

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE HISTORIC RESOURCES  
COMMISSION OF THE CITY OF SANTA ANA APPROVING  
HISTORIC REGISTER CATEGORIZATION NO. 2024-07,  
RE-CATEGORIZING THE PROPERTY LOCATED AT 1205  
SOUTH BIRCH STREET FROM CONTRIBUTIVE TO KEY,  
AND RENAMING THE PROPERTY THE LEVENGOOD-BIST  
HOUSE

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 December 4, 2003, the Historic Resources Commission (HRC) held a duly noticed public hearing for the placement on the Santa Ana Register of Historical Properties (Historic Resources Commission Application No. 2003-58) and categorization (Historic Resources Commission Categorization No. 2003-60) for the property at 1205 S. Birch Street. The HRC voted unanimously to list the property Santa Ana Register of Historical Properties ("Register"), to categorize the property as "Contributive," and to name the property The Levengood House.
- B. The Levengood House qualified for listing in the Register under Criterion 1, as a building with the "distinguishing characteristics of an architectural style or period." Additionally, the house was categorized as "Contributive" because it "contributes to the overall character and history" of Wilshire Square and "is a good example of period architecture" as an illustration of the Spanish Colonial Revival style (Municipal Code Section 30-2.2)."
- C. On May 8, 2024, the HRC unanimously approved a motion to recommend that the City Council authorize the City Manager and City Clerk to execute Historic Property Preservation Agreement (HPPA-2024-3) with the current property owner. This recommendation was subject to the property being re-evaluated, re-categorized as "Key," and re-named to the Levengood-Bist House, due to the property's historical associations with its former owners and residents, Lisa and Brian Bist.
- D. Pursuant to Section 30-2.2 (Categorization) of the Santa Ana Municipal Code (SAMC), the HRC may, after a duly noticed public hearing revise, or modify any such categorization upon reconsideration of the historical or architectural importance of a particular building, structure, object, or site.
- E. On September 5, 2024, the Historic Resources Commission held a duly noticed public hearing for the re-categorization (Historic Resources

Commission Categorization No. 2024-07) of the Levengood-Bist House located at 1205 South Birch Street.

- F. The Levengood-Bist House has distinctive architectural features of the Spanish Colonial Revival style and was built in 1929.
- G. The Levengood-Bist House remains qualifying for listing in the Register under Criterion 1, as a building with the “distinguishing characteristics of an architectural style or period” and Criterion 4(b) because it is associated with Lisa and Brian Bist, who have made important contributions to the history of Santa Ana. The recommended categorization is “Key” because it is associated with significant persons in the City and because it has a distinctive architectural style and quality (Santa Ana Municipal Code, Section 30-2.2), as detailed by the Historic Resources Commission staff report dated September 5, 2024 and prepared for this property. Character-defining features of the Levengood-Bist House relate to its Spanish Colonial Revival style and include, but may not be limited to: materials and finishes (stucco, wood, tile); roof configuration and treatment; massing and composition; original doors and windows; porch; and architectural detailing (porch posts, brackets, and beam).
- H. The legal owner of the property is Michael T. Altshuler.
- I. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.
- J. 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.
- K. The subject property meets the minimum 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-2024-17 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 Historic Register Categorization No. 2024-07, re-categorizing the property located at 1205 South Birch Street, Santa Ana, 92706, within the “Key” category, and re-naming it as The Levengood-Bist House, as conditioned in Exhibit B, attached hereto and incorporated herein. 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, 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

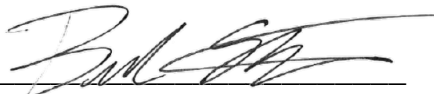
Commission Secretary is authorized and directed to include this Resolution in the City of Santa Ana Register of Historical Properties.

**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 5<sup>th</sup> 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**

<b>APN</b>	<b>Address</b>	<b>Legal Description</b>	<b>Owner Names</b>
013-152-02	1205 South Birch 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 31 OF TRACT NO. 921, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, SHOWN ON A MAP THEREOF, RECORDED IN BOOK 28, PAGE 45 INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.	Michael T. Altshuler

## EXHIBIT B

### **Conditions of Approval for Historic Resources Commission No. 2024-07**

The Property Owner 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 Property Owner 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 1205 South Birch Street, historically known as the Levengood-Bist 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.