



# Heninger Park Architectural Design Guidelines

January 18, 2006

# Heninger Park Architectural Design Guidelines

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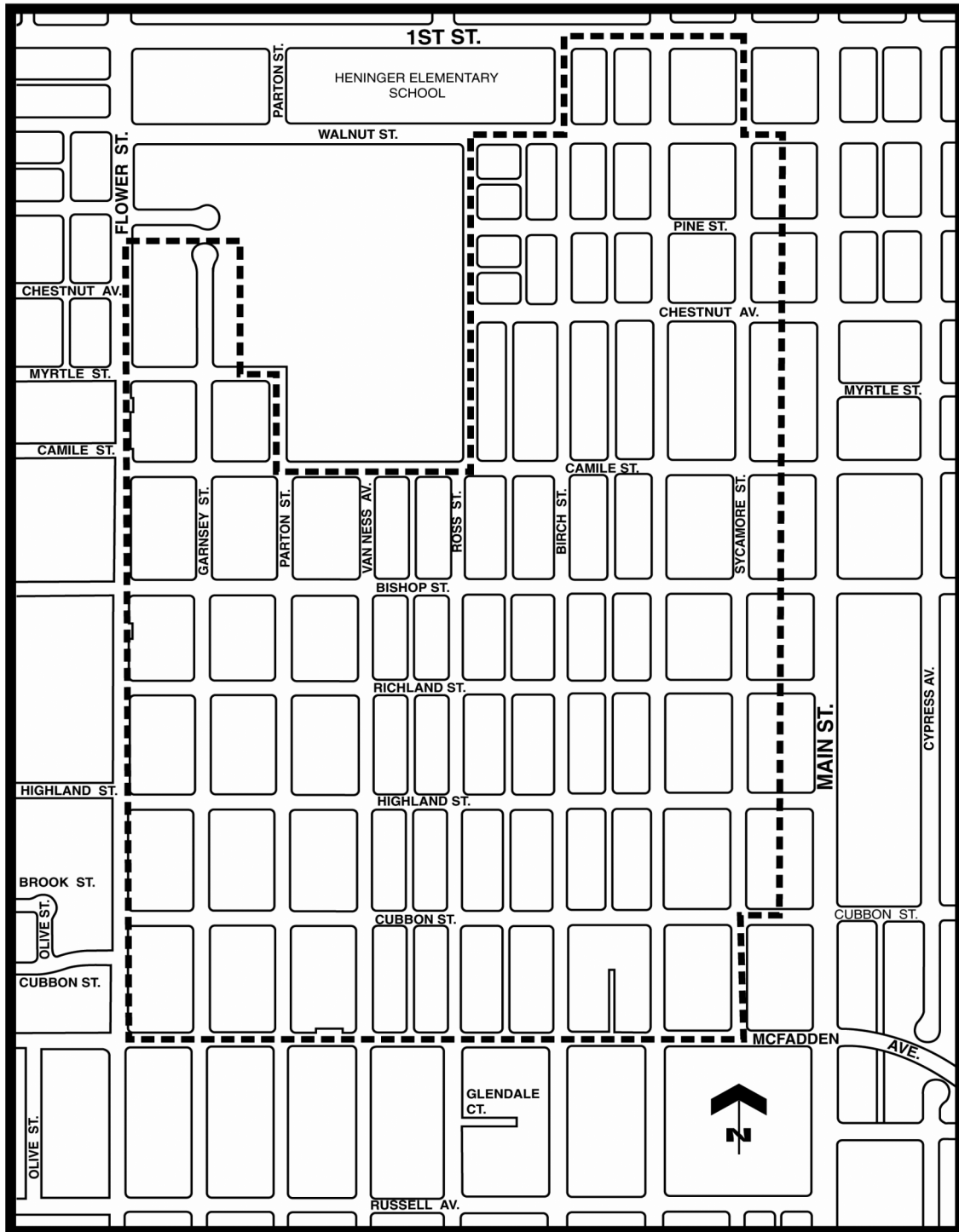


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## **I. INTRODUCTION**

The Heninger Park Neighborhood Association has established an Architectural Review Committee (ARC) made up of landowners and residents of the neighborhood which acts as the advisory body of the Association with regard to planning matters submitted to the City of Santa Ana Planning Commission and City Council. The architectural standards that are contained herein set forth some of the standards and processes the Association follows in its advisory capacity, as well as City staff, in developing recommendations. These standards are also a guide to assist residents and property owners in the design of exterior improvements and additions within the Heninger Park neighborhood.

# HENINGER PARK NEIGHBORHOOD



*Exhibit 1*

Heninger Park Neighborhood is located just south of the City of Santa Ana Civic Center. First Street bounds the neighborhood on the north, Sycamore Street on east, McFadden Avenue on the south, and Flower Street on the west.

## **A. Applicability**

The Heninger Park Architectural Design Guidelines apply to all new infill development projects and all properties within Heninger Park that have been determined to be eligible or are listed on the City of Santa Ana Register of Historical Properties; these properties are listed in Appendix A of these design guidelines. These guidelines apply to new development and exterior modification, including but not limited to rehabilitation or additions. The remaining properties within Heninger Park that are not listed in Appendix A are subject to the City of Santa Ana Citywide Design Guidelines. The Heninger Park Architectural Design Guidelines are included within the Citywide Design Guidelines and are available for review or purchase at the City Planning Division Public Counter.

## **B. Purpose and Intent**

The purpose of the Heninger Park Architectural Design Guidelines is to provide an official direction to the future development, rehabilitation, and preservation of the Heninger Park Neighborhood. The primary purpose of the design guidelines is to promote the preservation and enhancement of the historical character and culturally significant structures within the Heninger Park Neighborhood.

These guidelines will provide assistance to City staff and insight to property owners and others of the City's goals for preservation of historically significant structures within the Heninger Park Neighborhood. The focus of the Heninger Park Architectural Design Guidelines is to ensure that the architectural heritage of the neighborhood's historically significant structures is maintained. These guidelines are not intended to be strict development standards as are found in the zoning provisions. Therefore, the City may interpret them with some flexibility when applied to specific projects.

These guidelines provide a set of design criteria that will:

1. Guide the preservation of structures within Heninger Park.
2. Promote the historical compatibility of building rehabilitation and landscaping for existing structures within Heninger Park.
3. Promote the compatibility of new infill structures within the neighborhood.
4. Establish a process for review.

This document includes easy-to-follow compatibility guidelines and information on architectural styles and materials, landscaping, and a comprehensive review of procedures and processes.



## **C. Heninger Park Zoning District Ordinance**

The Specific Development 40 (Heninger Park) zoning ordinance is a separate document that establishes standards for design review, rehabilitation, and development. The information contained within the document identifies specific standards for, but not limited to, setbacks, lot size, and street frontage. Additionally, the Heninger Park zoning ordinance requires all exterior work to conform to City Council approved Architectural Design Guidelines. The Heninger Park zoning ordinance should always be referenced before starting a development or rehabilitation project. A copy is on file with the City Planning Division.

### **Demolition Review Process**

As specified in SD 40, the Heninger Park Architectural Review Committee shall review requests for demolition prior to permit issuance. This provision shall apply to structures identified as potentially historic or pre 1940.

The demolition review process has been established to preserve Heninger Park's cultural and architectural history. For this reason, a specific demolition process has been established. This section applies to all buildings located in Heninger Park's boundaries with the exception that structures listed on the Santa Ana Register of Historical Properties must be reviewed according to the standards listed in Chapter 30 of the Santa Ana Municipal Code. The demolition process identified in Chapter 30 will only apply to properties listed on the Santa Ana Register of Historical Properties. The Register of Historical Properties is on file and available for reference with the City Planning Division.

## **II. REVIEW PROCESS**

The Heninger Park Neighborhood Review Process applies to all properties within Heninger Park. These guidelines apply to new development and rehabilitation projects. To ensure compliance with appropriate design guidelines and City codes, the City has implemented a project review and approval process specifically for Heninger Park. This process is outlined in the following pages and illustrated in Section II (C).

### **A. City Planning Review**

#### **Preliminary Meeting**

Prior to modifying the exterior of a residence, building an addition or new residence, the project must be submitted to the City Planning Division. Before developing plans, applicants are encouraged to discuss the proposal with the City Planning Staff and/or the Heninger Park Architectural Review Committee, hereinafter referred to as HPARC. The preliminary meeting is intended to inform the applicant of the Heninger Park zoning regulations, architectural design guidelines, and the HPARC. To obtain project approval in a timely manner, it will be necessary to follow the simple steps to ensure the proposed project meets applicable City codes and is compatible with the architectural character of the Heninger Park Neighborhood.

#### **Staff Review**

The process will require filing a Neighborhood Review application and submitting plans to the Planning Division. City Planning review is intended to identify the major issues associated with a project. Staff shall consider the following general criteria when a project is submitted for review:

- Compliance with the HPADG and Heninger Park zoning provisions.
- Compatibility in size, height, scale, and context with the surrounding structures.
- Relationship between buildings, landscape features, and open space.
- Compatibility of proposed design, color, and material with existing structure.
- Compatibility of design and materials with surrounding area.
- Compatibility of new infill development with surrounding area

### **B. Heninger Park Architectural Review Committee/Historic Resources Commission/Planning Commission**

Following the initial City Staff review, the Neighborhood Review application and a set of copies of the proposed project plans will be forwarded to the HPARC, if required (see Section II (C)). The HPARC will review the proposed project for compliance with the provisions of the design guidelines and respond in writing to the City within 14 calendar days of receipt of the submittal plans and application.

Projects will be defined as either major or minor modifications according to the following:

**Major modifications** include, but are not limited to:

- **New** construction or residential additions.
- **Changes** of exterior finish materials, such as wood siding to stucco.
- **Replacement** of windows with a different design and material.

**Minor modifications** include, but are not limited to:

- **Repairs** to structures, including but not limited to, exterior siding with same material, finish and design, seismic retrofitting and fire damage repair not involving demolition or architectural design modifications.
- **Replacement** of materials, including but not limited to windows with exact style, material and frames, roofing and exterior siding with same material, finish and design
- **Restoration** of historic features, including but not limited to, removal of asbestos, vinyl or aluminum siding.
- Miscellaneous projects including new front yard fences, architecturally compatible patio covers and awnings, and minor modifications determined not to have a significant negative impact on the exterior design of the residence

The HPARC will make recommendations based on the following criteria:

- Conformance with the established HPADG.
- Compatibility with immediate adjacent structures in relation to height, massing and scale.

The HPARC may recommend approval or denial of the project based on the plans complying with the required criteria. If the plans submitted do not meet the design criteria, the HPARC may recommend redesigning the project or submitting additional information. Requests made by the HPARC for changes or additional information will be forwarded back to the applicant in writing. If necessary, plans with major revisions may require an additional review by the HPARC.

When plans are determined to have met the appropriate criteria, the applicant will receive approval from the Planning Division. If a building permit is required, plans shall be submitted to the Building Department for issuance, unless Historic Resources Commission and/or Planning Commission approvals are required.

In addition, Planning Commission approval is required for all construction of new residential units, professional buildings, residential additions, and new accessory structures. Planning Commission review is intended to ensure compliance with Heninger Park zoning provisions. Once staff and the neighborhood association have completed their reviews, the project will be scheduled for a Planning Commission hearing. The HPARC comments shall be included in Planning Division staff reports to the Planning Commission and, when appropriate, the City Council.

The Planning Commission will approve, approve with conditions or deny the proposed project based on compliance with the Heninger Park zoning provisions and HPADG. No review by the Historic Resources Commission is required for properties that are not listed on the Santa Ana Register of Historical Properties.

## **1. Properties on the Santa Register of Historical Properties**

### **Major Modifications**

The Historic Resources Commission has authority over proposals involving exterior modifications to structures listed on the Santa Ana Register of Historical Properties. The Historic Resources Commission shall review major modifications to these properties and ensure compliance with the HPADG and Secretary of Interior's Standards for Rehabilitation.

Decisions of the Historic Resources Commission may be appealed to the City Council. The Planning Commission shall only review projects of properties listed on the Santa Ana Register of Historical Properties if the proposed project would require a variance, minor exception or conditional use permit as defined in the SD 40 zoning ordinance.

### **Minor Modifications**

City Planning Staff and the HPARC shall review minor modifications to structures listed on the Santa Ana Register of Historical Properties and shall ensure compliance with the HPADG.

## **2. Properties Eligible for the Santa Ana Register of Historical Properties**

### **Major Modifications**

Prior to any building permits being issued, City Planning Staff and HPARC review is required for all major modifications for residences determined to be eligible for the Santa Ana Register of Historical Properties and shall ensure compliance with the HPADG (see Appendix A). Planning Commission review is required for these projects.

### **Minor Modifications**

City Planning Staff and the HPARC shall review minor modifications to structures eligible for the Santa Ana Register of Historical Properties and shall ensure compliance with the HPADG. No review by the Planning Commission and Historic Resources Commission is required.

## **3. Properties Not Listed or Eligible for the Santa Ana Register of Historical Properties**

The Planning Division and the HPARC will review these properties for conformance with the City of Santa Ana Citywide Design Guidelines (see Section II (C)). Major modifications will be subject to Historic Resources or Planning Commission review. Minor modifications will not be subject to Historic Resources or Planning Commission.

## C. HENINGER PARK NEIGHBORHOOD REVIEW PROCESS

	New	Existing					
	New Infill Construction	Major Modifications			Minor Modifications		
		On City Historic Register	On Historic Eligibility List	All Others (Not Historic or Eligible)	On City Historic Register	On Historic Eligibility List	All Others (Not Historic or Eligible)
Planning Division Review	X	X	X	X	X	X	X
Heninger Park Architectural Review Committee	X	X	X	X	X	X	X
HRC Review	N/A	X	N/A	N/A	N/A	N/A	N/A
PC Review	X	N/A*	X	X	N/A	N/A	N/A
Heninger Park Architectural Design Guidelines	N/A	X	X	N/A	X	X	N/A
Apply Citywide Design Guidelines	X	N/A	N/A	X	N/A	N/A	X

N/A = Not Applicable

\* = Planning Commission will review if project requires a minor exception, variance or conditional use permit per Specific Development 40 or Santa Ana Municipal Code zoning provisions.



### **III. ARCHITECTURAL STYLES**

Heninger Park offers a variety of architectural styles popular in Santa Ana and Southern California from 1900 to 1940. With its graceful tree lined streets, it is primarily significant for its wide range of Craftsman and California Bungalow styles. Homes were being built near First Street on Sycamore, Broadway and Birch Streets around the turn of the century as this new residential area began to grow. Fine Colonial Revival and Craftsman Bungalows began to be built in the northern third of the area near Sycamore, Broadway, Birch, and Ross Streets. After the year 1916, Van Ness, Parton, and Garnsey Streets were developed and many of the houses on these streets are a later style of Craftsman Bungalow or are 1920's Colonial Revival and Spanish Revival in design. It is important to understand the characteristics of these architectural styles and the various design details that help define a particular style.

The predominant architectural styles within the neighborhood are:

Classical Revivals:	Colonial Revival
Craftsman:	Craftsman Bungalow, California Bungalow, Prairie School
Romantic Revivals:	Spanish Colonial Revival Spanish Eclectic Revival English Tudor French Tudor

The following pages illustrate and identify the most significant architectural features and designs of the residences within Heninger Park.

## A. COLONIAL REVIVAL (1900-1910)



Many of the charming features of the Queen Anne style can be seen in the Colonial Revival style that was popular from 1900 to 1907. Slanted bay windows, decorated transoms, gabled roofs with pedimented gables accented with fish-scale or decorative shingles were combined with narrow clapboard siding and diamond-paned windows. The style was made popular by the Chicago World's Fair. Its origins are in the colonial homes seen in the Northeast. Travel opportunities had increased and those visiting New England were impressed by the solidity and simplicity of the Early American home. A great patriotic feeling arose, resulting in the opinion that Americans should build homes in the style of the forefathers. The public was impressed with another new idea presented at the World's Fair, where all of the buildings were painted white. After the deep greens, maroons, golds, and tans of the Victorian era, the new white houses were stunning in their simplicity and purity. As a result, older houses were painted white also.



*Hipped Roof with Dormer*



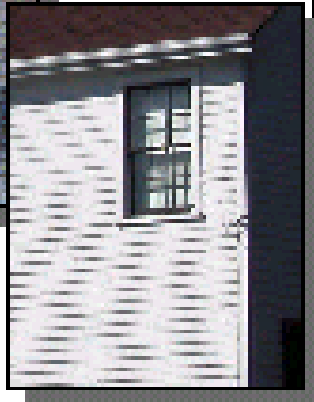
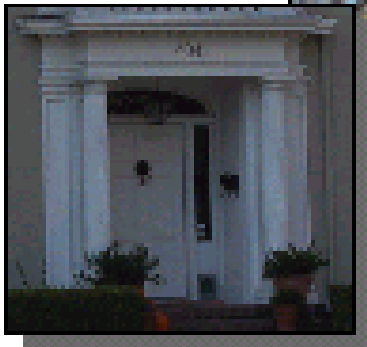
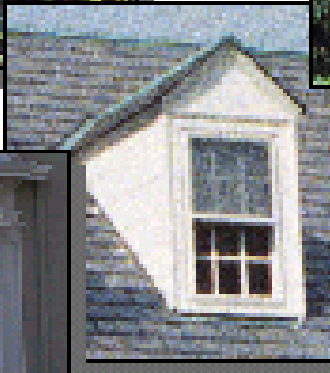
*Rounded Columns*

### Character Defining Features

- One or two story
- Gable or hipped roof
- Symmetrical facades
- Narrow clapboard siding
- Wide fascia boards
- Hipped dormer (centered)
- Hipped roofs
- Classical prominent porch, sometimes with pediment
- Door flanked by side lights
- Square or rounded columns

- Rectangular, three-part windows
- Wood hung windows
- Decorative transoms

## Colonial Revival



## B. CRAFTSMAN BUNGALOW (1905-1925)



A new appreciation for Craftsman Bungalows has become evident within the last two decades of the 1900's. Those interested in quality and fine craftsmanship are purchasing these homes to restore. Featuring an extensive use of wood both inside and out, the Craftsman Bungalow is known for its graceful and informal floor plan with plenty of windows and French doors to let in the light and fresh air. Gustav Stickley is credited for popularizing the Craftsman concept. He was a cabinetmaker who edited a magazine about the Arts and Crafts Movement, which had become very popular in England. In 1903, Stickley began publishing Craftsman Bungalow plans in his magazine and the style caught on quickly. His plans ranged from cozy cottages to very large two-story homes and bungalow courts. Plans could be ordered through the magazine and adapted to suit the owner's own taste.

The Arts and Crafts Movement had a deep social significance. William Morris and Phillip Webb were devoted to the restoration of the arts and crafts to society. The back-to-nature concept was a reaction against some of the miserable social conditions present at the turn of the century. Industrialization, pollution, noise, smoke, tenements, ethnic ghetto, child labor, crowded cities, and poverty inspired a return to nature, simplicity, purity, and a healthy environment. Stickley carried the idea further and felt that the structure and function of a building should be appreciated in its basic form.

The Craftsman house often seemed to grow out of the ground. The extensive use of brick, fieldstone, natural river rock, wood shingles, and siding were incorporated into the bungalows whenever possible. As the style grew to refinement, it became identified with certain styles, such as english cottages, oriental teahouses, swiss chalets and airplane style. A whole philosophy of life went hand-in-hand with the style.

Called the Craftsman ethic, the back-to-nature theme spread to the use of French doors, sleeping porches, informal gardens and ponds, and walls and fences of natural material. Built-in's such as desk, bookcases and buffets were also common features. Natural colors such as buff, beige, forest green, dark brown, soft gold, and tan were popular. Interiors featured Mission-style oak furniture, molded woodwork, wainscoting, large brick fireplaces, polished wood floors, burlap curtains, and wallpaper and friezes with natural subjects.



*Brick and Stone Porch*

*Rafter Tails*

### Character Defining Features

- One or two story
- Clapboard or shingle siding
- Exposed structural elements/rafters
- Large open porches, typically with two columns
- Overhanging eaves
- Triangular knee braces, rafter tails, projecting brackets/beams
- Large front windows, often in three parts
- Wide front door with sidelights
- Doors and windows outlined with wood trim
- Extensive use of wood, stone, brick, and other natural materials

### **Craftsman Bungalow**





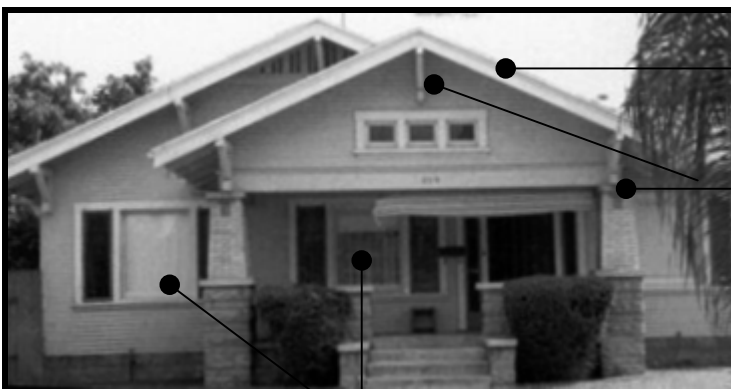
### C. CALIFORNIA BUNGALOW (1910-1930)



A later version of the Craftsman Bungalow, the California Bungalow carried the idea of simplicity and honesty even further. Homeownership was made possible for more and more families with the advent of the California Bungalow. It could be purchased from the local lumberyard as a kit or ordered from a catalog. Full-page ads could be found for these houses in the "Prosperity Section" of the Santa Ana Register. The California Bungalow was more relaxed than the earlier bungalow versions. Casement windows, in pairs and trios, often featured mullioned designs that were used throughout the house, Picture post cards of California Bungalows, surrounded by palm trees, rose gardens, and blooming gardens, lured many a family to pack up their suitcases and come to the land of eternal sunshine.

#### Character Defining Features

- One story
- Low-pitched gable roof
- Contiguous gables facing street
- Clapboard or stucco siding
- Exposed building elements
- Wood double-hung or casement windows
- Large front windows, often in three parts
- Prominent front porch often with pair of elephantine tapered columns
- Small gable over front porch
- Triangular braces
- Foundation vents



*Low-Pitch Gable Roof*

*Triangular Braces*

*Three-Part Windows*

## D. PRAIRIE SCHOOL (1900-1940)



There are a few Prairie School-style houses in Heninger Park. Prairie School houses began to be built in the early part of this century by followers of the famous architect Frank Lloyd Wright. An emphasis on horizontal proportions and lines produced a streamlined, yet comfortable home. The honesty, relationship to its environment, and use of natural materials relates the house to the Craftsman Bungalow.

### Character Defining Features

- Stucco or wood exterior
- Large porch balcony
- Large square stucco-clad posts supporting porch
- Multi-paned wood casement or wood double-hung windows
- Two stories
- Low-pitched, hipped roof with broad overhangs
- Eaves, cornices, and façades emphasize horizontal lines

### **Prairie School**





## E. PERIOD REVIVAL AND SPANISH COLONIAL REVIVAL (1915-1940)



*English Tudor*



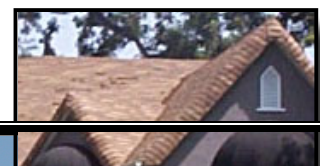
*Spanish Colonial Revival*

Soldiers returning from World War I brought with them visions of French and English Tudors, Norman castles, Moorish and Spanish homes, and Dutch buildings. Every man could have his "castle" in almost any style he wanted. Spanish and other styles were mixed with a creative abandon. With so many newlyweds and families ready to settle down, the Spanish Colonial or Period Revival house offered a romantic and pleasant home.

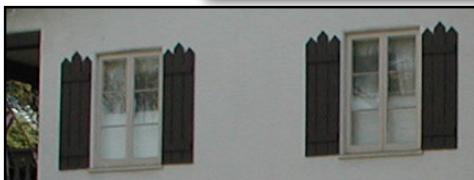
### Character Defining Features

- Stucco exterior
- Red tile gabled roofs with red tiles along top of parapet (Spanish Colonial Revival)
- Recessed windows with wood trim
- Wood casement windows
- Small covered entryways
- Balconies with wrought iron or turned wood balusters
- Large focal window on front façade
- Arched windows and porch openings (semicircular, elliptical, or segmental)
- Tall chimneys (usually with some decoration)
- Use of decorative iron work and tiles on Spanish Colonial Revival style residences

### Period Revival



## Spanish Colonial Revival



## **IV. DESIGN GUIDELINES**

### **A. The Secretary of Interior's Standards for Rehabilitation**

The ten standards of the Secretary of Interior's Guidelines for Rehabilitation are shown on this page. They were developed in 1977 to serve as the guideline for all historic rehabilitation projects in the United States. They pertain to historic buildings of all sizes, materials, occupancy, and construction types. These standards should be referenced when considering an addition or rehabilitation of a historically significant structure.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal changes to the defining characteristics of the building, site, and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.
7. Chemical or physical treatments, such as sandblasting that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historical integrity of the property and environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



## B. Architectural Guidelines

Preservation and rehabilitation efforts in the Heninger Park Neighborhood shall be aimed at maintaining and protecting the original architectural features of a structure that will help identify its individual style and thereby continue to contribute to the overall character of the neighborhood. These guidelines shall be utilized whenever repairs or alterations are contemplated to the exterior façade of a structure.

### Porches and Stairs



*Classical Prominent Porch (Colonial Revival)    Large Open Porch (Craftsman Bungalow)*

The porch is one of the most important architectural features defining a structure while adding character to a street. A decision can be made if repair or replacement of the features is necessary by assessing the physical condition of the character defining materials. Existing front and side porches shall be repaired and maintained; this includes stairs, original front and side doors, french doors and sidelights. If it has been determined that repair is not feasible, the preferred option is always to replace the entire feature with similar material. Because this approach is not always technically or economically feasible, provisions can be made to consider the use of a compatible substitute material. Plans to propose to modernize or change the prominent features of an original porch, such as the stairs, overhangs, rails, support columns, and decorative work shall not be allowed, as any change in the structural or decorative elements of the front porch will usually jeopardize the architectural integrity of the residence.



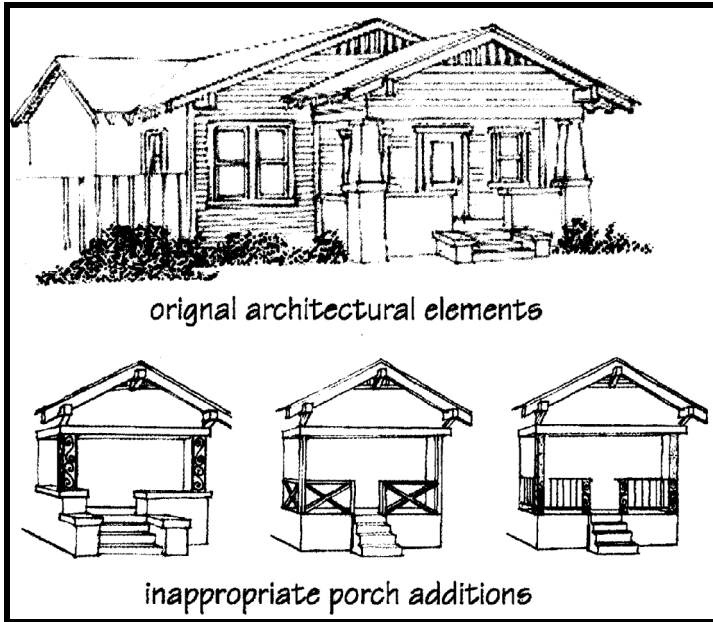
*Porch Posts Support*

*Decorative Porch Railing*

*Elephantine Posts*

## Design Characteristics

- Replacement porch features, elements, and materials shall match original features. Patterns of replacement features or elements shall replicate original.
- New construction of front and side porches shall be compatible in size, scale, setback, and design to the historic district.
- Porches should be built on raised foundations (if foundation of residence is raised).
- Porch stairs shall be built to the style of the residence.
- Porch stairs and porches shall be built of wood or concrete.



original architectural elements

inappropriate porch additions



Not Appropriate

Not Appropriate

Enclosure of Porch

The following methods are not recommended when repairing or constructing new porches or stairs:

- Ready-made (prefabricated) iron railing and oversimplified construction methods.
- Changing the original style of the porch roof.
- Removal and alteration of front and side porches in part or whole.
- Enclosure of front and side porches.
- Using aluminum canopies or incongruous balustrades or handrail.
- Removal and redesign of original wood porch and stairs with concrete porch or stairs.

## **Foundations**

### **Design Characteristics**

- Original foundations should be maintained to the extent feasible, including vent details such as screens, trim, lath, wood, concrete and ceramic decorative elements. Only the portion of the foundation in need of repair should be repaired or replaced.
- Foundations should be consistent with the architectural style of the residence.
- Application of mortar or other structural elements or feature should match the original design and craftsmanship.
- Vents or other openings should preserve the original vent style in material and color. When replacement is necessary vent and hardware styles should be consistent with the original design.

### **Raised Foundations**

The elevation of buildings or the vertical distance above grade or ground elevation is an important character-defining feature. In Heninger Park the majority of residential and commercial buildings are built above ground elevation on a raised foundation. Of these, nearly all have cellars and some larger houses and buildings have basements. Generally, access to the cellar or basement door is located outside the building. Raised foundations also, mean wood floors. These floors are generally oak, redwood or cedar in varying colors and board widths.

### **Additions and New Construction**

Additions should be built to match the foundation style and finished floor elevation or height of the original structure. When the original building is on a raised foundation, the addition should be built on a raised foundation. When the original building is built on a concrete slab foundation the addition should also be a slab foundations.

### **Foundation Vents**

Homes and building with wood siding generally have wood framed and wood trimmed foundation vents of varying sizes and shapes. Some foundation vents have decorative wood lathe over the screened opening. Homes and building with original stucco siding sometimes have wood, concrete or ceramic decorative elements over the screened foundation vent opening.

### **Foundation Walls**

Some houses and buildings have concrete, brick, block or stone foundation walls that can be seen where the siding materials stops. The natural finish and color of a concrete, brick or stone foundation is appropriate and should not be painted, stuccoed or covered with applied veneers. Often masonry foundation walls of brick, block or stone match the masonry fireplace chimney and masonry porch piers and railing. Concrete foundation walls are often complimented by a concrete porch and/or concrete caps, railing and steps.

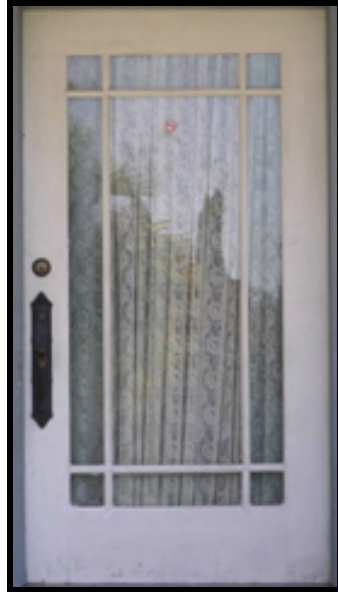
The following methods are not recommended when repairing or constructing new foundations:

- Pre-fabricated foundation vents.
- Additions that have different foundation design than original.

## Exterior Doors and Entrances



*Craftsman Door*

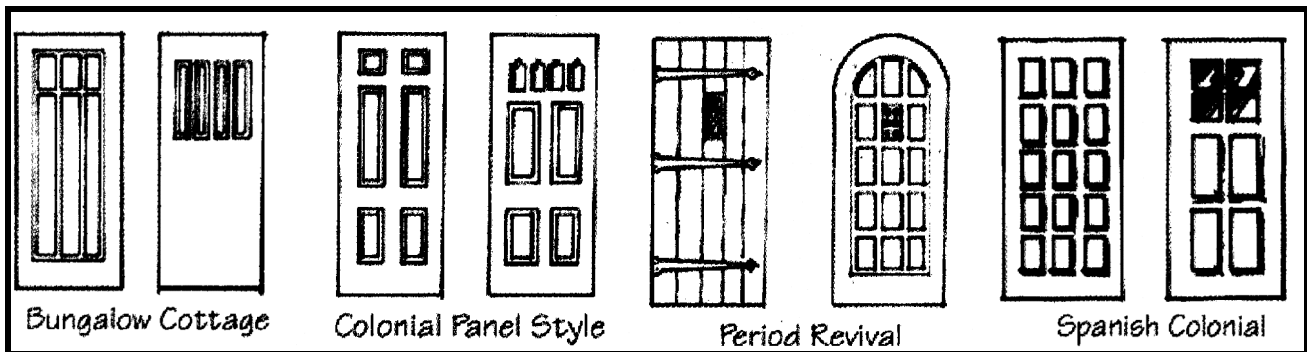


*Colonial Revival Door*



*Colonial Revival Entrance with Sidelights*

Doors are important design features that contribute to the historic character of the neighborhood. Most architecturally significant residences in Heninger Park have wood doors that are particular to their style. The front door is always the most ornate, while secondary doors are usually more practical. The size, shape, and style of doors are an important feature of an architectural style and the original type should be retained. Masonry, wood, and architectural metal that comprise entrances and porches are distinctive architectural features.



*Bungalow Cottage*

*Colonial Panel Style*

*Period Revival*

*Spanish Colonial*

### **Design Characteristics**

- Existing doors and entrances should be repaired and maintained to preserve their functional and decorative features.
- Repair, reconstruction, or design should be based on the original design that is compatible in style, type, and material with the historical character of the residence. If using the same kind of material is not feasible, then a compatible substitute material may be considered.
- New doors and entrances should reflect the most common historic style of the residence.
- Salvage retailers are a good resource for authentic materials and styles.



*Enclosure of Front Porch  
and Installing Shutters at  
Front Door*

### **Not Appropriate**

The following methods are not recommended when repairing or replacing exterior doors and entrances:

- Doorframes should not be covered with vinyl but should be maintained and protected from exposure to natural elements.
- Introducing a new door or entrance that is incompatible in style, size, scale, material, or color to the original historic character of the residence.
- Hollow core exterior doors.
- The use of mismatched hardware or materials that are inappropriate to the style.
- Heavy security screen doors with bars.



## Windows



*Three-Part Double-Hung Window*

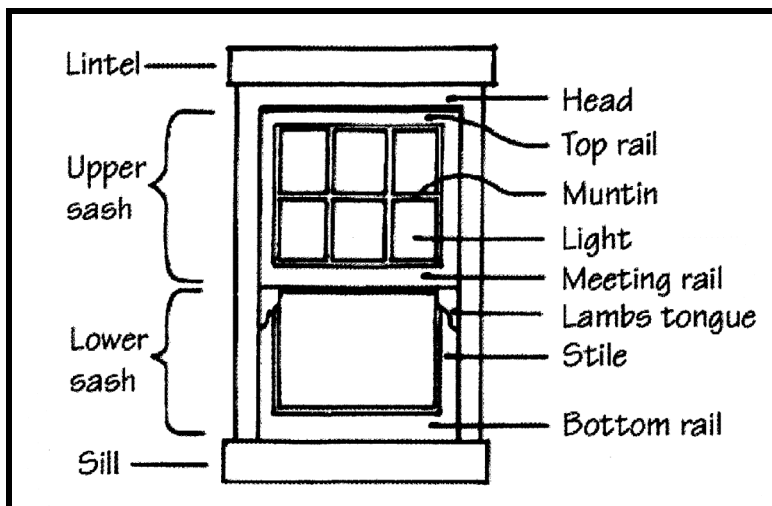


*Casement Windows*



*Casement Windows with Lights*

The size, shape and style of windows are an important architectural feature of most architectural styles and replacement of original windows with inappropriate materials can significantly alter the historic appearance of a structure. Residential windows shall be architecturally compatible with existing structures. Where applicable, double-hung windows with wood trim, eyebrows, etc., shall be used to maintain character and design. The most common window style in Heninger Park is wood single or double-hung with wood sash and wood trim. Other common window configurations include hopper, plate glass windows flanked by single/double-hung or casement windows, or groupings of three or more casement or single/double-hung windows. Windows may often have wood muntins with multiple glass lights, leaded and stained fixed windows.



*Parts of a Double-Hung Window*



*Fixed Window with Transom*

### **Design Characteristics**

- Repairing versus replacement with new windows is encouraged.
- Identifying and preserving original windows and their functional and decorative features is encouraged. Such features include: frames, sashes, mountings, sills, heads, head molds, paneled or decorated jams and moldings, and interior and exterior shutters and blinds. These features should be duplicated in new construction or repairs.

- Repairing window frames and sashes by patching, splicing, consolidating or otherwise reinforcing features is encouraged. Such repair may also include replacement in kind of those parts that are either extensively deteriorated or are missing.
- When window replacement is necessary, the new window should match the original as closely as possible. Replacing in-kind an entire window that is too deteriorated to repair is allowed. If using the same kind of material is not economically feasible, then a compatible substitute may be considered for side or rear elevations not visible from public streets.
- Retaining the original window opening and size or opening is encouraged.
- Preserving original wood window trims or replicating with similar materials is encouraged.
- Replacement windows should be of the same operating type as the original window.
- Window trims should be replaced with like materials and match as closely as possible to the original, if deteriorated or missing.



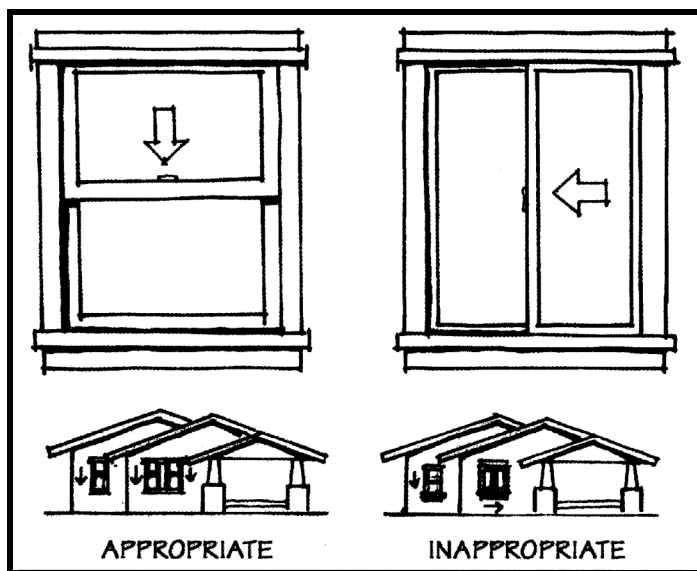
**Not Appropriate**

*Round Window*



**Not Appropriate**

*Aluminum Slider Window*



The following methods are not recommended when repairing or replacing windows:

- Removal of original window features or trims in part or whole.
- Replacing windows in openings that are smaller or larger or a different shape than original.
- Removing window mountings and/or changing spacing or grouping from that of original windows.



- Installation of aluminum or vinyl frame horizontal sliding windows if not part of original design of residence.
- “Stick-on” window muntins.
- Windows with faux window lights.
- Use of reflective or tinted glass or films.
- Replacing an original window when repair is possible.
- The use of windows that are incompatible with the other windows on the residence or with the overall style of the residence.
- Installation of window type air conditioners, fans or vents, etc., in window openings that are visible from public right-of-way.
- Security bars on windows seen from public street.

## Wood Siding and Shingles



*Staggered Shingles*

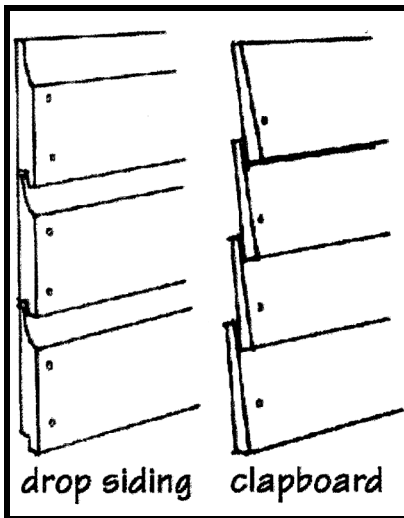


*Drop Siding*

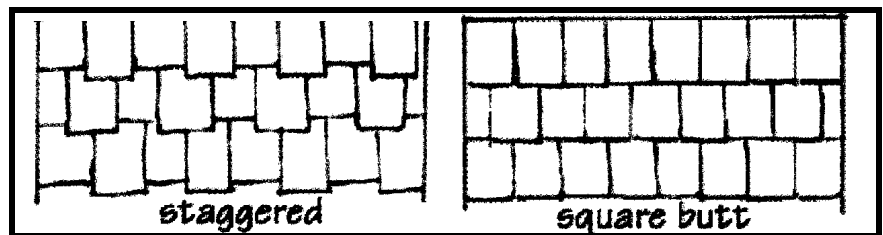


*Clapboard Siding*

When repairing or remodeling exterior wall surfaces, the original exterior building materials should be retained where possible and when applicable should be cleaned with the gentlest means possible. With the exception of a few architectural styles, most of the residences in Heninger Park have wood siding. The appearance of wood siding on these residences helps define the historic character of the neighborhood. Wood siding should be repaired and not replaced, removed, or covered with stucco. Siding is an architectural character defining feature and should be maintained and repaired whenever possible.



*Wood Siding Types*



*Wood Shingle Types*

### **Design Characteristics**

- Most exterior siding styles are made of redwood or cedar. The different siding styles include clapboard, board and batten, shingle, shake, and plank.
- Methods of repairing wood siding are by patching, splicing, consolidating from a less visible part of the home, or otherwise reinforcing features. Such repair may also include replacement in-kind of those parts that are either extensively deteriorated or are missing.
- Replacing siding that is too deteriorated to repair should be replaced with similar material. If using the same kind of material is not economically feasible, then a compatible substitute may be considered.

- Exterior siding for additions should match the existing siding of residence in finish and design.
- New construction should have exterior finishes that are compatible with the existing architectural styles of the neighborhood.
- Paint color should be appropriate to the architectural style of the residence and district.



**Not Appropriate**

*Replacement of Wood Siding with Stone*



**Not Appropriate**

*Replacement of Wood Siding with Stucco*

The following methods are not recommended when repairing or replacing wood siding and shingles:

- Replacing wood siding with wood of a different size or shape.
- Removal and replacement of wood siding with aluminum, vinyl, asphalt shingle, masonite or (concrete) siding.
- Replacing wood siding with stucco.
- Coatings (texture coat) applied over original siding.
- Use of mismatched shingles and shades or other materials for patching.
- Installing shingle without inserting it under the shingle above.
- Use of non-galvanized nails, which may rust.
- Sandblasting siding to remove exterior paint or dirt.
- Use of heat paint removers improperly or carelessly.

## **Exterior Plaster**



*Smooth Stucco*

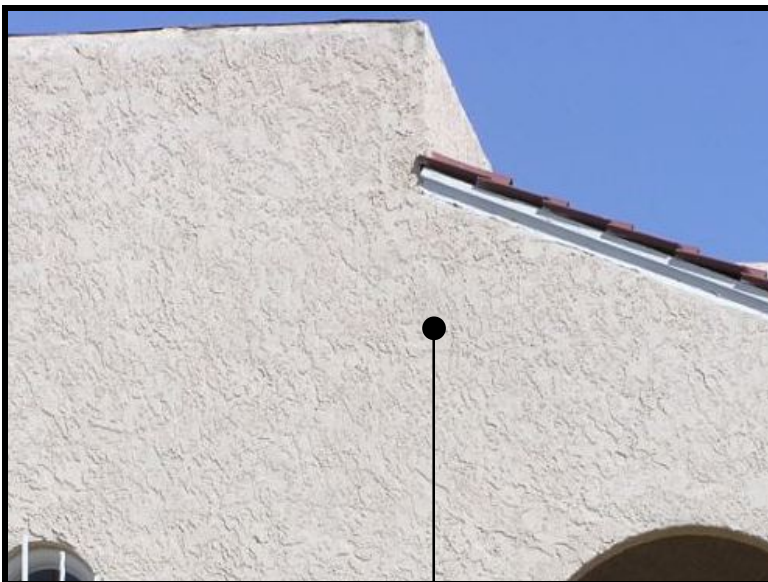


*Smooth Stucco*

Exterior plaster or stucco is a common surface material of the period revivals such as Spanish Colonial, English and French Tudors.

### **Design Characteristics**

- Stucco is an original feature of some residences in Heninger Park, such as the Spanish Colonial Revival, English and French Tudors, and Prairie Style.
- Stucco/plaster should be applied with a hand trowel versus a spray application and should match the appropriate finish of the architectural style.
- Paint color should be appropriate to the architectural style of the residence and district.
- Exterior plaster has a natural tendency to crack and should be repaired promptly after decay is noticed.
- Color pigment should be added to new stucco/plaster when patching or repairing decay on the existing structure.
- Plaster texture and pattern should match the style of the period.



**Not Appropriate**

*Knock-Down Stucco*

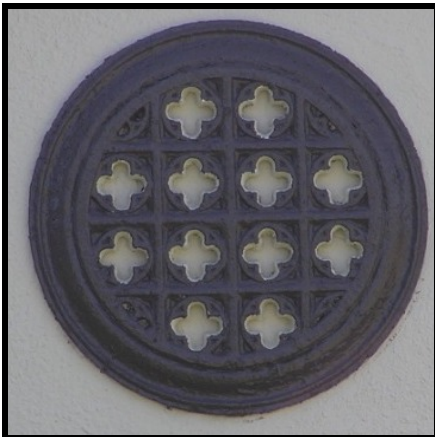
The following methods are not recommended when repairing or replacing exterior plaster:

- Replacement of smooth plaster finish with knock-down stucco on Spanish Colonial Revival, English and French Tudor architectural style residences.
- Patching plaster without removing all loose pieces and thoroughly cleaning the patch area or without creating a “locked joint” to form between old and new materials.
- Applying new stucco in such a way that it covers or obscures existing architectural features, such as niches, window trim, exterior molding or tile edged roof trim.

## Trims and Ornamentation



*Bungalow Gable End Ornamentation*



*Spanish Revival Detail*



*Colonial Revival Porch Detail*



*Bungalow Roof Detail*

Authentic ornamentation and trim on a residence lend character and help identify a particular architectural style. Great care should be taken in handling trim and ornamentation during renovations.

### **Design Characteristics**

All existing exterior historic decoration should be preserved.

The following methods are not recommended when repairing trims and ornamentation:

- Original trim should not be removed or completely replaced when only minor patching or repair is necessary.
- Sandblasting should not be used to remove paint on trim.
- The application of too many coats of paint obscures details and should be avoided.



## **Roofs**



*Asphalt Shingle Roof*



*Spanish Tile Roof*

Roofs are important functionally and aesthetically to a residence. When replacement is necessary, new roofing should be compatible with the original architectural style of the structure. The original roofing material for most residences in Heninger Park was wood shingle or shake. The original roof material for the Spanish Colonial Revival style residences was tile.

### **Design Characteristics**

- Existing roof repair shall generally include the limited replacement in kind material or with a compatible substitute and should match in material and color.
- Dimensional 30 to 40-year asphalt or composition shingle is appropriate replacement roofing material for all residential styles in Heninger Park, except for the Spanish Colonial Revival style.
- Roof colors should be a neutral color, such as charcoal gray or brown, that can easily blend in with a variety of house colors.
- Replacement Spanish tile roof should resemble the original tile roof as close as possible, including end trim pieces for Spanish Colonial Revival style residences.
- Eaves, fascias, soffets, and rafter tails should be considered an integral part of the roof. Care should be taken to preserve the detailing and other character defining elements of these features.



**Not Appropriate**

*Spanish Tile Roof on  
California Bungalow*

The following methods are not recommended when repairing or replacing roofs:

- The use of materials or colors that are inappropriate to the style of the residence.
- Patching roofs with materials or color that do not match the rest of the residence.
- Patching Spanish tile roofs by “dumping” mortar on cracked tiles.
- Radically changing or destroying roof design features such as fascia boards, rafter tails, attic vents, dormers, eyebrows, cupolas, cresting, and other similar architectural features.
- Rolled roofing material and rock roofs.
- Applying tile roofs to any architectural style other than Spanish Colonial Revival.
- Eaves and soffets should not be boxed or altered in a manner that affects the original design.



## **Chimneys and Masonry**



*Brick Chimney*



*Stone Chimney*



*Stone Chimney*

In most historic residences, the chimney was a functional part of the residence and serve as a decorative architectural feature in relation to their design. Each architectural style of residence has its own design that is unique. Masonry is also common at the foundation entrances and porches. The use of natural materials, such as rock, stone, and brick, was used in the construction of most of these elements.



*Bungalow Porch Stone Post*

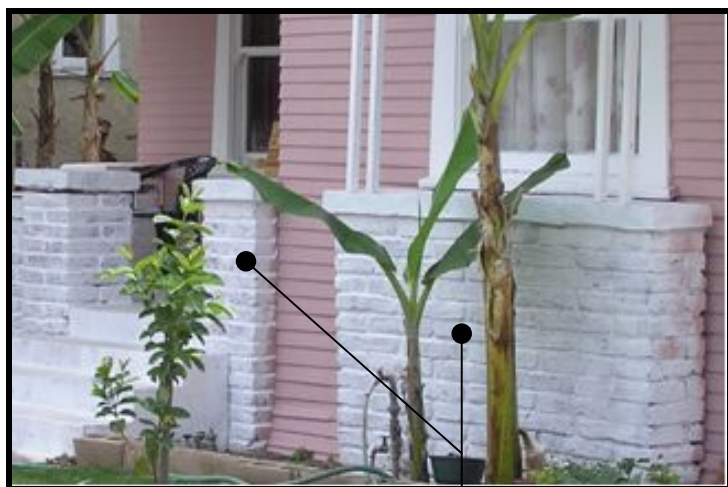


*Bungalow Porch Stone Post*

### **Design Characteristics**

- Replacement of the chimney and masonry shall be in-kind. The chimney should only be replaced if it is too deteriorated to repair or poses a health or safety concern.
- Chimney and masonry shall be repaired where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, or damaged plasterwork.

- Replacement of the chimney and masonry shall be compatible with the overall form, pattern, and detailing of original chimney and masonry. If using matching material is unfeasible, a compatible substitute material may be considered.
- Chimneys and masonry shall reflect and duplicate original design, old mortar in strength, composition, color, and texture.
- In replacing or rehabilitating a chimney or masonry, historical, pictorial, and physical documentation should be used if available.
- A new design that is compatible with the remaining character defining features can be substituted if information no longer exists for an original chimney and masonry.
- Chimney and masonry materials often match material used for piers.
- Replacement bricks, stone, or masonry should match the existing size, color, and texture to the greatest extent possible.



**Not Appropriate**

*Painted Brick*

The following methods are not recommended when repairing or replacing chimneys and masonry:

- Replacing an entire chimney and masonry, when repair and limited replacement of deteriorating or missing parts are appropriate.
- Removal or radically changing architectural features that are important in defining the overall historical character of the building.
- Using substitute material for the replacement that does not match the visual appearance of the surviving parts of the existing structure.
- Removing a chimney and masonry feature that is unrepairable and/or replacing it with a new feature that does not convey the same visual appearance.
- Applying paint or stucco or other coatings such as stucco to chimney or masonry that historically has been unpainted or uncoated to create a new appearance.
- Sandblasting to remove paint or dirt.
- Using mechanical grinders to remove mortar between brick joints.

## Exterior Vents, Gutters, and Downspouts



*Bungalow Attic Vent*

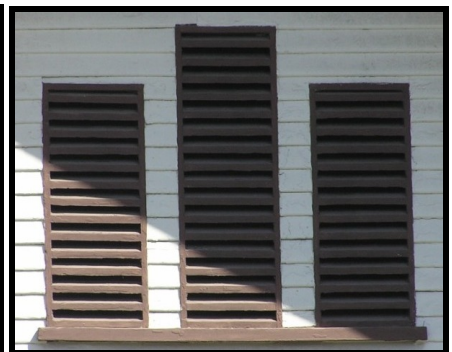


*Colonial Revival Attic Vent*

Roof vents allow proper ventilation in the attic and maintain the structural integrity of the building. All exterior vents shall be aesthetically designed and be compatible with the design of the residence. Exterior vents are most often located in the gable ends of both the residence and garage. Exterior vents should reflect and duplicate original design, typically large and of wood lath construction. Gutters and downspouts should be kept in proper working order and periodically checked for leaks and clogs that may cause water to run down the sides of the structure causing paint to prematurely weather.



*Craftsman Bungalow Attic Vent*



*California Bungalow Attic Vent*

### **Design Characteristics**

- Wood lath is often set in a decorative criss-cross lattice pattern.
- Existing exterior vents shall be repaired and maintained.
- Replacement of exterior vents shall match original, elements and materials.
- Replacement features or elements shall replicate original design elements and patterns. If using the same material is unfeasible, a compatible substitute material may be considered.
- Exterior vents should have wood trim if appropriate with the architectural style of residence.
- Any screening should be placed behind the wood lath, not in front.
- In new construction, exterior vents should be functioning and not simply decorative.
- New downspouts should be placed in the least conspicuous locations such as the sides and rear elevations of the structure.
- Gutters and downspouts should relate to the style and lines of the structure and should be painted to match the trim or body color of the structure.





**Appropriate**

*Downspouts Painted to Match*

The following methods are not recommended when repairing, replacing, or installing new exterior vents, gutters, and downspouts:

- Removal of exterior vents in part or whole.
- Alterations to exterior vents, such as widening or reducing size.
- Metal or prefabricated exterior vents.
- Roof mounted round revolving exterior vents.
- Downspouts should not be placed on the front façade.
- Gutters and downspouts should not be painted a contrasting color so they stand out.

## Garages and Accessory Structures



*Bungalow Style Garage*



*Spanish Revival Style Garage*



*Bungalow Style Garages*



Rehabilitation of garages and accessory structures should reflect the architectural style prevalent during Heninger Park's period of significance. The use of historical, pictorial, and physical documentation of former structures on the site should be used in the design elements of a new garage or accessory structure. If information is not available, a new design that is compatible with the principal structure's character-defining features can be selected. New construction of garages or accessory structures should be compatible in size, scale, and massing to adjacent and nearby accessory structures.



*Spanish Revival Style Sliding Garage Door*



*Bungalow Style Garage Door*

## Design Characteristics

- A new or existing accessory structure, such as a garage or garden shed, can generally attain architectural compatibility by incorporating a few key character-defining elements of the main building. Some key elements to consider include:
  - Roof pitch consistency
  - Building proportions
  - Door and window style
  - Color
  - Exterior finish
  - Attic venting
- All new garages and accessory structures should be detached and located at the rear of the residence and out of view from the street.
- Garage doors should be of wood or similar material and should be of an architectural design that matches the residence or a modern and functional design that is compatible in design.
- All rehabilitation of garages or accessory structures should reflect the existing architectural style of the existing building.
- Garage materials shall be of the same or similar materials of the residence.
- All contributing architectural design features should be preserved when restoring a garage.
- Carriage barn type garages should be maintained and repaired when possible.
- Original hardware should be preserved.

The following methods are not recommended when restoring or building new garages and accessory structures:

- Removal or radically changing architectural features, which are important in defining the overall character of the building.
- Using substitute material for the replacement that does not match the visual appearance of the surviving parts of the existing structure.
- Using substitute materials that are different in design and material from the original.

## **Exterior Paint Colors**

The City of Santa Ana does not regulate paint colors. However, the following information is provided for homeowners seeking advice on paint colors. Certain paint colors historically were associated with certain time periods and architectural styles. Over time, these color schemes became less common as individuals and neighborhoods selected more contemporary colors. The selection of a color scheme is very important and should be thought out very thoroughly. To avoid downgrading the architectural identity of a residence, a few simple guidelines should be taken into account when selecting colors for a residence. These are identified below.

- Select a color scheme that will unify all of the different elements of the residence and will not clash with each other.
- Look at other residences in the neighborhood with a similar architectural style and note any successful color combinations.
- Most architectural styles should be limited to three different colors.
- The larger the residence, the more subtle the colors should be. Light colors help reduce the massiveness of large façades.
- Stained shingles, brick, stonework, chimneys, and roofing should not be painted.
- Limit the use of strong colors to one per residence and to trim areas.

### **Colonial Revival and Prairie School**

These residences were typically painted white or light colors. Shingles were usually used at the upper level, with siding below. The upper areas should be stained with green, brown, or similar colors, with white used at the lower level. The building trims were generally white, and window sashes were generally painted a dark color, such as black.

### **Craftsman and California Bungalow**

These residential styles typically had wood siding or shingles, with finished wood trims. The shingles or siding were often stained earth tones of brown or green or sometimes left natural. The shingles and siding should be painted a light to medium, semi-neutral, soft shade of a color such as yellow, brown, red, green, or gray. The trims were often painted white, ivory, or cream. The window sashes were painted white, black, or sometimes the same color as the trim.

### **Period and Spanish Colonial Revival**

The materials used for both of these architectural styles were similar. The main body of the residence was usually stucco with rough or smooth finished wood trim and either wood shingles, shakes, or clay tile roofs. The main body was usually light colored, such as tan, buff, or white. The rough wood features were usually stained dark brown and the smooth wood trims were usually painted a dark color, such as green or brown. The window sashes were usually painted the same color as the trim.

## **Landscaping**



*Period Revival*

Landscaping and yards can be part of the historic context of a residence. The City of Santa Ana's Landscape Standards are considered the minimum design criteria. The Association recommends exceeding the City's requirements in landscape design with an emphasis on appropriate drought tolerant materials.

### **Design Characteristics**

- Landscaping should be in scale and proportion with adjacent structures and other landscaping elements and should be of appropriate size and maturity.
- Exotic plant species make excellent landscape focal points, such as cactus, succulents, pampas grass, aloes, palms, and vines.
- Landscaping shall mean at least grass in the front yard and maintained in a neat and orderly manner. Choose a plant palette and design to compliment the architecture of the structure.
- Large shade trees should be added to create a traditional landscape form. Proportion is an important part of creating a harmonious landscape. A one-story residence will be better complimented with a mid-sized tree rather than one that towers over it.
- Shrubs should be located at the corners of the residences to soften sharp angles.
- Balance the landscape using mass, color, or form to create equal visual weight on either side of interest. Strive for some unity in the landscape design, rather than scattered features.
- The use of a variety of plants that make the residence attractive in winter as well as summer (i.e., shrubs that stay green all year-round in addition to seasonal plants) should be used.
- Xeriphytic or dry climate type plant material is encouraged.
- Irrigation systems should be pop-up sprinkler type.



## **Period, Spanish, and Colonial Revivals**



Formal designs should emphasize a uniform balance of landscape features with a mirror-like symmetry. Landscaped areas should be plotted out in geometrical shapes and trees and shrubs should be trimmed into stylized forms.

## **Prairie School, Craftsman, and California Bungalow**



An informal landscape theme emphasizes asymmetrical designs. These arrangements should appear to be more natural and free-flowing. The informal design approach is most suited for these styles that reject formality and return to a natural state.



### **Not Appropriate**

The following is not recommended:

- Removing existing mature, healthy trees
- Overgrown and messy yards
- Replacement of landscape with concrete, block, brick, or other similar material

## **Perimeter Fencing**



*Wood Picket Fences*

Fences of appropriate materials can do much to contribute to the overall architectural character of the residence. All fencing shall be in conformance with regard to height specified by City of Santa Ana Municipal Code and Specific Development 40 standards and compatible with the architectural style of the residence. If adequate historical, pictorial, and physical documentation of a historically appropriate fence of the residence is available, the features should be replicated. If information no longer exists, a new design that is compatible with the character-defining features of the residence can be constructed.



*Spanish Revival Fence Design*



*Craftsman Bungalow Fence Design*

## **Design Characteristics**

- Design of front, side, and rear yard fencing shall be historically compatible with the architecture of the residence.
- Fencing should be ornamental in nature and be constructed of material complimentary to the main structure on the property and compatible with the neighborhood as a whole.
- Fencing should not detract from street side façades of the residence or building.
- Fencing constructed of wood, such as picket fences, can be of plain features or with ornamental carving at the top. Wood fencing is appropriate with the architectural styles of Colonial Revival, Craftsman and California Bungalow, Prairie School, and Period Revival, such as English and French Tudors.
- Wrought iron may be appropriate if compatible with the architectural style of the residence, such as the Colonial Revival and Spanish Colonial Revival architectural style.
- Fencing constructed of wrought iron should reflect historical patterns and feature plain balusters.

- The use of natural materials, such as stone and rock or brick, is appropriate with the Craftsman and California Bungalow architectural styles.
- All fencing will be in accordance with the City of Santa Ana Specific Development 40.
- Gates shall match fence pattern, design, and materials.
- Retaining walls must reflect historical patterns and be constructed of river rock, plain scored concrete, or pre-1920 manufactured stone.
- Latticework, in a diamond or rectangular pattern, can be used along the top at rear yards.
- Wood trellises are an appropriate feature to complement fences in the rear yard.



**Not Appropriate**

*Fortress Style Fence*

The following methods are not recommended when restoring or building new fencing:

- Cinder block or plain concrete block front yard fences.
- Chain link front yard fences.
- Fan design wrought iron or exaggerated front yard fences.
- Front yard fencing designed for fortressing purposes.
- Removal or radically changing important architectural features that define the overall character of the fencing.

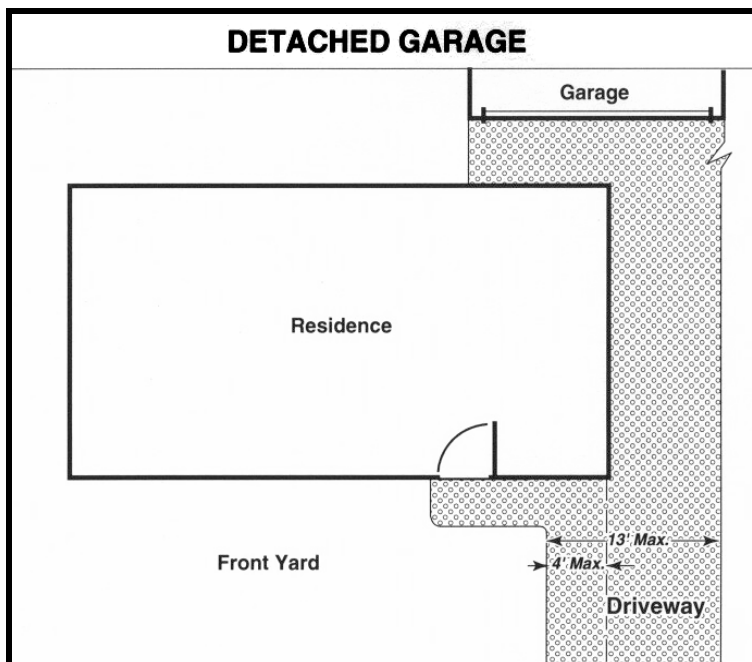


## Driveways



*Hollywood Driveway*

Driveways for some of Heninger Park's residences lead directly from the street to a detached garage. The Hollywood driveway is the preferred design in Heninger Park and is a driveway consisting of two parallel paved strips for the tires separated by turf or gravel panel down the middle. It is inappropriate to pave the center of existing traditional two-strip driveways with concrete. An alternative to paving the center would be to use brick pavers or stonework as an alternative to concrete. These driveways shall lead directly to the garage and shall not exceed City code requirements.



*Typical Driveway Dimensions*

The following methods are not recommended when repairing or pouring new driveways:

- Paving the area between the edge of the driveway and the nearest property line, thereby eliminating areas for green landscaping.
- Removing the landscape from the center of an existing Hollywood driveway and replacing it with block, concrete, or other similar material.
- Removing required front yard landscaping to expand the width of the driveway.



## Walkways



*Natural Gray Concrete Walkway*

Main entry walkways that are compatible with the materials found on the residence contribute to the overall design of a residence. The materials listed below are appropriate residential walkways:

- Brick
- Natural gray concrete – wash finish to expose fine aggregates
- Stone – random or in cut patterns
- Cobble – gray granite or river rock
- Decomposed granite
- Poured-in-place or pre-cast natural gray concrete stepping stones
- Painted concrete

The following methods are not recommended when repairing or pouring new walkways:

- Repairing cracked concrete with a non-matching material or color.
- Pouring entry walkways wider than four-feet.

## **Additions**

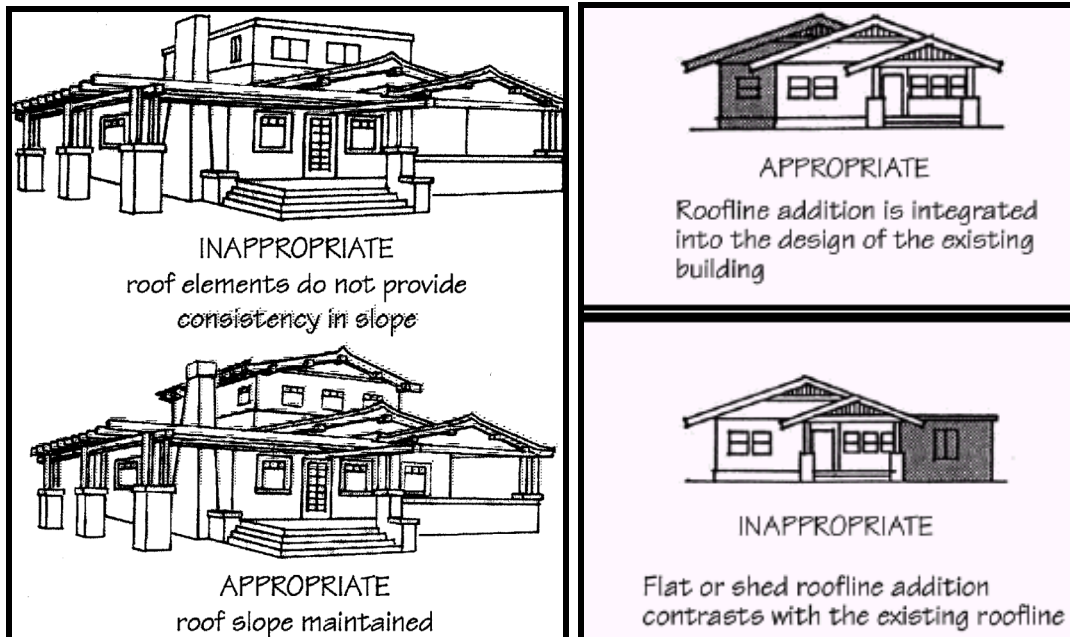
Additions should complement the overall massing, scale, material, detailing, craftsmanship, and texture of the original structure and should not destroy significant architectural features, materials, or finishes. When possible, a property owner should accommodate living space needs within the existing envelope of the residence. When additional space is required, it should be constructed so that it is as unobtrusive as possible. Rear additions are almost always appropriate and are not considered a negative impact on the historic character of the neighborhood when that addition complies with the SD 40 development standards. Additions should be designed to:

- Preserve significant architectural features, details, and materials of existing residence.
- Preserve the character, massing, and scale of the residence by maintaining existing proportions of the new addition.

### **Scale and Mass**

Each building has a characteristic scale and mass that is unique to its particular style. For example, the Craftsman Bungalow architectural style emphasizes horizontal lines giving them a low to the ground appearance. Low-pitched roofs with wide and thick porch pillars all add to this appearance. Each architectural style possesses unique qualities that help to establish its own individual mass and scale. It is important to recognize these features and incorporate and continue them in additions and expansions.

### **Roof Pitch Consistency**

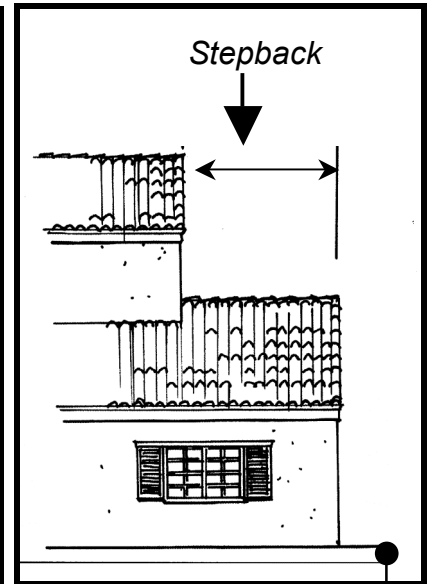


The roof of a residence is an important architectural element that must be taken into consideration when planning an addition. The roof style, pitch, and detailing on the addition should match the original structure. Roof material should also match as close as possible in order to maintain the architectural style of the original structure.

## Second Story Additions



*Second Story Stepback*



*Front Yard*

Adding additional stories to an existing residence will always change a building's proportions and should be carefully designed to follow similar two-story examples of the particular architectural style in the surrounding neighborhood. The new second story addition should be setback from the front façade to be better integrated with the residence. Second story additions should be designed to respect and not overpower the significant architectural features such as chimneys, porches, and other similar features.

### Exterior Materials

The exterior appearance of additions should be compatible with the style, quality, dimension, texture, and color of materials on the existing residence. When possible, new architectural features, such as chimneys and porches, should be compatible with the style, quality, dimension, texture, and color of materials on the existing residence.

### Doors

Additions should incorporate exterior doors that are compatible with the architectural style of the house, especially when visible from the street. Please refer to the Exterior Doors and Entrances section of this document for specific designs.

### Windows

Original window type, style, and material should be integrated when creating an addition. Wood single or double-hung windows are the most common window style in Heninger Park. The general rhythm of window style placement should complement the style of the residence. Exterior window trims should be compatible in design and color with windows on the existing residence. Please refer to the Windows section of this document for specific designs.

## **New Infill Development**



*Infill Residence*

There is a limited opportunity for new infill construction in the Heninger Park neighborhood because there is little vacant land available. All new construction, including residential additions and accessory structures, is subject to design review by the City Planning Division and Heninger Park Architectural Review Committee. The issue of the design and character of the new buildings needs to be addressed before the owners and architects begin the design and planning process. All new construction and rehabilitation should reflect styles prevalent during Heninger Park's prime period of significance, which occurred in the early 1900s and which are illustrated in Chapter III.

All new infill development should be compatible in massing, scale, materials, craftsmanship, texture, and architectural character with surrounding structures. It is recommended that design elements be consistent with those of the historic architectural style, not modern concepts of these early styles. The following guidelines are intended to ensure that new infill development respects the existing pattern, scale, and character of the immediate neighborhood.

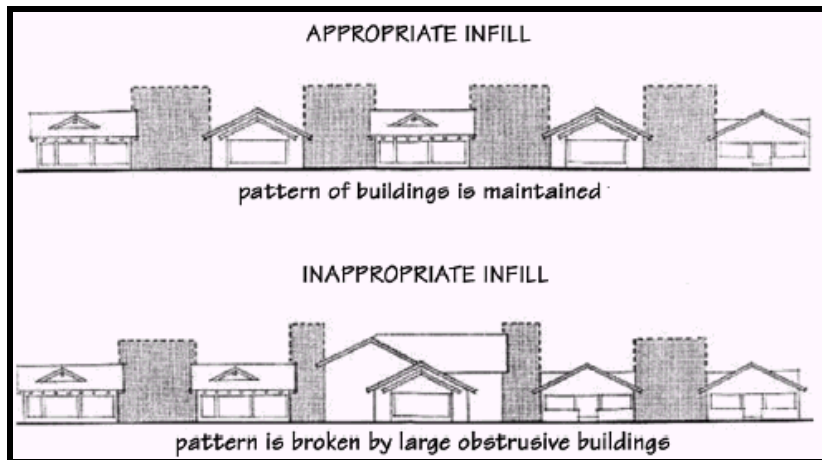
### **Site Planning**

A new infill building should continue the functional, on-site relationships of the surrounding district or neighborhood. For example, some of the common residential site configurations found in Santa Ana are prominent entries facing the street, front porches, ample front yards, and detached garages located toward the rear of the property. A rhythm is necessary in maintaining the element of harmony in a neighborhood's development pattern. Minimum and prevailing front yard setbacks are established in the Zoning Ordinance. However, in order to maintain a consistency within a district, front yard setbacks for new infill should follow of the following criteria when possible:

- They should be consistent with the average setbacks of the two immediately adjacent buildings. In this case, the new buildings may be averaged in a step pattern.
- New projects should be respectful of the existing open space pattern and should provide side yards that respect the existing pattern.

## Architectural Style

All architecture needs to consider compatibility with the surrounding context. Ultimately, choosing which architectural style to use is a matter of choice. In choosing an architectural style it is not necessary to achieve an exact replication of the style with all of its characteristic details and decoration. Rather, the goal should be to incorporate the most distinctive character defining features of the style.



New builders should become familiar with the various architectural styles in the neighborhood and particularly with those in the immediate vicinity of their property. Height and scale of existing homes should be considered. Height and scale are important considerations because new infill buildings are sometimes taller than one story and their height and bulk can impose on adjacent structures. The height of new buildings should be considered within the context of their surroundings. Buildings with greater height should consider setbacks at the second story to reduce impacts on adjacent single-story structures.

## Elevations

All building elevations should be architecturally detailed. Elevations that do not directly face a street should not be ignored, nor should they receive only minimal architectural treatment.

## Porches

Front porches are commonly found architectural features on most residences in Heninger Park. The incorporation of porches on new houses is encouraged for both practical and aesthetic value. These elements should be integrated to break up large front façades and add human scale.

## Garages

Garages should be detached and constructed near the rear property of new homes. Offsetting the garage behind the front façade of the house, providing a side entry garage, or accessing the garage from the side or rear of the lot is also appropriate. If the streetscape is such that all garages are detached and set back, the new garage should follow the same siting criteria.



## **Acknowledgements**

Prepared by the City of Santa Ana Planning Division and the Heninger Park Architectural Review Committee.

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## **Appendix A – Properties Listed or Eligible for Listing on the Santa Ana Register of Historical Properties**

The architectural design guidelines contained within this document apply to the following properties which have been determined to be eligible or are listed on the City of Santa Ana Register of Historical Properties (Source: L. Heumann, Heninger Park Survey 2003). Properties that are listed on the Santa Ana Register of Historical Properties are noted with a historic categorization of Contributive, Key or Landmark.

<b><u>South Birch Street</u></b>	<b><u>South Birch Street: continued</u></b>	<b><u>South Broadway: continued</u></b>	<b><u>South Parton Street</u></b>
101	707 Contributive	424 Key	601
115	710	426 Contributive	701
121	711	429	
201	714	434	<b><u>West Pine Street</u></b>
202 Key	718	438	
204–206 Key	722	441	416
210 Key	726	442	418
213–215	730 Landmark	501	422
214 Key	731 Key	502	
220	802	526	<b><u>South Ross Street</u></b>
222 Landmark	805	530	
306 Key	806	602	
316	813	606	401
320	814	610	405
406 Key	825	617	409
426 Landmark	830	705	514
430 Key	929	711 Landmark	524
505		715	529
506 Key	<b><u>South Broadway</u></b>	718 Landmark	601
511		721	602
515	202	802	624
516 Landmark	208	817	701
518 Contributive	214	818	710 Contributive
519	220 Key	819	715
527	303	930 Landmark	721
530 Landmark	307		722
531	311	<b><u>West Cubbon Street</u></b>	725
602 Landmark	314 Key		726
610	319		802
614	320	210 Landmark	805
617	405		921
623	408	<b><u>South Garnsey Street</u></b>	
624 Key	410 Key		<b><u>South Sycamore Street</u></b>
701	414		
702	415	701	
706	421	906	305

**South Sycamore**  
**Street: continued**

317  
401  
402  
409  
410  
425  
439  
440  
501  
506  
519  
522  
602  
617  
711  
715  
718  
801  
806  
814  
821–823  
822  
826  
827  
829 Key

**South Van Ness**

501  
601  
706  
710  
714  
718  
722  
726  
822 Contributive

## **Appendix B**

### **MARTIN HENINGER AND THE HISTORY OF HENINGER PARK**

Heninger Park is named for Martin Heninger. He and his brother purchased the land and they planned, improved, and developed the neighborhood. Over the years Martin Heninger and his wife Mary raised their family, lived in three houses on three different streets, and spent the rest of their lives in Heninger Park.

Martin R. Heninger was born on November 29, 1851, in Monroe County, Missouri. His parents were Eliza J. (Stalcup) and William W. Heninger. Martin grew up on a farm. When he was seventeen years old his father died. Martin left school to assist in caring for his mother and his seven brothers and sisters. He remained on the farm until 1882.

On July 9, 1882, Martin Heninger married Mary A. Way. He and his bride moved to Dakota Territory, now South Dakota. He worked in the retail lumber business in Ordway. After a year they moved to Wesport where he spent the next twenty years. Mr. Heninger became one of the town's most successful businessmen. He worked in the banking exchange business and owned a 450-acre farm. He later sold his farm and moved to Aberdeen where he bought a third interest in the Aberdeen Electric Light and Gas Company. He lived in Aberdeen until 1906.

Mr. Heninger's father had been a Republican and Union man during the Civil War. Like his father, Martin Heninger also had an allegiance to the Republican Party. During the years of Mr. Heninger's residence in South Dakota he was very prominent in Republican politics and in the public life of the State. He was a member of the Constitutional Convention held at Sioux Falls where he participated in the admission of South Dakota to statehood in 1889. He was elected clerk of Brown County in 1895 and served as clerk for two years. He was a Mason and affiliated with both the Ancient Order of United Workmen and the Modern Woodmen of America. Eventually he sold his holdings in the Aberdeen Electric Light and Gas Company, left South Dakota, and moved to Santa Ana, California.

Martin Heninger arrived in Santa Ana, California, on May 15, 1906. His brother H. B. Heninger had been in Santa Ana since 1903. In 1907 the brothers bought thirty-four acres of land from the Noah Palmer Ranch. This land was to become Heninger Park. When they purchased the property it was a barley field. Later they purchased additional land, a tract of ten acres and a tract of eighteen acres. These properties are known as the Heninger Additions. They improved the property by planting trees, putting in sidewalks and curbs, and paving streets. They sold lots and built beautiful homes for their clients. Over a period of twelve years they had built 150 homes and by 1920 had developed most of the lots.

The first Martin Heninger family home was on South Broadway and has been torn down. The second Heninger family home is located at 602 South Birch. This large, two-story Colonial Revival style house with a wraparound porch and a sweeping front lawn was built on two lots. This was Martin and Mary's dream home. They lived here with their three daughters: Nora, Mabel, and Mildred.

The third Heninger family home is located at 714 South Ross. Martin Heninger lived here until his death on April 1, 1922. He is buried in Fairhaven Memorial Park; his gravesite and marker can be found at Lawn K, Lot 60.

In 1922 Heninger Park was known as the finest residential neighborhood in the City. During Martin Heninger's lifetime in Santa Ana, no one had been more instrumental in the development of the southern section of the City. In recent years the Heninger Village Retirement Apartments and Martin R. Heninger Elementary School have been built and were named his honor.

## **HISTORY OF** **SANTA ANA'S BUNGALOW NEIGHBORHOOD**

In the early 1980s a movement to preserve and restore the neighborhood's architectural legacy was organized and was known as the "Birch Street Citizens for a Better Neighborhood." Long time residents and newcomers alike had rediscovered the unique character and quality craftsmanship of Heninger Park's bungalow homes. They were alarmed by the increasing trend in the City to allow the demolition of houses to make way for the construction of large apartment buildings. Fearing the demise of the character of the neighborhood, as they knew it, and grieving the loss of irreplaceable well-built vintage homes, residents met to discuss the future of their neighborhood and make plans for its preservation.

Residents believed that the architectural and historical character of the houses, churches, schools, commercial buildings, and neighborhood markets were one of the neighborhood's most important features. They developed a plan which included requesting the City Council designate Heninger Park as a special zoning district to recognize and preserve the unique character.

Preliminary work was done before bringing their request to the City Council. A systematic block-by-block, house-by-house historic resources survey was conducted. The survey methodology included photography, mapping, architectural descriptions, and historical research. A black-and-white photograph was taken of each building. Slides of many of the houses and buildings were taken to illustrate a permanent slide show of the Heninger Park neighborhood. Maps were prepared to illustrate four different types of information including contributing buildings and noncontributing buildings. A brief paragraph was written describing the architectural style and details of each building and its contributive status.

Each house was researched for historical significance in old city directories. This information included the year of construction, first owner's name and the name of subsequent owners, and the occupation and place of employment of the people and any children listed who had lived in the house. This amounted to a file on approximately 4,000 persons who lived in the Heninger Park neighborhood during its developing years.

In April of 1986, the homeowners of Heninger Park appeared before the City Council to request approval of special zoning and guidelines for their neighborhood. Based on information presented by the neighborhood organization and City staff, the City Council officially created the Heninger Park specific development zone and guidelines. The language of the ordinance set forth standards for the restoration and revitalization of the exterior features of all properties. It was given the official designation Specific Development 40 or SD 40. The boundaries are First Street on the north, McFadden Avenue on the south, Flower Street on the west, and Sycamore Street on the east. The district is known as Santa Ana's Bungalow Neighborhood because of its many craftsman bungalow homes.

## **Appendix C**

### **Glossary of Terms**

#### **Architectural and Planning Terms**

**Preservation** – *Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code required work to make properties functional is appropriate within a preservation project.*

**Rehabilitation** – *Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*

**Arch** – A curved structure supporting its weight over an open space such as a door or window.

**Awning** – A fixed cover, typically comprised of cloth over a metal armature, that is placed over windows or building openings as protection from the sun and rain.

**Baluster** – The upright portion of the row of supports for a porch railing.

**Bay Window** – A window projecting outward from the main wall of a building.

**Beveled Glass** – Glass with a decorative edge cut on a slope to give the pane a faceted appearance.

**Beveled Siding** – A type of wood cladding characterized by beveled overlapping boards with rabbeted edges.

**Belvedere** – A rooftop pavilion from which a vista can be enjoyed.

**Board and Batten** – Vertical siding composed of wide boards that do not overlap and narrow strips, or battens, nailed over the spaces between the boards.

**Canopy** – A fixed, roof-like covering that extends from the building as protection from the sun and rain.

**Cantilever** – A projecting overhang or beam supported only at one end.

**Casement Window** – A window that opens on hinges fixed to its vertical side.

**Chamfer** – A 90 degree corner cut to reduce it to two 45 degree edges. A bias cut.



**Clapboard** – A long thin board graduating in thickness with the thick overlapping the thin edges; also known as weatherboard.

**Colonnade** – A row of columns supporting a roof structure.

**Column** – A vertical support, usually cylindrical, consisting of a base, shaft and capital, either monolithic or built-up drums the full diameter of the shaft.

**Coping** – The capping or top course of a wall, sometimes protecting the wall from weather.

**Corbel** – A type of bracket found in some cornices of brick buildings. It is formed by extending successive courses of brick so that they stand out from the wall surface.

**Cornice** – The third and uppermost division of an entablature, resting on the friezed and projecting out from it.

**Cupola** – A lookout or similar small structure on the top of a building.

**Dormer** – A vertically framed window which projects from a sloping roof and has a roof of its own.

**Double-hung Window** – A window with an upper and low sash arranged so that each slides vertically past the other.

**Eaves** – The overhang at the lower edge of the roof which usually projects out over the wall.

**Elephantine Posts (Columns)** – heavy-looking posts with broad base and tapered top, used as porch supports on Bungalows style residences.

**Elevation** – A two dimensional representation or drawings of an exterior face of a building in its entirety.

**Façade** – The exterior face of a building which is the architectural front, sometimes distinguished from other faces by elaboration of architectural or ornamental details.

**Fascia** – A flat strip or band with a small projection, often found near the roofline in a single-story building.

**Fixed Window** – Window with glass held in a frame that does not open.

**French Casement** – A pair of casement windows that swing inward and are fastened by and espagnolette. Also known as French window.

**French Door** – A French casement that extends to the floor so that it can be used as a door; most common for access to balconies.

**Gable** – The triangular part of an exterior wall, created by the angle of a pitched roof.

**Hip Roof** – A roof with four uniformly pitched sides.

**Historic District** – A geographically defined area possessing a significant concentration or continuity of landmarks, improvements, or landscape features united by historic events or by physical development. It may have within its boundaries noncontributing buildings or other structures that, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual character of the district.

**Hopper Window** – A triangular, bottom-hinged window sash that tilts inward and rests at an angle when opened; air enters the room at the top of the sash.

**Joist** – Any small timber laid horizontally to support a floor or cling.

**Infill** – A newly constructed building within an existing development area.

**Leaded Glass Window** – A window with glass held in a sash by lead comes; types include art glass, stained glass.

**Light** – A windowpane.

**Lot** – A parcel of land, in single or joint ownership, and occupied or to be occupied by main building and accessory buildings, or by a dwelling group and its accessory buildings, together with such open spaces and having its principal frontage on a street, road, highway or waterway.

**Mansard** – A roof with two slopes on each side, the lower slope being much steeper, frequently used to add an upper story.

**Masonry** – Wall construction of such materials as stone, brick, and adobe.

**Moulding (Molding)** – A continuous decorative band that serves as an ornamental device on both the interior and exterior of buildings. Mouldings may also serve a functional purpose by obscuring the joint formed when two surfaces or materials meet. Synonym: Molding.

**Mullion** – The divisional pieces in a multi-paned window.

**Muntin** – A small, slender wood or metal member which separates the panes of glass in a window.

**Palladian Window** – A three-part window with a top-arched center window and long, narrow rectangular windows on either side.

**Parapet** – The part of a wall which rises above the edge of a roof.

**Pilaster** – A column attached to a wall or pier.

**Pitch** – The slope of a roof expressed in terms of ratio of height to span.

**Porch** – A covered entrance or semi enclosed space projecting from the façade of a building, may be open sided or screened.

**Portal** – The principal entry of a structure.

**Porte Cochere** – Carriage porch large enough to let a vehicle pass through.

**Portico** – A large porch, usually with a pedimented roof supported by columns.

**Primary Elevation** – The particular façade of a building which faces a street to which the address of a building pertains.

**Sash** – The part of the window frame in which the glass is set.

**Section** – A representation of a building, divided into two parts by a vertical plane so as to exhibit the construction of the building.

**Setback** – The minimum horizontal distance between the lot or property line and the nearest front, side, or rear line of a building (as the case may be), including terraces or any covered projection thereof, excluding steps.

**Shake** – Split wood shingles.

**Siding** – The finish covering on the exterior of a frame building (with the exception of masonry). The term cladding is often used to describe any exterior wall covering, including masonry.

**Sill** – The exterior horizontal member on which a window frame rests.

**Soffit** – The finished underside of an eave.

**Stained Glass Window** – Glass colored with a transparent stain, especially, silver stain, that is applied to the surface and incorporated into it by heat.

**Stucco** – An exterior finish, usually textured, composed of portland cement, lime, and sand, which are mixed with water.

**Transom** – The horizontal division or crossbar in a window. A window opening above a door.

**Turret** – A little tower often at the corner of a building.

**Veranda** – A roofed porch sometimes stretching on two sides of a building.

**Widow's Walk** – A small roof deck with guardrail usually located at the peak of a roof from which wives of ship captains could catch a first glimpse of their husband's ship returning from sea.