

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4 Resource name(s) or number (assigned by recorder) *Smith House*

**P1. Other Identifier:**

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County *Orange County*

\*b. USGS 7.5' Quad: *Orange Quadrangle California-Orange County 7.5-Minute Series*

Date: *2022*

\*c. Address *2539 North French Street*

City: *Santa Ana*

Zip: *92706*

\*e. Other Locational Data: *Assessor's Parcel Number 396-431-04*

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

The Smith House is a modest, intact example of a one-story, Minimal Traditional-style single-family residence and detached garage (**Figures 1 and 2**). It is characterized by a compact and irregular plan, cross-hipped roof with asphalt shingles and moderately wide boxed eaves, and stucco exterior cladding. The porch and front entrance are located on the front-facing west façade, adjacent to a short wing. There, the solid wood door is accompanied by a single sidelight with a ribbed pane and sheltered by a porch roof with a single wood post and wood railing system with an offset grid design (**Figures 3 and 4**). To the left of the porch, a tripartite focal window consists of a multi-pane fixed wood-sash window, flanked by a pair of double-hung wood-sash windows of similar style (**Figure 5**). Overall, the series of broad rectangular panes provides a horizontal emphasis to the façade, suggestive of the influence of architectural Modernism. Windows elsewhere on the residence feature double-hung wood sashes of various sizes. There are two entrances at the rear, one facing east, the other facing south from the rear wing. Each is accessed by straight concrete steps leading to glazed wood doors of varied design (**Figure 6**). The residence has been reroofed and outfitted with rooftop solar panels but generally retains integrity to its historical construction.

(See Continuation Sheet 3 of 4.)

\*P3b. Resource Attributes: (list attributes and codes) *HP2. Single-Family Residence and HP4. Ancillary building*

\*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photo



**P5b. Photo:** (view and date)  
*(Figure 1) Primary (west) facade, view southeast, July 2024*

\*P6. Date Constructed/Age and Sources: ☒ historic  
*1952/Original Building Permit*

\*P7. Owner and Address:  
*François-Xavier and Roxana Fyad  
2539 North French Street  
Santa Ana, CA 92706*

\*P8. Recorded by:  
*James Williams  
City of Santa Ana  
20 Civic Center Plaza M-20  
Santa Ana, CA 92702*

\*P9. Date Recorded:  
*July 3, 2024*

\*P10. Survey Type:  
*Intensive Survey Update*

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

\*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)

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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\*NRHP Status Code 5S3

\*Resource Name or #: *Smith House*

B1. Historic Name: *Smith House*

B2. Common Name: *Same*

B3. Original Use: *Single-family Residence*

B4. Present Use: *Single-family Residence*

\*B5. Architectural Style: *Minimal Traditional*

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

*February 14, 1952. Permit to construct a 6-room stucco residence and garage. Value not indicated.*

*April 16, 1952. Permit for plastering by Morrison. No value indicated.*

*May 19, 1952. Permit for one fixture for H. Mumper. \$95.*

*January 31, 2023. Permit to install rooftop solar panels. 1\$14,000.*

*May 6, 2024. Permit to demolish patio cover. \$1,000.*

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original location: \_\_\_\_\_

\*B8. Related Features: *Detached garage*

B9a. Architect: *Unknown*

b. Builder: *Charles Lawrence (contractor)*

\*B10. Significance: Theme *Residential Architecture*

Area *Santa Ana*

Period of Significance: *1952*

Property Type: *Single-family Residence*

Applicable Criteria: *C/3*

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

*The Smith House is architecturally significant as an intact example of Minimal Traditional-style house in Santa Ana. The original building permit is dated February 21, 1952, and indicates it was built as a six-room residence and garage for owner Norman Herzig by contractor Charles Lawrence at a value of \$12,000. The original architect is unknown. Herzig appears to have been affiliated with the property only during the time of the initial building permit, and by May 19, 1952, the property had been transferred to H. Mumper (misspelled on the permit as "Mumfer"). A 1953 city directory listing shows A.F. Mumper as the property's occupant. Mumper continued to reside at that address until at least as recently as 1954, when the *The Register* identified the subject property as his address and identified the property as the site of a meeting of the Orange County Renters Association, of which Mumper was the secretary (*The Register* June 11, 1953). By 1960, Edward L. Smith was the property's occupant, most likely with his wife Blanche U. and their family (Ancestry.com 2011). Edward was an insurance salesman by profession and owned the Lee Smith insurance agency. While it is unknown when Edward died, at the time of Blanche's passing in 1975, she was the sole owner of the property (*Anaheim Bulletin* August 8, 1975). Sources identifying owners and occupants of the property are not available between 1976 and 2023. By 2023, City planning records show, the property's current owners and residents François-Xavier and Roxana Fyad took ownership of the property. (Continued on page 3 of 4.)*

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

\*B12. References:

*Ancestry.com. U.S., City Directories, 1822-1995 [database online]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.  
(See Continuation Sheets 3 and 4)*

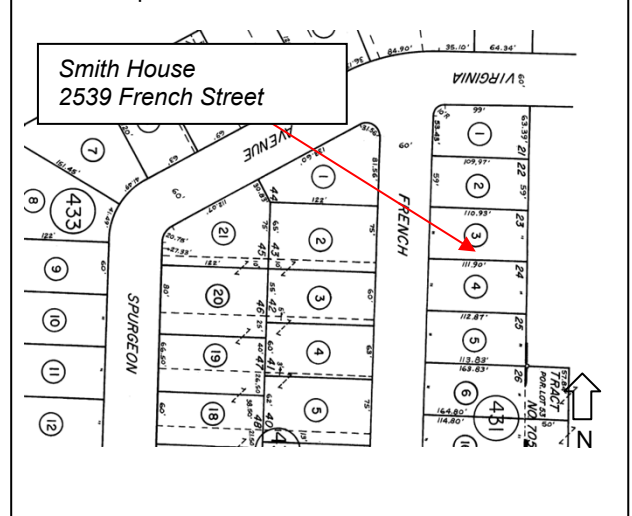
B13. Remarks: *None*

\*B14. Evaluator: *James Williams, City of Santa Ana.*

\*Date of Evaluation: *July 18, 2024*

(This space reserved for official comments.)

Sketch Map



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**CONTINUATION SHEET**

Primary # \_\_\_\_\_

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Resource Name: *Smith House*

\*Recorded by *James Williams*

\*Date *July 15, 2024* ☒ Continuation ☐ Update

**\*P3a. Description (continued):**

*The detached garage, located southeast of the residence, was constructed in a style similar to the residence (Figure 7). It has a rectangular plan, hipped roof with asphalt shingles and closed eaves, and stucco siding. A non-original metal roll-up garage door is located on the main (west) façade, opening toward a concrete-paved driveway leading to French Street. A wood-panel door and double-hung wood-sash window are located on the secondary west façade.*

**\*B10. Significance (continued):**

*The Smith House is located in the Park Santiago neighborhood. The neighborhood is bounded by Santiago Creek and Park on the north, East Seventeenth Street on the south, North Lincoln Avenue on the east, North Main Street on the west, and the I-5 freeway on the southwest. In large part these boundaries reflect the transportation lines that were constructed towards the end of the nineteenth century and at the beginning of the twentieth century, when the Pacific Electric interurban railroad ran up Main Street; the Atchison, Topeka, and Santa Fe tracks followed Lincoln; and the Southern Pacific Railroad right-of-way mirrored the freeway route.*

*This area remained primarily agricultural well into the 1920s. As of 1905, the city directories listed around twenty households on East Santa Clara, Twentieth Street, "C Street" (now North Santiago Street), North Bush Street and North Main Avenue, the only streets in the area at the time. The vast majority of the residents were ranchers. By 1911, the number of households had increased to about thirty, and Edgewood Road and Valencia Street had been partially laid out, but most residents continued to list "rancher" or "fruit grower" as their occupation in the city directories. This pattern of land use was evident on the 1912 plat map of the City, which illustrated two small, Craftsman era subdivisions along Bush north of Santa Clara and on Valencia and Poinsettia south of Twentieth Street, with the remaining area divided into larger, agricultural parcels held by approximately forty landowners.*

*While the area east of Santiago Street was not subdivided until after the mid-1920s, most of the present day streets west of Santiago had been laid out when the City was mapped in 1923. Ranching continued to be the most prevalent occupation in the neighborhood, but increasing numbers of professionals, small business owners, merchants, and people in service professions such as painters, electricians, and carpenters made their homes in the western half of the neighborhood during the 1920s and 1930s. The area also attracted several city and county officials, including the City Attorney (Z. B. West, Jr., 321 East Santa Clara Avenue), County Supervisor, First District (C. H. Chapman, 2315 North Santiago Street), County Surveyor (E. H. Irwin, 2407 North Santiago Street), and County Auditor (William C. Jerome, 2422 Poinsettia Street). By April 1942, when the Sanborn Company first mapped the western half of the area, most of the lots had been improved with single-family homes, many in the revival styles popular during the 1920s and 1930s. Subsequent development of the eastern half of the neighborhood and infill construction in the western half displayed the simplified ranch style that emerged following World War II.*

*The Smith House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of a Minimal Traditional-style house in Santa Ana. Located in Park Santiago, the house cost \$12,000 to build in 1952. The recommended categorization is "contributive" because it is a good example of the Minimal Traditional style and contributes to the history and character of the neighborhood (Santa Ana Municipal Code, Section 30-2.2.3). Character-defining features of the Smith House include, but may not be limited to: compact, irregular plan; asymmetrical primary (west) façade; moderately-pitched cross-hipped roof; moderately wide roof overhang with boxed eaves; stucco siding with moderate texture throughout; brick external chimney; wood-frame multi-pane double-hung wood-sash windows; tripartite wood-sash focal window with horizontal emphasis; porch rail with offset grid design, and front door with accompanying sidelight with ribbed pane.*

**\*B12. References (continued):**

*Ancestry.com. U.S., City Directories, 1822-1995 [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.*  
*City of Santa Ana Building Permits*  
*Marsh, Diann. Santa Ana, An Illustrated History. Encinitas, Heritage Publishing, 1994.*  
*McAlester, Virginia Savage. A Field Guide to American Houses. New York: Alfred A. Knopf, 2013.*  
*Newspapers.com (Anaheim Bulletin, The Register)*  
*Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento: March 1995.*



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Additional Figures:



Figure 2. At the rear (east) elevation, the patio is located near the rear wind, partially sheltered by a broadly overhanging eave, facing west.



Figure 3. The primary (west) façade showing the front door and sidelight assembly, including the ribbed-class sidelight pane, facing east.



Figure 4. The front porch, located on the primary (west) façade, is partially enclosed on the north by a low, wood railing featuring an offset grid pattern, facing southeast.



Figure 5. Tripartite focal window on the front (west) façade consists of a fixed central sash and two flanking double-hung sashes, facing north.



Figure 6. The patio, at a juncture of the south and east elevations, is the location of the rear patio and two secondary entrances, facing north.



Figure 7. The detached garage, located southeast of the primary residence, has a pyramidal roof moderate overhangs and asphalt shingle cladding to match the residence, facing southeast.