

RESOLUTION NO. 2023-08

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING THE CERTIFICATE OF APPROPRIATENESS FOR THE PROPERTY LOCATED AT 2120 NORTH HELIOTROPE DRIVE (HISTORIC EXTERIOR MODIFICATION APPLICATION NO. 2023-06)

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. Allan Tea and Candace Lin (“Applicants”) are requesting approval of Historic Exterior Modification Application No. 2023-06 to allow exterior modifications to the property at 2120 North Heliotrope Drive, historically known as the W.M. Bradley House.
- B. The legal owners of the property are Allan Tea and Candace Lin, As Co-Trustees of the Tea Living Trust, U/A Dated 8/31/2021.
- 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 W.M. Bradley House is individually listed as No. 715 on the Santa Ana Register of Historical Properties and categorized as “Contributive” in 2021.
- A. The W.M. Bradley House was originally built in 1950 and is architecturally significant as a Ranch style residence. Character-defining exterior features of the W.M. Bradley House that should be preserved include, but may not be limited to, one-story massing and cross-gabled roof, resulting in an overall horizontality; exterior materials (wood and stucco); partial width front porch whose roof is supported by slender, paired posts; six-panel front door flanked by partial height prismatic glass sidelights; multi-light windows and shutters, where present; and attached brick chimney.
- B. 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.

- C. The proposed exterior modifications to the three-bedroom, single-story residence include a new, 771-square-foot rear (west) façade addition to accommodate a new dining room and family room, along with a new interior connection between the existing detached bedroom and bathroom to the main house. The interior remodel will include an interior kitchen and dining room remodel/expansion of approximately 405 square feet. Additionally, a 90-square-foot, partially open, wood trellis will be added across the driveway's width, at the north façade.
- D. Pursuant to Santa Ana Municipal Code Section 30-6, the Historic Resources Commission held a duly noticed public hearing on September 7, 2023, for the request for exterior modifications to the W.M. Bradley House.
- E. 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 addition has been designed to remove as little historic material as possible and will be primarily located on a secondary, rear façade, where it will not be generally visible from the public right-of-way. The proposed exterior alterations will not alter the primary east (front) façade, or any important spatial relationships that characterize the property. Only a small portion of the new roof will be visible from the north (side) façade; however, it will match the main house in material and design and be substantially setback from the front of the building. The rear addition will remove an original covered porch and an uncovered concrete patio at the rear (west) elevation; however, the majority of the property's historic character, including a second covered patio along the south façade of the north wing, will remain. The addition's design also reflects the open nature of a patio and porch with operable glass panels that open into the rear yard. The new wood trellis will not disrupt the north façade or the driveway as it will be an open-slat trellis only spanning five feet in width.
    - 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 Ranch style residence, which will have a flat roof and new, aluminum-clad sliding panel doors and wood-clad posts. The addition will be designed to be compatible with the existing scale and massing of the residence, yet distinct enough to discern that it is a new addition through the use of new, yet compatible materials and design. Moreover, the addition will be distinguished through its use of a wider fascia trim board, as well as tall, sliding doors. Therefore, the architectural treatment will read as contemporary, not conjectural. The new wood trellis at the north façade will introduce a new, compatible design to the property that avoids any conjectural references.

- iv. The project complies with Standard No. 4. The project will not remove any significant features that were added over time. The north wing's existing bedroom, bathroom, and garage workshop were originally permitted in 1952 as a rumpus room addition to the detached garage. The project will add a new internal connection between the 1952 addition and the main house. Although a single, glazed pedestrian door will be removed from the existing garage workshop, the 1952 addition's form and massing will not be altered by the new internal connection, as it will continue to read as a separate north wing of the main house.
- 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 façade. The project is not readily visible from the public right-of-way and proposes to remove part of the rear (west) façade (including a rear porch and patio) in order to accommodate a new family room and a newly located dining room, along with a new mudroom and hallway connecting the two separate building wings.
- vi. The project complies with Standard No. 9. The new rear addition and trellis will not destroy historic materials, features, or spatial relationships that characterize the property. The majority of the proposed addition is located at the rear (west) façade in an area that is not visible from the public right-of-way as below the existing roofline. Important spatial relationships characterizing the Ranch architectural style will

not be disturbed as the addition is positioned to the rear of the existing house. The trellis, whose placement will be subordinate to the main house, will be placed far away from the front property line, with some visibility from the east and north facades. Although one porch and one patio will be removed at the rear, an existing covered porch will remain along the north wing at the rear, and the primary (east) façade's front porch and entire façade will be unaltered.

The materials of the new addition will be differentiated from the original building, as it will incorporate nine-and-a-half-foot-tall glass panels with aluminum metal frames. However, the addition's design and material will be compatibly designed to reflect an open patio style with tall, fully glazed sliding doors that can open to the rear yard and wood-clad posts to reference the covered porch posts. New smooth stucco siding will reflect the existing sand stucco with a smoother finish to differentiate the old from new. Notably, the new built-up roof design will be distinct from the original shingle-clad gable roof; however, it will not be visible from any façade. Although a new roof will be added over the new internal connection near the garage, only a small portion of the existing roof will be altered to accommodate the addition and the new roof will match the existing shingle style. The trellis' wood material shall compatibly reference the Ranch style's wood features.

- 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 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. Although the trellis will be visible from the primary and north facades, it is temporary in nature and can be removed without harming the historic building.
- 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. 2023-85 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

FREE RECORDING PURSUANT TO  
GOVERNMENT CODE § 27383

Historic Exterior Modification Application No. 2023-06, 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 7<sup>th</sup> 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, Dwayne Shipp, Tim Rush (7)

NOES: Commission members: (0)

ABSTAIN: Commission members: Edward Murashie (1)

NOT PRESENT: Commission members: (0)

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, NUVIA OCAMPO, Commission Secretary, do hereby attest to and certify the attached Resolution No. 2023-08 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**

<b>APN</b>	<b>Address</b>	<b>Legal Description</b>	<b>Owner Names</b>
002-082-38	2120 North Heliotrope Drive	<p>REAL PROPERTY IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:</p> <p>PARCEL 1:</p> <p>LOT 29 AND THE SOUTH 45.57 FEET OF LOT 30, BLOCK "A" 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, RECORDS OF SAID ORANGE COUNTY.</p> <p>EXCEPTING THE SOUTH 35.57 FEET OF LOT 29.</p> <p>PARCEL 2:</p> <p>THE SOUTH 49.57 FEET OF LOT 30, IN BLOCK "A" OF TRACT NO. 1035, ORANGE COUNTY, CALIFORNIA, AS PER MAP THEREOF, RECORDED IN BOOK 33 AT PAGE 46 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY.</p> <p>EXCEPTING THEREFROM THE SOUTH 45.57 FEET.</p>	Allan Tea and Candace Lin

FREE RECORDING PURSUANT TO  
GOVERNMENT CODE § 27383

		APN: 002-082-38	
--	--	-----------------	--



**EXHIBIT B**

**Conditions of Approval for Historic Exterior Modification Application (HEMA)  
No. 2023-06**

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. This property is listed in the Santa Ana Register of Historical Properties (Register) and is located in the Floral Park National Register Historic District. In any real property transaction, the owner of this property or the owner's representative shall provide the buyer of this property with notice that the property is listed on the City's historic Register and is located within the Floral Park National Register Historic District.
2. The applicant shall install a bronze plaque as per a template on file with the Planning Division honoring and recognizing the structure at 2120 North Heliotrope Street, historically known as the W.M. Bradley 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.