



**City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Historic Resources Commission Staff Report
September 2, 2021**

Topic: HPPA No. 2021-19 (Mills Act) - 217 North Main Street

RECOMMENDED ACTION

Recommend that the City Council authorize the City Manager and Clerk of the Council to execute a Historic Property Preservation Agreement (Mills Act) with 217 North Main Investments, LLC, for the property located at 217 North Main Street, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 1).

EXECUTIVE SUMMARY

217 North Main Investments LLC, a California Limited Liability Company, is requesting approval to execute a Mills Act Agreement with the City of Santa Ana for the historic Old Santa Ana City Hall, an existing commercial building located at 217 North Main Street, that is currently listed on the Santa Ana Register of Historical Properties.

DISCUSSION

Project Location and Site Description

The subject property, known as the Old Santa Ana City Hall, consists of an existing three-story reinforced concrete building designed in the Art Deco style. The building contains approximately 37,208 square feet on a 0.2-acre commercial lot (Exhibit 2). The commercial building was individually listed in the National Register of Historic Places in 1982. Under the regulations implementing the California Register of Historical Resources, the building is also listed in the California Register. It was added to the Santa Ana Register of Historical Properties in 2001 and categorized as "Landmark".

Analysis of the Issues

Ordinance No. NS-2382 authorized the Historic Resources Commission to execute Historic Property Preservation Agreements (HPPA), commonly known as Mills Act agreements for eligible properties. The property is listed on the Santa Ana Register of

Historical Properties and categorized as Landmark, making it eligible for a Mills Act agreement. The agreement provides monetary incentives to the property owner in the form of a property tax reduction in exchange for the owner's voluntary commitment to maintain the property in a good state of repair as necessary to maintain its character and appearance. Once recorded, the agreement generates a different valuation method in determining the property's assessed value, resulting in tax savings for the owner. Aside from the tax savings, the benefits include:

- Long term preservation of the property and visual improvement to the neighborhood
- Allows for a mechanism to provide for property rehabilitation
- Provides additional incentive for potential buyers to purchase historic structures
- Discourages inappropriate alterations to the property

In 2001, the Historic Resources Commission placed the Old Santa Ana City Hall on the historical register and within the Landmark category. Character-defining features of the Old Santa Ana City Hall determined architecturally significant included: all aspects of the exterior, materials and finishes, design and composition, building elements and architectural detailing. Old Santa Ana City Hall qualified for listing under Criterion 4 of Sec. 30-2, of the Santa Ana Municipal Code (SAMC), because it is on the national register, is on the state register, has historical/cultural significance to the City of Santa Ana, and has a unique architectural significance.

The property has no identified unauthorized modifications. Upon consideration of the application, it is recommended that the City enter into a Historic Property Preservation Agreement.

ENVIRONMENTAL IMPACT

In accordance with the California Environmental Quality Act, the recommended action is exempt from further review under Section 15331, Class 31, as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2021-85 will be filed for this project.

FISCAL IMPACT

The Historic Property Preservation Agreement will reduce the Property Tax revenue account 01102002-50011 to the City by an estimated \$6,930 annually, for a period of not less than ten years.

EXHIBIT(S)

1. Mills Act Agreement
2. 500-Foot Radius Map

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3. Site Photos

Submitted By:
Jill Arabe, AICP, Senior Planner

Approved By:
Minh Thai, Executive Director of Planning and Building Agency, Planning and Building
Agency

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

City of Santa Ana
20 Civic Center Plaza (M-30)
Santa Ana, CA 92702
Attn: Clerk of the Council

FREE RECORDING PURSUANT TO GOVERNMENT CODE § 27383

HISTORIC PROPERTY PRESERVATION AGREEMENT

This Historic Property Preservation Agreement (“Agreement”) is made and entered into by and between the City of Santa Ana, a charter city and municipal corporation duly organized and existing under the Constitution and laws of the State of California (hereinafter referred to as “City”), and **217 North Main Investments LLC, a California Limited Liability Company**, (hereinafter collectively referred to as “Owner”), owners of real property located at **217 North Main Street, Santa Ana, California**, in the County of Orange and listed on the Santa Ana Register of Historical Properties.

RECITALS

- A. The City Council of the City of Santa Ana is authorized by California Government Code Section 50280 et seq. (known as the “Mills Act”) to enter into contracts with owners of qualified historical properties to provide for appropriate use, maintenance, rehabilitation and restoration such that these historic properties retain their historic character and integrity.
- B. The Owner possesses fee title in and to that certain qualified real property together with associated structures and improvements thereon, located at **217 North Main Street, Santa Ana, CA, 92701** and more particularly described in Exhibit “A,” attached hereto and incorporated herein by reference, and hereinafter referred to as the “Historic Property”.
- C. The Historic Property is officially designated on the Santa Ana Register of Historical Properties pursuant to the requirements of Chapter 30 of the Santa Ana Municipal Code.
- D. City and Owner, for their mutual benefit, now desire to enter into this Agreement which defines and limits the use and alteration of this Historic Property in order to enhance and maintain its value as a cultural and historical resource for Owner and for the community; to prevent inappropriate alterations to the Historic Property and to ensure that repairs, additions, new building, and other changes are appropriate; and to ensure that rehabilitation and maintenance are carried out in an exemplary manner.

- E. Owner and City intend to carry out the purposes of California Government Code, Chapter 1, Part 5 of Division 1 of Title 5, Article 12, Section 50280 et seq., which will enable the Historic Property to qualify for an assessment of valuation as a restricted historical property pursuant to Article 1.9, Sec. 439 et seq., Chapter 3 Part 2 of Division 1 of the California Tax and Revenue Code.

NOW, THEREFORE, the City of Santa Ana and the Owner of the Historic Property agree as follows:

1. Effective Date and Terms of Agreement.

This Agreement shall be effective and commence on **October 20, 2021**, and shall remain in effect for a term of ten (10) years thereafter. Each year, upon the anniversary of the effective date of this Agreement, such initial term will automatically be extended as provided in California Government Code Sections 50280 through 50290 and in Section 2, below.

2. Renewal.

a. Each year on the anniversary of the effective date of this Agreement, a year shall automatically be added to the initial ten (10) year term of this Agreement unless written notice of nonrenewal is served as provided herein.

b. If the Owner or the City desire(s) in any year not to renew the Agreement, the Owner or City shall serve written notice of nonrenewal of the Agreement on the other party. Unless such notice is served by the Owner to the City at least ninety (90) days prior to the annual renewal date, or served by the City to the Owner at least sixty (60) days prior to the annual renewal date, one (1) year shall automatically be added to the term of the Agreement as provided herein.

c. Within 30 days from receipt of City's notice of nonrenewal, the Owner may file a written protest of City's decision of nonrenewal. The City may, at any time prior to the annual renewal date of the Agreement, withdraw its notice to the Owner of nonrenewal.

d. If either the Owner or the City serves notice to the other of nonrenewal in any year, the Agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal of the Agreement, whichever may apply.

3. Standards and Conditions for Historic Property.

During the term of this Agreement, the Historic Property shall be subject to the following conditions, requirements and restrictions:

a. Owner shall maintain the Historic Property in a good state of repair and shall preserve, maintain, and, where necessary, restore or rehabilitate the property and its character-defining features described in the "Historical Property Description" attached hereto, marked as Exhibit B, notably the general architectural form, style, materials, design, scale, proportions, organization of windows, doors, and other openings, textures, details, mass, roof line, porch and other aspects of the appearance of the exterior to the satisfaction of the City.

b. All changes to the Historic Property shall comply with applicable City plans and regulations, and conform to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, namely the U.S. Secretary of the Interior's Standards and Guidelines for Historic Preservation Projects. These guidelines are attached hereto, marked as Exhibit C, and incorporated herein by this reference. Owner shall continually maintain the Historic Property in the same or better condition.

c. A view corridor enabling the general public to see the Historic Property from the public right-of-way shall be maintained, and Owner shall not be permitted to block the view corridor to the property with any new structure, such as walls, fences or shrubbery, so as to prevent the viewing of the historic landmark by the public.

d. The following are prohibited: demolition of the Historic Property or destruction of character-defining features of the building or site; removal of trees and other major vegetation unless removal is approved by a rehabilitation plan approved by the Historic Resources Commission; paving of yard surface; exterior alterations or additions unless approved by the Historic Resources Commission and such alterations are in keeping with the Secretary of Interior's Standards; deteriorating, dilapidated or unrepaired structures such as fences, roofs, doors, walls, and windows; storage of junk, trash, debris, discarded or unused objects such as cars, appliances, or furniture; and other unsightly by decoration, structure or vegetation which is unsightly by reason of its height, condition, or inappropriate location.

e. Owner shall allow reasonable periodic inspection by prior appointment, as needed or at least every five (5) years after the initial inspection, of the interior and exterior of the Historic Property by representatives of the City of Santa Ana, the County Assessor, the State Department of Parks and Recreation, and the State Board of Equalization, to determine the Owner's compliance with the terms and provisions of this Agreement.

4. Furnishing of Information.

The Owner hereby agrees to furnish the City with any and all information requested which may be necessary or advisable to determine compliance with the terms and provisions of this Agreement.

5. Cancellation.

a. The City, following a duly noticed public hearing by the City Council as set forth in Government Code Section 50280, et. seq., may cancel this Agreement if it determines that the Owner have breached any of the conditions of this Agreement, or has allowed the property to deteriorate to the point that it no longer meets the standards for a qualified Historic Property, or if the City determines that the Owner have failed to restore or rehabilitate the property in the manner specified in Section 3 of this Agreement. If a contract is cancelled for these reasons, the Owner shall pay a cancellation fee to the County Auditor as set forth in Government Code Section 50286. This cancellation fee shall be a percentage (currently set at twelve and one-half (12 ½) percent by Government Code Section 50286) of the current fair market value of the

property at the time of the cancellation, as determined by the county assessor, without regard to any restriction imposed pursuant to this Agreement.

b. If the Historic Property is destroyed by earthquake, fire, flood or other natural disaster such that in the opinion of the City Building Official more than sixty (60) percent of the original fabric of the structure must be replaced, this Agreement shall be canceled immediately because, in effect, the historic value of the structure will have been destroyed. No fee shall be imposed in the case of destruction by acts of God or natural disaster.

c. If the Historic Property is acquired by eminent domain and the City Council determines that the acquisition frustrates the purpose of this Agreement, this Agreement shall be cancelled and no fee imposed, as specified in Government Code Section 50288.

6. Enforcement of Agreement.

a. In lieu of and/or in addition to any provisions to cancel the Agreement as referenced herein, City may specifically enforce, or enjoin the breach of, the terms of the Agreement. In the event of a default, under the provisions to cancel the Agreement by Owner, the City shall give written notice to Owner by registered or certified mail, and if such a violation is not corrected to the reasonable satisfaction of the City Manager or designee within thirty (30) days thereafter, or if not corrected within such a reasonable time as may be required to cure the breach or default, or default cannot be cured within thirty (30) days (provided that acts to cure the breach or default may be commenced within thirty (30) days and shall thereafter be diligently pursued to completion by Owner), then City may, without further notice, declare a default under the terms of this Agreement and may bring any action necessary to specifically enforce the obligations of Owner growing out of the terms of this Agreement, apply to any court, state or federal, for injunctive relief against any violation by Owner or apply for such relief as may be appropriate.

b. City does not waive any claim of default by the Owner if City does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing historic properties are available to City to pursue in the event that there is a breach of this Agreement. No waiver by City of any breach or default under this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

7. Binding effect of Agreement.

a. Owner hereby subjects the Historic Property, located at **217 North Main Street**, Assessor Parcel Number, **398-602-02**, and more particularly described in Exhibit A, in the City of Santa Ana, to the covenants, conditions, and restrictions as set forth in this Agreement.

b. City and Owner hereby declare their specific intent that the covenants, conditions and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon Owner's successors and assigns in title or interest to the Historic Property. Every contract, deed, or other instrument hereinafter executed, covering or conveying the Historic Property or any portion thereof, shall conclusively be held to have been executed,

delivered, and accepted subject to the tenants, restrictions, and reservations expressed in this Agreement regardless of whether such covenants, conditions and restrictions are set forth in such contract, deed, or other instrument.

8. No Compensation.

Owner shall not receive any payment from City in consideration of the obligation imposed under this Agreement, it being recognized that the consideration for the execution of this Agreement is the substantial public benefit to be derived therefrom and the advantage that will accrue to Owner as a result of the effect upon the assessed value of the Property on the account of the restrictions on the use and preservation of the Property.

9. Notice.

Any notice required by the terms of this Agreement shall be sent to the address of the respective parties as specified below or at other addresses that may be later specified by the parties hereto.

City: City of Santa Ana
20 Civic Center Plaza (M-30)
Santa Ana, CA 92702
Attn: Clerk of the Council

Owners: 217 North Main Investments LLC, a California Limited Liability Company
217 North Main Street
Santa Ana, CA 92701
Attn: Managing Member(s)

10. General Provisions.

a. None of the terms, provisions, or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors, or assigns, nor shall such terms, provisions or conditions cause them to be considered joint ventures or members of any joint enterprise.

b. The Owner agrees to and shall indemnify and hold the City and its elected and appointed officials, officers, agents, and employees harmless from liability for damage or claims for damage for personal injuries, including death, and claims for property damage which may arise from the direct or indirect use or operations of the Owner or those of his or her contractor, subcontractor, agent, employee, or other person acting on his or her behalf which relates to the use, operation, and maintenance of the Historic Property. The Owner hereby agrees to and shall defend the City and its elected and appointed officials, officers, agents, and employees with respect to any and all actions for damages caused by, or alleged to have been caused by, reason of the Owner's activities in connection with the Historic Property.

c. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, and costs of defense incurred, by reason of the operations referred to in this Agreement regardless of whether or not City prepared, supplied, or approved the plans, specifications or other documents for the Historic Property.

d. All of the agreements, rights, covenants, conditions, and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns, and all persons acquiring any part or portion of the Historic Property, whether by operation of law or in any manner whatsoever.

e. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations, or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover all reasonable attorney's fees to be fixed by the court, in addition to court costs and other relief ordered by the court.

f. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be effected thereby.

g. This Agreement shall be construed and governed in accordance with the laws of the State of California, with venue in Orange County.

11. Recordation.

No later than twenty (20) days after the parties execute and enter into this Agreement, the City shall cause this Agreement to be recorded in the office of the County Recorder of the County of Orange.

12. Amendments.

This Agreement may be amended, in whole or in part, only by a written recorded instrument executed by the parties hereto.

13. Effective Date

This Agreement shall be effective on the day and year first written above in Section 1.

{Signature page follows}

ATTEST:

CITY OF SANTA ANA

DAISY GOMEZ
Clerk of the Council

KRISTINE RIDGE
City Manager

OWNER (217 North Main Investments LLC)

Date: _____

By: _____
Name: _____
Title: _____

APPROVED AS TO FORM:

SONIA CARVALHO
City Attorney

RECOMMENDED FOR APPROVAL:

By: John M. Funk
JOHN FUNK
Sr. Assistant City Attorney

MINH THAI
Executive Director
Planning and Building Agency

EXHIBIT A
LEGAL DESCRIPTION

The Land referred to herein below is situated in the City of Santa Ana, in the County of Orange, State of California, and is described as follows:

LOT 10 AND THE NORTH HALF OF LOT 7 OF THE RESUBDIVISION OF BLOCK 7, OF THE TOWN OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 5, PAGE 46 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOGETHER WITH THAT PORTION OF THE ALLEY, WHICH WOULD PASS BY OPERATION OF LAW WITH THE FEE CONVEYANCE OF SAID LAND, SAID PORTION OF ALLEY HAVING BEEN VACATED BY THAT CERTAIN RESOLUTION NO. 2001-087 RECORDED OCTOBER 17, 2003 AS INSTRUMENT NO. 2003001285385 OF OFFICIAL RECORDS.

Assessor's Parcel Number: 398-602-02



NAME	Old Santa Ana City Hall			REF. NO.21
ADDRESS	217 North Main Street			
CITY	Santa Ana	ZIP	92701	ORANGE COUNTY
YEAR BUILT	1935	LOCAL REGISTER CATEGORY: Landmark		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	N/A	
NATIONAL REGISTER CRITERIA FOR EVALUATION	A, C	NATIONAL REGISTER STATUS CODE	1S	

Location: ☐ Not for Publication ☒ Unrestricted

USGS 7.5" Quad _____ Date: _____ T _____ R _____ ¼ of _____ ¼ of Sec _____ : _____ B.M.

☐ Prehistoric ☒ Historic ☐ Both

ARCHITECTURAL STYLE: Art Deco

DESCRIPTION/BACKGROUND RELATED TO PERIOD ARCHITECTURE:

The Art Deco style is characterized by smooth wall surfaces, often of stucco; zigzags, chevrons, fluting, reeding, and other low-relief stylized and geometric motifs as decorative elements on the façade; accents of terra cotta, glass, or metal; polychromy; rectangular or compound forms; and a more vertical emphasis than its close stylistic relative, Streamline Moderne. Art Deco was essentially a style of decoration, and was applied to jewelry, clothing, furniture and handicrafts as well as architecture. In style between 1920 and 1940, Art Deco was popularized by the Exposition des Arts Decoratifs held in Paris in 1925. It was most commonly utilized on commercial or public buildings, sometimes in combination with the Gothic Revival whose verticality and sculptural decoration was ideally suited to the Art Deco style.

CONSTRUCTION HISTORY: (Construction data, alterations, and date of alterations)

May 10, 1935. City of Santa Ana City Hall.	July 26, 1968. Add paneling over existing wall.
July 7, 1939. Alterations & repairs.	October 15, 1970. Office partitions (Council Chambers).
December 4, 1946. Alter City Hall basement.	May 14, 1971. Interior partitions on 3 rd floor.
July 7, 1959. Remodel 3 rd floor of City Hall for Planning Dept. and Mayor's office.	June 12, 1972. Interior partitions.
March 2, 1961. Interior alterations 1 st and 2 nd floors.	June 2, 1982. Add new 2 nd floor elevation and rehabilitate building for Barristers' Bldg., Ltd., owner.
July 9, 1963. Suspended ceiling.	September 29, 1982. Tenant improvement.
May 25, 1965. Partitions around stair well on 2 nd floor rear.	September 19, 1985. Install door.
May 9, 1968. Elevated floor system and air systems in computer room.	April 16, 1993. Repair partition walls.

RELATED FEATURES: (Other important features such as barns, sheds, fences, prominent or unusual trees, or landscape)

None.

DESCRIPTION: (Describe resource and its major elements. Include design, materials, condition, alterations, size, settings, and boundaries.)

Located on the southeast corner of Main and Third Streets, the Old Santa Ana City Hall is a three-story reinforced concrete building designed in the Art Deco style. A four-story tower is centered above the main (west) elevation. Both the façade and the similarly detailed north elevation are banded by a polished marble base at ground level. Stepped piers divide the façade and the north elevation into five and seven bays, respectively. Most ground floor bays contain tall, tripartite, metal-framed windows topped by ornately gridded transoms. Upper story bays, divided into three parts by pilasters, which mimic the design of the piers, contain metal casement windows and transoms, separated between stories by decoratively carved spandrels, which vary from level to level. Single windows are located in each of the end bays. The main entrance on the west is flanked by fluted pilasters topped by Assyrian heads and torsos and topped by a panel incised with the name of the building. A flagpole is suspended from the building at an angle over the entry. Another Assyrian head crowns the central bay, in front of the tower. The tower culminates in a pyramidal copper roof, lantern and spire. Two "mini-towers" cap the end bays. Art Deco ornament, including stylized foliage, fluting, and chevrons enhance all the decorated surfaces, including the spandrels, parapet, entry, tower, and window headers. Old Santa Ana City Hall retains a high degree of integrity on its two public elevations.

HISTORIC HIGHLIGHTS:

Old Santa Ana City Hall was constructed in 1935 at a cost of \$126,000, funded by city bonds and a Works Progress Administration (WPA) grant. It was designed by architect W. Horace Austin of Long Beach, who had designed the rather similar Masonic Temple at Sycamore and Fifth Streets a few years earlier. A prominent Southern California architect, Austin's credits also include the Bowers Museum and numerous Long Beach commissions (the old Long Beach City Hall [demolished], several schools, the original Buffum's Department Store [demolished], the Long Beach YMCA [demolished], the Pacific Tower, the Press-Telegram Building, and the Long Beach Airport Terminal). Local contractors Ball and Honer constructed the building. This was the third City Hall to be built on the site, and replaced the 1904 building, which had been rendered unsafe after the 1933 earthquake. The City offices were located in this building until the 1980s with the exception of the City's Public Works Agency, which vacated the building in 1999. In approximately 1982 it was converted into private offices and in 2001 it won an American Institute of Architects/Orange County design award for its interior adaptive reuse by Nestor/Gaffney Architects.

RESOURCE ATTRIBUTES: (List attributes and codes from Appendix 4 of Instructions for Recording Historical Resources, Office of Historic Preservation.)

HP14. Government Building

RESOURCES PRESENT:

☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

MOVED? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

STATEMENT OF SIGNIFICANCE: (Discuss importance in terms of historical or architectural context as defined by theme, period, geographic scope, and integrity.)

Santa Ana was founded by William Spurgeon in 1869 as a speculative townsite on part of the Spanish land grant known as Rancho Santiago de Santa Ana. Early growth and development was stimulated by the arrival of the Southern Pacific Railroad in 1878 and the Santa Fe Railroad in 1886. By the end of the 1880s, Santa Ana's downtown business district was defined by five city blocks of brick commercial buildings on Fourth Street, with the heart of the city at the intersection of Fourth and Main Streets. At this time, Santa Ana was governed by the County of Los Angeles. On June 1, 1886, a majority of the eligible voters amongst Santa Ana's 2,000 citizens voted to incorporate as a city of the sixth class. A Board of Trustees was elected, with William Spurgeon selected to be the first Chairman. In August 1888, with a population of 5,000, the city reincorporated as a city of the fifth class. The following year Santa Ana was acknowledged as one of the leading communities in the area in 1889 when it became the seat of the newly created County of Orange.

Old Santa Ana City Hall is the most prominent and tangible symbol of the municipal development of the City. It was a source of pride to citizens when it opened, and was described in the *Santa Ana Daily Register* (November 27, 1935) as having "beauty in design" and "sleek, modern, sturdy, and with ample room." In addition to its historic importance as the seat of city government and the place where important decisions affecting the community were made, Old Santa Ana City Hall is architecturally significant as a fine example of the variant of the Art Deco style often associated with WPA projects. The building is also significant as an example of the work of architect W. Horace Austin. Due to its high level of integrity, all aspects of the exterior of Old Santa Ana City Hall, including materials and finishes, design and composition, building elements and architectural detailing, are considered to be character-defining and should be preserved.

SUMMARY/CONCLUSION:

This building was individually listed in the National Register of Historic Places in 1982. Under the regulations implementing the California Register of Historical Resources, the building is also listed in the California Register. Listed in the Santa Ana Register of Historical Property, the Old Santa Ana City Hall has been categorized as "Landmark" because it "is on the national register," "is on the state register," "has historical/cultural significance to the City of Santa Ana," and "has a unique architectural significance (Municipal Code, Section 30-2.2).

OWNER AND ADDRESS: _____

RECORDED BY: (Name, affiliation, and address)

Leslie J. Heumann

Science Applications International Corporation

35 S. Raymond Avenue, Suite 204, Pasadena, CA 91105

DATE RECORDED: September 4, 2001

SURVEY TYPE: (Intensive, reconnaissance, or other)

Intensive Survey Update

REPORT CITATION: (Cite survey report and other sources)

Les, Kathleen. "Santa Ana Historic Survey, Final Resources Inventory: Downtown." May 1980.

REFERENCES: (List documents, date of publication, and page numbers. May also include oral interviews.)

Harris, Cyril M. *American Architecture: An Illustrated Encyclopedia*. New York, WW Norton, 1998.

Heritage Orange County and the City of Santa Ana. *Downtown Walking Tour*, Santa Ana, 1986.

Marsh, Diann. *Santa Ana, An Illustrated History*. Encinitas, Heritage Publishing, 1994.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

National Register Bulletin 16A. "How to Complete the National Register Registration Form."

Washington DC: National Register Branch, National Park Service, US Dept. of the Interior, 1991.

Whiffen, Marcus. *American Architecture Since 1780*. Cambridge: MIT Press, 1969.

Santa Ana Daily Register, November 27, 1935.

EVALUATOR: Leslie J. Heumann **DATE OF EVALUATION:** September 4, 2001

EXPLANATION OF CODES:

- National Register Criteria for Evaluation: (From Appendix 7 of Instructions for Recording Historical Resources, Office of Historic Preservation)
 - A:** that are associated with events that have made a significant contribution to the broad patterns of our history.
 - C:** that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- National Register Status Code: (From Appendix 2 of Instructions for Recording Historical Resources, Office of Historic Preservation)
 - 1S:** Separately listed.

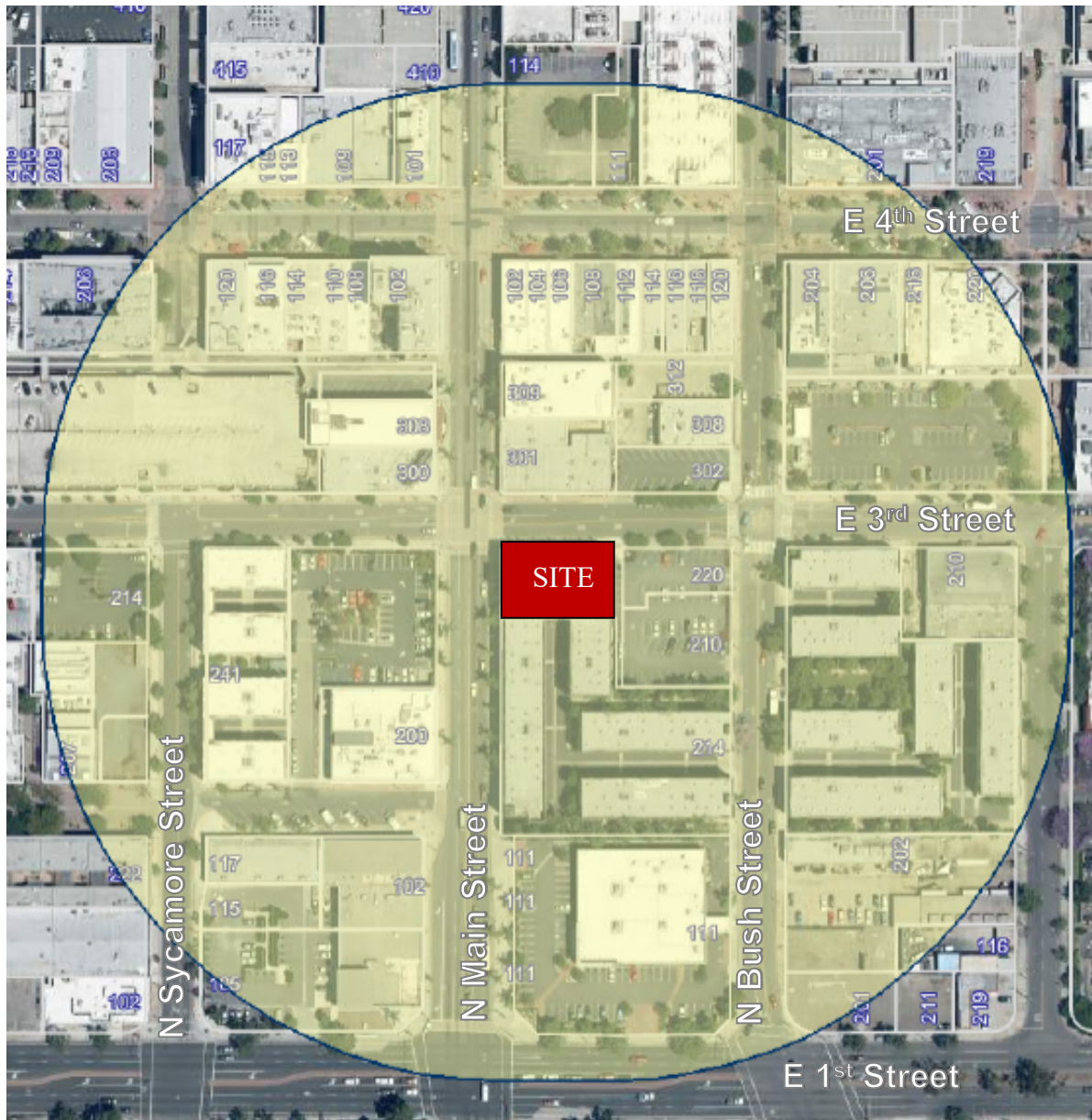
Exhibit C

Exterior work shall be reviewed by the Historic Resources Commission and subject to the U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, as follows:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from the other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and reserve archaeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with

size, scale, color, material and character of the property, neighborhood, or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations need to be removed in the future, the essential form and integrity of the structure would be unimpaired.



500' RADIUS

HPPA 2021-19
217 NORTH MAIN STREET
OLD SANTA ANA CITY HALL

PLANNING AND BUILDING AGENCY



HPPA-2021-19
OLD SANTA ANA CITY HALL
217 NORTH MAIN STREET
SITE PHOTOS