

**APPENDIX C**  
**HISTORIC BUILT ENVIRONMENT ASSESSMENT**

August 21 2023

Charles Cisneros, RPA  
Senior Archaeologist  
Psomas  
Email: [charles.cisneros@psomas.com](mailto:charles.cisneros@psomas.com)

**RE: Historic Built Environment Assessment for the 2101-2019 East Santa Clara Avenue Project, City of Santa Ana, California**

Dear Mr. Cisneros:

South Environmental was retained by Psomas to prepare an historic built environment assessment report in support of the 2101-2109 East Santa Clara Avenue Project (project) in the City of Santa Ana, California. The purpose of this report is to determine if the proposed project will result in impacts to historic built environment resources located within the project site. This report was prepared in conformance of the requirements of the California Environmental Quality Act (CEQA) Guidelines § 15064.5 for historical resources.

The project site comprises two parcels that each contain a single-family residence with a detached garage that were constructed over 45 years ago. In accordance with the requirements of CEQA Guidelines §15064.5 for historical resources, the properties were recorded and evaluated for historical significance and integrity on the appropriate set of State of California Department of Parks and Recreation Series 523 Forms (DPR forms, Attachment A).

This significance evaluation and associated impacts assessment was prepared by Architectural Historians Marlena Krcelich, BA and Principal Architectural Historian Sarah Corder, MFA who meet the Secretary of the Interior's Professional Qualification Standards for architectural history and history. Resumes for Ms. Krcelich and Ms. Corder are provided in Attachment B.

## Introduction

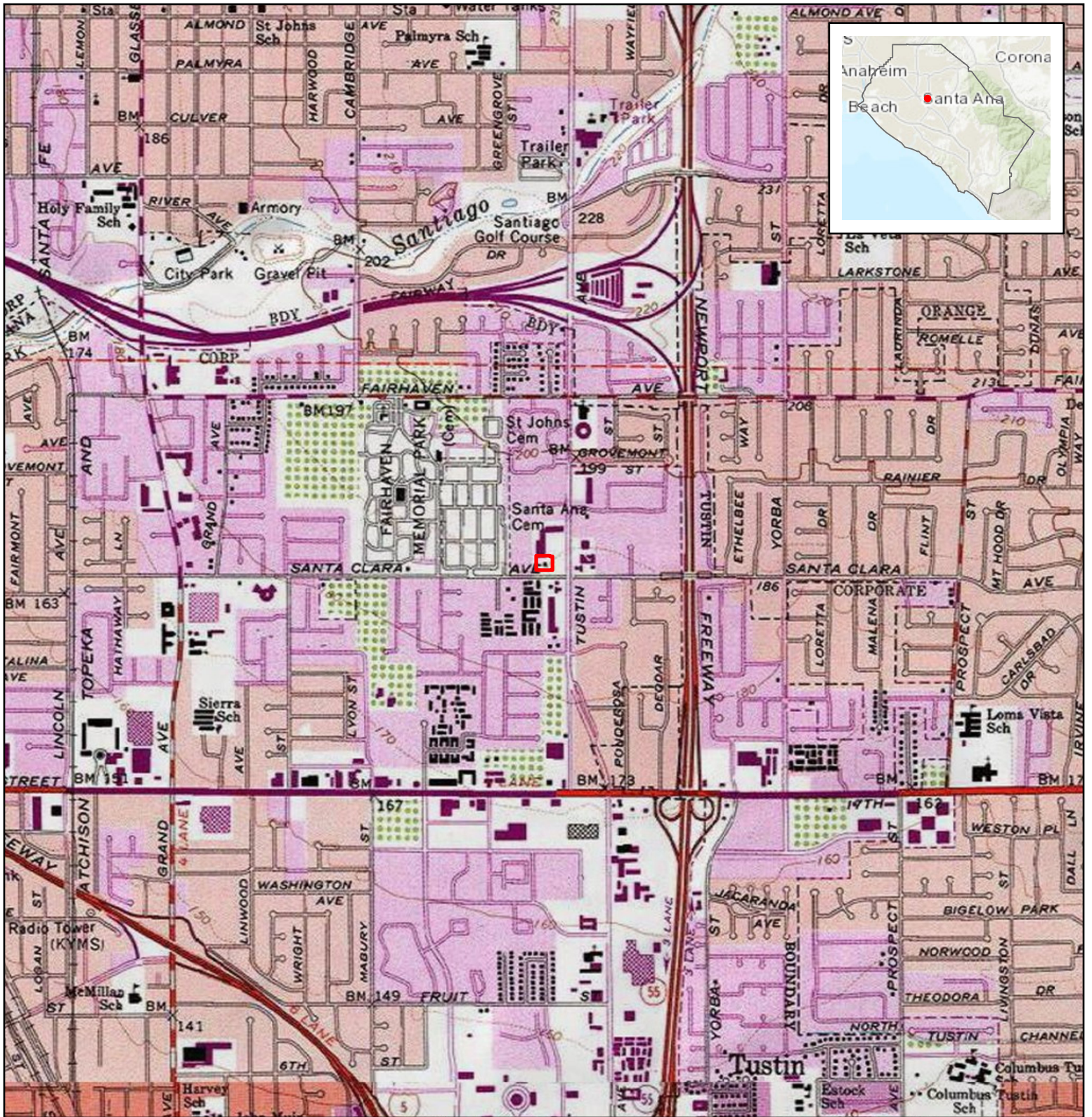
### Project Description

The proposed project involves the redevelopment of the 36,538-square-foot (sf) site with a McDonald's drive-through fast food facility. The site is currently developed with the two single-family residences with detached garages and associated improvements. The eastern and western residences are approximately 3,000 sf and 1,800 sf in size, respectively. The proposed project will develop the site as a 3,975-sf McDonald's fast-food restaurant with a drive-through lane and associated parking and landscaping. To accommodate development of the proposed project, the two existing single-family residential units with detached garages will be demolished. The project site has a General Plan

Land Use designation of General Commercial (GC) and Zoning designation of General Agricultural (A1). A zone change is required to designate the site as Arterial Commercial (C5). Also, a Conditional Use Permit is required to allow the operation of the proposed drive-through lane.

## Project Location

The project site consists of two addresses: 2101 East Santa Clara Avenue (APN 396-261-26) and 2109 East Santa Clara Ave Avenue (APN 396-261-38). The project site is located on the north side of East Santa Clara Avenue just west of the intersection with North Tustin Avenue (Figure 1). It is bound to the north by Stater Bros. market, to the west by a parking lot, and to the east by a fast-food drive-through restaurant (Figure 2).



Source: ESRI USA Topo Maps and World Topo Map 2023

2101-2109 East Santa Clara Avenue Project

# Figure 1. Project Location Map

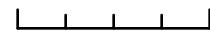
 Project Site

Project Site is within City of Santa Ana, California, in Orange County on the USGS Orange 7.5-minute quadrangle map in Section 5 of Township 05 South and Range 09 West

Center Coordinate (Decimal Degrees):  
 Latitude: 33.7675083N Longitude: -117.8368506W



0 1,000 2,000 Feet



Scale: 1:24,000






Source: Bing Aerial Imagery 2023

2101-2109 East Santa Clara Avenue Project

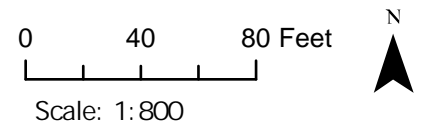
## Figure 2. Project Site Detail

 Project Site

 Buildings

### Buildings

1. Building 1 – 2101 East Santa Clara Avenue
2. Building 2 – 2109 East Santa Clara Avenue



## Regulatory Setting

### California Register of Historical Resources

In California, the term “historical resource” includes but is not limited to “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (California Public Resources Code Section 5024.1(a)). The criteria for listing resources on the CRHR (enumerated below) were expressly developed to be in accordance with previously established criteria developed for listing in the National Register of Historic Places (NRHP). According to California Public Resources Code Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

### California Environmental Quality Act

CEQA requires a lead agency determine whether a project may have a significant effect on historical resources (Public Resources Code [PRC], Section 21084.1). A historical resource is a resource listed in,

or determined to be eligible for listing, in the CRHR, a resource included in a local register of historical resources or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (State CEQA Guidelines, Section 15064.5[a][1-3]).

Under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(b).) If a site is either listed or eligible for listing in the CRHR, or if it is included in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of California Public Resources Code Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)). The lead agency is not precluded from determining that a resource is a historical resource even if it does not fall within this presumption (California Public Resources Code Section 21084.1; CEQA Guidelines Section 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (CEQA Guidelines Section 15064.5(b)(1); California Public Resources Code Section 5020.1(q)). In turn, CEQA Guidelines section 15064.5(b)(2) states the significance of an historical resource is materially impaired when a project:

1. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
2. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
3. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change

in the significance of a historical resource such that the resource's historical significance is materially impaired.

**City of Santa Ana Municipal Code Chapter 30: Places of Historical and Architectural Significance.**

Sec. 30-2 – Criteria for Selection

(a) Any person or group may request a building, or part thereof, structure, object or site, to be designated to be included on the city register of historical properties (called "register" in this section). The applicant must submit documentation that demonstrates how the nominated building, structure, object or site satisfies the criteria for designation. A building, structure, object, or site may be designated for inclusion on the register if the building, structure, object or site is fifty (50) or more years old and if the commission finds that one (1) or more of the following conditions are met:

- (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;
- (6) Buildings or structures that were connected with a business or use which was once common, but is now rare.

(b) The owner of a property(s) must be notified of its nomination upon receipt of an application by the planning and building agency. Upon adoption and placement of the property on the register, the resolution of designation shall be recorded with the county recorder's office pursuant to California Public Resources Code section 5029, as it may be amended from time to time.



(Ord. No. NS-1519, § 1, 3-17-80; Ord. No. NS-2338, § 3, 12-1-97; Ord. No. NS-2455, § 4, 12-4-00; Ord. No. NS-2521, § 5, 1-21-03)

### Sec. 30-2.2 – Categorization

The historic resources commission shall, by resolution and at a duly noticed public hearing, place all buildings, structures, objects, or sites on the city register of historical properties in one (1) of the following categories based upon the criteria for each category:

(1) Landmark category.

- a. The building, structure, object or site is on the national register or appears to be eligible to be placed on the register; or
- b. The building, structure, object or site is on the state register or appears to be eligible to be placed on the register; or
- c. The building, structure, object or site has an historical/cultural significance to the city; or
- d. The building, structure, object or site has a unique architectural significance.

(2) Key category.

- a. The building, structure, object or site has a distinctive architectural style and quality; or
- b. The building, structure, object or site is characteristic of a significant period in the history of the city; or
- c. The building, structure, object or site is associated with a significant person or event in the city.

(3) Contributive category. The building, structure, object or site contributes to the overall character and history of a neighborhood or district and is a good example of period architecture.

The historic resources commission may after a duly noticed public hearing revise, or modify any such categorization upon reconsideration of the historical or architectural importance of the places therein described.

(Ord. No. NS-2417, § 1, 1-18-00; Ord. No. NS-2455, § 6, 12-4-00; Ord. No. NS-2521, § 7, 1-21-03)

## Methods

### Background Research

Background research was conducted on the project site to establish a thorough and accurate historic context, and to confirm the development history of the property (see DPR form set in Attachment A). This included a review of all available building permits on file with the City of Santa Ana; historical newspapers covering Santa Ana and Orange County via newspapers.com; historic aerial photographs of the project site via National Environmental Title Reference (NETR) and the University of Santa Barbara FrameFinder Maps (FrameFinder); and applicable primary and secondary sources on file with local libraries and repositories.

### Survey

South Environmental Architectural Historian Marlena Krcelich, BA completed an intensive-level pedestrian survey of the project site on August 8, 2023. The built environment survey entailed walking the site and documenting the exterior of the properties with notes and photographs.

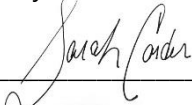
## Findings

Two built environment resources over 45 years old were identified within the project site: 2101 and 2109 East Santa Clara Avenue. The properties were recorded and evaluated for historical significance on the appropriate set of DPR Forms in consideration of CRHR and City designation criteria and integrity requirements (Attachment A). Both properties were found not eligible under all state and local designation criteria due to a lack of significant historical associations and architectural merit.

No historical resources were identified within the project site as a result of this study. Therefore, with respect to built environment resources, the proposed project will have a less than significant impact on historical resources under CEQA.

Should you have any questions regarding this report or its findings, please do not hesitate to contact us at [scorder@southenvironmental.com](mailto:scorder@southenvironmental.com) or (760) 334-3355.

Sincerely,



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Sarah Corder, MFA

Principal Architectural Historian

## Attachments

- A. DPR Form Set for:
  - a. 2101 East Santa Clara Avenue
  - b. 2109 East Santa Clara Avenue
- B. Resumes

**ATTACHMENT A.**

**DPR Form Sets for 2101 and 2109 East Santa Clara Avenue**

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 18 \*Resource Name or #: (Assigned by recorder) 2101 East Santa Clara Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Santa Clara Date 2023 T 05 S ; R 09 W ;  of  of Sec 5; SB B.M.

c. Address 2101 E. Santa Clara Ave City Santa Ana Zip 92705

d. UTM: Zone 11S, 422486.27 mE/ 3736694.35 mN

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

APN 396-261-26. The subject property is located on the north side of East Santa Clara Avenue. It is bound to the north by Stater Bros. market, to the west by a parking lot, and to the east by a single-family home.

**\*P3a. Description:**

The subject property is a one-story single-family house with a detached garage. The house has an irregularly shaped floor plan, and the exterior is clad in stucco. It has a flat roof with a parapet wall and a shed roof clad in red clay tiles over the front porch (see Continuation Sheet).

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Primary south elevation, view to northwest (South Environmental 2023)



\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

Unknown, moved to subject property in 1967 (City of Santa Ana, Permit No. 16119)

\*P7. Owner and Address:

SRP/Stater Bros LLC  
3161 Michelson Dr  
Suite 100  
Irvine, CA 92612

\*P8. Recorded by:

Marlena Krcelich  
South Environmental  
2061 N. Los Robles Ave.,  
Ste. 205  
Pasadena, CA 91104

\*P9. Date Recorded: 8/8/2023

\*P10. Survey Type: Intensive

\*P11. Report Citation: Historic

Built Environment Assessment for the 2101-2109 East Santa Clara Avenue Project, City of Santa Ana, California (South Environmental 2023)

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

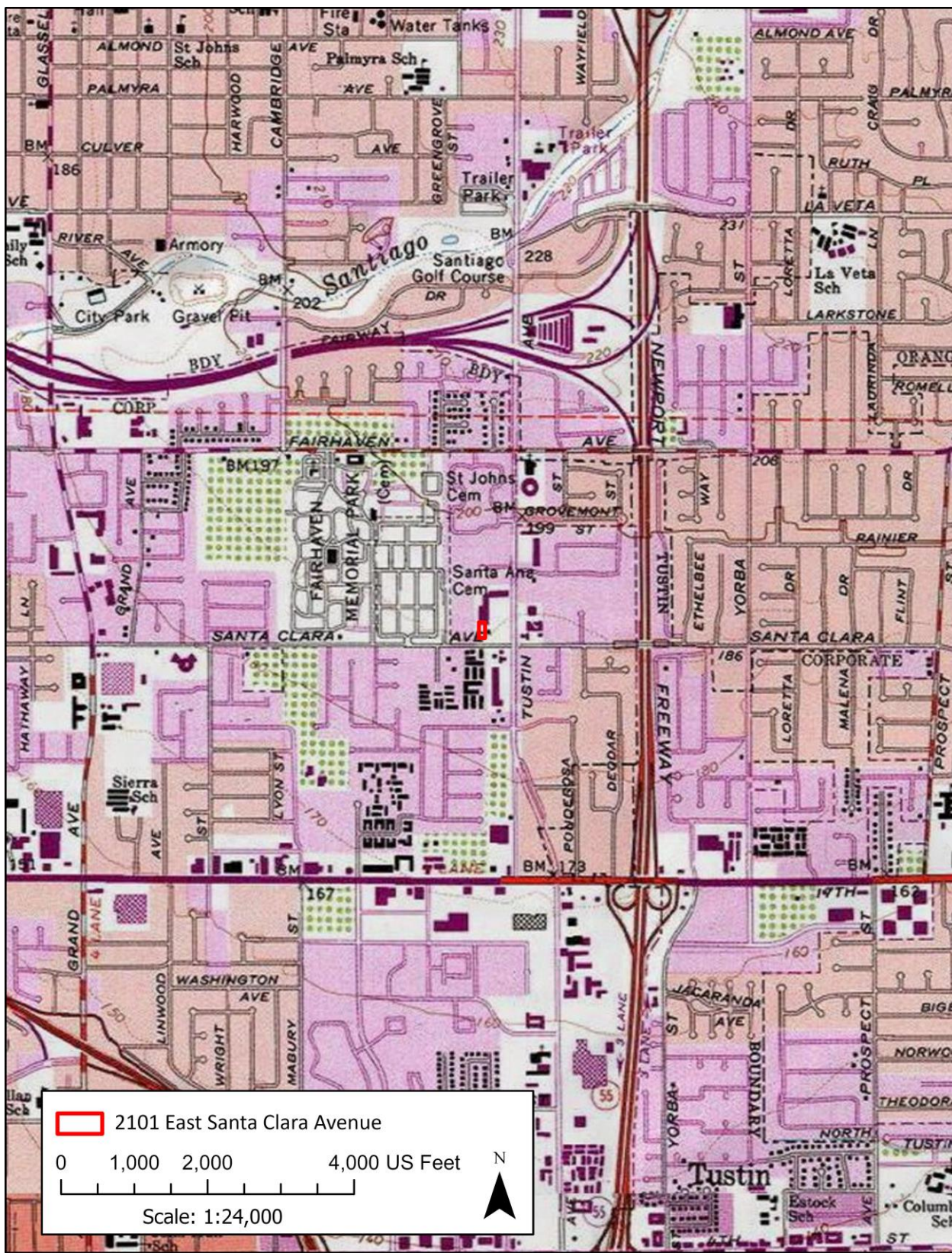
Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California Natural Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**LOCATION MAP**

Primary #  
HRI#  
Trinomial

Page 2 of 18 \*Resource Name or # (Assigned by recorder) 2101 East Santa Clara Avenue  
\*Map Name: Santa Ana, California \*Scale: 1:24,000 \*Date of map: 2023



State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 2101 East Santa Clara Avenue \*NRHP Status Code 6Z  
 Page 3 of 18

B1. Historic Name: n/a  
 B2. Common Name: n/a  
 B3. Original Use: Single-family home B4. Present Use: Vacant  
 \* B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The single-family residence was constructed at an unknown date and moved to the subject property in 1967. The following alterations were identified since the building's relocation to the site:

- 1967: Home relocated to site and detached garage constructed (Permit No. 16119).
- 1968: Sunshade installed; location unspecified (Permit No. 17330).
- 1989: Detached garage re-roofed (Permit No. 53231)
- Unknown Date: Original windows replaced with vinyl windows.

\*B7. Moved?  No  Yes  Unknown Date: 1967 Original Location: Unknown

\*B8. Related Features: n/a

B9a. Architect: n/a b. Builder: n/a

\*B10. Significance: Theme n/a Area n/a  
 Period of Significance n/a Property Type n/a Applicable Criteria n/a

The subject property is not eligible under all City of Santa Ana and CRHR designation criteria due to a lack of important historical associations and architectural merit.

**Historic Context**

**Historical Overview of Santa Ana**

The Spanish first arrived in Santa Ana in 1769 when Don Gaspar De Portolá stopped in the future city during the Portolá expedition. Under a Spanish land grant, Jose Antonio Yorba and Juan Peralta established the area as the Rancho Santiago de Santa Ana and used it for grazing cattle and crop farming. By 1868, the Rancho was divided between the descendants of the Yorba and Peralta families, as well as others who purchased an interest in the land. This partitioning of the Rancho resulted in the development of several small towns in the area, including Tustin, Orange, and Santa Ana (ACHP 2023; Ball et al. 2006; Brigandi 2019) (see Continuation Sheet).

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

\*B12. References: See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Marlena Krcelich, South Environmental

\*Date of Evaluation: 8/8/2023

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 2101 East Santa Clara Avenue

Page 4 of 18

### \*P3a. Description (Continued):

The primary (south) elevation contains a small front porch with a shed roof clad in red clay tiles, supported by wooden posts. The front porch contains the main entry door, flanked by two fixed wood windows. This elevation also contains a large, fixed wood picture window that is currently boarded up with plywood, with two flanking casement windows and a metal awning (Photograph 1).

The east elevation contains various types of wood windows and a small projected area that has a set of stairs with a stoop and divided-light wood entry door. Three of the windows have been replaced with vinyl windows (Photograph 2). Along the top of the elevation are various vents with decorative, ornate vent covers made of wood (Photograph 3).

The north elevation features a covered patio that runs along the entire elevation. The shed roof is clad in red clay tiles and is supported by wooden posts. This elevation contains a variety of wood windows and a small set of stairs leading to a wooden entry door (Photograph 4). At the west end of the elevation is a set of stairs that lead down to the basement level with an entry door (Photograph 5).

The west elevation contains a projected sun porch area that has a shed roof clad in red clay tiles. The sunroom and the rest of the elevation has a variety of wood window types, and two vinyl replacement windows. This elevation also contains a wooden pergola extending out from the elevation that is supported by wooden posts. The south end of the elevation has a chimney that has red clay tiles on one side where the flume tapers. This elevation also has decorative wooden vents (Photographs 6 and 7).

At the rear of the property is a detached garage with a single replacement garage door on the east elevation, flat roof, and stucco exterior. The garage contains one entry door on the south elevation and metal windows (Photograph 8).



Photograph 1. Overview of primary (south) elevation, facing north.



## CONTINUATION SHEET

Property Name: 2101 East Santa Clara Avenue

Page 5 of 18



Photograph 2. Overview of east elevation, facing west.



Photograph 3. Detailed view of vents over windows, facing west.

## CONTINUATION SHEET

Property Name: 2101 East Santa Clara Avenue

Page 6 of 18



Photograph 4. Overview of north elevation, facing southwest.



Photograph 5. Detailed view of the staircases on the north elevation, facing southwest.

## CONTINUATION SHEET

Property Name: 2101 East Santa Clara Avenue

Page 7 of 18



Photograph 6. Overview of north end of west elevation, facing northeast.



Photograph 7. Overview of south end of west elevation, facing east.

## CONTINUATION SHEET

Property Name: 2101 East Santa Clara Avenue

Page 8 of 18



Photograph 8. Overview of detached garage, facing northwest.

### \*B10. Significance (Continued):

In 1869, a man originally from Missouri who was living in Central California named William H. Spurgeon traveled south looking for a spot to establish a new town. He and his partner Ward Bradford purchased 74 acres of the old Rancho and started the small town of Santa Ana. The town was plotted and later officially surveyed in 1870. Spurgeon ran a store out of his house that serviced the town. By 1870, his building also housed the post office. The original townsite included First to Seventh Streets, between Broadway and Spurgeon (ACHP 2023; Ball et al. 2006; Brigandi 2019).

In 1877, Spurgeon, J. H. Fruit, and James McFadden organized a company called the Western Development Company with the purpose of raising money to extend a Southern Pacific Railroad Company line from Anaheim to Santa Ana. Many merchants and landowners who were subdividing lots made contributions, hoping to increase Santa Ana's size and business potential. The Western Development Company also took this opportunity to attempt to relocate to the downtown business area of Santa Ana to where the new depot would be located. The new railroad depot was located north of the Fruit Street crossing and was no longer located in the downtown area. The Western Development Company bought 160 acres of land northeast of the original townsite, closer to the new depot, and subdivided it into business lots with the streets laid out parallel to the train tracks, going against the established town grid. The company offered these lots to businessmen free of charge to entice them to relocate. Skeptical of making such an uncertain move, there was a general resistance from many of the merchants and the creation of a new downtown ultimately failed. Instead, merchants stood at the depot with signs, encouraging travelers to go a short distance further to see Santa Ana's already-established downtown. The lots near the depot were later sold for residential purposes (Swanner 1953).

The arrival of the Southern Pacific Railroad in Santa Ana helped solidify the City's connection to larger cities like Los Angeles, prompting more development and growth. Development from the late 1870s through the 1890s included the Richelieu Hotel, Masonic Hall, printing shops, the Commercial Bank of Santa Ana, French's Opera House, First

## CONTINUATION SHEET

Property Name: 2101 East Santa Clara Avenue

Page 9 of 18

National Bank, Brick Water Works plant, blacksmiths, and livery and feed stables. A man named Henry Neil started a stage line that traveled 89 miles south to San Diego, making it possible to have transportation to two of the closest large cities in the region. By 1886, Santa Ana was officially incorporated as a city with approximately 2,000 residents (Ball et al. 2006).

Looking to distinguish themselves from Los Angeles, many residents in Santa Ana and surrounding cities moved to form their own county. In 1889, a bill was passed that paved the way for formation of a new county, with Santa Ana chosen as the county seat of Orange County on August 1<sup>st</sup> (Orange County Historical Society 2023).

By the early 1900s, Santa Ana (City) evolved and developed with more shops, hotels, banks, and three railroads: the Pacific Electric, Santa Fe, and Southern Pacific, having routes through the City. In c. 1905, the Santa Ana Valley hospital opened and provided medical care for residents. There was a lack of infrastructure this time, with many of the streets unpaved and easily flooded. While automobiles rose in popularity, electric streetcar routes ran through the City and were a popular transportation option. The population continued to grow and resulted in further residential development. More stately homes for the City's wealthier residents were constructed during this time on French, Bush, Ross, and Spurgeon Streets.

Despite the City's growth and development in the early 1900s, tragedy struck in 1906 in the City's Chinatown. Chinatown, located near present-day City Hall, was burned down due to supposed health and safety issues in the neighborhood. Men from China were brought to the area through a labor contract for the Early Fruit Company to plant and harvest celery. The men were harassed in the fields with many of their tools and belongings stolen. Their dwellings located near the heart of the City were considered an eyesore, which led to a man named Dr. John Clark recommending the area should be condemned and cleared by fire. While some locals objected, the plan went through and the City organized a "municipal burn" therefore eradicating the area (Goddard et al. 1969).

The early 1900s were also notable for the growth and development of the agricultural economy in the City. The introduction of the railroads allowed for easier transportation of produce grown in the area. Popular crops included oranges, sugar beets, lima beans, chili peppers, and Barely. In the 1910s, the orange industry expanded greatly, and many orange growers constructed homes within the groves around the outskirts of the City. Walnuts also became a more popular crop, pacing out grain farming. While the economy of Orange County and Santa Ana was still dominated by agriculture in the 1920s and early 1930s, the agriculture industry was as prosperous as ever. Oranges in the County brought in a record of \$15,500,000 and lemons brought in \$2,072,000 in revenue.

In addition to agricultural production, processing plants also developed in the City. For instance, branches of larger packing and distribution companies, such as Del Monte and Diamond Brand Walnuts set up warehouses in Santa Ana. Taylor's, a cannery company that produced a luxury line of canned apricots, peaches, and watermelon, established a branch in Santa Ana. Taylor's products appeared on tables in notable hotels and restaurants of famous cities all around the world. As the City continued to develop on a larger scale with the establishment of large companies, more infrastructure was needed. Street surfacing began on a wider scale and by the 1920s, nearly all City streets were paved. In 1920, Santa Ana's population was around 16,000, and by 1930, it reached over 30,000 (Goddard et al. 1969; Marsh 1994).

The Great Depression came to Santa Ana more slowly than other cities, but still had a significant impact. By 1931, residential home construction slowed dramatically. There

## CONTINUATION SHEET

Property Name: 2101 East Santa Clara Avenue

Page 10 of 18

was also an increase in tax delinquencies and property repossessions. Agricultural sales also slowed, with a sharp decline in wholesale prices, particularly for citrus fruits. In 1933, the Long Beach earthquake spread destruction throughout Orange County, causing millions of dollars work of damage. Buildings in Santa Ana's downtown suffered from shattered windows and crumbling facades. The earthquake also resulted in three deaths in Santa Ana (Goddard et al. 1969; Marsh 1994).

Although the Depression slowed progress, some construction continued in the early 1930s. City Hall was damaged in the Long Beach earthquake and was reconstructed in 1935 in the new Moderne style. Many other downtown buildings damaged by the earthquake were redesigned and constructed in the Moderne style. Examples of these buildings include the Carey Smith Building and the Company L Armory Building. Another achievement of the 1930s was a Works Progress Administration project, which created 20 volumes of historical materials related to Santa Ana. Orange County Historical Society members made the effort to record pioneer histories from as early as the 1860s through the 1930s, providing a comprehensive history of Santa Ana's past and its early residents. In addition, Charles W. and Ada Bowers, residents of Santa Ana and lovers of history, set up a trust to use their estate to establish a museum for the City. In 1932, architects Frank Lansdown and W. Horace Austin designed the two-story Spanish Colonial Revival building that served as the museum (Goddard et al. 1953; Marsh 1994).

During the 1940s, Santa Ana continued to recover from the Depression years at a slow pace. The population only increased by 1,599 between 1930 and 1940. Residential construction continued, however, at a slow rate (Goddard et al. 1969). At the beginning of World War II, Santa Ana experienced a boom in development when the Santa Ana Army Air Base (SAAAB) was constructed. The City Council obtained more than 400 acres of land from the Berry Rancho interests to begin constructing the base. The finished base encompassed 1,336 acres and was activated on February 15, 1942. The base acted as a classification and pre-flight training center that graduated over 128,000 members. Near the end of the war, the SAAAB was converted into a rest camp for wounded men and a training ground for readjustment to civilian life. Many civilians also worked at the base and had to find new work when the base was decommissioned in March of 1946. Later, 175 acres of the former base were planned as a fairground and Recreational Area (Costa Mesa Historical Society 2023; Goddard et al. 1969).

The war had many other effects on Santa Ana. After Pearl Harbor, all Japanese residents living in Orange County were sent to an internment camp at Poston, Arizona and were not allowed to return until early 1945. The City also experienced blackouts to protect against air raids, and 324 volunteers were called to serve as air-raid wardens and be on the lookout for potential threats. Supplies became scarce including everything from meat and butter to gasoline and tires. Despite these issues, Santa Ana's population grew immensely due to people coming to the area to work from at the SAAAB or any of the other surrounding bases in the region. When the war concluded, many of them decided to stay. In 1940, the population was 32,000 and it rose to 45,000 by 1950. This resulted in a boom in residential, as well as public and educational building construction throughout the City (Goddard et al. 1969).

In January 1959, 3,000 acres were added to Santa Ana, making its new size a total of 22 square miles. Buildings such as churches, professional offices, and business and shopping centers were constructed in the outer margins of the City and new subdivisions were developed. The Santa Ana Chamber of Commerce established an Industrial Development Division and zoned over 2,850 acres of land for light industry in the City. By 1969, the population of the City skyrocketed to 151,580. In the late 1960s, more than 10 new manufacturing firms were established in Santa Ana, employing thousands of people (Goddard

## CONTINUATION SHEET

Property Name: 2101 East Santa Clara Avenue

Page 11 of 18

et al. 1969).

Throughout the late 1960s and 1970s, the downtown area of Santa Ana began to decline as the City sprawled and focus turned to more single-family neighborhoods, automobiles, and shopping centers. During the 1970s, Latinos accounted for the largest population growth in Santa Ana for the first time, with many immigrants coming from Mexico. The City also experienced white flight to more suburban areas. Less investment was put into the downtown area, resulting in disproportionate development in the City. However, a hub of Mexican culture established in these areas, and in 1984, Mexican businesses dominated the area as a working-class commercial zone (Gonzalez 2017).

In the 1990s and 2000s, reinvestment began to come to the downtown area with developments such as the Artist Village, a 10-block subsidized artist colony in southwest downtown (Gonzalez 2017). Today the City encompasses 27 square miles and has a population of over 310,000 (City of Santa Ana 2023).

### Property Development History

The earliest aerial imagery from 1938 shows the subject property as an orchard. No buildings or structures were present on site at this time. Most of the surrounding area was used for orchards as well, with some houses and agricultural buildings scattered throughout. To the west of the property, Fairhaven Memorial Park was partially developed. Denser development during this time was concentrated in the present downtown area of Santa Ana (NETR 2023; FrameFinder 2023).

In the early 1960s, more residential and some commercial developments began to be constructed in the area. California State Route 55 was also under construction to the east by 1963 (NETR 2023; FrameFinder 2023).

The single-family residence was constructed at an unknown date and moved to the site in 1967. In 1967, a permit was issued to relocate the single-family home within the site and build a new garage. The garage totaled 660 square feet (City of Santa Ana, Permit No. 16119). In 1968, another permit was issued for a sunshade, although the location of the installation is not specified (City of Santa Ana, Permit No. 17330) (Exhibit 1). By 1970, while some of the land to the north and east of the subject property remained orchards, several of the lots appeared undeveloped or filled in with residential developments. At this time, the California Highway Patrol station to the west was constructed, as well as the house to the east, but the rest of the now-commercial shopping center remained undeveloped until 1972 (NETR 2023).

## CONTINUATION SHEET

Property Name: 2101 East Santa Clara Avenue

Page 12 of 18



**Exhibit 1. 1968 aerial image of 2101 E Santa Clara Ave (FrameFinder 2023).**

In 1989 a permit was issued for a reroof of the detached garage (City of Santa Ana, Permit No. 53231). No other permitted changes were found through the course of archival research. At this time the property and the surrounding area appeared as they do in the present day.

In 2009, a permit was issued to Andrea R. Newcomb to operate a private piano and voice lesson business out of the residence (City of Santa Ana, Application No. 2009-734-HOP). In 2023, a Lot Merger Certification was filed to merge the subject property with the parcel directly to the east (City of Santa Ana, Lot Merger No. 2023-01).

### **Owner and Occupant History**

Based on permit and title records, 2101 East Santa Clara Avenue was owned by the Newcomb family from 1967 until it was sold to Stater Bros., Inc. in 2021. The names of the Newcomb family members associated with permits and records for the address include Fred, Robert, Doris, and Andrea, with Stephen R. Newcomb later serving as trustee of the family trust starting in 1971. Robert was born in Santa Ana in 1920. He married his wife Doris Mellott in 1945, who was from the City of Orange. Robert had a brother named Fred Newcomb Jr. who also lived in Santa Ana. Andrea's exact relation to the Newcomb family was not clear. Archival research did not reveal any additional relevant information regarding the Newcomb family. The family also owned the adjacent parcel, 2109 East Santa Clara Avenue (Ancestry.com various; City of Santa Ana various; ParcelQuest 2023).



## CONTINUATION SHEET

Property Name: 2101 East Santa Clara Avenue

Page 13 of 18

### Architectural Style

#### Spanish Colonial Revival (c.1915-1940)

The Spanish Colonial Revival style has a rich history and popularity in California with a basis in architectural forms that were influenced by an eclectic mix of historical architectural styles in Spain, such as Moorish, Andalusian, Renaissance, or Baroque architectural vocabulary, but also drew from modernist styles of Art Deco and popular nineteenth century Mediterranean Revival, Monterey Revival, Pueblo and Santa Fe Revival, and Mission Revival styles. The style achieved state-wide popularity after the 1915 Panama-California Exposition in San Diego, which featured designs by architect Bertram Grosvenor Goodhue using the late-Baroque Churrigueresque style of Spain and Mexico. Goodhue's designs featured intricate ornamentation applied to plain stucco surfaces, towers, domes, and was well-suited to public/civic buildings, churches, and commercial buildings, though smaller scale versions of the style area well represented in residential architecture as well. The San Diego Exposition was an exploration of and attempt to create a specific California architectural style, romanticizing the region's Spanish colonial past, Mexican farmhouse/hacienda living, while at the same time bearing little resemblance to the actual Spanish colonial-era buildings in California. The California-specific mode also broke with the American Colonial Revival and Tudor Revival styles popular elsewhere in the United States during 1910s through the 1940s. Spanish Colonial Revival's popularity coincided with a population boom for the state in the 1920s, resulting in the widespread use of the style, eventually tapering off in the 1940s as more austere Minimal Traditional and International styles gained popularity during the later Great Depression and World War II years. Despite a decrease in overall popularity, Spanish Colonial Revival continued to inform and influence modern architectural styles and is a popular influencing style for Neo-Traditional style architecture today (City of Santa Barbara 2021; Gebhard 1967; Newcomb 1937; McAlester 2015).

The most significant character-defining features of the Spanish Colonial Revival style include the following:

- Simple rectangular or L-shaped plans
- Asymmetrical façades
- Low pitched roofs with clay tiles
- Stucco walls
- Arched entryways
- Irregular fenestration, but often with multi-pane casement or double hung windows, and sometimes featuring focal windows
- Elaborately carved wood entry doors
- Wrought-iron balconies
- Interior decorative tile work
- Emphasis on outdoor spaces such as patios and courtyards, or arcaded walkways

## CONTINUATION SHEET

Property Name: 2101 East Santa Clara Avenue

Page 14 of 18

### Significance Evaluation

The following presents an evaluation of the subject property in consideration of CRHR and City of Anaheim designation criteria.

#### ***CRHR Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.***

The single-family house was constructed at an unknown date and moved to the subject property in 1967, a time when Santa Ana was experiencing rapid residential development. Based on historic aerial photography, at the time of the subject property's relocation, residential construction was beginning to replace the agricultural orchards that covered the land before. Archival research revealed that the house was relocated and owned by the same family for nearly its entire existence. Due to the relocation of the house and the fact that its original construction date, context, and location remain unknown, it cannot directly be associated with any broad pattern of history. When it was moved to the subject property in 1967, it became one of countless residential buildings in the area. Archival research also failed to indicate that the property was associated with any specific events in the City, region, or state. Therefore, the subject property is recommended not eligible under CRHR Criteria 1.

#### ***CRHR Criterion 2. Is associated with the lives of persons important in our past.***

The subject property was relocated and owned by the Newcomb family until it was sold in 2021. Members of the Newcomb family include Robert and his wife Doris, who were both originally from Orange County. Robert's brother Fred Newcomb was also associated with the property, as well as another family member, Andrea Newcomb. Archival research did not reveal any significant information regarding any of the Newcomb family members associated with the property. Therefore, the subject property is recommended not eligible under CRHR Criterion 2.

#### ***CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.***

#### ***City Criterion 1. Buildings, structures or objects with distinguishing characteristics of an architectural style or period, that exemplify a particular architectural style or design features.***

#### ***City Criterion 2. Works of notable architects, builders, or designers whose style influenced architectural development.***

#### ***City Criterion 3. Rare buildings, structures, or objects or original designs.***

The single-family house was constructed at an unknown date and relocated to the subject property in 1967. The house was constructed in the Spanish Colonial Revival style and retains several character-defining features of the style including an asymmetrical façade, clay roof tiles, stucco walls, and irregular fenestration with a mix of wood window types. However, the residence is a late example of the style, which had a period of significance in Southern California from c.1915-1940, and exhibits an unremarkable design. Alterations, including the addition of a metal awning on the front elevation and replaced windows and doors, further detract from the style. While the building does possess many of the character defining features of the Spanish Colonial Revival style of architecture, it is not unique or innovative in its design and exhibits several alterations. Therefore, the residence does not rise to the level of significance required for an individual building

## CONTINUATION SHEET

Property Name: 2101 East Santa Clara Avenue

Page 15 of 18

designation under this criterion. Furthermore, much of the surrounding area has been developed with shopping centers and multi-unit housing developments built throughout various decades so there is very little cohesion in time period or style. Therefore, the property has no potential to contribute to a potential historic district. In addition, the subject property was not found to be the work of a notable architect, builder or designer. Therefore, the subject property is recommended not eligible under CRHR Criterion 3 and City Criteria 1, 2, or 3.

***CRHR Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.***

The subject property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the property is not recommended eligible under CRHR Criterion 4.

***City Criterion 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.***

Archival research did not reveal that that the subject property was a place where important events occurred. The property was only associated with the Newcomb family, who were from Orange County but were not pioneers. Nor were they associated with renowned organizations or business. The single-family house was constructed at an unknown date and relocated to the subject property in 1967. It represents an architectural style popular from circa 1915-1940 and therefore was very likely not present when the City was founded in 1869 as the style falls decades after the founding. It served as a private residence for its entire existence and was not known to serve as an important center for political, social, economic, or cultural activity. Therefore, the subject property is not recommended eligible under City Criterion 4.

***City Criterion 5. Sites of archaeological importance.***

The subject property is not known to be a site of archaeological importance. Therefore, the property is not recommended eligible under City Criterion 5.

***City Criterion 6. Buildings or structures that were connected with a business or use which was once common, but is now rare.***

The subject was constructed and used as a private residence. Archival research did not reveal that it was connected with a business or use which was once common but is now rare. Therefore, the property is not recommended eligible under City Criterion 6.

### **Integrity**

**Location:** The subject property lacks integrity of location. The single-family house was relocated from an unknown location to the subject property in 1967. The detached garage was constructed on site in 1967.

## CONTINUATION SHEET

Property Name: 2101 East Santa Clara Avenue

Page 16 of 18

**Design:** The subject property retains integrity of design. It retains its 1967 footprint and many of its original features.

**Setting:** The subject property has a diminished integrity of setting. Given that the original location of the property is unknown, it is impossible to evaluate its original setting. However, since the home was moved to the property in 1967 the setting remains generally intact. Most of the surrounding properties were constructed in the 1960s, 1970s, and 1980s around the same time as the relocation of the house to the subject property when the area converted from agricultural land to commercial and residential use.

**Materials:** The subject property has diminished integrity of materials with the introduction of incompatible replacement materials such as vinyl windows and a steel awning.

**Workmanship:** The subject property retains integrity of workmanship, as the overall lack of modifications reflects its original workmanship.

**Feeling:** The subject property has a diminished integrity of feeling. While the original setting and feeling of the building area are unknown, the subject property still reads as a residential home in a mixed residential and commercial area.

**Association:** The subject property lacks integrity of association. The property has no important associations with events, people, or important patterns of development in the City. Any associations it may have had before its relocation have been lost.

For all of the reasons provided above, the property at 2101 E. Santa Clara Avenue is not eligible for CRHR or local designation.

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Page 17 of 18

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Property Name: 2101 East Santa Clara Avenue

Page 18 of 18

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 6Z

Other Listings  
Review Code

Reviewer

Date

Page 1 of 18 \*Resource Name or #: (Assigned by recorder) 2109 East Santa Clara Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Santa Ana Date 2023 T 05 S ; R 09 W ;  of  of Sec 5; SB B.M.

c. Address 2109 East Santa Clara Ave City Santa Ana Zip 92705

d. UTM: Zone 11S, 422512.32 mE/ 3736702.20 mN

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

APN 396-261-38. The subject property is located on the north side of East Santa Clara Avenue. It is bound to the north by Stater Bros. market, to the west by a single-family home, and to the east by a fast-food restaurant and parking area.

**\*P3a. Description:**

The subject property is a one-story, single-family residence with a detached garage. It consists of an irregularly shaped floor plan and has a low-pitched cross gable roof with deep eaves and exposed wood rafter tails. The exterior is clad in brick, board-and-batten siding, and stucco (see Continuation Sheet).

\*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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

P5b. Description of Photo: (view, date, accession #) Primary (south) elevation, view to northwest (South Environmental 2023)



Santa Ana, California (South Environmental 2023)

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

c. 1957 (FrameFinder)

**\*P7. Owner and Address:**

SRP/Stater Bros LLC

3161 Michelson Dr

Suite 100

Irvine, CA 92612

**\*P8. Recorded by:**

Marlena Krcelich

South Environmental

2061 N. Los Robles Ave.,

Ste. 205

Pasadena, CA 91104

\*P9. Date Recorded: 8/8/2023

\*P10. Survey Type: Intensive

**\*P11. Report Citation:**

Historic Built Environment

Assessment for the 2101-

2109 East Santa Clara

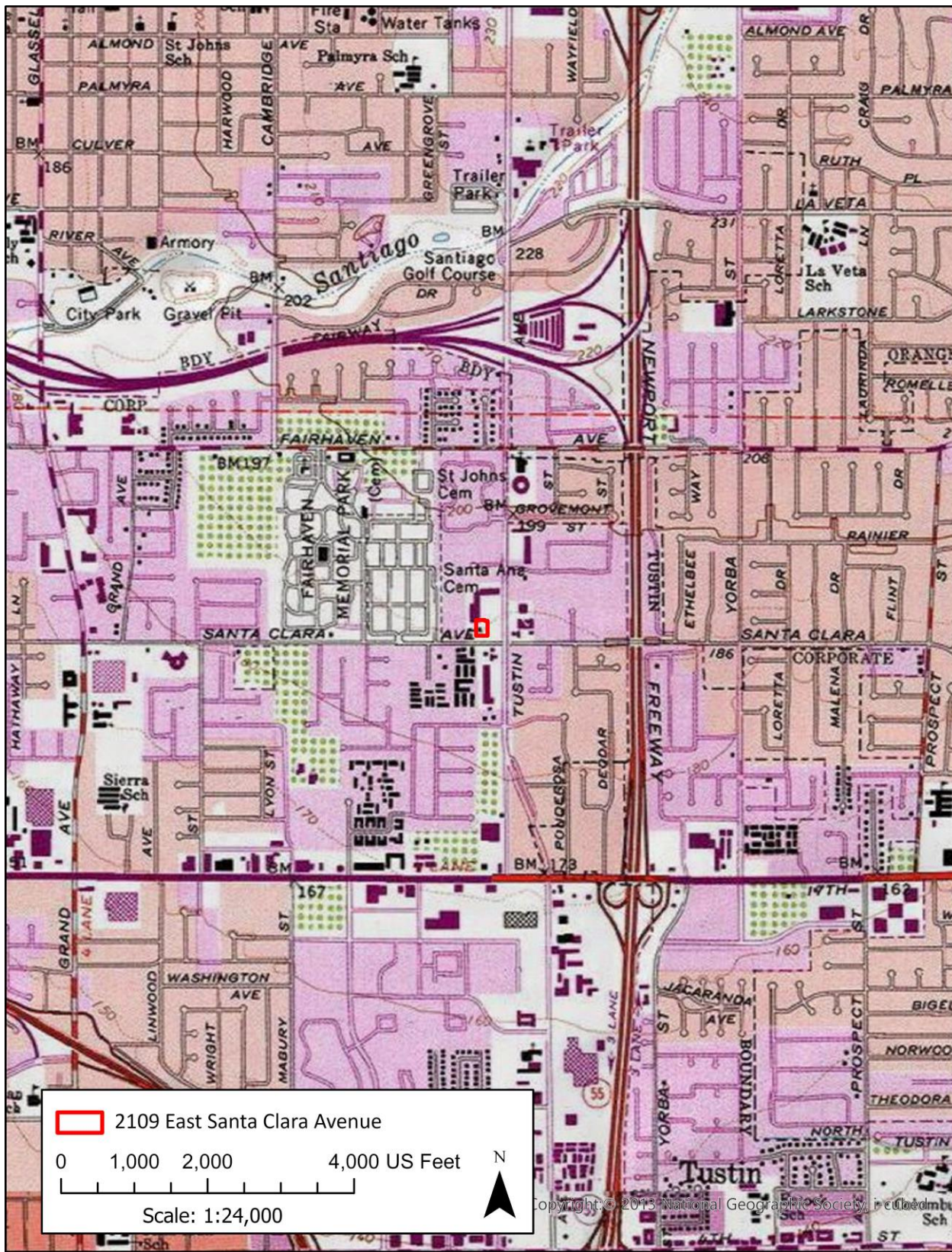
Avenue Project, City of

\*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): \_\_\_\_\_

Page 2 of 18 \*Resource Name or # (Assigned by recorder) 2109 East Santa Clara Avenue  
\*Map Name: Santa Ana, California \*Scale: 1:24,000 \*Date of map: 2023





State of California The Resources Agency Primary #  
 DEPARTMENT OF PARKS AND RECREATION HRI#  
**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # (Assigned by recorder) 2109 East Santa Clara Avenue \*NRHP Status Code 6Z  
 Page 3 of 18

B1. Historic Name: n/a  
 B2. Common Name: n/a  
 B3. Original Use: Single-family home B4. Present Use: Vacant  
 \* B5. Architectural Style: Ranch

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
 The subject property was constructed in circa 1957 (FrameFinder 2023). The following alterations were identified since the building's original construction:

- 1966: Swimming pool constructed (Permit No. 12464).
- 1993: Two permits for reroofing house and detached garage (Permit Nos. 73158 and 73159)
- 2023: Lot merged with property directly to the east (Lot Merger No. 2023-01)
- Unknown Date: Stucco redone on detached garage

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

\*B8. Related Features: n/a

B9a. Architect: \_\_\_\_\_ b. Builder: n/a

\*B10. Significance: Theme n/a Area n/a  
 Period of Significance n/a Property Type n/a Applicable Criteria n/a

The subject property is not eligible under all City of Santa Ana and CRHR designation criteria due to a lack of important historical associations and architectural merit.

**Historic Context**

**Historical Overview of Santa Ana**

The Spanish first arrived in Santa Ana in 1769 when Don Gaspar De Portolá stopped in the future city during the Portolá expedition. Under a Spanish land grant, Jose Antonio Yorba and Juan Peralta established the area as the Rancho Santiago de Santa Ana and used it for grazing cattle and crop farming. By 1868, the Rancho was divided between the descendants of the Yorba and Peralta families, as well as others who purchased an interest in the land. This partitioning of the Rancho resulted in the development of several small towns in the area, including Tustin, Orange, and Santa Ana (ACHP 2023; Ball et al. 2006; Brigandi 2019) (see Continuation Sheet).

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

\*B12. References: See Continuation Sheet

B13. Remarks:

\*B14. Evaluator: Marlena Krcelich, South Environmental

\*Date of Evaluation: 8/8/2023

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

## CONTINUATION SHEET

Property Name: 2109 East Santa Clara Avenue

Page 4 of 18

### \*P3a. Description (Continued):

The primary (south) elevation contains the main entrance to the residence in the inner corner of the T-shaped floor plan, with the door flanked by two side windows. The entrance is covered by a small roof supported by a wooden post. This elevation features fixed and casement metal windows. It has bricked-lined garden beds along the base of the elevation (Photograph 1). The southernmost point of this elevation is obscured entirely from view by vegetation (Photograph 2).

The east elevation consists of a front portion that has a mix of wood and metal windows (Photograph 3). The rear portion has a large set of sliding glass doors underneath a covered patio, as well as other windows and another entry door. The supports for the patio roof are constructed of metal and tapered to give an angled appearance (Photograph 4). This area of the elevation also includes another covered entry area with a single-entry door, one window, and a small set of stairs. The backyard area consists of a large concrete patio and an inground swimming pool (Photographs 5 and 6).

The detached garage is located at the front of the property along the eastern edge. It has one replacement garage door on the west elevation and one entry door on the north elevation (Photograph 12).

The north and west elevations contain a variety of wood and metal window types and sizes (Photographs 7 and 8). At the northwest corner of the house is a wooden pergola extending from the west elevation and supported by wooden posts (Photograph 9). On the north elevation is a brick chimney (Photograph 10).



Photograph 1. Overview of primary (south) elevation, facing northwest.

## CONTINUATION SHEET

Property Name: 2109 East Santa Clara Avenue

Page 5 of 18



Photograph 2. Overview of southernmost point of south elevation, facing northwest.



Photograph 3. Overview of front portion of east elevation, facing west.

## CONTINUATION SHEET

Property Name: 2109 East Santa Clara Avenue

Page 6 of 18



Photograph 4. Detailed view of covered patio area, facing southwest.



Photograph 5. Overview of rear portion of east elevation, facing southwest.

## CONTINUATION SHEET

Property Name: 2109 East Santa Clara Avenue

Page 7 of 18



Photograph 6. Overview of east elevation and backyard area, facing northwest.



Photograph 7. South end of the west elevation, facing northeast.

## CONTINUATION SHEET

Property Name: 2109 East Santa Clara Avenue

Page 8 of 18



Photograph 8. North end of the west elevation, facing southwest.



Photograph 9. Pergola area at northwest corner of the house, facing south.

## CONTINUATION SHEET

Property Name: 2109 East Santa Clara Avenue

Page 9 of 18



Photograph 10. Chimney on north elevation, facing southeast.



Photograph 11. Overview of detached garage, facing east.

### \*B10. Significance (Continued):

In 1869, a man originally from Missouri who was living in Central California named William H. Spurgeon traveled south looking for a spot to establish a new town. He and his partner Ward Bradford purchased 74 acres of the old Rancho and started the small

## CONTINUATION SHEET

Property Name: 2109 East Santa Clara Avenue

Page 10 of 18

town of Santa Ana. The town was plotted and later officially surveyed in 1870. Spurgeon ran a store out of his house that serviced the town. By 1870, his building also housed the post office. The original townsite included First to Seventh Streets, between Broadway and Spurgeon (ACHP 2023; Ball et al. 2006; Brigandi 2019).

In 1877, Spurgeon, J. H. Fruit, and James McFadden organized a company called the Western Development Company with the purpose of raising money to extend a Southern Pacific Railroad Company line from Anaheim to Santa Ana. Many merchants and landowners who were subdividing lots made contributions, hoping to increase Santa Ana's size and business potential. The Western Development Company also took this opportunity to attempt to relocate to the downtown business area of Santa Ana to where the new depot would be located. The new railroad depot was located north of the Fruit Street crossing and was no longer located in the downtown area. The Western Development Company bought 160 acres of land northeast of the original townsite, closer to the new depot, and subdivided it into business lots with the streets laid out parallel to the train tracks, going against the established town grid. The company offered these lots to businessmen free of charge to entice them to relocate. Skeptical of making such an uncertain move, there was a general resistance from many of the merchants and the creation of a new downtown ultimately failed. Instead, merchants stood at the depot with signs, encouraging travelers to go a short distance further to see Santa Ana's already-established downtown. The lots near the depot were later sold for residential purposes (Swanner 1953).

The arrival of the Southern Pacific Railroad in Santa Ana helped solidify the City's connection to larger cities like Los Angeles, prompting more development and growth. Development from the late 1870s through the 1890s included the Richelieu Hotel, Masonic Hall, printing shops, the Commercial Bank of Santa Ana, French's Opera House, First National Bank, Brick Water Works plant, blacksmiths, and livery and feed stables. A man named Henry Neil started a stage line that traveled 89 miles south to San Diego, making it possible to have transportation to two of the closest large cities in the region. By 1886, Santa Ana was officially incorporated as a city with approximately 2,000 residents (Ball et al. 2006).

Looking to distinguish themselves from Los Angeles, many residents in Santa Ana and surrounding cities moved to form their own county. In 1889, a bill was passed that paved the way for formation of a new county, with Santa Ana chosen as the county seat of Orange County on August 1<sup>st</sup> (Orange County Historical Society 2023).

By the early 1900s, Santa Ana (City) evolved and developed with more shops, hotels, banks, and three railroads: the Pacific Electric, Santa Fe, and Southern Pacific, having routes through the City. In c. 1905, the Santa Ana Valley hospital opened and provided medical care for residents. There was a lack of infrastructure this time, with many of the streets unpaved and easily flooded. While automobiles rose in popularity, electric streetcar routes ran through the City and were a popular transportation option. The population continued to grow and resulted in further residential development. More stately homes for the City's wealthier residents were constructed during this time on French, Bush, Ross, and Spurgeon Streets.

Despite the City's growth and development in the early 1900s, tragedy struck in 1906 in the City's Chinatown. Chinatown, located near present-day City Hall, was burned down due to supposed health and safety issues in the neighborhood. Men from China were brought to the area through a labor contract for the Early Fruit Company to plant and harvest celery. The men were harassed in the fields with many of their tools and belongings stolen. Their dwellings located near the heart of the City were considered an eyesore, which led to a man named Dr. John Clark recommending the area should be condemned and



## CONTINUATION SHEET

Property Name: 2109 East Santa Clara Avenue

Page 11 of 18

cleared by fire. While some locals objected, the plan went through and the City organized a "municipal burn" therefore eradicating the area (Goddard et al. 1969).

The early 1900s were also notable for the growth and development of the agricultural economy in the City. The introduction of the railroads allowed for easier transportation of produce grown in the area. Popular crops included oranges, sugar beets, lima beans, chili peppers, and Barely. In the 1910s, the orange industry expanded greatly, and many orange growers constructed homes within the groves around the outskirts of the City. Walnuts also became a more popular crop, pacing out grain farming. While the economy of Orange County and Santa Ana was still dominated by agriculture in the 1920s and early 1930s, the agriculture industry was as prosperous as ever. Oranges in the County brought in a record of \$15,500,000 and lemons brought in \$2,072,000 in revenue.

In addition to agricultural production, processing plants also developed in the City. For instance, branches of larger packing and distribution companies, such as Del Monte and Diamond Brand Walnuts set up warehouses in Santa Ana. Taylor's, a cannery company that produced a luxury line of canned apricots, peaches, and watermelon, established a branch in Santa Ana. Taylor's products appeared on tables in notable hotels and restaurants of famous cities all around the world. As the City continued to develop on a larger scale with the establishment of large companies, more infrastructure was needed. Street surfacing began on a wider scale and by the 1920s, nearly all City streets were paved. In 1920, Santa Ana's population was around 16,000, and by 1930, it reached over 30,000 (Goddard et al. 1969; Marsh 1994).

The Great Depression came to Santa Ana more slowly than other cities, but still had a significant impact. By 1931, residential home construction slowed dramatically. There was also an increase in tax delinquencies and property repossessions. Agricultural sales also slowed, with a sharp decline in wholesale prices, particularly for citrus fruits. In 1933, the Long Beach earthquake spread destruction throughout Orange County, causing millions of dollars work of damage. Buildings in Santa Ana's downtown suffered from shattered windows and crumbling facades. The earthquake also resulted in three deaths in Santa Ana (Goddard et al. 1969; Marsh 1994).

Although the Depression slowed progress, some construction continued in the early 1930s. City Hall was damaged in the Long Beach earthquake and was reconstructed in 1935 in the new Moderne style. Many other downtown buildings damaged by the earthquake were redesigned and constructed in the Moderne style. Examples of these buildings include the Carey Smith Building and the Company L Armory Building. Another achievement of the 1930s was a Works Progress Administration project, which created 20 volumes of historical materials related to Santa Ana. Orange County Historical Society members made the effort to record pioneer histories from as early as the 1860s through the 1930s, providing a comprehensive history of Santa Ana's past and its early residents. In addition, Charles W. and Ada Bowers, residents of Santa Ana and lovers of history, set up a trust to use their estate to establish a museum for the City. In 1932, architects Frank Lansdown and W. Horace Austin designed the two-story Spanish Colonial Revival building that served as the museum (Goddard et al. 1953; Marsh 1994).

During the 1940s, Santa Ana continued to recover from the Depression years at a slow pace. The population only increased by 1,599 between 1930 and 1940. Residential construction continued, however, at a slow rate (Goddard et al. 1969). At the beginning of World War II, Santa Ana experienced a boom in development when the Santa Ana Army Air Base (SAAAB) was constructed. The City Council obtained more than 400 acres of land from the Berry Rancho interests to begin constructing the base. The finished base encompassed 1,336 acres and was activated on February 15, 1942. The base acted as a classification

## CONTINUATION SHEET

Property Name: 2109 East Santa Clara Avenue

Page 12 of 18

and pre-flight training center that graduated over 128,000 members. Near the end of the war, the SAAAB was converted into a rest camp for wounded men and a training ground for readjustment to civilian life. Many civilians also worked at the base and had to find new work when the base was decommissioned in March of 1946. Later, 175 acres of the former base were planned as a fairground and Recreational Area (Costa Mesa Historical Society 2023; Goddard et al. 1969).

The war had many other effects on Santa Ana. After Pearl Harbor, all Japanese residents living in Orange County were sent to an internment camp at Poston, Arizona and were not allowed to return until early 1945. The City also experienced blackouts to protect against air raids, and 324 volunteers were called to serve as air-raid wardens and be on the lookout for potential threats. Supplies became scarce including everything from meat and butter to gasoline and tires. Despite these issues, Santa Ana's population grew immensely due to people coming to the area to work from at the SAAAB or any of the other surrounding bases in the region. When the war concluded, many of them decided to stay. In 1940, the population was 32,000 and it rose to 45,000 by 1950. This resulted in a boom in residential, as well as public and educational building construction throughout the City (Goddard et al. 1969).

In January 1959, 3,000 acres were added to Santa Ana, making its new size a total of 22 square miles. Buildings such as churches, professional offices, and business and shopping centers were constructed in the outer margins of the City and new subdivisions were developed. The Santa Ana Chamber of Commerce established an Industrial Development Division and zoned over 2,850 acres of land for light industry in the City. By 1969, the population of the City skyrocketed to 151,580. In the late 1960s, more than 10 new manufacturing firms were established in Santa Ana, employing thousands of people (Goddard et al. 1969).

Throughout the late 1960s and 1970s, the downtown area of Santa Ana began to decline as the City sprawled and focus turned to more single-family neighborhoods, automobiles, and shopping centers. During the 1970s, Latinos accounted for the largest population growth in Santa Ana for the first time, with many immigrants coming from Mexico. The City also experienced white flight to more suburban areas. Less investment was put into the downtown area, resulting in disproportionate development in the City. However, a hub of Mexican culture established in these areas, and in 1984, Mexican businesses dominated the area as a working-class commercial zone (Gonzalez 2017).

In the 1990s and 2000s, reinvestment began to come to the downtown area with developments such as the Artist Village, a 10-block subsidized artist colony in southwest downtown (Gonzalez 2017). Today the City encompasses 27 square miles and has a population of over 310,000 (City of Santa Ana 2023).

### **Property Development History**

The earliest aerial imagery from 1938 shows that the subject property appeared to be first developed as an orchard. No buildings or structures were present on site at this time. Most of the surrounding area was used for orchards as well, with some houses and agricultural buildings scattered throughout. To the west of the property, Fairhaven Memorial Park was already partially developed. Denser development during this time was concentrated in the present downtown area of Santa Ana (NETR 2023; FrameFinder 2023).

The property and surrounding areas remain relatively unchanged until the early 1950s when the subject property was partially cleared in the area where the future house would be built. The house itself was constructed a few years later in circa 1957 (Exhibit 1). The main house and garage were present, but the pool was not constructed at the same

## CONTINUATION SHEET

Property Name: 2109 East Santa Clara Avenue

Page 13 of 18

time. The house remained surrounded by orchard trees, as well as most of the surrounding properties in the area. In the early 1960s more residential and some commercial developments began to be constructed in the area. The California State Route 55 was also under construction to the east by 1963 (NETR 2023; FrameFinder 2023).



**Exhibit 1. 1957 aerial image of 2109 East Santa Clara Ave (FrameFinder 2023).**

In 1966, a permit was issued to construct a swimming pool (City of Santa Ana, Permit No. 12464). By the late 1960s and early 1970s, the area surrounding the property began to change from agricultural to primarily residential use with some commercial developments. By 1972, the commercial shopping center and parking lot to the north and east were constructed. By 1980, the subject property and the surrounding area appeared as they do in the present day (NETR 2023; FrameFinder 2023).

In 1993, two permits were issued to reroof the house and the detached garage (City of Santa Ana, Permit Nos. 73158 and 73159). In 2023, a Lot Merger Certification was filed to merge the subject property with the parcel directly to the east (City of Santa Ana, Lot Merger No. 2023-01).

### **Occupant History**

Based on permit and title records, 2109 East Santa Clara Avenue was owned by the Newcomb family from its built date (circa 1957) until it was sold to Stater Bros., Inc. in 2021. The names of the Newcomb family members associated with permits and records for the address include Fred, Robert, Doris, and Andrea, with Stephen R. Newcomb later serving as trustee of the family trust starting in 1971. Robert was born in Santa Ana in 1920. He married his wife Doris Mellott in 1945, who was from the City of Orange. Robert had a brother named Fred Newcomb Jr. who also lived in Santa Ana. Andrea's exact relation to the Newcomb family was not clear. Archival research did not reveal any additional relevant

## CONTINUATION SHEET

Property Name: 2109 East Santa Clara Avenue

Page 14 of 18

information regarding the Newcomb family. The family also owned the adjacent parcel, 2101 East Santa Clara Avenue (Ancestry.com various; City of Santa Ana various; ParcelQuest 2023).

### Architectural Style

Ranch (1930-1975)

The Ranch house is a style of architecture originating in Southern California. It was popular starting in the 1930s and fell out of popularity by the mid-1970s. In the 1930s and early 1940s, the Ranch house was part of the Small House movement that was brought into fashion by the Federal Housing Administration (FHA). After World War II, the Ranch style gained even more popularity as size and building restrictions were lifted and could be found across the country. FHA guidelines continued to exert a strong influence on building Ranch homes. Such as encouraging developers to build entire neighborhoods at once, making Ranch style houses commonplace within large subdivisions.

In the style's early years, and throughout the 1950s and 1960s, the Ranch house could be constructed quickly with modern, mass-produced materials. The style provided a quick and easy construction option both to create new housing to meet the needs of soldiers returning home after the war, and an affordable, yet larger and comfortable option in the later decades post-war.

The smaller Ranch houses of the 1930s and 1940s, and the larger versions from the 1950s and 1960s share many characteristics. "Rambling" Ranch style houses became more popular in the 1950s, due to the nation's increasing use of automobiles. This permitted developers to build larger homes on bigger, wider lots along winding roads in suburban areas, resulting in a sprawling façade with a focus on emphasizing the width. In contrast, the Ranch homes in the streetcar suburbs of the 1940s were constructed on narrower lots, and therefore had less horizontal emphasis. However, many of the other design features they shared remained the same. As such, the affordability and versatility of the Ranch house made it one of the most popular house choices throughout the United States and was purchased and occupied by people at almost all socio-economic levels.

Key characteristics of the Ranch style of architecture are the following (Gottfried and Jennings 2009; Hess 2004; McAlester 2015):

- One story in height
- Low pitch gabled or hipped roofs constructed with moderate overhangs
- Offset entry points and general façade asymmetry
- Focus on horizontal massing and rambling forms
- Focus on informality
- Main entry typically placed under the roof overhang or tucked into the facade
- Use of variety of window types, including large picture-style windows
- Variations on the eave overhang, typically boxed eaves or exposed rafter tails, or the less-common boxed rafters
- Large chimneys made of brick or stone
- Traditional exterior cladding, including brick veneer, wood siding, and stone veneer
- Attached garage or carport, typically incorporated into the façade
- Front and rear yards
- Simple floor plans based on rectangular blocks, usually L, U, or T shaped in plan

## CONTINUATION SHEET

Property Name: 2109 East Santa Clara Avenue

Page 15 of 18

### Significance Evaluation

The following presents an evaluation of the subject property in consideration of CRHR and City of Santa Ana designation criteria.

***CRHR Criterion 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.***

The subject property was constructed in circa 1957, a decade before the time when Santa Ana was experiencing rapid residential development. Based on historic aerial photography, at the time of the subject property's construction, residential construction was beginning to replace the agricultural orchards that covered the land before. Archival research revealed that the subject property was constructed and owned by the same family for most of its history. While the subject property was constructed when most of the surrounding land was still being used for agricultural purposes, it was not the only residence constructed during this time. It is also not associated with the larger residential building boom that happened in the following decades. Archival research also failed to indicate that the property was associated with any specific events in the City, region, or state. Therefore, the subject property is recommended not eligible under CRHR Criteria 1.

***CRHR Criterion 2. Is associated with the lives of persons important in our past.***

The subject property was constructed and owned by the Newcomb family until it was sold in 2021. Members of the Newcomb family included Robert and his wife Doris, who were both originally from Orange County. Robert's brother Fred Newcomb was also associated with the property, as well as another family member, Andrea Newcomb. Archival research did not reveal any significant information regarding any of the Newcomb family members associated with the property. Therefore, the subject property is recommended not eligible under CRHR Criterion 2.

***CRHR Criterion 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.***

***City Criterion 1. Buildings, structures or objects with distinguishing characteristics of an architectural style or period, that exemplify a particular architectural style or design features.***

***City Criterion 2. Works of notable architects, builders, or designers whose style influenced architectural development.***

***City Criterion 3. Rare buildings, structures, or objects or original designs.***

The subject property was constructed circa 1957 in the Ranch style of architecture. The subject property retains several character-defining features of the style including being one story in height, a low-pitch gable roof with moderate overhangs, offset entry points, asymmetrical façade, horizontal form, large picture windows, variety of exterior cladding, a large chimney, and front and rear yards. Despite the subject property's relatively high integrity of original materials, design, and workmanship, it is not considered an important or valuable example of the Ranch style of architecture, which produced countless examples of the rambling ranch in post-war development throughout Southern California and the United States. While the building does possess many of the character-defining features of the Ranch style of architecture, it is not unique or innovative in its design and therefore does not rise to the level of significance required for individual building designation

## CONTINUATION SHEET

Property Name: 2109 East Santa Clara Avenue

Page 16 of 18

under this criterion. Furthermore, much of the surrounding area has been developed with shopping centers and multi-unit housing developments built throughout various decades, which creates very little cohesion in time period or style. Therefore, the property has no potential to contribute to a potential historic district.

In addition, the subject property was not found to be the work of a notable architect, builder or designer. Therefore, the subject property is recommended not eligible under CRHR Criterion 3 and City Criteria 1, 2, or 3.

***CRHR Criterion 4. Has yielded, or may be likely to yield, information important in prehistory or history.***

The subject property is not significant as a source, or likely source, of important historical information nor does it appear likely to yield important information about historic construction methods, materials or technologies. Therefore, the property is not recommended eligible under CRHR Criterion 4.

***City Criterion 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.***

Archival research did not reveal that that the subject property was a place where important events occurred. The property was only associated with the Newcomb family, who were from Orange County, but were not pioneers. Nor were they associated with renowned organizations or business. The subject property was constructed circa 1957 and therefore was not present when the City was founded in 1869. It served as a private residence for most of its history and was not known to serve as an important center for political, social, economic, or cultural activity. Therefore, the property is not recommended eligible under City Criterion 4.

***City Criterion 5. Sites of archaeological importance.***

The subject property is not known to be a site of archaeological importance. Therefore, the property is not recommended eligible under City Criterion 5.

***City Criterion 6. Buildings or structures that were connected with a business or use which was once common, but is now rare.***

The subject property was constructed and used as a private residence. Archival research did not reveal that it was connected with a business or use which was once common but is now rare. Therefore, the property is not recommended eligible under City Criterion 6.

### **Integrity**

**Location:** The subject property retains integrity of location. The property is sited in the original location it was constructed in its original orientation.

**Design:** The subject property retains integrity of design. It retains its original footprint and features.

## CONTINUATION SHEET

Property Name: 2109 East Santa Clara Avenue

Page 17 of 18

**Setting:** The subject property does not retain integrity of setting. When the property was constructed circa 1957, the area surrounding the property was predominately orchards. In the decades following the subject property's construction, the area developed from orchards and agricultural land to residential and commercial use.

**Materials:** The subject property retains integrity of materials as almost all original materials are intact.

**Workmanship:** The subject property retains integrity of workmanship, as the overall lack of modifications reflects its original workmanship.

**Feeling:** The subject property no longer retains its original integrity of feeling, as it was originally constructed when the area was primarily agricultural, but it is now within a large development of the City that is densely residential and commercial in use.

**Association:** The subject property lacks integrity of association. The property has no important associations with events, people, or important patterns of development in the City.

For all of the reasons provided above, the property at 2109 East Santa Clara Avenue is not eligible for CRHR or local designation.

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Page 18 of 18

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**ATTACHMENT B.**

**Resumes**

## EDUCATION

M.F.A., Historic Preservation,  
Savannah College of Art and  
Design, Savannah, Georgia,  
2004

B.A., History, Bridgewater  
College, Bridgewater,  
Virginia, 2002

## PROFESSIONAL

### AFFILIATIONS

California Preservation  
Foundation

Los Angeles Conservancy

Society of Architectural  
Historians

National Trust for Historic  
Preservation

## PROFESSIONAL

### EXPERIENCE

South Environmental (2022-  
present), Principal  
Architectural Historian

Dudek (2017-2022),  
Historic Built Environment  
Lead

SWCA Environmental  
Consultants (2009-2014),  
Architectural  
Historian/Project  
Coordination Lead

Sabe Preservation Consulting  
(2004-2009), Historic  
Preservation Specialist

# Sarah Corder, MFA

## PRINCIPAL ARCHITECTURAL HISTORIAN

Sarah Corder is the principal architectural historian at South Environmental with 18 years' experience throughout the United States in all elements of cultural resources management, including project management, community engagement, intensive-level field investigations, citywide survey, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Corder has conducted thousands of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, industrial, educational, and agricultural properties. She has also provided expertise on numerous projects requiring conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Ms. Corder meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and History. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act.

## EXPERTISE

- CEQA, NEPA, and Section 106 of the NHPA compliance documentation in consideration of impacts to historical resources, and historic properties.
- Large scale historic resources survey management and execution.
- Large scale historic context statement development.
- Community engagement.
- Resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.
- Project design review for conformance with the Secretary of the Interior's Standards.

## RECENT PROJECT EXPERIENCE

**Peer Review for Fullerton College Performing Arts Complex project, City of Fullerton, California (2022).** South Environmental was retained by Fullerton College to prepare a peer review and conformance review of a proposed Performing Arts Complex project on the campus. This analysis included review of a previously prepared SOIS conformance review and proposed building plans. The peer review concluded that the project was not in conformance with the SOIS and design recommendations were developed to achieve conformance.

**Historical Resources Avoidance and Protection Plan for Upper and Lower Arroyo Trail Improvements, City of Pasadena, California (2022).** South Environmental was retained by Psomas to prepare an Historical Resources Avoidance and Protection Plan for the One Arroyo Trail Demonstration Project located in the City of Pasadena, California. The project proposes to make improvements to existing trails, walls, bridges, and related elements that fall within the NRHP Pasadena Arroyo Parks and Recreation District, which includes the Lower Arroyo and Central Arroyo as well as numerous contributing elements comprising buildings, sites, landscape elements, and structures throughout. This project included a review of all proposed plans for SOIS conformance and conformance with the Arroyo Seco Design Guidelines and development of an Avoidance and Protection Plan to mitigate any significant impacts to the historic district.

**Historic Resource Assessment for 1501 North Marlay Drive, City of Los Angeles, California (2022).** South Environmental was retained by EcoTierra Consulting to complete an Historic Resources Assessment Report (HRA) for a property located at 1501 North Marlay Drive in the City of Los Angeles, California. This study was prepared by qualified architectural historians in conformance with California Environmental Quality Act (CEQA) Guidelines § 15064.5 for historical resources and the City of Los Angeles Cultural Heritage Ordinance. The primary focus of the HRA was the analysis of the proposed project's potential to impact the Stahl House, also known as Case Study House #22, an iconic International-style residence and historical resource located directly above the project site at 1635 Woods Drive. The proposed project plans and renderings were reviewed by qualified architectural historians to determine if the proposed project would have an adverse effect on any significant viewsheds to or from the Stahl House. A survey of the project site and surrounding viewsheds to and from the Stahl House, and review of countless photographs of the property's iconic viewsheds indicated that the proposed development at 1501 Marlay Drive has no potential to impact any of the Stahl House's significant viewsheds.

**Historical Analysis for 315 Olive Avenue, City of Carlsbad, California (2022).** South Environmental was retained by Kirk Moeller Architects to prepare an historical analysis for the 315 Olive Avenue, located in the City of Carlsbad, San Diego County, California. This analysis includes the results of an intensive-level, pedestrian survey of the project site by a qualified architectural historian; building development and archival research; and recordation and evaluation of one property for historical significance in consideration of NRHP, CRHR, and City of Carlsbad historic resources inventory (HRI) designation criteria and integrity requirements. As a result of the property significance evaluation, the property was recommended eligible for designation in the NRHP at the local level, the CRHR, and the City's HRI under NRHP Criterion C, CRHR Criterion 3, and City Criterion C for its architectural merit.

**Built Environment Inventory and Evaluation Report for Former Navy Property Restoration Project, Port of Hueneme, California (2022).** While working for her previous firm, Ms. Corder served as the Principal Architectural Historian, task manager, and report author for the project. The project included the preparation of a Built Environment Inventory and Evaluation report for the proposed Former Navy Property Restoration Project. The purpose of the proposed project is to demolish existing



buildings on a 1.7-acre area (proposed project site) that would then be graded and paved for use in ongoing Port operations. The project included evaluate of all Port properties older than 45-years located within and adjacent to the proposed project site that may be subject to direct or indirect impacts from the proposed project.

**Los Angeles County Metro Area Plan Project, Historic Context Statement, Los Angeles County, California (2022).** While working for her previous firm, Ms. Corder served as the Principal Architectural Historian, task manager, client contact, community engagement lead, and report author for the project. The project included the preparation of a historic context statement for seven communities within the Metro Planning Area. The HCS documented the development history of the communities from the rancho period to the present, identifies important themes, events, patterns of development, and describes the different property types, styles, builders, and architects associated with these important periods and themes. The document also provided registration requirements and recommendations for future study/action by the County of Los Angeles to facilitate and streamline the historic preservation program.

**Los Angeles County Florence-Firestone Community Plan Area Historic Resources Survey, Los Angeles County, California (2022).** While working for her previous firm, Ms. Corder served as the Principal Architectural Historian, task manager, client contact, community engagement lead, and report author for the project. The project included the preparation of a historic context statement and the completion of a historic resources survey for the community of Florence-Firestone in Los Angeles County. The historic resources survey report documented the development history of the community from the rancho period to the present, identify important themes, events, patterns of development, and describes the different property types, styles, builders, and architects associated with these important periods and themes. The document will also provide registration requirements and recommendations for future study/action by the County of Los Angeles to facilitate and streamline the historic preservation program.

**Los Angeles Department of Water and Power Century Trunk Line, Los Angeles Department of Water and Power, City of Los Angeles, California (2021).** While working for her previous firm, Ms. Corder served as the Principal Architectural Historian for the project. The project included the preparation of an Avoidance and Protection Plan for Air Raid Siren No. 150 and construction monitoring of the resource. The resource is eligible for the NRHP and CRHR and as a City of Los Angeles Historic-Cultural Monument under Criteria A/1/1 and C/3/3 for its association with World War II and Cold War military infrastructure.

**The Santa Monica City Yards Master Plan Project, City of Santa Monica, California (2017).** While working for her previous firm, Ms. Corder served as the Senior Architectural Historian for a cultural resources study for the proposed City Yards Master Plan project site located at 2500 Michigan Avenue. The study involved evaluation of the entire City Yards site, including two murals and a set of concrete carvings, for historical significance and integrity. As a result, the City Yards and its associated public art work was found ineligible under all designation criteria.

**LADWP West Los Angeles District Yard Project, City of Los Angeles, Los Angeles County, California (2017).** While working at her previous firm, Ms. Corder served as the Architectural Historian for a cultural resources study for a project that proposes demolition of five LADWP-owned administrative buildings and warehouses at the West Los Angeles District Headquarters located at 12300 West Nebraska Avenue. The yard was evaluated for historical significance in consideration of NRHP, CRHR, and City of Los Angeles Historic-Cultural Monument criteria and integrity requirements.



## EDUCATION

B.A., History of Architecture,  
Minor in Architecture with a  
focus in Construction  
Management, Syracuse  
University, 2019

## PROFESSIONAL AFFILIATIONS

California Preservation  
Foundation

National Trust for Historic  
Preservation

## PROFESSIONAL EXPERIENCE

Save Our Heritage  
Organisation (2019-2022),  
Historic Preservation  
Specialist and Education  
Coordinator

Preservation Alliance for  
Greater Philadelphia (2018),  
Preservation Easement Intern

Fairmount Park Conservancy  
(2017), Conservation  
Apprentice

# Marlena Krcelich, BA

## ARCHITECTURAL HISTORIAN

Marlena Krcelich is an Architectural Historian at South Environmental with a background in historic preservation, advocacy, and hands-on conservation work. She has experience in cultural resources preservation including identification, research, writing, historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and local-level designation criteria, and has experience working with local Mills Act program requirements.

Ms. Krcelich meets the Secretary of the Interior's Professional Qualification Standards for Architectural History. She has knowledge and experience regarding Section 106 of the NHPA, NEPA, and CEQA compliance, and mitigation.

## EXPERTISE

- Resource significance evaluations in consideration of NRHP, CRHR, and local designation criteria.
- Project design review for conformance with the Secretary of the Interior's Standards.
- Assistance with project mitigation.

## SPECIALIZED TRAINING

- U.S. Department of Transportation Federal Highway Administration Section 106 Tutorial, 2022
- Introduction to Preservation Law & Easements, NTHP, 2021
- Commission Assistance and Mentoring Program, National Alliance of Preservation Commissions, 2020
- Taking Stock of the Secretary of the Interior's Standards, CPF, 2020
- Section 106 and NEPA, Advisory Council on Historic Preservation, 2019

## PROJECT EXPERIENCE

**Cultural Resources Technical Report for the 314 Date Avenue Project, City of Carlsbad, California (2023).** South Environmental was retained by Don L. Looney, Architect to prepare a historical analysis for the 314 Date Avenue Project, located in the City of Carlsbad, San Diego County, California. This analysis included the results of an intensive-level, pedestrian survey of the project site by a qualified architectural historian; building development and archival research; and recordation and evaluation of one property for historical significance in consideration of CRHR, and City of Carlsbad historic resources inventory (HRI) designation criteria and integrity requirements. As a result of the property significance evaluation, the property was recommended not eligible under any criteria. Ms. Krcelich served as the Architectural Historian for the project and conducted the survey and prepared all deliverables.

**Historical Analysis of 2879-2885 Hope Avenue, City of Carlsbad, California (2023).** South Environmental was retained by Kirk Moeller Architects to prepare a historical analysis for the 2879-2885 Hope Avenue Project, located in the City of Carlsbad, San Diego County, California. This analysis included the results of an intensive-level, pedestrian survey of the project site by a qualified architectural historian; building development and archival research; and recordation and evaluation of one property for historical significance in consideration of CRHR, and City of Carlsbad historic resources inventory (HRI) designation criteria and integrity requirements. As a result of the property significance evaluation, the property was recommended not eligible under any criteria. Ms. Krcelich served as the Architectural Historian for the project and conducted the survey and prepared all deliverables.

**Historic Structures /Site Report Phase II for the 3237 State Street Project, Santa Barbara, Santa Barbara County, California (2023).** South Environmental was retained by American Indian Health and Services to prepare a Historic Structures/Sites Report (HSSR) Phase II for the Fremont Hall Untied States Army Reserve Center located at 3237 State Street. South Environmental reviewed the proposed project design plans for conformance with the Secretary of the Interiors Standards for the Treatment of Historic Properties to ensure that project-related impacts to the historic resources are less than significant. All proposed new construction and modification for the Fremont Hall USAR Center was found to be in conformance with the SOIS for Rehabilitation. South Environmental also provided a list of recommendations to ensure protection of the property during all project-related construction activities. Ms. Krcelich served as the Architectural Historian for the project and prepared all deliverables.

**Historic Structures/Sites Report for the 17-21 West Montecito Street Project, Santa Barbara, Santa Barbara County, California (2023).** South Environmental was retained by CAM Land Use and Development to prepare a Historic Structures/Sites Report in support of the 17-21 West Montecito Street Project. Two built environment resources over 45 years old were identified, recorded, and evaluated within the project site. The resources were evaluated for historical significance in consideration of CRHR and City designation criteria As a result of the property significance evaluation, the properties were not recommended not eligible under any criteria. Ms. Krcelich served as the Architectural Historian for the project and prepared all deliverables.

**Historical Resource Research Report for the 242-258 Rosemont Street Project, San Diego, San Diego County, California (2023).** South Environmental was retained by Paragon Real Estate Investments to prepare a Historical Resource Research Report in support of the 242-258 Rosemont Street Project. Two built environment resources over 45 years old within the project site were identified and recorded. The resources were evaluated for historical significance in consideration of NRHP, CRHR and City designation criteria and integrity requirements and were found not eligible under all



designation criteria and integrity requirements. The proposed project was found to have a less than significant impact on historical resources under CEQA. Ms. Krcelich served as the Architectural historian for the project and prepared all deliverables.

**Historical Resource Research Report for the 2125 5<sup>th</sup> Avenue Project, San Diego, San Diego County, California (2023).** South Environmental was retained by a property owner to prepare a Historical Resource Research Report in support of the 2125 5<sup>th</sup> Avenue Project. One built environment resource over 45 years old within the project site was identified and recorded. The resource was evaluated for historical significance in consideration of NRHP, CRHR and City designation criteria. The subject property was found eligible for designation in the NRHP, the CRHR, and as a City of San Diego Historical Resource under NRHP Criterion C, CRHR Criterion 3, and City Criterion C and D for its architectural merit and association with Master Architect Louis J. Gill. The subject property was determined a historical resource per CEQA Guidelines § 15064.5. Ms. Krcelich served as the Architectural historian for the project and prepared all deliverables.

**Historic Resources Technical Report for the West Wind Drive-In Project, City of Goleta, Santa Barbara County, California (2023).** South Environmental was retained by Dudek to prepare a Historic Resources Technical Report in support of the West Wind Drive-In Project. One built environment resource over 45 years old within the project site was identified and recorded that included a drive-in screen and accessory buildings related to the property type. The resources were evaluated for historical significance in consideration of NRHP, CRHR and City designation criteria and integrity requirements and were found not eligible under all designation criteria and integrity requirements. The proposed project was found to have a less than significant impact on historical resources under CEQA. Ms. Krcelich served as the Architectural Historian for the project and prepared all deliverables.

**Historical Resources Evaluation Report for the I-5 Improvement Project (San Diego County Line to Avenida Pico), City of San Clemente, Orange County, California (2022).** South Environmental was retained by LSA Associates to prepare a Historical Resource Evaluation Report in support of the I-5 Improvement Project in the City of San Clemente. South Environmental carried out a survey of the I-5 corridor from the San Diego County line to Avenida Pico in the City of San Clemente and identified six built environment resources over 45 years old. The resources were evaluated for historical significance in consideration of NRHP, CRHR and City designation criteria and integrity requirements and were found not eligible under all designation criteria and integrity requirements. The proposed project was found to have a less than significant impact on historical resources under CEQA. Ms. Krcelich served as the Architectural Historian for the project and co-authored all deliverables.

**Historical Analysis of 315 Olive Avenue, City of Carlsbad, California (2022).** South Environmental was retained by Kirk Moeller Architects to prepare an historical analysis for the 315 Olive Avenue, located in the City of Carlsbad, San Diego County, California. This analysis included the results of an intensive-level, pedestrian survey of the project site by a qualified architectural historian; building development and archival research; and recordation and evaluation of one property for historical significance in consideration of NRHP, CRHR, and City of Carlsbad historic resources inventory (HRI) designation criteria and integrity requirements. As a result of the property significance evaluation, the property was recommended eligible for designation in the NRHP at the local level, the CRHR, and the City's HRI under NRHP Criterion C, CRHR Criterion 3, and City Criterion C for its architectural merit. Ms. Krcelich served as the Architectural Historian for the project and conducted the survey and prepared all deliverables.

