

**CITY OF DANA POINT
PLANNING COMMISSION
AGENDA REPORT**

DATE: OCTOBER 25, 2021

TO: DANA POINT PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT
BRENDA WISNESKI, DIRECTOR OF COMMUNITY DEVELOPMENT
JOHN CIAMPA, SENIOR PLANNER

SUBJECT: A REQUEST FOR HISTORICAL RESOURCE DESIGNATION AND PARTICIPATION IN THE MILLS ACT PROGRAM AT 24422 SANTA CLARA (HISTORIC RESOURCE APPLICATION 21-0001)

RECOMMENDATION: That the Planning Commission adopt a Resolution designating the residential structure located at 24422 Santa Clara as a locally significant historical structure on the City's Historic Register and recommend to the City Council that the City enter into an agreement with the property owner for participation in the Mills Act Program.

APPLICANT/OWNER: Edward and Kathleen Lambert

REQUEST: The applicants seek to have a residential structure placed on the Dana Point Historic Resource Register. The applicants also request a recommendation to enter into an agreement with the City for participation in the Mills Act Program.

LOCATION: 24422 Santa Clara (APN 682-071-12)

ENVIRONMENTAL: The designation of the property on the Dana Point Historic Resource Register is not a project pursuant to the California Environmental Quality Act (CEQA) as there is no possible effect to the environment via this designation.

BACKGROUND:

Historic Architectural Resources Inventory and Historic Resource Registry:

In 1997, the City conducted a comprehensive inventory documenting structures associated with the early development of Dana Point and establishing criteria for their designation as "locally significant". The Dana Point Historic Architectural Resources Inventory identified seventy-five structures (60 residential and 15 commercial) that met the established criteria, and which could then become candidates for historic designation.

In March 2001, the City of Dana Point Historic Resources Ordinance (Municipal Code Section 9.07.250) was enacted to preserve the City's rich history and spectacular location. The Ordinance established a voluntary program for property owners of qualifying structures to request inclusion on the Dana Point Historic Resources Register. Historical designation of a structure commits the property owner to preserve and maintain the historical attributes of the structure in exchange for development standard flexibility and financial incentives.

The Ordinance establishes the following Program Eligibility Criteria to be used to identify qualifying structures that are fifty (50) years or older and achieve a minimum of two of the following criteria:

- (A) Buildings, structures, or places that are important key focal or pivotal points in the visual quality or character of an area, neighborhood, or survey district.
- (B) Structures that help retain the characteristics of the town that was 50 years ago.
- (C) Structures that contribute to the unique urban quality of a downtown.
- (D) Structures contributing to the architectural continuity of the street.
- (E) Structures that are identified with a person or persons who significantly contributed to the culture and/or development of the city, state, or nation.
- (F) Structures that represent an architectural type or period and/or represent the design work of known architects, draftsmen, or builders whose efforts have significantly influenced the heritage of the city, state, or nation.
- (G) Structures that illustrate the development of California locally and regionally.
- (H) Buildings retaining the original integrity of and/or illustrating a given period.
- (I) Structures unique in design or detail, such as, but not limited to, materials, windows, landscaping, plaster finishes, and architectural innovation.
- (J) Structures that are at least 50 years old or properties that have achieved significance within the past 50 years if they are of exceptional importance.

Since the adoption of the City's Historic Ordinance, 42 structures have been placed on the Historic Resources Register and 33 of those are participating in the Mills Act Program.

Mills Act:

The California State Office of Historic Preservation authorizes cities to enter into contracts with property owners to protect and maintain historic structures. A Mills Act Contract allows the owners of qualifying historic structures to pay reduced property taxes, thereby freeing up funds to maintain, preserve and/or restore their property. A structure must be placed on the local Historic Register to qualify for a Mills Act Contract. The contracts

have a minimum ten-year term and require the property owners maintain and/or restore the property so that the historic features of the property are preserved.

DISCUSSION:

The subject property is approximately 9,800 square feet in area (.23 acre) and is located within the Dana Point Specific Plan. The General Plan designation for the site is low- to medium density single-family residential (3.5-7.0 units/acre). The residential structure is one of the original Sidney Woodruff houses. Built in 1929, it was one of several designed by architect Charles Hunter in the Spanish Colonial Revival style. The historic survey evaluation of the property (Supporting Document 3) described the key architectural features of the property as the large arched entry decorated by quoins stuccoed to match the walls. The front door and the majority of the windows are original with deep reveals, sloped sills and trim molding.

The subject property qualifies as a historic resource in that it is at least 50 years old and it meets Criteria (A), (B), (E), (F) and (J) in accordance with the Historic Resources Ordinance. Each Criterion as it relates to the existing structure is discussed below:

(A) Buildings, structures, or places that are important key focal or pivotal points in the visual quality or character of an area, neighborhood, or survey district.

Many of the historic Woodruff homes are concentrated in the City's Lantern District and the preservation of this home contributes to the historic character of this neighborhood. The street on which the subject home is located contains several other Woodruff homes.

(B) Structures that help retain the characteristics of the town that was 50 years ago.

This home is representative of a number of residential and commercial structures built in the Capistrano Beach and Dana Point in the mid- to late-1920's and early-1930's by Prohibition-era tycoons including Sidney Woodruff, Edward Doheny, and Ole Hanson. At that time, the area was touted as a "coastal get-away" from the busyness of Los Angeles and the hubbub of Hollywood.

(E) Structures that are identified with a person or persons who significantly contributed to the culture and/or development of the city, state, or nation.

In mid-1926, Los Angeles realtor-builder S.H. (Sidney) Woodruff formed a group of investors as a means to finance the purchase, subdivision, and development of roughly 1,400 acres of coastal property in what is now the City of Dana Point. As the head of this group - known as the Dana Point Syndicate - Woodruff was instrumental in designing the Dana Point development and promoting its coastal amenities through a nationwide publicity campaign.

(F) Structures that represent an architectural type or period and/or represent the design work of known architects, draftsmen, or builders whose efforts have significantly influenced the heritage of the city, state, or nation.

This home is an exceptional example of the Spanish Colonial Revival architectural style that Sidney Woodruff used in the development of the area.

(J) Structures that are at least 50 years old or properties that have achieved significance within the past 50 years if they are of exceptional importance.

This 1929 residential structure is 92 years old and was built during a period of significance in the development of Dana Point.

CONCLUSION:

The residential structure at 24422 Santa Clara is included on the City's Historic Architectural Resources Inventory and satisfies five (5) of the eligibility criteria set forth by the Historic Resources Ordinance, clearly demonstrating that the home is eligible for inclusion on the Dana Point Historic Resources Register. The preservation of the historical attributes and the character-defining features of the home are supported by the owners. If designated, the structure would be the 43 addition to the Dana Point Historic Resource Register. The property owners also seek to participate in the Mills Act Program which requires the City Council's authorization to enter into an agreement.

Staff recommends the Planning Commission: (1) adopt the attached draft resolution placing the structure located at 24422 Santa Clara on the Dana Point Historic Resources Register, and (2) forward a recommendation to the City Council to authorize an agreement for participation in the Mills Act Program.



John Ciampa
Senior Planner



Brenda Wisneski
Director of Community Development

ACTION DOCUMENT:

1. Resolution No. 21-10-25-XX

SUPPORTING DOCUMENTS:

2. Vicinity Map
3. Historic Inventory Record
4. Property Photographs

ACTION DOCUMENT 1: Resolution No. 21-10-25-XX

RESOLUTION NO. 21-10-25-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF DANA POINT, CALIFORNIA, DESIGNATING A RESIDENCE AS A HISTORIC RESOURCE, PLACING THAT STRUCTURE ON THE DANA POINT HISTORIC RESOURCES REGISTER (HRA21-0001) AND RECOMMENDING THAT THE CITY COUNCIL ENTER INTO A MILLS ACT AGREEMENT FOR THE PROPERTY LOCATED AT 24422 SANTA CLARA

The Planning Commission for the City of Dana Point does hereby resolve as follows:

WHEREAS, Edward and Kathleen Lambert (collectively, the "Applicant") own the real property located at 24422 Santa Clara (A.P.N. 682-071-12) (the "Property"); and

WHEREAS, the Applicant has filed a Historic Resource Application to request designation of a residential building as a historic resource and placement of that structure on the Dana Point Historic Resource Register; and

WHEREAS, the City of Dana Point has an adopted a Historic Resource Ordinance (the "Ordinance") which establishes a voluntary program for the preservation of qualifying structures; and

WHEREAS, the subject property is governed under the Dana Point Zoning Code, which contains provisions related to designating historic structures; and

WHEREAS, the subject property satisfies the Program Eligibility Criteria established by the Ordinance for including structures on the Dana Point Historic Resources Register and for participation in the Mills Act Program; and

WHEREAS, the applicant understands the required commitment to keep the subject property in good repair as detailed in the Ordinance; and

WHEREAS, in exchange for preservation of the historic structure, the property owner becomes eligible for incentives described in the Ordinance.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Planning Commission of the City of Dana Point as follows:

- A) That the above recitations are true and correct.
- B) That based on the evidence presented at the public meeting, the Commission adopts the following findings and approves Historic Resource Application HRA21-0001.
- C) That the Planning Commission recommends the City Council enter into an agreement with the property owner for the Mills Act Program.

PLANNING COMMISSION RESOLUTION NO. 21-10-25-XX
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Findings:

1. That the proposed Historical Resource Application complies with all other applicable requirements of State law and local ordinances.
2. That the designation of the property on the Dana Point Historic Resource Register is not a project pursuant to the California Environmental Quality Act (CEQA) as there is no effect to the environment via this designation.
3. That the Historical Resource Application is consistent with the goals and policies of the General Plan and Zoning Code and the project meets the findings necessary for the approval of the request to include the subject property on the Dana Point Historic Resources Register.
4. That the Dana Point Historic Resource Ordinance identifies Program Eligibility Criteria for designating historic resources. Qualifying properties must be 50 years or older and satisfy a minimum of two Criteria. The subject property satisfies five (5) of the ten Criteria established in the Ordinance, as discussed below:

(A) Buildings, structures, or places that are important key focal or pivotal points in the visual quality or character of an area, neighborhood, or survey district.

Many of the historic Woodruff homes are concentrated in Lantern District area of the City and the preservation of this home contributes to the historic character of this neighborhood.

(B) Structures that help retain the characteristics of the town that was 50 years ago.

This home is representative of a number of residential and commercial structures built in the Capistrano Beach and Dana Point coastal area in the mid- to late-1920's and early-1930's by Prohibition-era tycoons including Sidney Woodruff, Edward Doheny and Ole Hanson. At that time, the area was touted as a "coastal get-away" from the busyness of Los Angeles and the hubbub of Hollywood.

(E) Structures that are identified with a person or persons who significantly contributed to the culture and/or development of the city, state, or nation.

In mid-1926, Los Angeles realtor-builder S.H. (Sidney) Woodruff formed a group of investors to finance the purchase, subdivision, and development of roughly 1,400 acres of coastal property in what is now the City of Dana Point. As the head of this group - known as the Dana Point Syndicate -

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Woodruff was instrumental in designing the Dana Point development and promoting its coastal amenities through a nationwide publicity campaign.

- (F) Structures that represent an architectural type or period and/or represent the design work of known architects, draftsmen, or builders whose efforts have significantly influenced the heritage of the city, state, or nation.**

This home is an exceptional example of the Spanish Colonial Revival architectural style that Sidney Woodruff used in the development of the City.

- (J) Structures that are at least 50 years old or properties that have achieved significance within the past 50 years if they are of exceptional importance.**

This 1929 residential structure is 92 years old and was built during a period of significance in the development of Dana Point.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Dana Point, California, held on this 25th day of October, 2021, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Eric Nelson, Chairperson
Planning Commission

ATTEST:

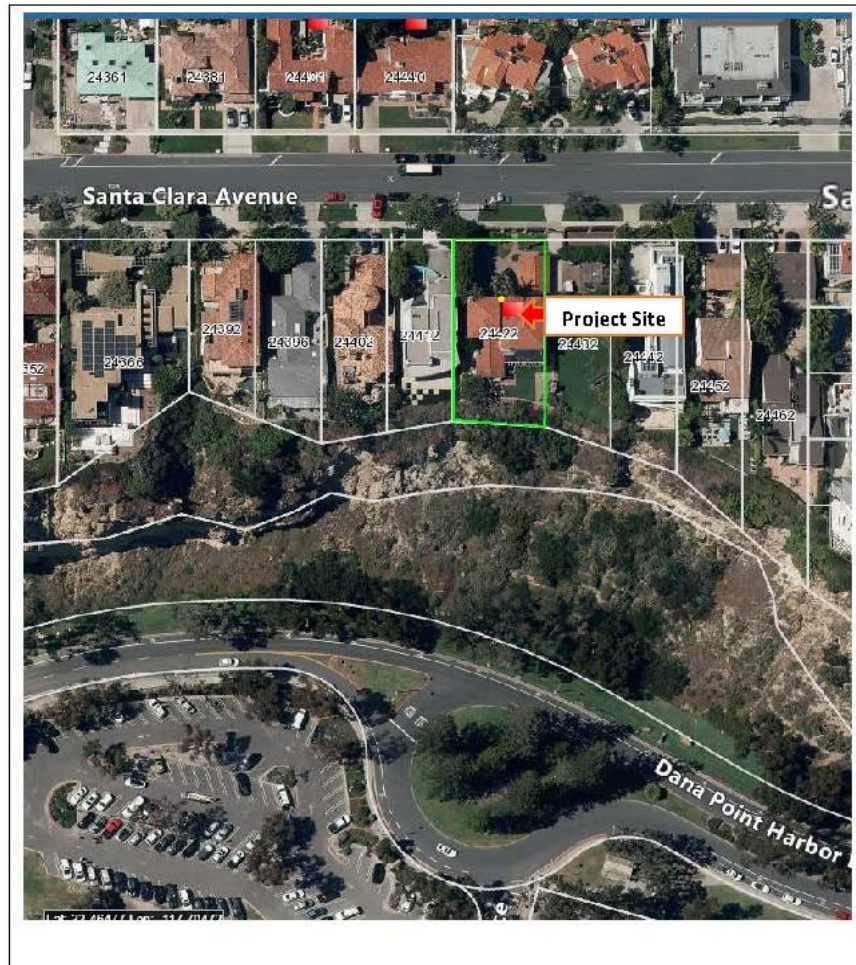
Brenda Wisneski, Director
Community Development Department

SUPPORTING DOCUMENT 2: Vicinity Map



Vicinity Map

24422 Santa Clara Avenue
HRA21-0001



SUPPORTING DOCUMENT 3: Historic Inventory Record

State of California -- The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD	Primary # _____ HRI # _____ Trinomial _____ NRHP Status Code <u>5S2</u>
Other Listings _____ Review Code _____ Reviewer _____ Date <u> / /</u>	

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*Resource Name or #: 24422 Santa Clara

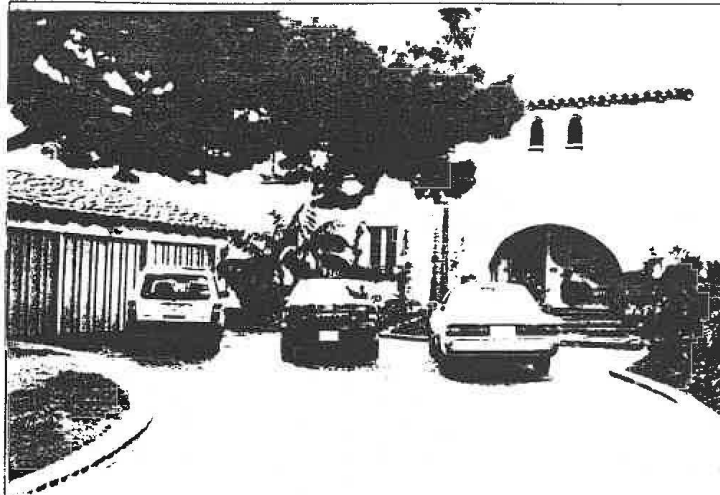
P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted a. County Orange
 b. USGS 7.5' Quad _____ Date _____ T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M. _____
 c. Address 24422 Santa Clara Avenue City Dana Point Zip 92629
 d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
 e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM, etc. as appropriate)
 Assessor's Parcel Number: 682-071-12

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
 This large, two-story, Spanish Colonial Revival house is built in a rectangular plan. The main feature of the front facade is a large arched entryway decorated by quoins stuccoed to match the walls. Opening onto the porch is a five panel, carved wood door. Above the arch is a matching pair of arched windows with a deep reveal, sloped sills and trim molding. These are repeated on the side walls. Larger windows face the harbor on the back of the house. There is a detached, three-car garage. The house is in excellent condition.

*P3b. Resources 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, etc.) _____

*P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both
1929 F

*P7. Owner and Address:
Anthony Orlandella
24422 Santa Clara Ave. 24422 San Juan Ave #101
Dana Point, CA 92629
P--Private

*P8. Recorded by: (Name, affiliation, address)
Judy Wright & Mary Stoddard
AEGIS
112 Harvard Ave. S 93
Claremont, CA 91711

*P9. Date Recorded: 05/18/1997

*P10. Survey Type: (Describe)

C--Comprehensive Survey

Report Citation: (Cite survey report/other sources or "none") _____

County Survey 1981

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record
 Photograph Record Other: (List) _____

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 HISTORICAL RESOURCE APPLICATION HRA21-0001
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State of California -- The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD	Primary # _____ HRI # _____
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*NRHP Status Code 5S2

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Source Name or #: 24422 Santa Clara

B1. Historic Name: Woodruff Huuse 071-12

B2. Common Name: Orlandella House

B3. Original Use: Residence B4. Present Use: R--Residential SF

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations.)
1929 F Construction

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

*B8. Related Features:
Detached garage

B9a. Architect: Charles A. Hunter b. Builder: Western Construction Co.

*B10. Significance: Theme Residential Architecture Area Dana Point
 Period of Significance 1928-1931 Property Type Residence Applicable Criteria NA

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

This house is one of the original Woodruff houses. It meets General Criteria a, b, e, f, and j. It is a representative example of the architecture during the period of significance. Although not eligible for separate listing in the National Register, it should be considered eligible under any local ordinance that may be developed. One of the early owners was the artist Lockwood Moss who gave art lessons in the house in the early 1930s. (See Appendix III).

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single Family Property

*B12. References:
Orange Assessor's Records

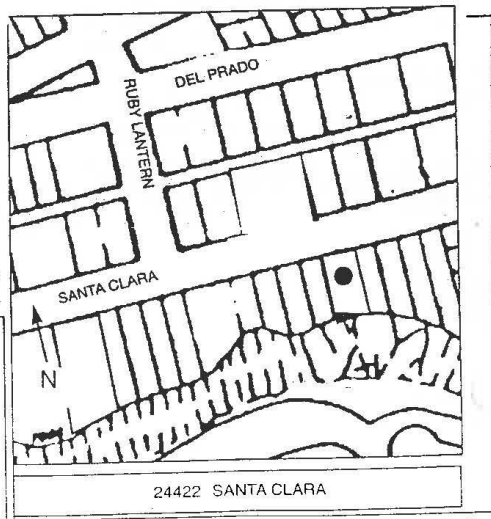
County Survey/Environmental Coalition, March 1981

(See Appendix III)

B13. Remarks:
 Threats: Unknown

*B14. Evaluator: Judy Wright & Mary Stoddard
 Date of Evaluation: 05/26/1996

(This space reserved for official comments.)



*Required information

SUPPORTING DOCUMENT 4: Property Photographs







