

RESOLUTION NO. 2022-02

A RESOLUTION OF THE HISTORIC RESOURCES
COMMISSION OF THE CITY OF SANTA ANA APPROVING
THE CERTIFICATE OF APPROPRIATENESS FOR THE
PROPERTY LOCATED AT 1411 NORTH BROADWAY
(HISTORIC EXTERIOR MODIFICATION APPLICATION NO.
2022-02)

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. Brateil Aghasi, representing WISEPlace ("Applicant"), is requesting approval of Historic Exterior Modification Application No. 2022-02 to allow exterior modifications to the property at 1411 North Broadway, historically known as the Santa Ana-Tustin YWCA building.
- B. The legal owner of the property is WISEPlace, a California nonprofit public benefit corporation.
- 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 Santa Ana-Tustin YWCA building is individually listed as No. 63 on the Santa Ana Register of Historical Properties and categorized as "Landmark" in 2001.
- E. The Santa Ana-Tustin YWCA building was constructed in 1950 and dedicated in February 1951. It is late and modest example of the Spanish Colonial Revival style applied to an institutional building in Santa Ana. It was listed as a local landmark under Santa Ana Criterion 1 for embodying the "distinguishing characteristics" of the Spanish Colonial Revival style and under Santa Ana Criterion 4 for its association with the Santa Ana-Tustin YWCA, an important social and cultural institution in the community. Character-defining exterior features of the building that should be preserved include, but may not be limited to: Prominent street frontage on North Broadway; Rectangular massing; Low-pitched asymmetrical gable roof at the east-west wing; Clay tile roofing at the east-west wing (clay tiles replaced in kind); Board-formed, painted concrete walls at the east-west wing; Entry porch at the north façade of the east-west wing; Multi-light wood French doors at the north façade of the east-west wing; Punched window openings holding multi-light steel windows at the east-west wing; Exterior brick chimney centered on the west façade gable end of the east-west wing; Open lounge/community room at the west end of the east-west wing;

Double-loaded corridor flanked by smaller rooms in the east-west wing;
Open lounge/community room at the west end of the east-west wing; and
Double-loaded corridor flanked by smaller rooms in the east-west wing.

- 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 applicant is proposing rehabilitation of the building into a housing development that will provide permanent accommodations for unhoused, unaccompanied women. The majority of the one-story east-west wing of the historic building (stretching roughly 123 feet from the front/west façade to the rear) will be rehabilitated for use as offices, a training center, community room, and three residential studio units. Construction of new program will necessitate partial interior demolition on the wing; however, the overall floor plan of the wing (community room at the west end and double-loaded corridor flanked by smaller rooms) will remain the same.

The wing that runs north-south along the east property line (which has been significantly altered by the 1986 upper-story addition) will be demolished and replaced with a new four-story addition in the approximate location and footprint of the existing wing. The new addition will have parking at ground level and residential units, laundry rooms, and communal space at the upper levels. The addition will be significantly set back from the west property line (approximately 145 feet) and only two inches taller than the existing north-south wing so as to minimize its visibility from the property's primary street frontage on North Broadway.

As proposed, the new construction will be designed as a simplified, contemporary variation of the Spanish Colonial Revival style, with elements such as a low-pitched clay tile roof, rectangular massing, and stucco wall cladding. It will be compatible with, but distinct from the existing historic building.

- H. Pursuant to Santa Ana Municipal Code Section 30-6, the Historic Resources Commission held a duly noticed public hearing on March 3, 2022 for the request for exterior modifications to the Santa Ana-Tustin YWCA building.
- 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 building will continue in its present use as housing for unhoused women. Exterior distinctive materials and features, including the building's rectangular massing and L-shaped plan, as well as the east-west wing's low-pitched gable roof with clay tile roofing, board-formed painted concrete walls, entry porch, most steel windows, French doors, and brick chimney will be retained. The general spatial arrangement of the east-west wing (lounge/communal area at the west end with a double-loaded corridor flanked by smaller rooms) will also remain.
- ii. The Project complies with Standard No. 2. The historic character of the former YWCA building will be retained and preserved under the Project. The building's distinctive materials and features (rectangular massing, L-shaped plan, low-pitched clay tile roof, board-formed painted concrete walls, north façade entry porch and French doors, brick chimney, nearly all of its original steel windows, and its overall first floor configuration in the east-west wing) will be retained. The overall spatial configuration of the east-west wing (open lounge/community room at the west end and double-loaded corridor with smaller rooms comprising the rest of the wing) will also be preserved. While a few historic steel windows will be removed during demolition of the rear position of the building, the majority of original windows will remain, and the few being removed will not significantly impact the historic character of the building.
- iii. The Project complies with Standard No. 3. The Project will not add any conjectural features or elements from other historic properties.
- iv. The Project meets Standard No. 5. As described in detail in the discussion of Standard Nos. 1 and 2, all of the building's most distinctive materials, features, finishes, and construction techniques/examples of craftsmanship will be preserved under the Project.
- v. The Project complies with Standard No. 6. Any deteriorated historic features or materials (board-formed concrete walls, steel windows, wood French doors, brick chimney) identified during the building's rehabilitation will be repaired rather than replaced to the extent feasible. If deteriorated beyond repair, features/materials will be replaced in kind. Additionally, the building's original exterior paint palette, identified through historical paint analysis, will be restored as part of the Project.
- vi. The Project meets Standard No. 7. Any chemical or physical treatments required during the building's rehabilitation will be

undertaken using the gentlest means possible so as to minimize damage to historic fabric.

- vii. The Project complies with Standard No. 9. A four-story addition will replace the north-south wing at the rear of the building. While the new construction will result in partial demolition of the building, the majority of the section of the building to be removed was significantly altered in the 1980s and thus contains no historic materials, features, or spatial relationships that characterize the property. The Project will preserve the historic materials and features of the historic east-west wing, including its overall form, low-pitched clay tile roof, board-formed concrete walls, north façade porch, French doors, most steel windows.

The overall design, massing, features, and materials of the new construction will be compatible with, but differentiated from the remaining historic portion of the building. The addition will reflect a simplified, Spanish Colonial Revival aesthetic, with a low-pitched gable roof covered in clay tiles, stucco-clad walls, and punched rectangular window openings. The new construction will be significantly set back from North Broadway in order to minimize its visibility and overall visual impact on the historic character of the existing building from the public right-of-way.

- viii. The Project complies with Standard No. 10. The building's original form and integrity was compromised with the construction of an upper-story addition above the north-south wing in 1986. Thus, demolition of the north-south wing and construction of a new four-story wing in its place will not impair the overall integrity of the existing building. The one-story, rectangular form of the east-west wing, as well as most of the east-west wing's historic materials and features, are still intact. If the new four-story addition at the rear of the building is removed in the future, the essential form and integrity of the historic east-west wing will be unimpaired.
- ix. Standards 4 and 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. 2022-05 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. 2022-02, as conditioned in Exhibit B,

attached hereto and incorporated herein. The Historic Resources Commission finds that the proposed modifications do not substantially change the character and integrity of the historic property. This decision is based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Staff Report and exhibits attached thereto and the public testimony, all of which are incorporated herein by this reference.

Section 4. The Historic Resources Commission Secretary is hereby directed to file a certified copy of this Resolution with the County Recorder's Office after the adoption of this Resolution pursuant to Public Resources Code Section 5029.

ADOPTED this 3rd day of March 2022.



Tim Rush
Chairperson

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

By: 

John M. Funk
Sr. Assistant City Attorney

AYES: Commission members: CARPENTER, CHRISTY, HARDY,
MCCLOUGHLIN, MURASHIE,
PENA-SARMIENTO, RUSH, SHIPP (8)

NOES: Commission members:

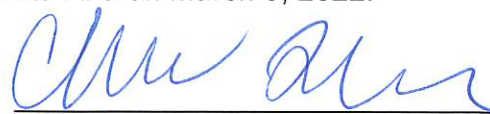
ABSTAIN: Commission members:

NOT PRESENT: Commission members: FRAZIER (1)

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, CHRISTINA LEONARD, Commission Secretary, do hereby attest to and certify the attached Resolution No. 2022-02 to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on March 3, 2022.

Date: 4.5.22



Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
398-523-04	1411 North Broadway	<p>THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA ANA IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:</p> <p>PARCEL 1:</p> <p>THE EAST 130.00 FEET OF THAT PORTION OF THE LAND ALLOTTED TO JACOB ROSS, AS DESCRIBED IN THE FINAL DECREE OF PARTITION OF THE RANCHO SANTIAGO DE SANTA ANA, WHICH WAS ENTERED SEPTEMBER 12, 1869 IN BOOK "B", PAGE 410 OF JUDGMENTS OF THE DISTRICT COURT OF THE 17TH JUDICIAL DISTRICT IN AND FOR LOS ANGELES COUNTY, CALIFORNIA, DESCRIBED, AS FOLLOWS:</p> <p>BEGINNING AT A POINT 1028.50 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN; THENCE WEST 319.70 FEET TO A PORTION THE CENTERLINE OF SYCAMORE STREET, AS DESCRIBED IN THAT</p>	WISEPlace, a California nonprofit public benefit corporation

CERTAIN FINAL JUDGMENT,
SUPERIOR COURT CASE
NO. 23280, A CERTIFIED
COPY OF WHICH WAS
RECORDED JANUARY 08,
1929 IN BOOK 227. PAGE 401
OF OFFICIAL RECORDS OF
ORANGE COUNTY,
CALIFORNIA, SAID POINT
BEING THE TRUE POINT OF
BEGINNING; THENCE WEST
310.37 FEET TO THE
SOUTHWEST CORNER OF
THE LAND DESCRIBED IN A
DEED TO T. J. MULLINIX
RECORDED OCTOBER 29,
1897 IN BOOK 33, PAGE 197
OF DEEDS OF SAID ORANGE
COUNTY; THENCE NORTH
77 FEET 1 INCH; THENCE
EAST 310.37 FEET TO SAID
CENTERLINE; THENCE
SOUTH 77 FEET 1 INCH TO
THE TRUE POINT OF
BEGINNING.

PARCEL 2:

THE WEST HALF OF THAT
PORTION OF THE LAND
ALLOTTED TO JACOB ROSS,
AS DESCRIBED IN THE
FINAL DECREE OF
PARTITION OF THE RANCHO
SANTIAGO DE SANTA ANA,
WHICH WAS ENTERED
SEPTEMBER 12, 1868 IN
BOOK "B". PAGE 410 OF
JUDGEMENT OF THE
DISTRICT COURT OF THE
17TH JUDICIAL DISTRICT IN
AND FOR LOS ANGELES
COUNTY, CALIFORNIA,
DESCRIBED AS FOLLOWS:

FREE RECORDING PURSUANT TO
GOVERNMENT CODE § 27383

		<p>BEGINNING AT A POINT 1028.50 FEET SOUTH OF THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 5 SOUTH, RANGE 10 WEST, SAN BERNARDINO MERIDIAN; THENCE WEST 630.00 FEET; THENCE SOUTH 75.00 FEET; THENCE EAST 630.00 FEET; THENCE NORTH 75.00 FEET TO THE POINT OF BEGINNING.</p> <p>THE EAST LINE OF SAID WEST HALF BEING THE CENTERLINE OF SYCAMORE STREET, AS DESCRIBED IN THAT CERTAIN FINAL JUDGMENT, SUPERIOR COURT CASE NO. 23280, A CERTIFIED COPY OF WHICH WAS RECORDED <u>JANUARY 08. 1929 IN BOOK 227, PAGE 401 OF OFFICIAL RECORDS</u> OF ORANGE COUNTY, CALIFORNIA.</p>	
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EXHIBIT B

**Conditions of Approval for Historic Exterior Modification Application (HEMA)
No. 2022-02**

The Applicant must comply with each and every condition listed below prior to exercising the rights conferred by the Historic Resource Commission's approval and the City of Santa Ana Register of Historic Properties pursuant to Section 30-6 of the Santa Ana Municipal Code. The Applicant must remain in compliance with all conditions listed below:

1. Prior to final occupancy, the applicant shall install a bronze plaque honoring and recognizing the structure at 1411 North Broadway, historically known as the Santa Ana-Tustin YWCA building. The plaque shall include the historic name, address, year built, and local historic register designation. The final dimensions, location, text and description on the plaque shall be reviewed and approved by planning staff.
2. Prior to final occupancy, the applicant shall provide landscaping along the rear of the building, adjacent to North Sycamore Street, and along North Broadway, where feasible. The proposed landscaping shall be consistent and compatible with the existing historic building. The final landscape design and landscape palette shall be reviewed and approved by planning staff. (***Added by the Historic Resources Commission on March 3, 2022***)