



**City of Santa Ana  
20 Civic Center Plaza, Santa Ana, CA 92701  
Historic Resources Commission Staff Report  
November 3, 2022**

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**Topic:** HPPA No. 2022-21– Liggett-Wallace House

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**RECOMMENDED ACTION**

Recommend that the City Council authorize the City Manager and Clerk of the Council to execute a Historic Property Preservation Agreement (Mills Act) with Andrew Chu for the property located at 501 E. Washington Avenue, subject to non-substantive changes approved by the City Manager and City Attorney (Exhibit 1).

**EXECUTIVE SUMMARY**

Andrew Chu is requesting approval to execute a Mills Act Agreement with the City of Santa Ana at an existing residence located at 501 E. Washington Avenue that is currently listed on the Santa Ana Register of Historical Properties.

**DISCUSSION**

**Project Location and Site Description**

The subject property, known as the Liggett-Wallace House, consists of an existing one-story Craftsman bungalow style residence that is approximately 1,440 square feet in size on a 6,200-square-foot residential lot (Exhibit 2). The Liggett-Wallace House was added to the Santa Ana Register of Historical Properties ("Register") in 2002 and categorized as "Contributive." In addition, the Liggett-Wallace House was listed in the National Register of Historic Places in 1999 as a contributor to the French Park Historic District. It is therefore listed in the California Register of Historical Resources and is located within the boundaries of the locally designated historic district.

**Analysis of the Issues**

Ordinance No. NS-2382 authorized the Historic Resources Commission to execute Historic Property Preservation Agreements (HPPA), commonly known as Mills Act agreements for eligible properties. The property is listed on the Register and categorized as Contributive, making it eligible for a Mills Act Agreement. The agreement provides monetary incentives to the property owner in the form of a property tax reduction in

exchange for the owner's voluntary commitment to maintain the property in a good state of repair as necessary to maintain its character and appearance. Once recorded, the agreement generates a different valuation method in determining the property's assessed value, resulting in tax savings for the owner. Aside from the tax savings, the benefits include:

- Long term preservation of the property and visual improvement to the neighborhood
- Allows for a mechanism to provide for property rehabilitation
- Provides additional incentive for potential buyers to purchase historic structures
- Discourages inappropriate alterations to the property

The Liggett-Wallace House was listed in the National Register of Historic Places in 1999 as a contributor to the French Park Historic District. Under the regulations implementing the California Register of Historical Resources, the building is also listed in the California Register. In 2002, the Historic Resources Commission placed the Liggett-Wallace House on the Register and within the "Contributive" category as a representative example of the distinguishing characteristics of a Craftsman bungalow from the early 1920s. Additionally, the house was categorized as "Contributive" because it "contributes to the overall character and history" of the French Park neighborhood through its style and type. Characteristic Craftsman features include the front-gabled roof, full-width, recessed front porch, exposed beams and rafters, window configuration, and window and door surrounds. Character-defining exterior features of the Liggett-Wallace House that should be preserved include, but may not be limited to: roof configuration; gable vent; massing; original windows; window surrounds; recessed front porch; and architectural details such as exposed rafters and beam-ends.

Since its listing on the Register in 2002, the property had undergone repairs to the front porch and front steps (2011). In April 2022, the property underwent an interior remodel, which included removing walls between kitchen/dining/living room areas to create an open floor plan. In addition, seventeen (17) aluminum windows (non-period correct) were removed and replaced with new single-hung windows, and sliding wood windows along the rear. The existing double-hung windows along the front elevation were not altered or be replaced, but were instead repaired and maintained.

All existing wood windows that are non-period correct (e.g., fixed, sliding, casement, etc.) will be required to be replaced with period correct wood windows (e.g., single-hung) as part of the rehabilitation and restoration requirements during the duration of the Mills Act Agreement for this property. In addition, staff will work with the applicant to ensure that a bronze plaque is installed honoring and recognizing the structure. The plaque will include the historic name, address, year built, and local historic register designation. Lastly, the site will be subject to general maintenance and upkeep requirements including, but not limited to, replacement or restoration of damaged character-defining features, landscaping upkeep, painting, etc. These improvements will be subject to review and

approval by staff. Upon consideration of the application, it is recommended that the City enter into a Historic Property Preservation Agreement.

### **ENVIRONMENTAL IMPACT**

Pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the project is exempt from further review pursuant to Section 15331 of the CEQA Guidelines (Class 31 – Historical Resource Restoration/Rehabilitation) as these actions are designed to preserve historic resources. Based on this analysis, a Notice of Exemption, Environmental Review No. 2022-105 will be filed for this project.

### **FISCAL IMPACT**

The Historic Property Preservation Agreement will reduce the Property Tax revenue account 01102002-50011 to the City by an estimated \$653.85 annually, for a period of not less than ten years.

### **EXHIBIT(S)**

- 1 - Mills Act Agreement
- 2 - 500' Radius Map
- 3 - Site Photos – 501 E. Washington Avenue
- 4 - HRC Staff Report Historic Summary and Resolution (501 E. Washington Ave)
- 5 - Action Minutes HRC (501 E. Washington Ave)

Submitted By:  
Pedro Gomez, AICP, Senior Planner

Approved By:  
Minh Thai, Executive Director of Planning and Building Agency, Planning and Building Agency

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:  
City of Santa Ana  
20 Civic Center Plaza (M-30)  
Santa Ana, CA 92702  
Attn: Clerk of the Council

FREE RECORDING PURSUANT TO GOVERNMENT CODE § 27383

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## HISTORIC PROPERTY PRESERVATION AGREEMENT

This Historic Property Preservation Agreement (“Agreement”) is made and entered into by and between the City of Santa Ana, a charter city and municipal corporation duly organized and existing under the Constitution and laws of the State of California (hereinafter referred to as “City”), and **Andrew Chu, a Married Man, as his sole and separate property**, (hereinafter collectively referred to as “Owner”), owner of real property located at **501 E. Washington Avenue, Santa Ana, California**, in the County of Orange and listed on the Santa Ana Register of Historical Properties.

### RECITALS

- A. The City Council of the City of Santa Ana is authorized by California Government Code Section 50280 et seq. (known as the “Mills Act”) to enter into contracts with owners of qualified historical properties to provide for appropriate use, maintenance, rehabilitation and restoration such that these historic properties retain their historic character and integrity.
- B. The Owner possesses fee title in and to that certain qualified real property together with associated structures and improvements thereon, located at **501 E. Washington Avenue, Santa Ana, CA, 92701** and more particularly described in Exhibit “A,” attached hereto and incorporated herein by reference, and hereinafter referred to as the “Historic Property”.
- C. The Historic Property is officially designated on the Santa Ana Register of Historical Properties pursuant to the requirements of Chapter 30 of the Santa Ana Municipal Code.
- D. City and Owner, for their mutual benefit, now desire to enter into this Agreement which defines and limits the use and alteration of this Historic Property in order to enhance and maintain its value as a cultural and historical resource for Owner and for the community; to prevent inappropriate alterations to the Historic Property and to ensure that repairs, additions, new building, and other changes are appropriate; and to ensure that rehabilitation and maintenance are carried out in an exemplary manner.

- E. Owner and City intend to carry out the purposes of California Government Code, Chapter 1, Part 5 of Division 1 of Title 5, Article 12, Section 50280 et seq., which will enable the Historic Property to qualify for an assessment of valuation as a restricted historical property pursuant to Article 1.9, Sec. 439 et seq., Chapter 3 Part 2 of Division 1 of the California Tax and Revenue Code.

NOW, THEREFORE, the City of Santa Ana and the Owner of the Historic Property agree as follows:

**1. Effective Date and Terms of Agreement.**

This Agreement shall be effective and commence on **February 8, 2023**, and shall remain in effect for a term of ten (10) years thereafter. Each year, upon the anniversary of the effective date of this Agreement, such initial term will automatically be extended as provided in California Government Code Sections 50280 through 50290 and in Section 2, below.

**2. Renewal.**

a. Each year on the anniversary of the effective date of this Agreement, a year shall automatically be added to the initial ten (10) year term of this Agreement unless written notice of nonrenewal is served as provided herein.

b. If the Owner or the City desire(s) in any year not to renew the Agreement, the Owner or City shall serve written notice of nonrenewal of the Agreement on the other party. Unless such notice is served by the Owner to the City at least ninety (90) days prior to the annual renewal date, or served by the City to the Owner at least sixty (60) days prior to the annual renewal date, one (1) year shall automatically be added to the term of the Agreement as provided herein.

c. Within 30 days from receipt of City's notice of nonrenewal, the Owner may file a written protest of City's decision of nonrenewal. The City may, at any time prior to the annual renewal date of the Agreement, withdraw its notice to the Owner of nonrenewal.

d. If either the Owner or the City serves notice to the other of nonrenewal in any year, the Agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal of the Agreement, whichever may apply.

**3. Standards and Conditions for Historic Property.**

During the term of this Agreement, the Historic Property shall be subject to the following conditions, requirements and restrictions:

a. Owner shall maintain the Historic Property in a good state of repair and shall preserve, maintain, and, where necessary, restore or rehabilitate the property and its character-defining features described in the "Historical Property Description" attached hereto, marked as Exhibit B, notably the general architectural form, style, materials, design, scale, proportions, organization of windows, doors, and other openings, textures, details, mass, roof line, porch and other aspects of the appearance of the exterior to the satisfaction of the City.

b. All changes to the Historic Property shall comply with applicable City plans and regulations, and conform to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, namely the U.S. Secretary of the Interior's Standards and Guidelines for Historic Preservation Projects. These guidelines are attached hereto, marked as Exhibit C, and incorporated herein by this reference. Owner shall continually maintain the Historic Property in the same or better condition.

c. A view corridor enabling the general public to see the Historic Property from the public right-of-way shall be maintained, and Owner shall not be permitted to block the view corridor to the property with any new structure, such as walls, fences or shrubbery, so as to prevent the viewing of the historic landmark by the public.

d. The following are prohibited: demolition of the Historic Property or destruction of character-defining features of the building or site; removal of trees and other major vegetation unless removal is approved by a rehabilitation plan approved by the Historic Resources Commission; paving of yard surface; exterior alterations or additions unless approved by the Historic Resources Commission and such alterations are in keeping with the Secretary of Interior's Standards; deteriorating, dilapidated or unrepaired structures such as fences, roofs, doors, walls, and windows; storage of junk, trash, debris, discarded or unused objects such as cars, appliances, or furniture; and other unsightly by decoration, structure or vegetation which is unsightly by reason of its height, condition, or inappropriate location.

e. Owner shall allow reasonable periodic inspection by prior appointment, as needed or at least every five (5) years after the initial inspection, of the interior and exterior of the Historic Property by representatives of the City of Santa Ana, the County Assessor, the State Department of Parks and Recreation, and the State Board of Equalization, to determine the Owner's compliance with the terms and provisions of this Agreement.

#### **4. Furnishing of Information.**

The Owner hereby agrees to furnish the City with any and all information requested which may be necessary or advisable to determine compliance with the terms and provisions of this Agreement.

#### **5. Cancellation.**

a. The City, following a duly noticed public hearing by the City Council as set forth in Government Code Section 50280, et. seq., may cancel this Agreement if it determines that the Owner have breached any of the conditions of this Agreement, or has allowed the property to deteriorate to the point that it no longer meets the standards for a qualified Historic Property, or if the City determines that the Owner have failed to restore or rehabilitate the property in the manner specified in Section 3 of this Agreement. If a contract is cancelled for these reasons, the Owner shall pay a cancellation fee to the County Auditor as set forth in Government Code Section 50286. This cancellation fee shall be a percentage (currently set at twelve and one-half (12 ½) percent by Government Code Section 50286) of the current fair market value of the

property at the time of the cancellation, as determined by the county assessor, without regard to any restriction imposed pursuant to this Agreement.

b. If the Historic Property is destroyed by earthquake, fire, flood or other natural disaster such that in the opinion of the City Building Official more than sixty (60) percent of the original fabric of the structure must be replaced, this Agreement shall be canceled immediately because, in effect, the historic value of the structure will have been destroyed. No fee shall be imposed in the case of destruction by acts of God or natural disaster.

c. If the Historic Property is acquired by eminent domain and the City Council determines that the acquisition frustrates the purpose of this Agreement, this Agreement shall be cancelled and no fee imposed, as specified in Government Code Section 50288.

## **6. Enforcement of Agreement.**

a. In lieu of and/or in addition to any provisions to cancel the Agreement as referenced herein, City may specifically enforce, or enjoin the breach of, the terms of the Agreement. In the event of a default, under the provisions to cancel the Agreement by Owner, the City shall give written notice to Owner by registered or certified mail, and if such a violation is not corrected to the reasonable satisfaction of the City Manager or designee within thirty (30) days thereafter, or if not corrected within such a reasonable time as may be required to cure the breach or default, or default cannot be cured within thirty (30) days (provided that acts to cure the breach or default may be commenced within thirty (30) days and shall thereafter be diligently pursued to completion by Owner), then City may, without further notice, declare a default under the terms of this Agreement and may bring any action necessary to specifically enforce the obligations of Owner growing out of the terms of this Agreement, apply to any court, state or federal, for injunctive relief against any violation by Owner or apply for such relief as may be appropriate.

b. City does not waive any claim of default by the Owner if City does not enforce or cancel this Agreement. All other remedies at law or in equity which are not otherwise provided for in this Agreement or in City's regulations governing historic properties are available to City to pursue in the event that there is a breach of this Agreement. No waiver by City of any breach or default under this Agreement shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

## **7. Binding effect of Agreement.**

a. Owner hereby subjects the Historic Property, located at **501 E. Washington Avenue**, Assessor Parcel Number, **398-151-20**, and more particularly described in Exhibit A, in the City of Santa Ana, to the covenants, conditions, and restrictions as set forth in this Agreement.

b. City and Owner hereby declare their specific intent that the covenants, conditions and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon Owner's successors and assigns in title or interest to the Historic Property. Every contract, deed, or other instrument hereinafter executed, covering or conveying

the Historic Property or any portion thereof, shall conclusively be held to have been executed, delivered, and accepted subject to the tenants, restrictions, and reservations expressed in this Agreement regardless of whether such covenants, conditions and restrictions are set forth in such contract, deed, or other instrument.

**8. No Compensation.**

Owner shall not receive any payment from City in consideration of the obligation imposed under this Agreement, it being recognized that the consideration for the execution of this Agreement is the substantial public benefit to be derived therefrom and the advantage that will accrue to Owner as a result of the effect upon the assessed value of the Property on the account of the restrictions on the use and preservation of the Property.

**9. Notice.**

Any notice required by the terms of this Agreement shall be sent to the address of the respective parties as specified below or at other addresses that may be later specified by the parties hereto.

City: City of Santa Ana  
20 Civic Center Plaza (M-30)  
Santa Ana, CA 92702  
Attn: Clerk of the Council

Owners: Andrew Chu  
501 E. Washington Avenue  
Santa Ana, CA 92701

**10. General Provisions.**

a. None of the terms, provisions, or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors, or assigns, nor shall such terms, provisions or conditions cause them to be considered joint ventures or members of any joint enterprise.

b. The Owner agrees to and shall indemnify and hold the City and its elected and appointed officials, officers, agents, and employees harmless from liability for damage or claims for damage for personal injuries, including death, and claims for property damage which may arise from the direct or indirect use or operations of the Owner or those of his or her contractor, subcontractor, agent, employee, or other person acting on his or her behalf which relates to the use, operation, and maintenance of the Historic Property. The Owner hereby agrees to and shall defend the City and its elected and appointed officials, officers, agents, and employees with respect to any and all actions for damages caused by, or alleged to have been caused by, reason of the Owner's activities in connection with the Historic Property.

c. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, and costs of defense incurred, by reason of the operations referred to in this Agreement regardless of whether or not City prepared, supplied, or approved the plans, specifications or other documents for the Historic Property.

d. All of the agreements, rights, covenants, conditions, and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties herein, their heirs, successors, legal representatives, assigns, and all persons acquiring any part or portion of the Historic Property, whether by operation of law or in any manner whatsoever.

e. In the event legal proceedings are brought by any party or parties to enforce or restrain a violation of any of the covenants, reservations, or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover all reasonable attorney's fees to be fixed by the court, in addition to court costs and other relief ordered by the court.

f. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be effected thereby.

g. This Agreement shall be construed and governed in accordance with the laws of the State of California, with venue in Orange County.

**11. Recordation.**

No later than twenty (20) days after the parties execute and enter into this Agreement, the City shall cause this Agreement to be recorded in the office of the County Recorder of the County of Orange.

**12. Amendments.**

This Agreement may be amended, in whole or in part, only by a written recorded instrument executed by the parties hereto.

**13. Effective Date**

This Agreement shall be effective on the day and year first written above in Section 1.

{ Signature page follows }

**ATTEST:**

**CITY OF SANTA ANA**

\_\_\_\_\_  
Clerk of the Council

\_\_\_\_\_  
KRISTINE RIDGE  
City Manager

**OWNER**

Date: \_\_\_\_\_

By: \_\_\_\_\_  
ANDREW CHU

**APPROVED AS TO FORM:**

**RECOMMENDED FOR APPROVAL:**

SONIA CARVALHO  
City Attorney

By: John M. Funk  
JOHN M. FUNK  
Chief Assistant City Attorney

\_\_\_\_\_  
MINH THAI  
Executive Director  
Planning and Building Agency

**EXHIBIT A**  
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 6 OF TRACT NO. 140, IN THE CITY OF SANTA ANA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 40, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**Assessor's Parcel Number: 398-151-20**

# EXECUTIVE SUMMARY

## LIGGETT-WALLACE HOUSE 501 East Washington Avenue Santa Ana, CA 92701

NAME	Liggett-Wallace House			REF. NO.
ADDRESS	501 East Washington Avenue			
CITY	Santa Ana	ZIP	92701	ORANGE COUNTY
YEAR BUILT	1921	LOCAL REGISTER CATEGORY: Contributive		
HISTORIC DISTRICT	French Park	NEIGHBORHOOD	French Park	
NATIONAL REGISTER CRITERIA FOR EVALUATION	C	NATIONAL REGISTER STATUS CODE	1D	

Location:  Not for Publication       Unrestricted

Prehistoric       Historic       Both

### ARCHITECTURAL STYLE: Bungalow/Craftsman

Closely related to the English Arts and Crafts Movement, American Bungalow/Craftsman architecture was popularized by The Craftsman magazine and architects such as Charles and Henry Greene of Pasadena. It drew from the wood building traditions of Japan and Switzerland as well as the medieval themes favored by the Arts and Crafts philosophers. Craftsman architecture stressed honesty of form, materials, and workmanship, eschewing applied decoration in favor of the straightforward expression of structure. A new appreciation of nature was evident in horizontal lines that reached out to embrace the landscape and the incorporation of capacious porches into building plans. Primarily a residential style, Craftsman architecture can be identified by low pitched gable and hipped roofs with exposed rafters and beams in deep overhangs; wood lap or shingle siding and an occasional use of stucco; extensive use of stone or brick as a secondary material; horizontal emphasis apparent in roof lines, headers, and battered porch supports; and broadly proportioned wood framed windows, often clustered in bands. Craftsman homes were built from circa 1902 until the early 1920s.

### SUMMARY/CONCLUSION:

The Liggett-Wallace House was listed in the National Register of Historic Places in 1999 as a contributor to the French Park Historic District. Under the regulations implementing the California Register of Historical Resources, the building is also listed in the California Register. It also qualifies for listing in the Santa Ana Register of Historical Property under Criterion 1 as a representative example of the distinguishing characteristics of a Craftsman bungalow from the early 1920s. Additionally, the house has been categorized as “Contributive” because it “contributes to the overall character and history” of the French Park neighborhood through its style and type, is a “good example” of a Craftsman bungalow from the 1920s, and “has not been substantially altered” (Municipal Code, Section 30-2.2).

### EXPLANATION OF CODES:

- National Register Criteria for Evaluation: (From Appendix 7 of Instructions for Recording Historical Resources, Office of Historic Preservation)  
**C:** that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- National Register Status Code: (From Appendix 2 of Instructions for Recording Historical Resources, Office of Historic Preservation)  
**1D:** Contributor to a listed district.



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 3 Resource name(s) or number (assigned by recorder) *Liggett-Wallace House*

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County *Orange County*

\*b. USGS 7.5' Quad *TCA 1725*

Date: \_\_\_\_\_

\*c. Address *501 East Washington Avenue*

City *Santa Ana*

Zip *92701*

\*e. Other Locational Data: *Assessor's Parcel Number: 398-151-20; N TR 140 Lot: 6*

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

*Substantially rehabilitated in 1986, this one-story Craftsman bungalow displays a symmetrical, front-gabled façade dominated by a full-width recessed porch. The porch, including the stick balustrade, handrail, and latticework foundation skirting, have been rebuilt. At the same time, the exterior narrow clapboard sheathing was replaced, aluminum sliding windows installed on the east elevation, and the original garage demolished. Characteristics of the roof treatment include a simply molded raking cornice, deep eaves covering exposed rafters, and beam-ends that emerge near the end-walls. A pair of rectangular, crosshatch vents with typical Craftsman surrounds are centered below the gable peak. Paired six-over-one, wood-framed, double-hung sash windows with Craftsman surrounds flank the centered main entrance. Bisecting a front yard of grass and shrubbery, a concrete path bordered by hedges leads to the entry. An exterior red brick chimney rises from the center of the east elevation. Building permits document a 1929 addition to the house, most likely at the rear. Since the 1986 alterations, the house has been well maintained and retains the character of its original appearance.*

\*P3b. Resource Attributes: (list attributes and codes) *HP2. Single-family Property*

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

P5a. Photo



**P5b. Photo:** (view and date)  
*North and east elevations  
 June 2002*

\*P6. Date Constructed/Age and Sources:  historic  
*1921/ Source: National Register Nomination.*

\*P7. Owner and Address:  
*Roberto Gomez  
 501 E. Washington Avenue  
 Santa Ana, CA 92701*

\*P8. Recorded by:  
*Leslie J. Heumann, Peter C. Moruzzi  
 SAIC  
 35 S. Raymond Ave. # 204  
 Pasadena, CA 91105*

\*P9. Date Recorded:  
*July 24, 2002*

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

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

*Marsh, Diann. "French Park Historic District." National Register Nomination Form, February 1998.*

\*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)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or #: *Liggett-Wallace House*

- B1. Historic Name: *Liggett-Wallace House*  
B2. Common Name: *Same*  
B3. Original Use: *Single-family Residence*  
B4. Present Use: *Single-family Residence*

\*B5. Architectural Style: *Bungalow/Craftsman*

\*B6. Construction History: (Construction date, alterations, and date of alterations): *Constructed in 1921.*

*May 24, 1929. Addition.*

*October 5, 1937. Reroof.*

*August 9, 1948. Reroof.*

*August 18, 1986. Demolish old existing garage only.*

*November 3, 1986. Remove old porch and replace with new, replace exterior doors, new roof, new façade boards, per Notice of Order*

*November 3, 1986. New 10' x 20' wood frame garage.*

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

\*B8. Related Features:

*None.*

B9a. Architect: *Unknown*

b. Builder: *Unknown*

\*B10. Significance: Theme *Residential Architecture*

Area *Santa Ana*

Period of Significance: *circa 1880-1946* Property Type: *Single-family Residence*

Applicable Criteria: *C*

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

*Built in 1921, the Liggett-Wallace House is significant as a representative example of a late Craftsman bungalow. It exhibits the simplification of the earlier Craftsman style that typified the early 1920s, when a few signature elements, such as low-pitched gables with exposed beams and rafters, clapboard siding, and a front porch, were enough to identify the style. The house is also important as a contributor to the French Park Historic District. According to previous research, Delbert and Ruby Liggett were the first occupants of the house in 1921. Mr. Liggett worked for the Bemis Lumber Company. In 1923, Albert and Marion Wallace began a twenty-year residency. Albert Wallace was an engineer with the Santa Fe Railroad (Marsh, 1998).*

(See Continuation Sheet 3 of 3.)

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

\*B12. References:

*City of Santa Ana Building Permits  
Santa Ana History Room Collection, Santa Ana Public Library  
Sanborn Maps*

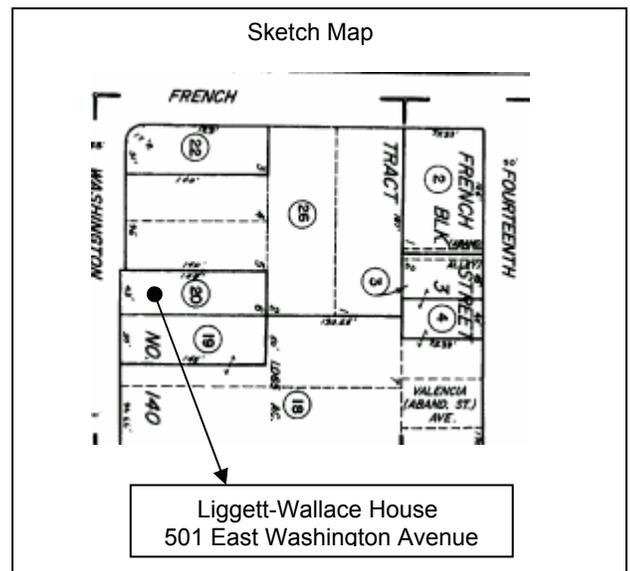
(See Continuation Sheet 3 of 3.)

B13. Remarks:

\*B14. Evaluator: *Leslie J. Heumann*

\*Date of Evaluation: *July 24, 2002*

(This space reserved for official comments.)



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

*Santa Ana was founded by William Spurgeon in 1869 as a speculative town site on part of the Spanish land grant known as Rancho Santiago de Santa Ana. In 1877, Spurgeon, along with James McFadden and James Fruit, formed the Western Development Company with the intention of bringing the Southern Pacific Railroad from its then terminus in Anaheim into Santa Ana. Thinking to capitalize on commercial growth around the railroad, the partners purchased 160 acres adjacent to the eastern city boundary at French Street. Although they were successful in luring the Southern Pacific to a new depot on Fruit Street in Santa Ana in 1878, the expected commercial development of "Santa Ana East" never materialized. Early growth and development of the town continued to be centered further west around Fourth and Main Streets, with the result that the legacy of Santa Ana East is an angled street plan whose intersection with the original city is marked by a small, triangular parcel, developed in the 1890s as Flatiron Park, now known as French Park. Santa Ana continued to grow, stimulated by the arrival of the Santa Fe Railroad in 1886. Following its incorporation as a city in 1886, Santa Ana was recognized as one of the leading communities in the area in 1889 when it became the seat of the newly created County of Orange.*

*Beginning in the 1880s and continuing well into the twentieth century, the area around the park began to be developed with many of the finest homes in Santa Ana. Examples of Victorian era, turn of the century, and Craftsman homes were built along the tree-lined streets. By the 1920s, most streets in the neighborhood were fully developed, although a few revival styled single family homes and duplexes were built during the 1920s, and a handful of apartments constructed in the 1930s. From the nineteenth century onwards, residents were a "Who's Who" of early Santa Ana, and included bankers, attorneys, doctors, businessmen, ranchers, teachers and others active in the civic and social life of the city.*

*Once known as the "Nob Hill" of Santa Ana, French Park declined in the 1940s and 1950s as some homes were converted into rooming houses and others were allowed to deteriorate. In the 1960s and 1970s some houses were demolished and the properties redeveloped with multi-family housing. However, a grass roots preservation effort begun in the late 1970s led to the establishment of a local historic district in 1984 and the listing of the neighborhood in the National Register of Historic Places in 1999.*

*The Liggett-Wallace House was listed in the National Register of Historic Places in 1999 as a contributor to the French Park Historic District. It is therefore listed in the California Register of Historical Resources and is located within the boundaries of the locally designated historic district. It also qualifies for listing in the Santa Ana Register of Historical Property under Criterion 1 as an intact and representative example of a Craftsman residence from the early 1920s. Additionally, the house has been categorized as "Contributive" because it "contributes to the overall character and history" of French Park through its style and type, is a "good example" of a Craftsman bungalow of its period, and "has not been substantially altered." Characteristic Craftsman features include the front-gabled roof, full-width, recessed front porch, exposed beams and rafters, window configuration, and window and door surrounds. Character-defining exterior features of the Liggett-Wallace House that should be preserved include, but may not be limited to: roof configuration; gable vent; massing; original windows; window surrounds; recessed front porch; and architectural details such as exposed rafters and beam ends.*

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

*Harris, Cyril M. American Architecture: An Illustrated Encyclopedia. New York, WW Norton, 1998.*  
*Marsh, Diann. Santa Ana, An Illustrated History. Encinitas, Heritage Publishing, 1994.*  
*McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.*  
*National Register Bulletin 16A. "How to Complete the National Register Registration Form." Washington DC: National Register Branch, National Park Service, US Dept. of the Interior, 1991.*  
*Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento: March 1995.*  
*Whiffen, Marcus. American Architecture Since 1780. Cambridge: MIT Press, 1969.*

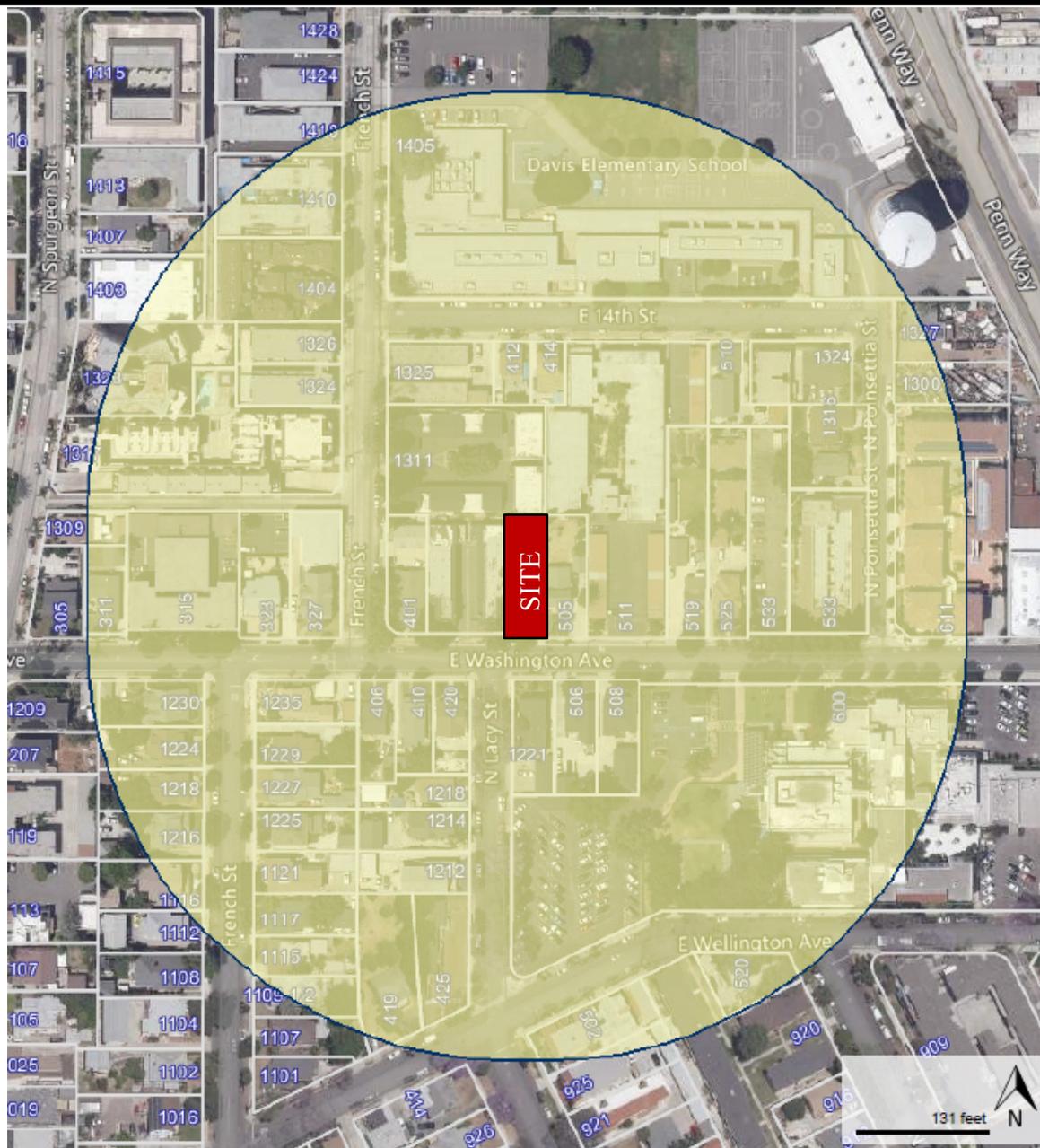
Exhibit C

Exterior work shall be reviewed by the Historic Resources Commission and subject to the U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, as follows:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from the other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and reserve archaeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with

size, scale, color, material and character of the property, neighborhood, or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations need to be removed in the future, the essential form and integrity of the structure would be unimpaired.



500' RADIUS

HPPA 2022-21  
501 E. WASHINGTON AVENUE  
LIGGETT-WALLACE HOUSE

PLANNING AND BUILDING AGENCY



HPPA-2022-21  
LIGGETT-WALLACE HOUSE  
501 E. WASHINGTON AVENUE  
SITE PHOTOS  
EXHIBIT 3

**REQUEST FOR  
Historic Resources Commission Action**



**HISTORIC RESOURCES COMMISSION MEETING DATE:  
NOVEMBER 7, 2002**

**HISTORIC RESOURCES COMMISSION SECRETARY**

**TITLE:  
PUBLIC HEARING - HISTORIC RESOURCES  
COMMISSION APPLICATION NOS. 2002-54,  
56 AND 59; AND HISTORIC REGISTER  
CATEGORIZATION NOS. 2002-136, 138 AND  
141 TO PLACE AND CATEGORIZE VARIOUS  
STRUCTURES ON THE SANTA ANA REGISTER OF  
HISTORICAL PROPERTIES**

**APPROVED**

- As Recommended
- As Amended
- Set Public Hearing For \_\_\_\_\_

**CONTINUED TO \_\_\_\_\_**

Prepared by Lynnette Perry

*Thomas R. Curtis Head*  
Deputy City Manager

*[Signature]*  
Planning Manager

**RECOMMENDED ACTION**

1. Adopt a resolution approving Historic Resources Commission Application Nos. 2002-54, 56 and 59.
2. Adopt a resolution approving Historic Register Categorization Nos. 2002-136, 138 and 141.

**DISCUSSION**

**Request of Applicant**

The City of Santa Ana requests that the structures located at the following addresses be placed and categorized as Contributive on the Santa Ana Register of Historical Properties.

- 501 East Washington Avenue, Liggett-Wallace House (Exhibit 1)
- 1225 North French Street, Davis-Hoy House (Exhibit 2)
- 215 South Cypress Avenue, Sylvester House (Exhibit 3)

**Analysis of the Issues**

The structures identified meet the minimum selection criteria for inclusion on the Santa Ana Register of Historical Properties pursuant to criteria contained in Section 30-2 of the Santa Ana Municipal Code. The

first benchmark for selection requires that the structures be 50 or more years old. The structures also meet the minimum criteria to be categorized as Contributive pursuant to criteria contained in Section 30-2.2 of the Santa Ana Municipal Code. The code criteria for Contributive designation is as follows:

The building, landmark, or district contributes to the overall character and history of a neighborhood or district, is a good example of period architecture and has not been substantially altered.

The properties included in this request are as follows:

- **501 East Washington Avenue, Liggett-Wallace House.** The 1921 structure is eligible for listing on the Register as it exemplifies the simplicity and distinguishing characteristics of the earlier Craftsman bungalow style. It is eligible to be placed within the Contributive category as it contributes to the overall character and history of the French Park neighborhood through its Craftsman style and type from the early 1920s. The modest symmetrical Craftsman style bungalow is a good example of period architecture, which is illustrated by its low-pitched gabled roof with exposed beams and rafter tails, a full-width, recessed porch and window configuration. Narrow clapboard sheathes the exterior. Additionally, the structure has not been substantially altered and is listed in the National and State Registers as a contributor to the French Park Historic District.
- **1225 North French Street, Davis-Hoy House.** The Davis-Hoy House is eligible for inclusion on the Register as a representative example of the American Foursquare variant of the Prairie style architecture common in the first decade of the twentieth century. Additionally, it is eligible for inclusion based upon its association with two prominent early citizens, Samuel Davis and William Hoy. Mr. Davis was a district attorney for the County of Orange, a partner in a prestigious law firm, and one of the founders of the Orange County Historical Society. In 1920, William Hoy, a Cornell University graduate and civil engineer, purchased the home. After serving as City Engineer of Santa Ana from 1919 to 1922, Mr. Hoy went into private practice working for a number of local water companies.

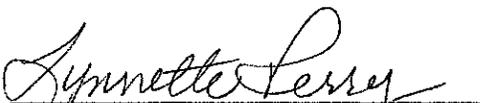
The Davis-Hoy House is also eligible to be placed within the Contributive category as a good example of the American Foursquare variant style which is illustrated by the two-story box-like massing, bellcast-hipped roof with dormers, deep eaves, recessed front porch and window treatment. A wide belt course divides the lower narrow clapboard finish and the stucco finish on the upper portion. The structure has not been substantially altered and is listed in the National and State Registers as a contributor to French Park Historic District.

**215 South Cypress Avenue, Sylvester House.** The Sylvester House, built in 1905, is eligible for inclusion on the Register as it exemplifies the distinguishing characteristics of the Colonial Revival style from the early twentieth century. Additionally, the substantially unaltered structure is eligible to be placed within the Contributive category as it contributes to the overall character and history of the Eastside neighborhood as a good example of a Colonial Revival cottage. This style is illustrated by the box-like massing, hipped roof with gable dormer, boxed cornices and carved brackets, window treatment and recessed porch with Tuscan columns. The exterior is sheathed in clapboard and shingles. It is noteworthy as a surviving older home in the Eastside Neighborhood and has not been substantially altered.

Based on findings consistent with criteria established in Chapter 30 of the Santa Ana Municipal Code, it is recommended that the Historic Resources Commission approve the actions as noted.

**CEQA Compliance**

In accordance with the California Environmental Quality Act, the recommended action is exempt from further review. Categorical Exemptions will be filed for this project.

  
Lynnette Perry, AICP  
Associate Planner

  
Maya DeRosa  
Senior Planner

LP:JM

EXEMPT FROM FEES PURUSANT TO GOVERNMENT CODE § 6103

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:

CITY OF SANTA ANA,  
HISTORIC RESOURCES COMMISSION

AND WHEN RECORDED MAIL TO:

LAURA JOHNSON  
CITY OF SANTA ANA  
20 CIVIC CENTER PLAZA, M20  
P.O. BOX 1988  
SANTA ANA, CA 92702

Recorded in Official Records, County of Orange  
Darlene Bloom, Clerk-Recorder

NO FEE  
2002001151394 10:50am 12/17/02

130 11 R28 6  
0 00 0.00 0.00 0.00 0.00 0.00 0.00

This Space for Recorder's Use Only

TITLE OF DOCUMENT:

RESOLUTION NO. 2002-35

RECEIVED

JAN 03 2003

SANTA ANA PLANNING DEPT

Handwritten notes: "b p", "CF", "M"

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA PLACING THE PROPERTIES LOCATED AT 501 EAST WASHINGTON AVENUE, AND 1225 NORTH FRENCH STREET, 215 SOUTH CYPRESS AVENUE ON THE SANTA ANA REGISTER OF HISTORIC PROPERTIES AND PLACING WITHIN AN ESTABLISHED CATEGORY

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION  
(Additional recording fee applies)

059-TITLE PAGE (R7/95)

kdo/10/23/02

RESOLUTION NO. 2002-35

A RESOLUTION OF THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA PLACING THE PROPERTIES LOCATED AT 501 EAST WASHINGTON AVENUE, AND 1225 NORTH FRENCH STREET, 215 SOUTH CYPRESS AVENUE ON THE SANTA ANA REGISTER OF HISTORIC PROPERTIES AND PLACING WITHIN AN ESTABLISHED CATEGORY

BE IT RESOLVED BY THE HISTORIC RESOURCES COMMISSION OF THE CITY OF SANTA ANA AS FOLLOWS:

Section 1. The Historic Resources Commission of the City of Santa Ana hereby finds, determines and declares as follows:

- A. The Liggett-Wallace House, located at 501 East Washington Avenue, Santa Ana was constructed in 1921. It is eligible for listing on the Register as it exemplifies the simplicity and distinguishing characteristics of the earlier Craftsman bungalow style.
1. It is eligible to be placed within the Contributive category as it contributes to the overall character and history of the French Park neighborhood through its Craftsman style and type from the early 1920's.
  2. The modest symmetrical Craftsman style bungalow is a good example of period architecture, which is illustrated by its low-pitched gabled roof with exposed beams and rafter tails, a full-width, recessed porch and window configuration. Narrow clapboard sheathes the exterior.
  3. Additionally, the structure has not been substantially altered and is listed in the National and State Registers as a contributor to the French Park Historic District.
  4. The legal owner of the subject property is Roberto Gomez.
  5. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.
- B. The Davis-Hoy House, located at 1225 North French Street, Santa Ana, was constructed in 1905 and is eligible for inclusion on the Register as a

representative example of the American Foursquare variant of the Prairie style architecture common in the first decade of the twentieth century.

1. Additionally it is eligible for inclusion based upon its association with two prominent early citizens, Samuel Davis and William Hoy. Mr. Davis was a district attorney for the County of Orange, a partner in a prestigious law firm, and one of the founders of the Orange County Historical Society. In 1920 William Hoy, a Cornell University graduate and Civil Engineer, purchased the home. Before going into private practice, Mr. Hoy was employed by the Orange County Highway Commission and the City of Santa Ana
  2. The Davis/Hoy House is also eligible to be placed within the Contributive category as a good example of the American Foursquare variant style which is illustrated by the two-story box-like massing, bellcast-hipped roof with dormers, deep eaves, recessed front porch and window treatment. A wide belt course divides the lower narrow clapboard finish and the stucco finish on the upper portion.
  3. The structure has not been substantially altered and is listed in the National and State Registers as a contributor to French Park Historic District.
  4. The legal owner of the subject property is Wayne Curl.
  5. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.
- C. The Sylvester House, located at 215 South Cypress Avenue, Santa Ana was built in 1905, and is eligible for inclusion on the Register as it exemplifies the distinguishing characteristics of the Colonial Revival style from the early twentieth century.
1. Additionally, it is eligible to be placed within the Contributive category as it contributes to the overall character and history of the Eastside neighborhood as a good example of a Colonial Revival cottage. This style is illustrated by the box-like massing, hipped roof with gable dormer, boxed cornices and carved brackets, window treatment and recessed porch with Tuscan columns.
  2. It is noteworthy as a surviving older home in the Eastside Neighborhood and has not been substantially altered.
  3. The legal owner of the subject property is Jose Carrasco.
  4. The legal description for the subject property is attached hereto as Exhibit A and incorporated by this reference as though fully set forth herein.

Section 2: The subject properties meet the minimal standards and are hereby placed on the City of Santa Ana Register of Historic Property pursuant to Section 30-2 of the Santa Ana Municipal Code.

Section 3: The subject properties meet the minimal standards and are hereby placed in the contributive category pursuant to Section 30-2.2(3) of the Santa Ana Municipal Code.

Section 4: For the subject properties, a report entitled "Executive Summary" is on file in the office of the Clerk of the Council, and is hereby approved and adopted, and together with the staff report and this resolution, justify the findings for placement on the City of Santa Ana Register of Historical Property in the contributive category. The Clerk of the Council is authorized and directed to include this resolution in the City of Santa Ana Register of Historical Property.

Section 5. The Commission Secretary is hereby directed to file a certified copy of this Resolution with the County Recorder's Office after the adoption of this Resolution pursuant to Public Resources Code Section 5029.

Section 6. This Resolution shall take effect immediately upon its adoption by the Historic Resources Commission, and the Commission Secretary shall attest to and certify the vote adopting this Resolution.

ADOPTED this 7<sup>th</sup> day of November, 2002 by the following vote:

AYES:	Commission members:	Bustamante, Chinn, Corpin, Gartner, Giles, Kings, O'Callaghan, Richardson (8)
NOES:	Commission members:	None (0)
ABSTENTION:	Commission members:	None (0)
NOT PRESENT:	Commission members:	Schaefer (1)

ATTEST:

  
\_\_\_\_\_  
Laura Johnson  
Commission Secretary  
Planning and Building Agency

  
\_\_\_\_\_  
Rose Anne Garcia Kings  
Chairperson

EXEMPT FROM FEES PURUSANT  
TO GOVERNMENT CODE § 6103

APPROVED AS TO FORM:  
Joseph W. Fletcher, City Attorney

By:   
Kylee D. Odette  
Deputy City Attorney

CERTIFICATE OF ATTESTATION AND ORIGINALITY

I, LAURA JOHNSON, Commission Secretary, do hereby attest to and certify the attached Resolution No. 2002-35 to be the original resolution adopted by Historic Resources Commission of the City of Santa Ana on November 7, 2002.

Date: 12/14/02

  
Commission Secretary  
City of Santa Ana

**LEGAL DESCRIPTIONS RESOLUTION NO. 2002-35**  
**CONTRIBUTIVE**

For the Month of November, 2002

	Address	Owner Name	Legal Description
1.	1225 North French Street	Wayne Curl	APN 398-028-04; BOTELEERS ADD BLK B LOT 10
2.	501 East Washington Avenue	Roberto Gomez	APN 398-151-20; N TR 140 LOT 6
3.	215 South Cypress Avenue	Jose Carrasco	APN 404-092-05; BLEES 2 <sup>ND</sup> ADD BLK D LOT R TR 134

HRC minutes  
11/7/02

**3. HISTORIC RESOURCES COMMISSION APPLICATION NOS. 2002-54, 2002-56, AND 2002-59, AND HISTORIC REGISTER CATEGORIZATION NOS. 2002-136, 2002-138 AND 2002-141**

Filed by the City of Santa Ana to place and categorize various structures on the Santa Ana Register of Historical Properties.

PUBLISHED IN THE REGISTER: October 25, 2002  
PUBLICLY NOTICED: October 25, 2002

ADDRESS	STRUCTURE NAME	RECOMMENDED CATEGORY
501 East Washington Avenue (136)	Liggett-Wallace House	Contributive
1225 North French Street (138)	Davis-Hoy House	Contributive
215 South Cypress Avenue (141)	Sylvester House	Contributive

**RECOMMENDATION:**

1. Adopt a resolution approving Historic Resources Commission Application Nos. 2002-54, 2002-56, and 2002-59.
2. Adopt a resolution approving Historic Register Categorization Nos. 2002-136, 2002-138, and 2002-141.

Lynnette Perry, Associate Planner, presented the staff report and recommendation.

Madame Chair Kings opened the public hearing.

No written communications were received and there were no speakers on the matter.

Madame Chair Kings closed the public hearing.

**Motion to:**

1. **Adopt a resolution approving Historic Resources Commission Application Nos. 2002-54, 2002-56, and 2002-59.**
2. **Adopt a resolution approving Historic Register Categorization Nos. 2002-136, 2002-138, and 2002-141.**

**MOTION:** Giles

**SECOND:** Richardson

**AYES:** Bustamante, Chinn, Corpin, Gartner, Giles, Kings, O'Callaghan, Richardson (8)

**NOES:** None (0)

**ABSENT:** Schaefer (1)

**ABSTENTION:** None (0)  
Historic Resources Commission