

Appendix E
Historical Resource Assessment



Appendices

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*Historical Resource Survey Report
Warner Avenue Widening From Main Street to Grand Avenue
Santa Ana, CA 92706*

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I. EXECUTIVE SUMMARY

This Historical Resource Analysis Report (HRAR) was prepared by Wendy L. Tinsley Becker, RPH, AICP, Principal of Urbana Preservation & Planning, LLC (Urbana) to inform the discretionary review process for a street-widening project proposed in Santa Ana, California. The proposed project entails widening a one-mile section of Warner Avenue, an east-west thoroughfare, between Main Street to the west and Grand Avenue to the east, in order to reduce traffic congestion and increase the level of service along the corridor and its vicinity. The subject section of Warner Avenue is currently four lanes; the widening project would result in creating two additional lanes. The purpose of this HRAR is to notify the environmental planning team and City of Santa Ana Staff of the possibility for the occurrence of historical resources within the proposed project area, and to provide a discussion of impacts resultant from the proposed project under the framework of the California Environmental Quality Act (CEQA).

This report was first issued in November 2009 and was revised in May 2013 to include an updated discussion of impacts to historical resources based on a refinement of the proposed project description and the list of survey-area properties proposed for full acquisition, partial acquisition, or sidewalk and parkway changes as part of road widening activities. This May 2014 revised report accounts for additional City Staff comments and a finalized list of acquisition properties within the proposed project boundaries.

As part of the proposed project 56 properties are proposed for full or partial acquisition. Of these 56 properties 42 were developed with buildings or structures through 1969 and are at least 45 years of age. 11 properties were developed with buildings or structures from 1970 forward, and three properties are vacant without buildings or structures. Within the proposed project area:

- 2 buildings or structures were constructed between 1900 and 1929,
- 15 buildings or structures were constructed between 1940 and 1949,
- 20 buildings or structures were constructed between 1950 and 1959,
- 5 buildings or structures were constructed between 1960 and 1969, and
- 11 buildings or structures were constructed between 1970 and the present.

As part of this study, the proposed project area was surveyed at an intensive level to identify, document, and evaluate all buildings or structures observed to be at least 45 years of age. Each 'Over-45' property was documented at an intensive level and evaluated on State of California Department of Parks and Recreation (DPR) 523 A (Primary Record) and B (Building, Structure, Object Record) forms. A National Register of Historic Places / California Register of Historical Resources status code was assigned to all survey properties. The status codes provide a summary of a property's eligibility under the criteria of the National Register of Historic Places (National Register), the California Register of Historical Resources (California Register), and the City of Santa Ana Historical Resources Register (Local Register). None of the buildings or structures within the project area are included on the National Register of Historic Places, the California Register of Historical Resources, or the City of Santa Ana Register of Historic Places, nor have any survey-area buildings been previously surveyed or evaluated for eligibility on the local, state or national registers. No survey-area properties are listed as California Historic Landmarks or Points of Historical Interest, and none of the survey-area properties are included on the California State Office of Historic Preservation's *Historic Property Data File for Orange County*. None of the properties appear to have been previously presented to or discussed by the State Historic Resources Commission.

No historical resources are present within the proposed project area. As a result no impacts will occur to historical resources resultant from the proposed project. A survey property spreadsheet is included in Appendix A. DPR 523 series forms completed for the survey area properties are attached as Appendix B. Preparer qualifications are included as Appendix C.

II. INTRODUCTION

This Historical Resource Analysis Report (HRAR) was prepared to notify the environmental planning team and City of Santa Ana Staff of the possibility for the occurrence of historical resources within the boundaries of the Warner Avenue Widening Project From Main Street to Grand Avenue in Santa Ana, California, and to provide a discussion of impacts resultant from the proposed project under the California Environmental Quality Act (CEQA).

A historical overview of the survey area, summary of buildings observed, eligibility conclusions and related CEQA historical resource regulatory interpretation are included on the following pages.

Methodological Approach

The methodological approach undertaken for this HRAR consisted of three major tasks – field survey, archival research, and technical analysis. Urbana Principal Wendy L. Tinsley Becker, AICP, Noah Stewart, Associate Preservation Planner, and Malia Bassett, Junior Planner, completed field survey efforts along the subject section of Warner Avenue in April 2009. The purpose of the site visit was to observe and photograph all buildings and structures within the survey area in order to understand and identify the architectural styles, character-defining features, building alterations and development patterns that comprise the survey area. Archival research included a review of relevant records and references resources on file at the Santa Ana Public Library History Room, the San Ana Historical Preservation Society, the City of Santa Ana Planning Division's Historic Preservation Program, and the Los Angeles Public Library. Site-specific and thematic historical research was conducted to inform the historical narrative established for the survey area and to inform eligibility evaluations for the individual properties within the survey area. The technical analysis consisted of reviewing the survey area buildings under the eligibility criteria of the National Register of Historic Places, the California Register of Historical Resources, and the City of Santa Ana Register of Historic Properties. These eligibility criteria establish a threshold under which a property may be determined to meet the definition of an historical resource for the purposes of CEQA and the local planning and development discretionary review process. Lastly, this report was prepared under the guidance of National Register Bulletin 15 *How to Apply the National Register Criteria for Evaluation* and National Register Bulletin 24 *Guidelines for Local Surveys: A Basis for Preservation Planning*.

In May 2013, Urbana's original (2009) survey report was revised to include a discussion of the updated project description and to provide conclusions on whether any specific impacts would occur resultant from the proposed road widening activities along Warner Avenue. In May 2014 this survey report was further revised to account for additional City Staff comments and a finalized list of acquisition properties within the proposed project boundaries.

III. HISTORIC PRESERVATION REGULATORY FRAMEWORK

Following is an overview of the historic preservation regulatory framework related to current and future projects proposed along Warner Avenue.

National Historic Preservation Act (NHPA) & Historic Properties

The National Historic Preservation Act (NHPA) requires federal agencies to consider the effects of proposed federal undertakings on historic properties. A historic property is defined as any building, site, district, structure or object that is listed in or eligible for the National Register of Historic Places. For a mining property to qualify for the National Register of Historic Places it must meet one of the four National Register Criteria for Evaluation listed below by being associated with an important historic context and retaining historic integrity of those features necessary to convey its significance. According to *National Register Bulletin 15*, the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or

- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represents a significant and distinguishable entity whose components lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.¹

Two scenarios exist relative to the effects a potential undertaking may have on an historic property; 1) No historic properties affected, or 2) Historic properties are affected. An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. A finding of no adverse effect may be issued if the proposed undertaking's effects do not meet the above-listed examples pursuant to 36 CFR part 800.5(a)(1), or if the undertaking is modified or conditions are imposed in order to avoid adverse effects.

California Environmental Quality Act (CEQA) & Historical Resources

The California Environmental Quality Act (CEQA) was enacted in 1970 in order to inform, identify, prevent, and disclose to decision-makers and the general public the effects a project may have on the environment. Historical resources are included in the comprehensive definition of the environment under CEQA. Under CEQA, a historical resource is defined as:

- Any resource listed in or determined eligible for listing in the *California Register of Historical Resources* by the State Historical Resources Commission; or
- Any resource included in a local register of historical resources pursuant to §5020.1 (k) of the California Public Resources Code; or
- Any resource identified as significant in a historical resource survey meeting the criteria set forth in §5024.1 (g) of the California Public Resource Code; or
- Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.²

In order to be eligible for listing on the California Register of Historical Resources, one of the four following criteria must be met:

1. It is 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; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

CEQA Public Resources Code §21084.1 provides that any project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Public Resources Code §5020.1(q) defines "substantial adverse change" as demolition, destruction, relocation, or alteration such that the significance of the historical resource would be impaired. According to Public Resources Code §5024.1, an historical resource is a resource that is listed in, or determined to be eligible for listing in the California Register of Historical Resources; included in a local register of historical resources; or is identified as significant in an historic resource survey if that survey meets specified criteria.

According to §15064.5(b)(3) generally, a project that follows *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic*

¹ U.S. Interior Department – National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, 2-3.

² C.C.R. Title 14, Chapter 3, Article 5, §15064.5 (a)(1-3).

Buildings or The Secretary of the Interior's Standards Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to an impact level of less-than-significant.

City of Santa Ana Historic Preservation Ordinance

The City of Santa Ana Historic Preservation Ordinance is contained within Municipal Code Section 30 and provides for the local designation of individual historic properties and historic districts, and provides a process for rehabilitation, modification and demolition of historic properties. In order to be included on the City's Register of Historic Properties (Local Register) any building, structure, object, or site must be at least 50 years of age and must meet one of the following eligibility conditions pursuant to §30-2.

1. Buildings, structures or objects with distinguishing characteristics of an architectural style or period, that exemplify a particular architectural style or design features;
2. Works of notable architects, builders, or designers whose style influenced architectural development;
3. Rare buildings, structures, or objects or original designs;
4. Buildings, structures, objects or sites of historical significance which include places:
 - a. Where important events occurred;
 - b. Associated with famous people, original settlers, renowned organizations and businesses;
 - c. Which were originally present when the city was founded; or
 - d. That served as important centers for political, social, economic, or cultural activity.
5. Sites of archaeological importance; or
6. Buildings or structures that were connected with a business or use which was once common, but is now rare.

Upon designation by the City's Historic Resources Commission, a property included in the Local Register shall be categorized as a Landmark, Key, or Contributive property pursuant to the following definitions and guidelines included in §30-2.2.

1. *Landmark category.*
 - a. The property is included on the National Register of Historic Places or appears to be eligible for inclusion on the National Register; or
 - b. The property is listed on the California Register of Historical Resources or appears to be eligible to listed on the California Register; or
 - c. The property has an historical/cultural significance to the city; or
 - d. The property has a unique architectural significance.
2. *Key category.*
 - a. The property has a distinctive architectural style and quality; or
 - b. The property is characteristic of a significant period in the history of the city; or
 - c. The property is associated with a significant person or event in the city.
3. *Contributive category.* The property contributes to the overall character and history of a neighborhood or district and is a good example of period architecture.

IV. HISTORICAL OVERVIEW

Santa Ana

William Spurgeon, a native of Kentucky, founded the City of Santa Ana in 1869.³ Prior to the American Period, which began in 1848 following the signing of the Treaty of Guadalupe Hidalgo and the secession of California from Mexico to the United States, much of what is now Orange County, along with most of Southern California, was held by Mexican families in vast tracts comprised of tens of thousands of acres. In the fall of 1869 Spurgeon and his partner Ward Bradford purchased approximately 74 acres of what once was part of the Rancho Santiago de Santa Ana. The men split their holdings with Spurgeon taking the eastern half where he founded his town. The

³ Leo J. Friis, *Orange County Through Four Centuries* (Santa Ana, CA: Friis – Pioneer Press, 1982), 59 and Esther R. Cramer, Keith A. Dixon, Diann Marsh, Phil Brigandi and Clarice A. Blamer, eds. *A Hundred Years of Yesterdays* (Santa Ana, CA: The Orange County Centennial, Inc., 1988), 176, claim that Spurgeon hailed from Kentucky, while Charles D. Swanner, *Santa Ana: A Narrative of Yesterday, 1870 – 1910* (Saunders Press, Claremont, CA, 1953), 15, claims he was from Missouri.

original plat for Santa Ana was small, but courageous on Spurgeon's part, only twenty-four blocks of approximately ten lots each. At the time Anaheim was the only other community in region. Other towns followed close behind Santa Ana, including the cities of Orange and Tustin, which were founded in 1870.

Santa Ana grew slowly at first. Spurgeon worked hard to ensure the success of his town by opening roads and digging wells, and when those no longer proved sufficient, he formed the Semi-Tropic Water Company to extend a canal from Orange to guarantee adequate water supply.⁴ He also opened and operated a general store and post office with his brother at the corner of Fourth and West Streets (now Broadway). Because of Spurgeon's efforts other businesses congregated in the area, establishing Fourth Street as the commercial district.⁵ By the late nineteenth century, Santa Ana had the appearance of a mid-sized town with many multi-story Victorian style brick buildings. Fourth Street sported several business blocks, banks, hotels and opera house (see Figure 1).

Santa Ana officially incorporated as a City in 1886 at the height of the real estate boom sweeping Southern California. Three years later, in 1889, present-day Orange County separated from Los Angeles County, incorporating as a separate municipality. Due to its geographical location at the center of the new county and its large population, Santa Ana was named as the County seat.⁶ By 1891, three railroad lines had been installed through Santa Ana; the Southern Pacific Railroad, which established Santa Ana as the end of the Orange County Line in 1877; the Santa Fe, which arrived in 1887 running from Los Angeles to San Diego; and the Santa Ana and Newport Railroad in 1891, which ran between Santa Ana and McFadden's Wharf in Newport Beach.⁷

Figure 1:
Looking south on Fourth Street
toward Main Street, 1909.

Source:
Santa Ana Public Library.



Until the 1940s the economy of Santa Ana, as well as greater Orange County, rested primarily on agriculture. Early on grapes and livestock were the principal products of the region. Chili peppers and Lima beans were later preferred. At the turn of the

twentieth century, sugar beets, grown for sugar production, had become such a significant crop in the area that Santa Ana was coined the "Sugar City."⁸ Sugar beets were first grown in Orange County in 1891 and were shipped to Chino where the Oxnard brothers had recently opened a processing plant.⁹ Another sugar factory was opened

⁴ Pamela Hallan-Gibson, *The Golden Promise: An Illustrated History of Orange County* (Northridge, CA: Windsor Publications, Inc., 1986), 76.

⁵ Swanner, 17.

⁶ Cramer, et al., 36-37 and Friis, 96-98.

⁷ Hallan-Gibson, 112-113.

⁸ Cramer, et al., 41.

⁹ Friis, 104-105 claims this was in 1890, however the Chino plant didn't start operation until 1891, see "Beet Sugar in California," *San Francisco Chronicle*, 12 January 1891 as well as Torsten A. Magnuson, "History of the Beet Sugar Industry in California," *Annual Publication of the Historical Society of Southern California Part I Vol. XI* (1918): 76-78. The same Oxnard brothers established a sugar refinery and town bearing their name in Ventura County, California.

in Los Alamitos in 1897. The year 1908 witnessed the opening of the Southern California Sugar Company, located south of the intersection of Delhi Avenue (now Warner Avenue) and Main Street, in Santa Ana. Four years later, with the backing of James Irvine, another refinery opened in the city - the Santa Ana Cooperative Sugar Company (later subsumed by the Colorado company Holly Sugar). This one sited on Dryer Road approximately one mile east of Main Street.¹⁰ At the industry's height roughly 70 square miles of southwest Orange County were devoted to beet cultivation with four processing plants responsible for one fifth of the nation's refined sugar.¹¹

The beet curly top virus struck the region in 1919. The disease deforms the plant making it unusable for sugar production. The outbreak seriously affected sugar beet crops in the early 1920s, causing a steep decline in production. At the same time tree crops like apricots, walnuts and citrus replaced beet fields, rapidly becoming the most significant agricultural products for the local economy. By 1930, only one sugar factory in Santa Ana remained operational.¹²

During the 1920s, the Santa Ana region also attracted a significant influx of successful mid-western farmers; many settled on area ranches while others chose the comforts of the smaller subdivisions that sprung up around downtown. The arrival of the Pacific Electric "Red Cars" in 1905 allowed urban development to push out beyond the traditional city center.¹³ By the 1930s, these small suburban tracts pushed further out into the agricultural lands, mostly north and west of the city center. The tendency to locate subdivisions further from established areas was further encouraged by the increasing popularity of the automobile. This trend continued as time progressed and the use of the automobile became more commonplace.

Residential construction overtook agriculture as the region's economic engine in the post-World War II era. Returning servicemen flocked to Orange County in search of the American Dream. Developers bought up prime agricultural land, put in streets and infrastructure and then started building houses, hundreds at a time. Massive subdivisions replaced once thriving groves. Freeways encouraged continued growth, each new mile opening up areas that were once relatively inaccessible. The Santa Ana Freeway (Interstate 5) traced its way south from Los Angeles reaching Santa Ana by 1952. Newly completed freeways provided easy access to the metropolitan area, effectively making Orange County a bedroom community of Los Angeles. Countless subdivisions advertised themselves within close proximity to freeways and metropolitan Los Angeles by association.

*Figure 2:
Santa Ana Freeway (Interstate 5) near
Grand Avenue, ca. 1953.*

Source: Santa Ana Public Library.



The freeway also encouraged industry to establish itself within the Santa Ana region. Research and high tech manufacturing companies established a presence in the area because of the abundance of housing, well-educated labor and ready access to open space and recreation, and a connection to metropolitan Los Angeles via the limited access freeways allowed products to be efficiently transported into existing supply chains. The development of additional business caused need for

¹⁰ Magnuson, 76-78.

¹¹ Friis, 105 and Steve Emmons, "Sugar Factory in Santa Ana - How Sweet It Was," *Los Angeles Times*, 31 October 1999.

¹² Friis, 105 and Orange County Historical Society, *Orange County* (Charleston, SC: Arcadia, 2005), 79.

¹³ Friis, 118.

more housing - and the cycle continued.¹⁴ Between 1940 and 1960, the population of Orange County jumped from 130,760 to 703, 925 people.¹⁵

As subdivisions spread across the county, shopping centers supplanted the traditional shopping areas like Fourth Street, Santa Ana. The new centers offered much that traditional downtowns shopping districts were missing. They were arranged for the pedestrian, often around a central mall, and stores were separated from car traffic and parking lots. They were also geographically closer to the newly developed suburbs, were conveniently located near freeways and had ample parking. Fashion Square was the first shopping center to open in Santa Ana area in 1958. The Bristol Shopping Center opened soon after, located at Bristol Street and Warner Avenue, in an area experiencing tremendous residential development.

Delhi

Originally called Glorietta,¹⁶ the community of Delhi, sometimes referred to as "New Delhi," is a distinct region with the City of Santa Ana approximately 2.5 miles southeast of downtown. Warner Avenue (formerly Delhi Road) today forms the central east-west spine of the community. While a 1903 map depicts four structures along Delhi Road between Main Street and Grand Avenue,¹⁷ no real community existed until about 1910, when several Mexican nationals settled in the area seeking refuge from the ongoing hostilities in their homeland.¹⁸ The community, which was located just outside Santa Ana's municipal boundary, developed in a low-lying swampy area devoted to agriculture, situated between the refineries of the Southern California Sugar Company (see Figure 3) and the Santa Ana Cooperative Sugar Company.

Figure 3:
Southern California
Sugar Company.

Source:
Santa Ana Public
Library.

Fred and Harvey Hinze filed the first subdivision map for the area in 1909, dividing up a parcel located at the southeast corner of the Delhi Road and Main Street intersection, across the street from the Southern California Sugar Company.



They called their subdivision South Santa Ana, no doubt hoping to cash-in on the stature of the County seat. The map provided an easement along Delhi Road for a spur of the Pacific Electric Railroad, which was in the process of building a new line from downtown Santa Ana to the coast at Huntington Beach. The location must have appeared perfect for a new subdivision, adjacent to industry and a new transportation route. The Hinze's provided

¹⁴ Richard Bigger, James D. Kitchen, Lyndon R. Musolf and Carolyn Quinn, *Metropolitan Coast: San Diego and Orange Counties, California* (Los Angeles: Bureau of Governmental Research, 1958), 66-67 and Hallan-Gibson, 238.

¹⁵ Cramer, et al., 55.

¹⁶ Lisbeth Haas, *Conquests and historical identities in California, 1769-1936* (Berkeley, CA: University of California Press, 1996), 180.

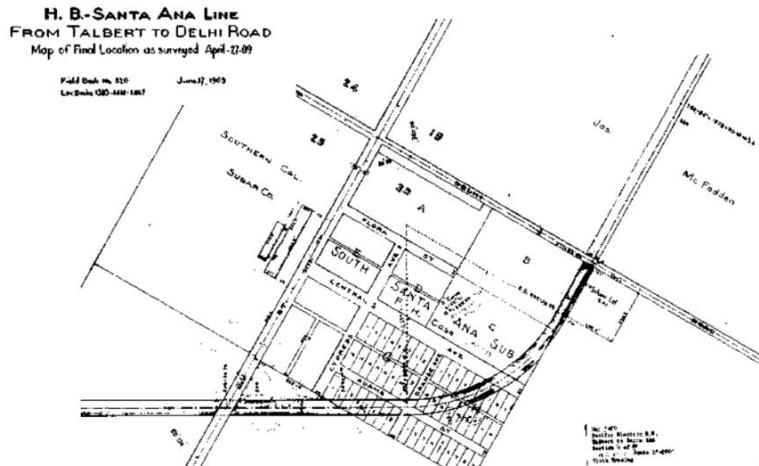
¹⁷ 1903 Corona USGS quadrangle 1:125,000.

¹⁸ Courtney Perkes, "Plaques for the pioneers," *Orange County Register*, 15 May 2008.

several sized lots ranging from 50 feet of street frontage to as small as 25 feet of frontage. As was common for the time, service alleys were planned throughout the subdivision. As time progressed, adjacent property owners also divided up their holdings into smaller lots for sale. Based on filing dates on the subdivision maps it appears that the land south of Delhi Road and east of Main Street was platted during the 1910s (see Figure 4), while the area north of Delhi Road was divided later starting in the mid-1920s and as late as the 1950s.

Figure 4:
*Pacific Electric Right of Way Map
Depicting the Subdivisions Near
the Intersection of Delhi Road and
Main Street, ca. 1909.*

Source:
*Orange County Public Records
Retrieval System.*



The sugar companies loomed large in the community, particularly early on. Many Delhi residents worked either in one of the two sugar factories or in the beet fields that surrounded the area. The factories recruited heavily along the border of the United States and Mexico, further encouraging northern immigration.¹⁹ By the 1920s, the community had become a distinct Mexican enclave, virtually all the area residents were from Mexico.²⁰ The 1920 census listed roughly 500 people living in the community.²¹ There were almost 100 Mexican homeowners, most families owning their own house.²² Nearly all adults indicated their birthplaces as Mexico while their children were listed as having been born in California. Spanish was the predominant language spoken.²³

By 1928, when the area was incorporated into the city proper, the community had been developed with a Catholic church, a school, post office, a few grocers, barbershops and several small restaurants as well as a number of pool halls and a dance hall.²⁴ The surrounding landscape maintained a rural appearance throughout the 1920s, 30s and into the 1940s, particularly to the east between Delhi and the City of Tustin. With the decline of the sugar industry, many of the area residents found work in the orange and walnut orchards that replaced the beet fields.²⁵ Aerial photographs dating to the late 1940s show the land east of Standard Avenue continuing to support agriculture.

Delhi During WWII and the Post-War Era

As was the case throughout the nation, little development took place in the Delhi area during World War II. Following the war however, Santa Ana experienced significant residential construction as large tracts were built

¹⁹ Haas, 181.

²⁰ Two other "barrios" developed in Santa Ana around the same time; Logan, located near downtown, and Artesia, on the west side of town; see Mary Garcia, *Santa Ana's Barrio Logan: Its History, Stories, and Families* (Santa Ana, CA: Santa Ana Historical Preservation Society, 2007), 48, and Haas, 180.

²¹ Perkes.

²² Haas, 181-182.

²³ Perkes.

²⁴ Haas, 202.

²⁵ *Ibid.*, 196-197, discusses Delhi residents' employment in relation to school schedules.

to house G.I.s returning to civilian life. This occurred around Delhi as well, particularly to the north of Warner Avenue between Main Street and Standard Avenue. Unlike other areas of Orange County, subdivisions in the Delhi area were relatively small, limited to less than one hundred parcels. Most builders in the area appear to have been following Federal Housing Administration's "Minimum House" guidance, a two-bedroom house planned for a family of three adults or two adults and two children, designed in the Minimal Traditional style.²⁶

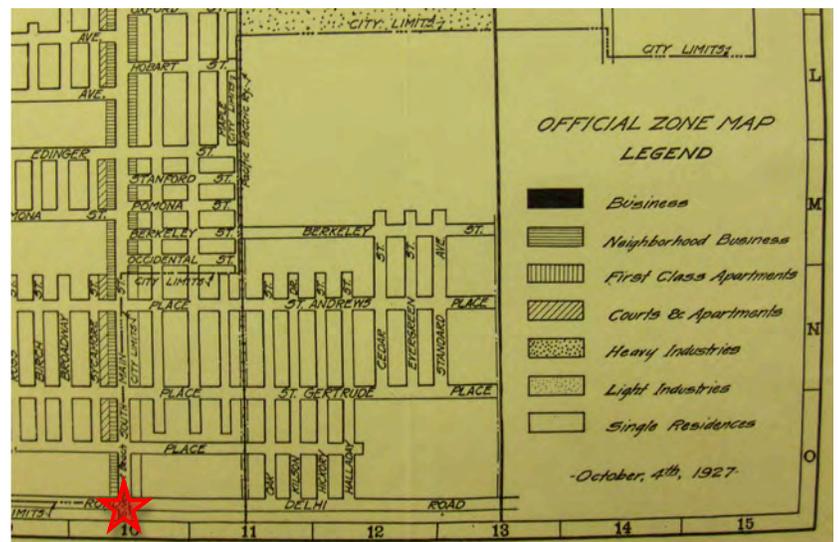
East of Standard Avenue commercial and industrial development slowly replaced the bean fields and citrus orchards starting in the 1950s. The mid-to-late 1960s however, brought hurried growth. One of the earliest and most prominent industrial firms to locate in the area was the Cherry Division of the Townsend Company. Carl W. Cherry successfully developed the "blind" rivet, a type of rivet used in aircraft applications that could be installed from a single side. The company was originally based in Los Angeles, following the sale of the business to the Townsend Company; manufacturing was moved to the newly constructed 87,000 square foot facility on Warner Avenue. Over the years the plant was continually expanded to meet the needs of the growing firm, ultimately the Cherry property was developed with 286,000 square feet, more than six and a half acres under one roof.²⁷

By the mid 1960s, the Southern California Sugar Company building was demolished and the land subdivided for other commercial ventures. Industrial expansion on Warner Avenue between Standard and Grand Avenues continued throughout the 1970s. Holly Sugar Company, the last remaining sugar plant in Santa Ana, closed in 1982 and the factory buildings were demolished in 1983.²⁸ This was the beginning of redevelopment in the Delhi area. By the 1990s, many of the area's commercial buildings had taken on a rundown appearance and revitalization efforts followed suit.

Warner Avenue (Survey Area)

Originally identified as Delhi Road, Warner Avenue developed as an east-west thoroughfare at the southeast edge of Santa Ana, having been intersected by the Pacific Electric Railway Lines along present-day Rouselle Street. By October 1927, when the City of Santa Ana produced its *Official Zone Map*, Santa Ana's municipal boundaries included the section of present-day Warner Avenue sited west of Main Street, with all property east of Main Street outside of the City boundaries. By the time of the 1927 zoning map, Delhi Road east of Main Street had been subdivided with rectilinear blocks; a typical development pattern around rail or streetcar lines that facilitated pedestrian access to the nearby neighborhood business district on Main Street. The first listings for residential addresses on Delhi Road appeared in the 1929 *Orange County Directory*, indicating that although the area was outside of City boundaries, it was recognized as a developed residential community of Santa Ana.

Figure 5:
City of Santa Ana Official Zone Map, October 4, 1927. The red star demarcates the intersection of present-day S. Main Street and E. Warner Avenue.
Source: Santa Ana Public Library History Room.



By 1940 Santa Ana's population reached 37,000, and into the 1940s the City limits

²⁶ David L. Ames and Linda Flint McClelland, *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Washington DC: National Park Service, 2002) online version: <http://www.nps.gov/history/nr/publications/bulletins/suburbs/part3.htm>, accessed September 11, 2009.

²⁷ Hallan-Gibson, 348-349.

²⁸ Roberta A. Reed and the Santa Ana Historical Preservation Society, *Images of America: Santa Ana, 1940-2007* (Charleston, SC: Arcadia Publishing, 2008), 46.

were extended east of Main Street to include all of Delhi Road between Main Street and Standard Avenue. A 1940s street map for Santa Ana delineates the expanded network of residential blocks that led to the industrial sections of the city in the vicinity of Standard Avenue and the Southern Pacific Railroad tracks. The circa 1940s street map demarcated the location of Delhi Elementary School, established in 1915 at 402 E. Delhi Road, at the intersection of Oak Street and Delhi Road.

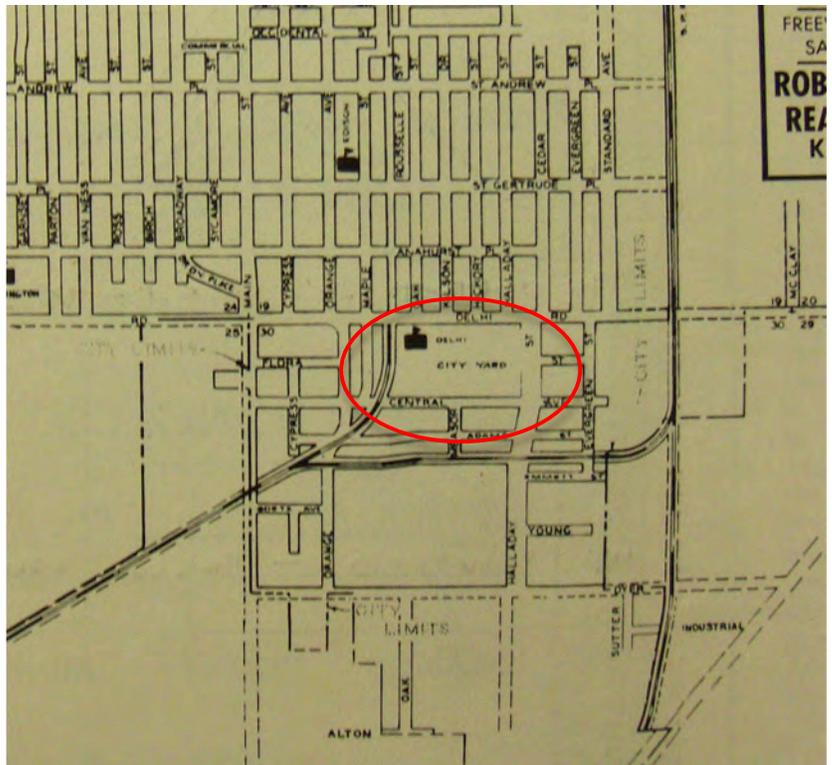
Figure 6: Historic photograph of the Delhi Elementary School at 402 E. Delhi Road, circa 1920. Source: Santa Ana Public Library History Room & Calisphere, the online archive of the University of California,



Surrounding the school was a block of land identified as 'City Yard', which was later renamed Delhi Park. The original four-room Delhi Elementary School was eventually replaced with a modern school campus, and in 2003 a new Monroe Elementary School campus was built immediately south of the old school grounds fronting Central Avenue. The playgrounds of the present-day Monroe Elementary School abut the south side of the present-day Delhi Park.

Figure 7: Circa 1940s street map of Santa Ana showing the extended City boundaries and the former location of the Delhi School at the northwest corner of the City Yard (present-day Delhi Park) at the intersection of Oak Street and Delhi Road.

Source: Santa Ana Public library History Room.



By 1949, a four-acre portion of the City Yard (Delhi Park) property was acquired by the California National Guard for use as the National Guard Armory. In 1956-1957, a new Armory building was constructed on the site of the Delhi Elementary School, fronting the south side of Delhi Road between Rouselle Street and Oak Street. The extant Armory building is identified as 612 E. Warner Avenue. Also in the 1950s industrial uses emerged east of Standard Avenue including the Townsend Company's Cherry Rivet Plant built in 1952 at present-day 1224 E. Warner Avenue and the Sakioka Packing Company plant, built in 1953 at present-day 1302 E. Warner Avenue.

V. SURVEY AREA OBSERVATIONS

The proposed project entails widening Warner Avenue between Main Street and Grand Avenue in Santa Ana, California. Warner Avenue is currently four lanes and would be expanded by two additional lanes in order to better accommodate vehicle traffic and increase the level-of-service along the thoroughfare and within the immediate vicinity. For the purposes of project review, Urbana's historical resource survey boundaries include all parcels proposed for partial or full acquisition as part of the proposed road widening project.

As part of the proposed project 56 properties are proposed for full or partial acquisition. Of these 56 properties 42 were developed with buildings or structures through 1969 and are at least 45 years of age. 11 properties were developed with buildings or structures from 1970 forward, and three properties are vacant without buildings or structures. Within the proposed project area:

- 2 buildings or structures were constructed between 1900 and 1929,
- 15 buildings or structures were constructed between 1940 and 1949,
- 20 buildings or structures were constructed between 1950 and 1959,
- 5 buildings or structures were constructed between 1960 and 1969, and
- 11 buildings or structures were constructed between 1970 and the present.

A survey property spreadsheet is included in Appendix A of the report.

Historic Era Buildings Constructed Between 1920-1929

Dwellings constructed in this period typically are classified as Craftsman. The style was influenced by the English Arts and Crafts movement and emphasized handcrafted products over machine-made details in reaction to the profusion of the mass-manufactured ornamentation of the Victorian styles. The movement embodied every aspect of residential design from furniture, to the bucolic setting of one's own yard, to the art pottery and the wallpaper that decorated house interiors. Popular literature, examples of which include, *The Craftsman*, *Ladies Home Journal*, *Bungalow Magazine*, and *House Beautiful*, distributed the movement's ideals to the middle class. The Craftsman style had broad boundaries that were further defined by regional tastes and interests. Craftsman-style design was popular nationwide, but flourished in California, because the mild climate allowed for an integration of interior and exterior spaces, as exemplified by large porches and balconies. In California, the Craftsman style often incorporated varying influences, including California's Mission tradition, Shingle style, as well as Middle Eastern and Asian influences.

The style is often associated with and applied to bungalows—low one-story houses with large front porches. However, ornamentation in other styles, such as Queen Anne and Classical Revival, has often been applied to the bungalow house form. The California version of a bungalow was usually a one-story detached house. However, variations on this norm included bungalow courts (several houses around a courtyard) and houses with an inhabitable attic. Consistent plan features include the entrance directly into the living room with no parlor and a large kitchen. Many had sleeping porches, breakfast nooks, and inglenooks (or fireplace seats). Bungalows were usually constructed on small- to medium-sized lots. Many two-story houses were designed with Craftsman features, such as the large front porch, natural materials, and interior plan. Other character-defining features of the style include wide overhanging eaves, exposed rafters and purlins, massive piers, porches that connect interior and exterior rooms, gabled roofs, dormers, and solid balustrades. Nationwide, the style often employed materials, such as fieldstone, regular and clinker brick. However, like other styles used in the survey area, the majority of Craftsman-style residence are wood frame with either wood siding or an applied stucco exterior finish.

The two survey-area properties dating to circa 1920-1929 are residential and exhibit late-Folk Victorian and vernacular Craftsman architectural details. Following are current photographs of the two survey-area buildings constructed between 1900-1929.

*124 E. Warner Avenue:
This dwelling exhibits
architectural details
employed for Folk Victorian
and Vernacular Craftsman
homes. It was constructed
in circa 1922. Building
records indicate the
dwelling was relocated to
the subject parcel in 1935.
The original location of the
home is unknown.*



*128 E. Warner Avenue:
Constructed in circa 1920, with vertical board
siding and an altered fenestration pattern, this
dwelling exhibits design details similar to a barn.
This building may have an historic association
with the adjacent building at 124 E. Warner
Avenue.*

Historic Era Buildings Constructed Between 1940-1949

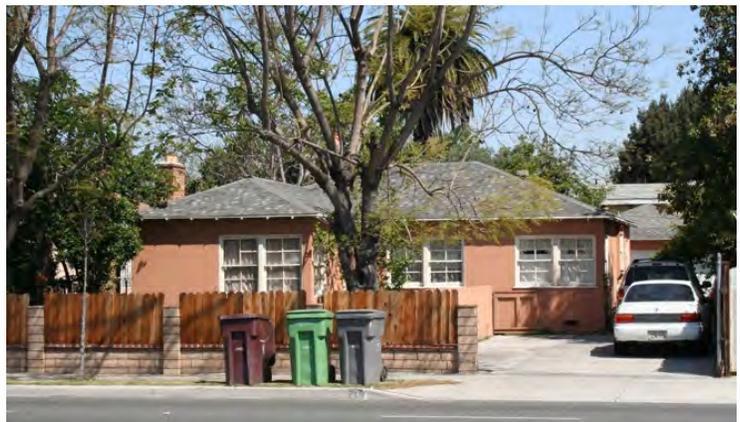
Dwellings constructed in the 1940s are generally classified as Modern Minimal Traditional style. The architecture of homes built during and after the World War II exhibits efficiency in floor plan and materials and were forward looking yet based on historical precedent and appearances. The Minimal Traditional style was popularized in the 1930s and was in use through the 1940s, eventually being replaced with the rambling linear Ranch style in the 1950s and beyond. Including the newly added property as part of the 2013 project update, 15 dwellings were built in the survey area between 1940 and 1949. These Minimal Traditional and Transitional Ranch style dwellings were constructed as part of comprehensive residential subdivisions developed in the southeast section of Santa Ana. The homes were originally built as detached single-story, single-family dwellings with low-pitched hipped, side gabled, or cross gabled rooflines and stucco or horizontal board siding for the exterior walls with composition roofing. Detached single-car garages were constructed at the rear of the dwelling. Many of the survey-area homes observed from the 1940-1949 period have been modified with window replacements, fenestration changes, installation of new exterior siding and roofing materials, and through small additions. The 15 dwellings constructed in the survey area between 1940 and 1949 are identified as:

- 2245 Cypress Avenue (1946),
- 215 E. Warner Avenue (1946),
- 219 E. Warner Avenue (1946),
- 2245 Orange Avenue (1946),

- 309 E. Warner Avenue (1946),
- 315 E. Warner Avenue (1946),
- 2243 Maple Avenue (1946),
- 2245 Maple Avenue (1946),
- 2246 Oak Street (1946),
- 2245 Oak Street (1946),
- 2246 Kilson Drive (1946),
- 705 E. Warner Avenue (1946),
- 809 E. Warner Avenue (1946),
- 2247 Rouselle Street (1948), and
- 2244 Halladay Street (1948).

Following are representative Minimal Traditional style properties observed in the survey area.

219 E. Warner Avenue: Constructed in 1946, this Minimal Traditional style property features an irregular L-shaped plan with a hipped roof, stucco siding, composition shingle roofing, a brick chimney at the west elevation, exposed rafter tails, and ganged four-over-four wood sash windows. A detached auto garage is at the rear of the property accessible from a linear concrete drive.



309 E. Warner Avenue: This Minimal Traditional style dwelling was built in 1946. Features include an L-shaped plan featuring a cross gabled roof covered in composition shingles. Exterior siding is smooth stucco and windows are replacement vinyl sliders.

Historic Era Buildings Constructed Between 1950-1959

The Minimal Traditional style continued into the 1950s and soon transitioned into the Ranch style. Generally dwellings constructed between 1950 and 1959 are commonly identified as Ranch style. The Ranch style began in the United States during the late 1920s and early 1930s, with designs inspired by the early adobe houses of the ranchos and pueblos built during the Spanish and Mexican periods in California 1824-48. The style was originally associated with, and popularized through, the designs of architect Cliff May and the "California Living" lifestyle promoted through Sunset Magazine in California and the west. By the 1950s the Ranch style had become the dominant American residential building type, lasting through the 1970s. Ranch style homes are usually one story,

rectangular in plan with broad tiled, wood, or composition shingled roofs, often with a side gable or gable on hipped roof extension, and also broad hipped roofs with overhanging eaves and exposed rafters. There are various subtypes with more decorative detailing including the Farm House and Chalet theme with decorative Rick-Rack wood work on eaves, fascia boards, window frames, bird house cupolas and faux dove cotes; the Asian, Hawaiian or Polynesian-influenced, usually with broad hipped or gable on hipped wood shingled roofs with lifted shingles at the hip rafter ends, and sometimes extended outrigger style ridge beams. Subcategories have been dubbed Western Ranch, American Ranch, or California Rambler. Additionally Ranch features are sometimes found mixed with Minimal Traditional and contemporary styles. These houses are often located on large lots, with small front yards and larger back yards, which in warmer climates become a focal point of family life. Increasing lot sizes and prevalence of the family car enabled the development of these low, rambling homes, many of which featured prominent built-in garages. The Ranch house style, with its roots in pre-WWII California architecture, epitomizes the rapid growth of suburbs and an altogether new mode of American domestic architecture.

*2248 Cypress Avenue:
A multi-family residential
building constructed in 1955 in
a linear Ranch style.*



In the 1950s the City of Santa Ana actively courted industrial uses with most heavy commercial, and light

and heavy industrial uses aggregately sited in southeast Santa Ana near the Southern Pacific Railroad tracks. This commercial-industrial area comprises the eastern boundary of the survey area and includes several historic-era utilitarian, Ranch, and industrial warehouse structures built between 1950 and 1959. Additionally at the opposite ends of the survey area, at the intersection of E. Warner and Grand Avenue and at the intersection of E. Warner and Cypress Avenue, commercial strip shopping centers were developed in the 1950s featuring local serving commercial office and retail uses.

20 properties were constructed in the survey area between 1950 and 1959. These 20 properties are identified as:

- 2246 Maple Avenue (1950),
- 2245 Hickory Street (1950),
- 2245 Halladay Street (1951),
- 2246 Cedar Street (1952),
- 2247 Cedar Street (1952),
- 2246 Evergreen Street (1952),
- 2247 Evergreen Street (1952),
- 2246 Standard Avenue (1952),
- 2301 Evergreen Street (1952),
- 1224 E. Warner Avenue (1952),
- 230 E. Warner Avenue (1954),
- 302 E. Warner Avenue (1954),
- 310 E. Warner Avenue (1954),
- 402 E. Warner Avenue (1954),
- 2246 Cypress Avenue (1955),
- 905 E. Warner Avenue (1955),
- 909 E. Warner Avenue (1955),
- 204-216 E. Warner Avenue (1955),
- 2246 Orange Avenue (1958), and
- 1106 E. Warner Avenue (1958).

Historic-Era Buildings Constructed Between 1960-1969

Five buildings were constructed in the survey area between 1960 and 1969. Properties constructed in this period include Ranch and Modernistic styles. The five properties are identified as:

- 1312 E. Warner Avenue (1960),
- 209 E. Warner Avenue (1961),
- 2245 Kilson Drive (1961),
- 2245 S. Main Street (1962), and
- 2301 Main Street (1968).



*1312 E. Warner Avenue:
A Ranch style commercial
office building constructed in
1960.*

VI. ELIGIBILITY ANALYSIS & HISTORICAL RESOURCE INTERPRETATION

For compliance with the CEQA historical resource review process, all survey area properties identified as over 45 years of age (constructed through 1969) were documented at an intensive-level on State of California Department of Parks and Recreation (DPR) 523 A (Primary Record) and B (Building, Structure, Object Record) forms, wherein each property was evaluated for observed, recorded, researched, and evaluated for eligibility under the criteria of the National Register of Historic Places, the California Register of Historical Resources, and the City of Santa Ana Local Register. The DPR forms completed for survey area properties are included in Appendix B of this report.

Eligibility Analysis – National, California & Local Register

Contextual and site-specific historical research was conducted to identify potential themes under which survey area properties could be identified as significant and eligible, and to identify the names of past owners and occupants of the survey area buildings. The survey area was found to have been primarily undeveloped and utilized for agricultural purposes until the speculative land development activities began to occur in a comprehensive manner in the 1940s. Prior to the 1940s few houses were constructed in the area, with at least two of the circa 1920s properties observed having been relocated to parcels within the survey area in approximately 1935 and 1955. In the 1940s residential subdivision development began to occur on the streets immediately north and south of E. Warner Avenue with homes built in the Modern Minimal Traditional and transitional Ranch styles. In the 1950s commercial strip shopping centers were built at the southwest and northeast ends of the survey area, with additional commercial business buildings and industrial complexes installed at the northeast and southeast sections of the survey area.

No properties were identified as being historically or architecturally significant within the proposed project area and survey boundaries. Historical research did not reveal any significant events associated with any other properties in the survey area. Similarly, a direct association with important persons in local, state, regional, or national history was not substantiated for any of the survey area properties. None of the historic-era buildings observed in the project boundaries were found to be significant examples of domestic, commercial, or industrial/utilitarian architecture. Some of the buildings have undergone alterations through the decades that appear to have compromised individual integrity such that any potential for eligibility has been removed, and other buildings were considered ordinary and not embodying the distinctive characteristics of a specific style,

type, period, or method of construction. None of the survey area properties were identified as having the potential to yield future information important to local, state, regional, or national history.

VII. PROPOSED PROJECT ANALYSIS

The proposed project entails widening an approximate one-mile section of Warner Avenue, an east-west thoroughfare, between Main Street to the west and Grand Avenue to the east. The purpose of the project is to reduce traffic congestion and increase the level of service along the corridor and its vicinity. The subject section of Warner Avenue is currently four lanes; the widening project would result in creating two additional lanes.

The proposed project entails full acquisition of 35 addressed parcels, partial acquisition of 23 addressed parcels, and additional sidewalk and parkway changes along Warner Avenue. A list of parcels proposed for full or partial acquisition with corresponding street address information and Warner Avenue widening actions is included as Table 1 on the following page. Maps delineating the proposed project boundaries are included as Figures 8a and 8b on pages 20 and 21.

It is assumed that the buildings or surrounding landscape features located at parcels proposed for full or partial acquisition may be demolished or removed, or modified. None of the buildings situated on these parcels have been identified as meeting the definition of an historical resource under the CEQA Guidelines. Changes proposed at sidewalks and parkways would not impact the existing buildings situated throughout the project boundaries.

Mitigation measures are not recommended as part of this study because the proposed road widening activities would not impact historical resources, and would not cause a substantial adverse change in the significance of an historical resource.

Table 1. Proposed Road Widening Tasks at Parcels Improved With Buildings or Structures Within Proposed Project and Historical Resource Survey Boundaries.

Reference Number	Assessors Parcel Number	Building at Parcel	Property Type	Year Built	Address	Street	Proposed Warner Avenue Widening Task	Urbana Figure No.
1	403-141-08	Yes	Gas Station	1962	2245	Main Street	Full Acquisition	8a
2	403-141-09	Yes	Single-Family	1955	2246	Cypress Street	Full Acquisition	8a
3	403-142-13	Yes	Single-Family	1946	2245	Cypress Street	Full Acquisition	8a
4	403-142-14	Yes	Multi-Family	1961	209	Warner Avenue	Full Acquisition	8a
5	403-142-15	Yes	Multi-Family	1946	215	Warner Avenue	Full Acquisition	8a
6	403-142-16	Yes	Single-Family	1946	219	Warner Avenue	Full Acquisition	8a
7	403-142-17	Yes	Single-Family	1958	2246	Orange Avenue	Full Acquisition	8a
8	403-143-12	Yes	Single-Family	1946	2245	Orange Avenue	Full Acquisition	8a
9	403-143-13	Yes	Single-Family	1946	309	Warner Avenue	Full Acquisition	8a
10	403-143-14	Yes	Single-Family	1946	315	Warner Avenue	Full Acquisition	8a
11	403-143-15	Yes	Single-Family	1950	2246	Maple Avenue	Full Acquisition	8a
12	016-031-38 016-031-54	Yes	Commercial	1968	2301	Main Street	Full Acquisition	8a
13	016-031-32	Yes	Single-Family	1920	128	Warner Avenue	Full Acquisition	8a
14	016-031-37	Yes	Single-Family	1922/1935	124	Warner Avenue	Full Acquisition	8a
15	016-031-33 016-031-50 016-031-51	Yes	Commercial	1955	204-216	Warner Avenue	Partial Acquisition	8a
16	016-031-40	Yes	Single-Family	1954	230	Warner Avenue	Partial Acquisition	8b
17	016-034-01	Yes	Single-Family	1946	302	Warner Avenue	Partial Acquisition	8b
18	016-034-26	Yes	Single-Family	1954	310	Warner Avenue	Partial Acquisition	8b
19	403-144-11	Yes	Single-Family	1946	2243	Maple Street	Partial Acquisition	8a
20	403-144-12	Yes	Single-Family	1946	2245	Maple Street	Full Acquisition	8a
21	016-101-29	Yes	Single-Family	1948	2247	Rouselle Street	Full Acquisition	8a
22	016-101-28	Yes	Single-Family	1946	2246	Oak Street	Full Acquisition	8a
23	016-102-24	Yes	Single-Family	1946	2245	Oak Street	Full Acquisition	8a
24	016-102-23	Yes	Single-Family	1946	2246	Kilson Drive	Full Acquisition	8a
25	016-103-22	Yes	Single-Family	1961	2245	Kilson Drive	Full Acquisition	8a
26	016-103-23	Yes	Single-Family	1946	705	Warner Avenue	Full Acquisition	8a
27	016-035-01	Yes	Single-Family	1954	402	Warner Avenue	Full Acquisition	8a
28	016-104-28	Yes	Single-Family	1950	2245	Hickory Street	Full Acquisition	8a
29	016-104-21	Yes	Single-Family	1946	809	Warner Avenue	Full Acquisition	8a
30	016-104-29	Yes	Single-Family	1948	2244	Halladay Street	Full Acquisition	8a
31	016-105-19	Yes	Single-Family	1951	2245	Halladay Street	Full Acquisition	8a
32	016-105-20	Yes	Single-Family	1955	905	Warner Avenue	Full Acquisition	8a
33	016-105-21	Yes	Single-Family	1955	909	Warner Avenue	Full Acquisition	8a
34	016-105-22	No	N/A	N/A	909	Warner Avenue	Full Acquisition	8a
35	016-214-12	Yes	Single-Family	1952	2246	Cedar Street	Full Acquisition	8a
36	016-212-26	Yes	Single-Family	1952	2247	Cedar Street	Full Acquisition	8a
37	016-212-25	Yes	Single-Family	1952	2246	Evergreen Street	Full Acquisition	8b
38	016-211-26	Yes	Single-Family	1952	2247	Evergreen Street	Full Acquisition	8b
39	016-133-28	Yes	Multi-Family	1958	1106	Warner Avenue	Partial Acquisition	8b
40	016-211-25	Yes	Single-Family	1952	2246	Standard Avenue	Full Acquisition	8b
41	016-120-49 016-120-52	Yes	Commercial	1979	1201-1215	Warner Avenue	Partial Acquisition	8b
42	016-120-48	Yes	Commercial	1979	1221	Warner Avenue	Partial Acquisition	8b
43	016-120-53 016-120-54	Yes	Commercial	1980	1231-1243	Warner Avenue	Partial Acquisition	8b
44	872-30-13F-173	No	Railroad	Unknown	None	None	Partial	8b
45	014-281-19	Yes	Commercial	1970	1301-1307	Warner Avenue	Partial Acquisition	8b
46	016-131-18	Yes	Single-Family	1952	2301	Evergreen Street	Partial Acquisition	8b
47	016-150-09	Yes	Commercial	1952	1224	Warner Avenue	Partial Acquisition	8b
48	872-30-13F-19	No	Railroad	Unknown	None	None	Partial Acquisition	8b
49	016-150-52	Yes	Commercial	1960	1312	Warner Avenue	Partial Acquisition	8b
50	016-150-70	Yes	Civic Fire Station	1987	1320	Warner Avenue	Partial Acquisition	8b
51	016-150-71	Yes	Commercial	1990	2400	Grand Avenue	Partial Acquisition	8b
52	016-221-04	Yes	Commercial	1975	1504	Warner Avenue	Partial Acquisition	8b
53	016-221-31	Yes	Commercial	1975	1500	Brookhollow Drive	Partial Acquisition	8b
54	016-221-30	Yes	Commercial	2003	1502	Warner Avenue	Partial Acquisition	8b
55	016-221-07	Yes	Commercial	2003	1530	Warner Avenue	Partial Acquisition	8b
56	016-221-08	Yes	Commercial	2003	1532	Warner Avenue	Partial Acquisition	8b

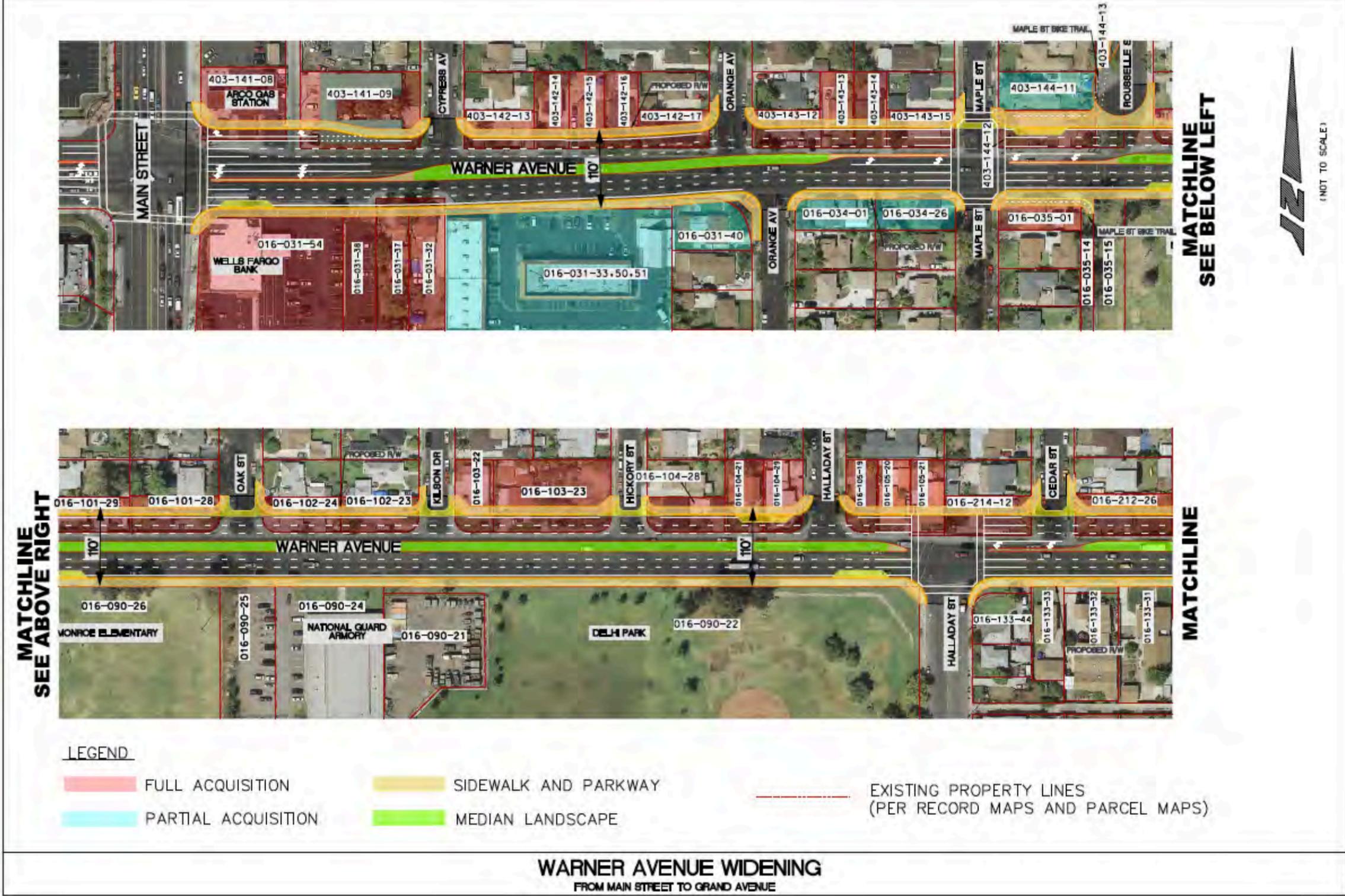


Figure 8a. Proposed Warner Avenue Road Widening Project, between Main Street to the west and Cedar Street (west of Evergreen Street and Grand Avenue) to the east. Source: City of Santa Ana.

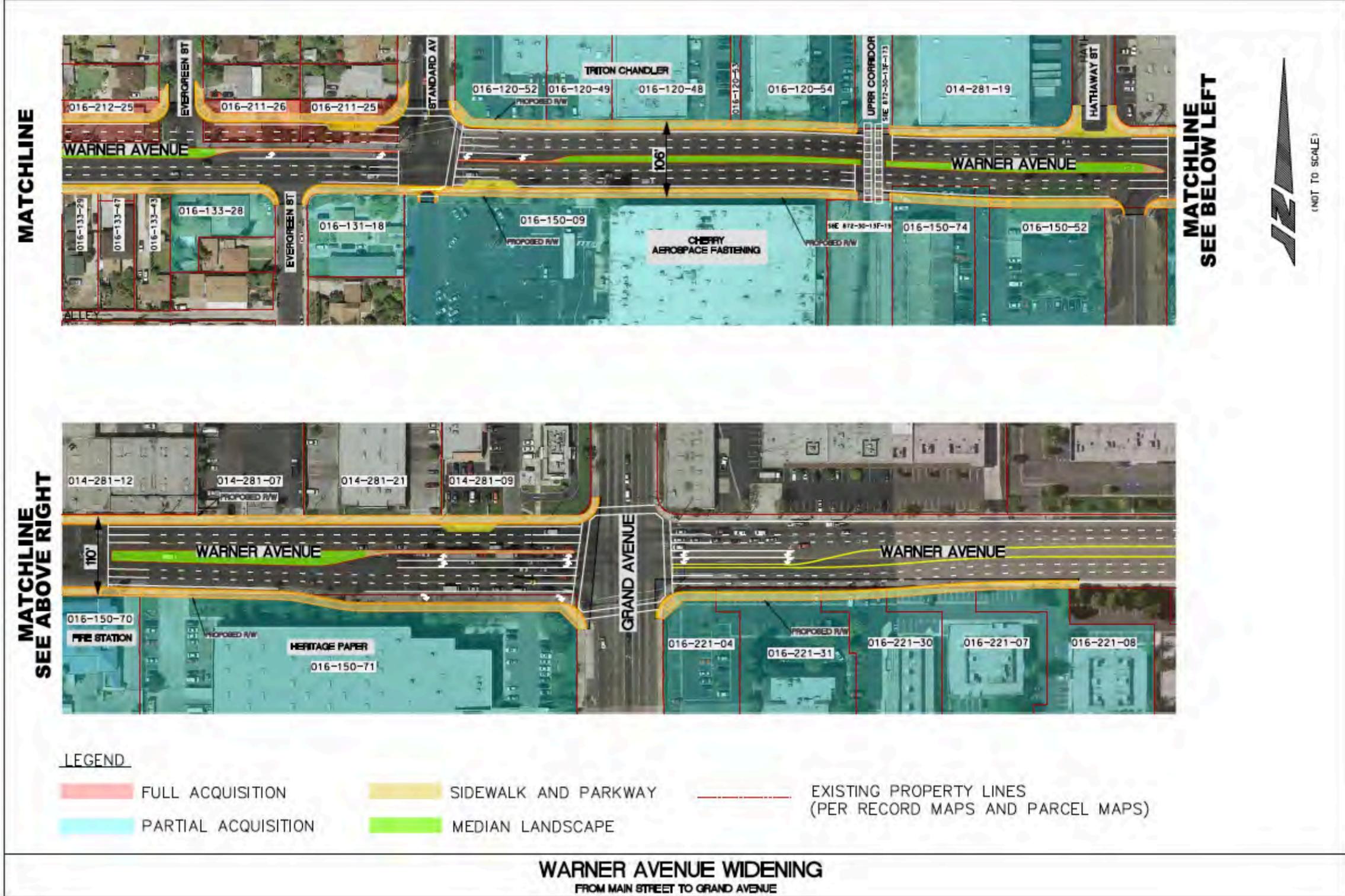


Figure 8b. Proposed Warner Avenue Road Widening Project, between Main Street to the west and Cedar Street (west of Evergreen Street and Grand Avenue) to the east. Source: City of Santa Ana

VIII. CONCLUSIONS

This Historical Resource Analysis Report (HRAR) was prepared by Wendy L. Tinsley Becker, RPH, AICP, Principal of Urbana Preservation & Planning, LLC (Urbana) to inform the discretionary review process for a street-widening project proposed in Santa Ana, California. The proposed project entails widening a one-mile section of Warner Avenue, an east-west thoroughfare, between Main Street to the west and Grand Avenue to the east, in order to reduce traffic congestion and increase the level of service along the corridor and its vicinity. The subject section of Warner Avenue is currently four lanes; the widening project would result in creating two additional lanes. The purpose of this HRAR is to notify the environmental planning team and City Staff of the possibility for the occurrence of historical resources within the proposed project area, and to provide a discussion of impacts resultant from the proposed project under the framework of the California Environmental Quality Act (CEQA).

Urbana's historical resource survey boundaries include all parcels proposed for partial or full acquisition as part of the proposed road widening project.

As part of the proposed project 56 properties are proposed for full or partial acquisition. Of these 56 properties 42 were developed with buildings or structures through 1969 and are at least 45 years of age. 11 properties were developed with buildings or structures from 1970 forward, and three properties are vacant without buildings or structures. Within the proposed project area:

- 2 buildings or structures were constructed between 1900 and 1929,
- 15 buildings or structures were constructed between 1940 and 1949,
- 20 buildings or structures were constructed between 1950 and 1959,
- 5 buildings or structures were constructed between 1960 and 1969, and
- 11 buildings or structures were constructed between 1970 and the present.

None of the buildings or structures within the project area are included on the National Register of Historic Places, the California Register of Historical Resources, or the City of Santa Ana Register of Historic Places, nor have any survey-area buildings been previously surveyed or evaluated for eligibility on the local, state or national registers. No survey-area properties are listed as California Historic Landmarks or Points of Historical Interest, and none of the survey-area properties are included on the California State Office of Historic Preservation's *Historic Property Data File for Orange County*. None of the properties appear to have been previously presented to or discussed by the State Historic Resources Commission.

No buildings or structures in the survey boundaries were identified as being eligible for inclusion on the National Register, the California Register, or the Local Register. No historical resources are present within the survey boundaries. The proposed road widening project would not result in an impact to historical resources.

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APPENDIX A
SURVEY PROPERTY SPREADSHEET

Reference No.	Address	Street Name	Suffix	Direction	APN	2009 Identifier	2013 Updated or New Identifier (Blank Unless Applicable)	Property Type	Year Built	Architectural Style	Alterations Observed	Condition Observed	DPR Forms Completed*	NRHP / CRHR Status Code*
1	2245	Main	Street	South	403-141-08	Arco Gas Station	BP West Coast	Gas Station	1962	Utilitarian	No	Good	523 A & B	6Z
2	2246	Cypress	Avenue	North	403-141-09	John F. Lee Property		Multi-Family	1955	Ranch	No	Fair	523 A & B	6Z
3	2245	Cypress	Avenue	North	403-142-13	Berqara Property		Single-Family	1946	Minimal Traditional	Yes	Good	523 A & B	6Z
4	209	Warner	Avenue	East	403-142-14	Hallmark Property		Multi-Family	1961	Vernacular Multi - Family	No	Good	523 A & B	6Z
5	215	Warner	Avenue	East	403-142-15	Carlos Property		Multi-Family	1946	Minimal Traditional	No	Good	523 A & B	6Z
6	219	Warner	Avenue	East	403-142-16	Chavez Property	Oropeza Property	Single-Family	1946	Minimal Traditional	No	Good	523 A & B	6Z
7	2246	Orange	Avenue	South	403-142-17	Castillo Property		Single-Family	1958	Ranch	Yes	Good	523 A & B	6Z
8	2245	Orange	Avenue	North	403-143-12	Castro Property		Single-Family	1946	Minimal Traditional	Yes	Good	523 A & B	6Z
9	309	Warner	Avenue	East	403-143-13	Rojas Property		Single-Family	1946	Minimal Traditional	No	Good	523 A & B	6Z / 7R
10	315	Warner	Avenue	East	403-143-14	Formey Property	BNC Trust Property	Single-Family	1946	Minimal Traditional	No	Fair	523 A & B	6Z
11	2246	Maple	Avenue	North	403-143-15	None	Navarro Property	Single-Family	1950	Minimal Traditional	Yes	Fair -to- Good	523 A & B	6Z
12	2301	Main	Street	South	016-031-54	Wells Fargo Bank Building	Bank United California Realty	Commercial	1968	Neo-Italian Renaissance	No	Good	523 A	6Z
13	128	Warner	Avenue	East	016-031-32	Quiroz Property #2		Single-Family	1920	Vernacular	Yes	Good	523 A & B	6Z
14	124	Warner	Avenue	East	016-031-37	Quiroz Property #1		Single-Family	1922 / 1935	Craftsman	Yes	Fair-to-Poor	523 A & B	6Z
15	204-216	Warner	Avenue	East	016-031-33 016-031-50 016-031-51	None	Strip Mall Lee Property	Commercial	1955	Modern Strip Mall	Yes	Good	523 A & B	6Z
16	230	Warner	Avenue	East	016-031-40	Cortez Property	Hererra Property	Single-Family	1954	Ranch	Yes	Good	523 A & B	6Z / 7R
17	302	Warner	Avenue	East	016-034-01	Hernandez Property		Single-Family	1954	Minimal Traditional	No	Good	523 A & B	6Z
18	310	Warner	Avenue	East	016-034-26	Armando Martinez Property		Single-Family	1954	Minimal Traditional	No	Good	523 A & B	6Z
19	2243	Maple	Avenue	South	403-144-11		Varqas Property	Single-Family	1946	Minimal Traditional	Yes	Fair -to- Good	None 2014 Update	6Z
20	2245	Maple	Avenue	South	403-144-12	Fernandez Property		Single-Family	1946	Minimal Traditional	Yes	Good	523 A & B	6Z
21	2247	Rouselle	Street	North	016-101-29	Rodriguez Property		Single-Family	1948	Minimal Traditional	Yes	Good	523 A & B	6Z
22	2246	Oak	Street	North	016-101-28	Gomez Property		Single-Family	1946	Minimal Traditional	No	Good	523 A & B	6Z
23	2245	Oak	Street	North	016-102-24	Hoang Property		Single-Family	1946	Minimal Traditional	Yes	Good	523 A & B	6Z
24	2246	Kilson	Drive	North	016-102-23	Bahena Property		Single-Family	1946	Minimal Traditional	No	Good	523 A & B	6Z
25	2245	Kilson	Drive	North	016-103-22	Campos Property	Pedroza Property	Multi-Family	1961	Ranch	Yes	Good	523 A & B	6Z
26	705	Warner	Avenue	East	016-103-23	Gerald Gallegos Property		Single-Family	1946	Minimal Traditional	Yes	Good	523 A & B	6Z
27	402	Warner	Avenue	East	016-035-01	Pena Property		Single-Family	1954	Ranch	No	Good	523 A & B	6Z
28	2245	Hickory	Street	North	016-104-28	Vivian Marlinez Property		Single-Family	1950	Minimal Traditional	No	Fair	523 A & B	6Z
29	809	Warner	Avenue	East	016-104-21	None	Hernandez Property	Single-Family	1946	Modern	Yes	Good	523 A & B	6Z
30	2244	Halladay	Street	East	016-104-29	Gallardo Property	Halladay Trust Property	Single-Family	1948	Minimal Traditional	No	Fair -to- Good	523 A & B	6Z
31	2245	Halladay	Street	East	016-105-19	Steele Property		Single-Family	1951	Minimal Traditional	No	Fair -to- Good	523 A & B	6Z
32	905	Warner	Avenue	East	016-105-20	Peralta Property		Single-Family	1955	Ranch	Yes	Good	523 A & B	6Z
33	909	Warner	Avenue	East	016-105-21	Solis Property		Single-Family	1955	Ranch	Yes	Good	523 A & B	6Z
34	909	Warner	Avenue	East	016-105-22	Solis Property		Vacant	N/A	N/A	N/A	N/A	N/A	N/A
35	2246	Cedar	Street	East	016-214-12	Ambriz Property		Single-Family	1952	Minimal Traditional	Yes	Good	523 A & B	6Z
36	2247	Cedar	Street	East	016-212-26	Eloisa Gallegos Property		Single-Family	1952	Minimal Traditional	Yes	Good	523 A & B	6Z
37	2246	Evergreen	Street	East	016-212-25	Silvas Property	Van Nguyen Property	Single-Family	1952	Minimal Traditional	Yes	Good	523 A & B	6Z
38	2247	Evergreen	Street	East	016-211-26	Gamboa Property		Single-Family	1952	Minimal Traditional	Yes	Good	523 A & B	6Z
39	1106	Warner	Avenue	East	016-133-28	Martin Gallegos Property		Multi-Family	1958	Ranch	Yes	Poor	523 A & B	6Z
40	2246	Standard	Avenue	East	016-211-25			Single-Family	1952	Minimal Traditional	No	Fair	523 A & B	6Z
41	1201-1215	Warner	Avenue	East	016-120-49 016-120-52	Willz Investment Property		Commercial Office	1979	Utilitarian	No	Good	523 A	6Z / 7R
42	1221	Warner	Avenue	East	016-120-48	R&R Leasing Property	Warner Industries	Commercial Warehouse	1979	Utilitarian	No	Good	523 A	6Z / 7R
43	1231-1243	Warner	Avenue	East	016-120-53 016-120-54	Sandberg Property		Commercial Office	1980	Utilitarian	Yes	Good	523 A	4CM / 5S3
44	N/A	N/A	N/A	N/A	872-30-13F-173	Railroad Property		Railroad Property	N/A	N/A	N/A	N/A	N/A	N/A
45	1301-1307	Warner	Avenue	East	014-281-19	Gates Warner Property		Commercial Warehouse	1970	Utilitarian	No	Good	523 A	6Z / 7R
46	2301	Evergreen	Street	North	016-131-18	Cazales Property		Single-Family	1952	Ranch	Yes	Good	523 A & B	6Z
47	1224	Warner	Avenue	East	016-150-09	Cherry Rivet Building	SPS Technologies	Commercial Warehouse	1952	Utilitarian	No	Good	523 A & B	6Z
48	N/A	N/A	N/A	N/A	872-30-13F-19	Railroad Property		Railroad Property	N/A	N/A	N/A	N/A	N/A	N/A
49	1312	Warner	Avenue	East	016-150-52	None	Maas Property	Commercial Office	1960	Ranch	Yes	Good	523 A & B	6Z
50	1320	Warner	Avenue	East	016-150-70	Santa Ana Fire Station No. 9		Civic	1987	Contemporary	No	Good	523 A	6Z
51	2400	Grand	Avenue	South	016-150-71	Heritage Paper Building		Commercial	c. 1990	Contemporary	No	Good	523 A	6Z
52	1504	Warner	Avenue	East	016-221-04		Business Park Kidman Enterprises	Commercial	1975	Utilitarian	No	Good	None 2014 Update	6Z
53	1500	Brookhollow	Drive		016-221-31		Business Park RCA Property Management	Commercial	2003	Utilitarian	No	Good	None 2014 Update	6Z
54	1502	Warner	Avenue	East	016-221-30		Business Park Hashemian	Commercial	2003	Utilitarian	No	Good	None 2014 Update	6Z
55	1530	Warner	Avenue	East	016-221-07		HAP Properties Business Park	Commercial	2003	Utilitarian	No	Good	None 2014 Update	6Z
56	1532	Warner	Avenue	East	016-221-08		Nakamoto Chou Holdings	Commercial	2003	Utilitarian	No	Good	None 2014 Update	6Z / 7R

*Definitions / Notes:
523 A = Primary Record (Reconnaissance - Level Documentation)
523 B = Building, Structure and Object Record (Intensive - Level Documentation & Evaluation)
4CM Status Code = Master List - State Owned Properties - PRC 65024
5S3 Status Code = Appears to be individually eligible for local listing or designation through survey evaluation.
6Z Status Code = Found ineligible for NR, CR or Local designation through survey evaluation.
7R Status Code = Identified in Reconnaissance Level Survey; Not evaluated (does not meet the age eligibility threshold).

APPENDIX B
DEPARTMENT OF PARKS & RECREATION (DPR) 523 SERIES FORM

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 2246 Cedar St. East, Santa Ana, CA 92707

P1. Other Identifier: Ambriz Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M.

c. Address: 2246 Cedar St. City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, E / N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-214-12

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

The subject property is a single story residential building designed in the Minimal Traditional style. It is asymmetrical in plan with a small porch cut into the Cedar Street elevation. The building is capped with a low-pitched hipped roof that is covered composition shingles. The eaves are shallow and enclosed. The walls are covered in a rough stucco, which appears to be of recent origin. Windows are a mix of fixed-pane, slider and double-hung vinyl replacements, all have faux muntins. An attached garage is located on the Warner Avenue elevation (this appears to have originally been detached, the breezeway subsequently enclosed). The perimeter of the property is enclosed by a concrete block and ironwork wall. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1952, 57 years old.

City of Santa Ana

Orange County Assessors Records

Prehistoric Both

*P7. Owner and Address

VIRGINIA G AMBRIZ

4485 THORNBUSH DR

HEMET, CA 92545

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 2246 Cedar St. East, Santa Ana, CA 92707

B1. Historic Name: Glenn Bailey Spec House #1

B2. Common Name: Ambriz Property

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Minimal Traditional

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

Built in 1952. Modifications observed and documented include new windows.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include owner Glenn C. Bailey (1952), George Kirkland (1956), R. S. Miles (1960), and R. Gould (1965).

The 2246 E. Cedar St. property appears to be ineligible for listing on the National Register of Historic Places, California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during the period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 2246 E. Cedar St. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

*B12. References:

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

*B14. Evaluator:

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009



Official Comments:

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 2247 Cedar St. East, Santa Ana, CA 92707

P1. Other Identifier: Eloisa Gallegos Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M. _____

c. Address: 2247 Cedar St. City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-212-26

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

The subject property is a single story residential building designed in the Minimal Traditional style. The Cedar Street elevation is comprised of two masses; the more dominant on the north with a smaller element set back approximately four feet on the south. A small porch cut into the south corner of the larger mass. The building is side-gabled with a moderately pitched roof that is covered composition shingles. The eaves are shallow and enclosed. The walls are covered in a rough stucco, which appears to be of recent origin. Windows are a mix of replacement vinyl and aluminum sliders. A detached garage is located on the Warner Avenue elevation. A small covered patio links the house to the garage. The perimeter of the property is enclosed by a concrete block and ironwork wall. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1952, 57 years old.

City of Santa Ana

Orange County Assessors Records

Prehistoric Both

*P7. Owner and Address

ELOISA GALLEGOS

PO BOX 15953

SANTA ANA, CA 92735

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, *Historical Resource Survey – Warner Avenue Road Widening Project*, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 2247 Cedar St. East, Santa Ana, CA 92707

B1. Historic Name: Glenn Bailey Spec House #2 / Mills Residence

B2. Common Name: Gallegos Property

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Minimal Traditional

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

Built in 1952. Modifications observed and documented include new windows and stucco siding.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include owner Glenn C. Bailey (1952), owner R.S. Mills (1952), Bryant Smith (1956), C. E. Yarbrough (1960), R. Tatum (1965), and owner John Huges (1974).

The 2247 E. Cedar St. property appears to be ineligible for listing on the National Register of Historic Places, California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during the period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 2247 E. Cedar St. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

***B12. References:**

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

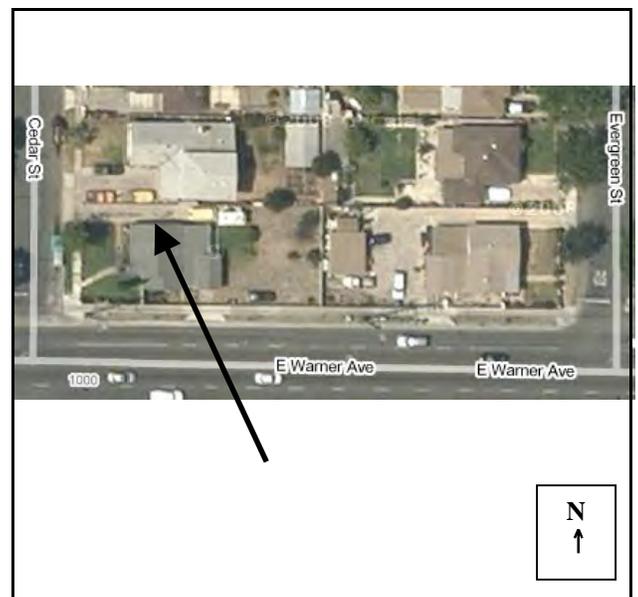
B13. Remarks:

***B14. Evaluator:**

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009

Official Comments:



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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 2245 Cypress Ave North, Santa Ana, CA 92707

P1. Other Identifier: Bergara Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T_: R_: 1/4 of 1/4 of Sec; B.M.

c. Address: 2245 Cypress Ave City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, E / N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 403-142-13

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

The subject property is a single story residential building designed in the Minimal Traditional style. The building was originally an "ell" with a front-facing gabled porch projecting from a larger side-gabled mass. An addition at the rear of the building connecting the main house with the previously detached garage altering the original plan. There is a red-brick chimney on the exterior wall where the porch and main building mass meet. The roof of the building is moderately pitched and covered with composition shingles. The eaves are shallow with exposed rafter tails. The walls are covered in smooth stucco, which appears to be original. The windows are replacements, a combination of vinyl sliders and double-hung with faux muntins. The perimeter of the property is enclosed by a concrete block wall. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1946, 63 years old.

City of Santa Ana

Orange County Assessors Records

Prehistoric Both

*P7. Owner and Address

AMALIA GARCIA BERGARA

2245 CYPRESS AVE

SANTA ANA, CA 92707

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 2245 Cypress Ave North, Santa Ana, CA 92707

B1. Historic Name: Miller Residence

B2. Common Name: Bergara Property

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Minimal Traditional

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

Built in 1946. Modifications observed and documented include a family room and screen porch addition to residence (1975).

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include Carl & Elizabeth Miller (1946), and the Kisner family (1956-1965).

The 2245 N. Cypress Ave. property appears to be ineligible for listing on the National Register of Historic Places, California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during the period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 2245 N. Cypress Ave. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

*B12. References:

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

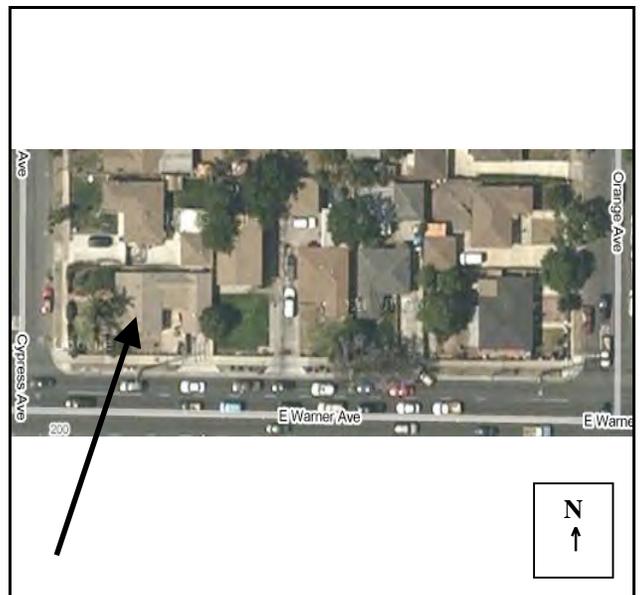
B13. Remarks:

*B14. Evaluator:

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009

Official Comments:



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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 2248 Cypress Ave North, Santa Ana, CA 92707

P1. Other Identifier: John F. Lee Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M. _____

c. Address: 2248 Cypress Ave City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 403-141-09

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

The subject property is a single story multi-family (eight units) residential complex designed in the Ranch style. The building is a "U" in plan with the habitable portions in two parallel wings connected by garages located along an alley at the rear of the lot. The building is capped with a low-pitched hipped roof that is covered composition shingles. The eaves are shallow and enclosed. The walls are covered in smooth stucco. The steel windows appear to be original and are a mix of sliders, casement and fixed-pane. The garage doors appear to be original, faced with horizontal boards. The exterior appears to be in fair condition.

*P3b. Resource Attributes: (List attributes and codes) HP3; Multi-family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1955, 54 years old.

City of Santa Ana

Orange County Assessors Records

Prehistoric Both

*P7. Owner and Address

JOHN F LEE ET AL

517 S BROADWAY

SANTA ANA, CA 92701

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 2248 Cypress Ave North, Santa Ana, CA 92707

B1. Historic Name: Not Identified

B2. Common Name: John F. Lee Property

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Ranch

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

Built in 1955. No major modifications observed or documented.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Multi-family

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include A: R. A. Noreen (1960); B: Wilham Beyers (1960); C: Mrs. M. G. Jones (1960); D: Mrs. E. E. Smith (1960), and M. Pagvirigan (1965).

The 2248 N. Cypress Ave. property appears to be ineligible for listing on the National Register of Historic Places, California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during the period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 2248 N. Cypress Ave. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

*B12. References:

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

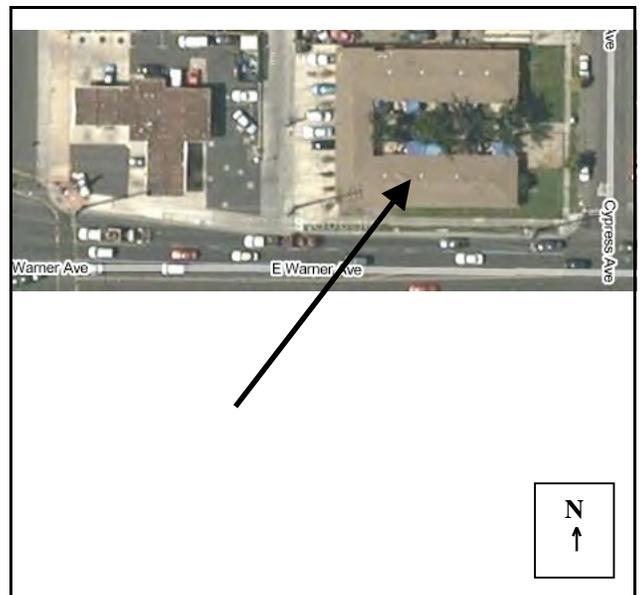
B13. Remarks:

*B14. Evaluator:

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009

Official Comments:



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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 2246 Evergreen St. East, Santa Ana, CA 92707

P1. Other Identifier: Silvas Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M. _____

c. Address: 2246 Evergreen St. City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-212-25

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

The subject property is a single story residential building designed in the Minimal Traditional style. The building was originally an "ell" with a front-facing gabled porch projecting from a larger side-gabled mass. The building has sustained at least two additions, one on the main facade, the addition of an enclosed porch features two brick-trimmed arched openings with decorative ironwork. A second addition is located at the rear of the building connecting the main house with the previously detached garage. The roof of the building is moderately pitched and covered with composition shingles. The eaves are shallow and enclosed. The walls of most of the building are covered in rough textured stucco, which appears to be of recent origin. The rear addition is sheathed in wooden lattice. With the exception of a large fixed-pane window on the primary facade, all of the windows are replacement aluminum sliders. The main entry is flanked by two decorative sconces. The perimeter of the property is enclosed by a masonry wall incorporating inverted arches filled with decorative ironwork. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1952, 57 years old.

City of Santa Ana

Orange County Assessors Records

Prehistoric Both

*P7. Owner and Address

JOHN R SILVAS

2246 EVERGREEN ST

SANTA ANA, CA 92707

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, *Historical Resource Survey – Warner Avenue Road Widening Project*, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 2246 Evergreen St. East, Santa Ana, CA 92707

B1. Historic Name: Glenn Bailey Speculative House #3

B2. Common Name: Silvas Property

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Minimal Traditional

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

Built in 1952. Modifications observed and documented include: construction of arches on patio (1980); and infill volume connecting house with detached garage (date unknown).

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include owner Glenn C. Bailey (1952), owner E.A. Thies (1953), S. G. Dugmore (1956), R. O. Nordstrom (1960), and owner John Silvas (1965-1984).

The 2246 E. Evergreen St. property appears to be ineligible for listing on the National Register of Historic Places, California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during the period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 2246 E. Evergreen St. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

*B12. References:

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives.

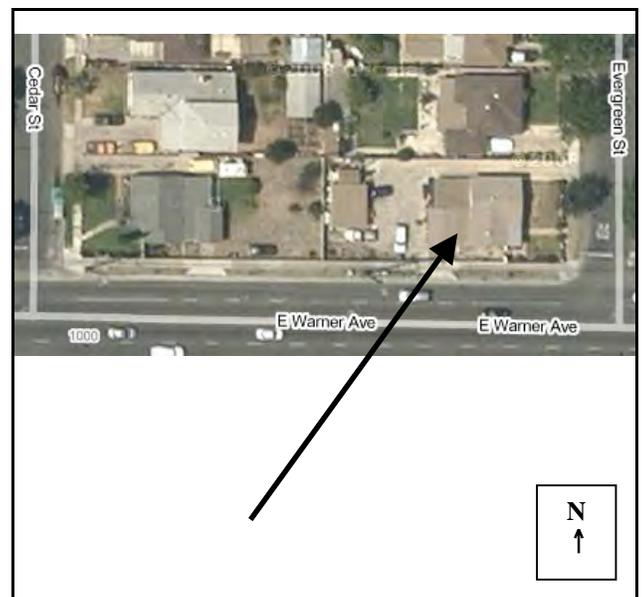
B13. Remarks:

*B14. Evaluator:

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009

Official Comments:



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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 2247 Evergreen St. East, Santa Ana, CA 92707

P1. Other Identifier: Gamboa Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M. _____

c. Address: 2247 Evergreen St. City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-211-26

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

The subject property is a single story residential building in a minimal traditional style although it is likely the building was originally designed in the Minimal Traditional style. The clay tile covered roof is hipped and has a low pitch. The eaves are shallow and enclosed. The walls are treated in rough stucco, which is of recent origin. The once detached garage was converted into habitable space and attached to the house. A detached two car garage was added to the rear of the lot. Windows are a mix of replacement aluminum and vinyl sliders. The windows on the primary facade have a faux multi-lite pattern, while those along the sides are single-pane. The secondary facade windows are protected with ironwork security bars. The perimeter of the property is enclosed by a concrete block and ornamental ironwork wall. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1952, 57 years old.

City of Santa Ana

Orange County Assessors Records

Prehistoric Both

*P7. Owner and Address

GAMBOA, DESIDERIO T TRUST

2247 EVERGREEN ST

SANTA ANA, CA 92707

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC. Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 2247 Evergreen St. East, Santa Ana, CA 92707

B1. Historic Name: Glenn Bailey Speculative House #4

B2. Common Name: Not Identified

B3. Original Use: Desiderio Glamboa Property

B4. Present Use: Residential

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

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

Built in 1952. Modifications observed and documented include construction pole (1952); Patio roof constructed (1965); Conversion of garage to trophy room (1965); Residence reroofed (1990), and new windows (unknown date).

***B7. Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A

***B8. Related Features:** none identified.

B9a. Architect: Not Identified **b. Builder:** Not Identified

***B10. Significance: Theme:** N/A **Area:** N/A **Period of Significance:** N/A **Property Type:** Single-Family

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include owner Glenn C. Bailey (1952), Lloyd Kohagen (1956), J. E. Lang (1960), and owner D. Gamboa (1964-1966).

The 2247 E. Evergreen St. property appears to be ineligible for listing on the National Register of Historic Places, California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during the period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 2247 E. Evergreen St. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

***B12. References:**

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

***B14. Evaluator:**

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

***Date of Evaluation:** April-September 2009

Official Comments:



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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 2301 Evergreen St North, Santa Ana, CA 92707

P1. Other Identifier: Cazales Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M. _____

c. Address: 2301 Evergreen St City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 161-311-08

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

The subject property is a single story residential building designed in the ranch style. In plan the building is an "ell;" the habitable portion as the main mass with an attached garage forming a snout projecting from the main facade. The front porch maintains the roof line of the garage, sheltering the entry. The roof is hipped and covered in composition shingles. The walls are treated in rough stucco, which is of recent origin. Windows are replacements: vinyl sliders in a faux multi-lite pattern. The sashes are cased with architectural moldings in an exaggerated size. The entry door is obscured by a modern security screen. The garage door is also a modern replacement. In addition to the residence, a modest-sized board-and-batten shed is located at the rear of the parcel. The front of the property is enclosed with a masonry wall incorporating a balustrade across the upper edge. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1952, 57 years old.

City of Santa Ana

Orange County Assessors Records

Prehistoric Both

*P7. Owner and Address

TAURINO & MARIA SALOME CAZALES

2301 EVERGREEN ST

SANTA ANA, CA 92707

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 2301 Evergreen St North, Santa Ana, CA 92707

B1. Historic Name: Camarillo Residence

B2. Common Name: Cazales Property

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Ranch Style

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

Built in 1952. Modifications observed and documented include: replacement windows and stucco siding (unknown date).

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include: the Camarillo family from 1956-1965.

The 2301 N. Evergreen St. property appears to be ineligible for listing on the National Register of Historic Places, California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during the period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 2301 N. Evergreen St. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

*B12. References:

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

*B14. Evaluator:

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009



Official Comments:

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHR Status Code: 6Z/7R
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: 2400 Grand Avenue East, Santa Ana, CA 92707

P1. Other Identifier: Heritage Paper Building

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M. _____

c. Address: 2400 Grand Avenue East City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-151-73

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

The subject property is a two story commercial building designed in a contemporary aesthetic. The roof is flat and hidden by a parapet. The walls are exposed concrete with a smooth texture. Fenestration is spaced regularly across the facade. Windows are single light fixed-pane. The entry is announced with a two-story glass curtain wall framed with two plain concrete columns in the giant order. A parking lot is located east of the building. The exterior appears to be in good condition.

This property appears to date to the circa 1990s and does not meet the general age eligibility threshold, which would necessitate historical resource/ historic property evaluation.

*P3b. Resource Attributes: (List attributes and codes): HP6; Commercial

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Non-Historic

Constructed in c. 1990

City of Santa Ana

Santa Ana County Assessors Records

Prehistoric Both

*P7. Owner and Address

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3^d Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe) Intensive – All
properties at least 45 years of age.

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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):

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 2244 Halladay St. East, Santa Ana, CA 92707

P1. Other Identifier: Gallardo Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M.

c. Address: 2244 Halladay St. City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, E / N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-104-29

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

The subject property is a single story residential building designed in the Minimal Traditional style. The roof is a side-facing gable that is moderately pitched and covered with composition shingles. The eaves are shallow and enclosed. The walls are covered in rough stucco that is of recent origin. The windows appear to be a combination of original wood-framed and replacements, vinyl sliders: some with a faux multi-lite pattern, others are single-pane. The primary entry is protected by a modern metal security screen. The perimeter of the property is enclosed by a concrete block wall. The exterior appears to be in fair -to- good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1948, 61 years old.

City of Santa Ana

Orange County Assessors Records

Prehistoric Both

*P7. Owner and Address

FRANCISCO GALLARDO

2244 HALLADAY ST

SANTA ANA, CA 92707

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 2244 Halladay St. East, Santa Ana, CA 92707

B1. Historic Name: Not Identified

B2. Common Name: Francisco Gallardo Property

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Minimal Traditional

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

Built in 1948. Modifications observed and documented include new windows (unknown date).

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include W. N. Couch (1956 - 1960).

The 2244 E. Halladay St. property appears to be ineligible for listing on the National Register of Historic Places, California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during the period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 2244 E. Halladay St. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

***B12. References:**

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

***B14. Evaluator:**

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009



Official Comments:

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 2245 Halladay St. East, Santa Ana, CA 92707

P1. Other Identifier: Steele Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M.

c. Address: 2245 Halladay St. City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, E / N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-105-19

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

The subject property is a single story residential building designed in the Minimal Traditional style and is roughly square in plan with a small porch cut into the southwest corner. The building is capped with a low-pitched hipped roof covered with composition shingles. The eaves are shallow and enclosed. The walls are covered in smooth stucco, which appears to be original. The windows are replacements, vinyl sliders: some with a faux multi-lite pattern, while others are single-pane. The primary entry is protected by a modern metal security screen. The perimeter of the property is enclosed by a concrete block wall and ornamental ironwork wall. The exterior appears to be in fair-to-good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1951, 58 years old.

City of Santa Ana

Orange County Assessors Records

Prehistoric Both

*P7. Owner and Address

KENNETH A & ANA STEELE

PO BOX 9598

LAGUNA BEACH, CA 92652

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 2245 Halladay St. East, Santa Ana, CA 92707

B1. Historic Name: H. D. Hunt Residence

B2. Common Name: Kenneth & Ana Steele Property

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Minimal Traditional

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

Built in 1951. No major modifications observed or documented.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include H. D. Hunt (1956 - 1960).

The 2245 E. Halladay St. property appears to be ineligible for listing on the National Register of Historic Places, California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during the period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 2245 E. Halladay St. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

*B12. References:

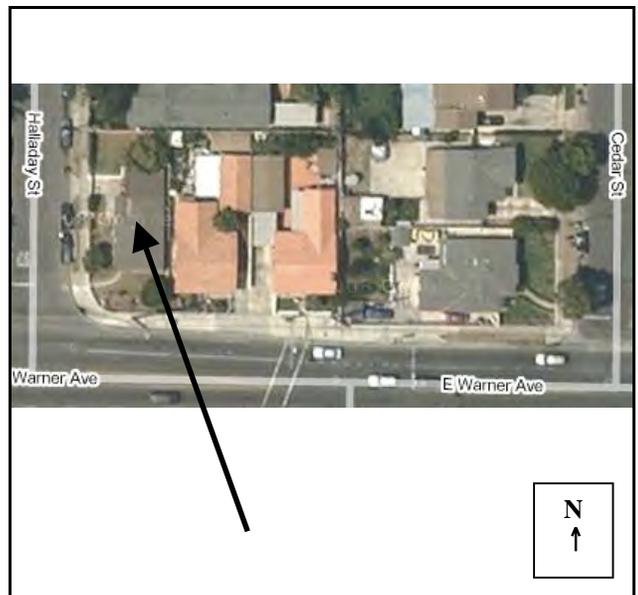
City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

*B14. Evaluator:

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009



Official Comments:

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 2245 Hickory St. North, Santa Ana, CA 92707

P1. Other Identifier: Vivian Martinez Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M. _____

c. Address: 2245 Hickory St. City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-104-28

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

The subject property is a single story residential building designed in the Minimal Traditional style and is roughly square in plan with a small porch cut into the southwest corner. The building is capped with a low-pitched hipped roof covered with composition shingles. The eaves are shallow and enclosed. The walls are covered in smooth stucco and horizontal wood siding (in the porch area), which appears to be original. All the windows are original, wood-framed fixed-frame and double-hung. The primary entry is protected by a modern metal security screen. The perimeter of the property is enclosed low chain link fence. The exterior appears to be in fair condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1950, 59 years old.

City of Santa Ana

Orange County Assessors Records

Prehistoric Both

*P7. Owner and Address

VIVIAN MARTINEZ

2030 HICKORY ST

SANTA ANA, CA 92707

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 2245 Hickory St. North, Santa Ana, CA 92707

B1. Historic Name: Joe Castro Residence

B2. Common Name: Vivian Martinez Property

B3. Original Use: Residential

B4. Present Use: Residential

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

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

Built in 1950. No major modifications observed or documented.

***B7. Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A

***B8. Related Features:** none identified.

B9a. Architect: Not Identified **b. Builder:** Not Identified

***B10. Significance: Theme:** N/A **Area:** N/A **Period of Significance:** N/A **Property Type:** Single-Family

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include Joe Castro from 1950 through at least 1979.

The 2245 N. Hickory St. property appears to be ineligible for listing on the National Register of Historic Places, California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during the period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 2245 N. Hickory St. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

***B12. References:**

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

***B14. Evaluator:**

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

***Date of Evaluation:** April-September 2009



Official Comments:

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 2245 Kilson Drive North, Santa Ana, CA 92707

P1. Other Identifier: Campos Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M.

c. Address: 2245 Kilson Drive City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, E / N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-103-22

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

The subject property is a single story multi-family duplex designed Ranch style. The building is a "U" in plan with the habitable portions in two parallel wings connected by garages located at the center, facing Kilson Drive. The building is capped with a moderately pitched front facing gable roof that is covered composition shingles. The eaves are enclosed and shallow, more so where they meet the wall, deeper at the apex of the gable. The walls are covered in a rough patterned stucco that appears to be of recent origin. The windows are all replacements: single-pane vinyl sliders. The garage doors appear to be original, faced with horizontal boards. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP3; Multi-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1961, 48 years old.

City of Santa Ana

Orange County Assessors Records

Prehistoric Both

*P7. Owner and Address

ABRAHAM R CAMPOS

1113 CONCORD ST

SANTA ANA, CA 92701

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 2245 Kilson Drive North, Santa Ana, CA 92707

B1. Historic Name: Not Identified

B2. Common Name: Abraham Campos Property

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Ranch

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

Built in 1961. Modifications observed and documented include new stucco siding and new windows.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Multi-Family

Applicable Criteria: National Register, California Register, Local Register.

The 2245 N. Kilson Dr. property appears to be ineligible for listing on the National Register of Historic Places, California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during the period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 2245 N. Kilson Dr. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

*B12. References:

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

*B14. Evaluator:

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009



Official Comments:

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 2246 Kilson Drive North, Santa Ana, CA 92707

P1. Other Identifier: Bahena Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M. _____

c. Address: 2246 Kilson Drive City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-102-23

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

The subject property is a single story residential building designed in the Minimal Traditional style. The building is capped with a low-pitched hipped roof covered with composition shingles. The eaves are shallow with exposed rafter tails. The walls are covered in rough patterned stucco, which appears to be of recent origin. All the windows are replacements, vinyl sliders with a faux multi-lite pattern. Ironwork security bars cover all the windows and the primary entry is protected by a modern metal security screen. There is a detached garage that observes the stylistic treatment of the main building. The perimeter of the property is enclosed by a concrete block and ornamental ironwork wall. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1946, 63 years old.

City of Santa Ana

Orange County Assessors Records

Prehistoric Both

*P7. Owner and Address

SANTOS POPOCA BAHENA

2246 KILSON DR

SANTA ANA, CA 92707

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 2246 Kilson Drive North, Santa Ana, CA 92707

B1. Historic Name: Sitterding Residence

B2. Common Name: Bahena Property

B3. Original Use: Residential **B4. Present Use:** Residential

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

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

Built in 1946. No major modifications observed or documented.

***B7. Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A

***B8. Related Features:** none identified.

B9a. Architect: Not Identified **b. Builder:** Not Identified

***B10. Significance: Theme:** N/A **Area:** N/A **Period of Significance:** N/A **Property Type:** Single-Family

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include I. E. Sitterding (1947), B. A. Husband (1956), Fidel Escalante (1960), and M. Escalante (1965).

The 2246 N. Kilson Dr. property appears to be ineligible for listing on the National Register of Historic Places, California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during the period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 2246 N. Kilson Dr. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

***B12. References:**

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

***B14. Evaluator:**

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

***Date of Evaluation:** April-September 2009



Official Comments:

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 2245 Main Street South, Santa Ana, CA 92707

P1. Other Identifier: Arco Gas Station

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M. _____

c. Address: 2245 Main Street City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 403-141-08

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

The subject property is a single-story utilitarian structure housing an automotive garage and gas station. It appears to have been built in 1962 having replaced a previous gas station / auto garage at the property. The building is metal clad two bays wide enclosing a garage area and a small convenience store. The roof is flat with exposed eaves. Two awnings project from the roof of the main building in perpendicular directions, covering the gasoline pumps. Windows and doors are single pane aluminum frame types. The gas pumps are of contemporary design. A pole sign announcing the company name and gas prices is situated at the southwest corner of the property. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP6; Commercial

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1962, 47 years old.

City of Santa Ana

Orange County Assessors Records

Prehistoric Both

*P7. Owner and Address

BP WEST COAST PRODUCTS LLC

PO BOX 5015

BUENA PARK, CA 90622- 5015

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 2245 Main Street South, Santa Ana, CA 92707

B1. Historic Name: Moore's Richfield Service Station

B2. Common Name: Arco Gas Station

B3. Original Use: Commercial **B4. Present Use:** Commercial

***B5. Architectural Style:** Utilitarian (gas station)

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

Built in 1962. No major modifications observed or documented.

***B7. Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A

***B8. Related Features:** none identified.

B9a. Architect: Not Identified **b. Builder:** Not Identified

***B10. Significance: Theme:** N/A **Area:** N/A **Period of Significance:** N/A **Property Type:** Commercial

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include O'Neal's Richfield Station (1956), O'Neal's Richfield Service (1960), and Moore's Richfield Service (1965).

The 2245 S. Main St. property appears to be ineligible for listing on the National Register of Historic Places, California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during the period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 2245 S. Main St. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

***B12. References:**

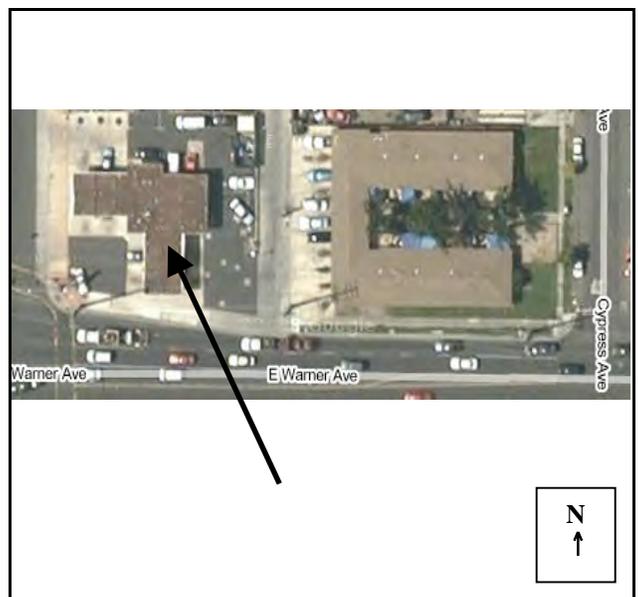
City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

***B14. Evaluator:**

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

***Date of Evaluation:** April-September 2009



Official Comments:

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHR Status Code: 6Z/7R
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: 2301 Main Street South, Santa Ana, CA 92707

P1. Other Identifier: Wells Fargo Bank Building

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; _ 1/4 of _ 1/4 of Sec _; B.M.

c. Address: 2301 Main Street City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-031-54

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

The subject property is a single story commercial building in a paired down commercial version of the Neo-Italian Renaissance Revival style. The building is essentially a box, rectangular in plan with a flat roof with applied ornament. The walls are clad in red brick with stucco quoins at the corners and crowned by a stucco cornice. A triple arched recessed entryways are located on the Warner Avenue facade (north) and the south facade. Windows and doors here are aluminum framed. The west facade as two paired arch aluminum famed windows. Paired blind arches are used to break up the monotony of the brick wall on the eastern facade. A porte-cochere on the eastern elevation provides cover for customers using the automated teller. The building is flanked by a parking lot on the south and east. The exterior appears to be in good condition.

This property is 41 (less than 45-50 years) years of age and does not meet the general age eligibility threshold which would necessitate historical resource/ historic property evaluation.

*P3b. Resource Attributes: (List attributes and codes): HP6; Commercial

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Non-Historic

Constructed in 1968

City of Santa Ana

Santa Ana County Assessors Records

Prehistoric Both

*P7. Owner and Address

BANK UNITED CALIFORNIA REALTY

CORP PO BOX 2609

CARLSBAD, CA 92018- 2609

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe) Intensive – All properties at least 45 years of age.

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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):

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 2245 Maple Ave. South, Santa Ana, CA 92707

P1. Other Identifier: Fernandez Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M. _____

c. Address: 2245 Maple Ave. City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 403-144-12

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

The subject property is a single story residential building designed in the Minimal Traditional style. It is asymmetrical in plan with a small porch appended to the Maple Avenue elevation. The porch, which features two wide arches, appears to be an addition. The building is capped with a low-pitched hipped roof that is covered in composition shingles. The eaves are shallow and enclosed. The walls are covered in rough patterned stucco, which appears to be of recent origin. Many of the windows are replacements, aluminum sliders. Original windows are multi-lite double-hung wood sash. Several windows are cased with exaggerated architectural moldings. The primary entry is protected by a modern metal security screen. A breezeway connects the residence with a detached garage that observes the stylistic treatment of the main building. The perimeter of the property is enclosed by a concrete block and ornamental ironwork wall. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1946, 63 years old.

City of Santa Ana

Orange County Assessors Records

Prehistoric Both

*P7. Owner and Address

ROBERTO R & LUPE FERNANDEZ

2245 MAPLE ST

SANTA ANA, CA 92707

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2 *NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 2245 Maple Ave. South, Santa Ana, CA 92707

B1. Historic Name: Miller Residence

B2. Common Name: Fernandez Property

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built in 1946. Modifications observed and documented include: addition of bedroom & bathroom to residence (1968); Pool room, Utility room and Patio roof constructed (1968); and Breezeway roof connecting house and garage constructed (1971).

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include owners Carl & Elizabeth Miller (1946), B. R. Carter (1956), owner Robert R. Fernandez (1960-1971), and owner Hazel L. Kisner (1975).

The 2245 S. Maple Ave. property appears to be ineligible for listing on the National Register of Historic Places, California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during the period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 2245 S. Maple Ave. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

*B12. References:

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

*B14. Evaluator:

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009

Official Comments:



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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 2246 Maple Ave. North, Santa Ana, CA 92707

P1. Other Identifier: None Identified

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M.

c. Address: 2246 Maple Ave. City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, E / N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 403-143-15

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

The subject property is a single story residential building designed in the Minimal Traditional style. The roof of the main body of the house is a side-facing gable that is moderately pitched. A shallowly sloped shed roof covers what appears to be an addition at the rear of the building. The entire roof is covered with composition shingles. The eaves are shallow and enclosed. The walls are covered in rough stucco that is of recent origin. All the windows are replacements, aluminum sliders with a faux multi-lite pattern. The two windows and entry of the primary facade are cased with exaggerated architectural moldings. The primary entry is protected by a modern metal security screen. The perimeter of the property is enclosed by a concrete block wall. The exterior appears to be in fair -to- good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1950, 59 years old.

City of Santa Ana

Orange County Assessors Records

Prehistoric Both

*P7. Owner and Address

HOMESALES INC

3415 VISION DR

COLUMBUS, OH 43219

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 2246 Maple Ave. North, Santa Ana, CA 92707

B1. Historic Name: Virginia Attencio Residence

B2. Common Name: Not Identified

B3. Original Use: Residential **B4. Present Use:** Residential

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

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

Built in 1950. Modifications observed and documented include new windows and a rear addition.

***B7. Moved?** No Yes Unknown **Date:** N/A **Original Location:** N/A

***B8. Related Features:** none identified.

B9a. Architect: Not Identified **b. Builder:** Not Identified

***B10. Significance: Theme:** N/A **Area:** N/A **Period of Significance:** N/A **Property Type:** Single-Family

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include Virginia D Attencio from 1956 through at least 1960. The 2246 N. Maple Ave. property appears to be ineligible for listing on the National Register of Historic Places, California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during the period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 2246 N. Maple Ave. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

***B12. References:**

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

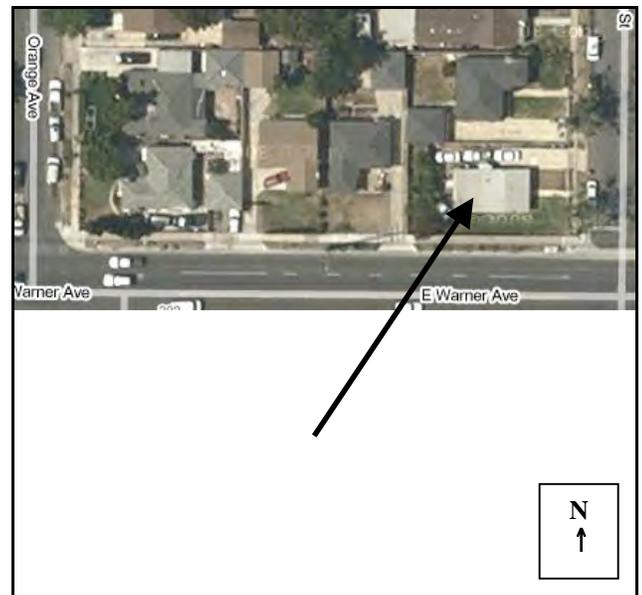
B13. Remarks:

***B14. Evaluator:**

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

***Date of Evaluation:** April-September 2009

Official Comments:



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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 2245 Oak St. North, Santa Ana, CA 92707

P1. Other Identifier: Hoang Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M.

c. Address: 2245 Oak St. City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, E / N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-102-24

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

The subject property is a single story residential building designed in the Minimal Traditional style and is an "ell" in plan. The roof of the main body of the house is a side-facing gable. A short rear-facing gable completes the plan. The stoop is sheltered by a small wood-framed portico. The entire roof is covered with composition shingles. The eaves are shallow and enclosed on the main mass while the rafter tails are exposed on the rear-facing gable. The walls are covered in rough stucco that is of recent origin. All the windows are replacements, a combination of aluminum and vinyl sliders. The telltale cracking of the stucco discloses that the replacement windows are smaller than the original openings. A modern metal security screen protects the primary entry. A detached single-car garage sits to the rear of the property, on the south side of the house. The garage maintains stylistic features of the main house with a front-facing gable, rough patterned stucco and exposed rafter tails. The property appears to be a mirror image of the one on the opposite side of Oak Street (2246 Oak Street). The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1946, 63 years old.

City of Santa Ana

Orange County Assessors Records

Prehistoric Both

*P7. Owner and Address

DAT N HOANG

2245 OAK ST

SANTA ANA, CA 92707

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC. Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 2245 Oak St. North, Santa Ana, CA 92707

B1. Historic Name: Not Identified

B2. Common Name: Hoang Property

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Minimal Traditional

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

Built in 1946. Modifications observed and documented include new windows.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include E. G. Wiesenborn (1947) and Leslie Villarreal 1956 through at least 1960.

The 2245 N. Oak St. property appears to be ineligible for listing on the National Register of Historic Places, California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during the period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 2245 N. Oak St. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

*B12. References:

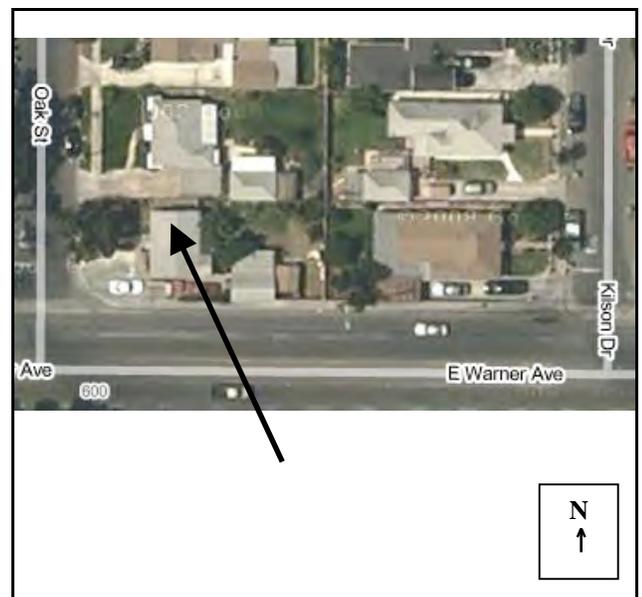
City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

*B14. Evaluator:

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009



Official Comments:

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 2246 Oak St. North, Santa Ana, CA 92707

P1. Other Identifier: Gomez Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M. _____

c. Address: 2246 Oak St. City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-101-28

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

The subject property is a single story residential building designed in the Minimal Traditional style and is an "ell" in plan. The roof of the main body of the house is a side-facing gable. A short rear-facing gable completes the plan. The stoop is sheltered by a small wood-framed portico. The entire roof is covered with composition shingles. The eaves are shallow and enclosed on the main mass while the rafter tails are exposed on the rear-facing gable. The walls are covered in rough stucco that is of recent origin. All the windows are replacement aluminum sliders although they appear to be in the original openings. A modern metal security screen protects the primary entry. A detached single-car garage sits to the rear of the property, on the south side of the house. The garage maintains stylistic features of the main house with a front-facing gable, rough patterned stucco and exposed rafter tails. An addition to the garage appears to have added living space. The property appears to be a mirror image of the one on the opposite side of Oak Street (2245 Oak Street). The perimeter of the property is enclosed by a concrete block and ornamental ironwork wall. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1946, 63 years old.

City of Santa Ana

Orange County Assessors Records

Prehistoric Both

*P7. Owner and Address

OSCAR & MARIA GOMEZ

2246 OAK ST

SANTA ANA, CA 92707

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC. Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 2246 Oak St. North, Santa Ana, CA 92707

B1. Historic Name: MacNevin Residence

B2. Common Name: Gomez Property

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Minimal Traditional

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

Built in 1946. No major modifications observed or documented.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include the Miller Realty Co. (1946), Delbert E. Allen (1947), owner George MacNevin (1952 through at least 1960), F. Kemp (1965), and owner Rodolpo Samonigo (1980).

The 2246 N. Oak St. property appears to be ineligible for listing on the National Register of Historic Places, California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during the period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 2246 N. Oak St. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

***B12. References:**

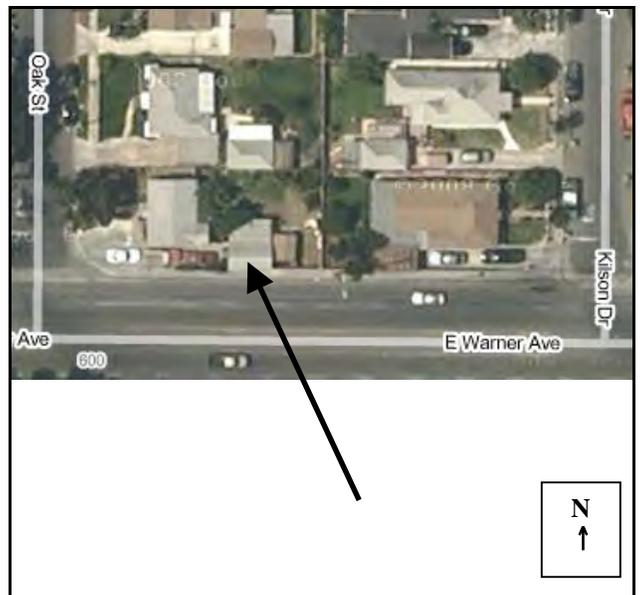
City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

***B14. Evaluator:**

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009



Official Comments:

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 2245 Orange Ave. North, Santa Ana, CA 92707

P1. Other Identifier: Castro Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M. _____

c. Address: 2245 Orange Ave. City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 403-143-12

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

The subject property is a single story residential building designed in the Minimal Traditional style. It is an "ell" in plan. It is capped with a low pitched hipped roof that is covered composition shingles. The eaves are shallow and enclosed. The walls are covered aluminum siding, which is not original. Windows are a mix of fixed-pane, slider and double-hung vinyl replacements, all have faux muntins. A detached garage located on Warner Avenue maintains stylistic features similar to the main house, including a low-pitched hipped roof with enclosed shallow eaves and walls clad in aluminum siding. The garage door is a recent replacement. The perimeter of the property is enclosed by a concrete block and ironwork wall. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1946, 63 years old.

City of Santa Ana

Orange County Assessors Records

Prehistoric Both

*P7. Owner and Address

JORGE CASTRO

2245 ORANGE AVE

SANTA ANA, CA 92707

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2 *NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 2245 Orange Ave. North, Santa Ana, CA 92707

B1. Historic Name: Shiners Residence

B2. Common Name: Jorge Castro Property

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built in 1946. Modifications observed and documented include: new windows, garage door replacement, and installation of new aluminum siding at the exterior walls.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include owners Carl & Elizabeth Miller (1946) and owners C. F. and Hazel Shiners (1947 through at least 1960).

The 2245 N. Orange Ave. property appears to be ineligible for listing on the National Register of Historic Places, California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during the period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 2245 N. Orange Ave. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

***B12. References:**

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

***B14. Evaluator:**

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009



Official Comments:

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 2246 Orange Ave. South, Santa Ana, CA 92707

P1. Other Identifier: Castillo Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M. _____

c. Address: 2246 Orange Ave. City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 403-142-17

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

The subject property is a single story residential building designed in the Ranch style. The building is capped with a low-pitched hipped roof that is covered composition shingles. The eaves are shallow and enclosed. The Orange Avenue elevation is comprised of two masses; the attached garage on the north of the building projects toward the street approximately four feet from the residential element. A small porch is cut into the facade where garage and the residential elements meet. Walls of the building are covered in rough stucco, which appears to be of recent origin. Windows are a mix of slider and double-hung vinyl replacements, all with faux muntins. Modern security screens protect the front and side doors. The perimeter of the front yard is enclosed by a low concrete block and wood fence. A wood fence surrounds the rear yard. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1958, 51 years old.

City of Santa Ana

Orange County Assessors Records

Prehistoric Both

*P7. Owner and Address

DELIA CASTILLO

2246 ORANGE AVE

SANTA ANA, CA 92707

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 2246 Orange Ave. South, Santa Ana, CA 92707

B1. Historic Name: Not Identified

B2. Common Name: Delia Castillo Property

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: _____

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

Built in 1958. Modifications observed and documented include: newer stucco siding, roofing, and window replacements.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

The 2246 S. Orange Ave. property appears to be ineligible for listing on the National Register of Historic Places, California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during the period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 2246 S. Orange Ave. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

*B12. References:

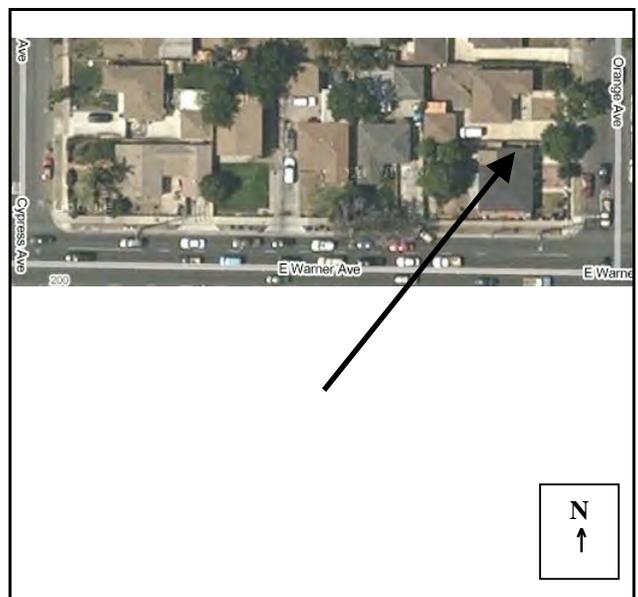
City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives.

B13. Remarks:

*B14. Evaluator:

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009



Official Comments:

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 1 of 2 *Resource Name or #: 2247 Rouselle St. North, Santa Ana, CA 92707

P1. Other Identifier: Rodriguez Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address: 2247 Rouselle St. City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, E / N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-101-29

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

The subject property is a single story residential building designed in the Minimal Traditional style. It is square in plan and is capped with a low-pitched hipped roof covered with composition shingles. The eaves are shallow and enclosed. A small porch protected by a shed roof projects from the primary facade. The walls of the building are covered in rough patterned stucco, which appears to be of recent origin. All the windows on the building appear to be replacement vinyl sliders with a faux multi-lite pattern. The primary entry is protected by a modern metal security screen. There is a detached garage that observes the stylistic treatment of the main building. The perimeter of the property is enclosed by a concrete block and ornamental ironwork wall. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1948, 61 years old.

City of Santa Ana

Santa Ana County Assessors Records

Prehistoric Both

*P7. Owner and Address

ALEJANDRO & ELIDA RODRIGUEZ

2247 ROUSSELLE ST

SANTA ANA, CA 92707

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, *Historical Resource Survey – Warner Avenue Road Widening Project*, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 2247 Rouselle St. North, Santa Ana, CA 92707

B1. Historic Name: Not Identified

B2. Common Name: Rodriguez Property

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Minimal Traditional

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

Built in 1948. Modifications observed and documented include window replacements.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

The 2247 N. Rouselle St. property appears to be ineligible for listing on the National Register of Historic Places, the California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during their period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 2247 N. Rouselle St. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

*B12. References:

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

*B14. Evaluator:

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009

Official Comments:



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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 2246 Standard Ave. East, Santa Ana, CA 92707

P1. Other Identifier: None Identified

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M. _____

c. Address: 2246 Standard Ave. City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-211-25

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

The subject property is a single story residential building designed in the Minimal Traditional style. It is rectilinear in plan, composed of two masses one larger than the other. The building is capped with a moderately pitched gable roof covered with composition shingles. The eaves are shallow and enclosed. A small porch is cut into the corner of the main mass, at the confluence of the two masses. The walls of the building are covered in smooth stucco, which appears to be original. All of the windows appear to be replacement aluminum sliders with a faux multi-light pattern. A modern metal security screen protects the main entry. There is a detached garage that observes the stylistic treatment of the main building. The exterior appears to be in fair condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1952, 57 years old.

City of Santa Ana

Santa Ana County Assessors Records

Prehistoric Both

*P7. Owner and Address

MEISAMI-FARD, HOSSEIN TRUST

2246 S STANDARD AVE

SANTA ANA, CA 92707

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2 *NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 2246 Standard Ave. East, Santa Ana, CA 92707

B1. Historic Name: Not Identified

B2. Common Name: Not Identified

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built in 1952. No major modifications observed or documented.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include J. C. Carson (1956) and G. M. Valenzuela (1960). The 2246 E. Standard Ave. property appears to be ineligible for listing on the National Register of Historic Places, the California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during their period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 2246 E. Standard Ave. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

***B12. References:**

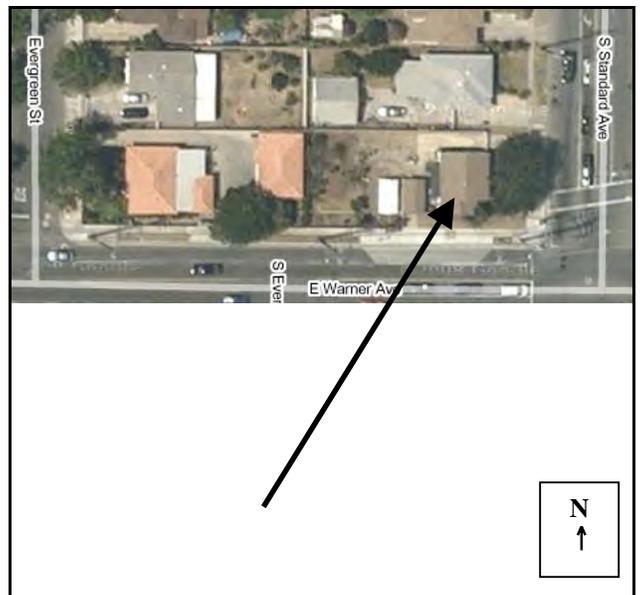
City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

***B14. Evaluator:**

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009



Official Comments:

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 124 Warner Ave East, Santa Ana, CA 92707

P1. Other Identifier: Quiroz Property #1

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; _ 1/4 of _ 1/4 of Sec _; B.M.

c. Address: 124 Warner Ave City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-031-37

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

Building permit records disclose this home was relocated to its present site at 124 E. Warner Avenue in 1935. A heavily altered single story residential building with an asymmetrical plan, it appears that the original construction is now at the rear of the building, having had a significant addition to its primary elevation. From the public right-of-way it is possible to discern portions of the original construction, which appears to have been designed in a Craftsman vernacular style. The building originally had a low-pitched cross gable roof, which is now covered in rolled composition material. The eaves are shallow and enclosed. Most portions of the walls of the original building are covered with drop lap siding, while there are clapboard siding patches. The addition to the front of the building is more of the Craftsman aesthetic with a low-pitched front facing gable roof with shallow eaves and exposed rafter tails. Like the original portion of the building the roof of the addition is sheathed with rolled composition roofing material. The exterior wall treatment of the addition are drop lap siding laid horizontally with narrow cornerboards. All visible windows are wood framed, the two on the primary elevation are double-hung single-lites, while those on the sides may be multi-lite. All windows are simply cased. The entry door is wood paneled and appears to be shorter than standard. A second addition was made to the rear of the original building. This addition is sheathed in a ramshackle collection of plywood and other apparently salvaged lumber. There are no apparent windows in this addition. The exterior appears to be in fair-to-poor condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in c. 1922, 87 years old.

City of Santa Ana

Santa Ana County Assessors Records

Prehistoric Both

*P7. Owner and Address

FRANCISCO QUIROZ

124 E WARNER AVE

SANTA ANA, CA 92707- 3238

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 124 Warner Ave East, Santa Ana, CA 92707

B1. Historic Name: Campos Property

B2. Common Name: Quiroz Property #1

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Craftsman

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

Built in 1922 and moved to the current location in 1935. The house appears to have been altered early on through an addition to the front elevation.

*B7. Moved? No Yes Unknown Date: 1935 Original Location: Unknown

*B8. Related Features: Possibly 128 E. Warner Avenue.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include Esteban Campos (1936).

The 124 E. Warner Ave. property appears to be ineligible for listing on the National Register of Historic Places, the California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during their period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 124 E. Warner Ave. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

*B12. References:

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

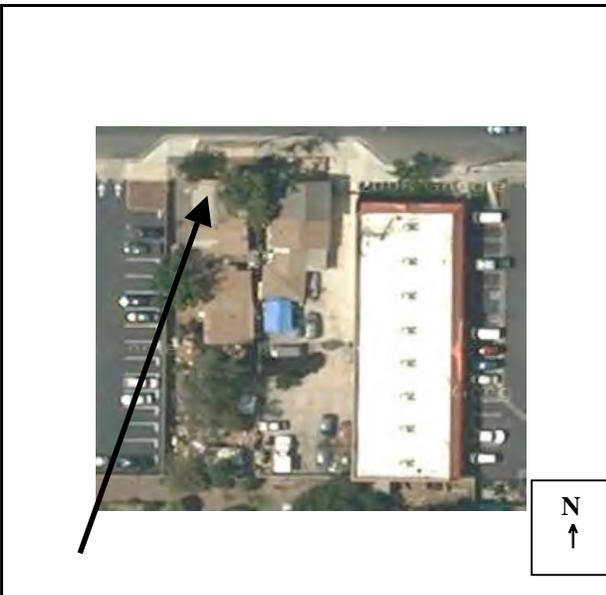
B13. Remarks:

*B14. Evaluator:

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009

Official Comments:



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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 128 Warner Ave East, Santa Ana, CA 92707

P1. Other Identifier: Quiroz Property #2

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T_: R_: 1/4 of 1/4 of Sec; B.M.

c. Address: 128 Warner Ave City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, E / N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-031-32

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

A tall single story residential building that appears to have originally been a barn. The building has a front facing gable roof that is moderately pitched. The eaves are shallow and open. The exterior walls are covered in board and batten. Entry is made via a centrally placed standard door that is concealed by a modern metal security screen. There are three windows on the primary facade, two at street level flanking the door and the third below the eaves in the gable. The two ground-level windows are aluminum sliders with faux multi-lites, while the upper window is a wood framed double-hung. The upper level window opening corresponds to the new location in a barn. Other windows around the building are a combination of wood and aluminum in an assortment of forms. The building has sustained several additions to the side and rear, their construction is difficult to ascertain from the public right of way. This building may have originally been related to 124 Warner, given their close proximity and similar age. The exterior appears to be in fair condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1920, 89 years old.

City of Santa Ana

Santa Ana County Assessors Records

Prehistoric Both

*P7. Owner and Address

FRANCISCO QUIROZ

128 E WARNER AVE

SANTA ANA, CA 92707- 3238

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2 *NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 128 Warner Ave East, Santa Ana, CA 92707

B1. Historic Name: Not Identified

B2. Common Name: Quiroz Property #2

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built in 1920. Modifications observed and documented include: fenestration changes around the perimeter and additions to the rear and west side elevations (dates unknown).

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: Possibly 124 E. Warner Avenue.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

The 128 E. Warner Ave. property appears to be ineligible for listing on the National Register of Historic Places, the California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during their period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 128 E. Warner Ave. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

*B12. References:

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

*B14. Evaluator:

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009

Official Comments:



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

Primary#: _____
 HRI#: _____
 Trinomial #: N/A
 NRHP/CRHS Status Code: 6Z
 Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 204-216 Warner Ave East, Santa Ana, CA 92707

P1. Other Identifier: None Identified

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M. _____

c. Address: 204-216 Warner Ave City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: Not available

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

This property was developed in the mid-1950s as a commercial strip shopping center. The property is comprised of two single story rectangular buildings surrounded by an asphalt surface parking lot. The two buildings form an 'L-shaped' plan and both buildings have identical design details. They are both linear in plan and are topped with a moderately-pitched hip roof clad standing seam metal roofing. The eaves are enclosed and are very deep, creating a covered walkway beneath and shading the storefronts. The roof fascia is quite large, creating a place for signage. On each building the fascia transitions into decorative triangular parapet outlined in a metal grillwork. Exterior walls are stucco. The windows and doors are framed in aluminum, windows are plate glass. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP6; Commercial

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in c. 1955, 54 years old.

City of Santa Ana

Orange County Assessors Records

Prehistoric Both

*P7. Owner and Address

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorded) 204 - 216 Warner Ave, East, Santa Ana, CA 92707

B1. Historic Name: Not Identified

B2. Common Name: Not Identified

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Modern Strip Mall

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

Built in c. 1955. Modifications observed and documented include standing seam roofing and storefront and tenant improvements through the decades.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Commercial

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include: 216: Mikol Real Estate (1965); A: Fiesta Cleaner Laundry (1965); C: Salmeron Tamale Shop (1965); D2: Maggie's Hair Fashion (1965); GH: The Bombshelter (1965); and GH: Towners Meats (1965).

The 204 - 216 E. Warner Ave. property appears to be ineligible for listing on the National Register of Historic Places, California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during the period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 204 - 216 E. Warner Ave. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

***B12. References:**

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

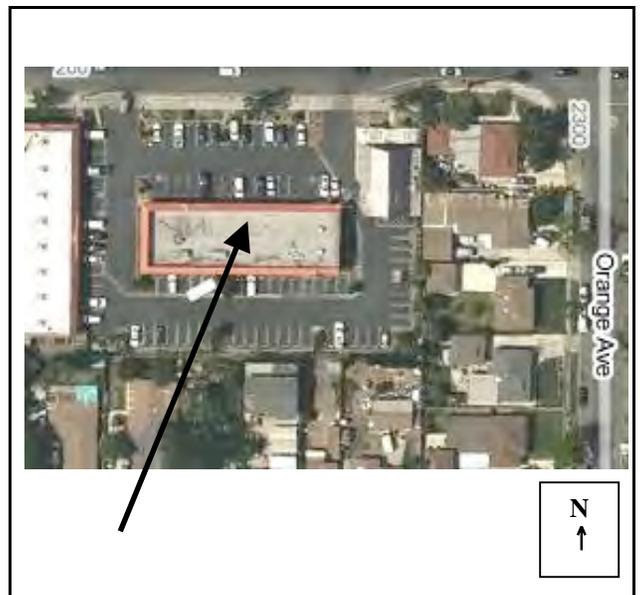
B13. Remarks:

***B14. Evaluator:**

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009

Official Comments:



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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 209 Warner Ave East, Santa Ana, CA 92707

P1. Other Identifier: Hall mark Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M.

c. Address: 209 Warner Ave City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, E / N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 403-142-14

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

The subject property is a modern-period, two-story, two-unit residential building that is rectangular in plan. The gable end is the shorter side of the rectangle and is street facing. The first floor is limited to garage space with the individual apartment units on the second floor. The moderately-pitched roof is covered in composition shingles and the shallow eaves are enclosed. The exterior walls are rough patterned stucco, which was recently installed. Windows are metal sash sliders. The doors are obscured by modern metal security screens. The second floor is accessed via an exterior staircase leading to a balcony that extends the full length of the eastern facade. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP3; Multi-family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1961, 48 years old.

City of Santa Ana

Santa Ana County Assessors Records

Prehistoric Both

*P7. Owner and Address

HALLMARK, HARRIET LOUISE TRUST

209 E WARNER AVE

SANTA ANA, CA 92707

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2 *NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 209 Warner Ave East, Santa Ana, CA 92707

B1. Historic Name: Not Identified

B2. Common Name: Hallmark Property

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Modern

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

Built in 1961. No major modifications observed or documented.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Multi-family

Applicable Criteria: National Register, California Register, Local Register.

The 209 E. Warner Ave. property appears to be ineligible for listing on the National Register of Historic Places, the California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during their period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 209 E. Warner Ave. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

***B12. References:**

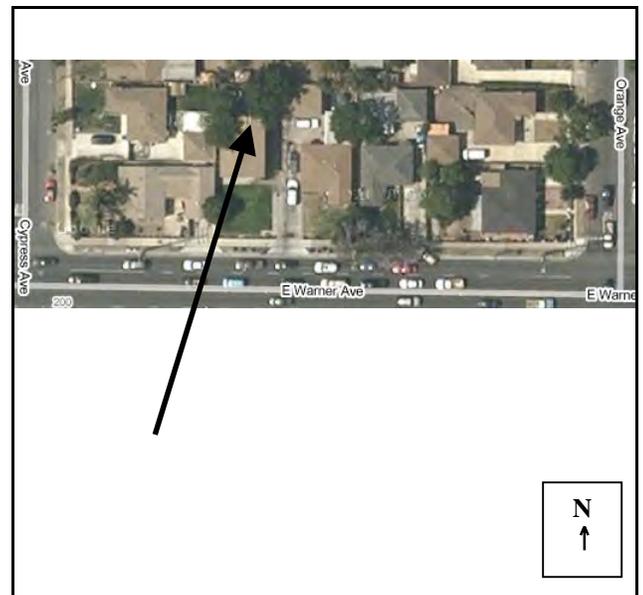
City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

***B14. Evaluator:**

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009



Official Comments:

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 215 Warner Ave East, Santa Ana, CA 92707

P1. Other Identifier: Carlos Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T: _____ R: _____; 1/4 of 1/4 of Sec; B.M.

c. Address: 215 Warner Ave City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 403-142-15

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

This dwelling was built in a Minimal Traditional style in an irregular 'L-shaped' plan with a hipped roof over the principal volume and a lower front gable roof at the southeast corner (front elevation). The roof is moderately-pitched and clad in composition shingles. The eaves are shallow and open. A porch covered by a shed roof runs across the primary elevation of the main mass. The exterior walls are a combination of rough patterned stucco and horizontal drop lap wood siding. The sections of wood siding are not original in those locations and may have been originally installed at the buildings' base. Windows are replacement aluminum sliders. A detached garage with stylistic element similar to the main building is located at the rear of the lot. The original building was a mirror image of the neighboring property 219 Warner Avenue. The property shares a driveway with 209 E. Warner Avenue adjacent to the west and appears to be multi-family with units A & B. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1946, 63 years old.

City of Santa Ana

Orange County Assessors Records

Prehistoric Both

*P7. Owner and Address

RAUL CARLOS
1480 VOYAGER DR
TUSTIN, CA 92782

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 215 Warner Ave East, Santa Ana, CA 92707

B1. Historic Name: Not Identified

B2. Common Name: Raul Carlos Property

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Minimal Traditional

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

Built in 1946. No major modifications observed or documented.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-family

Applicable Criteria: National Register, California Register, Local Register.

The 215 E. Warner Ave. property appears to be ineligible for listing on the National Register of Historic Places, California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during the period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 215 E. Warner Ave. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

*B12. References:

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

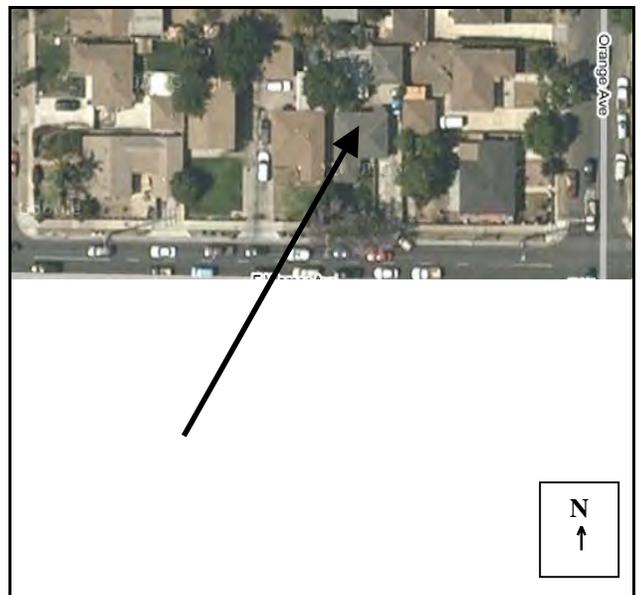
B13. Remarks:

*B14. Evaluator:

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009

Official Comments:



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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 219 Warner Ave East, Santa Ana, CA 92707

P1. Other Identifier: Chavez Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T_: R_: 1/4 of 1/4 of Sec; B.M.

c. Address: 219 Warner Ave City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, E / N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 403-142-16

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

The subject property single story residential building designed in an extremely plain version of the Minimal Traditional aesthetic. The building is an "ell" in plan with the main mass at the center of the building, capped with a hip roof. A smaller secondary mass, which is also capped by a hip roof, projects forward from the main element, completing the plan. The roof is moderately-pitched and clad in composition shingles. The eaves are shallow and open, sporting exposed rafter tails. The exterior walls are covered in smooth stucco. The windows are the original double-hung wood framed multi-lites, without casing. There is an exposed brick chimney on the west side of the smaller building mass. A detached garage with stylistic element similar to the main building is located at the rear of the lot. The perimeter of the property is enclosed by a concrete block and wood fence. The building is a identical to the neighboring property 315 Warner Avenue. The exterior appears to be in fair -to- good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1946, 63 years old.

City of Santa Ana

Santa Ana County Assessors Records

Prehistoric Both

*P7. Owner and Address

HENRY A CHAVEZ

219 E WARNER AVE

SANTA ANA, CA 92707

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 219 Warner Ave East, Santa Ana, CA 92707

B1. Historic Name: Not Identified

B2. Common Name: Chavez Property

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Minimal Traditional

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

Built in 1946. No major modifications observed or documented.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

The 219 E. Warner Ave. property appears to be ineligible for listing on the National Register of Historic Places, the California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during their period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 219 E. Warner Ave. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

*B12. References:

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

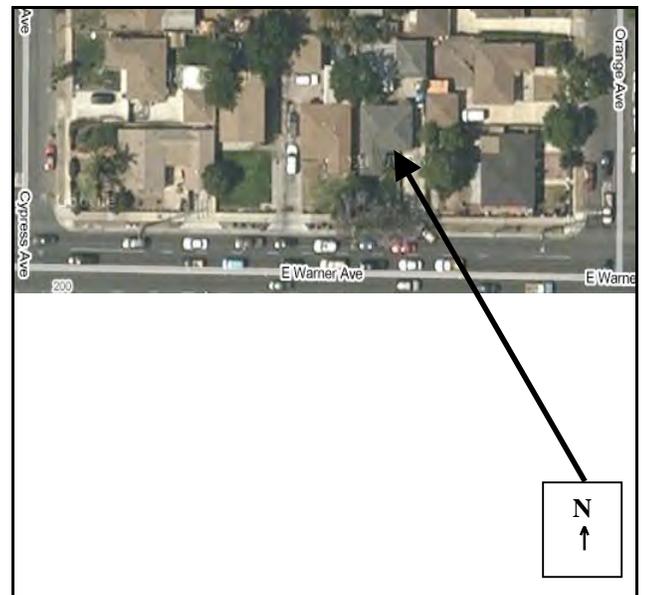
B13. Remarks:

*B14. Evaluator:

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009

Official Comments:



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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 230 Warner Ave East, Santa Ana, CA 92707

P1. Other Identifier: Cortez Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M. _____

c. Address: 230 Warner Ave City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-031-40

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

The subject property is a single story residential building designed in the Ranch style. The plan is asymmetrical, resulting in a complex gable-on-hip roof that has a low pitch. The roof is covered in composition shingles. The eaves are shallow and enclosed. There is a small porch recessed into the northeast corner of the building. The walls are covered in a rough patterned stucco, which appears to be of recent origin. All windows are replacements, a combination of double-hung and sliders in aluminum. Multi-lite wood cased French doors were added to the porch area. The courtyard between the house and the garage was infilled with additional living space with the infill façade featuring a single entry door and a red brick chimney. The perimeter of the property is enclosed by a low chain link fence. The building is a mirror image to the nearby dwelling at 402 Warner Avenue. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1954, 55 years old.

City of Santa Ana

Santa Ana County Assessors Records

Prehistoric Both

*P7. Owner and Address

MADAIS DULCE I CORTEZ

230 E WARNER AVE

SANTA ANA, CA 92707- 3240

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 230 Warner Ave East, Santa Ana, CA 92707

B1. Historic Name: Not Identified

B2. Common Name: Cortez Property

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Ranch Style

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

Built in 1954. Modifications observed and documented include an infill of the courtyard between the garage and home's west elevation, and window replacements.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include J. D. Bedwell (1965).

The 230 E. Warner Ave. property appears to be ineligible for listing on the National Register of Historic Places, the California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during their period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 230 E. Warner Ave. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

*B12. References:

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

*B14. Evaluator:

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009



Official Comments:

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 302 Warner Ave East, Santa Ana, CA 92707

P1. Other Identifier: Hernandez Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M. _____

c. Address: 302 Warner Ave City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-04-01

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

The subject property is a single story residential building designed in the Minimal Traditional style. The roof is the cross gable type that is moderately pitched and covered with composition shingles. The roof to wall union is completed with close eaves, without an overhang. A small porch is located on the northwest corner of the building. The walls are covered in rough stucco that is of recent origin. The windows are all replacements, vinyl sliders with a faux multi-lite pattern. The front door is also a replacement, a wood panel door with a fan lite. A detached garage exhibiting similar architectural features as the main building is located at the rear of the property. The house is a mirror image to the neighboring property 310 Warner Avenue. The perimeter of the property is enclosed by a concrete block wall along the sides and a wood picket fence along the front. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1954, 64 years old.

City of Santa Ana

Santa Ana County Assessors Records

Prehistoric Both

*P7. Owner and Address

FILIPE DE & JESUS HERNANDEZ

302 E WARNER AVE

SANTA ANA, CA 92707- 3272

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2 *NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 302 Warner Ave East, Santa Ana, CA 92707

B1. Historic Name: Not Identified

B2. Common Name: Hernandez Property

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built in 1954. Modifications observed and documented include window replacements.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

The 302 E. Warner Ave. property appears to be ineligible for listing on the National Register of Historic Places, the California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during their period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 302 E. Warner Ave. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

***B12. References:**

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

***B14. Evaluator:**

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009



Official Comments:

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 309 Warner Ave East, Santa Ana, CA 92707

P1. Other Identifier: Rojas Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M. _____

c. Address: 309 Warner Ave City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 403-143-13

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

The subject property is a single story residential building designed in the Minimal Traditional style. The building is an "ell" in plan with the larger mass at the center and capped with a side facing gable roof. A smaller secondary mass, which is capped by a front facing gable, projects forward from the main element, completing the plan. The roof is moderately-pitched and clad in composition shingles. The entryway is protected by a small shed roof. The eaves are shallow and enclosed. The exterior walls are covered in smooth stucco. The windows are replacement vinyl sliders with faux multi-lites without casing and are smaller than the original opening as evident from the telltale stucco patching surrounding the windows. There is an exposed brick chimney on the east side of the smaller building mass. Unlike most houses in the area the subject property does not have a garage, detached or otherwise. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1946, 63 years old.

City of Santa Ana

Santa Ana County Assessors Records

Prehistoric Both

*P7. Owner and Address

GREGORIO ORNELAS ROJAS

309 E WARNER AVE

SANTA ANA, CA 92707

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2 *NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 309 Warner Ave East, Santa Ana, CA 92707

B1. Historic Name: Not Identified

B2. Common Name: Rojas Property

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built in 1946. Modifications observed and documented include new windows and stucco siding.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

The 309 E. Warner Ave. property appears to be ineligible for listing on the National Register of Historic Places, the California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during their period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 309 E. Warner Ave. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

***B12. References:**

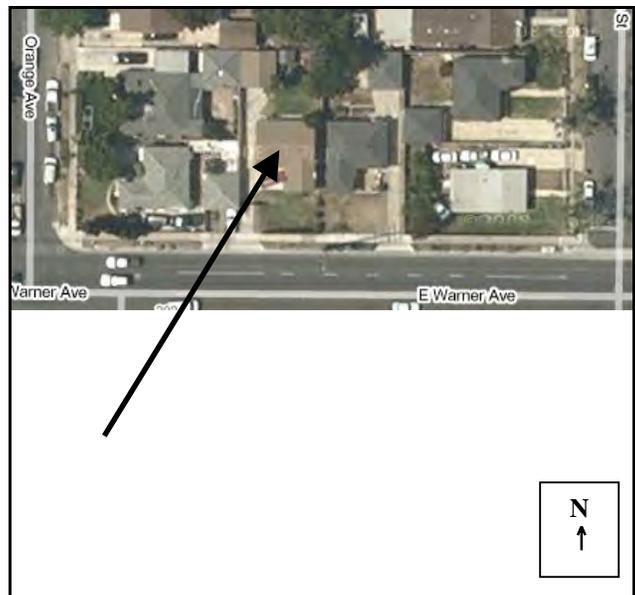
City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

***B14. Evaluator:**

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009



Official Comments:

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 310 Warner Ave East, Santa Ana, CA 92707

P1. Other Identifier: Armando Martinez Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M.

c. Address: 310 Warner Ave City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, E / N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-034-26

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

The subject property is a single story residential building designed in the Minimal Traditional style. The roof is the cross gable type that is moderately pitched and covered with composition shingles. The roof to wall union is completed with close eaves, without an overhang. A small porch is located on the northeast corner of the building. The walls are covered in smooth stucco. The windows are all replacements, aluminum framed sliders. The windows are protected by ironwork security bars. The front door is the original wood slab type. The building is a mirror image to the neighboring property 302 Warner Avenue. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1954, 55 years old.

City of Santa Ana

Santa Ana County Assessors Records

Prehistoric Both

*P7. Owner and Address

ARMANDO A & EDITH MARTINEZ

310 E WARNER AVE

SANTA ANA, CA 92707

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2 *NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 310 Warner Ave East, Santa Ana, CA 92707

B1. Historic Name: Not Identified

B2. Common Name: Armando Martinez Property

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built in 1954. No major modifications observed or documented.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include Sybil Ray (1965).

The 310 E. Warner Ave. property appears to be ineligible for listing on the National Register of Historic Places, the California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during their period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 310 E. Warner Ave. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

***B12. References:**

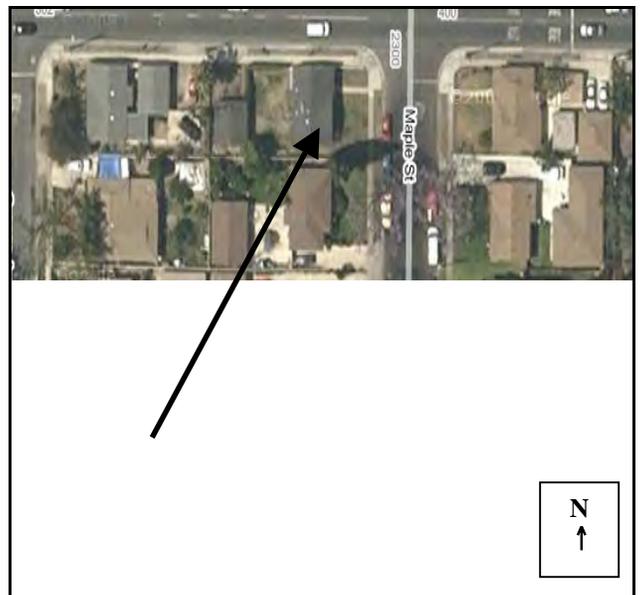
City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

***B14. Evaluator:**

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009



Official Comments:

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 315 Warner Ave East, Santa Ana, CA 92707

P1. Other Identifier: Formey Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M. _____

c. Address: 315 Warner Ave City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 403-143-14

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

The subject property single story residential building designed in an extremely plain version of the Minimal Traditional aesthetic. The building is an "ell" in plan with the main mass at the center of the building, capped with a hip roof. A smaller secondary mass, which is also capped by a hip roof, projects forward from the main element, completing the plan. The roof is moderately-pitched and clad in composition shingles. The eaves are shallow and open, sporting exposed rafter tails. The exterior walls are covered in smooth stucco. The windows are the original double-hung wood framed multi-lites, without casing. There is truncated exposed brick chimney on the west side of the smaller building mass, it does not project above the roof line. A detached garage with stylistic element similar to the main building is located at the rear of the lot. The building is a identical to the neighboring property 219 Warner Avenue. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1946, 63 years old.

City of Santa Ana

Santa Ana County Assessors Records

Prehistoric Both

*P7. Owner and Address

CHRISTIAN W FORMEY

315 E WARNER AVE

SANTA ANA, CA 92707

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2 *NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 315 Warner Ave East, Santa Ana, CA 92707

B1. Historic Name: Not Identified

B2. Common Name: Formey property

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Minimal Traditional

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built in 1946. No major modifications observed or documented.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

The 315 E. Warner Ave. property appears to be ineligible for listing on the National Register of Historic Places, the California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during their period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 315 E. Warner Ave. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

***B12. References:**

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

***B14. Evaluator:**

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009



Official Comments:

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 402 Warner Ave East, Santa Ana, CA 92707

P1. Other Identifier: Pena Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M.

c. Address: 402 Warner Ave City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, E / N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-035-01

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

The subject property is a single story residential building designed in the Ranch style. The plan is asymmetrical, resulting in a complex gable-on-hip roof that has a low pitch. The roof is covered in composition shingles. The eaves are shallow and enclosed. There is a small porch recessed into the northwest corner of the building. The walls are covered in a rough patterned stucco, which appears to be of recent origin. All windows are replacements, a combination of double-hung and sliders in aluminum. Ironwork security bars protect the windows. A detached garage exhibiting architectural features similar to the main building is located to the rear of the parcel. The house is a mirror image to the neighboring property 230 Warner Avenue. The property is surrounded by chain link and decorative ironwork fences. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1954, 55 years old.

City of Santa Ana

Santa Ana County Assessors Records

Prehistoric Both

*P7. Owner and Address

MARIA J PENA

402 E WARNER AVE

SANTA ANA, CA 92707

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC. Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 402 Warner Ave East, Santa Ana, CA 92707

B1. Historic Name: Not Identified

B2. Common Name: Pena Property

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Ranch Style

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

Built in 1954. No major modifications observed or documented.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

The 402 E. Warner Ave. property appears to be ineligible for listing on the National Register of Historic Places, the California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during their period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 402 E. Warner Ave. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

*B12. References:

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

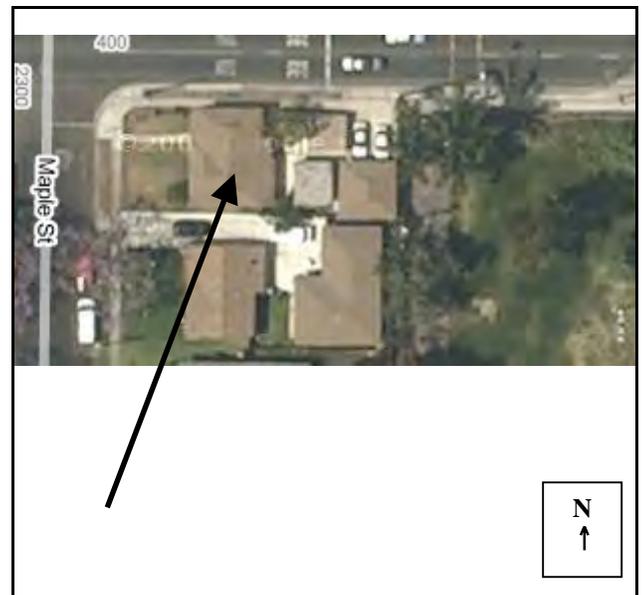
B13. Remarks:

*B14. Evaluator:

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009

Official Comments:



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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 705 Warner Ave East, Santa Ana, CA 92707

P1. Other Identifier: Geral Gallegos Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M. _____

c. Address: 705 Warner Ave City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-103-23

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

The subject property is a single-story Minimal Traditional style dwelling. It is rectangular in plan with a side facing gable roof. The roof is moderately-pitched and clad in composition shingles. The eaves are shallow and open. The exterior walls are covered in rough patterned stucco, which is of recent origin. The windows are replacement vinyl sliders with faux multi-lites without casing. The elevation of the primary facade is asymmetrical, the entry door is off-center and the flanking windows are also offset. The door and two windows on the facade are protected from the sun by cloth awnings. There is a detached garage at the rear of the lot. The building shares the parcel with a large garden of fruit trees and cactus. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1946, 63 years old.

City of Santa Ana

Santa Ana County Assessors Records

Prehistoric Both

*P7. Owner and Address

GERALD R GALLEGOS

705 E WARNER AVE

SANTA ANA, CA 92707

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, *Historical Resource Survey – Warner Avenue Road Widening Project*, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 705 Warner Ave East, Santa Ana, CA 92707

B1. Historic Name: Not Identified

B2. Common Name: Gerald Gallegos Property

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Vernacular

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

Built in 1946. Modifications observed and documented include new windows and stucco siding, and possible fenestration changes.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include Gilbert Gallegos (1965).

The 705 E. Warner Ave. property appears to be ineligible for listing on the National Register of Historic Places, the California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during their period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 705 E. Warner Ave. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

*B12. References:

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

*B14. Evaluator:

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009



Official Comments:

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 809 Warner Ave East, Santa Ana, CA 92707

P1. Other Identifier: None Identified

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M. _____

c. Address: 809 Warner Ave City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-104-21

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

The subject property is a two-story dwelling appears to have been originally constructed as a single-story. The primary mass is a front facing gable that is steeply pitched. An attached two-car garage is located on the west side of the building, capped by a side facing gable. The roof is clad in composition shingles. The eaves are shallow and open, sporting exposed rafter tails. The exterior walls are covered in rough patterned stucco, which appears to be of recent origin. All the windows appear to be vinyl replacements with the exception of an octagonal fixed-frame window on west facade of the second floor. Most of the windows are double-hung although there are two massive multi-pane windows on the primary elevation of the second story. A large sliding glass door is location on the first floor of the same facade. A modern metal security screen protects the primary entry. The perimeter of the property is enclosed by a concrete block and ironwork fence. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1946, 63 years old.

City of Santa Ana

Santa Ana County Assessors Records

Prehistoric Both

*P7. Owner and Address

BEAR, STEARNS 2007-1 TRUST

no address

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 809 Warner Ave East, Santa Ana, CA 92707

B1. Historic Name: Not Identified

B2. Common Name: Not Identified

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Modern

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

Built in 1946. This property appears to have been modified through a second-story addition.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include J. H. Tuggie (1965).

The 809 E. Warner Ave. property appears to be ineligible for listing on the National Register of Historic Places, the California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during their period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 809 E. Warner Ave. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

*B12. References:

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

*B14. Evaluator:

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009

Official Comments:



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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 905 Warner Ave East, Santa Ana, CA 92707

P1. Other Identifier: Peralta Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M. _____

c. Address: 905 Warner Ave City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-105-20

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

The subject property is a small single story residential building designed in a Ranch Style. The building is an "ell" in plan with a side-facing gable along the primary facade. A short rear-facing gable completes the plan. The roof is covered in clay tiles. The eaves are shallow and open. The walls are covered in rough stucco that is of recent origin. A brick skirt is located along the base of the primary facade. All the windows are replacement vinyl sliders with faux multi-lites. A modern metal screen protects the primary entry. A detached single-car garage sits to the rear of the property, on the east side of the house. The garage maintains stylistic features of the main house with a front-facing gable, clay tile roof cladding, and rough patterned stucco walls. The perimeter of the property is enclosed by a concrete block and ornamental ironwork wall. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1955, 54 years old.

City of Santa Ana

Santa Ana County Assessors Records

Prehistoric Both

*P7. Owner and Address

PERALTA, RUBEN V TRUST

905 E WARNER AVE

SANTA ANA, CA 92707

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 905 Warner Ave East, Santa Ana, CA 92707

B1. Historic Name: Not Identified

B2. Common Name: Peralta Property

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Ranch Style

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

Built in 1955. Modifications observed and documented include new windows, new stucco and masonry siding, and new roofing.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

The 905 E. Warner Ave. property appears to be ineligible for listing on the National Register of Historic Places, the California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during their period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 905 E. Warner Ave. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

***B12. References:**

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

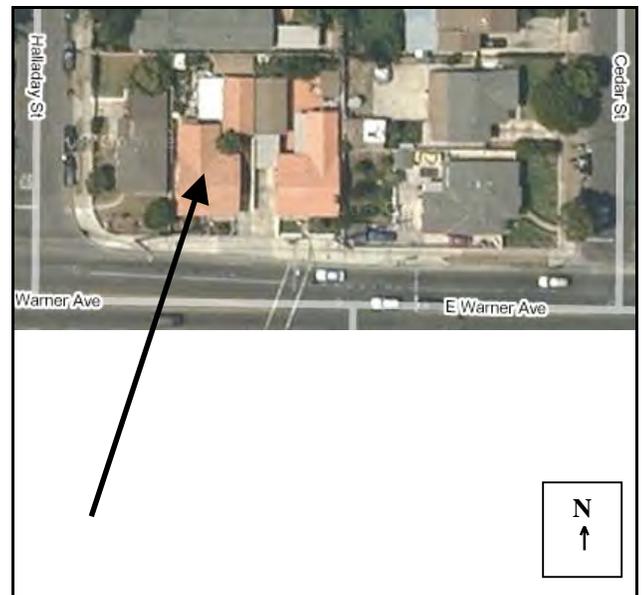
B13. Remarks:

***B14. Evaluator:**

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009

Official Comments:



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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 909 Warner Ave East, Santa Ana, CA 92707

P1. Other Identifier: Solis Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T: _____ R: _____; 1/4 of 1/4 of Sec: _____ B.M. _____

c. Address: 909 Warner Ave City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-105-21

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

The subject property is a small single story residential building designed in a Ranch style. The building is an "ell" in plan with a side-facing gable along the front elevation. A short rear-facing gable completes the plan. The roof is covered in clay tiles. The eaves are shallow and open. The walls are covered in rough stucco that is of recent origin. Rustic flagstone set in an ashlar pattern is located along the base of the primary facade as well as surrounding the entry. All the windows are replacement vinyl sliders with faux multi-lites. A modern metal screen protects the primary entry. A detached single-car garage sits to the rear of the property, on the east side of the house. The garage maintains stylistic features of the main house with a front-facing gable and rough patterned stucco walls. A flat roofed carport is installed at the front of the garage. The perimeter of the property is enclosed by a stuccoed concrete block and ornamental ironwork wall. The exterior appears to be in good condition and has been remodeled.

*P3b. Resource Attributes: (List attributes and codes) HP2; Single-Family

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1955, 54 years old.

City of Santa Ana

Santa Ana County Assessors Records

Prehistoric Both

*P7. Owner and Address

FIDEL & MARGARITA SOLIS

909 E WARNER AVE

SANTA ANA, CA 92707

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2 *NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 909 Warner Ave East, Santa Ana, CA 92707

B1. Historic Name: Not Identified

B2. Common Name: Solis Property

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Ranch - Modified

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built in 1955. Modifications observed and documented include: change in roofing materials, stucco siding, replacement windows (dates unknown).

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Single-Family

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include Household Maintenance Co (1965).

The 909 E. Warner Ave. property appears to be ineligible for listing on the National Register of Historic Places, the California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during their period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 909 E. Warner Ave. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

***B12. References:**

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

***B14. Evaluator:**

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009

Official Comments:



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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHR Status Code: 6Z/7R
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: 1201-1215 Warner Ave East, Santa Ana, CA 92707

P1. Other Identifier: Wiliz Investment Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T: _____ R: _____; 1/4 of 1/4 of Sec; _____ B.M. _____

c. Address: 1201-1215 Warner Ave City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-120-52

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

The subject property is a single story multi-tenant utilitarian commercial office building that is an "ell" in plan. It is composed in a series of bays, each tenant occupying at least one. The building is situated on a corner lot and is set back from each street, allowing for parking at the front of the building. The roof is flat, hidden behind a short parapet wall. The exterior walls are clad in a combination of rough textured and smooth concrete and horizontally laid shiplap siding. The rough textured exposed aggregate concrete caps the building, along the parapet wall and extending to cylindrical columns that support a deep overhang across both wings of the primary facade. The smooth finished concrete is used on the sidewalls and at the rear elevations. The shiplap siding is found on the primary facade below the overhang. The building's windows are all replacements, single light vinyl casements and fixed sash. Doors appear to be wood with large central lights. The exterior appears to be in good condition.

This property is 30 (less than 45-50 years) years of age and does not meet the general age eligibility threshold which would necessitate historical resource/ historic property evaluation.

*P3b. Resource Attributes: (List attributes and codes): HP6; Commercial

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Non-Historic

Constructed in 1979

City of Santa Ana

Santa Ana County Assessors Records

Prehistoric Both

*P7. Owner and Address

WILIZ INVESTMENT LLC

9141 VALLEY VIEW ST

CYPRESS, CA 90630

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe) Intensive – All properties at least 45 years of age.

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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):

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHR Status Code: 6Z/7R
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: 1221 Warner Ave East, Santa Ana, CA 92707

P1. Other Identifier: R & R Leasing Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M.

c. Address: 1221 Warner Ave City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-120-48

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

The subject property is an utilitarian commercial warehouse building, approximately 14,100 square foot, tilt-slab concrete building designed in a contemporary industrial minimal aesthetic. The building is essentially a concrete box. A flat roof is hidden behind a short parapet. The pedestrian entry and the only windows in the building's facade are located in a recessed in the southeast corner. Windows are single pane fix-frame. Three large roll-up type doors along the east facade allow vehicular access to the interior. Ironwork security bars cover all the windows and the primary entry is protected by a modern metal security screen. The exterior appears to be in good condition.

This property is 30 (less than 45-50 years) years of age and does not meet the general age eligibility threshold which would necessitate historical resource/ historic property evaluation.

*P3b. Resource Attributes: (List attributes and codes): HP6; Commercial

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Non-Historic

Constructed in 1979

City of Santa Ana

Santa Ana County Assessors Records

Prehistoric Both

*P7. Owner and Address

R & R LEASING LLC

1221 E WARNER AVE

SANTA ANA, CA 92705

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe) Intensive – All properties at least 45 years of age.

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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):

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHS Status Code: 6Z
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: 1224 Warner Ave East, Santa Ana, CA 92707

P1. Other Identifier: Cherry Rivet Building

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T_: R_: 1/4 of 1/4 of Sec; B.M.

c. Address: 1224 Warner Ave City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, E / N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-150-09

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

The subject property is an single story utilitarian warehouse of brick construction, covering approximately 45,000 square feet. The structure was constructed of brick masonry that has been reinforced with a steel frame on the building's exterior. A flat roof is hidden behind a short parapet. A chain link fence with "privacy slats" was installed to the top of the Warner Avenue facade to camouflage the mechanical systems located on the roof. A pedestrian entry is located at the center of the Warner Avenue facade and is covered by a shallow awning. Fenestration across the facade is regularly spaced, the windows are fixed-pane single lites in steel frames. A brick bezel surrounds window groupings on either flank of the Warner Avenue entry. A second entry is located on the west-facing facade, near the northwest corner of the building. This entry appears to currently be the primary pedestrian access point and does not appear to be original to the building. The door here is a aluminum framed glass with similarly framed sidelites. Windows along the secondary facades of the building are multi-pane lites in steel frames. Several other smaller buildings are located to the rear of the parcel outside of view from the public right of way. A small guard building is located adjacent to the main building at the entry to the parking lot on the west side of the parcel. Like the main building the guard building is a brick structure. It has a low pitched gable roof with shallow enclosed eaves. The windows are a combination of fixed-pane and sliders framed in steel and aluminum. The pedestrian entry is through an aluminum framed glass door flanked by similarly framed sidelites. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP6; Commercial

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Historic

Constructed in 1952, 57 years old.

City of Santa Ana

Orange County Assessors Records

Prehistoric Both

*P7. Owner and Address

SPS TECHNOLOGIES LLC

1224 E WARNER AVE

SANTA ANA, CA 92705

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe)

Intensive Level - Historical Resource Survey

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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 2

*NRHP/CRHS Status Code: 6Z

*Resource Name or # (Assigned by recorder) 1224 Warner Ave East, Santa Ana, CA 92707

B1. Historic Name: Cherry Rivet Building

B2. Common Name: Cherry Rivet Building

B3. Original Use: Commercial B4. Present Use: Commercial

*B5. Architectural Style: Utilitarian Warehouse

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

Built in 1952. Extent of modifications is unknown however, the warehouse appears to have been added on to in different construction campaigns.

*B7. Moved? No Yes Unknown Date: N/A Original Location: N/A

*B8. Related Features: none identified.

B9a. Architect: Not Identified b. Builder: Not Identified

*B10. Significance: Theme: N/A Area: N/A Period of Significance: N/A Property Type: Commercial

Applicable Criteria: National Register, California Register, Local Register.

City Directory research discloses past occupants of the property include Townsend Co (1965).

The 1224 E. Warner Ave. property appears to be ineligible for listing on the National Register of Historic Places, California Register of Historical Resources or the City of Santa Ana Historic Sites Register. No information was found for the property, during the course of thematic and property-specific historical research, to support a positive statement of significance for maintaining a direct association with an important event in Santa Ana, Orange County, Southern California, state, or national history; or for a direct association with important persons in local, regional, state, or national history. None of the past property owners or building occupants were found to be important with respect to activities or accomplishments during the period of association with the subject property. The building does not appear to be architecturally meritorious, and it does not appear to adequately represent or embody the distinctive characteristics of a period, type, style or method of construction, and has not been identified as representing the work of a master architect or builder. Research and documentation of the property has not yielded information that could be considered significant to history, and additional scientific analysis of the property, beyond what has been included in this DPR form, would not be likely to yield information important to history.

For the purposes of a discretionary project review process the 1224 E. Warner Ave. property does not meet the definition of an historical resource pursuant to CEQA Guidelines Section 15064.5.

B11. Additional Resource Attributes: (List attributes and codes) No

*B12. References:

City of Santa Ana Public Library History Room
City of Santa Ana Planning Department
Orange County Archives

B13. Remarks:

*B14. Evaluator:

Wendy L. Tinsley Becker, AICP, Principal
Urbana Preservation & Planning, LLC
3525 4th Avenue, San Diego, CA 92103

*Date of Evaluation: April-September 2009



Official Comments:

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHR Status Code: 6Z/7R
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: 1231-1265 Warner Ave East, Santa Ana, CA 92707

P1. Other Identifier: Sandberg Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; _ 1/4 of _ 1/4 of Sec _; _ B.M. _____

c. Address: 1231-1265 Warner Ave City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-120-54

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

The subject property is a two story utilitarian commercial office building. The roof is flat and hidden by a short parapet. The building is clad in plywood and wood shingles (painted and natural). Vertical concrete structural columns are exposed. Windows are wood framed casements grouped in threes. The entry is recessed on the eastern facade behind a metal gate. The exterior appears to be in good condition.

This property is 29 (less than 45-50 years) years of age and does not meet the general age eligibility threshold which would necessitate historical resource/ historic property evaluation.

*P3b. Resource Attributes: (List attributes and codes): HP6; Commercial

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Non-Historic

Constructed in 1980

City of Santa Ana

Santa Ana County Assessors Records

Prehistoric Both

*P7. Owner and Address

SANDBERG, ROBERT W TRUST

18832 WINNWOOD LN

SANTA ANA, CA 92705

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe) Intensive – All properties at least 45 years of age.

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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):

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHR Status Code: 6Z/7R
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: 1301-1307 Warner Ave East, Santa Ana, CA 92707

P1. Other Identifier: Gats Warner Property

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M. _____

c. Address: 1301-1307 Warner Ave City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 014-281-19

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

The subject property is a utilitarian warehouse designed with an observable modernistic aesthetic. The building is essentially a concrete box; the exterior walls are smooth finished concrete with a repeating decorative arch incised in concrete. A flat roof is hidden behind a short parapet. To facilitate truck loading multiple large roll-up type doors are located along the east facade; similar doors are located on the west elevation, however these here are narrower. A single pedestrian entry is located on the Warner Avenue facade, accessed by a short flight of stairs. The entryway is shaded by a flat concrete awning supported by simple metal columns. A short exposed aggregate concrete wall disguises the entry. The door is glass framed in aluminum. The building has no windows. The exterior condition appears to be in good condition.

This property is 39 (less than 45-50 years) years of age and does not meet the general age eligibility threshold which would necessitate historical resource/ historic property evaluation.

*P3b. Resource Attributes: (List attributes and codes): HP6; Commercial

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Non-Historic

Constructed in 1970

City of Santa Ana

Santa Ana County Assessors Records

Prehistoric Both

*P7. Owner and Address

GATES WARNER LLC

15 DARTMOUTH

NEWPORT BEACH, CA 92660

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe) Intensive – All properties at least 45 years of age.

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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):

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHR Status Code: 6Z/7R
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: 1320 Warner Avenue East, Santa Ana, CA 92707

P1. Other Identifier: Santa Ana Fire Station No. 9

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T _; R _; 1/4 of 1/4 of Sec _; B.M. _____

c. Address: 1320 Warner Avenue East City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 016-150-70

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

The subject property is a two story public building. The Warner Avenue elevation is highly articulated; each functional area of the interior showing itself on the facade. The building is capped by a complicated assemblage of low-pitched shed and hip roofs that are covered with a metal standing seam panel system. The exterior walls are a combination of exposed concrete block and smooth textured stucco. Three large roll-up type doors dominate the facade. Windows are metal-framed single light casements and fixed sash.

This property is 22 (less than 50 years) years of age and does not meet the general age eligibility threshold which would necessitate historical resource/ historic property evaluation. The exterior appears to be in good condition.

*P3b. Resource Attributes: (List attributes and codes): HP9; Public Utility

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Non-Historic

Constructed in c. 1987

City of Santa Ana

Santa Ana County Assessors Records

Prehistoric Both

*P7. Owner and Address

CITY OF SANTA ANA

PO BOX 1988

SANTA ANA CA, 92702

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe) Intensive – All
properties at least 45 years of age.

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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):

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

Primary#: _____
HRI#: _____
Trinomial #: N/A
NRHP/CRHR Status Code: 6Z/7R
Other Listings: _____

Review Code _____ Reviewer _____ Date _____

Page 1 of 1 *Resource Name or #: 1409 Warner Ave East, Santa Ana, CA 92707

P1. Other Identifier: Discount Tire Building

*P2. Location: Not for Publication Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: Tustin Date: 1965, Photo Revised 1981 T: _____ R: _____; 1/4 of 1/4 of Sec; _____ B.M. _____

c. Address: 1409 Warner Ave City: Santa Ana Zip: 92707

d. UTM: (Give more than one for large and/or linear resources) Zone 11, _____ E / _____ N

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessors Parcel Number: 014-281-21

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

The subject property is an utilitarian warehouse building, approximately 16,400 square foot, tilt-slab concrete building designed in a contemporary industrial aesthetic. The building is essentially a concrete box. A flat roof is hidden behind a short parapet. The primary facade is composed of three masses; a stout solid central core flanked on either side by lower recessed covered entries. The concrete walls of the Warner Avenue elevation feature exposed aggregate, while the remaining walls are finished in smooth concrete that has been painted. The pedestrian entry and the only windows in the building's facade are located in the recessed areas. Windows appear to be multiple light fix-panes framed in aluminum. Three large roll-up type doors along the east facade allow vehicular access to the interior. The exterior appears to be in good condition.

This property is 30 (less than 45-50 years) years of age and does not meet the general age eligibility threshold which would necessitate historical resource/ historic property evaluation

*P3b. Resource Attributes: (List attributes and codes): HP6; Commercial

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front Elevation

Photo Date: April 2009

*P6. Date Constructed/Age and Source:

Non-Historic

Constructed in 1979

City of Santa Ana

Santa Ana County Assessors Records

Prehistoric Both

*P7. Owner and Address

HOROWITZ LTD PARTNERSHIP II

27241 LA PAZ RD

LAGUNA NIGUEL, CA 92677

*P8. Recorded by:

(Name, affiliation, and address)

Urbana Preservation & Planning, LLC

3525 4th Avenue, San Diego, CA 92103

619-543-0693/Phone

248 3rd Street #841, Oakland, CA 94607

510-663-7443/Phone

*P9. Date Recorded: April-September 2009

*P10. Survey Type: (Describe) Intensive – All properties at least 45 years of age.

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Urbana Preservation & Planning, LLC, Historical Resource Survey – Warner Avenue Road Widening Project, November 2009.

*Attachments: NONE Location 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):

APPENDIX C
PREPARER QUALIFICATIONS

Ms. Tinsley Becker brings an expert background in American history, architectural history and urban planning, with a particular emphasis on issues relating to historic preservation. Her experience includes extensive historical resources survey work, design review under *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, single-site historic property research and documentation, and practice in municipal regulatory planning and cultural resources compliance issues including code compliance, revision and review, CEQA, NEPA, and Section 106 of the National Historic Preservation Act. As a preservation-planning consultant she participates in the development and administration of local land use regulations, policies, programs and projects; prepares reports involving research and analysis of various planning issues; conducts site-specific project and design review; and facilitates project coordination between contractors, architects, developers, citizens and other stakeholders. Wendy meets the *Secretary of the Interior's Historic Preservation Professional Qualifications Standards* in the disciplines of History and Architectural History and the *draft standards* established for Historic Preservation and Land Use/Community Planning. She is included on the California Council for the Promotion of History's Register of Professional Historians and also maintains professional certification in the American Institute of Certified Planners (AICP).

Wendy was the founding President of the Jack London District Association, a non-profit community advocacy organization for the Jack London District, an emerging neighborhood located along the historic industrial waterfront of Oakland, California that is anchored by a ten-block district of intact historically and architecturally significant warehouse properties listed on the National Register of Historic Places. In this position Wendy facilitated community-visioning workshops, presided over community meetings, corresponded and negotiated with City Staff and Council representatives, and development interests on behalf of the Jack London District. Wendy served as a Board member of the Northern California Chapter of the American Planning Association (APA) from 2004 through 2006 where she was appointed as the San Francisco and East Bay Chair for the group's Regional Advisory Council. She is currently the Chair of the APA National Urban Design & Preservation Division. From 2006 forward Wendy has held the position of Instructor within the University of California, San Diego (UCSD) Extension Urban Planning & Development professional program, where she teaches courses on Historic Preservation Planning, American Architectural History, Urban Planning, and Planning History, and also serves as a program Advisory Group Member to further historic preservation in local planning and development education curriculums. Historic preservation and cultural resources professionals working in San Diego and the Southern California region regularly attend her historic preservation and American architectural history courses. Wendy is a former Director/Board Member of the San Diego Architectural Foundation. She is the Founder of the Built Environment Education Program (BEEP) San Diego, a volunteer organization that strives to engage and educate school-age youth in all aspects of the built environment, including the concepts, methods, disciplines, and professional practice of urban planning, architecture, and landscape architecture. Wendy has authored invited contributions for the *Encyclopedia of the City* publication and authored the United States Research Bibliography for the book *The International Faces of Urban Sprawl*.

She regularly consults for private and agency applicants on historical resource and historic property analysis for discretionary projects and undertakings pursuant to Section 106 of the National Historic Preservation Act and the California Environmental Quality Act, as well as Federal Rehabilitation Tax Credit proposals at National Register listed or eligible properties, which are subject to review by the State Office of Historic Preservation and the National Park Service. Wendy has assisted jurisdictions in preservation planning program development and implementation efforts through:

- Crafting historic preservation ordinance language and related procedural and administrative guidelines;
- Reviewing existing programs for specialized use in historic preservation strategies;
- Establishing preservation incentive and benefit programs;
- Navigating proposed programs through the participatory process including educating advisory committees and established municipal historic preservation boards;
- Facilitating public workshops, and presenting conclusions and recommendations to city decision-makers;
- Developing historic contexts relating to architectural and social history; and
- Conducting comprehensive historical resource/historic property surveys to identify and evaluate eligible properties and inform the current and long-range planning and development process.

Wendy served as the lead historic preservation consultant for the City of Chula Vista's recently adopted Municipal Preservation Planning Program, and recently authored a Historic Preservation Element for the City of La Mesa's 2030 General Plan update process. She provides survey, architectural history, context development, programmatic agreement, and historic preservation planning consulting services for the Southern California Edison Company. She is the lead Architectural Historian for the City and County of Honolulu High Capacity Transit Corridor Project's Kako'o (Section 106 Programmatic Agreement Program manager) team. Wendy's professional analysis and determinations are regularly reviewed for compliance and concurrence by numerous municipalities, and state and federal agencies including the California State Office of Historic Preservation, the California Public Utilities Commission, the USDA Forest Service, and the National Park Service.

Attendee: National Charrette Institute, *Introduction to Dynamic Planning* (Level 1 NCI Charrette Manager Certification Training), San Diego (CA) 10/2003
Attendee: CA Preservation Foundation, *Incentives for Historic Preservation Projects*, Berkeley (CA) 09/2003
Attendee: University of Southern CA, *Preservation Planning & Law*, Los Angeles (CA) 07/2003
Attendee: League of CA Cities, *Smart Growth Zoning Codes*, Lodi (CA) 12/2002
Invited Participant: *Second Natures, Redefining The Los Angeles Riverfront*, Los Angeles (CA) 01/2002 (2-Day Planning & Design Charrette hosted by MOCA & The Geffen)
Selected Smart Growth Researcher: San Diego State University Foundation & City Planning Graduate Program, Dr. Roger Caves, 01/2001 – 08/2001 (Grant Topic: Planning for Sprawl in the U.S)
Attendee: *Section 106 An Introductory Course*, National Preservation Institute, San Francisco (CA) 04/1999

SELECT MEMBERSHIPS & REGISTRATIONS

American Institute of Certified Planners (AICP – Certified Planner #022838)
Register of Professional Historians, CA Council for the Promotion of History (RPH –Professional Historian #612)
American Institute of Architects (Allied AIA)
American Planning Association (APA)
Association for Preservation Technology International (APT)
California Preservation Foundation (CPF)
National Trust for Historic Preservation (NTHP)
Society of Architectural Historians (SAH)
Society for American City and Regional Planning History (SACRPH)

BOARDS & COMMITTEES

Chair – American Planning Association National Urban Design & Preservation Division, 04/2012-forward
Founder + Executive Director – Built Environment Education Program (BEEP) San Diego, 2008-forward
Education Committee Member – California Preservation Foundation, 04/2012-forward
Vice-Chair + Newsletter Editor – APA National Urban Design & Preservation Division, 01/2010-03/2012
Nominating Committee Member – APA National Urban Design & Preservation Division, 10/2009-02/2010
Director & Education Chair – San Diego Architectural Foundation, 11/2008 forward
Appointed Public Member – City of San Diego Historical Resources Board Incentives Subcommittee, 08/2008-02/2010
Consultant Advisor – City of Chula Vista Interim Historic Preservation Advisory Committee, 2007-2008
California Representative – Urban Design & Preservation Division, American Planning Association, 2007-2008
Advisor/Member – UCSD Extension Advisory Group Urban Planning & Development Certificate Program, 2007 forward
Founding President – Jack London District Association, 2005-2006
East Bay Co-Chair – Regional Advisory Council, APA Northern Section-CA Chapter, 2005-2006
San Francisco Chair – Regional Advisory Council, APA Northern Section-CA Chapter, 2004-2005

AWARDS

2012 APA National Division Executive Committee Recipient – American Planning Association Education Excellence Award (*recognized for education efforts on behalf of the APA Urban Design & Preservation Division*).

2011 APA National Division Executive Committee Recipient – American Planning Association Branding Award (*recognized for visibility, outreach, and education efforts on behalf of the APA Urban Design & Preservation Division*).

2010 Recipient – Award of Excellence in Education - City of San Diego City Planning & Community Investment Department Historical Resources Board (*recognized for the Built Environment Education Program developed for the San Diego Architectural Foundation / BEEP San Diego*).

2009 Recipient – San Diego Public Library Foundation / Friends of the San Diego Public Library 2008-2009 Chapter Volunteer Award, University Heights Branch (*recognized for preservation planning work at the historic San Diego State Normal College campus*).

SELECT PUBLICATIONS

In-progress (1) *The General Plan and Historic Preservation; An Overview of Historic Preservation Elements in the State of CA.* (2) *San Diego County's Municipal Preservation Report Card.*

EDUCATION

Master of City Planning, Historic Preservation & Urban Design Concentration

Thesis Title: *How Cities Grow: A History Of San Diego Neighborhood Development Patterns, 1769-1955*

California State University, San Diego

Bachelor of Arts – History, Public History & Urban Studies Concentration

Senior Research Thesis: *Another Streetcar Suburb: The Development of Mission Beach, 1914-1930*

California State University, San Diego

PROFESSIONAL EXPERIENCE

Founding Principal: Urbana Preservation & Planning, LLC, (San Diego & Oakland) 04/2005-present

Faculty + Lecturer: San Diego State University Master of City Planning Graduate program, 2012-forward

Instructor: University of California, San Diego – Extension, 2006-forward

-Urban Planning & Development Professional Program / Art & the Creative Process Certificate Program

-Courses Taught: *Architectural History, Historic Preservation Planning, Historic Preservation Planning Online, Fundamentals of City Planning, Foundations of Planning & the Built Environment*

Architectural Historian & Preservation Planner: Architectural Resources Group (San Francisco & Los Angeles), 10/2002-04/2005

Architectural Historian & Preservation Planner: HRS, (San Diego) 12/2001-10/2002

Graduate Instructor: Urban Studies & Planning Program, University of CA at San Diego,

Courses Taught: USP 124-Land Use Planning, Dr. Nico Calavita, 09/2001 – 12/2001

Graduate Teaching Assistant: City Planning Graduate Program, San Diego State University,

Dr. Nico Calavita, 01/2000 – 08/2000, 09/2001 – 12/2001, 01/2002 – 05/2002

Historian & Historic Preservation Planner: Office of Marie Burke Lia, Attorney at Law, (San Diego)

01/2000-11/2001

Assistant Coordinator: SHPO/CHRIS-South Coastal Information Center, 07/1998-08/1999

Consultant, East Side Survey and Oral History Program: City of Oceanside Department of Planning and Land Use, 01/1999-06/1999

Consultant, National Register of Historic Places Travel Itinerary: City of San Diego Historic Site Board, 06/1998-06/1999

Research Assistant: SHPO/CHRIS-South Coastal Information Center, 12/1996-07/1998

SELECT RELATED EXPERIENCE / SPEAKING / CONTINUING PROFESSIONAL SEMINARS & EDUCATION

Invited Speaker: *Building Community and Character – Preservation is Place; 1st Annual Historic Preservation Conference Nebraska State Office of Historic Preservation, Omaha (NE), 06/2013*

Panel Speaker: *Preservation Toolkit for Small Cities, American Planning Association California Chapter Conference, 10/2012.*

Invited Speaker: *Preliminary Findings – The Status of Preservation Planning Regulatory Programs in the San Diego Region - 2012, Association of Environmental Professionals San Diego Chapter September Luncheon, 09/2012*

Invited Panel Speaker: *Outsiders & Fringe Dwellers – Preservation Partners of the Future, California Preservation Foundation Conference, 05/2011*

Guest Lecturer: *Preservation, Housing, and Sustainability, UCSD Urban Studies & Planning Program, 05/2011*

Invited Speaker: *Harriett Wimmer, Women, and Modern Landscape Architecture in California, Congress of History of San Diego & Imperial Counties, 03/2011*

Guest Lecturer: *Historic Preservation Planning, San Diego State University Public Administration Program, 07/2010*

Attendee: AIA Webinar, *The 2030 Commitment: Setting and Achieving Energy Goals with Integrated Design, 12/2009*

Attendee: APA Webinar, *Balancing the Land-Use Transportation Equation: At the Community Level, 09/2009*

Attendee: APA Webinar, *LEED for Neighborhoods, 08/2009*

Attendee: San Diego APA, *Making Density Work – San Diego Density Symposium, 10/2008*

Moderator: *Planning for Preservation: A Survey of Municipal Preservation Programs Throughout San Diego County, San Diego APA & UCSD Extension–UPD Cert. Program, 08/2008*

Invited Speaker: *Local Historic Site Designation & The Mills Act Historic Property Tax Credit Program, City of San Leandro (CA), 04/2005*

Attendee: CA Preservation Foundation & CA Office of Historic Preservation, *Historical Resource Surveys for Local Governments, San Diego (CA) 02/2004*

- 2006 "United States Research Bibliography" *The International Faces of Urban Sprawl: Lessons Learned From North America*. Fritz Wagner (ed.) Geography Dept. University of Waterloo: Waterloo, Ontario.
- 2005 "Courtyards" *Encyclopedia Of The City*. Roger Caves (ed.) Routledge: London.
- 2005 "Robert Venturi" *Encyclopedia Of The City*. Roger Caves (ed.) Routledge: London.

SELECT PROJECTS / REPORTS / DOCUMENTATION

- In-process *Historic Agricultural Landscapes of Visalia and Tulare County electronic book and exhibit – Tulare County Museum of Farm Labor and Agriculture, Visalia, CA*
- In-process *Historical and Architectural Eligibility Evaluations of the Southern California Edison Company Historic-Era Casitas, Santa Barbara, Carpinteria, Santa Clara, and Goleta Substations*
- In-process *Historic Preservation Expert Witness, Academy of Our Lady of Peace v. City of San Diego, U.S.D.C. Case No. 09CV0962 WQH (MDD)*
- In-process *San Diego Municipal Anglers Building Historical Resource Designation Report, San Diego, CA*
- July 2012 *National Park Service Historic American Engineering Record Level II Documentation (Large Format Negative Photography & Narrative) – SCE San Joaquin Cross Valley Loop Project, Visalia, CA*
- June 2012 *Historic Structure Report - Casa Peralta, 384 West Estudillo Avenue, San Leandro, CA*
- June 2012 *County of San Diego Historic Site Designation Report, John N. Mortenson's Hines Residence, Mt. Helix, CA*
- April 2012 *NHPA Section 106 Review, Lodi Municipal Stadium, Lodi, CA*
- March 2012 *Federal Rehabilitation Certification Application – Part 3 Request for Certification of Completed Work – Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA*
- February 2012 *National Register of Historic Places Nomination, Imig Manor / Lafayette Hotel, 2223 El Cajon Boulevard, San Diego, CA*
- February 2012 *Sequoia National Forest Electric Power Conveyance Systems NRHP Eligibility Evaluations, Tulare County, CA*
- January 2012 *NHPA Section 106 Review, La Mesa Youth Center, La Mesa, CA*
- December 2011 *City of La Mesa 2012 General Plan Update – 2030 Historic Preservation Element, La Mesa, CA*
- December 2011 *Crown City Medical Center EIR Historical Resource Initial Study, Pasadena, CA*
- November 2011 *NHPA Section 106 Review, 4470 Acacia Avenue, La Mesa, CA*
- September 2011 *Big Creek Hydroelectric System Historic District Vincent 220kV Transmission Line NRHP Eligibility Evaluation*
- July 2011 *Historic-Era Electric Power Conveyance Systems Programmatic Agreement (SCE, BLM, & CA, NV SHPO) (Context, Typology, Identification, Integrity Qualifications, & Treatment Processes)*
- June 2011 *Aesthetic impact Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
- April 2011 *Kern River – Los Angeles 60 / 66kV Transmission Line NRHP Eligibility Evaluation, Kern & L.A. Counties*
- December 2010 *Historic Structure Report - Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
- October 2010 *City of San Diego Redevelopment Agency, Historic Property / Historical Resource Analysis Report of the Linda Vista Federal Defense Housing Project Tenant Activity Building, San Diego, CA*
- November 2010 *Historic Designation Report, Burt F. Raynes Residence, 299 Hilltop Drive, Chula Vista, CA*
- August 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Vincent No. 1 220kV Transmission Line NRHP/CRHR Review*
- July 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Rosamond Substation NRHP/CRHR Review, Montebello, California*
- July 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Antelope-Mesa 220kV Transmission Line NRHP/CRHR Review*
- June 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Chino-Mesa 220kV Transmission Line NRHP/CRHR Review*
- June 2010 *Southern California Edison Company Tehachapi Renewable Transmission Project Chino Substation NRHP/CRHR Review, Chino, California*
- April 2010 *Historical Resource Analysis Report, Hollywoodland Historic Rock Retaining Walls, Los Angeles, CA*
- March 2010 *Imig Manor / Lafayette Hotel Part 2 20% Federal Rehabilitation Tax Credit Application*
- January 2010 *CEQA Historical Resource Analysis Report, 2629 National Avenue, San Diego CA*
- December 2009 *City of Santa Ana Warner Avenue Transportation Study Historical Resource Survey, Santa Ana, CA*
- December 2009 *Proposed Heidi Square Redevelopment Project – Project Management, Preservation Planning & Subdivision Re-Design Consulting, San Lorenzo, CA*

November 2009 *City of San Diego Redevelopment Agency, Historical Resource Review of 4102-4122 University Avenue, San Diego, CA*

November 2009 *CEQA Historical Resource Analysis Report, 7195 Country Club Drive, La Jolla, CA*

November 2009 *Imig Manor/ Lafayette Hotel Part 1 20% Federal Rehabilitation Tax Credit Application*

August 2009 *CEQA Historical Resource Analysis Report, 5511 Calumet Avenue, La Jolla, CA*

August 2009 *Preservation Planning Study, Site Development, & Rehabilitation Analysis of the Herman Hotel Carriage House, Chula Vista, CA*

August 2009 *Historical Site Designation, Design Review, & Mills Act Property Tax Consulting for the Dennstedt Building Company's Calavo Gardens Queen Avenue Dwelling, Mt. Helix, CA*

August 2009 *CEQA and NHPA Section 106 Review of the Nike Missile Defense System - LA - 14/29 Commemorative Site, unincorporated Los Angeles, CA*

July 2009 *Code Compliance and Historical Resource Review, 2341 Irving Avenue, San Diego, CA*

July 2009 *City of Santa Ana Bristol & 17th Transportation Study Historical Resource Survey, Santa Ana, CA*

May 2009 *Fresno Unified School District Historical Resource Survey of the Proposed M-4 Site, Fresno, CA*

May 2009 *Section 106 Review of Casa Blanca – 716 Santa Clara Avenue, Alameda, CA*

April 2009 *Design Review Analysis for the 2110 Glennyre Street Property, Laguna Beach, CA*

April 2009 *Section 106 Review of the Fairfax Theatre, Oakland, CA*

March 2009 *Draft National Register of Historic Places Documentation & Eligibility Evaluation for the Middle Fork American River Hydroelectric Project, Placer County, California*

February 2009 *Historical Resource Analysis Report & Design Review – 337 Hawthorne Road, Laguna Beach, CA*

February 2009 *San Diego Normal School Campus Phase I Preservation Planning Study & Historical Resource Survey, San Diego, CA*

January 2009 *Historical Resource Analysis Report, 634 2nd Avenue, Chula Vista, CA*

October 2008 *Pier 29 National Historic Preservation Act Finding of Effects Statement, San Francisco, CA*

July 2007 – August 2008 *Lead Consultant – City of Chula Vista Historic Preservation Program Development – City of Chula Vista Historic Preservation Program Binder (ordinance, historic inventory database, historical overview statement, incentives, project review process and related permit application and processing forms*

August 2008 *Mayor John Gill Residence, Designation, Mills Act & Rehabilitation Consulting, San Leandro, CA*

July 2008 *California Portland Cement Company P&H Excavators #3 & #4 Historic Context Statement & California Register Eligibility Review, Mojave, CA*

July 2008 *Historic Context Statement – Bean Springs Site, Rosamond, CA*

June 2008 *Cultural Resource Report & Regulatory Review, PL-SCE-Tehachapi-10H, Acton, CA*

May 2008 *Historical Resource Documentation & Review, San Diego Aqueduct, San Diego, CA*

April 2008 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Goldberg Residence, 4654 Iowa Street, San Diego, CA*

April 2008 *Storefront Improvement / Façade Revitalization Historical Resource Analysis & Design Review Assistance, 3201 Adams Avenue, San Diego, CA*

March 2008 *Lombardi Ranch CEQA Review, San Ardo, California*

February 2008 *Del-Sur Saugus Mining Complex Historical Resource Review, Grass Valley, CA*

February 2008 *Foothill Ranch Historical Resource Review, Palmdale, CA*

January 2008 *Section 106 Review 1425-1475 South Main Street, Walnut Creek, CA*

January 2008 *Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4670 Del Monte Ave., San Diego, CA*

November 2007 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Olmstead Building Company's Calavo Gardens Project #531, Mt. Helix, CA*

October 2007 *Southern CA Edison Company's Del Sur-Saugus Transmission Line Historical Resource Review, Lancaster - Palmdale, CA*

October 2007 *Southern CA Edison Company's Antelope Substation Historical Resource Review, Lancaster, CA*

September 2007 *Historical Resource Review & Data Responses for the Proposed SDG&E Orange Grove Energy Project in Pala, CA*

September 2007 *Southern CA Edison Company's Kaiser Pass Cabin Historic Property Assessment, Fresno Co., CA*

August 2007 *USDA Forest Service Meeks Creeks Historic Bridge Assessment, Lake Tahoe, CA*

July 2007 *Historical Resource Analysis Report, 433 W. Meadow Drive, Palo Alto, CA*

May 2007 *Historic Preservation Assessment & New Project Planning and Design Consulting – 3994 Jackdaw Street, San Diego (CA)*

February 2007 *419 Park Way Historical Resource Analysis Report, Chula Vista, CA*

January 2007 *Upper Triangle Areas Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 50 Properties over 15 City Blocks), Fresno, CA*

December 2006 *Historic Site Designation & Mills Act Historic Property Tax Consulting for the Charles Wakefield Cadman Residence, Mt. Helix, CA.*

November 2006 *Historical Resource Analysis of the 4303 Narragansett Avenue Property, San Diego, CA*

September 2006 *Section 106 Review of the 1333 Balboa Street Property, San Francisco, CA*

September 2006 *Section 106 Review of the Historic Delta-Mendota Canal, Los Banos, CA*

August 2006 *Historical Evaluation Report – 2959 East Avenue, Hayward, CA*

June 2006 *Historical Resource Analysis Report: 418-450 10th Avenue Properties, San Diego, CA*

May 2006 *Section 106 Review of the Coconut Grove Building – Santa Cruz Beach Boardwalk, Santa Cruz, CA*

May 2006 *Historical Resource Evaluation Report for the 70 15th Street Warehouse, San Diego, CA*

April 2006 *Historic Site Designation Report & Mills Act Property Tax Consulting - Ocean Beach Cottage Emerging Historic District Contributor, 4528 Saratoga Avenue, San Diego, CA*

March 2006 *City of Fresno Arts-Culture District Historic Property Survey (Historic Context Statement and Architectural/Historical Documentation of 90-100 Properties over 18 City Blocks), Fresno, CA*

March 2006 *South Mossdale Historic-Era House Evaluation, Lathrop, CA*

February 2006 *Westwind Barn Historic Preservation Study, Los Altos Hills, CA*

January 2006 *Section 106 Review of the 2654 Mission Street Property, San Francisco, CA*

January 2006 *Section 106 Review of the 325 Mowry Avenue Property, Fremont, CA 94536*

January 2006 *Section 106 Review of Ardenwood 34551 Ardenwood Boulevard, Fremont, CA 94555*

December 2005 *Section 106 Review of the 1230 N Street Property, Sacramento, CA 95814*

December 2005 *Section 106 Review of the Sacramento City College Water Tower, Sacramento, CA*

November 2005 *Section 106 Review of Fair Oaks Watts, 525 La Sierra Drive, Sacramento, CA*

November 2005 *Napa Valley College Bus Shelter West Historical Resource Analysis Report, Napa, CA*

October 2005 *Section 106 Review of the 1025 3rd Street Property, Sacramento, CA 95818*

September 2005 *City of Davis, Historic Anderson Bank Building Research, Documentation & Design Review Analysis, 203 G Street, Davis, CA*

September 2005 *Historical Resource Analysis Report, 1212 & 1214 Second Street, San Rafael, CA*

August 2005 *Historical Resource Analysis Report – Somky Property/Thompson’s Soscol Ranch, Napa, CA 94558*

July 2005 *Walnut Creek Women’s Club Environmental Impact Report, 1224 Lincoln Avenue, Walnut Creek, CA*

June 2005 *Tam Property Lot Split Historic Preservation Consulting, Castro Valley, CA*

May 2005 *Historical Resource Analysis Report, 7329-7331 Eads Avenue, San Diego, CA*

March 2005 *Ehlers Estate Historical Resource Analysis, 3222 Ehlers Lane, St. Helena, CA*

March 2005 *University of CA at Santa Cruz Preservation Consulting (Campus Wide Cultural Resources Inventory, Historic Context Statement – Campus Planning History)*

February 2005 *Hall Winery Historical Resource Analysis, St. Helena, CA*

January 2005 *Historical Resource Evaluation, 700 28th Avenue, San Mateo, CA*

January 2005 *Historical Resource Evaluation, 312 & 318 Highland Avenue, San Mateo, CA*

December 2004 *San Mateo Motel Historical Resource Report – Park Bayshore Townhomes – Environmental Impact Report (Revised February 2005)*

November 2004 *Historical Evaluation of the San Mateo Motel, 801 South Bayshore Boulevard, San Mateo, CA*

October 2004 *Stonegate Homes Subdivision Plan, and Single-and-Multi-Family Dwellings Design Review, San Mateo, CA*

September 2004 *University of CA at Santa Cruz, Getty Campus Heritage Grant Application*

September 2004 *City of Riverside Downtown Fire Station No.1 Cultural Resources Analysis, Riverside, CA*

August 2004 *Residential Remodel Design Review – Glazenwood Historic District Contributor, 929 Laurel Avenue, San Mateo, CA*

August 2004 *Odd Fellows Hall, Historic Structure Report, 113 South B Street, San Mateo, CA (with Conservator Seth Bergstein)*

July 2004 *Design Review Analysis – Schneider’s Building, 208 East Third Street, San Mateo, CA 94401*

July 2004 *Embarcadero Cove Development Project Initial Study – Preliminary Historical Resource Analysis, Oakland, CA 94606*

July 2004 *Historical Resource Evaluation Report – 4830 Cape May Avenue, San Diego, CA 92107 (Revised January 2005)*

June 2004 *City of Monterey Alvarado Street Mixed-Use Project - APE Survey, Monterey, CA*

June 2004 *City and County of San Francisco Historical Resource Evaluation Report – 450 Frederick Street, San Francisco, CA 94117*

June 2004 *Design Review Analysis – 117 Clark Drive, San Mateo, CA 94402*
May 2004 *Historical Evaluation of the 426 Clark Drive Residence, San Mateo, CA 94402*
April 2004 *City and County of San Francisco Historical Resource Evaluation Report – 1272 42nd Avenue, San Francisco, CA 94122*
April 2004 *City of Fresno Broadway Row Historical Resource Survey, Fresno, CA*
March 2004 *Historical Evaluation of the 117 Clark Drive Residence, San Mateo, CA 94402*
March 2004 *Historical Evaluation Of The Fresno Republican/McMahan’s Building, 2030 Tulare Street, Fresno, CA 93721*
February 2004 *Crocker Bank Building Preservation Planning Considerations Memorandum*
January 2004 *Historical Evaluation of the 501 Walnut Street Residence, San Carlos, CA 94070*
January 2004 *Historical Evaluation of the 20 Madison Avenue and 29 Hobart Avenue Properties, San Mateo, CA 94402*
January 2004 *Historical Evaluation Of The Residence Located At 571 Valley Street, San Francisco, CA*
January 2004 *Historical Evaluation Of The 3925 20th Street Residence, San Francisco, CA 94131*
November 2003 *Historical Evaluation of Commercial Building Located at 1022 El Camino Real, San Carlos, CA*
November 2003 *Peer Review Statement for the K & T Foods Building, 451 University Avenue, Palo Alto, CA*
November 2003 *Historical Evaluation of the Greer-O’Brine Property, 51 Encina Avenue, Palo Alto, CA,*
November 2003 *Embarcadero Hotel Environmental Impact Report, Historical Resources Analysis and Design Review Statement*
October 2003 *City of San Leandro Historical Resources Survey, Historic Context Statement, Historic Preservation Ordinance, and Draft Historic Preservation Benefits/Incentive Program*
August 2003 *Palm Theater Environmental Impact Report, Historical Resources Analysis*
July 2003 *Historical Evaluation Of The First Christian Church Building, 2701 Flores Street, San Mateo, CA 94403*
June 2003 *Alameda Naval Air Station Reuse Project Historic Preservation Regulatory and Policy Memorandum (Prepared for Alameda Point Community Partners-Master Developer for NAS Alameda)*
May 2003 *Historical Evaluation Of The Residence Located At 606 Dorchester Road, San Mateo, CA*
March 2003 *Ames Aeronautical Laboratory 40’ x 80’ Wind Tunnel National Register Nomination (Prepared for NASA Ames Research Center)*
March 2003 *Ames Aeronautical Laboratory 6’ x 6’ Supersonic Wind Tunnel National Register Nomination (Prepared for NASA Ames Research Center)*
March 2003 *Ames Aeronautical Laboratory Administration Building National Register Nomination (Prepared for NASA Ames Research Center)*
March 2003 *Historical Evaluation Of The Residence Located At 1015 South Grant Street, San Mateo, CA*
February 2003 *8th & Market, 10 United Nations Plaza, Cell Site Impact Review, San Francisco, CA*
February 2003 *Existing Conditions and Subdivision Design Alternatives For The Proposed Hayman Homes Tract No. 7267, Proctor Road, Castro Valley, CA*
February 2003 *Historical Evaluation Of The Residence Located At 336 West Poplar Avenue, San Mateo, CA*
January 2003 *Historical Evaluation Of The Residence Located At 744 Occidental Avenue, San Mateo, CA*
January 2003 *Historical Evaluation Of The 131 and 141 West Third Avenue Apartment Buildings, San Mateo, CA*
December 2002 *CA State Capitol Building, Historical Resource Review, Sacramento, CA*
November 2002 *Wireless Antenna Site Review, Medical Arts Building, 2000 Van Ness Avenue, San Francisco, CA*
October 2002 *Historical Evaluation Of The LeDucq Winery Estate, 3222 Ehlers Lane, St. Helena, CA 94574 (Revised June 2003)*
October 2002 *Historical Assessment Of The St. Patrick’s Parish Community Building Located At 3585 30th Street, San Diego, CA, 92104*
September 2002 *Historical Assessment Of The Building Located At 4257 Third Street, San Diego, CA,*
April 2002 *Historical Assessment Of The Building Located At 3567 Ray Street, San Diego, CA,*
October 2001 *Historical Assessment Of The Gustafson’s Furniture Building Located At 2930 El Cajon Boulevard, San Diego, CA, 92104*
September 2001 *Historical Review Of Lots A, B, K & L, Block 93, Horton’s Addition Lockling, San Diego, CA*
August 2001 *Core Inventory Of All Sites Appearing To Be More Than 45 Years Of Age Not Previously Documented (Prepared For Centre City Development Corporation)*
August 2001 *Urbana Project Abstract Bibliography (Prepared for Dr. Roger Caves, San Diego State University and San Diego State University Foundation)*
July 2001 *Historical Assessment Of The Kirkland Apartments Building Located At 2309 Fifth Avenue, San Diego, CA, 92103*
July 2001 *Historical Assessment Of The Building Located At 4230 Maryland Street, San Diego, CA, 92103 (With Kathleen A. Crawford)*

June 2001 *Historical Assessment Of The 2525-2529, 2537-2547, 2561 First Avenue Residences, San Diego, CA 92103*

May 2001 *Update Of The November 1988 Historic Site Inventory Of Centre City East For Centre City Development Corporation (with Scott Moomjian)*

April 2001 *East Village Inventory Of All Sites Appearing To Be More Than 45 Years Of Age Not Previously Documented (Prepared For Centre City Development Corporation)*

April 2001 *Update Of The May 1989 Historic Site Inventory Of Bayside For Centre City Development Corporation*

January 2001 *Historic Survey Report Of The Former Teledyne-Ryan Aeronautical Complex 2701 North Harbor Drive San Diego, CA 92101(with Scott Moomjian)*

January 2001 *Historical Assessment Of The Fletcher-Salmons Building 602-624 Broadway, San Diego, CA 92101*

December 2000 *Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site, Alternative 1 Site, and Alternative 2 Site*

November 2000 *Cultural Resource Report for The Edison/Hamilton/Parks Area Elementary School Preferred Site and Alternative Sites*

November 2000 *Cultural Resource Report for The Adams/Franklin Area Elementary School Preferred Site and Alternative Site*

October 2000 *The National Register of Historic Places Travel Itinerary; Old Town San Diego*

August 2000 *Cultural Resource Report for The Winona Avenue Area Elementary School Preferred Site and Alternative Sites*

July 2000 *Cultural Resource Report, 52nd Street Area Elementary School Preferred & Alternative Sites, San Diego, CA*

July 2000 *Historical Assessment Of The 3658 Warner Street Residence, San Diego, CA 92106*

July 2000 *Historical Assessment Of The 367 Catalina Boulevard Residence, San Diego, CA 92106*

July 2000 *Historical Assessment Of The 906 West Lewis Street Residence, San Diego, CA 92103*

May 2000 *Historical Assessment Of The 501-503, 507 and 509 14th Street Residences, San Diego, CA*

May 2000 *The San Diego Flume Company System Redwood Pipeline, San Diego County, CA*

March 2000 *Historical Assessment of The Society For Crippled Children's Hydrotherapy Gymnasium Located at 851 South 35th Street, San Diego, CA 92113 (with Scott Moomjian)*

END