

720 East Sixth St.
Santa Ana
Orange County
California

HABS No. CA-2851

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
U.S. Department of the Interior
1849 C Street NW
Washington, DC 20240-0001

HISTORIC AMERICAN BUILDINGS SURVEY

720 EAST SIXTH ST.

HABS No. CA-2851

Location: 720 East Sixth St. is located in the block bounded by East Sixth St., Lacy St., East Fifth St., and North Porter St. The property is situated within the Fruit Addition tract.¹

The property is located at latitude: 3734728.998, longitude: 420286.1564. The coordinate was taken in August 2010, near the front door of the residence at 720 East Sixth St., using a Garmin GPS 60CSx unit with accuracy of +/-5 meters before post processing the data. The coordinate's datum is North American Datum (NAD) 1983. The location of 720 East Sixth St. has no restriction on its release to the public.

**Present Owner/
Occupant:** City of Santa Ana

Present Use: Vacant

Significance: The single-family residence at 720 East Sixth St. is architecturally significant as an intact and representative example of a bungalow with Colonial Revival-style influences. Located in the Lacy neighborhood, the property is also historically significant as one of the original residences of the "Fruit Addition" tract, which was associated with increased residential development in the vicinity of the new railways that reached Santa Ana during the late 1800s, providing vital connectivity to the city. Due in part to their proximity to the railroad and the downtown business district, centered at Fourth and Main Streets, buildings in the Fruit Addition tract supported a mix of residential and industrial uses and were some of the earliest developed areas of Santa Ana. The building reflects the type of modest vernacular cottages that typically housed working-class residents of Santa Ana (e.g., building contractors, dry goods salesmen, carpenters, clerks, and milliners) at the turn of the twentieth century.

**Project
Information:** HABS documentation for 720 East Sixth St. was prepared by Sapphos Environmental, Inc. staff from August 2010 through May 2011 on behalf of the Community Development Agency, Housing and Neighborhood Development Division, City of Santa Ana, California. The HABS documentation serves as mitigation to comply with the City of Santa Ana Transit Zoning Code (SD 84A and SD 84B) Environmental Impact Report (EIR).² Photographs and building measurements were taken by Mr. David

¹ Plat Book of Orange County, California. 1913. City of Santa Ana. Compiled Under the Direction of J. L. McBride, County Surveyor. Los Angeles, CA: H. S. Crocker and Company.

² City of Santa Ana Transit Zoning code (SD 84A and SD 84B) Environmental Impact Report, SCH No. 2006071100. February 2010. Prepared by PBS&J, Los Angeles, California for the City of Santa Ana, Santa Ana, California.

Lee, production manager, and Ms. Marlise Fratinardo, senior cultural resources coordinator / architectural historian, Sapphos Environmental, Inc. Architectural information and historical context was prepared by Ms. Marlise Fratinardo, and Ms. Laura Carías, cultural resources analyst / architectural historian. Ms. Leslie Heumann, Sapphos Environmental, Inc. historic resources manager / architectural historian, reviewed the final report and supporting documents and provided research, writing, and project oversight.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. **Date of erection:** ca. 1908³
2. **Architect:** No known architect could be associated with 720 East Sixth St.
3. **Original and subsequent owners, occupants:**
 - a. **Owners:** Arth Gallagher (1931–1932); J. C. Wilhelm (1946–1962)⁴
 - b. **Occupants:** Samuel R. Burgan (1913–1929); Mrs. C. H. Burgan (1930); Arthur Gallagher (1931–1932); R. A. Dolaney (1933–1934); H. E. Erwin (1935); J. H. Strand (1936–1941); M. Beulah Cornett (1945); J. C. Wilhelm (1947, 1950); Mrs. Louise Wilhelm (1954), J. C. Wilhelm (1962)
4. **Builder, contractor, suppliers:** No known builder, contractor, or supplier could be associated with the construction of 720 East Sixth St. Subsequent alterations and repairs / ongoing maintenance at the property include:

February 15, 1954. Repair basement entrance for J. C. Wilhelm, owner, for \$100.
5. **Original plans and construction:** No original building permits, original plans, or construction drawings were found for 720 East Sixth St.
6. **Alterations and additions:** Exterior alterations include replacement porch steps on the east wall and a blocked window opening on the south wall. The interior has been remodeled such that original materials and spatial layout are compromised.

³ Estimated from visual observation, and City of Santa Ana directories, 1912–1914.

⁴ Partial list, derived from City of Santa Ana building permits and city directories.

B. Historical Context:

Development of the Lacy Neighborhood, 1895–1930

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. The civic and commercial core of the community was centered on the intersection of Fourth and Main Streets. Stimulated by the arrival of the Santa Fe Railroad, incorporation as a city in 1886, and selection as the seat of the newly created County of Orange in 1889, the city grew outwards, with residential neighborhoods developing around the city center. Agricultural uses predominated in the outlying areas, with cultivated fields and orchards dotted with widely scattered farmhouses.

One of the oldest neighborhoods in Santa Ana, the Lacy neighborhood is home to a variety of property types, including residential, commercial, institutional, and industrial, that represent over 120 years of Santa Ana's history. The Lacy neighborhood is defined by the City of Santa Ana as bordered on the north by Civic Center Drive, on the east by Poinsettia Street, on the south by First Street, and on the west by Main Street. From Civic Center Drive on the north to roughly Fourth Street on the south, the Lacy neighborhood intersects with the Station District area.

In the final quarter of the nineteenth century, Lacy's residential subdivision and settlement was fueled by the downtown business district, located both in and adjacent to the neighborhood. By the end of the 1880s, this business district encompassed five city blocks, consisting primarily of one- to two-story brick commercial buildings. In the same period, Lacy's eastern portion had also become the nexus of the Southern Pacific Railway line, brought to Santa Ana in 1878, and the Atchison, Topeka, and Santa Fe Railway line, established in 1886. The Lacy neighborhood was in proximity to local street car and railway connections, with the Santa Ana and Tustin Street Railway running along First Street; the Santa Ana and Westminster Railroad on Second Street, with a terminus point just east of Main Street; the Pacific Electric Railway line on Fourth Street, and the Santa Ana, Orange, and Tustin Street Railway line connecting the 1878 Southern Pacific Depot with downtown Santa Ana, via Santa Ana Boulevard (formerly Fruit Street).

Triggered by this proximity to commerce and transportation, residential development arrived early in Lacy, with numerous residential tracts offering small lots in the 1880s. In 1886, a subdivision dubbed "Santa Ana East" was advertised "on the line of the Los Angeles and San Diego railroad." The current 45-degree angle of Santa Ana Boulevard and Civic Center Drive reflect the layout of this tract, which consisted of 50-foot-wide lots oriented to the Southern Pacific's diagonal swath. In addition to encouraging residential settlement, the Lacy neighborhood's proximity to the railroads brought numerous industrial concerns to east Santa Ana, including lumber yards, food-packing and canning plants, furniture warehouses, and other manufacturing plants.

Two early tracts are located in the vicinity of the Station District area. The "Fruit Addition" and "James H. Fruit Addition to Santa Ana East" are associated with increased residential development in the vicinity of the new railways that reached Santa Ana during the late 1800s, providing vital connectivity to the City. Due in part to their proximity to the railroad and the downtown business district, centered at Fourth and Main Streets, the buildings in these tracts represented a mix of residential and industrial uses. The earliest buildings were typically modest vernacular cottages that housed Santa Ana's working-class residents (e.g., building contractors, dry goods salesmen,

carpenters, clerks, and milliners) at the turn of the twentieth century. By 1900, the basic structure of the central core of Santa Ana, including the Lacy neighborhood, was well established and largely as one sees it today (2011), with a cluster of commercial buildings at Fourth and Main Streets, residential areas radiating outward, and a network of interconnecting railway lines, flanked by a variety of industrial and manufacturing buildings, defining the eastern sector of the Lacy neighborhood.

The Lacy neighborhood continued to expand during the pre–World War I period, with an increase in residential development accompanied by the construction of many cultural, civic, and religious buildings, clustered in the neighborhood’s northwestern portion. A historical map (Sanborn, 1906) depicts a neighborhood comprising primarily single-family dwellings intermingled with occasional undeveloped lots. The 1920s brought a new focus to the neighborhood when a large number of auto sales and repair shops were established in Lacy’s southwestern area. By 1927, at least 12 auto sales and repair shops were clustered between Third and Fourth Streets, and French and Lacy Streets. By the 1930s, the neighborhood was fully developed as a residential community comprising single-family and multi-family properties interspersed with neighborhood services and commercial uses that included agricultural supply businesses.

In the post–World War II era, the construction of large multi-family dwellings began to alter the character of the area toward higher density residential uses. In eastern Lacy, recent redevelopment projects have begun to change the area’s formerly industrial character and have brought a new wave of settlement to the neighborhood.

Colonial Revival Style

Popularized by the 1876 Philadelphia Centennial Exhibition, which catalyzed the interest in American colonial architectural heritage, the Colonial Revival style of architecture used the materials, proportions, and detailing of American colonial precedents as inspiration. During the early twentieth century, architectural publications, such as the White Pine Series of Architectural Monographs (1915), further popularized the style and widely disseminated photographs and drawings illustrating the Colonial Revival style and its historic precedents. As a result, American Colonial Revival style architecture during the late 1910s was often based upon early American architectural examples; however, the majority of Colonial Revival style buildings reflect an eclectic mixture that suggests, rather than mimics, its colonial antecedents. Drawing heavily upon the architectural details of American Georgian and Adamesque prototypes, the Colonial Revival style dominated domestic building from 1910 through the 1950s. Colonial Revival style architecture is defined by classical symmetry, accentuated front doors openings with fan lights, side lights and/or pediments supported by pilasters or supported by slender columns to create an entryway porch, double-hung sash windows with multiple lights, wood shutters and gabled roofs.

720 East Sixth St.

The single-family residence at 720 East Sixth St., constructed ca. 1908 is representative of residential development in the Lacy neighborhood from 1895–1930. The property appears in a 1925 Sanborn map as one of numerous properties, primarily single-family residences, which comprised a neighborhood setting with only occasional undeveloped lots. During the 1920s, the immediate vicinity had a mix of service businesses, such as a laundry (at the southwest corner of

North Porter Street and East Sixth Street) and a concentration of automobile-related shops that lined East Fourth Street (e.g., auto repair, “radiator and fender works,” and “auto trimmings and painting”). The footprint of the residence appears unchanged in historical maps (Sanborn 1925, 1949). An original garage, depicted in 1925 and 1949 Sanborn maps at the southeast property line is no longer extant. By the 1940s, the area was fully developed as a residential community comprising single-family and multi-family properties interspersed with neighborhood services. The commercial strip located along East 4th Street, which in the 1920s had several residences intermingled with commercial properties, was solidly commercial by this period.

The first known occupant of the residence is identified as Samuel R. Burgan in a 1913–1914 city directory. Mr. Burgan lived at the property until 1929. A series of relatively short-term residents occupied the property from the 1920s through the late 1940s. Members of the Wilhelm family occupied the residence from 1947 until at least 1962. No additional information was located regarding the contribution of any individual occupants to the history and development of the City of Santa Ana.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

- 1. Architectural character:** This one-story north-facing single-family residence has a roughly square plan and exhibits elements of the Colonial Revival style. Walls covered in narrow lap siding support a hipped roof with projecting cross gables covered in composition material. A brick chimney is located in the interior of the roof. The facade gable end has scaled shingles, a slatted wood roof vent, and bargeboards. A water table constructed of cast stone wraps the residence. A wrapping porch, supported by wide turned wood Tuscan columns, is located on the north facade and east wall. Windows and doors are arranged asymmetrically on all walls. Wide wood plank trim surrounds window and door openings and corner boards trim the residence. Original double-hung windows and two original exterior doors on the north facade and east wall are extant.
- 2. Condition of fabric:** The current condition of 720 East Sixth St. is deteriorated. Windows and doors are boarded over.

B. Description of Exterior:

- 1. Overall dimensions:** The one-story 720 East Sixth St. has a roughly square footprint. The building is approximately 30'-0" long by 30'-0" wide, which includes a wrapping porch that is approximately 5'-6" deep.
- 2. Foundations:** The building sits on a concrete foundation.
- 3. Walls:** The exterior walls are constructed of narrow lap siding.
- 4. Structural system, framing:** The structural system for 720 East Sixth St. comprises wood-frame walls.

5. **Porches, stoops, balconies, bulkheads:** A wrapping porch, supported by wide turned wood Tuscan columns, is located on the north facade and east wall.
6. **Chimneys:** The building has a single brick chimney that extends from the central portion of the roof.
7. **Openings:**
 - a. **Doorways and doors:** There are two primary entrances to the building located on the north facade and west wall. Door openings appear original. Original exterior wood doors are extant on the north facade and east wall.
 - b. **Windows:** Fenestration on all elevations consists of a variety of sizes and types with an irregular arrangement. Window openings appear original; however a window opening on the south (rear) wall is blocked with narrow lap siding. Windows are primary wood-framed and double hung (original).

8. **Roof:**

The building is surmounted by a low-pitched hipped roof with projecting cross gables with slightly overhanging eaves. Composition roofing material covers the roof. A wood vent comprising horizontal louvers is located in the front gable face.

- C. **Description of Interior:** The interior floor plan of 720 East Sixth St. is altered. Interior flooring consists of carpet and laminate tile. Interior walls are primarily painted drywall. Original double hung windows are located on all walls. Extant original interior decorative features include a set of pocket doors, a painted built-in cabinet, and painted wood window trim.

D. **Site:**

1. **Historic landscape design:** None extant. Mature trees, landscape plantings, a back yard, concrete curbing, and concrete paving provide the immediate setting. Extant mature trees include orange (*Citrus* sp.), avocado (*Persea americana*), common fig (*Ficus carica* sp.), and prickly pear (*Opuntia* sp.).
2. **Outbuildings:** A wood-frame garage, which does not appear on a 1949 Sanborn map, is located to the south of the building.

PART III. SOURCES OF INFORMATION

A. **Architectural Drawings:**

No original drawings for 720 East Sixth St. were discovered.

B. Bibliography:

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C. Likely Sources Not Yet Investigated:

Orange County Historical Society, Orange County Archives, Santa Ana Historical Preservation Society

D. Supplemental Material:

None