

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

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## 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 **Geraldine Humphrey, a unmarried woman**, (hereinafter collectively referred to as “Owner”), owner of real property located at **2308 N. Santiago 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 **2308 N. Santiago Street, Santa Ana, CA, 92706** 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 **June 22, 2022**, 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 **2308 N. Santiago Street**, Assessor Parcel Number, **003-081-22**, 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: Geraldine Humphrey  
2308 N. Santiago Street  
Santa Ana, CA 92706

**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**

Date: \_\_\_\_\_

By: \_\_\_\_\_  
GERALDINE HUMPHREY

**APPROVED AS TO FORM:**

**RECOMMENDED FOR APPROVAL:**

SONIA CARVALHO  
City Attorney

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

\_\_\_\_\_  
MINH THAI  
Executive Director  
Planning and Building Agency

**EXHIBIT A  
LEGAL DESCRIPTION**

THAT PORTION OF THE LAND IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, ALLOTTED TO ANDREW GLASSELL AND A.B. CHAPMAN IN DECREE OF PARTITION OF THE RANCHO DE SANTA ANA, RECORDED IN BOOK "B" OF JUDGEMENTS OF THE 17TH JUDICIAL DISTRICT COURT OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE CENTER LINE OF SANTIAGO AVENUE NORTH 0°11' EAST 91.00 FEET FROM THE INTERSECTION OF THE CENTER LINES OF SANTIAGO AVENUE AND SANTA CLARA AVENUE; THENCE NORTH 0°11'00" EAST 60.00 FEET ALONG THE CENTER LINE OF SANTIAGO AVENUE; THENCE WEST 173.29 FEET PARALLEL WITH THE CENTER LINE OF SANTA CLARA AVENUE TO THE EAST LINE OF THE LAND CONVEYED TO JOHN H. BUSBY AND WIFE BY DEED RECORDED NOVEMBER 13, 1964 IN BOOK 1459, PAGE 455, OFFICIAL RECORDS; THENCE SOUTH 0°11'00" WEST 60.00 FEET ALONG SAID EAST LINE TO A LINE PARALLEL WITH THE CENTER LINE OF SANTA CLARA AVENUE THAT PASSES THROUGH THE POINT OF BEGINNING; THENCE EASTERLY 173.29 FEET PARALLEL WITH THE CENTER LINE OF SANTA CLARA AVENUE TO THE POINT OF BEGINNING.

**Assessor's Parcel Number: 003-081-22**

# EXECUTIVE SUMMARY

**E.H. Richards House**  
**2308 N. Santiago Street**  
**Santa Ana, CA 92706**

NAME	E.H. Richards House			REF. NO.
ADDRESS	2308 N. Santiago Street			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1948	LOCAL REGISTER CATEGORY: Contributive		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Park Santiago	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION	C/3	CALIFORNIA REGISTER STATUS CODE	5S3	

Location:  Not for Publication  Unrestricted

Prehistoric  Historic  Both

## **ARCHITECTURAL STYLE:** Minimal Traditional

During the Great Depression through the immediate postwar years, the Minimal Traditional home rose in popularity as the preferred style for middle-class housing in the United States. This basic house type fulfilled both aesthetic and social needs: in terms of aesthetics, the form represented a stripped-down version of the historic-eclectic styles popular in the 1920s, in particular the Tudor and English Revival styles. In social terms, the Minimal Traditional home satisfied requirements in square footage and plan by the Federal Housing Administration (FHA), which launched a campaign in this period to expand home ownership. The Minimal Traditional home served as the prototype used by the FHA in its efforts to codify and manufacture “a standard, low-cost, minimum house that the majority of American wage earners could afford” (Greg Hise, Magnetic Los Angeles, p. 57). Minimal Traditional homes are typically rectangular in plan and one-story in height, often with a front-gabled wing and prominent attached chimney. In contrast with the English and Tudor Revival styles the one-story version mimics, the Minimal Traditional home is capped with a low or intermediate pitch roof with a hipped or side gable. Sheathing materials include stucco, brick, or wood, often accompanied by stone veneer accents. Fenestration generally consists of multi-light casement, double-hung, and picture windows with wood frames. The eaves and rakes of the Minimal Traditional home are typically shallow (in a departure from the later Ranch House style, which they often resemble). Although they have little applied ornament, many Minimal Traditional homes often display decorative wood shutters and porch-roof supports

## **SUMMARY/CONCLUSION:**

The E.H. Richards House is eligible for the Santa Ana Register under Criterion 1 as a representative example of the Minimal Traditional style in Santa Ana. Additionally, the house has been categorized as “Contributive” because it contributes to the overall character and history of Park Santiago and is a representative example of Minimal Traditional architecture (Santa Ana Municipal Code, Section 30-2.2).

## **EXPLANATION OF CODES:**

- California Register Criteria for Evaluation: (From California Office of Historic Preservation, Technical Assistance Series # 7, “How to Nominate Resources to the California Register of Historical Resources,” September 4, 2001.)
  - 3:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
- It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
  - 5S3:** Appears to be individually eligible for local listing or designation through survey evaluation.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number (assigned by recorder) *E.H. Richards House*

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange County

\*b. USGS 7.5' Quad: TCA 1725

Date: March 3, 2015

\*c. Address 2308 N. Santiago Street

City: Santa Ana

Zip: 92706

\*e. Other Locational Data: Assessor's Parcel Number 003-081-22

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*Located in Park Santiago, the E.H. Richards House is a one-story single-family residence constructed in the Minimal Traditional style. The residence consists of a side-gabled body with a projecting hipped-roof wing along the primary (east) elevation and along the rear (west) elevation. The roof is clad in contemporary asphalt shingle roofing and the exterior walls are clad with a stucco exterior. The primary elevation features a prominent exterior chimney, extending past the roofline, flanked by two multi-light windows that meet windows facing north and south at the corners of the hipped roof wing. In an otherwise simply designed building, notable detailing includes lacy, wrought iron entry porch supports and the wooden ledge below the southeast corner windows. Fenestration along the north, south, and west elevations consists of wood hung windows and multi-light windows that meet at the corners, reminiscent of the Art Moderne style. A one-story, side-gabled, detached garage also clad in stucco is located in the rear of the property. The property is landscaped with low vegetation, neatly trimmed hedges, trees, and features a stone walkway leading to the front entry. Alterations appear to include removal of paint from the brick chimney attached to the primary (east) elevation and either the addition of rustic window shutters or the removal of paint from extant window shutters.*

\*P3b. Resource Attributes: (list attributes and codes) HP2. Single-Family Residence

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other

P5a. Photo



**P5b. Photo:** (view and date)

*East elevation, view west  
December 2021*

\*P6. Date Constructed/Age and

Sources:  historic  
1948/ City of Santa Ana Building  
Permits

\*P7. Owner and Address:

Geraldine Humphrey  
2308 N. Santiago Street  
Santa Ana, CA 92706

\*P8. Recorded by:

Pedro Gomez, City of Santa Ana  
20 Civic Center Plaza M-20  
Santa Ana, CA 92702

\*P9. Date Recorded:

May 5, 2022

\*P10. Survey Type:

Intensive Survey Update

\*P11. Report Citation: (Cite survey

report and other sources, or enter "none")  
None

\*Attachments:  None  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or #: *E.H. Richards House*

**B1. Historic Name:** *E.H. Richards House*

**B2. Common Name:** *Same*

**B3. Original Use:** *Single-family Residence*

**B4. Present Use:** *Single-family Residence*

\***B5. Architectural Style:** *Minimal Traditional*

\***B6. Construction History:** (Construction date, alterations, and date of alterations): *February 5, 1948. Constructed. \$14,000.*

*June 1, 1964. 352-square-foot addition to residence (bedroom and bathroom) and bring patio cover to code. \$3,520*  
*March 2, 2000. Reroof including tear off of asphalt singles and wood shake and apply comp shingles. \$6,300.*  
*May 9, 2017. Reroof residence only, including tear off and application of comp shingles. \$8,500.*

\***B7. Moved?** No Yes Unknown Date: \_\_\_\_\_ Original location: \_\_\_\_\_

\***B8. Related Features:** *Detached Garage.*

B9a. Architect: *Unknown*

b. Builder: *Floyd Rogers*

\***B10. Significance: Theme** *Residential Architecture*

**Area** *Santa Ana*

**Period of Significance:** *1948*

**Property Type:** *Single-family Residence*

**Applicable Criteria:** *C/3*

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

*The E.H. Richards House is architecturally significant as a representative example of the Minimal Traditional style in Santa Ana. It was built in 1948 for \$14,000 by local developer and builder Floyd Rogers. According to City directories, L.J. Ahrens was the first occupant of the property but only resided there for two years until 1949. The property was subsequently sold to R. R. Yeaman who resided on the property until 1953 and then sold to P.A. Putnam, who only resided on the property for a year. Edward H. Richards purchased the property in 1956 and only resided there for a few years before selling the property to P. McClanahan. In 1919, E. H. Richards came to Santa Ana from Cortland, NY where he was the cashier and manager of the Cortland National Bank for over 20 years. In 1923, E. H. Richards succeeded former City of Santa Ana Mayor, John G. Mitchell to become the President of the American National Bank. In 1924, E.H. Richards resigned and transferred to the Orange County Trust and Savings Bank. E.H. Richards was personally interested in civic affairs of the City and was an active participant in consideration of matters pertaining to the welfare of the City. Since 1964, the E.H. Richards House has been occupied by various owners until the current homeowners purchased the home in 2005.*

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes)

\***B12. References:**

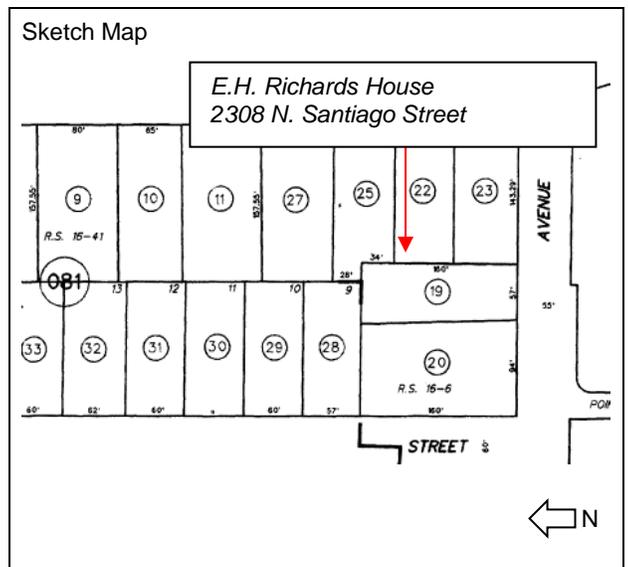
*City of Santa Ana Building Permits  
Santa Ana History Room Collection, Santa Ana Public Library  
Sanborn Maps  
(See Continuation Sheet 3 of 3.)*

B13. Remarks:

\***B14. Evaluator:** *Leslie Heumann/Chattel Inc.*

\***Date of Evaluation:** *May 5, 2022*

(This space reserved for official comments.)



**\*B10. Significance (continued):**

*The E.H. Richards House is located in the Santiago Park neighborhood. The neighborhood is bounded by Santiago Creek and Park on the north, East Seventeenth Street on the south, North Lincoln Avenue on the east, North Main Street on the west, and the I-5 freeway on the southwest. In large part these boundaries reflect the transportation lines that were constructed towards the end of the nineteenth century and at the beginning of the twentieth century, when the Pacific Electric interurban railroad ran up Main Street; the Atchison, Topeka, and Santa Fe tracks followed Lincoln; and the Southern Pacific Railroad right-of-way mirrored the freeway route.*

*This area remained primarily agricultural well into the 1920s. As of 1905, the city directories listed around twenty households on East Santa Clara, Twentieth Street, "C Street" (now North Santiago Street), North Bush Street and North Main Avenue, the only streets in the area at the time. The vast majority of the residents were ranchers. By 1911, the number of households had increased to about thirty, and Edgewood Road and Valencia Street had been partially laid out, but most residents continued to list "rancher" or "fruit grower" as their occupation in the city directories. This pattern of land use was evident on the 1912 plat map of the City, which illustrated two small, Craftsman era subdivisions along Bush north of Santa Clara and on Valencia and Poinsettia south of Twentieth Street, with the remaining area divided into larger, agricultural parcels held by approximately forty landowners.*

*While the area east of Santiago Street was not subdivided until after the mid-1920s, most of the present day streets west of Santiago had been laid out when the City was mapped in 1923. Ranching continued to be the most prevalent occupation in the neighborhood, but increasing numbers of professionals, small business owners, merchants, and people in service professions such as painters, electricians, and carpenters made their homes in the western half of the neighborhood during the 1920s and 1930s. The area also attracted several city and county officials, including the City Attorney (Z. B. West, Jr., 321 East Santa Clara Avenue), County Supervisor, First District (C. H. Chapman, 2315 North Santiago Street), County Surveyor (E. H. Irwin, 2407 North Santiago Street), and County Auditor (William C. Jerome, 2422 Poinsettia Street). By April 1942, when the Sanborn Company first mapped the western half of the area, most of the lots had been improved with single-family homes, many in the revival styles popular during the 1920s and 1930s. Subsequent development of the eastern half of the neighborhood and infill construction in the western half displayed the simplified ranch style that emerged following World War II.*

*The E.H. Richards House is eligible for the Santa Ana Register under Criterion 1 as a representative example of the Minimal Traditional style in Santa Ana. Additionally, the house has been categorized as "Contributive" because it contributes to the overall character and history of Park Santiago and is a representative example of Minimal Traditional architecture (Santa Ana Municipal Code, Section 30-2.2). Character-defining features exhibited by this property include its massing and composition; side-gabled body with a projecting hipped-roof wing; stucco exterior; multi-light windows that meet at the corners, reminiscent of the Art Moderne style; lacy, wrought iron entry porch supports; brick chimney; and wooden ledge below the southeast corner windows.*

**\*B12. References (continued):**

- Ancestry.com. California, Death Index, 1940-1997 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2000.*  
*Ancestry.com. 1930 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002.*  
*Harris, Cyril M. American Architecture: An Illustrated Encyclopedia. New York, WW Norton, 1998.*  
*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*  
*Newspapers.com (Santa Ana Register)*  
*Branch, National Park Service, US Dept. of the Interior, 1991.*  
*Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento: March 1995.*  
*Whiffen, Marcus. American Architecture Since 1780. Cambridge: MIT Press, 1969.*  
*Santa Ana and Orange County Directories, 1920-1979.*  
*Year: 1930; Census Place: Santa Ana, Orange, California; Page: 6B; Enumeration District: 0080; FHL microfilm: 2339917*

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, an 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.