

RESOLUTION NO. 2023-03

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2023-2 TO PLACE THE PROPERTY LOCATED AT 2311 NORTH BENTON WAY, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2023-1 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 March 2, 2023, 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. 2023-2) and categorization (Historic Resources Commission Categorization No. 2023-1) of the Turk House located at 2311 North Benton Way, Santa Ana.
- B. The Turk House has distinctive architectural features of the Mid-Century Modern style and was built in 1960.
- C. The Turk House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as a highly intact example of a Mid-Century Modern style home in Santa Ana. The house displays characteristics of the Mid-Century Modern style through its use of horizontal massing; low-pitch gable roof with wide overhanging eaves; grouped, aluminum-frame casement windows; stucco siding; and an emphasis on indoor-outdoor living through the property's expansive glazing and an interior courtyard composed of a brise soleil privacy fence; among other original features. The recommended categorization is "Key" because it has a distinctive architectural style and quality reflective of the Mid-Century Modern style (Santa Ana Municipal Code, Section 30-2.2). This category is reserved for structures exemplifying greater architectural significance than the "Contributive" category, in addition to contributing to the overall neighborhood or district within the City of Santa Ana. The property is worthy of "Key" status due to the building's Mid-Century Modern style and quality craftsmanship which features wide overhanging eaves; low-pitch roof; and grouped, aluminum-frame casement windows, among other original features. Character-defining features of the Turk House include, but may not be limited to: low-pitched cross-gable roof with broad overhanging eaves; extended beams below the gables; exposed rafters; continuous

fascia that warps around the building's roofline; stucco, whitewashed brick, and concrete block exteriors; privacy wall incorporating a brise soleil and wrought iron gate at the primary façade; main entrance made of wrought iron and obscured glass designed in a geometric pattern that echoes the entrance gate; two obscured-glass trapezoidal transoms below the front gable roof; narrow, wood-frame tripartite windows with a central fixed window flanked by casements; aluminum-frame fixed, casement, sliding, and jalousie glass louver windows; obscured glass windows; aluminum-frame sliding door with a fixed window; attached garage; central brick chimney; whitewashed brick planter; swimming pool; concrete block and brise soleil pool equipment screen in rear yard; and tropical landscaping.

- D. The legal owners of the property are Brian and Krystle L. Newquist.
- 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-2023-10 will be filed for this project.

**Section 3.** The Historic Resources Commission of the City of Santa Ana, after conducting the public hearing, hereby approves:

- A. Historic Resources Commission Application No. 2023-2 to place the Turk House located at 2311 North Benton Way, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2023-1 placing the Turk House located at 2311 North Benton Way, Santa Ana, 92706 within the Key category, as conditioned in Exhibit B, attached hereto and incorporated herein.

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 2<sup>nd</sup> day of March, 2023.

---

Tim Rush  
Chairperson

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

By: \_\_\_\_\_  
John M. Funk  
Chief Assistant City Attorney

AYES: Commission members: CARPENTER, CHRISTY, CORNELIUS,  
HARDY, JAUREGUI, McLOUGHLIN,  
RUSH, SHIPP (8)

.NOES: Commission members: MURASHIE (1)

ABSTAIN: Commission members: NONE (0)

NOT PRESENT: Commission members: NONE (0)

#### CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, NUVIA OCAMPO, Historic Resources Commission Secretary, do hereby attest to and certify the attached Resolution No. 2023-03 to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on March 2, 2023.

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

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

**EXHIBIT A  
LEGAL DESCRIPTION**

<b>APN</b>	<b>Address</b>	<b>Legal Description</b>	<b>Owner Names</b>
002-133-26	2311 North Benton Way	REAL PROPERTY IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  LOT 128 OF TRACT NO. 425, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 16, PAGES 33 AND 34 OF MISCELLANEOUS OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	Brian and Krystle L. Newquist

**EXHIBIT B**

**Conditions of Approval for Historic Resources Commission Application No. 2023-2 and Historic Resources Commission Categorization No. 2023-1**

The Applicant must comply with each 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 condition(s) listed below:

Within 180-days of execution of this resolution, the applicant shall install a bronze plaque as per a template on file with the Planning Division honoring and recognizing the structure at 2311 North Benton Way, historically known as the Turk House. The plaque shall include the historic name, address, year built, and local historic register designation. The final dimensions, location, text and description on the plaque shall be reviewed and approved by Planning Division staff.