

**ACTION MINUTES OF THE
HISTORIC RESOURCES COMMISSION
OF THE CITY OF SANTA ANA**

May 6, 2004

CALLED TO ORDER

4:39 P.M.
City Hall Ross Annex
First Floor Conference Room 1600
20 Civic Center Plaza, Santa Ana, California

ATTENDANCE:

COMMISSIONERS PRESENT:
Paul Giles, *Chairman*
Phillip Schaefer, *Vice Chairman*
Carlos Bustamante
Philip Chinn
Rita Corpin
James Gartner
Rose Anne Kings
Tom Lutz
Blair O'Callaghan

STAFF PRESENT:

Jay Trevino, *Planning Manager*
Kylee Otto, *Deputy City Attorney*
Hally Soboleske, *Assistant Planner II*
Martha Ramirez, *Recording Secretary*

CONSENT CALENDAR

A. MINUTES

RECOMMENDATION:

Approve the minutes of the regular meeting of April 1, 2004.

B. COMMISSION SECRETARY REPORT

RECOMMENDATION:

Instruct the Commission Secretary to enter into the minutes that pursuant to the Brown Act and the Maddy Act, the April 1, 2004 Agenda for the Regular Meeting was posted on the door of the City Hall Council Chambers at 22 Civic Center Plaza on March 29, 2004 at 8:28 a.m.

Motion:

Approve the staff recommendations on the Consent Calendar.

MOTION: O'Callaghan **SECOND:** Schaefer

AYES: Bustamante, Chinn, Corpin Gartner, Giles, Kings, Lutz,
O'Callaghan, Schaefer (9)

NOES: None (0)

ABSENT: None (0)

ABSTAIN: None (0)

****END OF CONSENT CALENDAR****

BUSINESS CALENDAR

C. COMMISSIONER COMMUNICATION DISCLOSURE (REGARDING AGENDIZED PROJECTS)

None noted

D. SUMMARY OF CALIFORNIA PRESERVATION FOUNDATION'S SEMINAR ON HISTORIC SURVEYS (Hally Soboleske)

Hally Soboleske presented an overview of the conference highlighting the features of the surveys and indicated that Santa Ana ranked high in comparison to other cities. Noted the need within our system to run queries/reports using access data base format.

Commission discussion ensued with inquiries about film scouting in Santa Ana. Staff indicated the City of Santa Ana's Register of Historic Property documentation has been sent to the California Historical Resources Information System (CHRIS) for statewide cataloging. A suggestion was made that information regarding the Orange County Film Commission should be included with homeowner's packets.

ITEM E TAKEN OUT OF ORDER (moved to Council Chambers)

E. AWARDS FOR OUTSTANDING HISTORIC PRESERVATION PROJECTS (Paul Giles/Hally Soboleske)

Filed by the City of Santa Ana to recognize outstanding achievement in the areas of Restoration, Rehabilitation, Merit, and Historic Infill Design.

RECOMMENDATION:

Announce the Outstanding Historic Preservation Projects.

Award recipients:

Restoration: Old City Hall, 217 North Main Street
DGWB Ventures, LLC and Nestor/Gaffney Architects

Award of Merit: "Rediscovering Historic Downtown Santa Ana" brochure
Santa Ana Historical Preservation Society
Project Leaders: Guy Ball, Tim Rush, and Catherine Cate

WORK STUDY SESSION

F. FOLLOW UP ON COMMISSION LISTING POLICY FOR PLACEMENT ON THE SANTA ANA REGISTER (Paul Giles)

Commission agreed that Landmark and Key properties should be protected and designated. Owners opposing the designation may appeal to the City Council. Owners of properties eligible as Contributive should be well informed and then come to Commission with reasons for opposition. Commission policy would allow reconsideration of designation of these types of properties if owners object to listing; the owners must provide substantive objections and/or evidence of non-eligibility.

G. RECESS TO COUNCIL CHAMBERS - 5:11 PM

CITY HALL COUNCIL CHAMBERS
22 CIVIC CENTER PLAZA
SANTA ANA, CALIFORNIA
May 6, 2004

ROLL CALL 5:15 P.M.

Same members present

PLEDGE OF ALLEGIANCE TO THE FLAG

PROCEDURAL RULES

ITEM E TAKEN OUT OF ORDER

E. AWARDS FOR OUTSTANDING HISTORIC PRESERVATION PROJECTS
(Paul Giles/Hally Soboleske)

Hally Soboleske presented an overview of the award-recipient projects. Chairman Giles made award presentations. He announced the May 8 Walking Tour in Santa Ana.

Award recipients:

Restoration: Old City Hall, 217 North Main Street
DGWB Ventures, LLC and Nestor/Gaffney Architects

Award of Merit: "Rediscovering Historic Downtown Santa Ana" brochure
Santa Ana Historical Preservation Society
Project Leaders: Guy Ball, Tim Rush, and Catherine Cate

Chairman Giles opened the public hearing.

Public present: Joann Ramirez, Santa Ana Historical Preservation Society commemorated the recipients and announced the "Protecting America's Treasures" noon tour, also noted Commissioner Chinn will be tour guide at the Waffle House.

Chairman Giles closed the public hearing.

PUBLIC HEARINGS

1. HISTORIC RESOURCES COMMISSION APPLICATION NOS. 2004-02, -03 AND 2004-05 AND HISTORIC REGISTER CATEGORIZATION NOS. 2004-02, -03, AND 2004-05
(Continued by Historic Resources Commission: February 5, 2004 to May 6, 2004)
(Melanie McCann)

Filed by the City of Santa Ana to place and categorize various structures on the Santa Ana Register of Historical Properties.

ADDRESS	STRUCTURE NAME	RECOMMENDED CATEGORY
2520 North Valencia Street (2/2)	Taylor-Gustlin House	Landmark
214 East Santa Clara Avenue (3/3)	McCowan House	Landmark
1905 North Valencia Street (5/5)	F. B. Elliot House	Key

RECOMMENDATION:

1. Adopt a resolution approving Historic Resources Commission Application Nos. 2004-02, -03 and 2004-05.
2. Adopt a resolution approving Historic Register Categorization Nos. 2004-02, -03, and 2004-05.

Melanie McCann presented the staff report and addressed Commission questions.

Melanie McCann presented the staff report and addressed Commission questions.

Chairman Giles opened the public hearing

No public comments made.

Chairman Giles closed the public hearing.

Commission discussion ensued regarding inclusion of tree descriptions.

Motion to:

- 1. Adopt a resolution approving Historic Resources Commission Application Nos. 2004-02, -03 and 2004-05.**
- 2. Adopt a resolution approving Historic Register Categorization Nos. 2004-02, -03, and 2004-05.**
- 3. Receive F. B. Elliot House owner's letter addressed in February 2004 stating objection to listing on the Historical register (Exhibit 1). Staff indicated the owner was informed about May 2004 hearing and they did not respond.**

MOTION: Kings **SECOND:** Corpin

AYES: Bustamante, Chinn, Corpin Gartner, Giles, Kings, Lutz,
O'Callaghan, Schaefer (9)

NOES: None (0)

ABSENT: None (0)

ABSTAIN: None (0)

2. HISTORIC RESOURCES COMMISSION APPLICATION NOS. 2004-31 THROUGH 2004-35 AND 2004-37 AND HISTORIC REGISTER CATEGORIZATION NOS. 2004-31 THROUGH 2004-35 AND 2004-37 (Lynnette Perry)

Filed by the City of Santa Ana to place and categorize various structures on the Santa Ana Register of Historical Properties.

RECOMMENDATION:

1. Adopt a resolution approving Historic Resources Commission Application Nos. 2004-31 through 2004-35 and 2004-37.
2. Adopt a resolution approving Historic Register Categorization Nos. 2004-31 through 2004-35 and 2004-37.

ADDRESS	STRUCTURE NAME	RECOMMENDED CATEGORY
506 South Birch Street (31/31)	Crane House	Key
214 South Birch Street (32/32)	McMath House	Key
410 South Broadway (33/33)	Spencer House (2)	Key
424 South Broadway (34/34)	Coselman House	Key
314-318 South Broadway (35/35)	Cook House	Key
624 South Birch Street (37/37)	A. Armstrong House	Key

Lynnette Perry presented staff report and addressed Commission questions. Ms. Perry noted that two properties structure names were duplicated. Recommendation was made to change name on existing houses for 410 South Broadway (Spencer House (2)) and 624 South Birch Street (A. Armstrong House).

Commission discussion continued regarding exterior alterations and Mills Act.

Chairman Giles opened the public hearing.

Public present: Gary Bittner spoke in support of resolution approval.

Chairman Giles closed the public hearing.

Chairman Giles closed the public hearing.

Commissioner Kings recommended that the presence of permitted exterior alterations to historic properties be included in the DPR form for consideration of classification prior to recordation.

Motion to:

- 1. Adopt a resolution approving Historic Resources Commission Application Nos. 2004-31 through 2004-35 and 2004-37.***
- 2. Adopt a resolution approving Historic Register Categorization Nos. 2004-31 through 2004-35 and 2004-37.***
- 3. Accept staff recommendation to rename the Spencer House to Spencer House (2) and the Armstrong House to A. Armstrong House.***

MOTION: Bustamante **SECOND:** Lutz

AYES: Bustamante, Chinn, Corpin Gartner, Giles, Kings, Lutz,
O'Callaghan, Schaefer (9)

NOES: None (0)

ABSENT: None (0)

ABSTAIN: None (0)

3. Public Comments (items not on the agenda)

None noted

STAFF AND COMMISSION COMMENTS

4. Staff Comments

Hally Soboleske noted that the first order for a Bronze Marker was placed, installation at the Waffle House scheduled for June 2004. She mentioned the forthcoming Work Study session for Commission Objectives. Also, the Preservation Plan was reviewed on April 27, 2004, will keep the Commission apprised of outreach effort. Ms. Soboleske commented on the link to DPR links to website; will create links on the register as they now exist.

5. Historic Resources Commission Comments

Commissioner Chinn –

- Inquired if any more templates are underway. Staff indicated there are items for the June agenda.
- Requested update on Historic Rehab Loan Program's first applicant. Staff indicated loan was approved and contractor selection was underway.
- Inquired as to what historical mitigation will be presented at Planning Commission on May 10, 2004 for One Broadway. Staff indicated a draft development agreement will be presented to the Planning Commission then to the City Council on May 17, 2004.
- Attended San Francisco Preservation Conference, noted that a 40' height limit for structures was established.
- Announced that on May 13 the Orange County Historical Society Museum will review City of Orange's process for establishing preservation laws.

Commissioner Bustamante left at 6:01 pm

Commissioner Corpin

- Inquired about progress at First and Main for Original Mike's. Staff provided an update.
- Thanked Leslie Heumann for photographs and staff for the staff reports on historical properties.

Commissioner Kings

- Commented on Chinn's observation of San Francisco's building height limit and noted that owners may be allowed to sell air rights.
- Commented on issues at Template Review: would like to see landscape and mature trees addressed within citywide design guidelines.
- Thanked Lynnette Perry, and noted that she will be moving to Counter.
- Thanked staff for Code Enforcement report, suggested that staff/resources verify that buildings are maintained.

Vice Chairman Schaefer

- Requested an opportunity to discuss the possibility of adding West Floral Park as a historically significant area at the next meeting.
- Thanked staff for including the telephone log.
- Mentioned that Floral Park Home Tour was a huge success; excellent way to highlight historic homes in Santa Ana.

Commissioner O'Callaghan

- Congratulated homeowners at Floral Park for a job well done.
- Mentioned Walking Tour.

Commissioner Lutz

- Mentioned a news article related to the desirability of front porches in Mission Viejo. Commented that the City of Santa Ana's architecture continually recognizes the desirable attributes of front porches.
- Noted that Walter Cha is interested in starting a new hostel business.
- Noted that the Home Depot on Edinger was storing large equipment at the front of the building.

Commissioner Gartner

- Commented on Home Depot in Santa Ana looks better than most.
- Commented that he is looking forward to working with senior planners at the Planning Counter.

Planning Manager provided an overview of the new staff organizational change at the public counter designed to improve customer service, consistency of staff determinations and quality of information provided to the community.

Chairman Giles

- Requested adding Oral History program to our goals and objectives for next year.
- Requested update on landscape at First & Main.
- Would like to see historic documentation/DPR forms accessible on the website.
- Inquired about Maharajah House roof; has contractor been selected.

6. **Excuse of Absences**

7. **Adjournment**

By consensus (9:0) voted to adjourn at 6:26 p.m.


Martha Ramirez
Recording Secretary