



**City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Historic Resources Commission Staff Report
September 5, 2024**

Topic: HRCA No. 2024-09 HRC No. 2024-06, HPPA No. 2024-11 – M. Jackson House (2312 North Spurgeon Street)

RECOMMENDED ACTION

1. Adopt a resolution approving Historic Resources Commission Application No. 2024-09 and Historic Register Categorization No. 2024-06 (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 Carter and Chelsea Sapp, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

EXECUTIVE SUMMARY

Carter and Chelsea Sapp are requesting approval to designate an existing Tudor Revival-style residence located at 2312 North Spurgeon 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. The property qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of a Tudor Revival-style house. It is worthy of "Contributive" categorization because it is a good example of the Tudor Revival style, including its smooth asymmetrical façade, complex hip-and-gable roof, and diagonal glazed windows, among other features.

DISCUSSION

Project Location and Site Description

The subject property is located on the west side of North Spurgeon Street in the Park Santiago neighborhood in Santa Ana. The site contains a 1,575-square-foot, Tudor Revival-style residence and detached garage on an 8,250-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 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 structure is 96 years old and is a sound example of period architecture. No known code violations exist on record for this property.

The M. Jackson House is architecturally significant as an intact example of a Tudor Revival-style house in Santa Ana. The original building permit is dated September 11, 1928 and indicates it was built as a single-family residence and garage by noted Santa Ana developer Emmet C. Rogers, at a cost of \$3,000. Rogers likely built the property on a speculative basis, as no evidence indicates he ever resided at the property. The original architect is unknown. The earliest known occupants are the family of Maggie and William Logan Jackson, who appear at this address in the 1930 United States Census (Ancestry.com 2002). City building permits, directories, and newspaper articles indicate Maggie resided at the property until her death in 1949 (Santa Ana Register January 7, 1949). The property may have been transferred to the Jackson's granddaughter Vitula, who married Edward W. Singer. In the 1950s, directories show Edward worked as a postal carrier. Singer and Vitula resided at the address together from about 1952 to as late as 1960 (The Register August 13, 1952, City directory 1960). During his time living at this address, Edward secured building permits for the construction of the rear additions to the residence and garage. State marriage records show that in 1980, Vitula married Ernest D. Schellenberg, whose last name appears on a building permit for this property issued in 1982 (Ancestry.com 2007). City property records show Vitula continued to own the residence until 2003. She was succeeded by Miles Erlich and the current owner, Chelsea Sapp.

The M. Jackson House is a single-family residence originally built in the Tudor Revival style and augmented with a Mid-Century Modern-style rear addition. The residence is characterized by an L plan and a complex hip-and-gable roof with a moderate-to-high

pitch, composition shingle cladding, and slight eaves. Its exterior is sheathed in rough stucco throughout. On the front (east) façade, a short set of round concrete podium steps approaches the front entrance, which includes a solid wood front door set into a gable end and sheltered by a pan-type metal awning. Windows to the left of the entrance serve as a focal point and feature a tripartite wood-sash assembly, in addition to a pair of narrow, deep-set, diagonally glazed windows. Elsewhere, windows vary in size and operability, but generally include wood, multi-pane sashes. Most original windows also feature simple molded frame details. Many windows on the east and south façades are full-height. The rear 1960 addition contrasts with the historic front end of the house, exhibiting Mid-Century Modern-style elements, such as a canted exterior corner and exposed heavy rafter beams. Although the addition detracts somewhat from the historical design and feeling of the residence, it is relatively small and is minimally visible from the street. Aside from the addition, the house does not include any alterations of note and continues to convey the property's historical Tudor Revival-style elements.

The detached garage is located at the southwest of the residence. It has a long rectangular plan, gabled roof with asphalt shingle cladding, and stucco siding throughout. On the east façade, the board-and-batten swing-up garage door faces a concrete driveway, which leads to north Spurgeon Street. While its front (east) end does not reflect the influence of any discernible architectural style, the rear echoes the Mid-Century Modern styling of the rear addition to the residence. This is most evident in the large window assembly on the south façade, which is characterized by its grid form and heavy wood mullions, in addition to two separate ribbons of steel casement windows, which provide a horizontal emphasis characteristic of architectural Modernism. Additional features of the garage include a glazed French and glazed standard-size door, both on the south façade.

The front yard is landscaped with a lawn and mature trees and shrubs. Tracing the front property line is a wood post-and-rail fence, which visual observation suggests is not original to the property.

Character-defining features of the M. Jackson House include, but may not be limited to: L-shaped plan; asymmetrical primary (east) façade; complex roof with hipped and high-pitched gabled elements; minimal roof overhang with boxed eaves; moderately rough stucco siding; brick external chimney; full-height, multi-pane, wood-sash windows; tripartite focal window with central fixed pane and flanking multi-pane wood sashes; recessed, diamond-glazed located adjacent to the front entrance and to the focal window; gables with wood-plank siding; main entrance set within in a small gable and accessible by two curved concrete steps; detached garage; and front yard lawn with landscaping including mature trees and shrubs. The M. Jackson House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of a Tudor Revival-style house in Santa Ana. The recommended categorization is "Contributive"

because it is a good example of the Tudor Revival style and contributes to the historical and architectural character of the neighborhood.

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
- A mechanism to provide for property rehabilitation
- Incentives for potential buyers to purchase historic structures
- Discouraging 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 subject to a completion of future improvements as described in an attached Work Plan.

Overall, future improvements (Work Plan) proposed by the homeowner during the initial ten years of the Mills Act Agreement include the following: repair trim as needed. Staff also proposes the following improvements: including removing the non-compatible rear door and rear window, trimming and maintaining trimmed condition of landscaping and trees at the front of the property, landscaping the back yard, and updating the garage. Staff will ensure that the proposed work will be done sensitively and will maintain the property's character-defining features as part of the Mills Act Agreement for this property.

As part of the Mills Act approval process, staff will work with the applicant to ensure that a bronze plaque is installed honoring and recognizing the structure. The plaque will include the historic name, address, year built, and local historic register designation. Lastly, the site will be subject to general maintenance and upkeep requirements including, but not limited to, replacement or restoration of damaged character-defining features, landscaping upkeep, painting, etc. Upon consideration of the application, it is

recommended that the City enter into a Historic Property Preservation Agreement to enable the Mills Act.

Public Notification

The subject site is located within the Park Santiago 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. 2024-68 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 \$1,474.94 annually, for a period of not less than ten years.

EXHIBIT(S)

1. Resolution
2. Mills Act Agreement
3. 500-Foot Radius Map
4. Copy of Public Notice

Submitted By: James Williams, Contract Planner

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