



# Best Practices for Historic Additions and Viewsheds HRC Training

November 3, 2022

# Presentation Overview

- Review process for historic additions
- Four approaches to treating historic properties
- Certified Local Government
- Secretary of the Interior's Standards for Rehabilitation
- Online resources
- Appropriate/inappropriate addition examples
- Citywide Design Guidelines
- Local project examples
- Historic landscape and viewsheds
- Questions and Answers

# Santa Ana Historic Addition Review

Additions to Historic Properties are guided by the Santa Ana Municipal Code (SAMC), using various definitions and processes.

The SAMC contains relevant definitions, including “Historic Property,” “Modification,” and “Certificate of Appropriateness.”

Two processes are afforded to home owners for historic additions (SAMC Sec. 30-6):

1. Staff-level Review
2. Historic Resources Commission Action

# Staff Level Review

- For simple projects that do not require a HEMA or Certificate of Appropriateness (COA)
- Follow the Secretary of the Interior's Standards when reviewing all historic modification requests
- If a building is deemed dangerous by the building official, a COA is not required for building repair and can be approved at staff level. However, staff will ensure that building modifications be consistent with the overall architectural design and historic character of the structure and blend in with the surrounding environment.

# Staff Level Review

- Like-for-like replacement of character defining features
- Staff encourages repair before replace, and replace with like-for-like when repair is not feasible
- Example: restoring original wood windows that have minimal wood rot to maintain the original materials
- Example: replacing original rotting wood siding with replacement wood siding of the same style, dimensions, and material
- Projects that are not like-for-like replacements (often larger-scale projects), staff requires that the applicant works with a historic consultant to ensure project meets the Secretary of the Interior's Standards prior to submitting for HRC hearing and issuance of COA
- Neighborhood review is only required for projects located in French Park and Heninger Park

# HRC Review

- For projects that require a HEMA and COA issued
- Approved projects may not alter historic integrity
- Follow the Secretary of the Interior's Standards when reviewing all historic modification requests
- Replacement/modification of character defining features that are not like-for-like
- Example: A rear addition that requires the removal of one original window for a new door
- Example: A rear addition that requires the removal of some original siding for the expansion of building footprint
- The HRC may impose and/or recommend conditions of approval that are deemed reasonable and necessary for projects requiring HRC approval

# Secretary of the Interior's Standards

Four different approaches to treating historic properties:

1. **Preservation:** maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.
2. **Rehabilitation:** alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
3. **Restoration:** depicts a property at a particular period of time in its history, while removing evidence of other periods
4. **Reconstruction:** re-creates vanished or non-surviving portions of a property for interpretive purposes

# Certified Local Government (CLG)

- Certified Local Government (CLG): A municipality that is committed to local historic preservation and has demonstrated so through a certification process
- Progress report required
- As a CLG, the City of Santa Ana is required to use the Secretary of the Interior's Standards
- The alteration and rehabilitation of structures listed on the City's Register of Historical Properties, the California Register, or the National Register must comply with the Standards.
- In return, CLGs receive federal funding and technical assistance for their preservation programs





# Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

# Secretary of the Interior's Standards for Rehabilitation

6. Historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# Standards & Guidelines

The guidelines recommend how to apply the standards to a historic property



THE SECRETARY  
OF THE INTERIOR'S  
**STANDARDS FOR  
THE TREATMENT  
OF HISTORIC  
PROPERTIES**

WITH  
**GUIDELINES FOR  
PRESERVING,  
REHABILITATING,  
RESTORING &  
RECONSTRUCTING  
HISTORIC  
BUILDINGS**



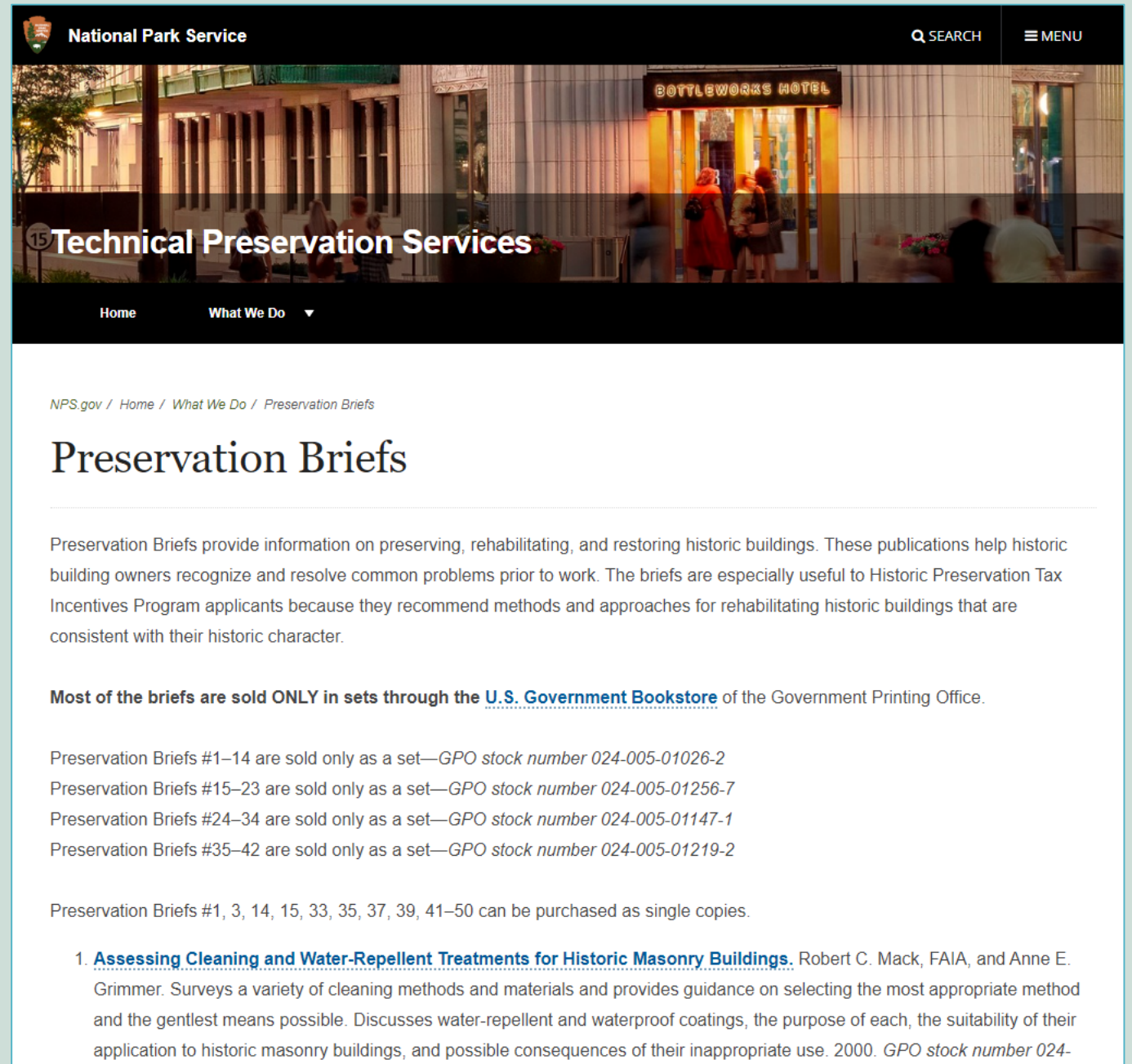
U.S. Department of the Interior  
National Park Service  
Technical Preservation Services

Available at: <https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>



# NPS Preservation Briefs

- Recommend methods and approaches for preserving, rehabilitating, and restoring historic buildings that are consistent with their historic character.
- 50 Briefs that cover a range of topics such as: roofing, wood window repair, painting, historic signs, stained glass repair, etc.



National Park Service

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## Preservation Briefs

Preservation Briefs provide information on preserving, rehabilitating, and restoring historic buildings. These publications help historic building owners recognize and resolve common problems prior to work. The briefs are especially useful to Historic Preservation Tax Incentives Program applicants because they recommend methods and approaches for rehabilitating historic buildings that are consistent with their historic character.

**Most of the briefs are sold ONLY in sets through the [U.S. Government Bookstore](#) of the Government Printing Office.**

Preservation Briefs #1–14 are sold only as a set—GPO stock number 024-005-01026-2  
Preservation Briefs #15–23 are sold only as a set—GPO stock number 024-005-01256-7  
Preservation Briefs #24–34 are sold only as a set—GPO stock number 024-005-01147-1  
Preservation Briefs #35–42 are sold only as a set—GPO stock number 024-005-01219-2

Preservation Briefs #1, 3, 14, 15, 33, 35, 37, 39, 41–50 can be purchased as single copies.

1. [Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings](#). Robert C. Mack, FAIA, and Anne E. Grimmer. Surveys a variety of cleaning methods and materials and provides guidance on selecting the most appropriate method and the gentlest means possible. Discusses water-repellent and waterproof coatings, the purpose of each, the suitability of their application to historic masonry buildings, and possible consequences of their inappropriate use. 2000. GPO stock number 024-

Available at: <https://www.nps.gov/orgs/1739/preservation-briefs.htm>

# Preservation Brief 14

## New Exterior Additions to Historic Buildings: Preservation Concerns

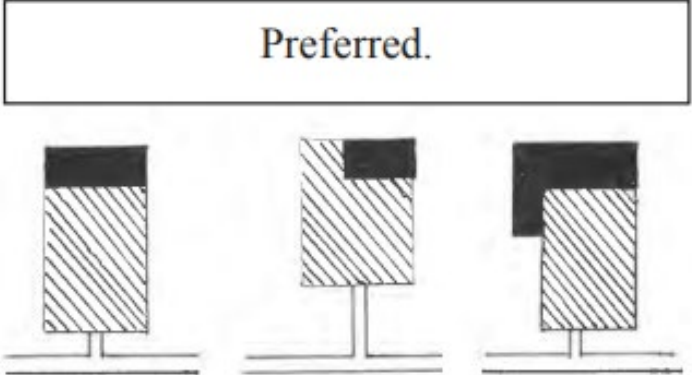
### **Designing a New Exterior Addition to a Historic Building** [return to top ▲](#)

This guidance should be applied to help in designing a compatible new addition that that will meet the *Secretary of the Interior's Standards for Rehabilitation*:

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

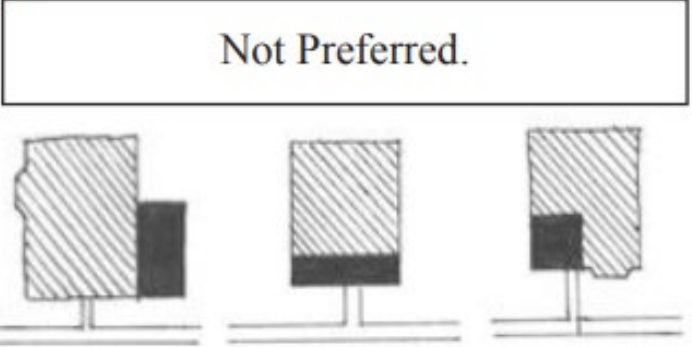
# Examples of Additions

Preferred.



Appropriate addition locations at the rear of the structure.

Not Preferred.



Inappropriate addition locations at the side and front of the structure.

The 'Preferred' section contains three diagrams of a rectangular structure on a base. The first shows a solid black rectangular addition on top. The second shows a solid black rectangular addition on the top-left side. The third shows a solid black rectangular addition on the top-right side. The 'Not Preferred' section contains three diagrams of a rectangular structure on a base. The first shows a solid black rectangular addition on the right side. The second shows a solid black rectangular addition on the bottom edge. The third shows a solid black rectangular addition on the bottom-left corner.




This one-story rear addition is not visible from the streetscape and uses similar finish materials so it relates to the main structure, rather than overwhelming it.

The photograph shows a single-story house with a light-colored stucco finish and a dark brown roof. A rear addition is visible, which is a one-story structure with a similar finish and a dark brown roof. The addition is located at the back of the house and is not visible from the street. The house has a large front door with a dark green frame and a small window above it. The yard is landscaped with a lawn, a stone path, and some shrubs.




# Examples of Additions

Preferred.



Not Preferred.



*New dormers should remain consistent in style and scale to the historic roof.*



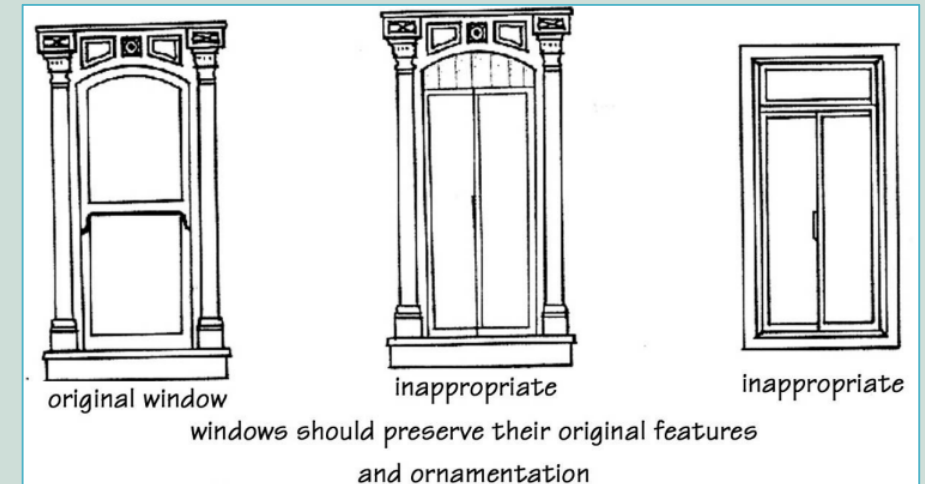
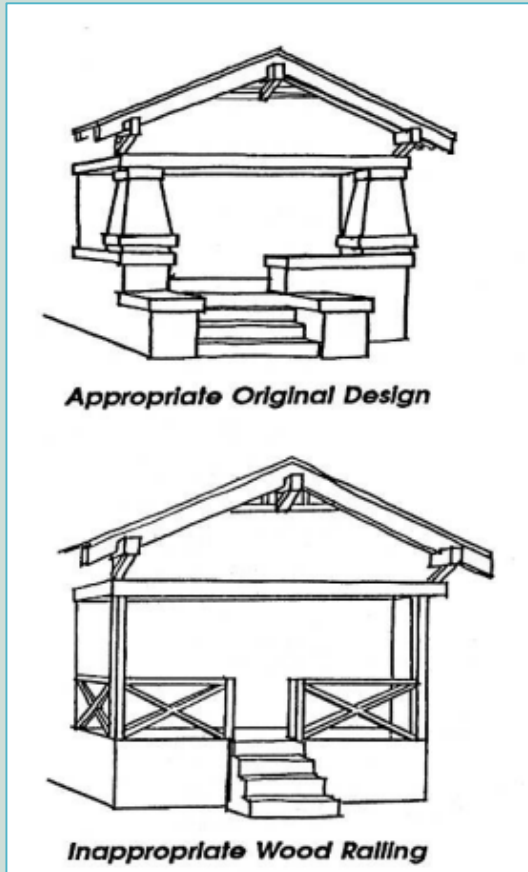
*The dormers added to the roof were designed to avoid overwhelming or “cluttering” the roofline in size or number.*

# Santa Ana's Citywide Design Guidelines

The Historic Structures Design Guidelines (CH 13 & Appendix A) apply to all structures listed on the Santa Ana Register of Historical Properties.

## Design Guidelines Topics:

- Compatibility
- Scale & Massing
- Architectural Styles
- Materials & Treatments
- Additions

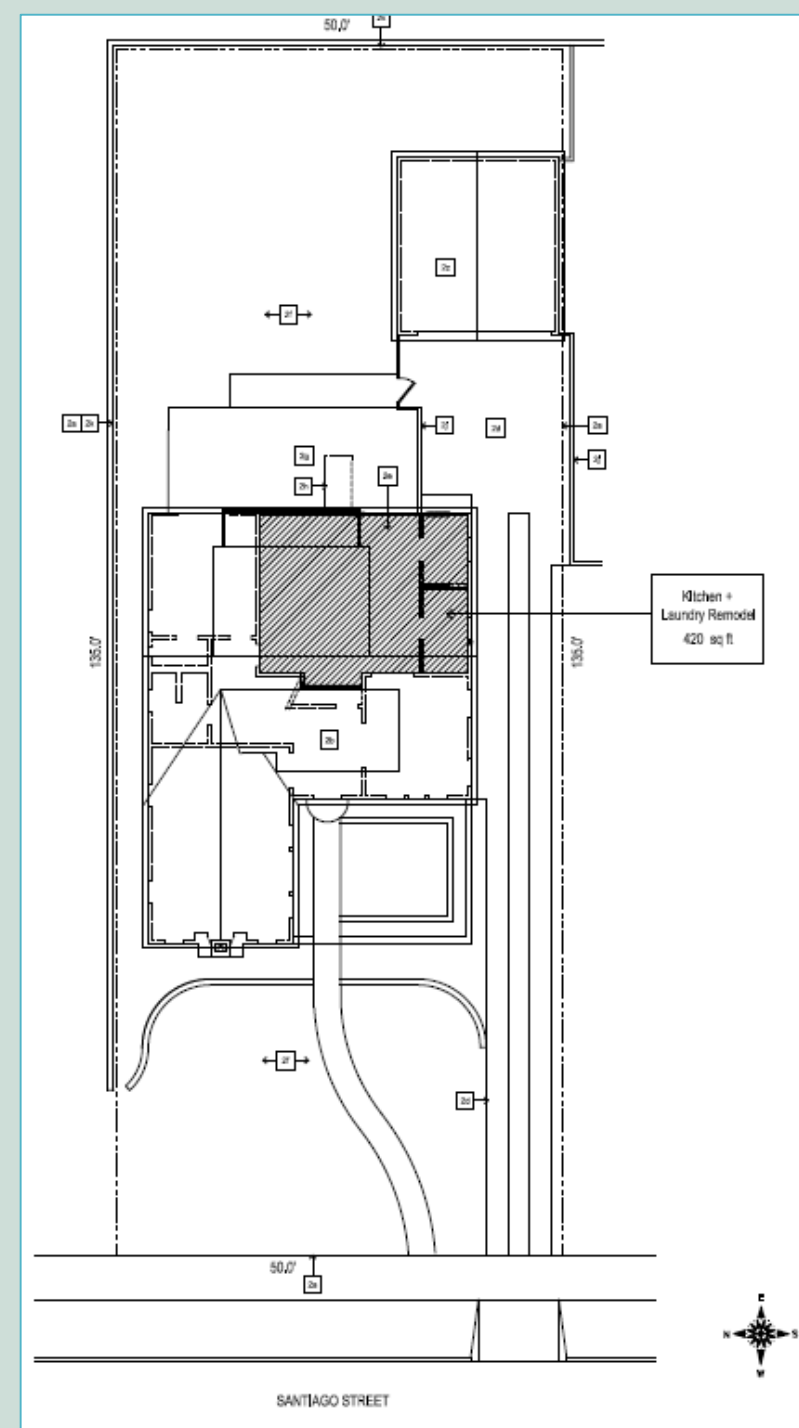




# Approved Project Example

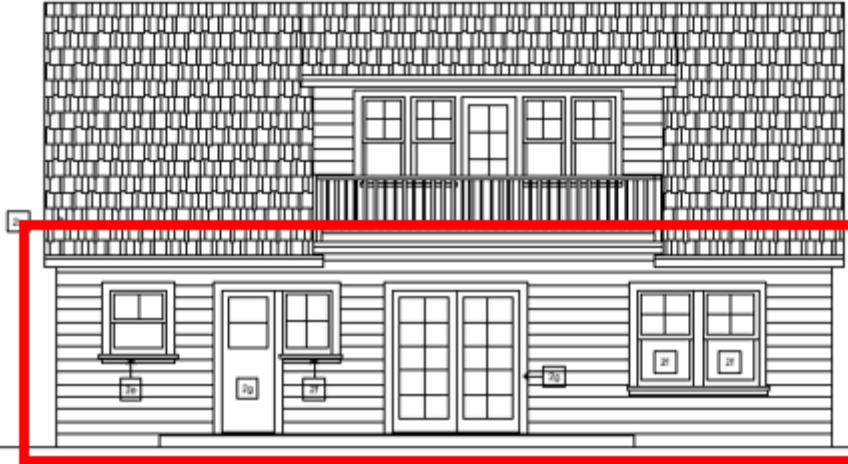
## 2311 N Santiago

- Historic Exterior Modification Application (HEMA) to allow reconfiguration of the rear elevation to include three new double-hung windows and two new French doors, interior remodel, and the removal of a window from the south elevation.
- The property was listed as “Contributive” in 2021
- Approved by HRC in July 2022



# Rear Elevation

Existing



Proposed

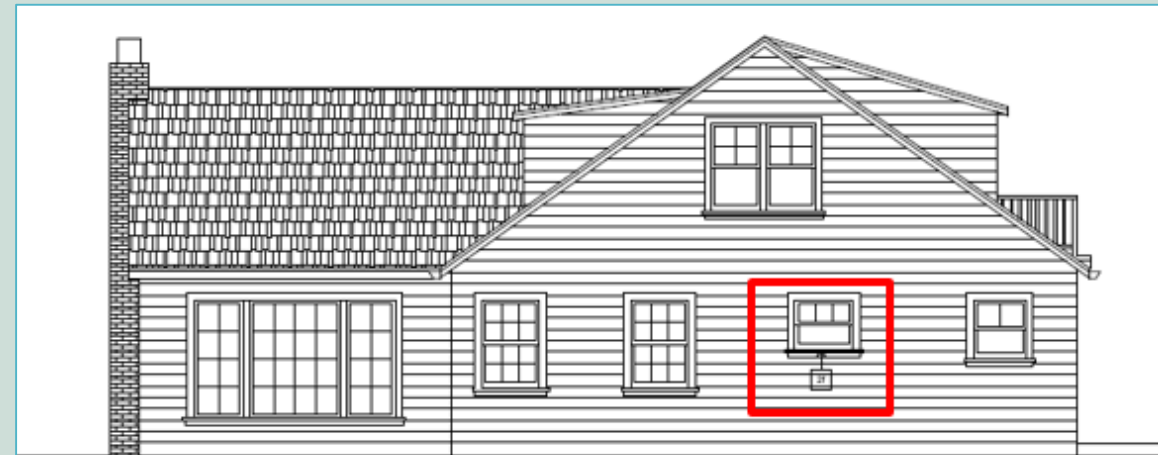


Existing

# Side Elevation



Existing



Existing

Existing Side (South) Elevation

SCALE: 1/4"



Proposed

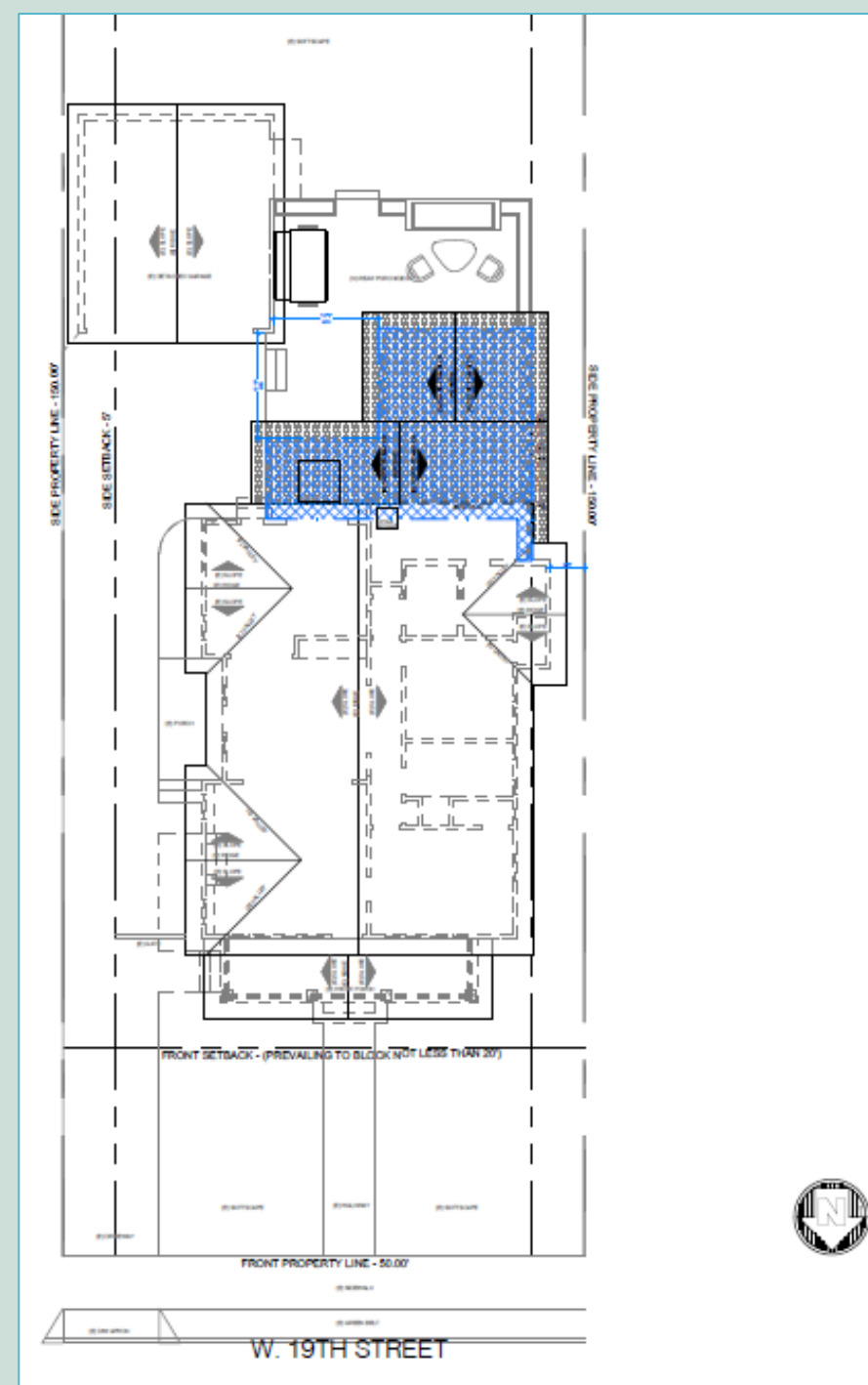
Proposed Side (South) Elevation

SCALE: 1/4"

# Approved Project Example

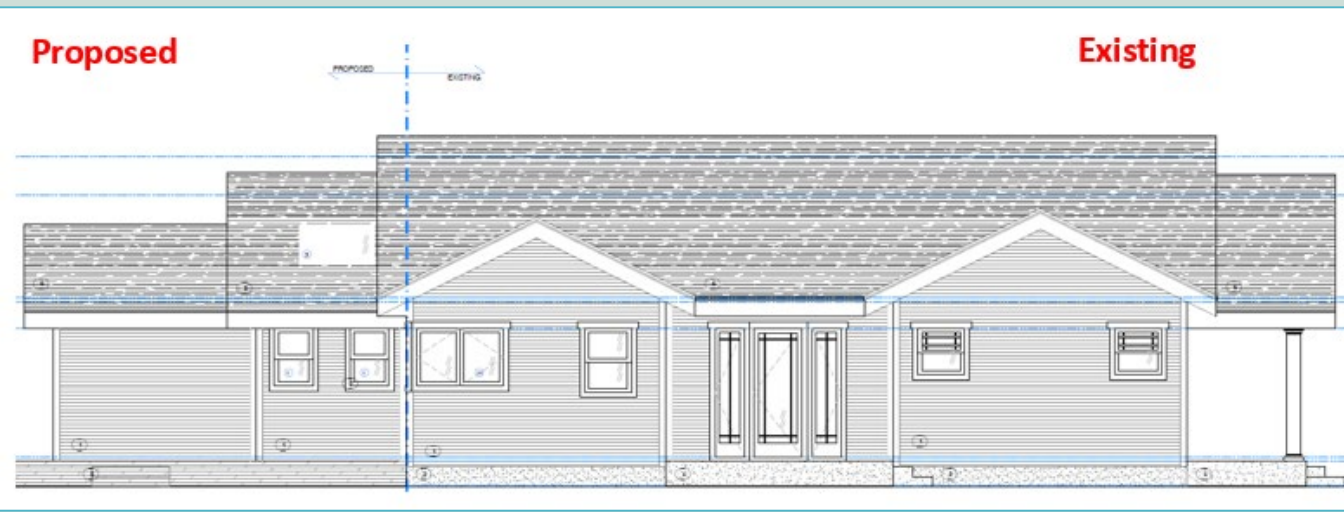
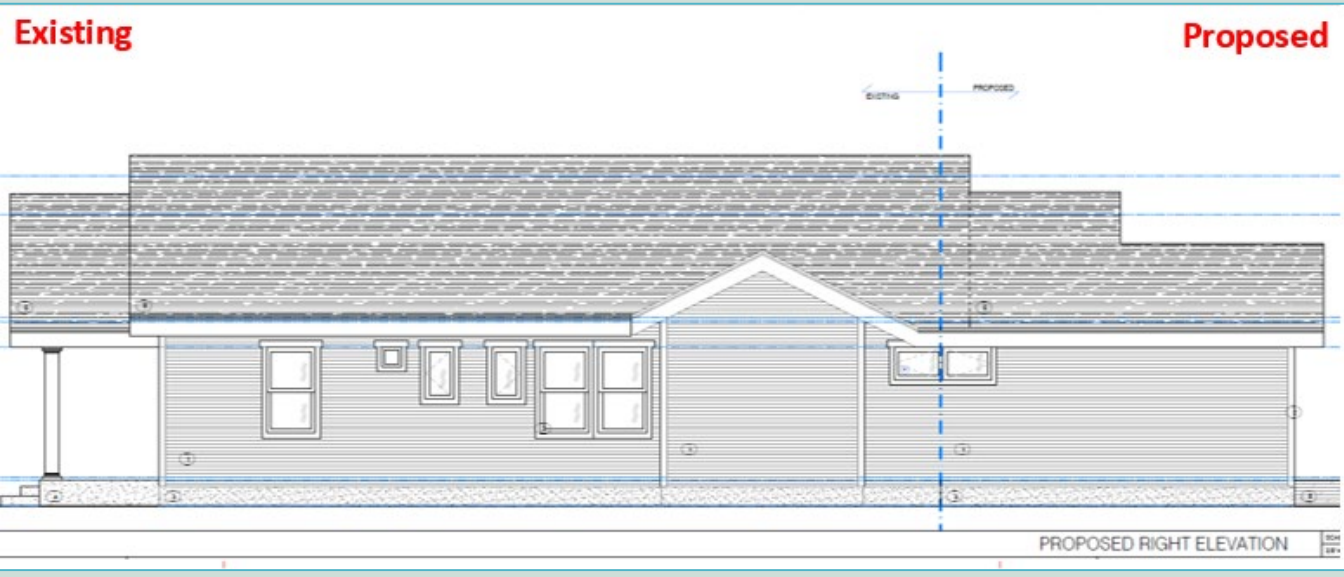
## 524 W 19th Street

- Historic Exterior Modification Application (HEMA) to allow exterior modifications consisting of a patio deck and an addition.
- The property was listed on the Santa Ana Register of Historical Properties as “Contributive” in 2014.
- Approved by HRC in March 2021

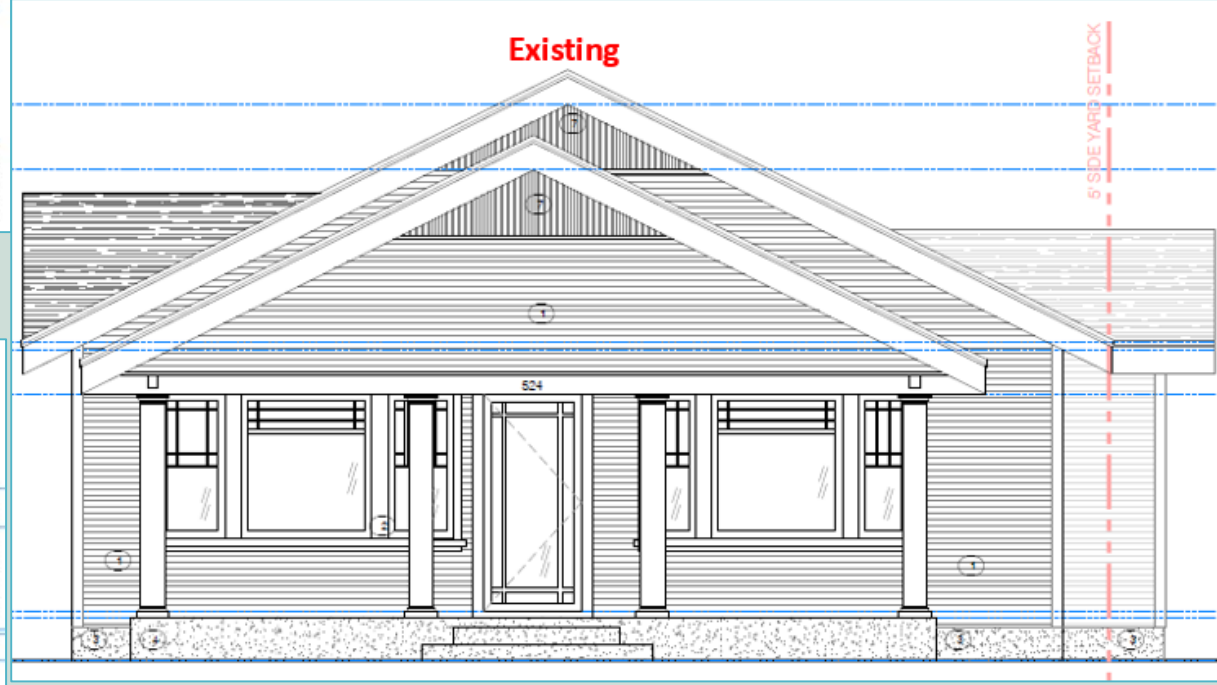




# West Side Elevation

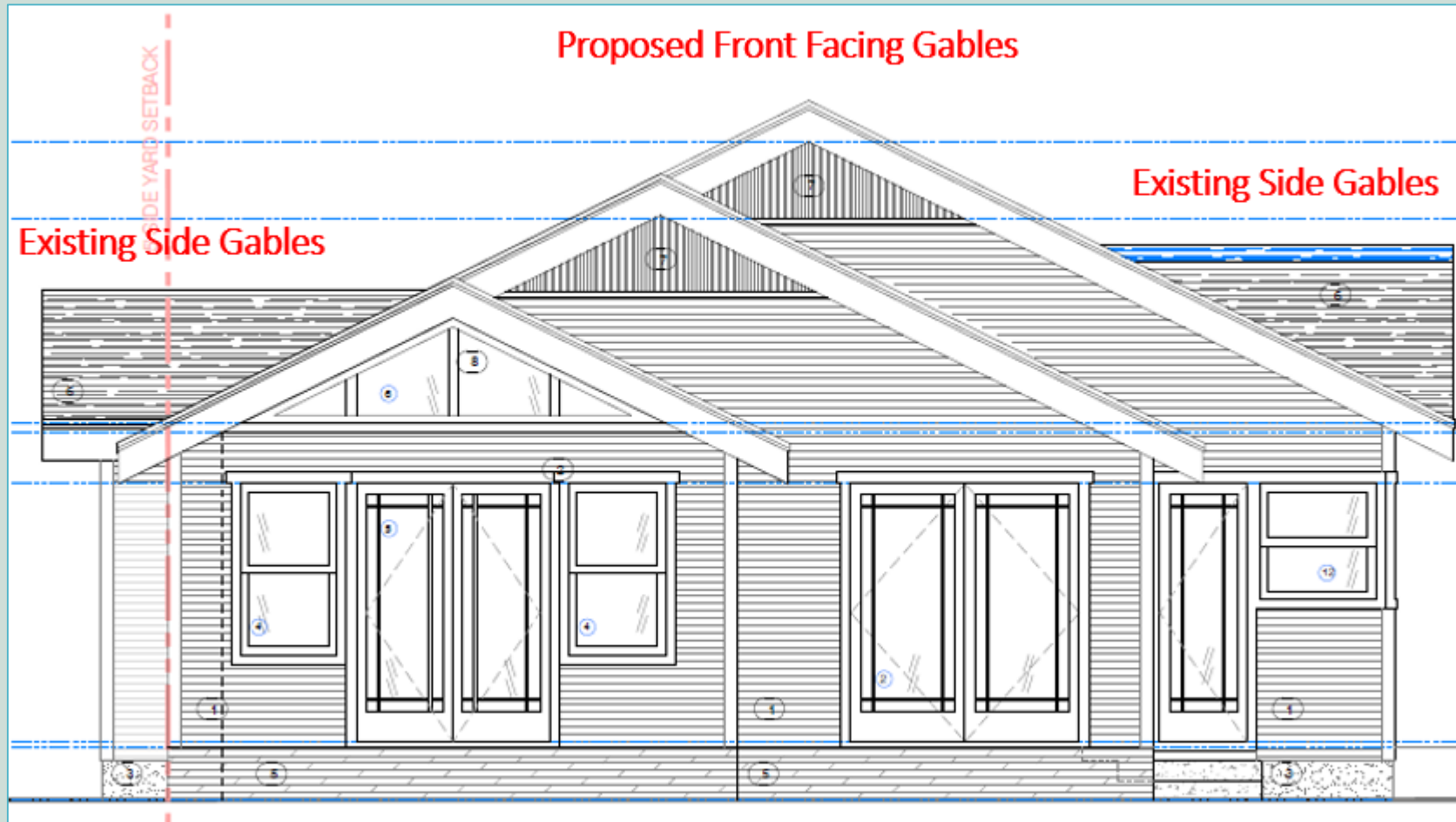


# East Side Elevation



# Front Elevation

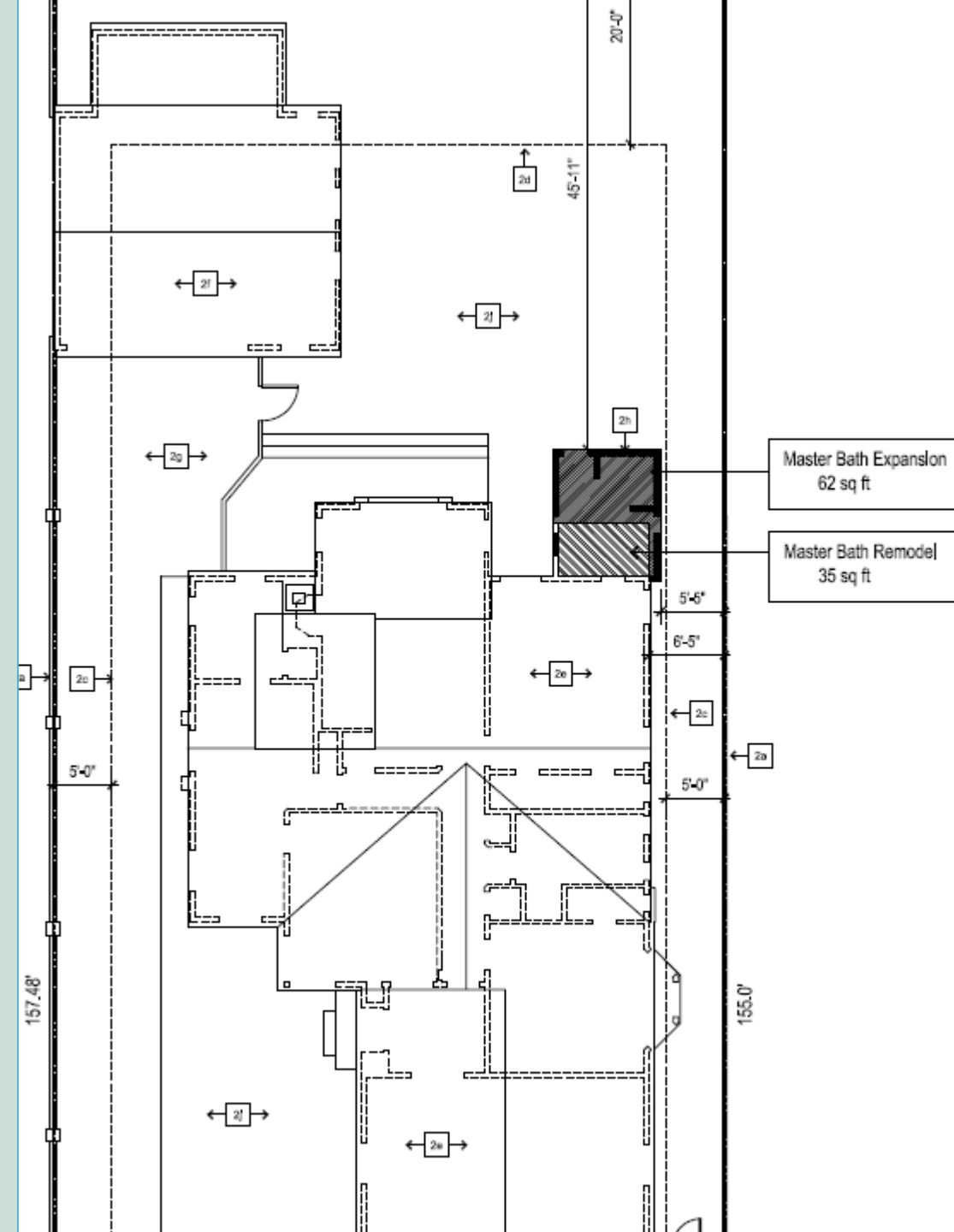
# Rear Elevation



# Approved Project Example

## 1722 North Heliotrope Drive

- Historic Exterior Modification Application to allow exterior modifications (new bathroom addition).
- The property was listed on the Santa Ana Register of Historical Properties as “Key” in 2017.
- Approved by HRC in July 2020



# North Side Elevation



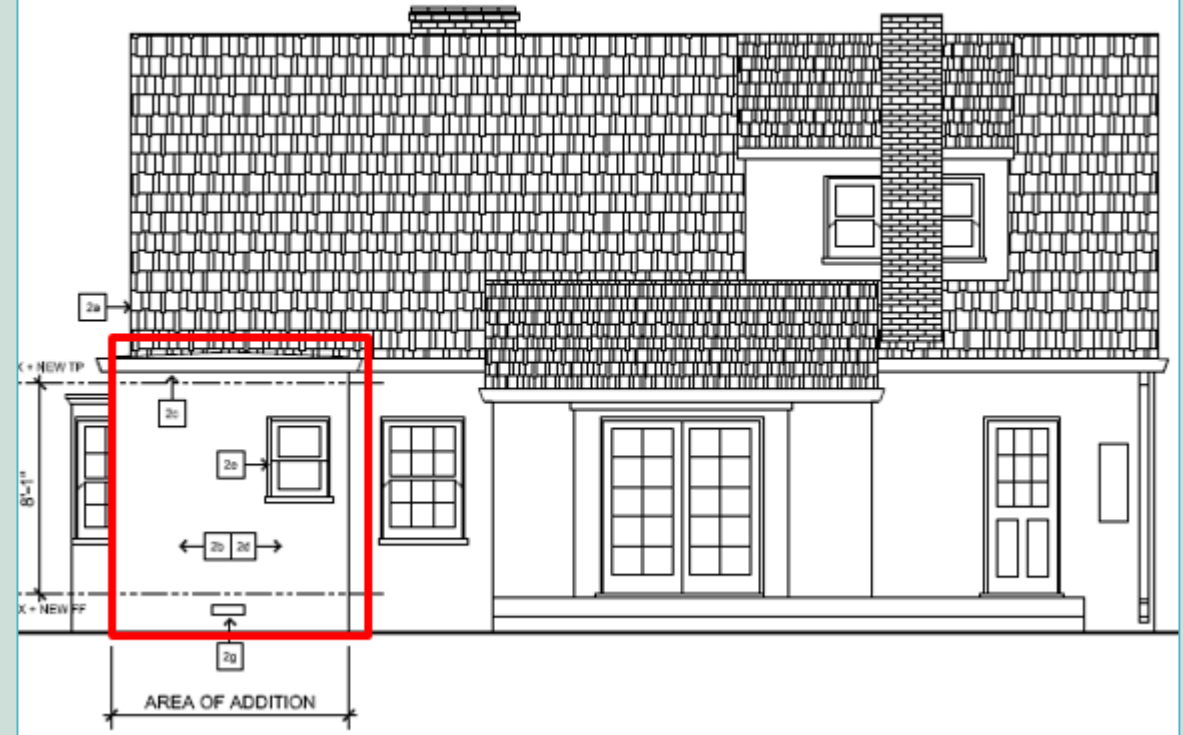


# Rear Elevation

Existing



Proposed



# Historic Landscapes & Viewsheds

- In addition to reviewing the existing building when evaluating a historic addition, staff and the HRC also consider the existing historic landscape.
- Items considered within a historic landscape may include but are not limited to: ancillary buildings, walls, fences, steps, lawns, paths, walkways, driveways, plants, trees, shrubs, gardens, fountains, pools, sculptures, etc.
- The viewshed of a historic property (ability to see the property from the public right-of-way) is also taken into consideration when reviewing projects.

# Historic Landscapes & Viewsheds

**RECOMMENDED** by the NPS Secretary of the Interior:

- Identifying, retaining, and preserving features of the building site that are important in defining its overall historic character. Site features may include trees.
- Retaining the historic relationship between buildings and the landscape.

**NOT RECOMMENDED** by the NPS Secretary of the Interior:

- Removing or relocating landscape features, thereby destroying the historic relationship between buildings and the landscape.

# Historic Landscapes & Viewsheds

Mills Act Contract Language, Section 3c:

*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.*

- Contract does not state that trees must be entirely removed
- Pruning trees and shrubs to view the historic property is acceptable maintenance
- Trees, especially those noted as Character Defining Features of the property, should be maintained and well manicured

# Questions & Answers