

RESOLUTION NO. 2023-07

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2023-17 TO PLACE THE PROPERTY LOCATED AT 1908 NORTH GREELEAF STREET, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2023-3 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 September 7, 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. 2023-17) and categorization (Historic Resources Commission Categorization No. 2023-3) of the Geddes-Charlton House located at 1908 North Greenleaf Street, Santa Ana.
- B. The Geddes-Charlton House has distinctive architectural features of the Tudor Revival style and was built in 1934.
- C. The Geddes-Charlton House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of a Tudor Revival style home in Santa Ana. The house displays characteristics of the Tudor Revival style through its use of steeply pitched multi-gable roof; primary facade dominated by two prominent front-facing and steeply pitched gables; decorative half-timbering at gables end; tall, narrow windows in multiple groups with multi-pane glazing; wood shingle roof; prominent chimney; among other original features. The recommended categorization is “Key” because it has a distinctive architectural style and quality reflective of the Tudor Revival 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 Tudor Revival style and quality craftsmanship which features steeply-pitched multi-gable roof; half-timbering; and multi-light wood windows that are both fixed and casement style, among other original features. Character-defining features of the Geddes-Charlton House include, but may not be limited to: wood shake roof; steeply pitched cross-gable roof

form with a secondary gable that projects to the East towards North Greenleaf Street; minimal roof overhang with exposed rafters; half timbering at both front gable ends at the primary (east) façade; stucco siding; one stucco-clad chimney at the north side façade (a second chimney was added in 1988 and is therefore not considered a character-defining feature); main entrance door composed of a wooden door with a rectangular panel detail and a wrought iron decorative grill and metal hardware; a fixed wood window, below the eastern-most front gable at the primary facade, with a 20-light muntin pattern, and multi-light wood casement windows flanked by wood shutters; original fenestration throughout including single and double casement, multi-light wood windows, and double-hung wood windows; prominent wood window sill and wood shutters throughout; a single metal vent under the projecting front gable and two round vents under the primary front gable; a metal mail slot adjacent to the primary entrance; Hollywood driveway; and front yard lawn with landscaping including mature trees and shrubs. Because the detached garage is not original, it is considered compatible to the historic site but is not a character-defining feature.

- D. The legal owner of the property is The Peterson Living Trust Dated August 15, 2003.
- 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.
- H. In addition to meeting the minimum standards for placement in the Key category pursuant to Section 30-2.2(2) of the Santa Ana Municipal Code, the applicant has agreed, as part of the requested Mills Act agreement work plan, to restoration of select elements described therein within the first five years of the Agreement's term.

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-2023-78 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. 2023-17 to place the Geddes-Charlton House located at 1908 North Greenleaf Street, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2023-3 placing the Geddes-Charlton House located at 1908 North Greenleaf Street, 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 7th day of September, 2023.

Tim Rush
Chairperson

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

By: _____
Brandon Salvatierra
Deputy City Attorney

AYES: Commission members: Alberta Christy, Daniel Cornelius, Manuel J. Escamilla, Ginelle Hardy, Irma P. Jauregui, Edward Murashie Dwayne Shipp, Tim Rush (8)

NOES: Commission members: (0)

ABSTAIN: Commission members: (0)

NOT PRESENT: Commission members: (0)

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, NUVIA OCAMPO, Historic Resources Commission Secretary, do hereby attest to and certify the attached Resolution No. 2023-07 to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on September 7, 2023.

Date: _____

Nuvia Ocampo
Commission Secretary
City of Santa Ana

**EXHIBIT A
LEGAL DESCRIPTION**

| APN | Address | Legal Description | Owner Names |
|------------|-----------------------------|--|--|
| 002-091-09 | 1908 North Greenleaf Street | 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 17 OF TRACT 813, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, CALIFORNIA AS PER MAP RECORDED IN BOOK 25, PAGE(S) 3, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. | The Peterson Living Trust Dated August 15, 2003 |

EXHIBIT B

Conditions of Approval for Historic Resources Commission Application No. 2023-17 and Historic Resources Commission Categorization No. 2023-3

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:

1. 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 1908 North Greenleaf Street, historically known as the Geddes-Charlton 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.
2. The applicant shall regularly maintain all landscaping in the front yard area (pruning and thinning trees and shrubs) so that the historic building and its character defining features (including but not limited to the front gable roofs, half-timbering, wood windows, and smooth stucco siding) are visible from the public right-of-way.