

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2024-06 TO PLACE THE PROPERTY LOCATED AT 2539 FRENCH STREET, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2024-04 PLACING SAID PROPERTY WITHIN THE CONTRIBUTIVE 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 5, 2024, 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. 2024-06) and categorization (Historic Resources Commission Categorization No. 2024-04) of the Smith House located at 2539 French Street, Santa Ana.
- B. The Smith House has distinctive architectural features of the Minimal Traditional style and was built in 1952.
- C. The Smith House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of Minimal Traditional-style home in Santa Ana. The house displays characteristics of the Art Moderne style through its use of smooth compact plan, asymmetrical façade, and cross-hipped roof, among other original features. The recommended categorization is “Contributive” because it is a good example of the Minimal Traditional and contributes to the character and history of its neighborhood (Santa Ana Municipal Code, Section 30-2.2). Character-defining features of the Smith House include, but may not be limited to: compact, irregular plan; asymmetrical primary (west) façade; moderately-pitched cross-hipped roof; moderately wide roof overhang with boxed eaves; stucco siding with moderate texture throughout; brick external chimney; wood-frame multi-pane double-hung wood-sash windows; tripartite wood-sash focal window with horizontal emphasis, porch rail with offset grid design, and front door with accompanying sidelight with ribbed pane.
- D. The legal owners of the property are François-Xavier Fyad and Roxana Fyad.

- 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 minimum standards for placement in the Contributive category pursuant to Section 30-2.2(3) of the Santa Ana Municipal Code.
- H. In addition to meeting the standards for placement in the Contributive category pursuant to Section 30-2.2(3) 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, including continued repair and repainting of roof overhang, repainting of the residence and garage, replacement of the non-compatible south-facing rear door with a more appropriate alternative, and trimming and continued maintenance of front yard shrubs and other landscaping to ensure a clear view of the residence's primary (west) façade from the public right-of-way.

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-2024-67 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. 2024-06 to place the Smith House located at 2539 French Street, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2024-04 placing the Smith House located at 2539 French Street, Santa Ana, 92706 within the Contributive 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.

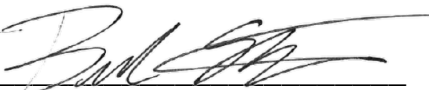
Section 4. For the subject property, a report entitled "Historical Property Description" is on file with the Planning Division, and is hereby approved and adopted, and together with the staff report and this Resolution, justify the findings for placement on the City of Santa Ana Register of Historical 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 5th day of September, 2024.

Tim Rush
Chairperson

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

By: 

Brandon Salvatierra
Deputy City Attorney

AYES: Commission members_____

NOES: Commission members_____

ABSTAIN: Commission members_____

NOT PRESENT: Commission members_____

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, NUVIA OCAMPO, Historic Resources Commission Secretary, do hereby attest to and certify the attached Resolution No. 2024-XX to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on September 5, 2024.

Date: _____

Nuvia Ocampo
Commission Secretary
City of Santa Ana

EXHIBIT A
LEGAL DESCRIPTION

| APN | Address | Legal Description | Owner Names |
|------------|--------------------|--|--|
| 396-431-04 | 2539 French Street | REAL PROPERTY IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: LOT 24 OF TRACT 1473 IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 45, PAGE 8 OF ISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY. | François-Xavier Fyad and Roxana Fyad |

EXHIBIT B

Conditions of Approval for Historic Resources Commission Application No. 2024-06 and Historic Resources Commission Categorization No. 2024-04

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 2539 French Street, historically known as the Smith 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.