

RESOLUTION NO. 2024-XX

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2023-20 TO PLACE THE PROPERTY LOCATED AT 925 NORTH LOWELL STREET, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2023-06 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 January 11, 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. 2023-20) and categorization (Historic Resources Commission Categorization No. 2023-6) of the Woitke House located at 925 North Lowell Street, Santa Ana.
- B. The Woitke House has distinctive architectural features of the Spanish Revival style and was built in 1928.
- C. The Woitke House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of a Spanish Revival style home in Santa Ana. The house displays characteristics of the Spanish Revival style through its use of a clay tile roof; asymmetrical primary façade; use of arches throughout; multiple covered patios; stucco siding; and decorative tiles; among other original features. The recommended categorization is “Contributive” because it contributes to the overall character and history of Washington Square and is a representative example of Spanish Revival architecture in Santa Ana (Santa Ana Municipal Code, Section 30-2.2(3)). Character-defining features of the Woitke House include, but may not be limited to: Rectangular-shaped building footprint and massing; asymmetrical primary façade; hipped roof clad in clay tiles that has a flat roof at its center; minimal eave overhang; original smooth stucco siding (to be restored with or without trowel pattern) ; a partially enclosed covered patio at the primary façade with multiple arched openings; a covered patio at the side (north) facade with an arched opening; two tripartite wood windows at the primary (west) façade that each contain two casement windows with a centered fixed window and upper multi-light

transoms at all three window segments; additional windows including single-light casement wood windows, a tripartite wood-frame multi-light side door with a central door flanked by narrower doors, fixed wood windows, one-over-one double-hung wood windows; rear, single and multi-light wood-frame doors; prominent wood window sill on all original windows; terra cotta tile flooring at the main entrance walkway, front and side porches, and rear entrance steps; decorative tiles within the terra cotta flooring; detached garage with a flat roof and parapet that has clay tile coping and a clay tile roof awning at the primary (north) façade; and front yard landscaping including small and mature palm trees and succulents.

- D. The legal owners of the property are Kelly S. Thomas and Bethany S. Thomas, Trustees of the Thomas Living Trust Dated March 28, 2022.
- 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 window repair, front door and garage door replacement, and stucco restoration.

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-2023-121 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. 2023-20 to place the Voitke House located at 925 North Lowell Street, Santa Ana, 92703 on the historical register, and
- B. Historic Register Categorization No. 2023-6 placing the Voitke House located at 925 North Lowell Street, Santa Ana, 92703 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.

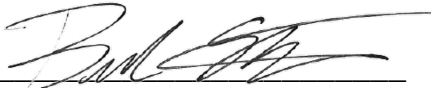
Section 4. For the subject property, a report entitled “Historical Property Description” is on file with the Planning Division, and is hereby approved and adopted, and together with the staff report and this Resolution, justify the findings for placement on the City of Santa Ana Register of Historical 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 11th day of January, 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 January 11, 2024.

Date: _____

Nuvia Ocampo
Commission Secretary
City of Santa Ana

EXHIBIT A
LEGAL DESCRIPTION

| APN | Address | Legal Description | Owner Names |
|------------|-------------------------|--|---|
| 405-183-01 | 925 North Lowell Street | REAL PROPERTY IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: LOT 43 OF TRACT NO. 455, FLOWER SQUARE, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE COUNTY, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 8 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY. | Kelly S. Thomas and Bethany S. Thomas, Trustees of the Thomas Living Trust Dated March 28, 2022 |

EXHIBIT B

Conditions of Approval for Historic Resources Commission Application No. 2023-20 and Historic Resources Commission Categorization No. 2023-06

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 925 North Lowell Street, historically known as the Voitke 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.
2. The applicant shall regularly maintain all landscaping in the front yard area (pruning and thinning trees and shrubs) so that the historic building and its character defining features (including but not limited to the clay tile roof, front porch with decorative arches, original wood windows, and stucco siding) are visible from the public right-of-way.