

MEMORANDUM

PROJECT

Elliott House Rehabilitation [1904 North Heliotrope Drive, Santa Ana]
Project Compliance Analysis [U.S. Secretary of the Interior Standards for Rehabilitation]

DATE

13 November 2023

INTRODUCTION

The Elliott House is a 4,547 square-foot single-family residence located within the Floral Park neighborhood of Santa Ana. Completed in 1931, the property is included in the Santa Ana Register of Historic Places. The property has also been identified as a contributor to the Floral Park Historic District [National Register of Historic Places].¹ When surveyed for its potential historic significance in 2003, the property was described as:

The Elliot House qualifies for listing in the Santa Ana Register of Historic Property under Criterion 1 for its exemplification of the distinguishing characteristics of the Italian Renaissance (late nineteenth and Twentieth Century Revivals) style. Notable in this regard are the symmetrical massing, hipped roof configuration, lower story emphasis through greater height, the use of stucco and tile, the incorporation of arches, and the classical detailing of columns of and impost moldings. The house also contributes to the historic character of Floral Park through its age, style, scale, and historic association with a member of the local professional community. Additionally, the house has been categorized as "Landmark" for its unique architectural significance as an intact and graceful interpretation of the Italian Renaissance (late nineteenth and Twentieth Century Revivals) style. All original exterior features of the Elliott House are considered character-defining features and should be preserved, including, but not limited to: materials and finishes; roof configuration, materials, and detailing; massing; windows and doors; terrace, balconies and arcades; chimney; architectural details such as arches, columns, capitals, impost moldings, wing wall, garage; and original landscape features such as the palm trees and concrete paths.²

The property is also subject to a Mills Act Agreement with the City of Santa Ana.

¹ The California State Historic Resource Commission approved the National Register of Historic Places District nomination on October 29, 2021.

² Leslie J. Heumann, State of California DPR Primary Record, January 2, 2003, p. 4

Although the home is generally well preserved, a number of rehabilitation efforts are planned for the property. The owners of the property have engaged JANUS to provide professional historic preservation consultation services in association with those efforts.

The work scope has been broken into two phases. Phase I is comprised of routine maintenance items and those considered as like-for-like replacement. The Phase I scope of work includes the following:

- restoration of concrete balustrade
- restoration of exterior stucco cladding
- lead abatement of interior and exterior doors and windows throughout the home
- restoration of balcony decking
- modifications to service delivery hatch
- replacement of deteriorated rain gutters and downspouts
- abatement of bathroom tile and fixtures containing lead

The scope of work included in Phase II includes the following rehabilitation items:

- lead abatement and modification of the existing balcony railings
- limited removal/replacement of non-historic security and privacy walls/gates
- replacing the existing concrete driveway and apron
- replace stoop at rear of house
- rehabilitating and modifying the existing pool house building

The following report is intended to provide an analysis of the Phase II treatments in regard to their conformance with the recommendations of the *U. S. Secretary of the Interior's Standards for the Treatment of Historic Properties* [SOI Standards].³

In summary, JANUS has determined that the scope of work outlined in the project documents to be in general conformance with the SOI Standards.

Attachments:

- Project Compliance Analysis
- Lead Risk Assessment
- Project Documents
- Images of the subject property

³ *Standards for Rehabilitation stated in the United States Secretary of the Interior's Standards for the Treatment of Historic Properties codified in 36 C.F.R. Part 67.*

METHODOLOGY

The Elliott House [1904 North Heliotrope Drive, Santa Ana] was visually surveyed on various occasions between June 2022 and October 2023. The information included in this assessment is based upon a visual survey of the interior, and exterior elements from the surrounding grade and exterior balconies only. No inspection openings, materials testing, or hands-on inspection from ladders or scaffolding were performed. Documentation in the form of field notes and photographs recorded the conditions observed. The observation conducted by JANUS was not intended to test for, or identify structural deficiencies, hazardous materials or dangerous conditions. In addition to this assessment, JANUS also recommends the owners perform additional inspections by a qualified professionals such as a structural engineer and a professional building inspector.

Both the onsite observations and the preparation of this assessment have been carried out by Robert Imboden, Assoc. AIA. Robert is the founder and owner of JANUS; an Orange County-based planning firm, specializing in historic properties. Robert holds undergraduate degrees in both Interior Design and Art History, as well as a Masters Degree of Architecture from California State Polytechnic University – Pomona. With his extensive experience within the historic environment, Robert meets the Secretary of the Interior's Professional Qualifications (36CFR Part 61) the areas of Architecture, Historic Architecture, History and Architectural History.



Image 01: Elliott House [1931] 1904 N. Heliotrope Drive.

Pool Room/Garage



Image 02: Front façade of the existing pool room as viewed from street/driveway.



Image 03: Rear façade of the pool room as viewed from the rear yard.

Archival building permits indicate that the existing pool room building was constructed in 1944. As the pool was only completed in 1957, the original use of the building is unknown. The building is detached from the home. The pool room building is attached to the garage, as well as a masonry garden wall which forms the lower portion of the front façade of the building. Unlike the house and garage, the pool house building is clad with wood ship-lap siding. Although the building is distinctly unique from the house and garage, the clay tile roof visually blends these dissimilar buildings.

The pool room building possesses some unconventional construction methods. As noted, the front [south] wall of the building sits directly on top of the garden wall that spans between the house and garage. As the wall approaches the house, it ascends in height creating a large volute form. An arched opening is positioned below this feature, providing access to the rear door and garden. In consideration of the wall's design, it is presumed that wall existed prior to the building of the pool house building.

The western gable of the pool house building rests on the rafter tails of the adjacent garage, rather than a traditional bearing wall. These alternative construction methods cause concern toward the structural stability of the building.

The current owners wish to convert the building to provide more enclosed parking while continuing to function as a pool room. The proposed scope of work includes a 76 square foot addition at the

rear of the building to provide adequate space for vehicular parking. A vehicular door is also proposed for the front [south] elevation to accommodate vehicular access to the building. While



Image 04: The existing pool house building and garage as viewed from the west second-story loggia.

a portion of the garden wall will be removed for the project, the distinctive but partially hidden volute element will be exposed and incorporated into the new pool room building façade.

The project also includes extending the roof ridge of the pool room building to connect with the adjacent garage. This change will eliminate the existing disconnection of roof forms and improves the water tightness of both buildings. The building's doors and windows will be removed with the exception of those on the eastern façade. The existing clapboard siding will be replaced with textured stucco, matching the house and garage. The existing applied trim detail of the building will be utilized for both the existing and new fenestration.

The SOI Standards include the following recommendations appropriate for additions to historic buildings:

- While alterations to a historic building are generally needed to assure its continued use, it is important that such alterations do not radically change, obscure, or destroy character defining features of the property

- Additions should be designed and constructed to be clearly differentiated from the historic building and so the character-defining features are not radically changed, obscured, damaged or destroyed.

The existing pool house building was constructed later than the house and garage in a manner dissimilar to the original Italian Renaissance style of those earlier buildings, and lacks evidence of possessing historic significance in its own right. As such, the building does not contribute to the historic character of the property. Additionally, the proposed scope of work will correct the unconventional construction methods which compromise its structural integrity.

The existing garden wall is not currently perceived as such, as it has been incorporated into the front façade of the existing pool room building. Although the project will result in a loss of a portion of the garden wall, a distinctive and character defining feature of the wall [currently hidden] will be made visible again. The proposed design also calls for the front façade of the pool room building to be offset from the wall plane of the historic garage creating a clear line of demarcation between the old and new construction. A small portion of the garden wall will also be reconstructed adjacent to the garage, preserving the “memory” of that feature.

The new vehicular door does represent a change to the property, but also allows additional enclosed parking creating greater visibility of the historic property. The design of the vehicular door is simple in character so as to be less prominent. The proposed stucco cladding is also more compatible and in keeping with the historic character of the property.

The extension of the existing roof ridge will maintain the building's current height, while also preserving the existing roof form of the historic garage. The improved waterproofing will also contribute to the long-term preservation of the historic garage.

The proposed addition is modest in size and is located to the rear of the building. The proposed new doors will be trimmed in a manner that provides a subtle but clear differentiation from the historic buildings.

The proposed work is compatible in size, scale and style with the historic home and garage, and does appear to significantly affect the character-defining features of the historic property. JANUS is of the opinion that the proposed rehabilitation of the existing pool room building is in general compliance with the SOI Standards.

Balcony Railings

The second story of the home includes a series of five exterior balcony spaces. The balconies vary in their design, ranging from small cantilevered balconettes, to larger recessed loggia types. The building's original balconies include several distinct finishes and design elements. Indicative of the Italian Renaissance Revival style, design and finishes are considered character defining features of the building, and should be preserved and maintained.



Image 05: Elliot House, Detail of south façade.



Image 06: Elliot House, Detail of east facade

Wrought Iron Railings

While the balcony decorative wrought iron railings appear to be in relatively good condition, they do not conform to today's safety regulations in both its height and openings. Failure of the existing paint coating was also observed throughout. The existing coating also contains lead. Oxidation has occurred where the railing penetrates the coping edge, resulting in spalling of the adjacent concrete decking. Previous repairs to the terra cotta paving have resulted in negative sloping of the deck preventing proper runoff of moisture from the deck surface.



Image 07: South Loggia: The most prominent of the home's second floor balconies includes decorative classical detailing and iron railing. Material losses to the coping are evident.



Image 08: A large recessed loggia style balcony located at the home's eastern façade.

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Image 09: A large recessed loggia style balcony located at the home's western façade.



Image 10: The small balcony located on the southern façade features scroll brackets, wrought iron railings and masonry paving.



Image 11: The decorative wrought iron rail does not conform to today's safety regulations, creating a potential safety hazard.



Image 12: Failure of the existing paint coating was also observed. Such loss of the protective coating allows for oxidation of the metal.

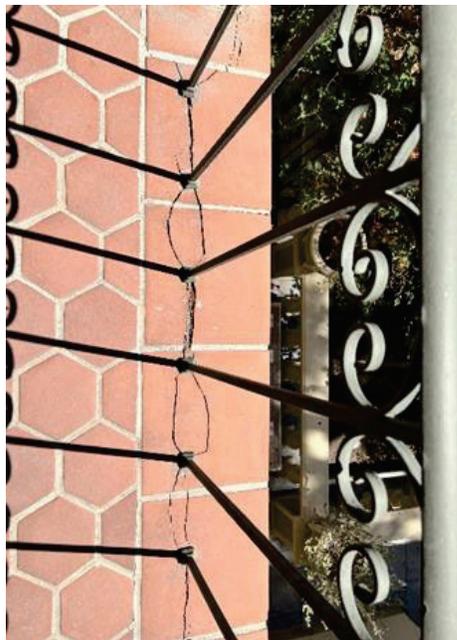


Image 13: Spalling [including losses] was observed where the railing penetrates the concrete coping.

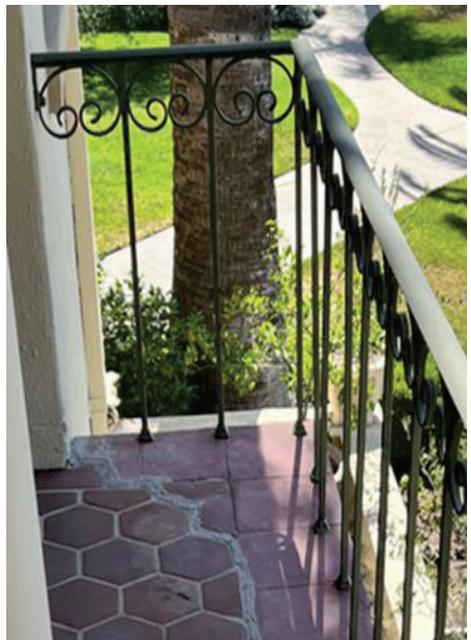


Image 14: Deterioration of the floor surface/ paving has created a reverse slope, preventing accumulated water from freely flowing away from the walking surface.

The project includes the temporary removal of the metal balcony railings to allow for the thorough removal of the existing paint coatings and to perform modifications to the railings to improve their safety.

Once the railings are removed, the existing paint coating which contains lead will be removed down to bare metal, then primed using a rust prohibitive primer, and painted. The removal of the existing paint finish is to be carried out using the gentlest means possible. JANUS also recommends that the best practices for working with existing lead-based paints be observed.

Modifications will include the addition of supplementary railing elements to increase the overall rail heights while also decreasing the size of the existing openings. Additional pickets will be placed within existing gaps between the decorative scrolls and the length of the balusters will be increased though adding additional material. Knuckles will be used at the joints where the additional material is added to demarcate the original length of the balusters. A base rail will also be added in order to minimize the number of penetrations into the decking, significantly reducing the opportunity of spalling of the terra cotta deck.

JANUS is of the opinion that the proposed treatments for the existing metal railings [remove, refinish, modify and reinstall] is in general compliance with the SOI Standards.

The SOI Standards include the following recommendations for the existing balcony railing:

- Identify, retain and preserve metal features that are important in defining the overall historic character of the building so that, as a result, the character is not diminished.
- Complying with life-safety codes in such a manner that the historic building's character-defining features and finishes to comply with life-safety code requirements.
- Identify and treat the causes of corrosion, such as moisture from leaking roofs or gutters
- Protecting and maintaining metals from corrosion by providing proper drainage so that water does not stand on fat, horizontal surfaces.
- Applying appropriate paint or other coating systems to historically-coated metals after cleaning to protect them from corrosion.

The proposed stripping and repainting of the railings will inhibit further deterioration of this important character defining feature of the property. The broader project includes in-kind replacement of the existing deteriorated gutters and downspouts, correction of reverse slope on the deck surface, and replacement of the deteriorated terra cotta tile. These treatments combined with the stripping and recoating of the railings will contribute significantly to reducing the apparent causes of corrosion. The modification of the railings will also improve the safety of those features. Although the modification of the railings does create a modest change to the building's historic character, the

changes will maintain the original design, material and craftsmanship of the railings. The new design is both consistent and complimentary to the Italian Renaissance revival style of the home, and is compatible in terms of material and scale. JANUS is of the opinion that the proposed treatments for the existing metal railings [remove, refinish, modify and reinstall] is in general compliance with the SOI Standards.

Wooden Balcony Railings

A small, cantilevered balconette is located along the eastern façade above the home's primary entrance. Precast, decorative concrete scroll brackets are located on the stucco-finished underside of the cantilevered portion. The balcony includes distinctive character defining features such as scrolled corbels, wooden turned railings and terra cotta tile paving.

As a balconette, it is not intended to be accessed through doors like the home's other balconies. Instead, the feature simply provides some protection for the full height casement windows which open on to it. As such, the existing guard rail is very low and does not meet current code requirements.



Image 15: The small balconette located on the eastern façade features scroll brackets and a turned wooden balustrade.

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Constructed of wood, the existing balustrade is comprised of a series of turned balusters, with substantial bottom and top rails. The balconies existing paint coatings appear to be near the end of their serviceable life. The coatings have also tested positive for lead content. Areas of the railing exposed to the elements is subject to deterioration.

The balcony's terra cotta paving is distinctly unique from the majority of that used in the other balconies, and has perhaps been laid over the original paving surface. Although the existing masonry deck paving may not be original to the home, it does not significantly detract from the historic character of the property. The existing masonry decking also appears to provide adequate sloping to shed water away from the home.

The proposed project does not include any changes to the existing masonry decking. In order to avoid altering the historic character of the existing balustrade, the project will include fixing the adjacent full-height casement windows in place to avoid fall hazards.

While the existing guardrails appear to be in serviceable condition, the existing painted finish is deteriorating. The existing paint coatings have also tested positive for lead. The project scope will include the removal of paint down to bare wood followed by an application of primer and paint.



Image 16: Although the railing does not meet current code requirements, the balustrade is in good condition and only requires the removal/replacement of existing paint coatings.



Image 17: The deck's masonry paving appears to be in good condition and currently directs rainwater away for the building.

The SOI Standards include the following recommendations for the existing balcony railing:

- Identify, retain and preserve metal features that are important in defining the overall historic character of the building so that, as a result, the character is not diminished.
- Complying with life-safety codes in such a manner that the historic building's character-defining features and finishes to comply with life-safety code requirements.
- Retaining paint coatings that help to protect the wood from moisture and ultraviolet light.

Properly removing the existing paint coatings down to bare wood will address the lead contamination. The application of primer and paint will also provide a protective coating to preserve the feature. The proposed project will not remove or radically alter a character defining feature so that the character of the diminished.

JANUS recommends that the removal of the existing paint finish should be carried out using the gentlest means possible. JANUS also recommends that best practices for working with existing lead-based paints should also be observed.

JANUS is of the opinion that the proposed treatments for the existing wooden railings [remove existing paint coatings and reapply new] is in general compliance with the SOI Standards.

Rear Entry Stoop



Image 18: The existing rear stoop has been modified through an application of field stone paving.

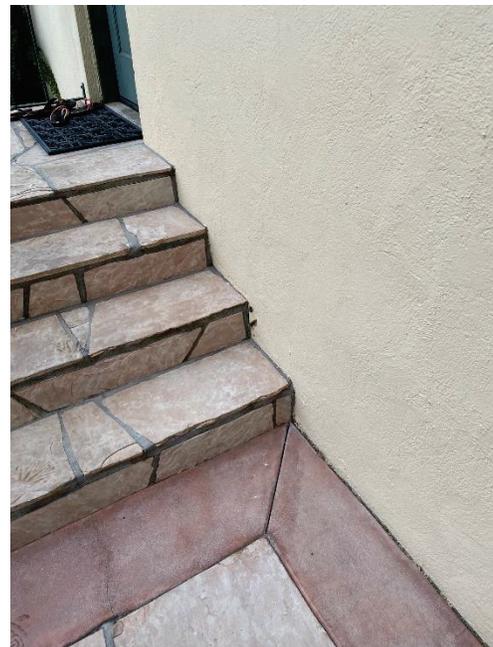


Image 19: Detail image of the rear entry stoop and flagstone paving.

An existing stoop is present at the rear entry to the home. As no original architectural drawings of the home are known to exist, it is not known if the existing stoop dates from or reflects the original design. While the existing metal handrail may be original to the home, it differs in that it is simpler in design and construction than those located on the home's balconies. Flagstone veneer has been applied to all of the surfaces of the stoop [landing, treads, risers and sides], which is inconsistent with both the style and era of the home.

The project scope includes removal/replacement of the existing stoop. The replacement stoop will be similar to the existing in its overall form, but includes stairs on both the north and south sides of the landing. This change will provide improved access to the rear yard and pool. A solid wall finished in stucco [to match house] will form the outer rail at the landing. Wall mounted iron handrails are also proposed. The landing, treads and risers will be natural, exposed concrete.

The SOI Standards include the following recommendations appropriate for entrances and porches:

- Identifying, retaining, and preserving entrances -- and their functional and decorative features--that are important in defining the overall historic character of the building.
- Replacing in kind an entire entrance or porch that is too deteriorated to repair -- if the form and detailing are still evident -- using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.
- Complying with life-safety codes in such a manner that the historic building's character-defining features and finishes to comply with life-safety code requirements.
- Designing and installing entrances or porches when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining facades.

The existing stoop has been modified over time. The flagstone finish is inconsistent with the home's style and era of construction. The character of the existing stoop appears to be later than the home's construction, is inconsistent with the property's Italian Renaissance revival style, and lacks evidence of possessing historic significance in its own right.

The design for the replacement stoop is similar in size, scale and mass as the existing stoop and is located at the home's rear [secondary] façade. The simple design of the replacement stoop provides differentiation in that it does not mimic the more decorative steps and balustrades prevalent throughout the home. The construction of the new stoop is reversable in that it could be removed in the future without the loss of any character defining features of the property. The simple design of the proposed stoop is also appropriate in consideration of the more utilitarian nature of the rear entry. The proposed materials [concrete, stucco and metal handrails] are consistent and

complimentary to the Italian Renaissance style of the home, and will not diminish the overall historic character of the property. While the existing stoop is not deteriorated, it does not contribute to the home's historic character. Due to the alterations and the absence of original architectural drawings, an accurate reconstruction of the original stoop is not possible.

JANUS is of the opinion that the proposed replacement of the existing rear stoop is in general compliance with the SOI Standards.

Driveway and Drive Apron



Image 20: The existing driveway as viewed from W. 19th Street.

While portions of the existing concrete driveway may date from the home's era of construction, it has been widened and modified over time to accommodate the multiple-vehicular aspect of contemporary life. Gravel has also been placed adjacent to provide additional off-street parking. Portions of the existing driveway are deteriorating and becoming unsightly

The proposed project includes removal and replacement of the of the existing concrete driveway. The design includes some additional paving to provide access to the proposed new garage space. The distinctive flared scoring of the existing drive will be incorporated into the new driveway. The scoring will be slightly different at the locations beyond the original drive to distinguish the original design. The driveway apron will also be widened to correlate to the new driveway.

The SOI Standards include the following recommendations appropriate for driveways:

- Identifying, retaining, and preserving entrances--and their functional and decorative features--that are important in defining the overall historic character of the building
- Placing parking facilities directly adjacent to historic buildings where automobiles are intrusive to the building site.

The proposed driveway and apron modifications will afford improved vehicular access between the street and enclosed parking areas and will result in fewer cars obscuring views of the historic property. The proposed design for the scoring of the new driveway will accommodate contemporary multi-vehicle needs while preserving the extents of the original paving. The proposed driveway maintains the location, material and orientation of the historic driveway. In consideration of the size of the lot, the material and size of the proposed driveway is compatible with and complementary to the historic character of the property. The proposed replacement of the driveway and apron will not significantly diminish the historic character of the property.

JANUS is of the opinion that the proposed treatments for the existing rear stoop is in general compliance with the SOI Standards.



Image 21: 2018 image showing distinctive difference between the old and new concrete visible at both sides of the driveway.

Security/ Privacy Wall and Gate[s]



Image 22: Existing masonry wall and security fence.



Image 23: Existing masonry wall as viewed from the rear yard.

The west and south boundaries of the rear yard are enclosed with a 6-foot-high masonry wall. Some of the masonry units suggest that the wall was constructed sometime in the post-war period. Iron security fencing has also been installed at the northeast corner of the house. The height of that fencing exceeds the maximum allowable height, and is incompatible with the historic character of the property.

The project includes removal of the iron security fencing. Also included is removal of the masonry wall that spans between the house and the property line at the northeast corner of the home. In its place, a new 6-foot-high masonry wall will be placed with a wooden gate that provides access to the front yard area. The masonry block will be finished with stucco matching the home in color and texture. A three-foot-high entry gate of the same design is proposed along North Heliotrope Street at the front of the property. A proposed pathway of decomposed granite will connect these two gates.

The SOI Standards include the following recommendations appropriate for historic building sites:

- Identifying, retaining, and preserving a property's site features that are important in defining its overall historic character.
- Remove non-significant site features which detract from the historic character of the site.



Image 24: Existing non-compatible security fencing.

The proposed work will not affect any historic plant or landscape features. The existing masonry wall and iron security fence appear to be later than the home's date of construction, are inconsistent with the property's Italian Renaissance revival style, and lack evidence of possessing historic significance in their own right.

JANUS is of the opinion that the proposed limited removal of the existing masonry wall and iron security fence is in general compliance with the SOI Standards.