new addition will not destroy historic materials, features, or spatial relationships that characterize the property. Although the proposed addition is visible from the public right-of-way, it is subordinate to the existing house due to its lower pitched roof, smaller scale, and deep setback from the primary elevation. The proposed detached arbor, located east of the house along Benton Way, can be removed without affecting the building's structural integrity and does not impact the visibility of character defining features of the house. Important spatial relationships characterizing the Tudor architectural style will not be disturbed, as the addition is only single story, positioned to the rear and side 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.
- vii. 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. The proposed addition will be located at the rear and side of the house, avoids the most significant and character-defining features, and is subordinate to the overall massing of the

house. The essential form of the house and the vast majority of its historic materials will remain unimpaired.

viii. Standards 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. 2021-53 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. 2021-03. 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 1<sup>st</sup> day of July 2021.

\_\_\_\_\_  
Alberta Christy, Chairperson

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

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

AYES: Commission members \_\_\_\_\_

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

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

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



CERTIFICATE OF ATTESTATION AND ORIGINALITY

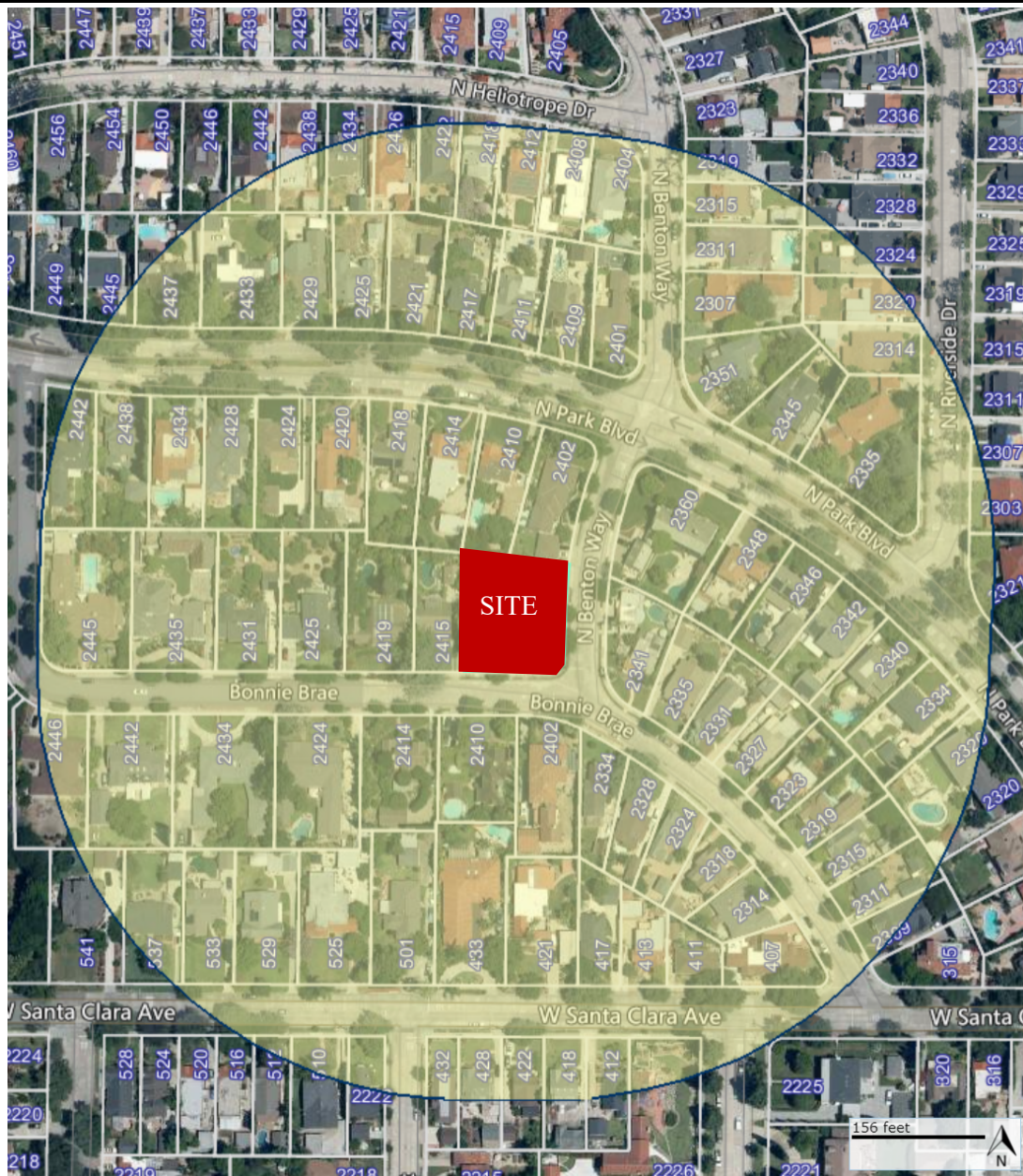
I, SARAH BERNAL, Commission Secretary, do hereby attest to and certify the attached Resolution No. 2021-XXX to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on July 1, 2021.

Date: \_\_\_\_\_

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

**EXHIBIT A  
LEGAL DESCRIPTION**

<b>APN</b>	<b>Address</b>	<b>Legal Description</b>	<b>Owner Names</b>
002-121-15 002-121-16	2405 NORTH BONNIE BRAE	LOTS 5 AND 6 OF TRACT NO. 761, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGES 35 MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	Benjamin K. Mayberry and Catherine I. Mayberry



500' RADIUS

HEMA NO. 2021-03  
2405 NORTH BONNIE BRAE  
MAYBERRY RESIDENCE

PLANNING AND BUILDING AGENCY

**Date:** April 28, 2021

**Job Number:** 20-09

**Mayberry Residence – Existing House Photo Study**

2405 Bonnie Brae

Santa Ana, CA 92706

## MAIN HOUSE



#1 Front/South Elevation – Bonnie Brae



#2 East Elevation – Benton Way



#3 Rear/North Elevation  
Historic Resources Commission



# 4 West Elevation

## GARAGE



#5 East Elevation – Benton Way

Historic Resources Commission

6 – 16

7/1/2021



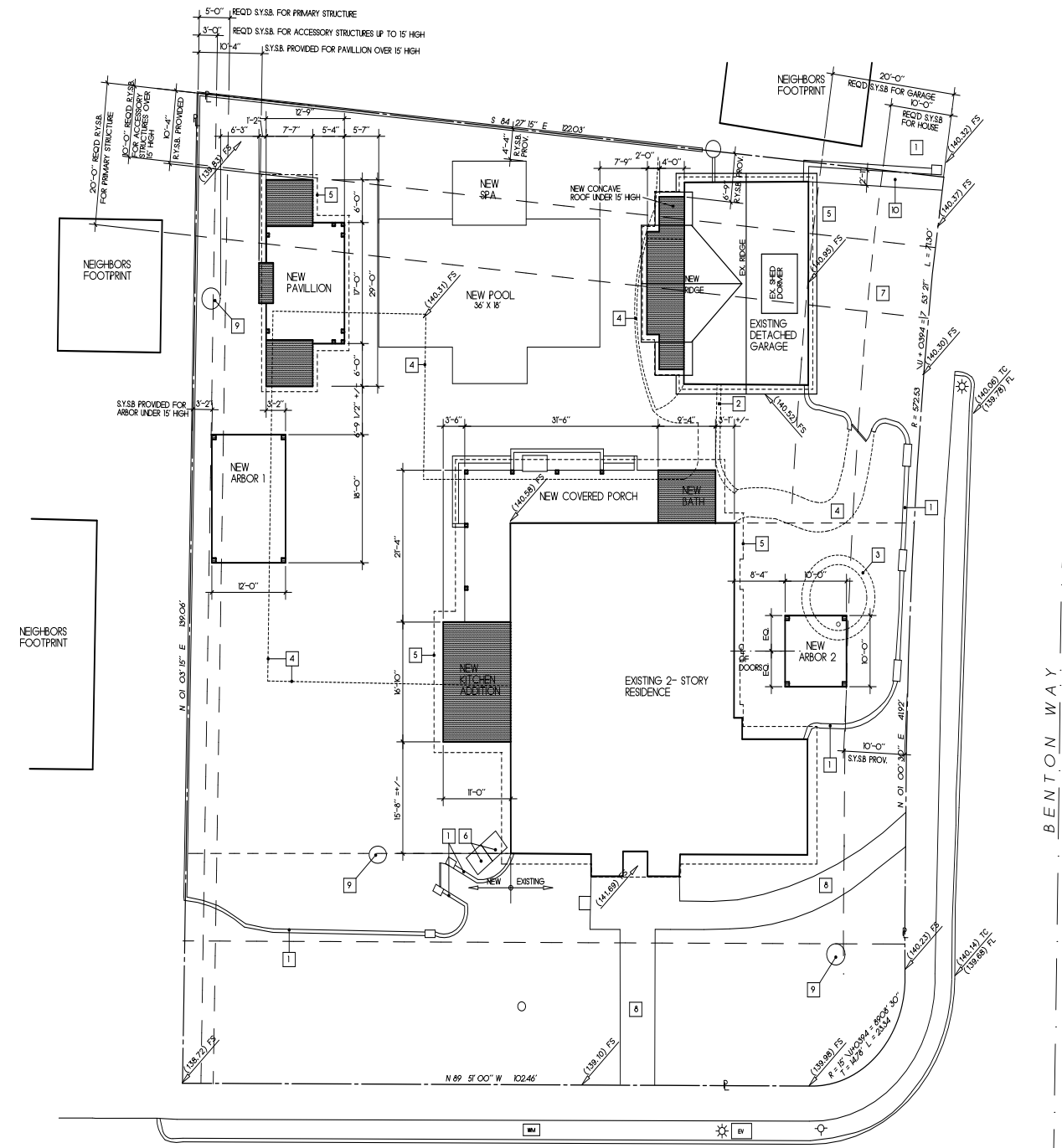
# 6 South Elevation



#7 West Elevation







KEYNOTES

- 1 EXISTING 6' H PLASTERED MASONRY FENCE TO REMAIN
- 2 EXISTING PLASTERED MASONRY FENCE TO BE REMOVED
- 3 EXISTING PLANTER WALL TO BE REMOVED
- 4 EXISTING HARDSCAPE TO BE REMOVED
- 5 ROOF OVERHANGS SHOWN DASHED
- 6 EXISTING AIR CONDITIONING EQUIPMENT TO REMAIN
- 7 EXISTING CONC DRIVEWAY TO REMAIN
- 8 EXISTING BRICK WALK TO REMAIN
- 9 EXISTING TREE TO REMAIN
- 10 REMOVE PORTION OF EXISTING CONCRETE DRIVEWAY TO CREATE PLANTER AREA
- 11 NOT USED
- 12 NOT USED

LEGEND

- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- NG NATURAL GRADE
- FF FINISH FLOOR
- FG FINISH GRADE
- FL FLOW LINE
- FS FINISH SURFACE
- TB TOP OF BEAM
- TC TOP OF CURB
- TG TOP OF GRATE
- TP TOP OF POLE
- TW TOP OF WALL
- TSR TOE OF SLOPE
- TSS TOP OF SLOPE
- LIP LIP OF GUTTER
- BW BACK OF WALK
- BM BENCHMARK
- TBM TEMPORARY BENCHMARK

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ARCHITECTURE / INTERIORS  
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 275 SOUTH CHASSSELL STREET  
 ORANGE, CALIFORNIA 92666  
 TEL: 714 628-2777  
 FAX: 714 628-2777

BECK FOX ARCHITECT  
 CAROL THOMAS FOX ARCHITECT

NOTES:  
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.  
 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.  
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 12. ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

A RESIDENTIAL REMODEL & ADDITION FOR:  
**BEN & KATIE MAYERBERRY**  
 2405 BONNIE BRAE  
 SANTA ANA, CA 92708  
 PROFESSIONAL SEAL

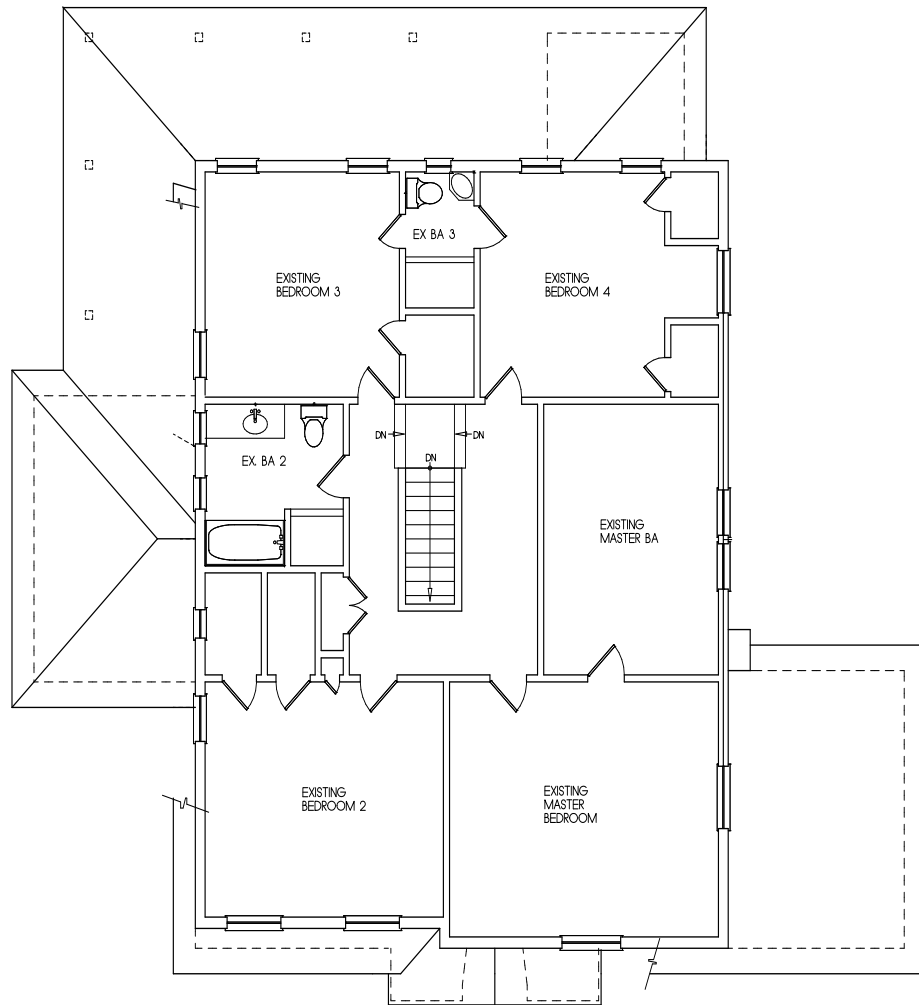
SITE PLAN  
 FILE NAME: 20-09\_SITE  
 MILESTONES:  
 REVISIONS:  
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 SHEET







NOTES TO OWNER: 1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. 2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AS SHOWN ON THIS PLAN. 3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AS SHOWN ON THIS PLAN. 4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AS SHOWN ON THIS PLAN. 5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AS SHOWN ON THIS PLAN.



WALL LEGEND

- [---] EXISTING WALL TO BE DEMOLISHED
- [//] NEW 2X4 WOOD STUD WALL
- [---] NEW 2X4 WOOD STUD WALL



A RESIDENTIAL REMODEL & ADDITION FOR:  
**BEN & KATIE MAYERBERY**  
2405 BONNE BRAE  
SANTA ANA, CA 92708

PROFESSIONAL SEAL

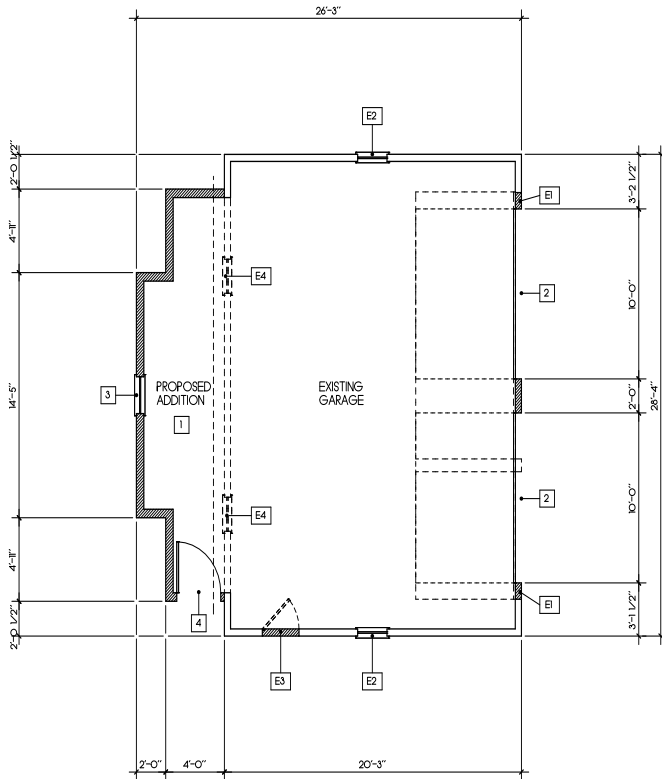
SECOND FLOOR PLAN

FILE NAME: 20-09\_FLOOR  
MILESTONER:

REVISIONS:

- △
- △
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SHEET



KEYNOTES

- E1 EXISTING NON-ORIGINAL DOORS TO BE REMOVED AND HEADERS REFRAMED
- E2 EXISTING ORIGINAL WINDOW TO REMAIN
- E3 EXISTING ORIGINAL DOOR TO BE REMOVED
- E4 EXISTING ORIGINAL WINDOWS TO BE REMOVED
- 1 NEW CONCRETE SLAB FLUSH WITH EXISTING
- 2 NEW CARRIAGE STYLE STEEL SECTIONAL GARAGE DOORS
- 3 NEW WOOD DOUBLE HING WINDOW
- 4 NEW WOOD SASH DOOR
- 5 NOT USED
- 6 NOT USED
- 7 NOT USED
- 8 NOT USED

WALL LEGEND

- (- - - - -) EXISTING WALL TO BE DEMOLISHED
- (// // //) NEW 2x4 WOOD STUD WALL
- (X X X X) NEW 2x4 WOOD STUD WALL



GARAGE FLOOR PLAN  
 SCALE 1/4" = 1'-0"  
 7/1/2021

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ARCHITECTURE / INTERIORS  
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275 SOUTH GASSSELL STREET  
 ORANGE, CALIFORNIA 92666  
 TEL: 714 628-0777  
 FAX: 714 628-0797

BECK FOX, ARCHITECT  
 CAROL THOMAS, ARCHITECT

NOTE: OWNER IS OWNER OF RECORDS  
 ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS UNLESS OTHERWISE NOTED. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

A RESIDENTIAL REMODEL & ADDITION FOR:

**BEN & KATIE MAYERBERY**  
 2405 BONNE BRAE  
 SANTA ANA, CA 92708

PROFESSIONAL SEAL

GARAGE FLOOR PLAN

FILE NAME: 20-09\_Floor Gar  
 MILESTONES:

- REVISIONS:
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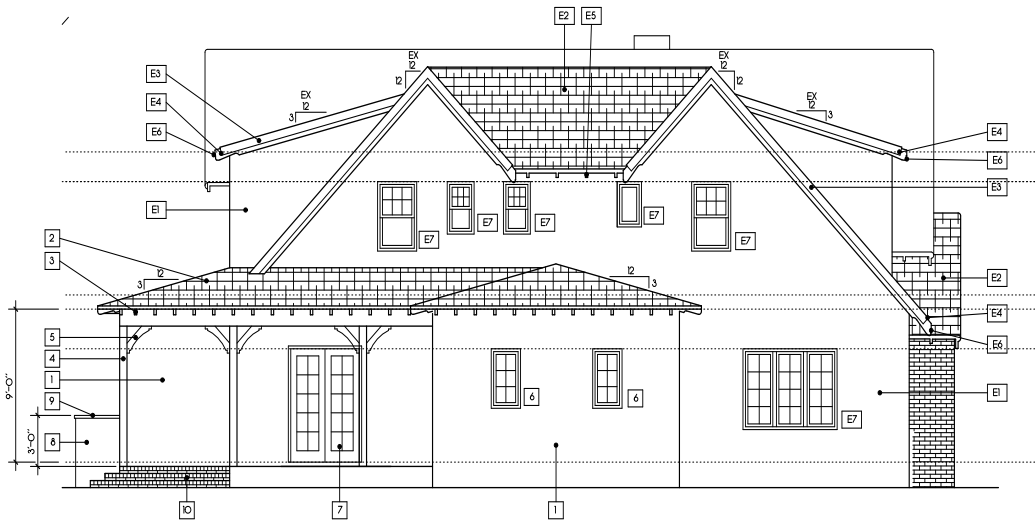




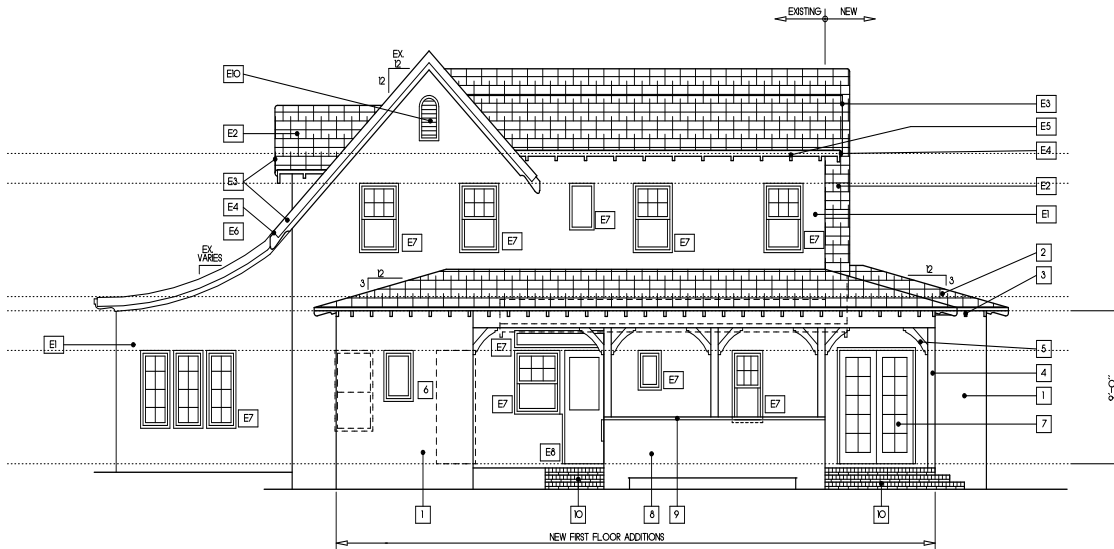








WEST EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



NORTH EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"

KEYNOTES

- E1 EXISTING ORIGINAL PLASTER TO REMAIN
- E2 EXISTING COMPOSITION SHINGLE ROOFING TO REMAIN
- E3 EXISTING ROUNDED SHADOW BOARD WITH WRAPPED ROOFING TO REMAIN
- E4 EXISTING ROUNDED END CAP AT RAKE TO REMAIN
- E5 EXISTING ORIGINAL EXPOSED SHAPED RAFTER TALS AT 24" O.C. TO REMAIN
- E6 EXISTING SHAPED BARGE RAFTER TO REMAIN
- E7 EXISTING ORIGINAL WOOD WINDOW WITH ROLLED PLASTER AT HEAD, JAMB AND SILL TO REMAIN
- E8 EXISTING ORIGINAL DOOR WITH ROLLED PLASTER AT HEAD AND JAMB TO REMAIN
- E9 EXISTING BRICK CHIMNEY TO REMAIN
- E10 EXISTING ROMAN ARCHED VENT TO REMAIN
- E11 EXISTING NON-ORIGINAL BRICK VENEER TO REMAIN
- E12 NOT USED
- 1 NEW PLASTER FINISH TO MATCH EXISTING TEXTURE
- 2 NEW COMPOSITION SHINGLE ROOFING
- 3 NEW EXPOSED SHAPED RAFTER TALS AT 16" O.C.
- 4 NEW WOOD POSTS, WRAPPED TO CONCEAL STRUCTURAL CONNECTIONS
- 5 NEW WOOD SHAPED POST BRACKETS
- 6 NEW WOOD CASMENT WINDOW WITH FLUSH PLASTER AT HEAD, JAMB AND SILL
- 7 NEW WOOD FRENCH DOORS WITH FLUSH PLASTER AT HEAD, AND JAMB
- 8 NEW PLASTERED LOW WALL
- 9 NEW STONE COUNTERTOP
- 10 NEW BRICK RISERS
- 11 NOT USED
- 12 NOT USED

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TEL: 714 628-0777  
FAX: 714 628-0797

BECK FOX ARCHITECT  
CAROL TENK-FOX ARCHITECT

NOTE: DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF ALL EXISTING CONDITIONS AND MATERIALS TO BE REPRODUCED OR REPLICATED FOR THIS PROJECT. THE PROJECT FOR WHICH THIS ARCHITECTURAL DRAWING IS PREPARED IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF ALL EXISTING CONDITIONS AS SHOWN ON THIS DRAWING. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF ALL EXISTING CONDITIONS AS SHOWN ON THIS DRAWING. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF ALL EXISTING CONDITIONS AS SHOWN ON THIS DRAWING.

DESIGNER SHALL BE RESPONSIBLE FOR ALL AS-BUILT CONDITIONS. ALL CHANGES MUST BE APPROVED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

A RESIDENTIAL REMODEL & ADDITION FOR:  
**BEN & KATIE MAYERLY**  
2405 BONNE BRAE  
SANTA ANA, CA 92706

PROFESSIONAL SEAL

NORTH & WEST  
EXTERIOR ELEVATIONS

FILE NAME: 20-09\_ELEV  
MILESTONES:

- REVISIONS:
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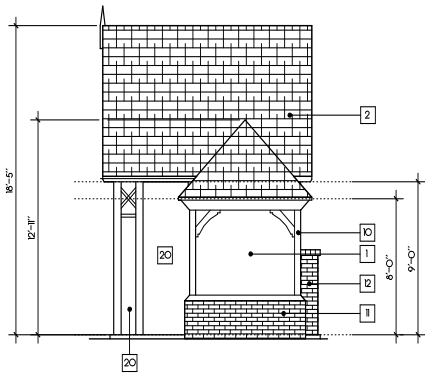




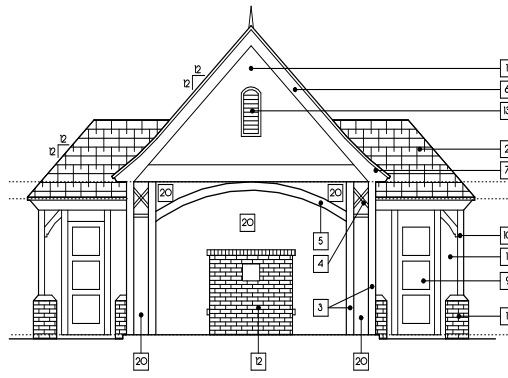
NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.  
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND ALL APPLICABLE ORDINANCES.  
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND ALL APPLICABLE ORDINANCES.  
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE ORDINANCES.  
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE AND ALL APPLICABLE ORDINANCES.  
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PEST CONTROL CODE AND ALL APPLICABLE ORDINANCES.  
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA SOILS AND FOUNDATIONS CODE AND ALL APPLICABLE ORDINANCES.  
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA WATER SUPPLY CODE AND ALL APPLICABLE ORDINANCES.  
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA AIR QUALITY CONTROL CODE AND ALL APPLICABLE ORDINANCES.  
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND ALL APPLICABLE ORDINANCES.  
11. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA HISTORIC PRESERVATION ACT AND ALL APPLICABLE ORDINANCES.  
12. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA ANTI-SLURDERS ACT AND ALL APPLICABLE ORDINANCES.  
13. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA DISCRIMINATION IN HOUSING ACT AND ALL APPLICABLE ORDINANCES.  
14. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FAIR EMPLOYMENT AND HARBOR UNLAWFUL DISCRIMINATION ACT AND ALL APPLICABLE ORDINANCES.  
15. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA LABOR CODE AND ALL APPLICABLE ORDINANCES.  
16. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PENAL CODE AND ALL APPLICABLE ORDINANCES.  
17. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CIVIL CODE AND ALL APPLICABLE ORDINANCES.  
18. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA EVIDENCE CODE AND ALL APPLICABLE ORDINANCES.  
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20. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA FINANCIAL CODE AND ALL APPLICABLE ORDINANCES.  
21. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA GOVERNMENT CODE AND ALL APPLICABLE ORDINANCES.  
22. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA HEALTH AND SAFETY CODE AND ALL APPLICABLE ORDINANCES.  
23. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA INSURANCE CODE AND ALL APPLICABLE ORDINANCES.  
24. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA LABOR RELATIONS ACT AND ALL APPLICABLE ORDINANCES.  
25. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA PROFESSIONAL AND BUSINESS REGULATORY CODE AND ALL APPLICABLE ORDINANCES.  
26. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA REALITY LAW AND ALL APPLICABLE ORDINANCES.  
27. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA REVENUE AND TAXATION CODE AND ALL APPLICABLE ORDINANCES.  
28. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA SENATE AND ASSEMBLY BILLING ACT AND ALL APPLICABLE ORDINANCES.  
29. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA STATE BAR ACT AND ALL APPLICABLE ORDINANCES.  
30. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA STATE BOARD OF ACCOUNTS ACT AND ALL APPLICABLE ORDINANCES.  
31. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA STATE BOARD OF ARCHITECTURE ACT AND ALL APPLICABLE ORDINANCES.  
32. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA STATE BOARD OF CONTRACTORS ACT AND ALL APPLICABLE ORDINANCES.  
33. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA STATE BOARD OF ELECTRICAL EXAMINERS ACT AND ALL APPLICABLE ORDINANCES.  
34. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA STATE BOARD OF ENGINEERS AND SURVEYORS ACT AND ALL APPLICABLE ORDINANCES.  
35. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA STATE BOARD OF FIRE UNDERWRITERS ACT AND ALL APPLICABLE ORDINANCES.  
36. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA STATE BOARD OF PROFESSIONAL ACCOUNTANTS ACT AND ALL APPLICABLE ORDINANCES.  
37. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA STATE BOARD OF PROFESSIONAL ARCHITECTS ACT AND ALL APPLICABLE ORDINANCES.  
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39. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA STATE BOARD OF PROFESSIONAL LAND SURVEYORS ACT AND ALL APPLICABLE ORDINANCES.  
40. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA STATE BOARD OF PROFESSIONAL PLANNERS ACT AND ALL APPLICABLE ORDINANCES.  
41. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA STATE BOARD OF PROFESSIONAL PSYCHOLOGISTS ACT AND ALL APPLICABLE ORDINANCES.  
42. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA STATE BOARD OF PROFESSIONAL SOCIAL WORKERS ACT AND ALL APPLICABLE ORDINANCES.  
43. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA STATE BOARD OF PROFESSIONAL THERAPISTS ACT AND ALL APPLICABLE ORDINANCES.  
44. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA STATE BOARD OF PROFESSIONAL WRITERS ACT AND ALL APPLICABLE ORDINANCES.  
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50. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA STATE BOARD OF REGISTERED PROFESSIONAL MANAGERS ACT AND ALL APPLICABLE ORDINANCES.

KEYNOTES

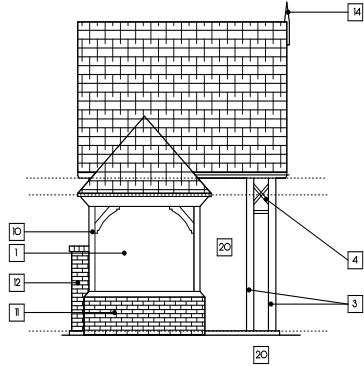
- 1 SMOOTH TROWELED PLASTER
- 2 COMPOSITION SHINGLE ROOFING
- 3 WOOD POSTS, WRAPPED TO CONCEAL STRUCTURAL CONNECTIONS
- 4 WOOD POST BRACING
- 5 WOOD SHAPED BEAM
- 6 2x2 SHADOW BOARD
- 7 FLARED EAVE
- 8 WOOD CASEMENT WINDOW
- 9 WOOD DOOR
- 10 2x WOOD TRIM - FLAT
- 11 BRICK WAINSCOT
- 12 BRICK FIREPLACE SURROUND - FIREPLACE TO BE A PRE-FAB DIRECT-VENT UNIT THAT VENTS TO THE REAR
- 13 SEGMENTED ARCHED WOOD VENT
- 14 WOOD SPIRE
- 15 SOLID 6x6 POST WITH CONCEALED CONNTIONS TO BEAMS ABOVE
- 16 SOLID 6x2 BEAM WITH SHAPED END
- 17 SOLID 6x0 BEAM WITH SHAPED END
- 18 SOLID 4x6 BEAM WITH SHAPED END AND CONCEALED CONNECTIONS TO BEAM BELOW
- 19 SHAPED WOOD BRACKET TO MATCH WRAP AROUND PORCH BRACKETS
- 20 OPEN TO BEYOND



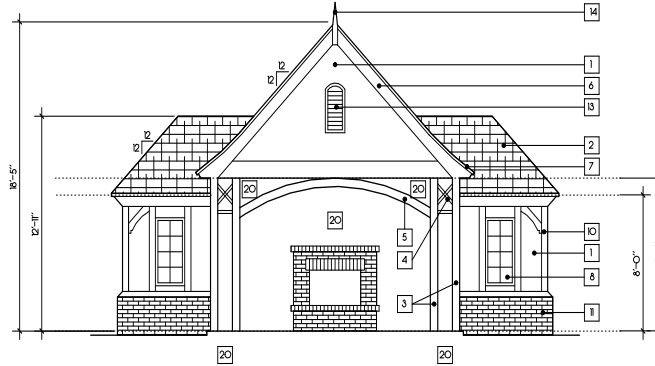
PAVILLION NORTH ELEVATION  
SCALE 1/4" = 1'-0"



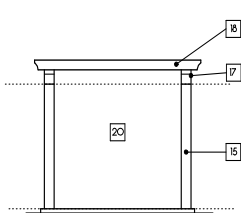
PAVILLION WEST ELEVATION  
SCALE 1/4" = 1'-0"



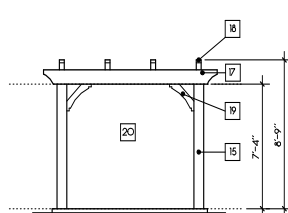
PAVILLION SOUTH ELEVATION  
SCALE 1/4" = 1'-0"



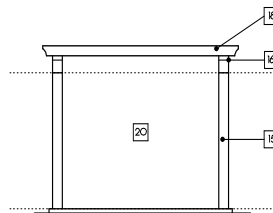
PAVILLION EAST ELEVATION  
SCALE 1/4" = 1'-0"



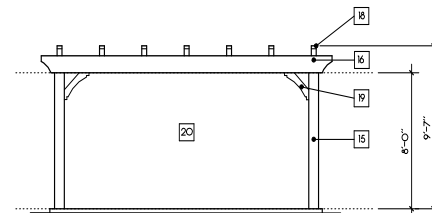
ARBOR 2 SOUTH & NORTH ELEVATION  
SCALE 1/4" = 1'-0"



ARBOR 2 EAST & WEST ELEVATION  
SCALE 1/4" = 1'-0"



ARBOR 1 SOUTH & NORTH ELEVATION  
SCALE 1/4" = 1'-0"



ARBOR 1 EAST & WEST ELEVATION  
SCALE 1/4" = 1'-0"

- REVISIONS
- △
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A RESIDENTIAL REMODEL & ADDITION FOR:  
**BEN & KATIE MAYERBERY**  
2405 BONNIE BRAE  
SANTA ANA, CA 92706

PROFESSIONAL SEAL

PAVILLION AND ARBOR  
EXTERIOR ELEVATIONS  
FILE NAME: 20-09\_ElevAcc8r  
MILESTONER:

# ORANGE COUNTY REPORTER

~SINCE 1921~

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## COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

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06/18/2021

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OR# 3482601

### NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

**Historic Resources Commission Action** : The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

**Project Location**: 2405 N. Bonnie Brae located in the Single Family Residential (R-1) zoning district.

**Project Applicant**: Carol Fox

**Project Description**: The applicant is requesting approval of Historic Exterior Modification Application No. 2021-03 to allow exterior modifications on a property listed in the California Register of Historical Resources. Modifications include a 257-square-foot addition to the first floor to accommodate a new kitchen addition and new bath, a 172-square-foot basement addition, addition to the detached garage, construction of three accessory structures, and rear yard improvements.

**Environmental Impact**: 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 to preserve a historic resource. Categorical Exemption No. ER-2021-53 will be filed for this project.

**Meeting Details: The City has resumed in-person meetings.** This matter will be heard on **Thursday, July 1, 2021, at 4:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. All persons interested in this matter are notified to appear at this time.

**Written Comments**: If you are unable to participate in this in-person meeting, you may send written comments by e-mail to [PBACComments@santa-ana.org](mailto:PBACComments@santa-ana.org) (reference the Agenda Item # in the subject line) or mail to Sarah Bernal, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza - M20, Santa Ana, CA 92701. **Deadline to submit written comments is 4:00 p.m. on the day of the meeting.** Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

**Where To Get More Information**: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: [www.santa-ana.org/cc/city-meetings](http://www.santa-ana.org/cc/city-meetings).

**Who To Contact For Questions**: Should you have any questions, please contact

Jill Arabe with the Planning and Building Agency at [JArabe@santa-ana.org](mailto:JArabe@santa-ana.org) or 714-667-2707

**Note**: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

**Si tiene preguntas en español, favor de llamar a Nardcedalia Perez al (714) 667-2260.**

**Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

6/18/21

OR-3482601#



\* A 0 0 0 0 0 5 7 4 7 9 5 8 \*



## CITY OF SANTA ANA Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988  
Santa Ana, California 92702  
[www.santa-ana.org/pba](http://www.santa-ana.org/pba)

### NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 500 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

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**Note:** If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

**Si tiene preguntas en español, favor de llamar a Pedro Gomez al (714) 667-2790.  
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

**500' RADIUS NOTIFICATION MAP**







**City of Santa Ana  
20 Civic Center Plaza, Santa Ana, CA 92701  
Historic Resources Commission Staff Report  
July 1, 2021**

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**Topic:** HEMA No. 2021-05 – The Duhart House (804 North Baker Street)

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**RECOMMENDED ACTION**

Adopt a resolution denying a Certificate of Appropriateness for Historic Exterior Modification Application No. 2021-05.

**EXECUTIVE SUMMARY**

Margaret M. Lang and Julie Hawkings are requesting approval of Historic Exterior Modification Application (HEMA) No. 2021-05 to allow exterior modifications consisting of rebuilding and expanding a front entry porch, and a room and porch cover addition towards the rear of the property, for to the Duhart House located at 804 North Baker Street. The property was listed on the Santa Ana Register of Historical Properties as “Key” in 2001.

**DISCUSSION**

**Project Location and Site Description**

The subject property is located on the northwest corner of the West Civic Center Drive and North Baker Street intersection in the Washington Square neighborhood. The General Plan land use designation for the site is Professional and Administrative Office (PAO) and the zoning district designation is Specific Development (SD-20). The property contains an existing one story Queen Anne styled residence that is approximately 1,243 square feet in size with a detached garage on a 0.19-acre residential lot.

The property is known as the Duhart House and is individually listed as No. 49 on the Santa Ana Register of Historical Properties (“Register”). It was placed on the Register in 2001 and was categorized as “Key.” The Duhart House is over 130 years old with a built date circa 1890. It has distinctive architectural features of the Queen Anne/Queen Anne Revival architectural style. Specifically, this one-story cottage is a simplified example of the cross-gabled subtype of the Queen Anne style, characterized by a side-gabled wing bordered by a front porch and a projecting front-gabled wing.

Building permits indicate the house has been reroofed (possibly resulting in the elimination of eave detail), a new foundation constructed, and the porch restored. Nonetheless, the present design remains true to its late 19<sup>th</sup> century origins. The property also contains a one-story garage, sheathed in narrow overlap siding and topped by a gabled roof that faces south onto Civic Center Drive. The garage was constructed after the period of significance, in a vernacular Craftsman style.

### *Statement of Significance*

Following its incorporation as a city in 1886, Santa Ana was recognized as one of the leading communities in the area in 1889 when it became the seat of the newly created Orange County. The economic underpinnings were agricultural, and many residents owned or worked on the ranches that encircled the incorporated area. The Duhart House is a remnant from this era, associated with a particular segment of the community, which immigrated to the area from France and took up sheep ranching and farming in Southern California. The Duhart House is historically significant as one of a handful of ranch houses remaining in an area that was once liberally dotted with them. The four-acre parcel on which the house stood was bounded by Baker Street, Hickey Street (later Eighth Street and now Civic Center Drive West), and Bristol Street and was planted with walnuts, oranges, and lemons. It is also notable for its extraordinarily long association with one family. Bautista Duhart came to California from France in 1878, initially settling in San Juan Capistrano and purchasing his properties in Santa Ana between 1900 and 1902. His daughter, Henrietta Duhart Crowell, was still living in the house in the 1990s.

The Duhart House is significant under Criterion 1 in that it embodies the distinguishing characteristics of an architectural building period associated with a specific period of development and under Criterion 7, as a building that was connected with a business or use that was once common and is now rare. The Duhart House has been categorized as “Key” because it “has a distinctive architectural style and quality” as an example of the Queen Anne (Late Victorian) Style; because it is characteristic of a significant period in the history of Santa Ana, the agricultural era; and because it is associated with a significant person in the City, in this case, the Duhart/Crowell family, long-time residents of Santa Ana. In addition, the property may be eligible for listing in the National Register of Historic Places if more research into its association with Santa Ana’s agricultural past, specifically sheep husbandry, confirms its significance.

### **Project Description**

The proposed exterior modifications include the demolition of a character-defining front entry porch along the primary elevation. The porch is proposed to be rebuilt and extended approximately two feet and eight-inches towards the front (east) elevation, past the existing front elevation footprint. The reconstructed porch would include like-

for-like wood materials (e.g., columns, cornices, and balusters) and would be clad in composition shingle and would rebuilt to its original height of approximately 11 feet.

This proposed modification would effectively change the historic appearance of the structure along the primary elevation inconsistent with the character-defining features of the Queen Anne architectural style. Additionally, extending the porch towards the front elevation would detract from side-gabled wing design, and introduce a replacement that deviates from the existing porch design. Lastly, the expansion would alter the roofline along the primary elevation that would modify front elevation massing (side-gabled wing), altering the historic elevation. Additional review of the proposed modification is provided in the Analysis of the Issues section below.

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. The bedroom expansion and new utility/pantry area would extend approximately 23 feet towards the rear (west) and approximately 15 feet to the north. The new addition would be approximately 13 feet in height, which is lower than the existing building height of 18 feet. It would include a gabled and shed roof design with composition shingle and include new wood two-over-two, double-hung sash windows and shiplap siding, consistent with the existing design.

### **Analysis of the Issues**

#### *Consistency with Secretary of the Interior's Standards*

The project has been reviewed against the ten criteria that form the Secretary of Interior's Standards ("Standards"), which are organized into four treatments: Preservation, Rehabilitation, Restoration, and Reconstruction. Intended to provide guidance for historical project review, the *Rehabilitation* Standard acknowledges the need to alter or add to a historic building to meet continuing or new uses while retaining the building's historic character. The proposed addition would be considered a rehabilitation project and as such be evaluated against ten criteria as part of the Standards. As detailed below, it has been determined that the proposed project is in conflict with number of the applicable standards. The following is a review of staff's findings as they pertain to the criteria:

- 1. A property will be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces, and spatial relationships.*

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.

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The project does not comply with Standard No. 2. The historic character of the subject property will not be retained and preserved. Instead, the project entails the removal and alteration of specific character-defining architectural design features of the structure, altering the overall historic fabric of the property. The proposed porch expansion along the front/primary elevation changes the historic appearance of the structure from the street, creating a false sense of historical development that deviates from the character-defining features of the cross-gabled subtype of the Queen Anne (Late Victorian) style. Moreover, the expansion introduces massing that significantly affects the historic integrity of the property and its environment. Specifically, by extending the front porch towards the front (east) elevation the porch is detracting from the character-defining side-gabled wing and introduces an inappropriate porch replacement that deviates from the original porch design.

- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The project does not comply with Standard No. 3. The front porch expansion changes the building's massing and proportion, changing the historic appearance of the structure from the street and creating a false sense of historical development along the primary elevation. Specifically, the proposed expansion will project past the side-gabled wing detracting from the simple one-story cottage ultimately reading as conjectural.

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Standard 4 does not apply as the project will not remove any significant features that were added over time.

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

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.

6. *Deteriorated historic features will be repaired rather than 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. Replacement of missing features will be substantiated by documentary and physical evidence.*

Standard 6 does not apply as the proposed project does not deal with issues of deterioration of existing materials or replacement of existing features.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Standard 7 does not apply as the project will not involve chemical or physical treatments on the building and will be in full compliance with the Standards.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Standard 8 does not apply as there will be no ground disturbing activity.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The project does not comply with Standard No. 9. The front porch expansion along the front/primary elevation will alter historic features and/or spatial relationships that characterize the property. Important spatial relationships characterizing the Queen Anne architectural style will be disturbed, as the front porch expansion alters the roofline along the primary elevation, overwhelms the existing front elevation massing (side-gabled wing), and alter the historic elevation.

*10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

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.

Thorough review of the request indicates that the project does not comply with *The Secretary of the Interior's Standards for Rehabilitation*. Specifically, analysis of the project indicates that the proposed front porch expansion would be incompatible and inconsistent with the existing architectural elements that reflect the original Queen Anne style construction. Although most of the proposed scope of work is localized towards the rear of the house, the front porch expansion significantly alters the historic and character-defining features.

The role of the Historic Resources Commission is to issue a Certificate of Appropriateness upon finding that the proposed modifications do not substantially change the character and integrity of the historic properties per Santa Ana Municipal Code Section 30-6, meet the Secretary of Interior's Standards per CEQA and the City's Certified Local Government agreement with the State of California. Staff finds that the historic exterior modification application does not meet the necessary criteria to be awarded a Certificate of Appropriateness and should not be approved. It is also recommended that the applicant work with staff on an alternative front elevation design that does meet the necessary criteria to be award the Certificate of Appropriateness. Lastly, it is recommended that staff approve the exact materials and finishes to be used after Commission approval and prior to installation to ensure quality and compatibility.

#### *California Environmental Quality Act (CEQA) Compliance*

The property's historical designation classifies it as a "historic resource" pursuant the California Environmental Quality Act (CEQA) Guidelines. In accordance with CEQA, a project may have a significant effect on a historic resource if it causes a substantial adverse change to the significance of the resource. However, CEQA further provides that a project that has been designed in a manner that respects the historical character of the building (i.e., it has been designed to conform to the Secretary of the Interior's Standards) can generally be considered to be a project that will not cause a significant impact, and, therefore, may be exempt from CEQA. In this case, the proposed project has not been designed to conform to the applicable Secretary of the Interior's Standards. A denial of the application, as recommended by staff, would not require any further CEQA review.

### **Public Notification**

The subject site is located within the Washington Square Neighborhood Association. The president of this Neighborhood Association was notified by mail 10-days prior to this public hearing. In addition, the project site was posted with a notice advertising this public hearing, a notice was published in the Orange County Reporter and mailed notices were sent to all property owners within 500 feet of the project site. At the time of this printing, no correspondence, either written or electronic, had been received from any members of the public.

### **ENVIRONMENTAL IMPACT**

There is no environmental impact associated with this action.

### **FISCAL IMPACT**

There is no fiscal impact associated with this action.

### **EXHIBIT(S)**

1. Resolution
2. 500-Foot Radius Map – 804 North Baker Street
3. Executive Summary – 804 North Baker Street
4. Site Photos
5. 804 N. Baker Plan Set

Submitted By:

Pedro Gomez, AICP, Associate Planner

Approved By:

Minh Thai, Executive Director of Planning and Building Agency, Planning and Building Agency

RESOLUTION NO. 2021-XXX

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA DENYING 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) style 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. 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. 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. The project does not comply with Standard No. 2. The historic character of the subject property will not be retained and preserved. Instead, the project entails the removal and alteration of specific character-defining architectural design features of the structure, altering the overall historic fabric of the property. The proposed porch expansion along the front/primary elevation changes the historic appearance of the structure from the street, creating a false sense of historical development that deviates from the character-defining features of the cross-gabled subtype of the Queen Anne (Late Victorian) style. Moreover, the expansion introduces massing that significantly affects the historic integrity of the property and its environment. Specifically, by extending the front porch towards the front (east) elevation the porch is detracting from the character-defining side-gabled wing and introduces an inappropriate porch replacement that deviates from the original porch design.
    - iii. The project does not comply with Standard No. 3. The front porch expansion changes the building's massing and proportion, changing the historic appearance of the structure from the street and creating a false sense of historical development along the primary elevation. Specifically, the proposed expansion will project past the side-gabled wing detracting from the simple one-story cottage ultimately reading as conjectural.

- 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. The project does not comply with Standard No. 9. The front porch expansion along the front/primary elevation will alter historic features and/or spatial relationships that characterize the property. Important spatial relationships characterizing the Queen Anne architectural style will be disturbed, as the front porch expansion alters the roofline along the primary elevation, overwhelms the existing front elevation massing (side-gabled wing), and alter the historic elevation.
- 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.** The Historic Resources Commission of the City of Santa Ana, after conducting the public hearing, hereby denies the Certificate of Appropriateness for Historic Exterior Modification Application No. 2021-05. The Historic Resources Commission finds that the proposed modifications 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 3.** 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  
John M. Funk  
Sr. Assistant City Attorney

AYES: Commission members \_\_\_\_\_  
NOES: Commission members \_\_\_\_\_  
ABSTAIN: Commission members \_\_\_\_\_  
NOT PRESENT: Commission members \_\_\_\_\_

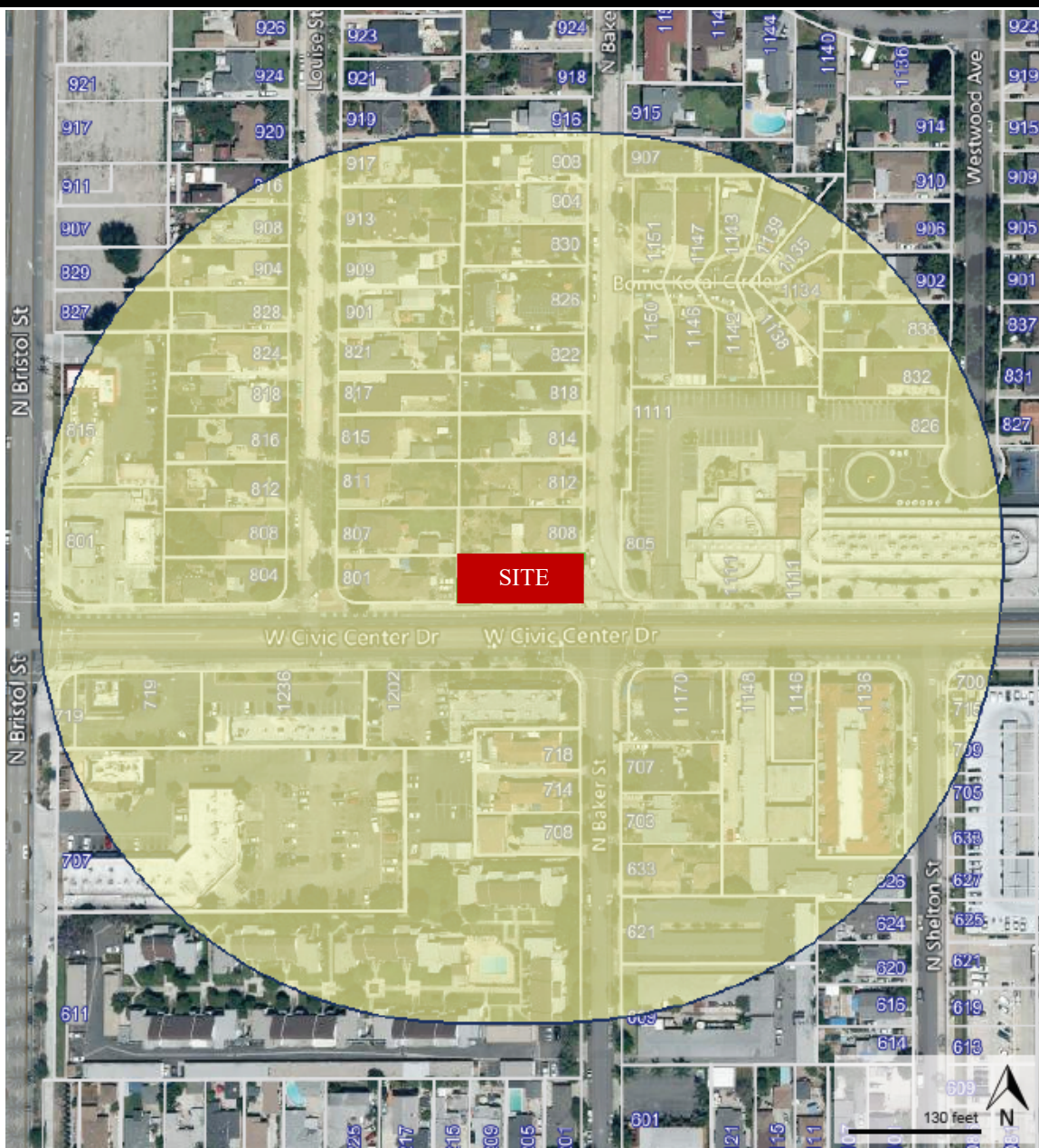
CERTIFICATE OF ATTESTATION AND ORIGINALITY

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

Date: \_\_\_\_\_  
\_\_\_\_\_  
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



500' RADIUS

HEMA NO. 2021-05  
804 NORTH BAKER STREET  
DUHART HOUSE

PLANNING AND BUILDING AGENCY



NAME	Duhart House			REF. NO. 49
ADDRESS	804 North Baker Street			
CITY	Santa Ana	ZIP	92703	ORANGE COUNTY
YEAR BUILT	Circa 1890		LOCAL REGISTER CATEGORY: Key	
HISTORIC DISTRICT	N/A		NEIGHBORHOOD	Washington Square
NATIONAL REGISTER CRITERIA FOR EVALUATION	A, B, C	NATIONAL REGISTER STATUS CODE	4S2	

Location:  Not for Publication  Unrestricted

USGS 7.5" Quad \_\_\_\_\_ Date: \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ ¼ of \_\_\_\_\_ ¼ of Sec \_\_\_\_\_ : \_\_\_\_\_ B.M.

Prehistoric  Historic  Both

**ARCHITECTURAL STYLE:** Queen Anne (Late Victorian)

**DESCRIPTION/BACKGROUND RELATED TO PERIOD ARCHITECTURE:**

The Queen Anne (Late Victorian) (also known as the Queen Anne Revival) dominated residential architectural design during the last 20 years of the 19<sup>th</sup> century in the West, and was nearly as influential on early commercial buildings. Identifying features include the front-facing gable roof, ornate decoration of wood or metal along the eave and in the gable end, avoidance of flat wall surfaces through the use of applied ornamentation of wood or metal, and classical columns or pilasters. Multi-storied residential and commercial examples often incorporated bay windows, sometimes topped with towers. The style borrowed heavily from late Medieval models, with the addition of other regional interpretations. Some of the most well developed examples can be found in California and in the Southern states (McAlester, 263-268).

**CONSTRUCTION HISTORY:** (Construction data, alterations, and date of alterations)

March 1923. Alter residence.  
January 13, 1928. Garage and tool house.  
January 4, 1939. Reroof.  
October 23, 1946. New foundation under present residence.  
July 2, 1947. Reroof.  
March 20, 1950. Relocate garage on present lot.  
July 29, 1988. Front porch restoration (wood).

**RELATED FEATURES:** (Other important features such as barns, sheds, fences, prominent or unusual trees, or landscape)

None.

**DESCRIPTION:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, settings, and boundaries.)

This one-story cottage is a simplified example of the cross-gabled subtype of the Queen Anne (Late Victorian) style, characterized by a side-gabled wing bordered by a front porch and a projecting front-gabled wing. Porch detailing includes slender posts that divide the space into two bays, elaborately carved brackets, and curvilinear balusters in the porch railing. A pent roof covers the space. Three wooden steps lead up to the entry, which is distinguished by a lunette set over a paneled doorway within an elaborate surround. A tall and narrow, two-over-two, double-hung sash window is centered within the porch; another is centered below the front gable. Sheathed in shiplap siding, the building sits on a raised foundation covered with latticework. Building permits indicate the house has been reroofed (possibly resulting in the elimination of eave detail), a new foundation constructed, and the porch restored. Nonetheless, the design remains true to its late 19<sup>th</sup> century origins. The property also contains a one-story garage, sheathed in narrow overlap siding and topped by a gabled roof that faces south onto Civic Drive; it was constructed after the period of significance in a vernacular Craftsman style.

**HISTORIC HIGHLIGHTS:**

According to Mrs. Luther J. Crowell (nee Henrietta Marie Duhart), who was interviewed in 1982 about her house at 804 North Baker Street, her father, Bautista Duhart, purchased this house from Domingo Erramuspe, around 1902. Erramuspe was California born, the son of immigrants from the Basses-Pyrenees region of France who took up sheep ranching in and around Santa Ana. Duhart was from the same part of France and was also a sheep rancher. The four-acre parcel on which the house stood was bounded by Baker Street, Hickey Street (later Eighth Street and now Civic Center West), and Bristol Street and was planted with walnuts, oranges, and lemons. Bautista Duhart also owned a ranch on McClay Street, which he operated from the Baker Street property. Mrs. Crowell, who was two years old when her family moved into the then approximately ten-year-old house, lived here for over ninety years. She was presented with the Fall 1990 Historic Preservation Award by the Santa Ana Historical Preservation Society in recognition of her efforts to preserve the house.

**RESOURCE ATTRIBUTES:** (List attributes and codes from Appendix 4 of Instructions for Recording Historical Resources, Office of Historic Preservation.)

HP2. Single-family Property

**RESOURCES PRESENT:**

Building     Structure     Object     Site     District     Element of District     Other

**MOVED?**  No     Yes     Unknown    Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**STATEMENT OF SIGNIFICANCE:** (Discuss importance in terms of historical or architectural context as defined by theme, period, geographic scope, and integrity.)

Santa Ana was founded by William Spurgeon in 1869 as a speculative townsite on part of the Spanish land grant known as Rancho Santiago de Santa Ana. Early growth and development was stimulated by the arrival of the Southern Pacific Railroad in 1878 and the Santa Fe Railroad in 1886. Following its incorporation as a city in 1886, Santa Ana was recognized as one of the leading communities in the area in 1889 when it became the seat of the newly created County of Orange.

The economic underpinnings of the young community were agricultural, and many residents owned or worked on the ranches that encircled the incorporated area. The Duhart House is a remnant from this era, associated with a particular segment of the community, which immigrated to the area from France and took up sheep ranching and farming in Southern California. The Duhart House is historically significant as one of a handful of ranch houses remaining in an area that was once liberally dotted with them. It is also notable for its extraordinarily long association with one family. Bautista Duhart came to California from France in 1878, initially settling in San Juan Capistrano and purchasing his properties in Santa Ana around 1900 and 1902. His daughter, Henrietta Duhart Crowell, was still living in the house in the 1990s. The house is also noteworthy as an example of a building type, the Queen Anne (Late Victorian) influenced farmhouse. 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.

**SUMMARY/CONCLUSION:**

This resource is currently listed in the Santa Ana Register of Historical Property. It is significant under Criterion 1 in that it embodies the distinguishing characteristics of an architectural building period associated with a specific period of development and under Criterion 7, as a building that was connected with a business or use that was once common and is now rare. The Duhart House has been categorized as “Key” because it “has a distinctive architectural style and quality” as an example of the Queen Anne (Late Victorian) Style; because it is characteristic of a significant period in the history of Santa Ana, the agricultural era; and because it is associated with a significant person in the City, in this case, the Duhart/Crowell family, long-time residents of Santa Ana (Municipal Code, Section 30-2.2). In addition, the property may be eligible for listing in the National Register of Historic Places if more research into its association with Santa Ana’s agricultural past, specifically sheep husbandry, confirms its significance.

**OWNER AND ADDRESS:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_







BAKER STREET VIEW



BAKER STREET VIEW



CIVIC CENTER STREET VIEW



CIVIC CENTER STREET VIEW

SITE PHOTOS

**DUHART HOUSE**  
804 N. BAKER ST, SANTA ANA, CA 92703

SCALE:  
05/14/21



Historic Resources Commission  
7/1/2021



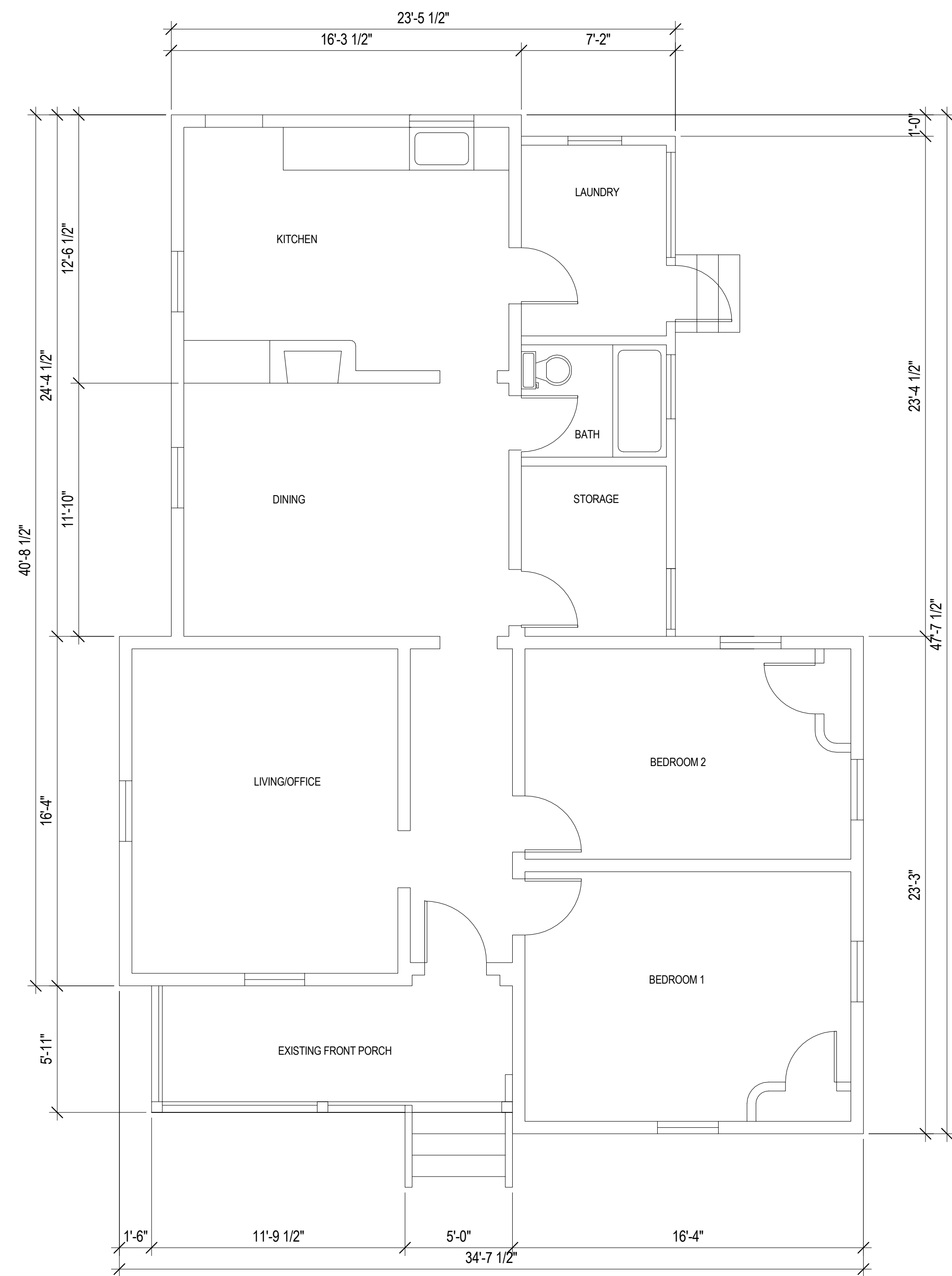


EXISTING/NEW SITE PLAN  
**DUHART HOUSE**  
 804 N. BAKER ST., SANTA ANA, CA 92703

SCALE: 1/8" = 1'-0"  
 DATE: 05/14/2021

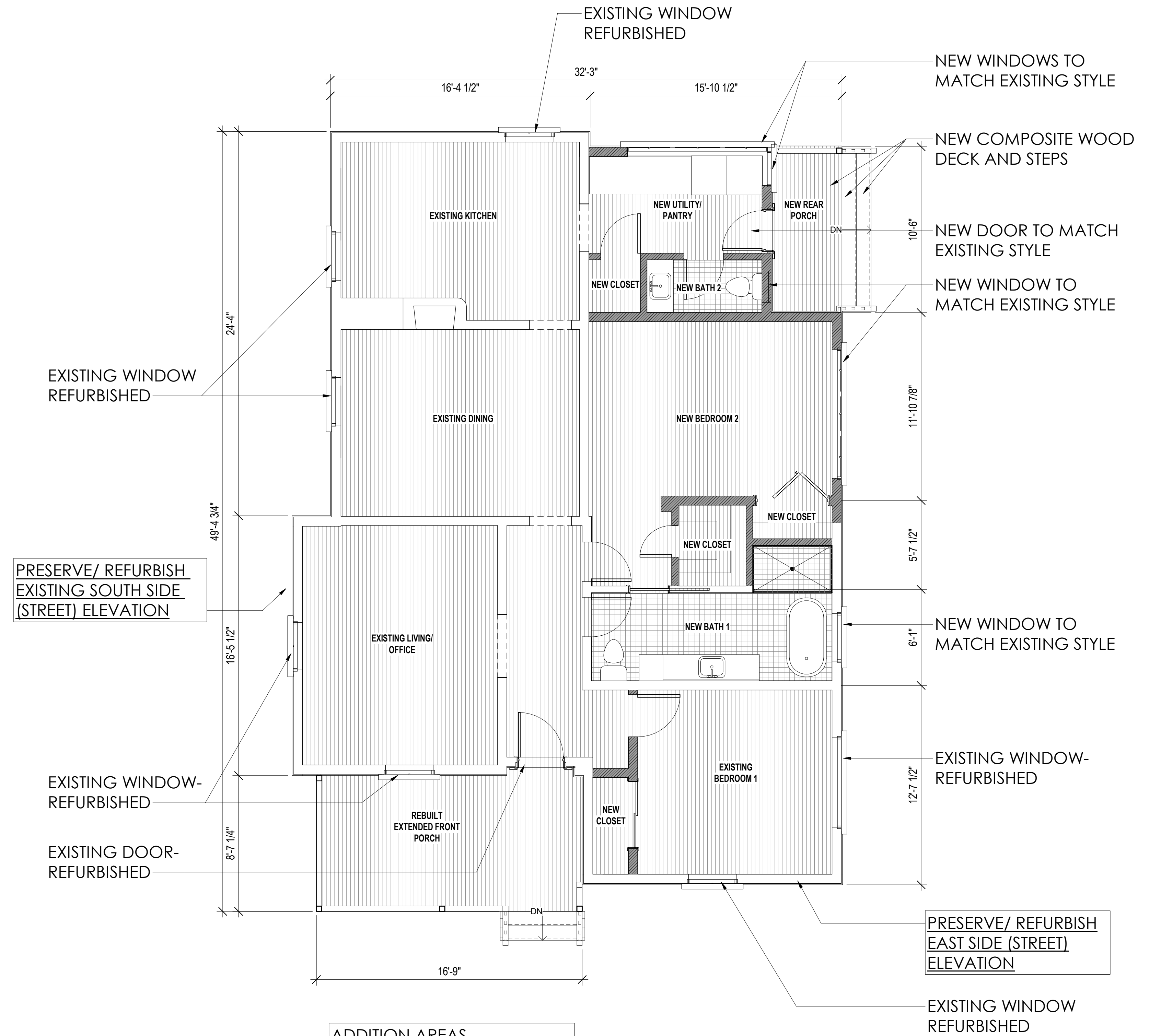
**MORRISSEY**  
 ARCHITECTURE + PLANNING

Historic Resources Commission  
 7/1/2021



**EXISTING BUILDING AREA**  
 HOUSE: 1,243 SF  
 FRONT PORCH: 92 SF

**EXISTING FLOOR PLAN**



**PRESERVE/ REFURBISH**  
**EXISTING SOUTH SIDE**  
**(STREET) ELEVATION**

**EXISTING WINDOW-**  
**REFURBISHED**

**EXISTING DOOR-**  
**REFURBISHED**

**ADDITION AREAS**  
 HOUSE: 161 SF  
 FRONT PORCH: 55 SF  
 REAR PORCH: 46

**REMODEL AREAS**  
 HOUSE: 432 SF  
 FRONT PORCH: 92 SF (REBUILT)

**TOTAL AREA**  
 HOUSE: 1,404 SF  
 PORCH: 193 SF

**PROPOSED FLOOR PLAN**

**KEY**

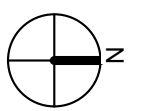
- EXISTING WALL
- EXISTING WALL TO MATCH EXISTING

EXISTING AND PROPOSED FLOOR PLANS

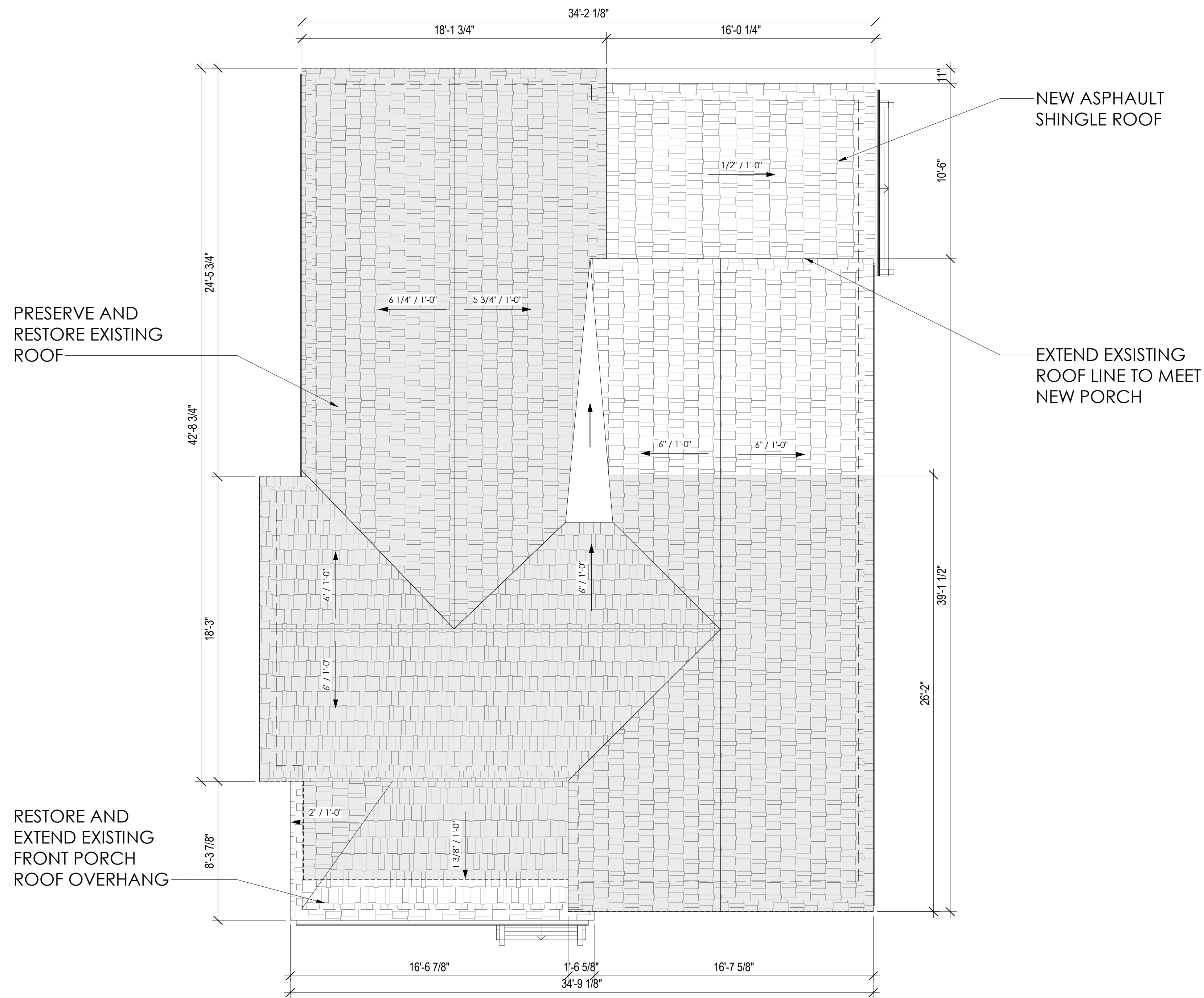
**DUHART HOUSE**  
 804 N. BAKER ST, SANTA ANA, CA 92703

SCALE: 1/4" = 1'-0"

05/13/21



Historic Resources Commission  
 7/1/2021



PRESERVE AND RESTORE EXISTING ROOF

NEW ASPHALT SHINGLE ROOF

EXTEND EXISTING ROOF LINE TO MEET NEW PORCH

RESTORE AND EXTEND EXISTING FRONT PORCH ROOF OVERHANG

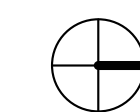
**ROOF PLAN**

- KEY
- EXISTING ROOF
  - BUILDING FOOTPRINT

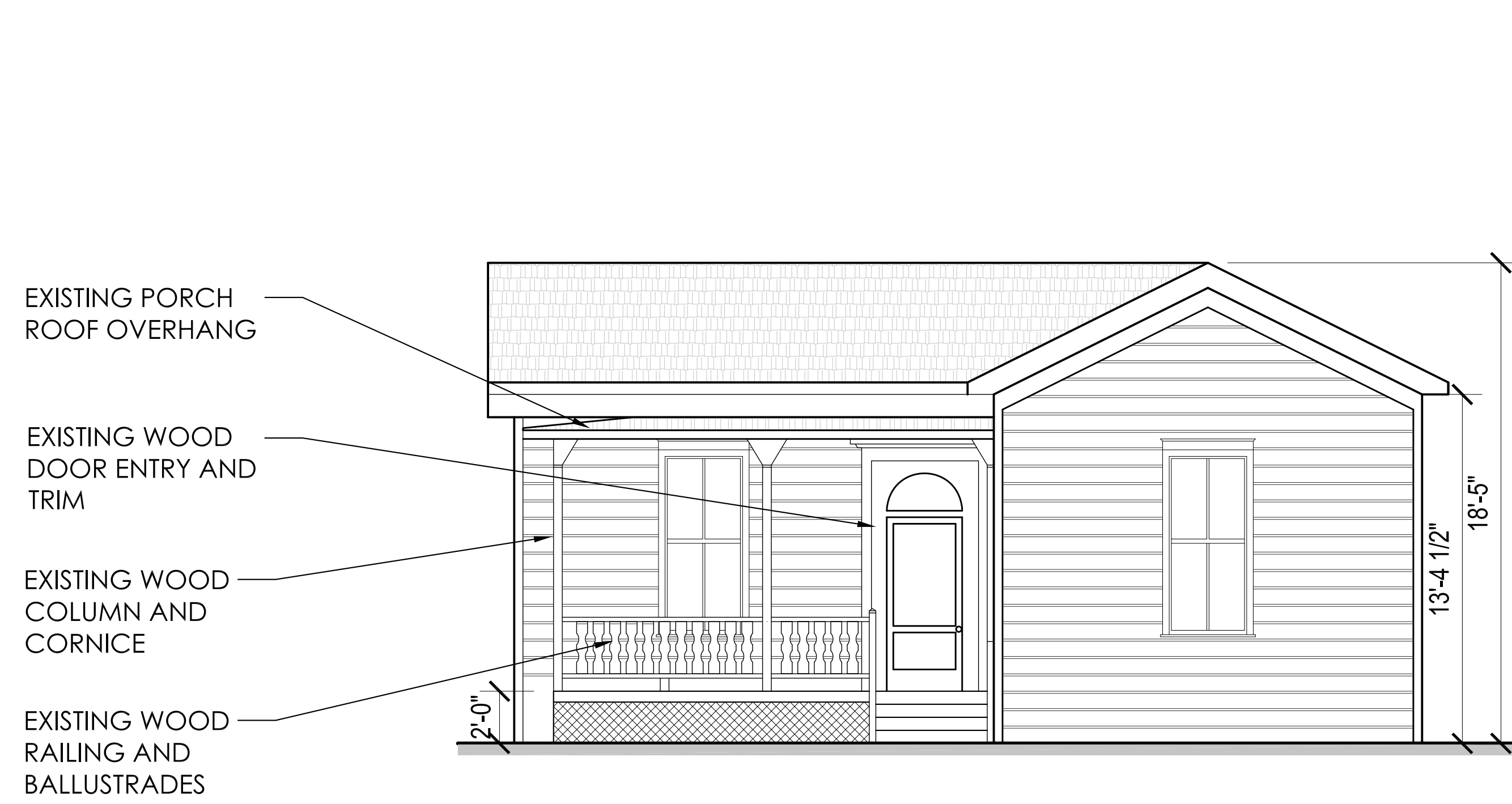
EXISTING/ PROPOSED ROOF PLAN

**DUHART HOUSE**  
804 N. BAKER ST, SANTA ANA, CA 92703

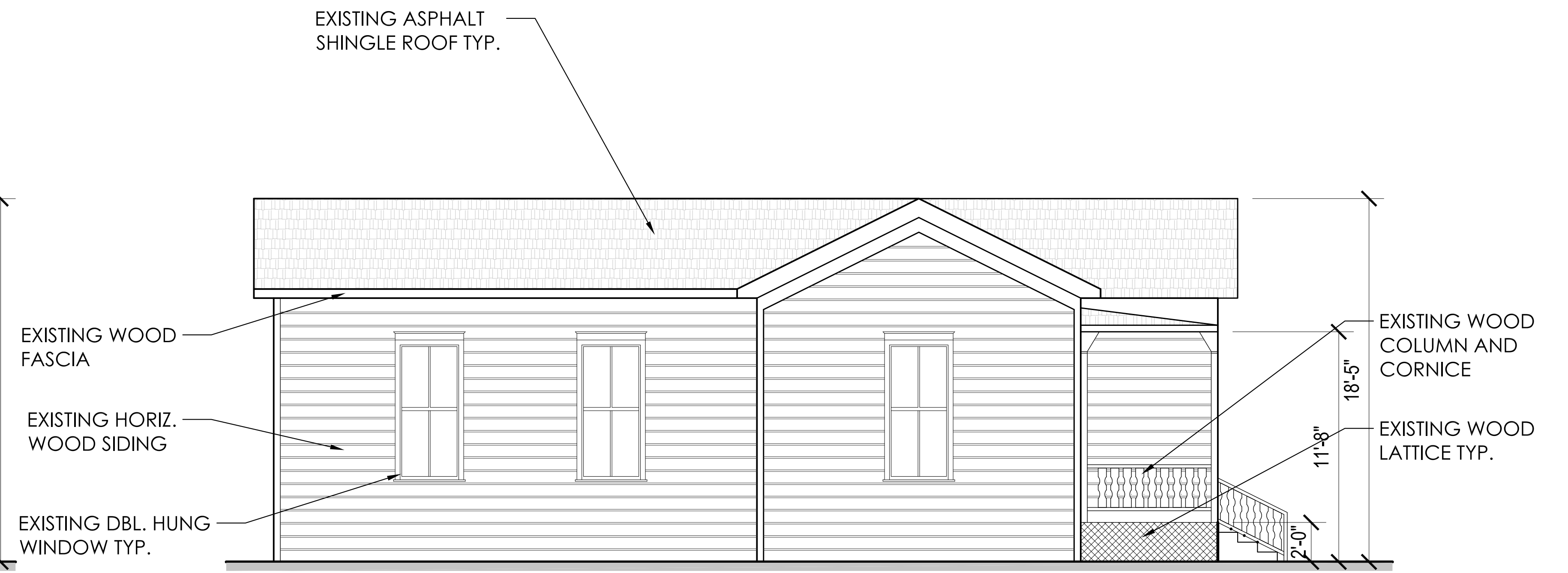
SCALE: 1/4" = 1'-0"  
05/20/21



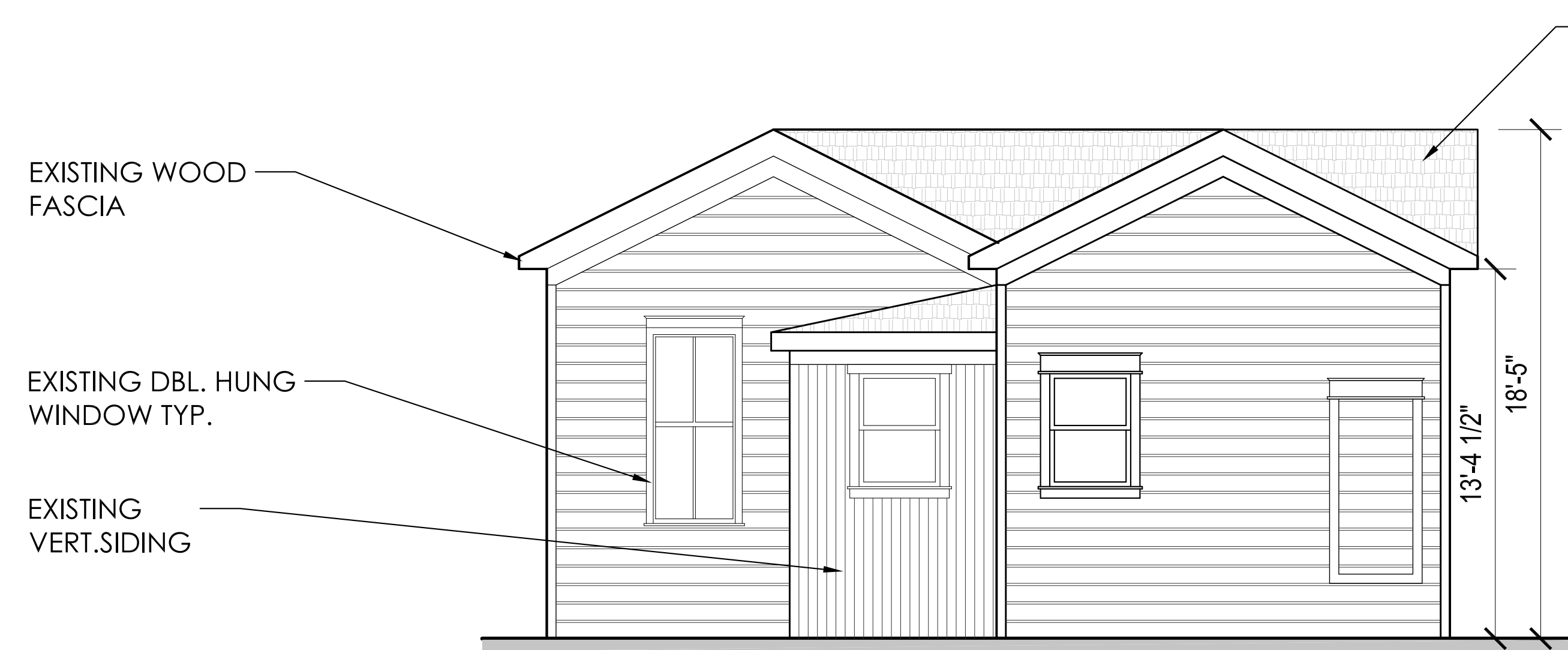
Historic Resources Commission  
7/1/2021



**A** WEST ELEVATION - BAKER STREET



**B** SOUTH ELEVATION - CIVIC CENTER DRIVE



**C** EAST ELEVATION



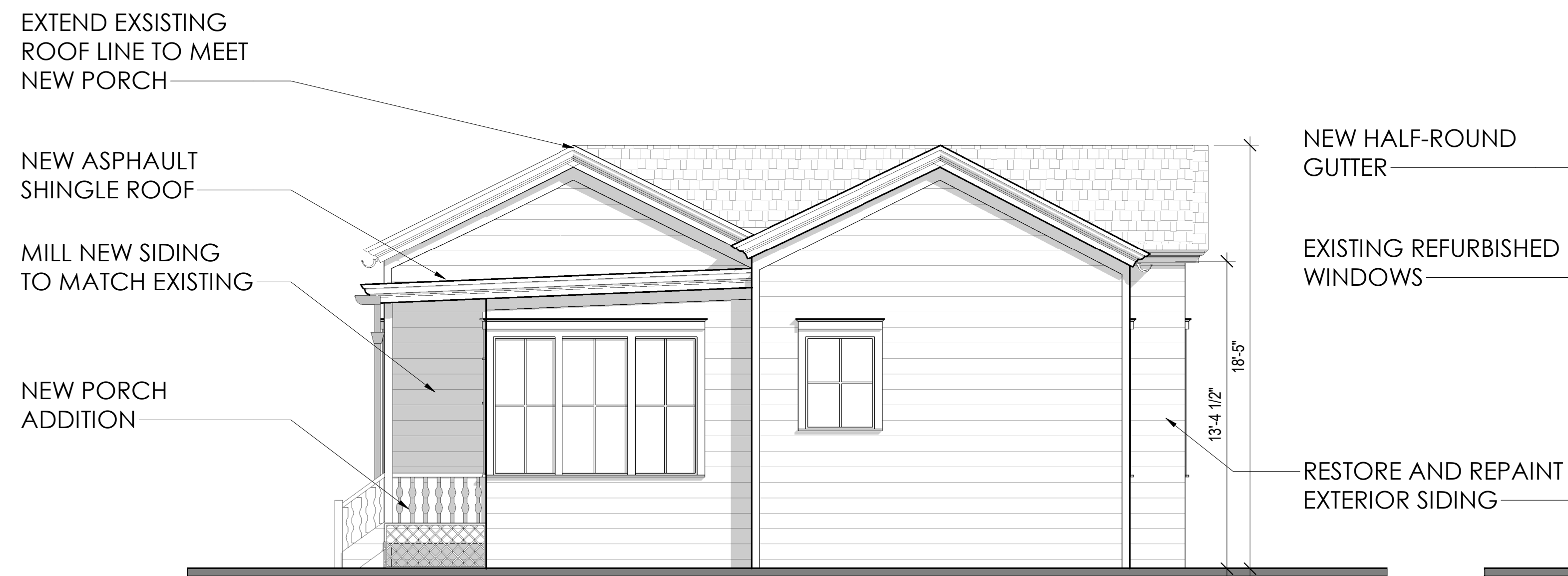
**D** NORTH ELEVATION



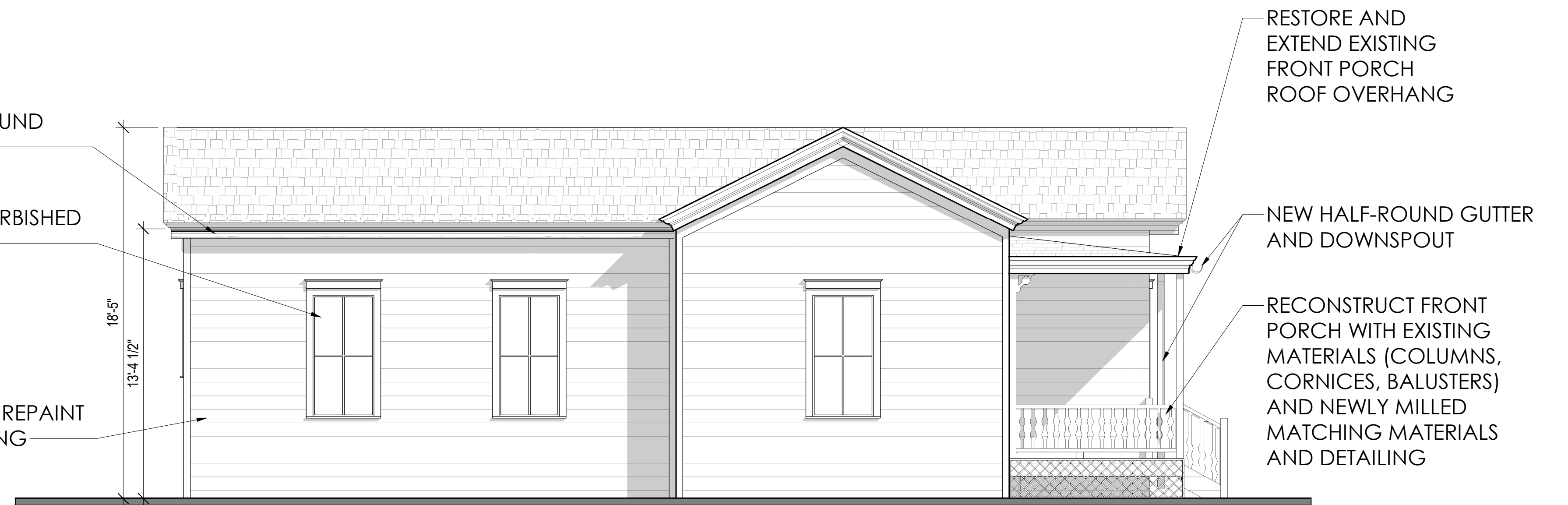
WEST ELEVATION - BAKER STREET



SOUTH ELEVATION - CIVIC CENTER DRIVE



EAST ELEVATION



NORTH ELEVATION

PROPOSED ELEVATIONS

**DUHART HOUSE**

804 N. BAKER ST, SANTA ANA, CA 92703

SCALE: 1/4" = 1'-0"

05/20/21



Historic Resources Commission  
7/1/2021



NEW HALF-ROUND GUTTER

RESTORE AND REPAINT EXTERIOR SIDING

PRESERVE AND REPAINT EXISTING GARAGE

EXISTING REFURBISHED WINDOWS



RESTORE AND EXTEND EXISTING FRONT PORCH ROOF OVERHANG

NEW HALF-ROUND GUTTER AND DOWNSPOUT

RECONSTRUCT FRONT PORCH WITH EXISTING MATERIALS (COLUMNS, CORNICES, BALUSTERS) AND NEWLY MILLED MATCHING MATERIALS AND DETAILING

SOUTHEAST (CIVIC CENTER AND BAKER ST) ELEVATIONS

NEW HALF-ROUND GUTTER

MILL NEW SIDING TO MATCH EXSITING

ENLARGE EXISTING WINDOW



EXTEND EXISTING ROOF LINE TO MEET NEW PORCH

NEW ASPHALT SHINGLE ROOF

COLUMNS AND CORNICE DETAILING TO MATCH EXISTING

NEW PORCH ADDITION

NORTHWEST (REAR) ELEVATIONS

PROPOSED ELEVATIONS

**DUHART HOUSE**

804 N. BAKER ST, SANTA ANA, CA 92703

SCALE:

05/14/21



Historic Resources Commission  
7/1/2021

# ORANGE COUNTY REPORTER

~SINCE 1921~

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CITY OF SANTA ANA PLANNING  
SANTA ANA/PLANNING & BUILDING  
20 CIVIC CENTER PLAZA 2ND FLR  
SANTA ANA, CA 92702

## COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description  
804 N. Baker Street - HRC

To the right is a copy of the notice you sent to us for publication in the ORANGE COUNTY REPORTER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

06/18/2021

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

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THE DAILY RECORDER, SACRAMENTO	(916) 444-2355
THE DAILY TRANSCRIPT, SAN DIEGO	(619) 232-3486
THE INTER-CITY EXPRESS, OAKLAND	(510) 272-4747

OR# 3482588

### NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

**Historic Resources Commission Action:** The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

**Project Location:** 804 N. Baker Street (historically known as the Duhart House) located in the Single Family Residential (R-1) zoning district.

**Project Applicant:** Jeff Marquez

**Project Description:** The applicant is requesting approval of Historic Exterior Modification Application No. 2021-05 to allow exterior modifications on a property that is listed as "Key" on the Santa Ana historic register. Modifications include a 406-square-foot addition to an existing 2,458-square-foot single-family residence to include rebuilding an existing front porch, new rear bedroom and pantry addition, rear porch cover, new windows, new paint, and rehabilitation of existing detached garage.

**Environmental Impact:** There is no environmental impact associated with this action.

**Meeting Details:** The City has resumed in-person meetings. This matter will be heard on **Thursday, July 1, 2021, at 4:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. All persons interested in this matter are notified to appear at this time.

**Written Comments:** If you are unable to participate in this in-person meeting, you may send written comments by e-mail to [PBACComments@santa-ana.org](mailto:PBACComments@santa-ana.org) (reference the Agenda Item # in the subject line) or mail to Sarah Bernal, Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701. **Deadline to submit written comments is 4:00 p.m. on the day of the meeting.** Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

**Where To Get More Information:** Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: [www.santa-ana.org/cc/city-meetings](http://www.santa-ana.org/cc/city-meetings).

**Who To Contact For Questions:** Should you have any questions, please contact Pedro Gomez with the Planning and Building Agency at [PGomez@santa-ana.org](mailto:PGomez@santa-ana.org) or 714-667-2790

**Note:** If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

**Si tiene preguntas en español, favor de llamar a Nardcedalia Perez al (714) 667-2260.**  
**Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

6/18/21

OR-3482588#



\* A 0 0 0 0 0 5 7 4 8 3 6 5 \*



## CITY OF SANTA ANA Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988  
Santa Ana, California 92702  
[www.santa-ana.org/pba](http://www.santa-ana.org/pba)

### NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 500 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

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Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

**500' RADIUS NOTIFICATION MAP**

