



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Historic Resources Commission Staff Report
November 3, 2022

Topic: HPPA No. 2022-18 – Cotant House

RECOMMENDED ACTION

Recommend that the City Council authorize the City Manager and Clerk of the Council to execute a Historic Property Preservation Agreement (Mills Act) with Carolyn D. Almquist for the property located at 2003 N. Victoria Drive, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 1).

EXECUTIVE SUMMARY

Carolyn D. Almquist is requesting approval to execute a Mills Act Agreement with the City of Santa Ana at an existing residence located at 2003 N. Victoria Drive that is currently listed on the Santa Ana Register of Historical Properties.

DISCUSSION

Project Location and Site Description

The subject property, known as the Cotant House, consists of an existing two-story Spanish Colonial Revival style residence that is approximately 3,600 square feet in size on a 17,800-square-foot residential lot (Exhibit 2). The Cotant House was added to the Santa Ana Register of Historical Properties (“Register”) in 2003 and categorized as “Landmark.”

Analysis of the Issues

Ordinance No. NS-2382 authorized the Historic Resources Commission to execute Historic Property Preservation Agreements (HPPA), commonly known as Mills Act agreements for eligible properties. The property is listed on the Register and categorized as Contributive, making it eligible for a Mills Act Agreement. The agreement provides monetary incentives to the property owner in the form of a property tax reduction in exchange for the owner’s voluntary commitment to maintain the property in a good state of repair as necessary to maintain its character and appearance. Once recorded, the agreement generates a different valuation method in determining the property’s assessed

value, resulting in tax savings for the owner. Aside from the tax savings, the benefits include:

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

In 2003, the Historic Resources Commission placed the Cotant House on the Register and within the “Landmark” category because the property appears eligible for listing in the National Register of Historic Places and the California Register of Historical Resources. Additionally, the house was categorized as “Landmark” for its exemplification of the Spanish Colonial Revival style and because it contributes to the historic character of the Floral Park neighborhood through its age, style, scale, and historic association with members of the local business and professional communities. Character-defining exterior features of the Cotant House that should be preserved include, but may not be limited to: materials (wood) and finishes (stucco); roof configuration, materials and treatment; massing and composition; balcony; porch; projections; doors and windows; chimney; architectural detailing (pierced screens, wrought iron elements, sconces, etc.); original garage, and landscape features such as subtropical vegetation and mature trees.

In 2018, the property underwent an interior remodel of first floor kitchen and living area and second floor master bedroom and bathroom. Exterior modifications were made along the rear of the first floor that were a like-for like replacement of an existing French door. In addition, exterior modifications were made along the second floor for replacement of non- period correct windows. All exterior modifications were consistent with the Secretary of Interior Standards for Rehabilitation. In 2021, an existing detached garage was converted into an accessory dwelling unit (ADU) and a new detached aluminum patio/trellis cover was approved and installed on the property.

During the site visit, staff noted improvements along the primary/front elevation that were non-period correct. Specifically, staff noted the installation of wrought-iron ornamentation along the primary elevation that was installed during the 1980s. In addition, a few second story windows along the second floor were identified as not having period correction window mullions. Staff will work with the property owner to address these concerns as part of the rehabilitation and restoration requirements during the duration of the Mills Act Agreement for this property.

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.

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. 2022-106 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 \$1,910.60 annually, for a period of not less than ten years.

EXHIBIT(S)

- 1 - Mills Act Agreement
- 2 - 500' Radius Map
- 3 - Site Photos – 2003 N. Victoria Drive
- 4 - HRC Staff Report Historic Summary and Resolution (2003 N. Victoria Drive)
- 5 - Action Minutes HRC (2003 N. Victoria Drive)

Submitted By:
Pedro Gomez, AICP, Senior Planner

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

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:
City of Santa Ana
20 Civic Center Plaza (M-30)
Santa Ana, CA 92702
Attn: Clerk of the Council

FREE RECORDING PURSUANT TO GOVERNMENT CODE § 27383

HISTORIC PROPERTY PRESERVATION AGREEMENT

This Historic Property Preservation Agreement (“Agreement”) is made and entered into by and between the City of Santa Ana, a charter city and municipal corporation duly organized and existing under the Constitution and laws of the State of California (hereinafter referred to as “City”), and **Carolyn D. Almquist, Trustee of The Carolyn D. Greenberg Living Trust, dated April 4, 2018**, (hereinafter collectively referred to as “Owner”), owner of real property located at **2003 N. Victoria Drive, 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 **2003 N. Victoria Drive, 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 **February 8, 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 **2003 N. Victoria Drive**, Assessor Parcel Number, **002-151-14**, 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: Carolyn D. Almquist
2003 N. Victoria Drive
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

Clerk of the Council

KRISTINE RIDGE
City Manager

OWNER


Date: _____

By: _____
CAROLYN D. ALMQUIST
TRUSTEE OF THE CAROLYN D.
GREENBERG LIVING TRUST, DATED
APRIL 4, 2018

APPROVED AS TO FORM:

SONIA CARVALHO
City Attorney

RECOMMENDED FOR APPROVAL:

By:  _____
JOHN M. FUNK
Chief Assistant City Attorney

MINH THAI
Executive Director
Planning and Building Agency

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF BROADWAY, FORMERLY WEST STREET 253.64 FEET NORTH OF THE SOUTHEAST CORNER OF THE RESUBDIVISION OF ORANGE GROVE TRACT, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, AS PER MAP RECORDED IN BOOK 2 PAGE 9, MISCELLANEOUS RECORD MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE WEST 225 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST 198.5 FEET TO THE EAST LINE OF VICTORIA DRIVE; THENCE SOUTH ALONG THE EAST LINE OF VICTORIA DRIVE, 88 FEET TO THE SOUTH LINE OF THE LAND CONVEYED TO ROY RUSSELL AND WIFE, BY DEED RECORDED SEPTEMBER 10, 1921 IN BOOK 396 PAGE 310, DEEDS, RECORDS OF SAID ORANGE COUNTY; THENCE EAST ALONG SAID SOUTH LINE AND EXTENSION THEREOF 198.5 FEET TO A POINT 225 FEET WEST OF THE WEST LINE OF BROADWAY; THENCE NORTH PARALLEL WITH THE WEST LINE OF BROADWAY, 88 FEET TO THE POINT OF BEGINNING.

Assessor's Parcel Number: 002-151-14

EXECUTIVE SUMMARY

COTANT HOUSE
2003 North Victoria Drive
Santa Ana, CA 92706

NAME	Cotant House			REF. NO.
ADDRESS	2003 North Victoria Drive			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1928	LOCAL REGISTER CATEGORY: Landmark		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Floral Park	
NATIONAL REGISTER CRITERIA FOR EVALUATION	C	NATIONAL REGISTER STATUS CODE	3S	

Location: ☐ Not for Publication ☒ Unrestricted

☐ Prehistoric ☒ Historic ☐ Both

ARCHITECTURAL STYLE: Mission/Spanish Colonial Revival

The Mission/Spanish Colonial Revival style, as its name implies, encompasses two major subcategories. The Mission Revival vocabulary, popular between 1890 and 1920, drew its inspiration from the missions of the Southwest. Identifying features include curved parapets (or *espadaña*); red tiled roofs and coping; low-pitched roofs, often with overhanging eaves; porch roofs supported by large, square piers; arches; and wall surfaces commonly covered in smooth stucco. The Spanish Colonial Revival flourished between 1915 and 1940, reaching its apex during the 1920s and 1930s. The movement received widespread attention after the Panama-California Exposition in San Diego in 1915, where lavish interpretations of Spanish and Mexican prototypes were showcased. Easily recognizable hallmarks of the Spanish Colonial Revival are low-pitched roofs, usually with little or no overhangs and red tile roof coverings, flat roofs surrounded by tiled parapets; and stuccoed walls. The Spanish vocabulary also includes arches; asymmetry; balconies and patios; window grilles; and decorative elements of wood, wrought iron, tile, or stone.

SUMMARY/CONCLUSION:

The Cotant House appears eligible for listing in the National Register of Historic Places and the California Register of Historical Resources. It also qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for its exemplification of the Spanish Colonial Revival style. The house also contributes to the historic character of the Floral Park neighborhood through its age, style, scale, and historic association with members of the local business and professional communities. In addition, the Cotant House has been categorized as “Landmark” because the building “appears to be eligible” to be placed on the National Register and the California Register and “has a unique architectural significance” as an intact and representative example of the Spanish Colonial Revival style that contributes to the historic streetscape of North Victoria Drive (Municipal Code, Section 30-2.2). (Municipal Code, Section 30-2.2).

EXPLANATION OF CODES:

- **National Register Criteria for Evaluation:** (From Appendix 7 of Instructions for Recording Historical Resources, Office of Historic Preservation)
C: that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **National Register Status Code:** (From Appendix 2 of Instructions for Recording Historical Resources, Office of Historic Preservation)
3S: Appears eligible for separate listing.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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Resource name(s) or number (assigned by recorder) *Cotant House*

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*b. USGS 7.5' Quad TCA 1725

*c. Address 2003 North Victoria Drive

*e. Other Locational Data: Assessor's Parcel Number 002-151-14; ORANGE GROVE TR LOT 88 X 198.5 FT.

*a. County *Orange County*

Date:

City *Santa Ana*

Zip *92706*

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

A low-pitched, cross-gabled, red-tiled roof characterizes this two-story Spanish Colonial Revival house. Shallow eaves and exposed rafter tails trim the roof edges. Smooth stucco finishes the exteriors. The asymmetrical, rectangular, west-facing residence has a cantilevered Monterey style balcony that wraps around its south wing. Balcony detailing includes exposed beam supports and turned balusters punctuated by square wood posts. The larger north wing of the house is defined by a series of second floor multi-pane casement windows. On the first floor of the north wing, a pair of narrow multi-pane casements flank a center fixed window with a decorative molded hood. On the lower northwest corner, a pierced stucco screen in a diamond pattern shields the recessed window behind it. Projecting from the center of the façade, the front-gabled center wing contains the deeply recessed entry. A solid wood door is embellished with iron bolts and iron hardware.

(See Continuation Sheet 3 of 4.)

*P3b. Resource Attributes: (list attributes and codes) *HP2. Single-family Property*

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

P5a. Photo



P5b. Photo: (view and date)
*West elevation
January 2003*

*P6. Date Constructed/Age and Sources: ☒ historic
1928 / City of Santa Ana Building Permits

*P7. Owner and Address:
*Michael & Joanne Sokolski
2003 North Victoria Drive
Santa Ana, CA 92706*

*P8. Recorded by:
*Leslie J. Heumann, Peter C. Moruzzi
SAIC
35 S. Raymond Ave. # 204
Pasadena, CA 91105*

*P9. Date Recorded:
January 30, 2003

*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

Page 2 of 4

*NRHP Status Code 3S

*Resource Name or #: *Cotant House*

B1. Historic Name: *Cotant House*

B2. Common Name: *Same*

B3. Original Use: *Single-family Residence*

B4. Present Use: *Single-family Residence*

*B5. Architectural Style: *Mission/Spanish Colonial Revival*

*B6. Construction History: (Construction date, alterations, and date of alterations):

November 26, 1928. Residence and garage. Owner, Roy Russell. \$15,000.

December 2, 1954. Termite repairs for Dr. George Hawkins. \$435.

March 23, 1956. Swimming pool (18' x 36') for Dr. L. Cella.

November 20, 1964. Remodel kitchen and add back porch for Dr. L. J. Cella. \$4,500.

June 28, 1990. Remodel interior floor plan, enclose porch (room addition, second floor bath). \$85,000.

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

*B8. Related Features:

Detached garage, mature tree in front yard.

B9a. Architect: *Unknown*

b. Builder: *Unknown*

*B10. Significance: Theme *Residential Architecture*

Area *Santa Ana*

Period of Significance: *circa 1888-1953* Property Type: *Single-family Residence*

Applicable Criteria: *C*

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

The Cotant House is architecturally distinguished as an intact and characteristic example of the Spanish Colonial Revival style which achieves added prominence through its generous scale. Its period revival design, substantial scale, and generous setback contribute to the elegant and distinctive streetscape on North Victoria Drive. According to the original, 1928 building permit, the owner and builder was Roy Russell, the primary developer of North Victoria Drive. The house and garage cost \$15,000, a large sum at the time. The first owner residents, according to the 1931 Orange County Directory, were Charles L. and Eileen Cotant. Mr. Cotant was the manager of Bank of America. In 1934, the Orange County Directory indicated that physician Francis M. Findlay and his wife Lois were the occupants. From 1935 until 1939, the owner was

(See Continuation Sheet 3 of 4.)

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*

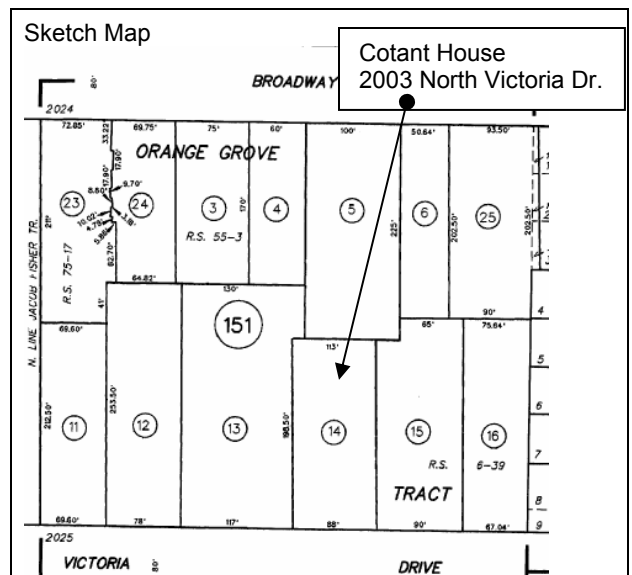
(See Continuation Sheet 4 of 4.)

B13. Remarks:

*B14. Evaluator: *Leslie J. Heumann*

*Date of Evaluation: *January 30, 2003*

(This space reserved for official comments.)



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

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or # (Assigned by recorder) Cotant House

*Recorded by Leslie J. Heumann, Peter C. Moruzzi, SAIC

*Date January 30, 2003

☒ Continuation ☐ Update

***P3a. Description (continued):**

Wrought iron sconces flank the opening, with a small window enhanced by a wrought iron grille to one side and a double casement window on the other. Arched corbelling marks a shallow second story overhang. Another pierced stucco screen is adjacent to the balcony. The south elevation is marked by a red brick chimney while the north elevation features a bay with molded hood on the ground floor. An iron gate blocks the concrete driveway leading to the original two-car garage along the rear of the property. The garage, like the house, is side-gabled with a red tile roof and stucco finish. The meticulously tended grounds are a mix of subtropical vegetation, a broad expanse of lawn in front, and shaped hedges. A large, mature tree shades the south half of the front yard near the house. The residence, garage, and grounds appear original and are in excellent condition.

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

Frank Curran, president of Frank Curran Lumber Company, and his family. From 1940 until at least 1945, Herschel R. and Floss M. Brinkerhoff were residents. Mr. Brinkerhoff was the principal of "H. R. Brinkerhoff and company and outdoor bowling alley".

*The Cotant 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 oranges, avocados, and walnuts 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 (2003) Floral Park maintains its identity as the premier neighborhood of Santa Ana, historically home to many affluent and prominent citizens.

The Cotant House appears eligible for listing in the National Register of Historic Places and the California Register of Historical Resources. It also qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for its exemplification of the Spanish Colonial Revival style. Characteristic features of the style include the signature combination of stucco exteriors and red clay tiled roofing, broad asymmetrical massing, corbelled overhang, Moorish inspired pierced stucco screens, and wooden balcony. The house also contributes to the historic character of the Floral Park neighborhood through its age, style, scale, and historic association with members of the local business and professional communities. Additionally, the house has been categorized as "Landmark" for its unique architectural significance as an example of the Spanish Colonial Revival style that contributes to the historic streetscape of North Victoria Drive. All original exterior features of the Cotant House are considered character defining and should be preserved. These features include, but may not be limited to: materials (wood) and finishes (stucco); roof configuration, materials and treatment; massing and composition; balcony; porch; projections; doors and windows; chimney; architectural detailing (pierced screens, wrought iron elements, sconces, etc.); original garage, and landscape features such as subtropical vegetation and mature trees.

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 4 of 4

Resource Name or # (Assigned by recorder) Cotant House

*Recorded by Leslie J. Heumann, Peter C. Moruzzi, SAIC

*Date January 30, 2003

☒ 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.

"Alison Honer Dies at 84," The Santa Ana Journal, September 21, 1981.

"Builder of Honer Plaza Dies," Orange County Register, September 15, 1981.

"History of Floral Park." <http://www.floral-park.com/page2.html>

Talbert, Thomas (editor-in-chief). Historical Volume and Reference Works Including Biographical Sketches of Leading Citizens, Volume I. Whittier, Historical Publishers, 1963.

Armor, Samuel. History of Orange County. 1921.

Orange County Directories, 1927-1941, 1945, 1947.

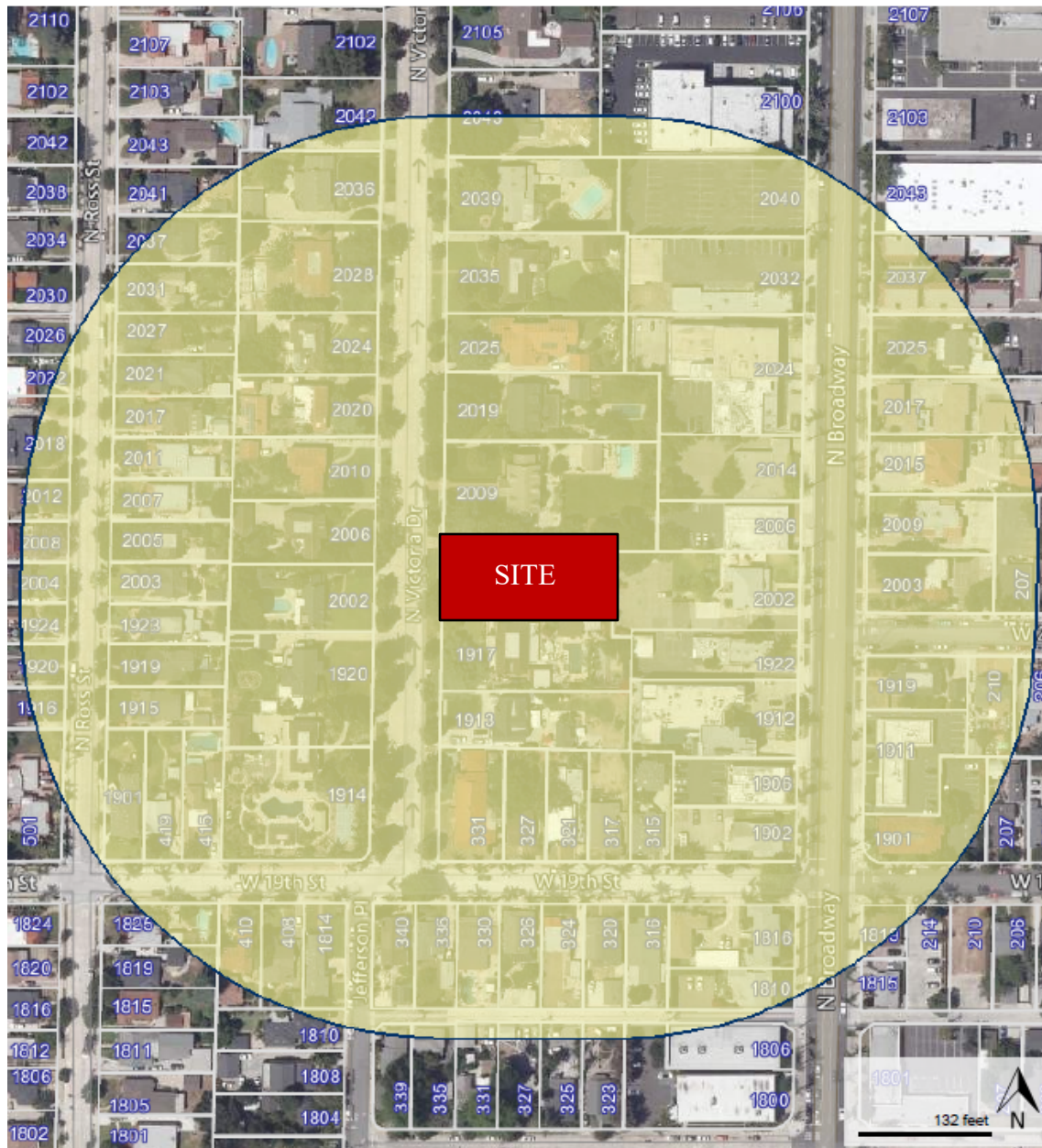
Exhibit C

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

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

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

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



500' RADIUS

HPPA 2022-18
2003 N. VICTORIA DRIVE
COTANT HOUSE

PLANNING AND BUILDING AGENCY



HPPA-2022-18
COTANT HOUSE
2003 N. VICTORIA DRIVE
SITE PHOTOS
EXHIBIT 3

REQUEST FOR Historic Resources Commission Action



HISTORIC RESOURCES COMMISSION MEETING DATE:
APRIL 3, 2003

HISTORIC RESOURCES COMMISSION SECRETARY

TITLE:

**PUBLIC HEARING - HISTORIC RESOURCES
COMMISSION APPLICATION NOS. 2003-15
THROUGH 2003-21; AND HISTORIC REGISTER
CATEGORIZATION NOS. 2003-15 THROUGH 2003-
21 TO PLACE AND CATEGORIZE THE STRUCTURES
ON THE SANTA ANA REGISTER OF HISTORICAL
PROPERTIES**

Prepared by Melanie G. McCann

APPROVED

- ☐ As Recommended
☐ As Amended
☐ Set Public Hearing For _____

CONTINUED TO _____


Fil C. Nelson
Deputy City Manager


Planning Manager

RECOMMENDED ACTION

1. Adopt a resolution approving Historic Resources Commission Application Nos. 2003-15 through 2003-21.
2. Adopt a resolution approving Historic Register Categorization Nos. 2003-15 through 2003-21.

DISCUSSION

Request of Applicant

The City of Santa Ana requests that the structures at the following addresses be placed and categorized as Landmark on the Santa Ana Register of Historical Properties.

- 2002 North Victoria Drive, Parke House (Exhibit 1)
- 2003 North Victoria Drive, Cotant House (Exhibit 2)
- 2006 North Victoria Drive, Carden House (Exhibit 3)
- 2009 North Victoria Drive, Russell House (Exhibit 4)
- 2010 North Victoria Drive, Reid House (Exhibit 5)
- 2019 North Victoria Drive, Was House (Exhibit 6)
- 2021 North Victoria Drive, Wells House (Exhibit 7)

11/3/2022

HRCA Nos. 2003-15 through 2003-21

ARC Nos. 2003-15 through 2003-21

April 3, 2003

Page 2

Analysis of the Issues

The structures identified meet 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. The first benchmark for selection requires that structures be 50 or more years old. Based on the results of research, it is recommended that the structure be placed in the Landmark category. The code criteria for Landmark designation is as follows:

- a. The building, landmark or district is on the National Register or appears to be eligible to be placed on the register; or
- b. The building, landmark or district is on the State Register or appears to be eligible to be placed on the register; or
- c. The building, landmark or district has a historic/cultural significance to the City of Santa Ana; or
- d. The building, landmark or district has a unique architectural significance.

The properties included in this request are as follows:

- **2002 North Victoria Drive, Parke House.** The Parke House, built in 1945, qualifies for listing in the National Register of Historic Places under Criterion C. It also qualifies for listing in the Santa Ana Register of Historical Properties for its intact display of the characteristics of late Colonial Revival style architecture. Additionally, the structure is eligible to be categorized as Landmark for its unique architectural significance illustrated by its central, side-gabled wing clad in painted brick; two side wings, also side-gabled and sheathed with clapboard siding; front gabled roof dormers containing six-over-six, double hung sash windows; and a fanlight with radiating muntins atop the recessed and paneled double entrance doors.
- **2003 North Victoria Drive, Cotant House.** The Cotant House, built in 1928, qualifies for listing in the National Register of Historic Places under Criterion C. It also qualifies for listing in the Santa Ana Register of Historical Properties for its intact display

of the characteristics of a Spanish Colonial Revival style that reached its apex during the 1920s and 1930s. Additionally, the structure is eligible to be categorized as Landmark for its unique architectural significance illustrated by its low-pitched cross gabled, red tiled roof; cantilevered Monterey style balcony wrapping the south wing; arched corbelling marking a shallow second story overhang; and a deeply recessed entry way with a solid wood door embellished with iron bolts and hardware.

- **2006 North Victoria Drive, Carden House.** The Carden House, built in 1931, qualifies for listing in the National Register of Historic Places under Criterion C. It also qualifies for listing in the Santa Ana Register of Historical Properties for its intact display of the characteristics of a Tudor Revival style most popular during the 1920s and 1930s. Additionally, the structure is eligible to be categorized as Landmark for its unique architectural significance illustrated by its asymmetrical, rectangular shape; medium-pitched cross-gabled roof; carved bargeboards and decorative half-timbering; pair of leaded glass casement windows with diamond patterned lights on the upper floor; a Tudor arch framing a deeply recessed entryway; and a dramatic chimney with a cluster of three angled, brick stack with corbelled caps.
- **2009 North Victoria Drive, Russell House.** The Russell House, built in 1927, qualifies for listing in the National Register of Historic Places under Criterion B and C. It is notable for its historic associations as this was the first house that developer Roy Russell constructed on North Victoria Drive. Russell resided in this home for seven years after it was completed. It qualifies for listing in the Santa Ana Register of Historical Properties for its intact display of the characteristics of Classical Revival/Neo-Classical Revival style architecture. Additionally, the structure is eligible to be categorized as Landmark for its unique architectural significance illustrated by its two and one-half-story symmetrical brick massing; two front gabled dormers; a large brick chimney at either end of the roof ridgeline; a two-story portico framing the entrance as a focal point to the overall design, supported by four fluted Tuscan columns; and pairs of identical bays containing six-over-six double hung sash windows flanked by wood shutters.

HRCA Nos. 2003-15 through 2003-21

HRC Nos. 2003-15 through 2003-21

April 3, 2003

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- **2010 North Victoria Drive, Reid House.** The Reid House, built in 1930, qualifies for listing in the National Register of Historic Places under Criterion C. It also qualifies for listing in the Santa Ana Register of Historical Properties for its intact display of the characteristics of Mission/Spanish Colonial Revival style architecture. Additionally, the structure is eligible to be categorized as Landmark for its unique architectural significance illustrated by its low-pitched, cross-gable, and red tiled roof; smooth stucco finish; carved rafters beneath the shallow eaves; bracketed overhangs; a wood framed balcony defining the upper story; and a recessed entry framed by a round-headed arch supported by a stout column with a molded impost.
- **2019 North Victoria Drive, Was House.** The Was House, built in 1927, qualifies for listing in the National Register of Historic Places under Criterion C. It also qualifies for listing in the Santa Ana Register of Historical Properties for its intact display of the characteristics of Colonial Revival style architecture. Additionally, the structure is eligible to be categorized as Landmark for its unique architectural significance illustrated by its symmetrical and rectangular massing, wide clapboard sheathing, medium pitched roof with bracketed eaves, six-over-six windows, double-hung sash with wood shutters, a portico projecting from the central bay featuring a pair of Tuscan columns supporting triangular pediments, and horizontal and raking cornices bracketed to suggest dentils.
- **2020 North Victoria Drive, Wells House.** The Wells House, built in 1928, qualifies for listing in the National Register of Historic Places under Criterion C. It also qualifies for listing in the Santa Ana Register of Historical Properties for its intact display of the characteristics of Mission/Spanish Colonial Revival style architecture. Additionally, the structure is eligible to be categorized as Landmark for its unique architectural significance illustrated by its medium-pitched, side-gabled red tiled roof with shallow eaves; smooth stucco finish; carved rafters visible beneath the eaves of the shed roof wing; façade windows with narrow, multi-pane casements that are deeply recessed; a deeply recessed entryway topped by an elaborate cast stone panel; and a solid wood entry door with a small, rectangular opening covered by a decorative iron grille.


HRCA Nos. 2003-15 through 2003-21
HRC Nos. 2003-15 through 2003-21
April 3, 2003
Page 5

Based on findings consistent with the criteria established in Chapter 30 of the Santa Ana Municipal Code, it is recommended that the Historic Resources Commission approve the actions as noted.

CEQA Compliance

In accordance with the California Environmental Quality Act, the recommended action is exempt from further review. Categorical Exemptions will be filed for these projects.


Melanie G. McCann, AICP
Associate Planner


Maya Delosa
Senior Planner

MGM:CM
Historic\AprilHRC2003\landmark040303.hrc

RECEIVED

MAY 20 2003

SANTA ANA PLANNING DEPT.

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

CITY OF SANTA ANA,
HISTORIC RESOURCES COMMISSION

Recorded in Official Records, County of Orange
Tom Daly, Clerk-Recorder

AND WHEN RECORDED MAIL TO:

LAURA JOHNSON
CITY OF SANTA ANA
20 CIVIC CENTER PLAZA, M20
P.O. BOX 1988
SANTA ANA, CA 92702

NO FEE

2003000499137 11:13am 05/02/03

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This Space for Recorder's Use Only

TITLE OF DOCUMENT:

RESOLUTION NO. 2003-09

A RESOLUTION OF THE HISTORIC RESOURCES
COMMISSION OF THE CITY OF SANTA ANA PLACING THE
PROPERTIES LOCATED AT 2002 NORTH VICTORIA DRIVE,
2003 NORTH VICTORIA DRIVE, 2006 NORTH VICTORIA
DRIVE, 2009 NORTH VICTORIA DRIVE, 2010 NORTH
VICTORIA DRIVE, 2019 NORTH VICTORIA DRIVE AND 2020
NORTH VICTORIA DRIVE ON THE HISTORICAL REGISTER
AND PLACING WITHIN THE LANDMARK CATEGORY

HACA - 2003-16
HRC - 2003-16

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

059-TITLE PAGE (R7/95)

Iss/03/31/03

RESOLUTION NO. 2003-09

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA PLACING THE PROPERTIES LOCATED AT 2002 NORTH VICTORIA DRIVE, 2003 NORTH VICTORIA DRIVE, 2006 NORTH VICTORIA DRIVE, 2009 NORTH VICTORIA DRIVE, 2010 NORTH VICTORIA DRIVE, 2019 NORTH VICTORIA DRIVE AND 2020 NORTH VICTORIA DRIVE ON THE HISTORICAL REGISTER AND PLACING WITHIN THE LANDMARK 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. The Parke House, located at 2002 North Victoria Drive, Santa Ana was built in 1945. It qualifies for listing in the Santa Ana Register of Historical Property due to its intact display of the characteristics of late Colonial Revival style architecture.
 - 1. The house qualifies for listing on the National Register of Historic Places.
 - 2. Additionally, the house is eligible to be categorized as Landmark for its unique architectural significance illustrated by its central, side-gabled wing clad in painted brick; its two side wings, which are also side-gabled and sheathed with clapboard siding; its front gabled roof dormers containing six-over-six, double hung sash windows and a fanlight with radiating muntins atop the recessed and paneled double entrance doors.
 - 3. The legal owner of the subject is Allan W. St. Jacques.
 - 4. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.
- B. The Cotant House, located at 2003 North Victoria Drive, Santa Ana, was built in 1928. It qualifies for listing in the Santa Ana Register of Historical

Property for its intact display of the characteristics of a Spanish Colonial Revival style that reached its apex during the 1920s and 1930s.

1. The house is eligible to be categorized as Landmark for its unique architectural significance illustrated by its low-pitched cross gabled, red tiled roof; cantilevered Monterey style balcony wrapping the south wing; arched corbelling marking a shallow second story overhang; and a deeply recessed entry way with a solid wood door embellished with iron bolts and hardware.
2. The house is eligible for listing on the National Register of Historic Places.
3. The legal owners of the subject property are Michael and Joanne Sokolski.
4. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.

C. The Carden house, located at 2006 North Victoria Drive, Santa Ana was built in 1931. It qualifies for listing in the Santa Ana Register of Historical Property as an example of the distinguishing characteristics of the Tudor Revival style most popular during the 1920s and 1930s.

1. The structure is eligible to be categorized as Landmark for its unique architectural significance illustrated by its asymmetrical rectangular shape; medium-pitched cross-gabled roof; carved bargeboards and decorative half-timbering; pair of leaded glass casement windows with diamond patterned lights on the upper floor; a Tudor arch framing a deeply recessed entryway; and a dramatic chimney with a cluster of three angled, brick stack with corbelled caps.
2. The property qualifies for listing on the National Register of Historic Places.
3. The legal owner of the subject property is Angel Barnes.
4. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.

D. The Russell House, located at 2009 North Victoria Drive, Santa Ana, was built in 1927. It qualifies for listing in the Santa Ana Register of Historical Property intact display of the characteristics of Classical Revival/Neo-Classical Revival style architecture.

1. This was the first house that developer Roy Russell constructed on North Victoria Drive. Mr. Russell resided in this home for seven years after it was completed.
 2. Additionally, the house has a unique architectural significance illustrated by its two and one-half story symmetrical brick massing; two front gabled dormers; a large brick chimney at either end of the roof ridgeline; a two-story portico framing the entrance as a focal point to the overall design, supported by four fluted Tuscan columns; and pairs of identical bays containing six-over-six double hung sash windows flanked by wood shutters.
 3. The house qualifies for listing on the National Register of Historic Places.
 4. The legal owners of the subject property are Dale E. and Margaret R. Quayle.
 5. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.
- E. The Reid House, located at 2010 North Victoria Drive, Santa Ana, was built in 1930. It qualifies for listing in the Santa Ana Register of Historical Property for its intact display of the characteristics of Mission/Spanish Colonial Revival Style and because it contributes to the historic character of the Floral Park neighborhood.
1. The house is eligible to be categorized as Landmark for its unique architectural significance illustrated by its low-pitched, cross-gable, and red tiled roof; smooth stucco finish; carved rafters beneath the shallow eaves; bracketed overhangs; a wood framed balcony defining the upper story; and a recessed entry framed by a round-headed arch, supported by a stout column with a molded impost.
 2. The house qualifies for listing in the National Register of Historic Places.
 3. The legal owner of the subject property is the Hryniewicki Trust.
 4. 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 Was House, located at 2019 North Victoria Drive, was built in 1927. It qualifies for listing in the Santa Ana Register of Historic Properties as it exemplifies the Colonial Revival style architecture.

1. The home is eligible for the Landmark designation for its unique architectural significance as a representative example of the Colonial Revival style that contributes to the historic streetscape of North Victoria Drive. Notable architectural features of the house include its symmetrical and rectangular massing; wide clapboard sheathing; medium pitched roof with bracketed eaves; six-over-six windows; double-hung sash with wood shutters; a portico projecting from the central bay featuring a pair of Tuscan columns supporting triangular pediments; and horizontal and raking cornices bracketed to suggest dentils.
2. The home is eligible to be placed on the National Register of Historic Places.
3. The legal owner of the subject property is Willard V. Treadwell.
4. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.

G. The Wells House, located at 2020 North Victoria Drive, was built in 1928. It qualifies for listing in the Santa Ana Register of Historic Properties as it exemplifies the Mission/Spanish Colonial Revival style architecture.

1. The home is eligible for the Landmark designation for its unique architectural significance illustrated by its medium-pitched, side-gabled red tiled roof with shallow eaves; smooth stucco finish; carved rafters visible beneath the eaves of the shed roof wing; façade windows with narrow, multi-pane casements that are deeply recessed; a deeply recessed entryway topped by an elaborate cast stone panel; and a solid wood entry door with a small, rectangular opening covered by a decorative iron grille.
2. The home is eligible to be placed on the National Register of Historic Places.
3. The legal owner of the subject property is Melinda W. Elguindy.
4. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.

Section 2: The subject properties meet the minimal standards and are hereby placed on the City of Santa Ana Register of Historic Property pursuant to Section 30-2 of the Santa Ana Municipal Code.

Section 3: The subject properties meet the minimal standards and are hereby placed in the landmark category pursuant to Section 30-2.2(1) of the Santa Ana Municipal Code.

Section 4: For the subject properties, a report entitled "Historical Property Description," is on file in the office of the Clerk of the Council, and are 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 Property in the Landmark category. The Clerk of the Council is authorized and directed to include this resolution in the City of Santa Ana Register of Historical Property.

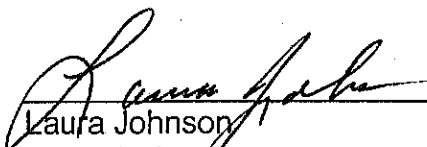
Section 5. The Commission Secretary is hereby directed to file a certified copy of this Resolution with the County Recorder's Office after the adoption of this Resolution pursuant to Public Resources Code Section 5029.

Section 6. This Resolution shall take effect immediately upon its adoption by the Historic Resources Commission, and the Commission Secretary shall attest to and certify the vote adopting this Resolution.


ADOPTED this 3rd day of April, 2003 by the following vote:

AYES:	Commission members:	Bustamante, Chinn, Corpin, Gartner, Giles, Kings, O'Callaghan, Schaefer (8)
NOES:	Commission members:	None (0)
ABSTENTION:	Commission members:	None (0)
NOT PRESENT:	Commission members:	Lutz (1)

ATTEST:



Laura Johnson
Commission Secretary
Planning and Building Agency



Paul D. Giles
Chairperson

EXEMPT FROM FEES PURSUANT
TO GOVERNMENT CODE § 6103

APPROVED AS TO FORM:
Joseph W. Fletcher, City Attorney

By: Laura Sheedy
Laura Sheedy
Assistant City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, LAURA JOHNSON, Commission Secretary, do hereby attest to and certify the attached Resolution No. 2003-09 to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on April 3, 2003.

Date: 5/01/03

Laura Johnson
Commission Secretary
City of Santa Ana

Legal Descriptions Resolution 2003-09
Landmark
For the Month of April 2003

APN	Address	Owner Name	Legal Description
1. 002-101-05	2002 North Victoria Drive	Allan W St Jacques	ORANGE GROVE TR LOT SLY 80 FT NLY 376.34 FT, W OF VICTORIA DR
2. 002-151-14	2003 North Victoria Drive	Michael & Joanne Sokolski	ORANGE GROVE TR LOT 88 X 198.5 FT
3. 002-101-04	2006 North Victoria Drive	Angel Barnes	ORANGE GROVE TR LOT SLY 75 FT NLY 296.34 FT, W OF VICTORIA DR
4. 002-151-13	2009 North Victoria Drive	Dale E & Margaret R Quayle	ORANGE GROVE TR LOT S 130 FT N 277.6 FT E 293.5 FT, EX 3 13 FT W 173.5 FT & ST
5. 002-101-03	2010 North Victoria Drive	Hryniewicki Trust	ORANGE GROVE TR LOT SLY 75 FT NLY 221.34 FT, W OF VICTORIA DR
6. 002-151-12	2019 North Victoria Drive	Willard V Treadwell	ORANGE GROVE TR LOT 78 X 253.5 FT
7. 002-101-02	2020 North Victoria Drive	Melinda W Elguindy	ORANGE GROVE TR LOT S 73.17 FT N 146.34 FT W 169.5 FT

U:\mccann\wp511\historic\April\LegalLandmark

1. **HISTORIC RESOURCES COMMISSION APPLICATION NOS. 2003-15
THROUGH 2003-21 AND HISTORIC REGISTER CATEGORIZATION NOS.
2003-15 THROUGH 2003-21**

Filed by the City of Santa Ana to place and categorize various structures on the Santa Ana Register of Historical Properties.

PUBLISHED IN THE REGISTER: March 21, 2003
PUBLICLY NOTICED: March 21, 2003

ADDRESS	STRUCTURE NAME	RECOMMENDED CATEGORY
2002 North Victoria Drive (15)	Parke House	Landmark
2003 North Victoria Drive (16)	Cotant House	Landmark
2006 North Victoria Drive (17)	Carden House	Landmark
2009 North Victoria Drive (18)	Russell House	Landmark
2010 North Victoria Drive (19)	Reid House	Landmark
2019 North Victoria Drive (20)	Was House	Landmark
2020 North Victoria Drive (21)	Wells House	Landmark

RECOMMENDATION:

1. Adopt a resolution approving Historic Resources Commission Application Nos. 2003-15 through 2003-21.
2. Adopt a resolution approving Historic Register Categorization Nos. 2003-15 through 2003-21.

Melanie McCann, Associate Planner, presented the staff report and recommendation.

Chairman Giles opened the public hearing.

Allan St. Jacques, owner of 2002 Victoria Drive requested that the name of the home be modified to the Parke/St. Jacques House.

Chairman Giles closed the public hearing.

Motion to

1. Adopt a resolution approving Historic Resources Commission Application Nos. 2003-15 through 2003-21.
2. Adopt a resolution approving Historic Register Categorization Nos. 2003-15 through 2003-21.
3. Modify the name of the structure at 2002 North Victoria Drive to the Parke/St. Jacques House.

MOTION: Corbin
Historic Resources Commission

SECOND: Bustamante
d - 34

11/3/2022

AYES: Bustamante, Chinn, Corpin, Gartner, Giles, Kings, O'Callaghan, Schaefer (8)