



**City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Historic Resources Commission Staff Report
January 19, 2023**

Topic: HRCA No. 2022-23, HRC 2022-16, HPPA No. 2022-23 – Mabee House

RECOMMENDED ACTION

1. Adopt a resolution approving Historic Resources Commission Application No. 2022-23 and Historic Register Categorization No. 2022-16 (Exhibit 1).
2. Recommend that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreement with Eric Neigher and Jennifer Nguyen, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

EXECUTIVE SUMMARY

Eric Neigher and Jennifer Nguyen are requesting approval to designate an existing residence located at 1915 North Flower Street to the Santa Ana Register of Historical Properties, as well as approval to execute a Mills Act agreement with the City of Santa Ana.

DISCUSSION

Project Location and Site Description

The subject property is located on the east side of North Flower Street in the Floral Park neighborhood. The site contains a 3,204-square-foot, Hollywood Regency style residence and detached garage on an 11,480-square-foot residential lot (Exhibit 3).

Analysis of the Issues

Historical Listing

In March 1999, the City Council approved Ordinance No. NS-2363 establishing the Historic Resources Commission and the Santa Ana Register of Historical Properties. The Historic Resources Commission may, by resolution and at a noticed public hearing, designate as a historical property any building or part thereof, object, structure, or site

having importance to the history or architecture of the city in accordance with the criteria set forth in Section 30-2 of the Santa Ana Municipal Code (SAMC). This project entails applying the selection criteria established in Chapter 30 of the Santa Ana Municipal Code (Places of Historical and Architectural Significance) to determine if this structure is eligible for historic designation to the Santa Ana Register of Historical Properties. The first criterion for selection requires that the structures be 50 or more years old.

The structure identified meets the minimum selection criteria for inclusion on the Santa Ana Register of Historical Properties pursuant to criteria contained in Section 30-2 of the Santa Ana Municipal Code, as the structure is 87 years old and is a good example of period architecture. No known code violations exist on record for this property.

The Mabee House is architecturally significant as a representative example of a Hollywood Regency style home, in Santa Ana. According to City building records, it was built in 1936 for approximately \$14,000. Dr. Melbourne Mabee, who worked at the Santa Ana Clinic, was the property's first owner and lived in the home from 1936 to 1937. Dr. Mabee, a well-established physician and surgeon who began his practice shortly after World War I, moved from Chicago to Santa Ana in 1932. Additionally, Dr. Mabee acted as president of the Santa Ana Kiwanis club for one year. Tragically, on March 23, 1937, Dr. Mabee suffered a heart attack at age 60 in his newly built home (Santa Ana Register, March 24, 1937). City directories reveal that the property was then sold at some point between 1937 and 1938 to Bob Fernandez, who owned the property until circa 1956. The following owner, Walter T. Flaherty, resided in the home from circa 1960 to 1970. In 1979, Linda White is listed as an occupant of the subject property. City directories from 1985 to 1990, show that Doris E. White occupied the property. In 2000, Jack White is stated as the owner. From circa 2006 to 2008, Michael Urtel occupied the subject property. City directories end in 2008.

The Mabee House is a two-story single-family residence on a large parcel, constructed in the Hollywood Regency style. The main residence has an L-shaped footprint with a cross-gable roof. Asymmetrical in design, the house exhibits a pavilion-like two-story massing with emphasis on the taller lower story. The exterior of the house is clad in a combination of smooth stucco throughout the lower story and horizontal wood siding along the shorter upper story. The primary (west) façade features three wall dormers with characteristic segmentally arched heads above three windows at the second story: a single stained glass window centered between two multi-lite wood-frame casement windows with wood shutters. The ground floor of the primary façade contains an entry porch centered between a single multi-lite wood-frame casement window to the north and a multi-lite wood-frame bow window to the south. The entry porch is characterized by wrought iron supports rising to a second story balconette with a wrought iron railing, and minimal decorative trim featuring two gold stars. The main entrance door located beneath the porch roof is a simple paneled door lacking lites. An original Art-Deco style address stating "1915" and mailslot resides adjacent to the main entrance. Multi-lite wood-frame casement windows of various sizes appear on the sides (north and south) and rear (east)

facades. The rear façade also incorporates a single oval window at the second story and two wood-frame single-hung windows at the first story. Second story siding also varies at the rear façade with vertical siding occurring along a portion of the building's rear volume. A stylized Classical frieze with applied triglyphs wraps around the entire building, dividing the lower and upper stories. A rear, brick chimney rises above the roofline, which is visible from the property's rear.

A detached garage, pool, and small shed are located east of the rear (east) elevation of the residence. The front (west) side of the property is landscaped with a lawn and a mix of low shrubs and medium-to-tall trees and is encircled by a low wood fence and manicured shrubs. A wrought-iron gate encloses the long driveway leading towards the detached garage. A brick wall of moderate-height divides the rear yard from the detached garage as well as the front and rear yards at the south side of the property.

Character-defining features of the Hollywood Regency style exhibited by the house include the pavilion-like two-story massing with emphasis on the taller lower story; horizontal panel siding throughout the upper story and smooth stucco finish on the taller lower story; wall dormers with characteristic segmentally arched heads; multi-lite wood-frame bow window featuring several gold star details above; wood-frame multi-lite casement windows and window shutters; original mailslot and address; wrought iron railings, porch supports and minimal decorative trim featuring two gold stars; stylized Classical elements such as the frieze between stories accented by applied triglyphs; built-in planter at primary façade; and brick chimney. While much of the property's unique architectural features remain intact, several if not all of the windows appear to be replacement wood windows. The stained glass window above the entry has been replaced at an unknown date. Lastly, it is plausible that a rear addition was added at some point, where the vertical wood siding and oval window differ from the rest of the home. However, these alterations appear to be in keeping with the Secretary of the Interior's Standards for Historic Rehabilitation guidelines. Specifically, the historic character of the property appears to be retained and preserved and the new work is differentiated from the old and is generally compatible.

The Mabee House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion as a rare example of a Depression era Hollywood Regency style home. Located in Floral Park, the house cost \$14,000 to build, a considerable investment for the year of its construction, 1936. The Hollywood Regency style is extremely rare in Santa Ana. Referencing the period when George IV was Prince Regent in England, this briefly fashionable style was an eclectic expression of the Georgian Colonial Revival in combination with the simplicity of the Moderne style. The recommended categorization is "Contributive" because it contributes to the overall character and history of the Floral Park neighborhood and is a good example of period architecture.

Mills Act Agreement

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 (Exhibit 2). To be eligible for the Mills Act, the property must be listed on the Santa Ana Register of Historical Properties. The Historic Resources Commission Application and Historic Register Categorization actions proposed for this site authorize the listing of the property on the local register. 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

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.

Over the initial ten years of the Mills Act contract for this property, the owner desires to complete the following work projects: landscaping improvements, install wrought iron gate at driveway, and casement window restoration where damage has occurred. Staff will work with the owner to ensure these items are completed in a sensitive manner in regards to the historic property and its character defining features.

As part of the mills act approval process, staff will work with the applicant to ensure that a bronze plaque is installed honoring and recognizing the structure. The plaque will include the historic name, address, year built, and local historic register designation. Lastly, the site will be subject to general maintenance and upkeep requirements including, but not limited to, replacement or restoration of damaged character-defining features, landscaping upkeep, painting, etc. These improvements will be subject to review and approval by staff. Upon consideration of the application, it is recommended that the City enter into a Historic Property Preservation Agreement.

Public Notification

The subject site is located within the Floral Park Neighborhood Association. The president of this Neighborhood Association was notified by mail 10 days prior to this public hearing. In addition, the project site was posted with a notice advertising this public hearing, a

notice was published in the Orange County Reporter and mailed notices were sent to all property owners within 500 feet of the project site. At the time of this printing, no correspondence, either written or electronic, has been received from any members of the public.

ENVIRONMENTAL IMPACT

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-102 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 \$1,564.68 annually, for a period of not less than ten years.

EXHIBIT(S)

1. Resolution
2. Mills Act Agreement
3. 500-Foot Radius Map

Submitted By:
Andrea Heywood, Associate Planner

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

RESOLUTION NO. 2023-XXX

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2022-23 TO PLACE THE PROPERTY LOCATED AT 1915 NORTH FLOWER STREET, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2022-16 PLACING SAID PROPERTY WITHIN THE CONTRIBUTIVE CATEGORY

BE IT RESOLVED BY THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The Historic Resources Commission of the City of Santa Ana hereby finds, determines, and declares as follows:

- A. On January 19, 2023, the Historic Resources Commission held a duly noticed public hearing for the placement on the Santa Ana Register of Historical Properties (Historic Resources Commission Application No. 2022-23) and categorization (Historic Resources Commission Categorization No. 2022-16) of the Mabee House located at 1915 North Flower, Santa Ana.
- B. The Mabee House has distinctive architectural features of the Hollywood Regency style and was built in 1936.
- C. The Mabee House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as a rare example of a Depression era Hollywood Regency style home. Located in Floral Park, the house cost \$14,000 to build, a considerable investment for the year of its construction, 1936. The Hollywood Regency style is extremely rare in Santa Ana. Referencing the period when George IV was Prince Regent in England, this briefly fashionable style was an eclectic expression of the Georgian Colonial Revival in combination with the simplicity of the Moderne style. The recommended categorization is "Contributive" because it contributes to the overall character and history of the Floral Park neighborhood and is a good example of period architecture (Santa Ana Municipal Code, Section 30-2.2). Character-defining features of the Hollywood Regency style exhibited by the house include the pavilion-like two-story massing with emphasis on the taller lower story; horizontal panel siding throughout the upper story and smooth stucco finish on the taller lower story; wall dormers with characteristic segmentally arched heads; multi-lite wood-frame bow window featuring several gold star details above; wood-frame multi-lite casement windows and window shutters;

original mailslot and address; wrought iron railings, porch supports and minimal decorative trim featuring two gold stars; stylized Classical elements such as the frieze between stories accented by applied triglyphs; built-in planter at primary façade; and brick chimney.

- D. The legal owners of the property are Eric Neigher and Jennifer Nguyen.
- E. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.
- F. The subject property meets the standards for placement on the City of Santa Ana Register of Historic Properties pursuant to Section 30-2 of the Santa Ana Municipal Code.
- G. The subject property meets the minimal standards for placement in the Contributive category pursuant to Section 30-2.2(3) of the Santa Ana Municipal Code.

Section 2. In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review under CEQA Guidelines Section 15331, Class 31, as these actions are designed to preserve historical resources. Categorical Exemption No. ER-2022-126 will be filed for this project.

Section 3. The Historic Resources Commission of the City of Santa Ana, after conducting the public hearing, hereby approves:

- A. Historic Resources Commission Application No. 2022-23 to place the Mabee House located at 1915 North Flower Street, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2022-16 placing the Mabee House located at 1915 North Flower Street, Santa Ana, 92706 within the Contributive category, as conditioned in Exhibit B, attached hereto and incorporated herein.

These decisions are based upon the evidence submitted at the above said hearing, which includes, but is not limited to: the Staff report and exhibits attached thereto, the report entitled “Historical Property Description,” and the public testimony, all of which are incorporated herein by this reference.

Section 4. For the subject property, a report entitled “Historical Property Description” is on file with the Planning Division, and is hereby approved and adopted, and together with the staff report and this Resolution, justify the findings for placement on the City of Santa Ana Register of Historical Properties into a category. The Historic Resources Commission Secretary is authorized and directed to include this Resolution in the City of Santa Ana Register of Historical Properties.

Section 5. The Historic Resources Commission Secretary is hereby directed to file a certified copy of this Resolution with the County Recorder’s Office after the adoption of this Resolution pursuant to Public Resources Code Section 5029.

ADOPTED this 19th day of January, 2023.

Tim Rush
Chairperson

APPROVED AS TO FORM:
Sonia R. Carvalho, City Attorney

By: John M. Funk
John M. Funk
Chief Assistant City Attorney

AYES: Commission members _____
NOES: Commission members _____
ABSTAIN: Commission members _____
NOT PRESENT: Commission members _____

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, CHELSEA SHAFER, Acting Historic Resources Commission Secretary, do hereby attest to and certify the attached Resolution No. 2023-XXX to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on January 19, 2023.

Date: _____

Acting Commission Secretary
City of Santa Ana

EXHIBIT A
LEGAL DESCRIPTION

| APN | Address | Legal Description | Owner Names |
|------------|--------------------------|---|-------------------------------------|
| 002-093-10 | 1915 North Flower Street | REAL PROPERTY IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: THE SOUTH 17 FEET OF LOT 37 AND ALL OF LOT 38 OF TRACT NO. 748, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30 PAGE 9 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. APN: 002-093-10 | Eric Neigher and Jennifer Nguyen |

EXHIBIT B

Conditions of Approval for Historic Resources Commission Application No. 2022-23 and Historic Resources Commission Categorization No. 2022-16

The Applicant must comply with each condition listed below prior to exercising the rights conferred by the Historic Resource Commission's approval and the City of Santa Ana Register of Historic Properties pursuant to Section 30-6 of the Santa Ana Municipal Code. The Applicant must remain in compliance with all condition(s) listed below:

Within 180-days of execution of this resolution, the applicant shall install a bronze plaque as per a template on file with the Planning Division honoring and recognizing the structure at 1915 North Flower Street, historically known as the Mabee House. The plaque shall include the historic name, address, year built, and local historic register designation. The final dimensions, location, text and description on the plaque shall be reviewed and approved by Planning Division staff.

ORANGE COUNTY REPORTER

~SINCE 1921~

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CITY OF SANTA ANA/PLANNING & BUILDING AGENCY
20 CIVIC CENTER PLAZA 2ND FLR
SANTA ANA, CA 92702

COPY OF NOTICE

Notice Type: GPN GOVT PUBLIC NOTICE

Ad Description
1915 N Flower St

To the right is a copy of the notice you sent to us for publication in the ORANGE COUNTY REPORTER. Thank you for using our newspaper. Please read this notice carefully and call us with any corrections. The Proof of Publication will be filed with the County Clerk, if required, and mailed to you after the last date below. Publication date(s) for this notice is (are):

01/06/2023

The charge(s) for this order is as follows. An invoice will be sent after the last date of publication. If you prepaid this order in full, you will not receive an invoice.

Daily Journal Corporation

Serving your legal advertising needs throughout California.

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| BUSINESS JOURNAL, RIVERSIDE | (951) 784-0111 |
| DAILY COMMERCE, LOS ANGELES | (213) 229-5300 |
| LOS ANGELES DAILY JOURNAL, LOS ANGELES | (213) 229-5300 |
| SAN FRANCISCO DAILY JOURNAL, SAN FRANCISCO | (800) 640-4829 |
| SAN JOSE POST-RECORD, SAN JOSE | (408) 287-4866 |
| THE DAILY RECORDER, SACRAMENTO | (916) 444-2355 |
| THE DAILY TRANSCRIPT, SAN DIEGO | (619) 232-3486 |
| THE INTER-CITY EXPRESS, OAKLAND | (510) 272-4747 |

OR# 3657948

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. We encourage you to contact us prior to the Public Hearing if you have any questions.

Historic Resources Commission

Action: The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

Project Location: 1915 North Flower Street (historically known as The Mabey House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Eric Neigher and Jennifer Nguyen

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2022-23, Historic Register Categorization No. 2022-16, and Historic Property Preservation Agreement No. 2022-23 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned property and to execute a Historic Property Preservation Agreement with the City of Santa Ana.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review under Section 15331, Class 31, as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2022-126 will be filed for this project.

Meeting Details: This matter will be heard on **Thursday, January 19, 2023, at 4:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBACComments@santa-ana.org

(reference the topic in the subject line) or mail to Chelsea Shafer, Acting Recording Secretary, City of Santa Ana, 20 Civic Center Plaza - M20, Santa Ana, CA 92701. **Deadline to submit written comments is 3:00 p.m. on the day of the meeting.** Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any questions, please contact Andrea Dunovich Heywood with the Planning and Building Agency at Ahewood@santa-ana.org or 714-647-5899.

Note: If you challenge the decision on the above matter, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written

correspondence delivered to the Historic Resources Commission or City Council of the City of Santa Ana at, or prior to, the public hearing.

Si tiene preguntas en español, favor de llamar a Kelly Arcadio al (714) 647-5881.

Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.

1/6/23

OR-3657948#



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CITY OF SANTA ANA Planning and Building Agency

20 Civic Center Plaza • P.O. Box 1988
Santa Ana, California 92702
www.santa-ana.org/pba

NOTICE OF PUBLIC HEARING BEFORE THE SANTA ANA HISTORIC RESOURCES COMMISSION

The City of Santa Ana encourages the public to participate in the decision-making process. This notice is being sent to those who live or own property within 500 feet of the project site or who have expressed an interest in the proposed action. We encourage you to contact us prior to the Public Hearing if you have any questions.

Historic Resources Commission Action: The Historic Resources Commission will hold a Public Hearing to receive public testimony, and will take action on the item described below. Their decision is final unless appealed to the City Council within 10 days of the decision by any interested party or group.

Project Location: 1915 North Flower Street (historically known as The Mabee House) located in the Single Family Residential (R-1) zoning district.

Project Applicant: Eric Neigher and Jennifer Nguyen

Project Description: The applicant is requesting approval of Historic Resources Commission Application No. 2022-23, Historic Register Categorization No. 2022-16, and Historic Property Preservation Agreement No. 2022-23 to allow the placement and categorization in the Santa Ana Register of Historical Properties as Contributive for the above mentioned property and to execute a Historic Property Preservation Agreement with the City of Santa Ana.

Environmental Impact: Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review under Section 15331, Class 31, as this action is designed to preserve a historic resource. Categorical Exemption No. ER-2022-126 will be filed for this project.

Meeting Details: This matter will be heard on **Thursday, January 19, 2023, at 4:30 p.m.** in the City Council Chambers, 22 Civic Center Plaza, Santa Ana, CA 92701. **Members of the public may attend this meeting in-person or join via Zoom.** For the most up to date information on how to participate virtually in this meeting, please visit www.santa-ana.org/pb/meeting-participation.

Written Comments: If you are unable to participate in the meeting, you may send written comments by e-mail to PBaComments@santa-ana.org (reference the topic in the subject line) or mail to Chelsea Shafer, Acting Recording Secretary, City of Santa Ana, 20 Civic Center Plaza – M20, Santa Ana, CA 92701. **Deadline to submit written comments is 3:00 p.m. on the day of the meeting.** Comments received after the deadline may not be distributed to the Commission but will be made part of the record.

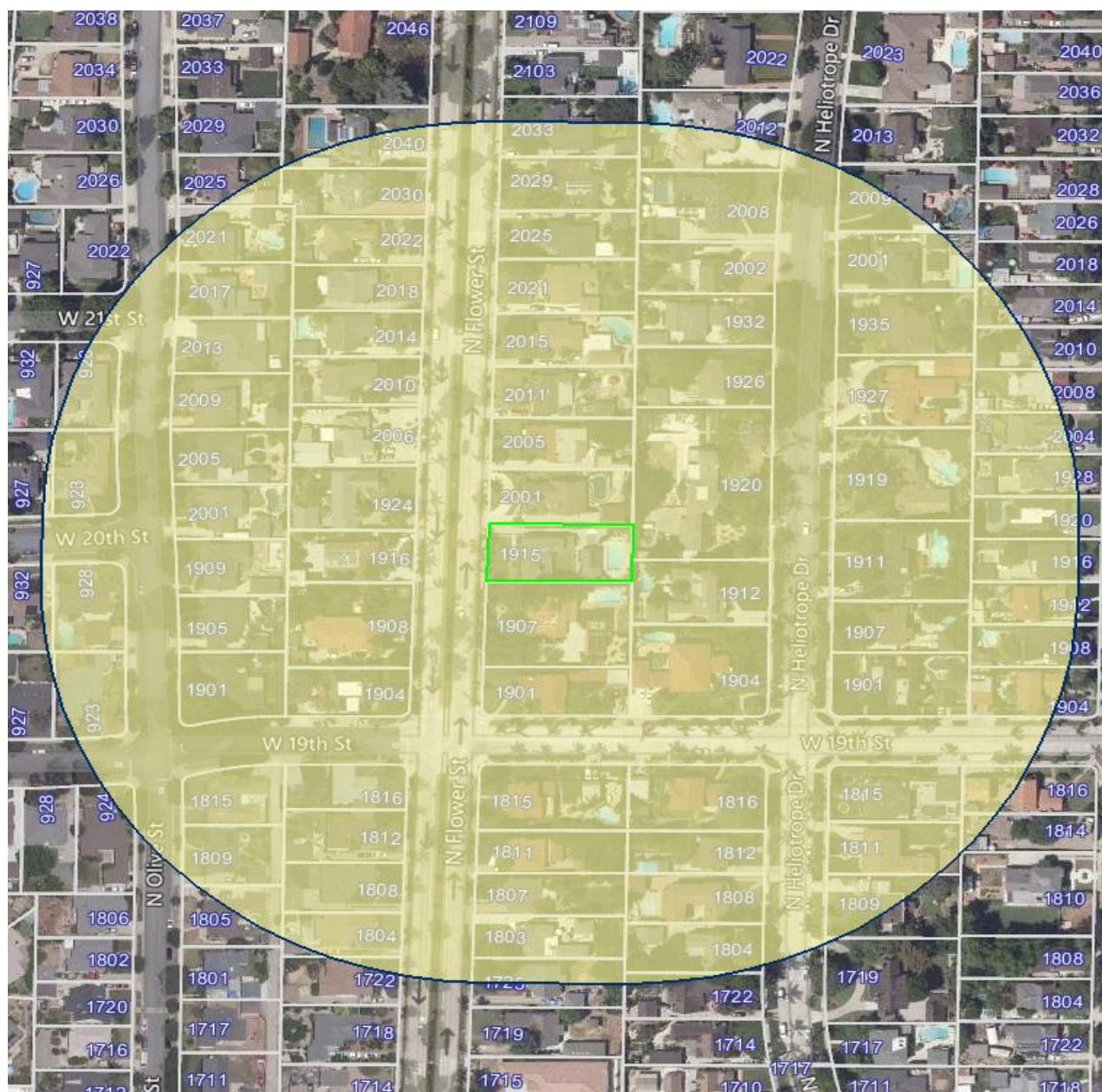
Where To Get More Information: Additional details regarding the proposed action(s), including the full text of the discretionary item, may be found on the City website 72 hours prior to the public hearing at: <https://santa-ana.primegov.com/public/portal>.

Who To Contact For Questions: Should you have any questions, please contact Andrea Dumovich Heywood with the Planning and Building Agency at Aheywood@santa-ana.org or 714-647-5899.

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**Si tiene preguntas en español, favor de llamar a Kelly Arcadio (714) 647-5881.
Nếu cần liên lạc bằng tiếng Việt, xin điện thoại cho Tony Lai số (714) 565-2627.**

500' RADIUS NOTIFICATION MAP



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 **Eric Neigher and Jennifer Nguyen, a husband and wife as community property with right to survivorship**, (hereinafter collectively referred to as “Owner”), owner of real property located at **1915 North Flower 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 **1915 North Flower 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 **March 22, 2023**, 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 **1915 North Flower Street**, Assessor Parcel Number, **002-093-10**, 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: Eric Neigher and Jennifer Nguyen
1915 North Flower 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 on 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

Clerk of the Council

KRISTINE RIDGE
City Manager

OWNERS

Date: _____

By: _____
ERIC NEIGHER

Date: _____

By: _____
JENNIFER NGUYEN

APPROVED AS TO FORM:

RECOMMENDED FOR APPROVAL:

SONIA CARVALHO
City Attorney

By: _____
JOHN M. FUNK
Chief Assistant City Attorney

MINH THAI
Executive Director
Planning and Building Agency

EXHIBIT A
LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THE SOUTH 17 FEET OF LOT 37 AND ALL OF LOT 38 OF TRACT NO. 748, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 30 PAGE 9 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Assessor's Parcel Number: 002-093-10

EXECUTIVE SUMMARY

Mabee House
1915 North Flower Street
Santa Ana, CA 92706

| | | |
|---|--------------------------|---------------------------------------|
| NAME | Mabee House | REF. NO. |
| ADDRESS | 1915 North Flower Street | |
| CITY | Santa Ana | ZIP 92706 ORANGE COUNTY |
| YEAR BUILT | 1936 | LOCAL REGISTER CATEGORY: Contributive |
| HISTORIC DISTRICT | N/A | NEIGHBORHOOD Floral Park |
| CALIFORNIA REGISTER CRITERIA FOR EVALUATION | C/3 | CALIFORNIA REGISTER STATUS CODE 5S3 |

Location: ☐ Not for Publication ☒ Unrestricted

☐ Prehistoric ☒ Historic ☐ Both

ARCHITECTURAL STYLE: Hollywood Regency

The Hollywood Regency style originated from Great Britain's early nineteenth century residential architecture, specifically from the reign of George IV, between 1811-1820. Britain's original Regency style utilized simple details blended with broad forms of Neoclassicism. The Hollywood Regency style, popularized in Southern California and occasionally known as Regency Moderne, reflects a simplified reference to the Art Deco and Moderne styles. While its uncomplicated massing and subdued ornamentation are a nod to Modernism, it also references Neoclassicism and incorporates more historic references than either the Art Deco or Moderne. The style reflects the refined decadence that was seen in Hollywood films of the period. It was fashionable with well-to-do clientele who could afford custom-built single-family residences and commercial buildings. The Hollywood Regency style, while never as popular as other period styles, remained relevant from the early 1930s to 1970. However, following World War II, Modern elements outweighed those of Neoclassicism. Thus, the style can be understood as the pre-war Hollywood Regency (1931 – 1945) and post-war Late Hollywood Regency (1946-1970).

Character-defining features of the Hollywood Regency style (1931-1945) include Mansard, hipped, or gabled roofs; and use of multiple cladding materials such as stucco with wood clapboard or brick veneer. Window treatments are typically casements made of either steel-frame or wood-sash. The Hollywood Regency style features symmetrical Neoclassical designs and ornamentation, including porches of double height, often made of iron. These porches typically feature narrow columns, fluted pilasters, pediments, and balconettes. Overall, the use of ornamentation is subdued and minimal.

SUMMARY/CONCLUSION:

The Mabee House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as a rare example of a Depression era Hollywood Regency style home. The recommended categorization is "Contributive" because it contributes to the overall character and history of the Floral Park neighborhood and is a good example of period 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 6 Resource name(s) or number (assigned by recorder) *Mabee House*

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: *Anaheim Quadrangle California-Orange County 7.5-Minute Series*

Date: 2022

*c. Address 1915 North Flower Street

City: Santa Ana

Zip: 92706

*e. Other Locational Data: Assessor's Parcel Number 002-093-10

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

Located in Floral Park, the Mabee House is a two-story single-family residence on a large parcel, constructed in the Hollywood Regency style (Figure 1). The main residence has an L-shaped footprint with a cross-gable roof. Asymmetrical in design, the house exhibits a pavilion-like two-story massing with emphasis on the taller lower story. The exterior of the house is clad in a combination of smooth stucco throughout the lower story and horizontal wood siding along the shorter upper story. The primary (west) façade features three wall dormers with characteristic segmentally arched heads above three windows at the second story: a single stained glass window centered between two multi-lite wood-frame casement windows with wood shutters (Figures 2 and 3). The ground floor of the primary façade contains an entry porch centered between a single multi-lite wood-frame casement window to the north and a multi-lite wood-frame bow window to the south (Figure 4). The entry porch is characterized by wrought iron supports rising to a second story balconette with a wrought iron railing, and minimal decorative trim featuring two gold stars (Figure 5). The main entrance door located beneath the porch roof is a simple paneled door lacking lites. An original Art-Deco style address stating "1915" and mailslot resides adjacent to the main entrance (Figure 6).

(See Continuation Sheet 3 of 6.)

*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)
(Figure 1) Primary (West) elevation, view east, December 2022

*P6. Date Constructed/Age and Sources: ☒ historic
1936/ City of Santa Ana Building Permits

*P7. Owner and Address:
*Eric Neigher and Jennifer Nguyen
1915 North Flower Street
Santa Ana, CA 92706*

*P8. Recorded by:
*Andrea Dumovich Heywood
City of Santa Ana
20 Civic Center Plaza M-20
Santa Ana, CA 92702*

*P9. Date Recorded:
January 19, 2023

*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)

DPR 523A (1/95)+-

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

*NRHP Status Code 5S3

*Resource Name or #: *Mabee House*

B1. Historic Name: *Mabee House*

B2. Common Name: *Same*

B3. Original Use: *Single-family Residence*

B4. Present Use: *Single-family Residence*

*B5. Architectural Style: *Hollywood Regency*

*B6. Construction History: (Construction date, alterations, and date of alterations): *July 8, 1936. Permit to construct a residence and garage. \$14,000.*

September 12, 1966. Permit for swimming pool. \$3,000.

June 22, 2007. Interior demolition: remove existing bedroom and bathroom to create family room. No exterior modifications.

June 29, 2007. Close out (remove) two existing windows and replace three windows. General interior remodel, removing and constructing partition walls.

April 28, 2015. 175 square feet addition in detached garage, to be used as a bathroom.

September 17, 2015. New solar panels.

July 30, 2018. New attached solid patio cover at building's rear, approximately 335 square feet and 10 feet tall.

Date Unknown. Replacement of stained glass window above entry.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original location: _____

*B8. Related Features: *Detached garage, pool, and ancillary shed.*

B9a. Architect: *Unknown*

b. Builder: *E.A. Kaiser*

*B10. Significance: Theme *Residential Architecture*

Area *Santa Ana*

Period of Significance: *1936*

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 Mabee House is architecturally significant as a simple and rare example of the Hollywood Regency style in Santa Ana. According to City building records, it was built in 1936 for approximately \$14,000. Dr. Melbourne Mabee, who worked at the Santa Ana Clinic, was the property's first owner and lived in the home from 1936 to 1937. Dr. Mabee, a well-established physician and surgeon who began his practice shortly after World War I, moved from Chicago to Santa Ana in 1932. His local practice had ties with Dr. Frank H. Paterson of the Santa Ana Clinic. Additionally, Dr. Mabee acted as president of the Santa Ana Kiwanis club for one year. Tragically, on March 23, 1937, Dr. Mabee suffered a heart attack at age 60 in his newly built home (Santa Ana Register, March 24, 1937).

(See Continuation Sheet 3 of 6.)

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 6.)

B13. Remarks:

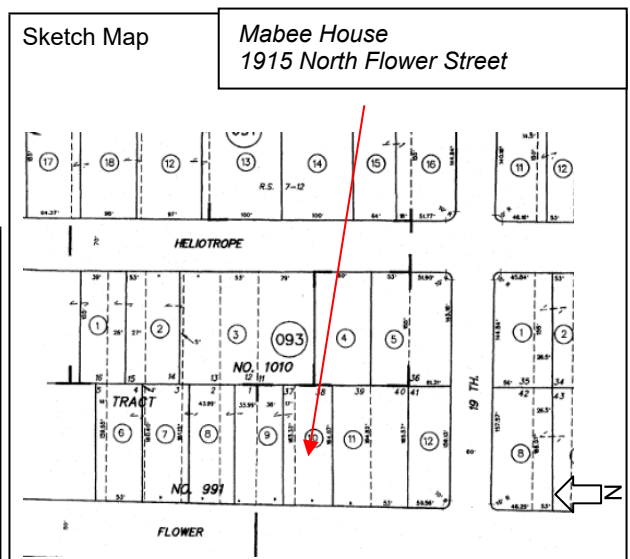
*B14. Evaluator: *Leslie Heumann/Chattel Inc.*

*Date of Evaluation: *January 19, 2023*

DPR 523B (1/95)

*Required information

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 6

Resource Name: *Mabee House*

*Recorded by *Andrea Dumovich Heywood*

*Date *January 19, 2023* ☒ Continuation ☐ Update

Multi-lite wood-frame casement windows of various sizes appear on the side (north and south) and rear (east) facades. The rear façade also incorporates a single oval window at the second story and two wood-frame single-hung windows at the first story. Second story siding also varies at the rear façade with vertical siding occurring along a portion of the building's rear volume (Figure 7).

A stylized Classical frieze with applied triglyphs wraps around the entire building, dividing the lower and upper stories (Figure 8). A rear, brick chimney rises above the roofline, which is visible from the property's rear. A detached garage, pool, and small shed are located east of the rear (east) elevation of the residence (Figures 9). The front (west) side of the property is landscaped with a lawn and a mix of low shrubs and medium-to-tall trees and is encircled by a low wood fence and manicured shrubs. A wrought-iron gate encloses the long driveway leading towards the detached garage. A brick wall of moderate-height divides the rear yard from the detached garage as well as the front and rear yards at the south side of the property. While much of the property's unique architectural features remain intact, several if not all of the windows appear to be replacement wood windows. The stained glass window above the entry has been replaced at an unknown date. Lastly, it is plausible that a rear addition was added at some point, where the vertical wood siding and oval window differ from the rest of the home,

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

City directories reveal that the property was then sold at some point between 1937 and 1938 to Bob Fernandez, who owned the property until circa 1956. The following owner, Walter T Flaherty, resided in the home from circa 1960 to 1970. In 1979, Linda White is listed as an occupant of the subject property. City directories from 1985 to 1990, list Doris E White as the occupant. By 2000, Jack White is listed as the property owner. From circa 2006 to 2008, Michael Urtel is listed as an occupant of the subject property. City directories end in 2008.

The Mabee House is located in Floral Park, a neighborhood northwest of downtown Santa Ana bounded by West Seventeenth Street, North Flower Street, Riverside Drive, and Broadway. Groves of orange, avocado, and walnut trees and widely scattered ranch houses characterized this area before 1920. Developer and builder Allison Honer (1897-1981), credited as the subdivider and builder of a major portion of northwest Santa Ana, arrived in Santa Ana from Beaver Falls, New York in 1922 (Talbert, pages 353-356). "Before nightfall on the day of his arrival, Mr. Honer purchased a parcel of land. And that month, he began building custom homes in Santa Ana" (Orange County Register, September 15, 1981). The parcel chosen became the Floral Park subdivision between Seventeenth Street and Santiago Creek. "When built in the 1920s, the Floral Park homes were the most lavish and expensive in the area. They sold for about \$45,000 each" (Orange County Register, September 15, 1981). Revival architecture in a wide variety of romantic styles was celebrated in the 1920s and 1930s and Floral Park showcased examples of the English Tudor, French Norman, Spanish Colonial, and Colonial Revival. The Allison Honer Construction Company went on to complete such notable projects as the 1935 Art Deco styled Old Santa Ana City Hall, the El Toro Marine Base during World War II, and the 1960 Honer Shopping Plaza. Honer lived in the neighborhood he had helped to create, at 615 West Santa Clara Avenue.

In the late 1920s and 1930s, another builder, Roy Roscoe Russell (1881-1965), continued developing the groves of Floral Park. An early Russell project was his 1928 subdivision of Victoria Drive between West Nineteenth Street and West Santa Clara Avenue. The homes were quite grand and displayed various revival styles, including Russell's own large, Colonial Revival mansion at 2009 Victoria Drive. In the early post World War II years, Floral Park continued its development as numerous, smaller, single-family houses were built. Continuing in the Floral Park tradition, they were mostly revival in style. In the 1950s, low, horizontal Ranch Style houses completed the growth of Floral Park. Today (2023) Floral Park maintains its identity as the premier neighborhood of Santa Ana, historically home to many affluent and prominent citizens.

The Mabee House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as a rare example of a Depression era Hollywood Regency style home. Located in Floral Park, the house cost \$14,000 to build, a considerable investment for the year of its construction, 1936. The Hollywood Regency style is extremely rare in Santa Ana. Referencing the period when George IV was Prince Regent in England, this briefly fashionable style was an eclectic expression of the Georgian Colonial Revival in combination with the simplicity of the Moderne style. The recommended categorization is "Contributive" because it contributes to the overall character and history of the Floral Park neighborhood and is a good example of period architecture. (Santa Ana Municipal Code, Section 30-2.2). Character-defining features of the Hollywood Regency style exhibited by the house include its the pavilion-like two-story massing with emphasis on the taller lower story; horizontal panel siding throughout the upper story and smooth stucco finish on the taller lower story; wall dormers with characteristic segmentally arched heads; multi-lite wood-frame bow window featuring several gold star details above; wood-frame multi-lite casement windows and window shutters; original mailslot and address; wrought iron railings, porch supports and minimal decorative trim featuring two gold stars; stylized Classical elements such as the frieze between stories accented by applied triglyphs; built-in planter at primary façade; and brick chimney.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 6

Resource Name: *Mabee House*

*Recorded by *Andrea Dumovich Heywood*

*Date *January 19, 2023* ☒ Continuation ☐ Update

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

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 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, 1905-2017.
Ancestry.com
Newspapers.com (Santa Ana Register)
Historic Maps, Santa Ana History Room, 1912, 1923, 1932, and 1955.
Armor, Samuel. History of Orange County. Los Angeles: History Record Company, 1921, page 989
Talbert, Thomas B. The Historical Volume and Reference Works: Covering Garden Grove, Santa Ana, Tustin. Volume 1: Orange County. Whittier: Historical Publishers, 1963.

Page 5 of 6

Resource Name: *Mabee House*

*Recorded by *Andrea Dumovich Heywood*

*Date *January 19, 2023* ☒ Continuation ☐ Update

Additional Figures:



Figure 2. A single stained glass window at the second story, facing east.



Figure 3. A two multi-lite wood-frame casement window with wood shutters, facing east.



Figure 4. Multi-lite wood-frame bow window south of the entry porch, facing southeast.



Figure 5. The entry porch, characterized by wrought iron railings, porch supports, and trim, facing east.



Figure 6. Original Art-Deco style address stating "1915" and mailslot resides adjacent to the main entrance, facing east.



Figure 7. Single oval window at the second story with vertical siding occurring along a portion of the building's rear volume, facing northwest.



Figure 8. Stylized Classical frieze with applied triglyphs wraps around the entire building, dividing the the lower and upper stories, facing southwest.



Figure 9. Detached garage and pool, facing southwest.

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.