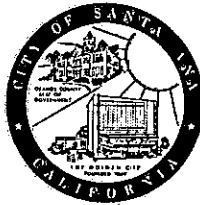


REQUEST FOR COUNCIL ACTION



CITY COUNCIL MEETING DATE:

JUNE 19, 2018

TITLE:

**APPROVAL OF VARIOUS HISTORIC
PROPERTY PRESERVATION
AGREEMENTS
{STRATEGIC PLAN NO. 5, 2; 5, 3}**

CITY MANAGER

CLERK OF COUNCIL USE ONLY:

APPROVED

- ☐ As Recommended
- ☐ As Amended
- ☐ Ordinance on 1st Reading
- ☐ Ordinance on 2nd Reading
- ☐ Implementing Resolution
- ☐ Set Public Hearing For _____

CONTINUED TO _____

FILE NUMBER _____

RECOMMENDED ACTION

Authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreements with the below-referenced property owners for the identified structures, subject to non-substantive changes approved by the City Manager and City Attorney.

<i>Property Owner(s)</i>	<i>Historic Property Preservation Agmt. No.</i>	<i>Address/House</i>	<i>Vote by HRC</i>
Santo Puzzo Jr. & Carol H. Frank	2017-54	1110 W. Sixteenth Street	6:0 (Nguyen & Tardif absent)
Eric W. Wittman	2017-56	1615 N. Freeman Lane	6:0 (Nguyen & Tardif absent)
Randy J. Hamilton & Maria G. Hamilton	2017-58	1815 N. Heliotrope Drive	6:0 (Nguyen & Tardif absent)
Mark Phillip Delgado & Marilyn Bernaudo Delgado	2017-67	2377 N. Flower Street	5:0 (Nguyen & Tardif absent; Murashie abstained)

HISTORIC RESOURCES COMMISSION ACTION

On May 24, 2018, the Historic Resources Commission recommended that the City Council authorize the City Manager and Clerk of the Council to execute the attached Mills Act agreements with the identified property owners for the historic structures, subject to non-substantive changes approved by the City Manager and City Attorney.

DISCUSSION

This action allows for the approval of a Historic Property Preservation Agreement (Mills Act Contract) which provides a potential property tax reduction whereby property owners agree to reinvest the tax savings towards the maintenance of the historic property (Exhibit A). Additionally, the agreement prevents inappropriate alterations to the historic structures (Exhibits B1-B4).

STRATEGIC PLAN ALIGNMENT

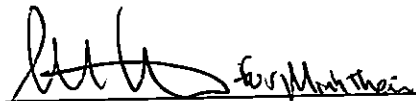
Approval of this item supports the City's efforts to meet Goal #5 - Community Health, Livability, Engagement & Sustainability, Objective #2 (expand opportunities for conservation and environmental sustainability) and Objective #3 (facilitate diverse housing opportunities and support efforts to preserve and improve the livability of Santa Ana neighborhoods).


FISCAL IMPACT

The Historic Property Preservation Agreement will reduce the Property Tax revenue account 01102002-50011 to the City by an estimated \$3,392.28 annually noted below, for a period of not less than ten years.

<i>HPPA No.</i>	<i>Address</i>	<i>Estimate</i>	<i>Exhibit No.</i>
2017-54	1110 West Sixteenth Street	\$420.62	B1
2017-56	1615 North Freeman Lane	\$652.28	B2
2017-58	1815 North Heliotrope Drive	\$1,562.85	B3
2017-67	2377 North Flower Street	\$756.53	B4
Total for All Properties:		\$3,392.28	

APPROVED AS TO FUNDS AND ACCOUNTS:


Minh Thai
Executive Director
Planning and Building Agency


Francisco Gutierrez *EG* (25A)
Executive Director
Finance and Management Services Agency

MM:rb
S:RFCA\06-19-18\PBA Historic Prop Preservation Mills Act Agmt 6-19-18

Exhibits: A. Mills Act Agreement Template
B1-B4. Historic Resources Commission Staff Reports

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

City of Santa Ana (M-30)
P.O. Box 1988
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 [Name], (hereinafter referred to as "Owner"), owners of real property located at [Address], 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 Owner 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 [Address], **Santa Ana, CA, 9270X** 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. The City and the property 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 the 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. The Owner and the 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 [Date], 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 "Department of Parks and Recreation Primary Record" attached hereto as Exhibit C, 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 as Exhibit B, 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 examination, by prior appointment, of the interior and exterior of the Historic Property by representatives of the County Assessor, the State Department of Parks and Recreation, the State Board of Equalization, and the City of Santa Ana as may be necessary to determine the Owner's compliance with the terms and provisions of this Agreement.

4. Furnishing of Information.

The Owners hereby agree 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 Owners have breached any of the conditions of this Agreement, or have 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 has 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, the 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 the Owner, the City shall give written notice to the 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 the Owner), then the 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 the Owner growing out of the terms of this Agreement, apply to any court, state or federal, for injunctive relief against any violation by the Owner or apply for such relief as may be appropriate.

b. The City does not waive any claim of default by the Owner if the 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 the City's regulations governing historic properties are available to the City to pursue in the event that there is a breach of this Agreement. No waiver by the 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. The Owners hereby subject the Historic Property, located at **[Address]**, Assessor Parcel Number **[Number]**, and more particularly described in Exhibit A, in the City of Santa Ana, to the covenants, reservations, and restrictions as set forth in this Agreement.

b. The City and Owner hereby declare their specific intent that the covenants, reservations and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the 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, restrictions and reservations are set forth in such contract, deed, or other instrument.

8. No Compensation.

Owner shall not receive any payment from the 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 the 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)
P.O. Box 1988
Santa Ana, CA 92702
Attn: Clerk of the Council

Owner: [Name(s)]
[Address]
Santa Ana, CA 9270_

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, agenda, 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 the City prepared, supplied, or approved the plans, specifications or other documents for the Historic Property.

MILLS ACT AGREEMENT

[Address]

Santa Ana, CA 9270_

d. All of the Agreements, rights, covenants, reservations, 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.

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. Notice of the Contract to Office of Historic Preservation.

No later than six (6) months of entering into the contract, the owner or agent of an owner shall provide written notice of this Agreement to the Office of Historic Preservation.

13. Amendments.

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

14. Effective Date

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

{Signature Page Follows}

MILLS ACT AGREEMENT

[Address]

Santa Ana, CA 9270_

ATTEST:

CITY OF SANTA ANA

MARIA D. HUIZAR
Clerk of the Council

RAUL GODINEZ II
City Manager

APPROVED AS TO FORM:

RECOMMENDED FOR APPROVAL:

SONIA CARVALHO
City Attorney

By: 
LISA STORCK
Assistant City Attorney

MINH THAI
Executive Director
Planning and Building Agency

OWNER:

Date: _____

By: _____

Date: _____

By: _____

EXHIBIT A
LEGAL DESCRIPTION

Assessor's Parcel Number: _____

Exhibit B

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

MILLS ACT AGREEMENT

[Address]

Santa Ana, CA 9270_

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.
-

MILLS ACT AGREEMENT

[Address]

Santa Ana, CA 9270_

EXHIBIT C

Department of Parks and Recreation Primary Record for Property

REQUEST FOR

Historic Resources Commission Action



HISTORIC RESOURCES COMMISSION MEETING DATE:

MAY 24, 2018

TITLE:

**PUBLIC HEARING – HISTORIC RESOURCES
COMMISSION APPLICATION NO. 2017-50,
HISTORIC REGISTER CATEGORIZATION
NO. 2017-49, AND HISTORIC PROPERTY
PRESERVATION AGREEMENT NO. 2017-54
FOR PROPERTY LOCATED AT 1110 WEST
SIXTEENTH STREET {STRATEGIC PLAN NOS. 5, 2;
5,3}**

Prepared by Ivan Flores

HISTORIC RESOURCES COMMISSION SECRETARY

APPROVED

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

CONTINUED TO _____

A handwritten signature in black ink, appearing to be "Ivan Flores", written over a horizontal line.

Executive Director

A handwritten signature in black ink, appearing to be "Candida Lopez", written over a horizontal line.

Planning Manager

RECOMMENDED ACTION

1. Adopt a resolution approving Historic Resources Commission Application No. 2017-50 and Historic Register Categorization No. 2017-49 (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 Santo Puzzo Jr. and Carol H. Frank, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

Request of Applicant

Santo Puzzo Jr. and Carol H. Frank are requesting approval to designate an existing residence located at 1110 West Sixteenth 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. This item was continued from the April 26, 2018 Historic Resource Commission meeting for new information to be added to the Historic Description template.

Project Location and Site Description

The subject property is located on the south side of Sixteenth Street west of North Towner Street in the Washington Square neighborhood. The subject property consists of a 1,281 square foot, Ranch style residence and detached garage on a 6,878 square foot residential lot (Exhibit 3).

Analysis of the Issues

Historical Listing

In August 1998, the City Council approved Ordinance No. NS-2363 establishing the Historic Resources Commission and the Santa Ana Register of Historical Properties.

EXHIBIT B1

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 property is 64 years old. No known code violations exist on record for this property.

The property, recognized as the Frank House, has distinctive architectural features of the Ranch style, and was built in 1954 by George M. Holstein & Sons, and designed by Cliff May and Chris Choate. Cliff May was a prominent designer and architect best known for pioneering the California Ranch House. Character defining features of the Frank House that should be preserved include, but may not be limited to: materials and finishes (vertical wood siding); roof configuration, materials, and treatment (wood shake shingles and brick chimney); massing and composition; fenestration (multi-light single hung windows); and architectural detailing (dormers, wood shutters). It is recommended that the house be designated to the Santa Ana Register of Historical Properties, based on Criterion 1 and 2, and categorized as "Key" because it "contributes to the overall character and history" of the Washington Square neighborhood and "is a distinctive example of period architecture," representing the Ranch style in Santa Ana (Santa Ana Municipal Code, Section 30-2.2).

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 3). 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 incentive 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

Upon consideration of the application, it is recommended that the City enter into a Historic Property Preservation Agreement.

Public Notification

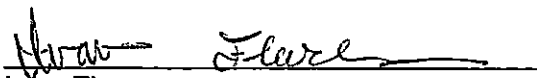
The subject site is located within the Washington Square Neighborhood and the president of this neighborhood association was notified by mail 10 days prior to this public hearing. In addition, the project site was posted with a notice advertising this public hearing, a notice was published in the Orange 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, had been received from any members of the public.

CEQA Compliance

In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review under Section 15331, Class 31, as these actions are designed to preserve historic resources. Categorical Exemption No. ER-2018-32 will be filed for this project.

Strategic Plan Alignment

Approval of this item supports the City's efforts to meet Goal No. 5 Community Health, Livability, Engagement & Sustainability, Objective No. 2 (expand opportunities for conservation and environmental sustainability) and Objective No. 3 (facilitate diverse housing opportunities and support efforts to preserve and improve the livability of Santa Ana neighborhoods).


Ivan Flores
Planning Technician

Exhibits: 1 – Resolution
 2 – Mills Act Agreement
 3 – 500' Radius Map

RESOLUTION NO. 2018-XX

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2017-50 TO PLACE THE PROPERTY LOCATED AT 1110 WEST SIXTEENTH STREET, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2017-49 PLACING SAID PROPERTY WITHIN THE KEY 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 May 24, 2018 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. 2017-50) and categorization (Historic Resources Commission Categorization No. 2017-49) of the Frank House located at 1110 West Sixteenth Street, Santa Ana.
- B. The Frank House has distinctive architectural features of the Ranch style, and was built in 1954 by George M. Holstein & Sons.
- C. This home qualifies for listing on the Santa Ana Register of Historical Properties and is eligible for categorization as "Key". The Frank House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for its exemplification of the distinguishing characteristics of the Ranch style, and under Criterion 2 for being the work of a notable designer and architect. Additionally, the house has been categorized as "Key" because it "contributes to the overall character and history" of the Washington Square neighborhood and "is a unique example of period architecture," representing the Ranch style in Santa Ana (Santa Ana Municipal Code, Section 30-2.2). Character-defining features of the Frank House that should be preserved include, but may not be limited to: materials and finishes (vertical wood siding); roof configuration, materials, and treatment (wood shake shingles and brick chimney); massing and composition; fenestration (multi-light single hung windows); and architectural detailing (dormers, wood shutters).
- D. Santo Puzzo Jr. and Carol H. Frank are the legal owners of this property.

EXHIBIT 1

- 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 minimal 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 Key category pursuant to Section 30-2.2(2) 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 Section 15331, Class 31 as these actions are designed to preserve historic resources. Categorical Exemption No. ER-2018-32 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. 2017-50 to place the Frank House located at 1110 West Sixteenth Street, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2017-49 placing the Frank House located at 1110 West Sixteenth Street, Santa Ana, 92706 within the Key category.

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 _____ day of _____, 2018.

Alberta Christy
Chairperson

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

By: _____
Lisa Storck
Assistant City Attorney

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

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Commission Secretary, do hereby attest to and certify the attached Resolution No. 2018-xx to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on _____.

Date: _____

Commission Secretary
City of Santa Ana

Exhibit A

LEGAL DESCRIPTION

APN	Address	Legal Description	Owner Names
405-312-20	1110 West Sixteenth Street	LOT 10 OF TRACT NO. 1448, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 46, PAGE 1 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY	Santo Puzzo Jr. and Carol H. Frank

EXECUTIVE SUMMARY

Frank House
1110 West Sixteenth Street
Santa Ana, CA 92706

NAME	Frank House			REF. NO.
ADDRESS	1110 West Sixteenth Street			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1954	LOCAL REGISTER CATEGORY: Key		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Washington Square	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION		3	CALIFORNIA REGISTER STATUS CODE	5S3

Location: ☐ Not for Publication ☒ Unrestricted

☐ Prehistoric ☒ Historic ☐ Both

ARCHITECTURAL STYLE: Ranch

Widely published in *Sunset* and *House Beautiful* magazines, the Ranch style dominated post-World War II residential expansion and represented the most popular house form in the United States from the 1950s through 1970s. The Ranch House originated in the 1930's designs of Southern California architect Cliff May, who sought to reinvent the west's vernacular housing traditions by combining the form and massing of the traditional ranch house with a modernist's concern for informality, expressed in materials and plan, and indoor-outdoor integration. While the style includes several variants, a basic set of character-defining features applies to most examples. In form and massing, the style evokes a sprawling ranch that developed over time, with a central block extended by wings of varying roof heights. Generally L-shaped or U-shaped in plan, the Ranch House typically has a one-story profile with strong horizontal emphasis expressed through a low pitched or flat roof with wide overhanging eaves. Asymmetrical in design, the Ranch House is often sheathed in and accented with rustic materials such as board-and-batten siding, high brick foundations, art stone, and wood shake roofs. Indoor-outdoor integration is achieved through the use of recessed or extended porches, set low to the ground, and the generous use of large picture, ribbon, or corner windows. Window detailing can include wood frames, decorative shutters, and diamond-patterned muntins. Ornamentation includes rusticated elements, such as carved porch supports and exposed rafters, uneven rakes and flared eaves, and faux dove cotes and bird houses.

SUMMARY/CONCLUSION:

The Frank House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for its exemplification of the distinguishing characteristics of the Ranch style, and under Criterion 2 for being the work of a notable designer and architect. Additionally, the house has been categorized as "Key" because it "contributes to the overall character and history" of the Washington Square neighborhood and "is a unique example of period architecture," representing the Ranch style in Santa Ana (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

EXHIBIT B1

#

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

HRI #

Trinomial

NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page 1 of 3

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

P1. Other Identifier:

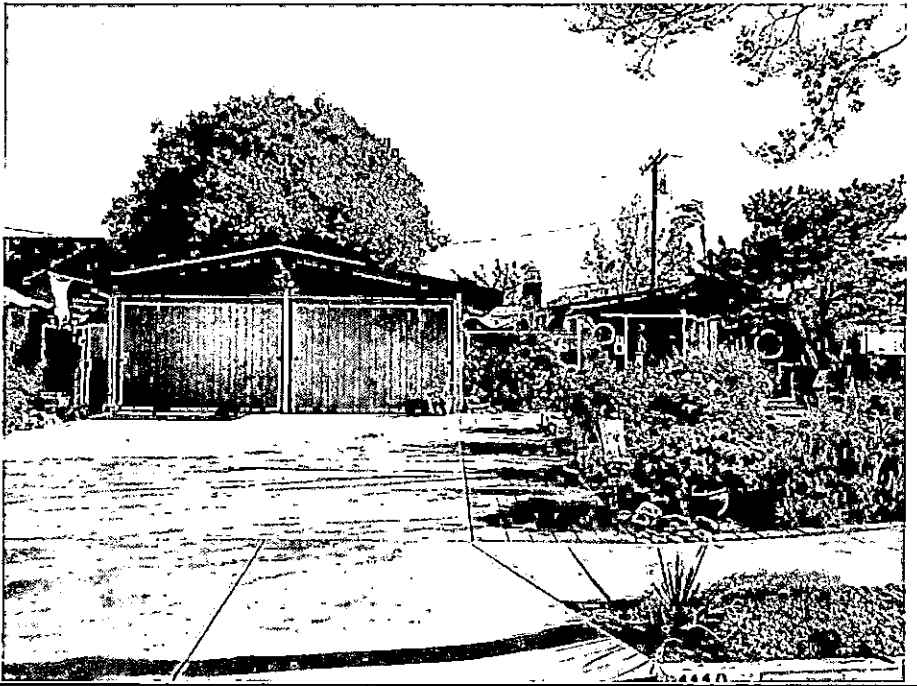
*P2. Location: ☐ Not for Publication ☒ Unrestricted*b. USGS 7.5' Quad *N/A**c. Address *1110 West Sixteenth Street**e. Other Locational Data: Assessor's Parcel Number *405-312-20**a. County *Orange County*Date: *N/A*City *Santa Ana*Zip *92706*

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

Located in Washington Square, the Frank House is a one-story single-family residence constructed in the Ranch style with a detached two-car garage, connected by a wood fence and entry gate. L-shaped in design; the house has a low-pitched roof with slightly overhanging eaves, and exposed rafters. The exterior of the building and detached garage is clad in vertical wood siding and the primary elevation faces Sixteenth Street. The porch entry is characterized by a double door each with four fixed lights that mirror the adjacent four single-light casement and fixed windows. The entryway and windows are framed by triangular windows located below the roof gable. A brick chimney rises below the ridge line west of the main entry. The building contains multiple oversized windows similar to those on the primary elevation.

*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)

*Primary Elevation, view South
March 15, 2018*

*P6. Date Constructed/Age and
Sources: ☒ historic
1954

*P7. Owner and Address:
*Santo Puzzo Jr. and Carol H. Frank
1110 West Sixteenth Street
Santa Ana, CA 92706*

*P8. Recorded by:
*Ivan Flores
20 Civic Center Plaza M-20
Santa Ana, CA 92702*

*P9. Date Recorded:
May 24, 2018

*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 3

*NRHP Status Code 5S3

*Resource Name or #: *Frank House*

B1. Historic Name: *Frank House*

B2. Common Name: *Same*

B3. Original Use: *Single-Family Residence*

B4. Present Use: *Single-Family Residence*

*B5. Architectural Style: *Ranch*

*B6. Construction History: (Construction date, alterations, and date of alterations): *Constructed February 17, 1954*

September 8, 1987 Reroof

November 17, 1989 6 ft. block wall fence

September 25, 1990 6 ft. block wall fence

*B8. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: *None.*

B9a. Designer/Architect: *Cliff May/Chris Choate*

b. Builder: *George M. Holstein & Sons*

*B10. Significance: Theme *Residential Architecture*

Area *Santa Ana*

Period of Significance: *1955*

Property Type: *Single-Family Residence*

Applicable Criteria: *5S3*

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

The Frank House is architecturally significant as a characteristic example of the Ranch style. This house was originally constructed in 1954, and was valued at approximately \$9,000, according to the original building permit. The building permit indicates that George M. Holstein III was the builder of the residence. Holstein was a prominent builder in Southern California. He is also known for building several homes in Beverly Hills for motion picture stars. As an ardent sportsman, Mr. Holstein was a key figure in the creation of the Balboa Bay Club, the Rancho San Joaquin Golf Course, and the Newport Beach Tennis Club. The first owner of the home was John Constantine Frank who resided there with his wife, Madge I. Frank, until his death. Mr. Frank was a chemical engineer by trade, and was also a partner for the business Thinline, a furniture manufacturer. His wife, Madge I. Frank, was listed as the owner in 2000 according to subsequent research. Mrs. Frank was an artist with two pieces of art residing in the Bowers Museum of Art permanent collection. The current owner Carol H. Frank, is the daughter of the prior owners Mr. and Mrs. Frank, has resided in the house since 1978. She was also the first female non-clerical employee at Interstate Electronics.

Cliff May was a prominent designer and architect, and Southern California native who was best known for pioneering the California Ranch House. After World War II, he was widely featured in Sunset Magazine for his California Ranch House and developed several tract homes in West Los Angeles. Mr. May was also responsible for the development of several tracts in Orange County: most notably in Anaheim, Tustin, and Garden Grove. In 1955, more than eight out of ten tract homes in the United States were designed with Cliff May as the leading designer. George M. Holstein III was the primary builder of Cliff May homes in Orange County. The Frank House is the one of the remaining ten homes within Tract 1448 constructed in 1952 - all by designer Cliff May and architect Chris Choate.

(See Continuation Sheet 3 of 3.)

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

*B12. References:

City of Santa Ana Building Permits
Santa Ana History Room Collection, Santa Ana Public Library
Sanborn Maps

(This space reserved for official comments.)

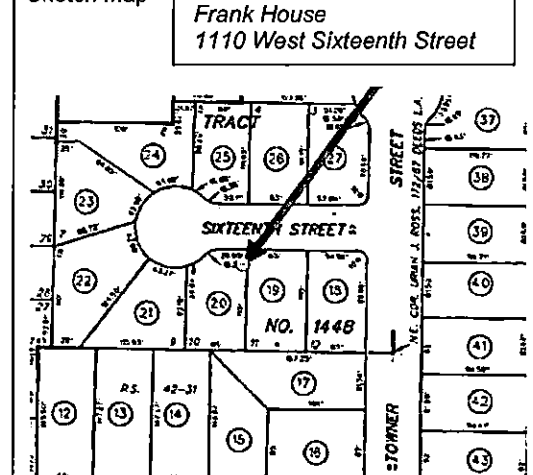
(See Continuation Sheet 3 of 3.)

B13. Remarks:

*B14. Evaluator: *Caroline Raftery, Chattel Inc.*

*Date of Evaluation: *May 24, 2018*

Sketch Map



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

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 3

Resource Name: *Frank House*

*Recorded by *Ivan Flores*

*Date *March 21, 2018* ☒ Continuation ☐ Update

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

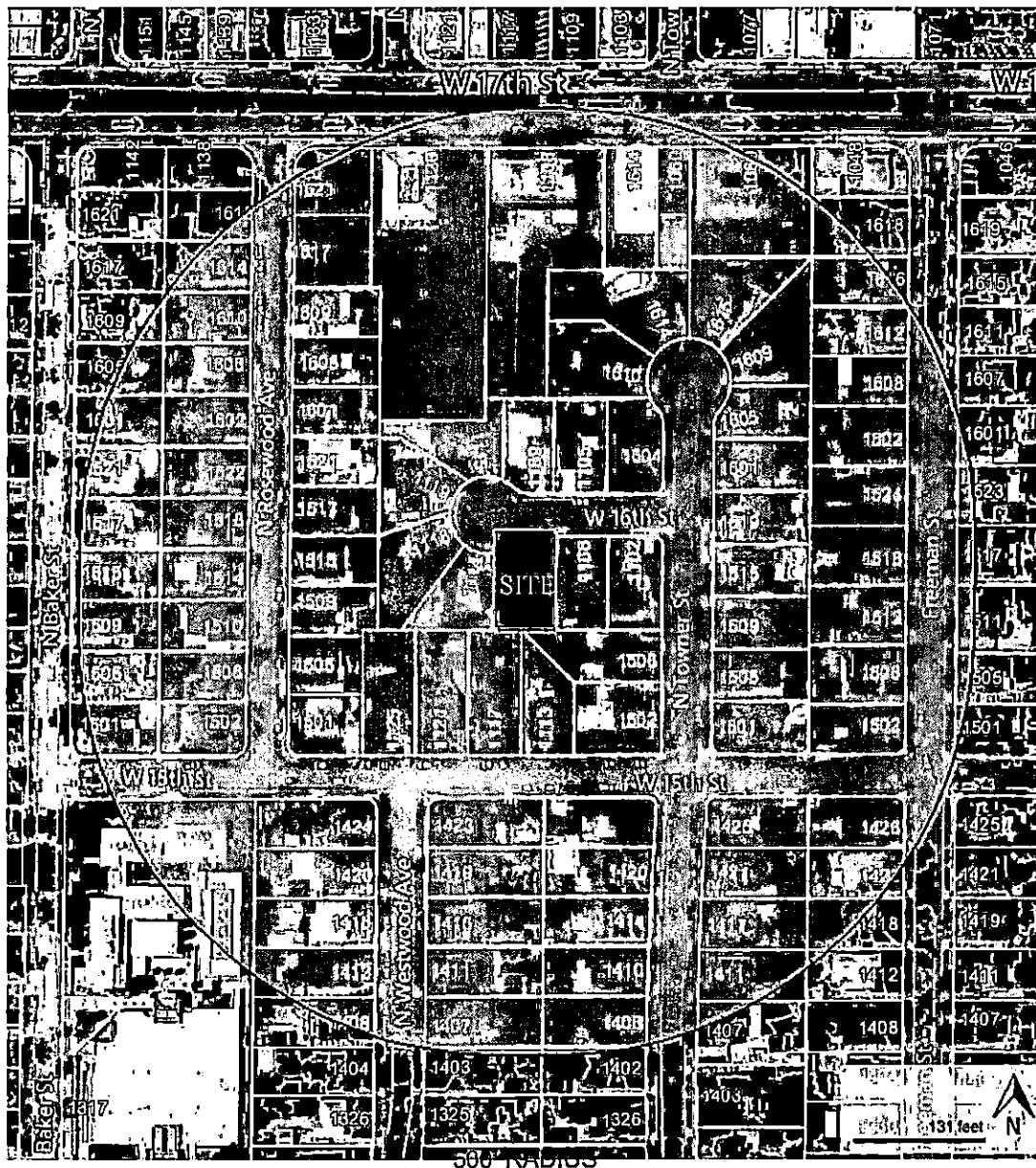
Santa Ana was founded by William Spurgeon in 1869 as a speculative town site on part of the Spanish land grant known as Rancho Santiago de Santa Ana. The civic and commercial core of the community was centered around the intersection of Main and Fourth Streets. Stimulated by the arrival of the Santa Fe Railroad and incorporation as a city in 1886, and selection as the seat of the newly created County of Orange in 1889, the city grew outwards, with residential neighborhoods developing to the north, south, and east of the city center. Agricultural uses predominated in the outlying areas, with cultivated fields and orchards dotted with widely scattered farmhouses.

1110 West Sixteenth Street is located on the northeastern edge of Washington Square, a neighborhood northwest of downtown Santa Ana bounded by North Bristol Street, North Flower Street, Civic Center Drive, and West Washington Avenue. Most of this area was owned by the family of Jacob Ross, who had purchased portions of the Rancho Santiago de Santa Ana in 1868 and 1869. Walnuts and other crops were grown in the area during the late nineteenth and early twentieth centuries, with a few farmhouses, most notably the Ross-McNeal House at 1020 North Baker Street, dotting the landscape. By 1905, Baker and Towner were the only streets in the neighborhood, which extended from Hickey (now Civic Center) only as far as Washington and which contained only about a dozen homes. The status quo had not changed much by 1915, when a brick yard was located at the northern terminus of Olive Street at Hickey. In 1925, the beginning of the development that would convert this largely agricultural area into a middle class neighborhood of single-family homes over the next 25 years had begun. In the late 1920s and early 1930s, the Tudor Revival and Spanish Colonial Revival homes were the standard, with American Colonial Revival saltboxes and ranch style homes favored in the years before and after World War II. During the 1930s, many of the homes were built by local contractor Emmett Rogers, who sold lots and built homes according to standard plans, which individual property owners could customize to their tastes ("Washington Square: A Neighborhood of Pride," Washington Square Neighborhood Association). With the return of servicemen following the war and the accompanying demand for homes in Southern California, the development of Washington Square was all but completed.

The Frank House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for its exemplification of the distinguishing characteristics of the Ranch style, and under Criterion 2 for being the work of a notable designer and architect. Character defining features of the Frank House include, but are not limited to: materials and finishes (vertical wood siding); roof configuration, materials, and treatment (overhanging eaves, exposed rafters); massing and composition; and fenestration (triangular windows, single-light and fixed windows). Additionally, the house has been categorized as "Key" because it "contributes to the overall character and history" of the Washington Square neighborhood and "is a unique example of period architecture," representing the Ranch style in Santa Ana (Santa Ana Municipal Code, Section 30-2.2).

***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, Los Angeles Times)
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.
Park Santiago Neighborhood Association. "The Gingerbread Land Holiday Home Tour, 1999." Brochure.
Rischar, Maureen McClintock. "People Behind Places: Enderle Center." Orange County Genealogical Society Quarterly, December 1993, pages 4-7.



HRC 2017-49/ HRCA 2017-50/ HPPA 2017-54
1110 WEST SIXTEENTH STREET
FRANK HOUSE

PLANNING AND BUILDING AGENCY

EXHIBIT 3
25A-26

REQUEST FOR

Historic Resources Commission Action



HISTORIC RESOURCES COMMISSION MEETING DATE:

MAY 24, 2018

TITLE:

**PUBLIC HEARING – HISTORIC RESOURCES
COMMISSION APPLICATION NO. 2017-52,
HISTORIC REGISTER CATEGORIZATION
NO. 2017-51, AND HISTORIC PROPERTY
PRESERVATION AGREEMENT NO. 2017-56
FOR PROPERTY LOCATED AT 1615 NORTH
FREEMAN STREET**

{STRATEGIC PLAN NOS. 5, 2; 5,3}

Prepared by Manuel J. Escamilla

HISTORIC RESOURCES COMMISSION SECRETARY

APPROVED

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

CONTINUED TO _____

A handwritten signature in black ink, appearing to be "M. Escamilla", written over a horizontal line.

Executive Director

A handwritten signature in black ink, appearing to be "C. Escamilla", written over a horizontal line.

Planning Manager

RECOMMENDED ACTION

1. Adopt a resolution approving Historic Resources Commission Application No. 2017-52 and Historic Register Categorization No. 2017-51 (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 W. Wittman, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

Request of Applicant

Eric W. Wittman is requesting approval to designate an existing residence located at 1615 North Freeman 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.

Project Location and Site Description

The subject property consists of a 1,760 square foot, Ranch style residence and detached garage on a 6,276 square foot residential lot (Exhibit 3).

Analysis of the Issues

Historical Listing

In August 1998, 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

EXHIBIT B2

25A-27

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 property is 67 years old. No known code violations exist on record for this property.

The property, recognized as the Boyle House, has distinctive architectural features of the Ranch style, and was built in 1951 by J. H. Russell. Character defining features of the Boyle House that should be preserved include, but may not be limited to: materials and finishes (stucco, brick, and wood cladding); roof configuration and eave detailing; massing (single-story); fenestration (multi-light wood windows); porch; and architectural details. It is recommended that the house be designated to the Santa Ana Register of Historical Properties for its exemplification of the distinguishing characteristics of the Ranch style. Additionally, it is recommended that the house be categorized as "Contributive" because it "contributes to the overall character and history" of the Washington Square neighborhood, and, as an intact example of Ranch style in the Washington Square neighborhood, "is a good example of period architecture" (Exhibit 3).

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 3). 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 incentive 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

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 Washington Square Neighborhood and the president of this neighborhood association was notified by mail 10 days prior to this public hearing. In addition, the

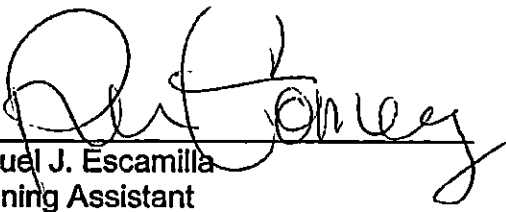
project site was posted with a notice advertising this public hearing, a notice was published in the Orange County Reporter and mailed notices were sent to all property owners within 500 feet of the project site. At the time of this printing, no correspondence, either written or electronic, had been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

CEQA Compliance

In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review under Section 15331, Class 31, as these actions are designed to preserve a historic resource. Categorical Exemption No. 2018-57 will be filed for this project.

Strategic Plan Alignment

Approval of this item supports the City's efforts to meet Goal No. 5 Community Health, Livability, Engagement & Sustainability, Objective No. 2 (expand opportunities for conservation and environmental sustainability) and Objective No. 3 (facilitate diverse housing opportunities and support efforts to preserve and improve the livability of Santa Ana neighborhoods).

for 
Manuel J. Escamilla
Planning Assistant

- Exhibits:
1. Resolution
 2. Mills Act Agreement
 3. 500' Radius Map

RESOLUTION NO. 2018-xx

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2017-52 TO PLACE THE PROPERTY LOCATED AT 1615 N. FREEMAN STREET, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2017-51 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 May 24, 2018 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. 2017-52) and categorization (Historic Resources Commission Categorization No. 2017-51) of the Boyle House located at 1615 N. Freeman Street, Santa Ana.
- B. The Boyle House has distinctive architectural features of the Ranch style, and was built in 1951 by J. H. Russell.
- C. This Boyle House qualifies for listing on the Santa Ana Register of Historical Properties for its exemplification of the distinguishing characteristics of the Ranch style. Additionally, it qualifies for categorization as "Contributive" because it "contributes to the overall character and history" of the Washington Square neighborhood and "is a good example of period architecture." Character defining features of the Boyle House that should be preserved include, but may not be limited to: materials and finishes (stucco, accent brick work, and wood cladding); roof configuration and eave detailing; massing (single-story); fenestration (multi-light fixed and double-hung wood windows); porch; and architectural details.
- D. The legal owner of the property is Eric W. Wittman.
- 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 minimal standards for placement on the City of Santa Ana Register of Historic Properties pursuant to Section 30-2 of the Santa Ana Municipal Code.

EXHIBIT 1

- 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 Section 15331, Class 31 (Categorical Exemption No. ER-2018-57), as these actions are designed to preserve historic resources.

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. 2017-52 to place the Boyle House located at 1615 North Freeman Street, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2017-51 placing the Boyle House located at 1615 North Freeman Street, Santa Ana, 92706 within the Contributive category.

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 _____ day of _____, 2018.

Alberta Christy
Chairperson

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

By: _____
Lisa Storck
Assistant City Attorney

AYES: Commission members _____

NOES: Commission members _____

ABSTAIN: Commission members _____

NOT PRESENT: Commission members _____

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Commission Secretary, do hereby attest to and certify the attached Resolution No. 2018-xx to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on _____, 2018.

Date: _____

Commission Secretary
City of Santa Ana

**Exhibit A
LEGAL DESCRIPTION**

APN	Address	Legal Description	Owner Names
405-313-03	1615 North Freeman Street	LOT 14 OF TRACT NO. 1228, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 38, PAGE(S) 42, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	Eric W. Wittman

EXECUTIVE SUMMARY

Boyle House
1615 North Freeman Street
Santa Ana, CA 92706

NAME	Boyle House			REF. NO.
ADDRESS	1615 North Freeman Street			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1951	LOCAL REGISTER CATEGORY: Contributive		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Washington Square	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION	3	CALIFORNIA REGISTER STATUS CODE	5S3	

Location: ☐ Not for Publication ☒ Unrestricted

☐ Prehistoric ☒ Historic ☐ Both

ARCHITECTURAL STYLE: Ranch

Widely published in *Sunset* and *House Beautiful* magazines, the Ranch House dominated post-World War II residential expansion and represented the most popular house form in the United States from the 1950s through 1970s. The Ranch House originated in the 1930's designs of Southern California architect Cliff May, who sought to reinvent the west's vernacular housing traditions by combining the form and massing of the traditional ranch house with a modernist's concern for informality, expressed in materials and plan, and indoor-outdoor integration.

While the style includes several variants, a basic set of character-defining features applies to most examples. In form and massing, the style evokes a sprawling ranch that developed over time, with a central block extended by wings of varying roof heights. Generally L-shaped or U-shaped in plan, the Ranch House typically has a one-story profile with strong horizontal emphasis expressed through a low pitched or flat roof with wide overhanging eaves. Asymmetrical in design, the Ranch House is often sheathed in and accented with rustic materials such as board-and-batten siding, high brick foundations, art stone, and wood shake roofs. Indoor-outdoor integration is achieved through the use of recessed or extended porches, set low to the ground, and the generous use of large picture, ribbon, or corner windows. Window detailing can include wood frames, decorative shutters, and diamond-patterned muntins. Ornamentation includes rusticated elements, such as carved porch supports and exposed rafters, uneven rakes and flared eaves, and faux dovecotes and bird houses.

SUMMARY/CONCLUSION:

The Boyle House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for its exemplification of the distinguishing characteristics of the Ranch style. Additionally, the house has been categorized as "Contributive" because it "contributes to the overall character and history" of the Washington Square neighborhood and, as an intact example of Ranch style architecture in the Washington Square neighborhood, "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

EXHIBIT B1

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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource name(s) or number (assigned by recorder) *Boyle House*

P1. Other Identifier:

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***b. USGS 7.5' Quad** *TCA 1725*

***c. Address** *1615 N. Freeman Street*

***e. Other Locational Data:** Assessor's Parcel Number *405-313-03*

***a. County** *Orange County*

Date: *May 24, 2018*

City *Santa Ana*

Zip *92706*

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

The Boyle House is a one-story single-family residential building constructed in 1951 in the Ranch style. The building has a cross-gable roof with a moderate pitch that extends over the driveway to the south, creating a porte cochere. Exterior features along front elevation include a generally stucco-clad exterior with vertical flush wood cladding with dog ears and triangular faux dove-cotes in the gable ends and a horizontal lapped wood siding-clad water table, and exposed rafter tails with minimal eave overhang. Additionally, a brick chimney, a canted bay with brick water table, and a partial width front porch are also visible on the primary elevation. Fenestration includes two double hung bay windows on both sides of a larger central fixed window set within the canted bay, as well as a large multi-light fixed window situated behind the porch. The porch and porte cochere are supported by simple square wood posts atop brick piers. A detached garage at the rear of the property has been converted into a workshop. The house appears intact to its 1951 date of construction, and is in good condition.

***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)
Front Elevation February 2018

***P6. Date Constructed/Age and Sources:** ☒ historic
1951

***P7. Owner and Address:**
*Eric W. Wittman
1615 N. Freeman Street
Santa Ana, CA 92706*

***P8. Recorded by:**
*Manuel J. Escamilla
20 Civic Center Plaza M-20
Santa Ana, CA 92702*

***P9. Date Recorded:**
May 24, 2018

***P10. Survey Type:**
Intensive Survey

***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 3

*NRHP Status Code 5S3

*Resource Name or #: *Boyle House*

B1. Historic Name: *Boyle House*

B2. Common Name: *Same*

B3. Original Use: *Single-Family Residence*

B4. Present Use: *Single-Family Residence*

*B5. Architectural Style: *Ranch*

*B6. Construction History: (Construction date, alterations, and date of alterations): *Constructed 1951*

Constructed in 1951.

October 3, 1960. Swimming pool addition.

February 10, 1989. Legalized garage Workshop conversion.

April 13, 2009. Filled in pool.

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

Location: _____

*B8. Related Features: *None.*

B9a. Architect: *Unknown*

b. Builder: *J. H. Russell*

*B10. Significance: Theme *Residential Architecture*

Area *Santa Ana*

Period of Significance: *1951*

Property Type: *Single-Family Residence* Applicable Criteria: *0*

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

The Boyle House is significant as a representative example of a Ranch style residential building house from the middle decades of the twentieth century in Santa Ana. The address first appears in the 1954 Santa Ana Directory with W. Lyle Boyle listed as the owner, and Mrs. Geraldine Boyle also living at the residence. Mr. Boyle was a civil engineer. Mr. Boyle filed for a pool permit in 1960. The 1962 directory indicates that Geraldine Boyle had become the head of household, suggesting that Mr. Boyle passed between 1960-1962. In 2006 the home was sold to Raymond and Maria Braun.

(See Continuation Sheet 3 of 3.)

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

*B12. References:

City of Santa Ana Building Permits

Santa Ana History Room Collection, Santa Ana Public Library

Sanborn Maps

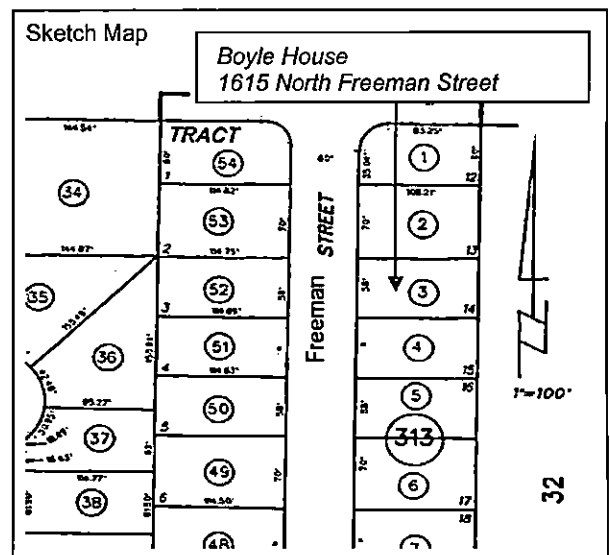
(See Continuation Sheet 3 of 3.)

B13. Remarks:

*B14. Evaluator: *Brian Matuk/Chattel, Inc.*

*Date of Evaluation: *May 24, 2018*

(This space reserved for official comments.)



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

Santa Ana was founded by William Spurgeon in 1869 as a speculative town site on part of the Spanish land grant known as Rancho Santiago de Santa Ana. The civic and commercial core of the community was centered around the intersection of Main and Fourth Streets. Stimulated by the arrival of the Santa Fe Railroad and incorporation as a city in 1886, and selection as the seat of the newly created County of Orange in 1889, the city grew outwards, with residential neighborhoods developing to the north, south, and east of the city center. Agricultural uses predominated in the outlying areas, with cultivated fields and orchards dotted with widely scattered farmhouses.

The Boyle House is located in Washington Square, a neighborhood northwest of downtown Santa Ana bounded by West Seventeenth Street, North Flower Street, Civic Center Drive, and Bristol Street. Most of this area was owned by the family of Jacob Ross, who had purchased portions of the Rancho Santiago de Santa Ana in 1868 and 1869. Walnuts and other crops were grown in the area during the late nineteenth and early twentieth centuries, with a few farmhouses, most notably the Ross-McNeal House at 1020 North Baker Street, dotting the landscape. By 1905, Baker and Towner were the only streets in the neighborhood, which extended from Hickey (now Civic Center) only as far as Washington and which contained only about a dozen homes. The status quo had not changed much by 1915, when a brick yard was located at the northern terminus of Olive Street at Hickey. In 1925, the beginning of the development that would convert this largely agricultural area into a middle class neighborhood of single-family homes over the next 25 years had begun. In the late 1920s and early 1930s, the Tudor Revival and Spanish Colonial Revival homes were the standard, with American Colonial Revival saltboxes and ranch style homes favored in the years before and after World War II. During the 1930s, many of the homes were built by local contractor Emmett Rogers; who sold lots and built homes according to standard plans, which individual property owners could customize to their tastes ("Washington Square: A Neighborhood of Pride," Washington Square Neighborhood Association). With the return of servicemen following the war and the accompanying demand for homes in southern California, the development of Washington Square was all but completed.

The Boyle House qualifies for listing in the Santa Ana Register of Historical Properties as a representative example of the characteristics of the Ranch style including the cross-gable roof with a moderate pitch, vertical flush wood cladding in the gable ends (some with dog ears), shallow eaves with exposed rafter tails, single-story form, multi-light fixed and double-hung windows, as well as accent brickwork at the canted bay and piers supporting the porch and porte cochere. Character-defining exterior features of the Boyle House include, but may not be limited to: wood cladding; roof configuration; massing; windows; porch; and architectural details such as exposed rafter tails and triangular faux dovescotes, and accent brickwork.

***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.
Rischar, Maureen McClintock. "People Behind Places: Enderle Center." *Orange County Genealogical Society Quarterly*, December 1993, pages 4-7.

REQUEST FOR

Historic Resources Commission Action



HISTORIC RESOURCES COMMISSION MEETING DATE:

MAY 24, 2018

TITLE:

**PUBLIC HEARING – HISTORIC RESOURCES
COMMISSION APPLICATION NO. 2017-54,
HISTORIC REGISTER CATEGORIZATION
NO. 2017-53, AND HISTORIC PROPERTY
PRESERVATION AGREEMENT NO. 2017-58
FOR PROPERTY LOCATED AT 1815 NORTH
HELIOTROPE DRIVE {STRATEGIC PLAN NOS. 5, 2;
5,3}**

Prepared by Pedro Gomez

HISTORIC RESOURCES COMMISSION SECRETARY

APPROVED

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

CONTINUED TO _____

A handwritten signature in black ink, appearing to be "Pedro Gomez", is written over a horizontal line.

Executive Director :

A handwritten signature in black ink, appearing to be "Candace", is written over a horizontal line.

Planning Manager

RECOMMENDED ACTION

1. Adopt a resolution approving Historic Resources Commission Application No. 2017-54 and Historic Register Categorization No. 2017-53 (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 Randy J. and Maria G. Hamilton, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2).

Request of Applicant

Randy J. and Maria G. Hamilton are requesting approval to designate an existing residence located at 1815 North Heliotrope Drive to the Santa Ana Register of Historical Properties, as well as approval to execute a Mills Act agreement with the City of Santa Ana.

Project Location and Site Description

The subject property is located on the southeast corner of North Heliotrope Drive and West Nineteenth Street in the Floral Park neighborhood. The site consists of a 3,606-square-foot, Art Moderne style residence and detached garage on a 10,500-square-foot residential lot (Exhibit 3).

Analysis of the Issues

Historical Listing

In August 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

EXHIBIT B3

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 property is 81 years old and is a good example of period architecture.

The property, recognized as the Amling House, is located within the Floral Park neighborhood boundaries and has distinctive architectural features of the Art Moderne style. The residence was built in 1937 by Allison C. Honer, a notable developer and prominent local builder credited as the subdivider and builder of a major portion of northwest Santa Ana. The Allison Honer Construction Company went on to complete such notable projects as the 1935 Art Deco style Old Santa Ana City Hall, the El Toro Marine Base during World War II, and the 1960 Honer Shopping Plaza.

The first known residents of the Amling House were Ernst C. Amling and Lydia S. Amling. Mr. Amling owned and operated a wholesale flower nursery business called Amling Bros., which was relocated from Chicago to Santa Ana in 1921. He operated his greenhouses from a 10.5-acre property located on West Fifth Street, while his brother, Paul F. Amling, operated a similar group of greenhouses near Chicago, Illinois. Roses grown in Santa Ana were shipped to all parts of California, Mexico, Texas, Arizona and Utah. Along with Tom Wright, Ernst Amling is recognized as one of many pioneers and founding members of the organization that would ultimately be known as "The Original Los Angeles Flower Market," which was founded in 1919 as the "American Florists' Exchange."

The Amling House's massing suggests a simple cubic form, reflective of the emerging International Style of architecture, with projections at the first and second stories. Asymmetrical in design, the Amling House exhibits a low-pitch hipped roof, with a single gable-on-hip, and little to no eave overhangs. Horizontality is emphasized by the second story horizontal scoring in the smooth stucco finish wall, along the north and west elevations. In addition, the first and second story are delineated by decorative horizontal stringcourses, running along the north and west elevations. The first-story exterior exhibits a white smooth stucco finish, with minimal architectural detailing, including scalloped fascia, curved walls that flank the recessed entry, and a radial entry overhang. The property is landscaped with several young trees, lawn, low vegetation, simple front walkway, a hedge separating the property from the parcel to south, and a contemporary fountain installed in 2008. Character-defining features of the Amling house that should be preserved include, but may not be limited to: materials and finishes (smooth stucco); low-pitch hipped roof; cubic form and massing with projections; horizontal scoring and stringcourse; curved walls at entry; radial entry overhang, and speedline-sash double-hung wood windows.

The Amling House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1, for its exemplification of the distinguishing characteristics of the Art Moderne style; and Criterion 4, for its association with developer and local builder Allison C. Honer. Additionally, the house has been categorized as "Key" for its "distinctive architectural style and quality," embodying the massing, materials, and detailing of Art Moderne design; for its "association with a significant period in the history of the city," namely the development of Floral Park as the premier residential district of the late nineteenth and early twentieth centuries in Santa Ana; and "association with a significant person," Allison C. Honer.

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 3). 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 incentive 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.

Public Notification

The subject site is located within the Floral Park Neighborhood Association boundaries. 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, had been received from any members of the public.

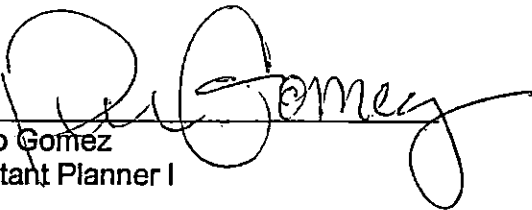
HRCa No. 2017-54, HRC No. 2017-53
HPPA No. 2017-58
May 24, 2018
Page 4

CEQA Compliance

In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review under Section 15331, Class 31, as these actions are designed to preserve historic resources. Categorical Exemption No. ER-2018-55 will be filed for this project.

Strategic Plan Alignment

Approval of this item supports the City's efforts to meet Goal No. 5 Community Health, Livability, Engagement & Sustainability, Objective No. 2 (expand opportunities for conservation and environmental sustainability) and Objective No. 3 (facilitate diverse housing opportunities and support efforts to preserve and improve the livability of Santa Ana neighborhoods).


Pedro Gomez
Assistant Planner I

PG:sb

S:\HRC\2018\5-24-18\1815 N. Heliotrope Drive (Amling House)\1815 N. Heliotrope Drive – Staff Report

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

RESOLUTION NO. 2018-xxx

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2017-54 TO PLACE THE PROPERTY LOCATED AT 1815 NORTH HELIOTROPE DRIVE, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2017-53 PLACING SAID PROPERTY WITHIN THE KEY 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 May 24 , 2018, 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. 2017-54) and categorization (Historic Resources Commission Categorization No. 2017-53) of the Amling House located at 1815 North Heliotrope Drive, Santa Ana.
- B. The Amling House has distinctive architectural features of the Art Moderne style, and was built in 1937 by Allison C. Honer.
- C. This home qualifies for listing on the Santa Ana Register of Historical Properties and is eligible for categorization as "Key" for its "distinctive architectural style and quality," embodying the massing, materials, and detailing of Art Moderne design; for its "association with a significant period in the history of the city", namely the development of Floral Park as the premier residential district of the late nineteenth and early twentieth centuries in Santa Ana; and "association with a significant person", Allison C. Honer. Character defining features of the Amling House that should be preserved include, but may not be limited to: materials and finishes (smooth stucco); low-pitch hipped roof; cubic form and massing with projections; horizontal scoring and stringcourse; curved walls at entry; radial entry overhang, and speedline-sash double-hung wood windows.
- D. The legal owners of the property are Randy J. Hamilton and Maria G. Hamilton.
- 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.

EXHIBIT 1

- F. The subject property meets the minimal 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 Key category pursuant to Section 30-2.2(2) 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 Section 15331, Class 31, as these actions are designed to preserve historic resources. Categorical Exemption No. ER-2018-55 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. 2017-54 to place the Amling House located at 1815 North Heliotrope Drive, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2017-53 placing the Amling House located at 1815 North Heliotrope Drive, Santa Ana, 92706 within the Key category.

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 24th day of May 2018.

Alberta Christy, Chairperson

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

By: _____
Lisa Storck
Assistant City Attorney

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

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Commission Secretary, do hereby attest to and certify the attached Resolution No. 2018-xxx to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on May 24, 2018.

Date: _____

Commission Secretary
City of Santa Ana

EXECUTIVE SUMMARY

Amling House
1815 North Heliotrope Drive
Santa Ana, CA 92706

NAME	Amling House			REF. NO.
ADDRESS	1815 North Heliotrope Drive			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1937	LOCAL REGISTER CATEGORY: Key		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Floral Park	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION		1, 3	CALIFORNIA REGISTER STATUS CODE	5S3

Location: ☐ Not for Publication ☒ Unrestricted

☐ Prehistoric ☒ Historic ☐ Both

ARCHITECTURAL STYLE: Moderne

The Moderne style encompassed the Modernistic, Streamline Moderne, and Art Moderne variants. An evolution of the Art Moderne style, the Streamline Moderne flourished during the 1930s and lingered through the decade following World War II in a simplified version. In contrast to the verticality of earlier Art Moderne designs, the Streamline Moderne and Art Moderne substyles emphasized the horizontal, through bands of windows, use of decorative raised or incised horizontal lines, railings, flat canopies with banded fascia, and narrow coping at the roofline. Other characteristics include smooth wall surfaces, usually of stucco; metal detailing; glass block or metal multi-light casement windows; rounded corners, porthole windows, and asymmetry. Incorporation of aerodynamic, transportation related imagery, especially nautical, is a signature of the style. In common with the Streamline Moderne, Art Moderne buildings also tended to be horizontal in emphasis, but tended to be more clean-lined and rectilinear in their massing and detailing than their streamlined counterparts. Art Moderne designs can be recognized by their flat roofs, smooth stucco exteriors, and use of metal casement windows that often meet at the corners of the building.

SUMMARY/CONCLUSION:

The Amling House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1, for its exemplification of the distinguishing characteristics of the Art Moderne variant of the Moderne style; and Criterion 4, for its association with Allison C. Honer. Additionally, the house has been categorized as "Key" for its "distinctive architectural style and quality," embodying the massing, materials, and detailing of Art Moderne design; and "association with a significant person", Allison C. Honer (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.)
 - 1:** Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.
 - 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.

EXHIBIT B1

25A-46

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

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource name(s) or number (assigned by recorder) *Amling House*

P1. Other Identifier:

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***b.** USGS 7.5' Quad TCA 1725

***c.** Address 1815 North Heliotrope Drive

***e.** Other Locational Data: Assessor's Parcel Number 002-092-11

***a.** County Orange County

Date: March 3, 2015

City Santa Ana

Zip 92706

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

Located on a corner property in Floral Park, the Amling House is a two-story single-family residence, representative of the Art Moderne variant of the Moderne style. The massing of the structure suggests a simple cubic form, which reflects the influence of the emerging International Style of architecture, with projections at the first and second stories. Asymmetrical in design, the Amling House exhibits a low-pitch hipped roof, with a single gable-on-hip, and little to no eave overhangs. Horizontality is emphasized by the second story horizontal scoring in the smooth stucco finish wall, along the north and west elevations. In addition, the first and second story are delineated by decorative horizontal stringcourses, running along the north and west elevations. The first-story exterior exhibits a white smooth stucco finish, with minimal architectural detailing, including scalloped fascia, curved walls that flank the recessed entry, and a radial entry overhang. The house incorporates a series of speedline-sash double-hung wood windows of varying sizes along each elevation. A prominent chimney is centered along the north elevation and finished in a smooth white stucco, exhibiting similar horizontal scoring as the general exterior of the house. The property is landscaped with several young trees, a lawn, low vegetation and simple walkway at the front setback, with a hedge separating the property from the property to the south, and a contemporary fountain installed by 2008. The driveway is located along the north elevation and leads to a detached, one-story, hipped roof, three-car garage, built at the same time as the Amling House. Overall, the Amling House displays strong horizontal emphasis, and minimal, yet distinct, ornamentation that embodies the Art Moderne style.

***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)
West elevation, view east
April 2018

***P6. Date Constructed/Age and Sources:** ☒ historic
1937/ City of Santa Ana Building Permits

***P7. Owner and Address:**
Randy J. and Maria G. Hamilton
1815 North Heliotrope Drive
Santa Ana, CA 92706

***P8. Recorded by:**
Pedro Gomez, City of Santa Ana
20 Civic Center Plaza M-20
Santa Ana, CA 92702

***P9. Date Recorded:**
May 24, 2018

***P10. Survey Type:**
Intensive Survey

***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)

EXHIBIT B2

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 5S3

*Resource Name or #: *Amling House*

B1. Historic Name: *Amling House*

B2. Common Name: *Same*

B3. Original Use: *Single-Family Residence*

B4. Present Use: *Single-Family Residence*

*B5. Architectural Style: *Art Moderne*

*B6. Construction History: (Construction date, alterations, and date of alterations): *Constructed 1937*

April 24, 1985. Enclosure Patio.

May 11, 1987. Reroof House.

May 12, 1987. Remodel Kitchen.

March 24, 1989. Open Patio Cover.

April 2, 2008. Construct 6-foot high block wall.

July 3, 2008. In-ground pool and spa.

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

*B8. Related Features: *None.*

B9a. Architect: *Unknown*

b. Builder: *Allison C. Honer*

*B10. Significance: Theme *Residential Architecture* Area *Santa Ana*

Period of Significance: *1937* Property Type: *Single-Family Residence* Applicable Criteria: *A/1, C/3*

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

The Amling House is architecturally significant for its highly characteristic Art Moderne style and significant for its association with notable developer and prominent local builder, Allison C. Honer (1897-1981). Credited as the subdivider and builder of a major portion of northwest Santa Ana, Honer arrived in Santa Ana from Beaver Falls, New York in 1922 (Talbert, pages 353-356). The Allison Honer Construction Company went on to complete such notable projects as the 1935 Art Deco style 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.

According to city directories, the first known residents of the Amling House were Ernst C. Amling and Lydia S. Amling. Mr. Amling was born on August 19, 1888, in Maywood Illinois, while Mrs. Amling (previously Hinz) was born on March 12, 1890, in Sheboygan, Wisconsin. Along with his brothers, Ernst C. Amling owned and operated a wholesale flower nursery business called Amling Bros., which was relocated from Chicago to Santa Ana in 1921.

(See Continuation Sheet 3 of 3.)

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

*B12. References:

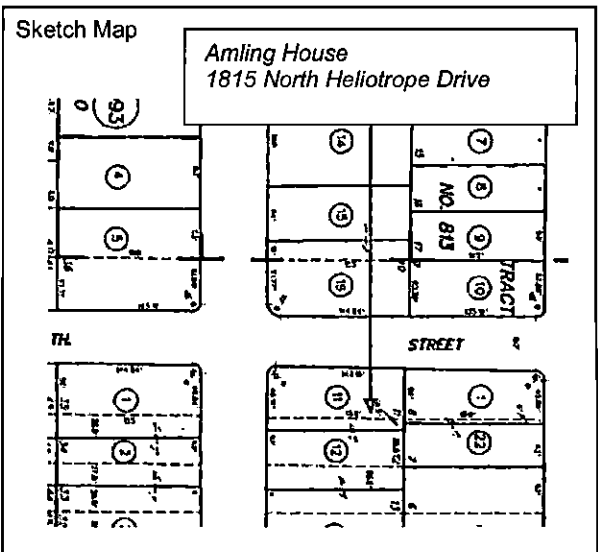
*City of Santa Ana Building Permits
Santa Ana History Room Collection, Santa Ana Public Library
Sanborn Maps
(See Continuation Sheet 3 of 3.)*

B13. Remarks:

*B14. Evaluator: *Brian Matuk/Chattel, Inc.*

*Date of Evaluation: *May 24, 2018*

(This space reserved for official comments.)



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

Ernst C. Amling operated his greenhouses from a 10.5-acre property located on West Fifth Street, while his brother, Paul F. Amling, operated a similar group of greenhouses near Chicago. The Amling Bros. refused all retail business and only sold to wholesale dealers. The Amling roses grown in Santa Ana were shipped to all parts of California, Mexico, Texas, Arizona and Utah. Along with Tom Wright, Ernst C. Amling is recognized as one of the many pioneers and founding members of the organization that would ultimately be known as "The Original Los Angeles Flower Market", which was founded in 1919 as the "American Florists' Exchange". The group officially incorporated themselves as "The Los Angeles Flower Market" in 1921. In 1933, Ernst C. Amling and his brother, Albert J. Amling, were the first Californians to apply for a rose patent. They were granted a patent for their Red-Talisman Rose. Mr. Amling was passed away on August 27, 1957, four years after retiring. Mrs. Amling remained in the Amling House until her passing in 1985.

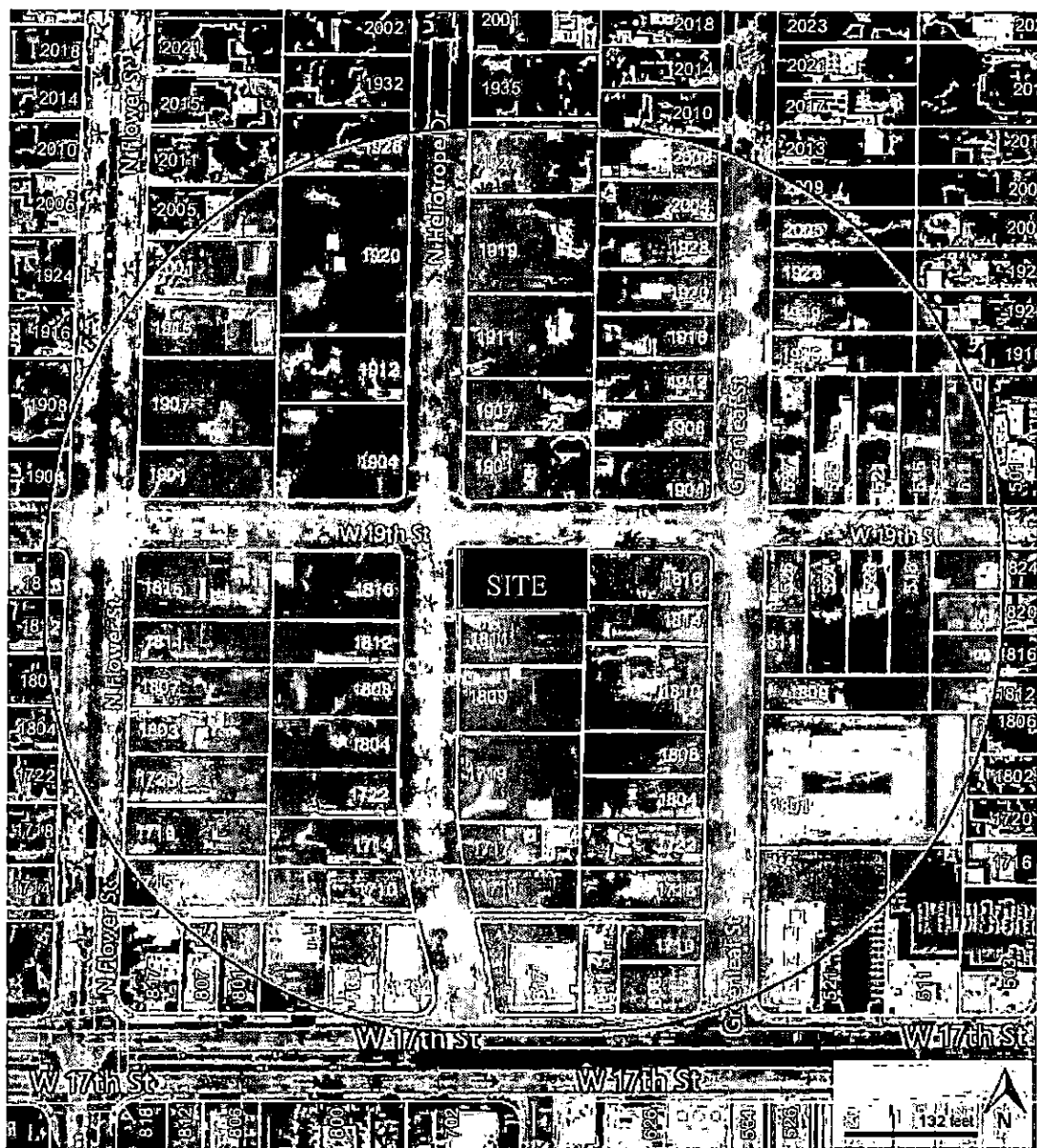
The Amling House is located in Floral Park, a neighborhood northwest of downtown Santa Ana bounded by West Seventeenth Street, North Flower Street, Riverside Drive, and Broadway. Groves of oranges, avocados, and walnuts and widely scattered ranch houses characterized this area before 1920. Developer 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.

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 (2018) Floral Park maintains its identity as the premier neighborhood of Santa Ana, historically home to many affluent and prominent citizens.

The Amling House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1, for its exemplification of the distinguishing characteristics of the Art Moderne style; and Criterion 4, for its association with developer and local builder Allison C. Honer. Additionally, the house has been categorized as "Key" for its "distinctive architectural style and quality," embodying the massing, materials, and detailing of Art Moderne design; for its "association with a significant period in the history of the city", namely the development of Floral Park as the premier residential district of the late nineteenth and early twentieth centuries in Santa Ana; and "association with a significant person", Allison C. Honer. Character defining features of the Amling House that should be preserved include, but may not be limited to: materials and finishes (smooth stucco); low-pitch hipped roof; cubic form and massing with projections; horizontal scoring and stringcourse; curved walls at entry; radial entry overhang, and speedline-sash double-hung wood windows.

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

- "Alison Honer Dies at 84," *The Santa Ana Journal*, September 21, 1981.
Harris, Cyril M. *American Architecture: An Illustrated Encyclopedia*. New York, WW Norton, 1998.
Hess, Alan. *Ranch House*. New York: Harry N. Abrams, Inc. 2004
"History of Floral Park." <http://www.floral-park.com/page2.html>.
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 Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento: March 1995.
Register Branch, National Park Service, US Dept. of the Interior, 1991.
Ridgway, P., & Works, J. (2008). *Sending Flowers to America: Stories of The Los Angeles Flower Market and the People Santa Ana and Orange County Directories, 1947-1962*.
Who Built an American Floral Industry. Peggi Ridgway.
Whiffen, Marcus. *American Architecture Since 1780*. Cambridge: MIT Press, 1969.



500' RADIUS

HRCA 2017-54/ HRC 2017-53/ HPPA 2017-58
 1815 NORTH HELIOTROPE DRIVE
 AMLING HOUSE

PLANNING AND BUILDING AGENCY

EXHIBIT 3

25A-50

REQUEST FOR

Historic Resources Commission Action



HISTORIC RESOURCES COMMISSION MEETING DATE:

MAY 24, 2018

TITLE:

**PUBLIC HEARING – HISTORIC RESOURCES
COMMISSION APPLICATION NO. 2017-65,
HISTORIC REGISTER CATEGORIZATION
NO. 2017-64, AND HISTORIC PROPERTY
PRESERVATION AGREEMENT NO. 2017-67
FOR THE PROPERTY LOCATED AT 2377 NORTH
FLOWER STREET {STRATEGIC PLAN NOS. 5,2; 5,3}**

Prepared by Ricardo Soto

HISTORIC RESOURCES COMMISSION SECRETARY

APPROVED

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

CONTINUED TO _____

A handwritten signature in black ink, appearing to be "Ricardo Soto", is written over a horizontal line.

Executive Director

A handwritten signature in black ink, appearing to be "Cecilia Delgado", is written over a horizontal line.

Planning Manager

RECOMMENDED ACTION

1. Adopt a resolution approving Historic Resources Commission Application No. 2017-65 and Historic Register Categorization No. 2017-64 (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 Mark Phillip Delgado and Marilyn Bernaudo Delgado, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 2)

Request of Applicant

Mark Phillip Delgado and Marilyn Bernaudo Delgado are requesting approval to designate an existing residence located at 2377 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.

Project Location and Site Description

The subject property is located on the east side of North Flower Street and consists of a one-story, 1,684-square-foot single-family residence with an attached garage constructed in the Minimal Traditional style on a 7,200-square-foot residential lot (Exhibit 3).

Analysis of the Issues

Historical Listing

In August 1998, the City Council approved Ordinance No. NS-2363 establishing the Historic Resources Commission and the Santa Ana Register of Historical Properties. The Historic

EXHIBIT B4

25A-51

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 property is 81 years old. No known code violations exist on record for this property.

The property, recognized as the A. & M. Wagner House, has distinctive architectural features of the Minimal Traditional style, and was built in 1937 by Wesley Farney. Character defining features of the A. & M. Wagner House that should be preserved include, but may not be limited to: materials and finishes (stucco and wood cladding); massing (one-story, asymmetrical); roof configuration and eave detailing; fenestration (multi-light hung wood windows); brick chimney; modest porch and architectural detailing. It is recommended that the house be designated to the Santa Ana Register of Historical Properties for its exemplification of the distinguishing characteristics of the Minimal Traditional style. Additionally, it is recommended that the house be categorized as "Contributive" because it "contributes to the overall character and history" of the Floral Park neighborhood, and, as an intact example of Minimal Traditional style in the Floral Pak neighborhood, "is a good example of period architecture" (Exhibit 3).

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. 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 incentive 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

HRCa No. 2017-65, HRC No. 2017-64
HPPA No. 2017-67
May 24, 2018
Page 3

The property has no identified unauthorized modifications and is preserved in near its original condition. Upon consideration of the application, it is recommended that the City enter into a Historic Property Preservation Agreement.

Public Notification

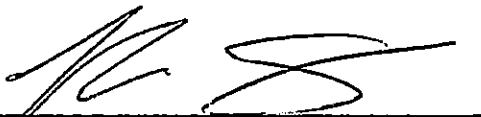
The subject site is located within the Floral Park Neighborhood Association boundaries. The president of this neighborhood association was notified by mail 10 days prior to this public hearing. In addition, the project site was posted with a notice advertising this public hearing, a notice was published 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, had been received from any members of the public.

CEQA Compliance

In accordance with the California Environmental Quality Act, the recommended actions are exempt from further review under Section 15331, Class 31, as these actions are designed to preserve a historic resource. Categorical Exemption No. 2017-159 will be filed for this project.

Strategic Plan Alignment

Approval of this item supports the City's efforts to meet Goal No. 5 Community Health, Livability, Engagement & Sustainability, Objective No. 2 (expand opportunities for conservation and environmental sustainability) and Objective No. 3 (facilitate diverse housing opportunities and support efforts to preserve and improve the livability of Santa Ana neighborhoods).



Ricardo Soto
Associate Planner

Exhibits: 1. Resolution
 2. Mills Act Agreement
 3. 500' Radius Map

RESOLUTION NO. 2018-xx

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA APPROVING HISTORIC RESOURCES COMMISSION APPLICATION NO. 2017-65 TO PLACE THE PROPERTY LOCATED AT 2377 NORTH FLOWER STREET, SANTA ANA, ON THE HISTORICAL REGISTER AND APPROVING HISTORIC REGISTER CATEGORIZATION NO. 2017-64 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 May 24, 2018 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. 2017-65) and categorization (Historic Resources Commission Categorization No. 2017-64) of the property located at 2377 North Flower Street, Santa Ana.
- B. The A. & M. Wagner House has distinctive architectural features of the Minimal Traditional style, and was built in 1937 by Wesley Farney.
- C. The A. & M. Wagner House qualifies for listing in the Santa Ana Register of Historical Properties for its exemplification of the distinguishing characteristics of the Minimal Traditional style. Additionally, it qualifies for categorization as "Contributive" because it "contributes to the overall character and history" of the Floral Park neighborhood and "is a good example of period architecture." Character defining features of the A. & M. Wagner House that should be preserved include, but may not be limited to: materials and finishes (stucco and wood cladding); massing (one-story, asymmetrical); roof configuration and eave detailing; fenestration (multi-light hung wood windows); brick chimney; modest porch and architectural detailing.
- D. The legal owners of this property are Mark Phillip Delgado and Marilyn Bernaudo Delgado.
- 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 minimal standards for placement on the City of Santa Ana Register of Historic Properties pursuant to Section 30-2 of the Santa Ana Municipal Code.

EXHIBIT 1

- 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 exempt from further review under Section 15331, Class 31, as these actions are designed to preserve a historic resource. Categorical Exemption No. 2017-159 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. 2017-65 to place the house located at 2377 North Flower Street, Santa Ana, 92706 on the historical register, and
- B. Historic Register Categorization No. 2017-64 to place the house located at 2377 North Flower Street, Santa Ana, 92706 within the Contributive category.

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 approval of 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 _____ day of _____, 2018.

Alberta Christy
Chairperson

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

By: _____
Lisa Storck
Assistant City Attorney

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

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, SARAH BERNAL, Commission Secretary, do hereby attest to and certify the attached Resolution No. 2018-xx to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on _____, 2018.

Date: _____

Commission Secretary
City of Santa Ana

EXECUTIVE SUMMARY

A. & M. Wagner House
2377 North Flower Street
Santa Ana, CA 92706

NAME	A. & M. Wagner House			REF. NO.
ADDRESS	2377 North Flower Street			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1937	LOCAL REGISTER CATEGORY: N/A		
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: Minimal Traditional

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

SUMMARY/CONCLUSION:

The A. & M. Wagner House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for its exemplification of the distinguishing characteristics of the Minimal Traditional style. Additionally, the house has been categorized as "Contributive" because it "contribute to the overall character and history" of the Floral Park neighborhood and, as an intact example of Minimal Traditional style in the Floral Park neighborhood, "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.)

C/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.

EXHIBIT B1

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 4 Resource name(s) or number A. & M. Wagner House

P1. Other Identifier:

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***b. USGS 7.5' Quad**

***c. Address** 2377 North Flower Street

***e. Other Locational Data:** Assessor's Parcel Number 002-072-11

***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)

Located on the east side of North Flower Street, the property at 2377 North Flower Street is constructed in the Minimal Traditional style of architecture. The building is a one story, single-family residence with an asymmetrical composition, and a cross-gabled intermediate pitched roof. The roof has little to no eaves along the gables and minimal eaves along the rafter ends. The roof is clad in contemporary asphalt shingle roofing. The primary, west, elevation is dominated by a front-gabled wing with symmetrical fenestration. A brick chimney is located at the north elevation near the front of the residence and is slightly taller than the top of the front facing gable. The exterior of the building is clad in stucco, with horizontal siding at the front gable, with decorative scallops abutting the stucco. The primary elevation features several wood, two-over-two speedline sash hung windows. The primary entry faces a south-west direction and is set back from the front-gabled wing and is sheltered by a small porch. A poured concrete driveway on the southern portion of the property leads to an attached garage located at the southeast corner of the parcel. The property is landscaped with a lawn, low vegetation, and a mature pine tree.

***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)

*West elevation, view northeast
December 28, 2017*

***P6. Date Constructed/Age and Sources:** ☒ historic
1937/City of Santa Ana Building Permit card

***P7. Owner and Address:**
*Mark Phillip Delgado and
Marilyn Bernaudo Delgado
2377 North Flower Street
Santa Ana, CA 92706*

***P8. Recorded by:**
*Ricardo Soto, Associate Planner
City of Santa Ana
20 Civic Center Plaza M-20
Santa Ana, CA 92702*

***P9. Date Recorded:**
May 24, 2018

***P10. Survey Type:**
Intensive Survey Update

***P11. Report Citation:** 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)

EXHIBIT B2

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

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 5S3

*Resource Name or #: A. & M. Wagner House

- B1. Historic Name: A. & M. Wagner House
 B2. Common Name: Same
 B3. Original Use: Single-Family Residence
 B4. Present Use: Single-Family Residence
 *B5. Architectural Style: Other: Minimal Traditional
 *B6. Construction History: (Construction date, alterations, and date of alterations):
Constructed August 24, 1937. \$5,500.
July 20, 1943. Add. to garage by Bright Bros. & Love for J.O. Gullage, owner. \$200.
March 4, 1946. Fix. for S. Shulman by W.M. Runge. \$80.
November 10, 1965. W/H by Earl's Plbg.
December 5, 1973. Repair dry rot damage to rear wall & bath floor for G. Randal by Ronald E. Lawson. \$1,000.
December 7, 1973. 1 underground conduit repair by Grimes Elect.
December 26, 1973. 2 fixt., 1 alt. or repair of drainage-vent piping by Alpha Omega Plbg.
November 16, 1988. Reroof w/o tear off.

- *B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
 *B8. Related Features:
None.

B9a. Architect: Unknown

b. Builder: Wesley Farney

- *B10. Significance: Theme Residential Architecture Area Santa Ana
 Period of Significance: 1937
 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)

This house was originally constructed in 1937, and was valued at approximately \$5,500, according to the original building permit. At the time of its construction, the listed property owner and builder was Wesley Farney, a contractor, inventor, and member of the Santa Ana Junior Chamber of Commerce. Mr. Farney's notable construction works in Santa Ana include the Second Baptist church on Second Street and the residence of notable Santa Ana businessman Dale Deckert, located at 1019 North Towner Street.

(See Continuation Sheet 3 of 3.)

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

*B12. References:

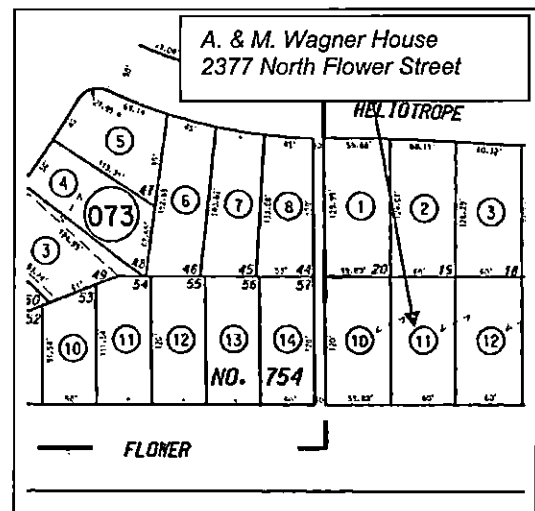
City of Santa Ana Building Permits
 Santa Ana History Room Collection, Santa Ana Public Library
 Sanborn Maps

(See Continuation Sheet 3 of 3.)

B13. Remarks:

*B14. Evaluator: Leslie Heumann

*Date of Evaluation: December 28, 2017



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

While Mr. Farney was listed as owner and builder of the residence, no evidence supports him ever living at the site. The first recorded residents of the home, according to the 1940 city directory, are Arthur S. and Mabel J. Wagner. Mr. and Mrs. Wagner were members of the Ebell Club, and held numerous bridge games and modern literature readings at the home. The next recorded occupant according to the 1950 city directory is Henry C. Houston. W.F. Burroughs is the next recorded occupant according to the 1962 city directory. According to the grant deed, Barbara K. Bruce acquired the property in late 1962 and, according to oral history provided by the applicant, resided at the property for ten years. Then, according to the 1979 city directory, Jorge Montello occupied the residence.

Santa Ana was founded by William Spurgeon in 1869 as a speculative town site on part of the Spanish land grant known as Rancho Santiago de Santa Ana. The civic and commercial core of the community was centered around the intersection of Main and Fourth Streets. Stimulated by the arrival of the Santa Fe Railroad and incorporation as a city in 1886, and selection as the seat of the newly created County of Orange in 1889, the city grew outwards, with residential neighborhoods developing to the north, south, and east of the city center. Agricultural uses predominated in the outlying areas, with cultivated fields and orchards dotted with widely scattered farmhouses.

The A. & M. Wagner 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. This neighborhood is 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 A. & M. Wagner House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for its representation of the distinguishing characteristics of the Minimal Traditional style. Additionally, the house has been categorized as "Contributive" because it "contributes to the overall character and history" of the Floral Park neighborhood, and, as a modest intact example of the Minimal Traditional style in the Floral Park neighborhood, "is a good example of period architecture." Character defining features of the A. & M. Wagner House that should be preserved include, but may not be limited to: materials and finishes (stucco and wood cladding); massing (one-story, asymmetrical); roof configuration and eave detailing; fenestration (multi-light hung wood windows); brick chimney; modest porch and architectural detailing.

***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
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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.

Park Santiago Neighborhood Association. "The Gingerbread Land Holiday Home Tour, 1999." Brochure.

Rischar, Maureen McClintock. "People Behind Places: Enderle Center." Orange County Genealogical Society Quarterly, December 1993, pages 4-7.

Bruce, Joe. (2017, April 29). Personal interview (Delgado).



500' RADIUS

HRCA 2017-65/HRC 2017-64/HPPA 2017-67
2377 NORTH FLOWER STREET
A. & M. WAGNER HOUSE

PLANNING AND BUILDING AGENCY

EXHIBIT 3
25A-62