

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

For HCRS use only

received **SEP 30 1982**  
date entered

**1. Name**

historic Santa Ana City Hall

RECEIVED

MAR 04 1982

and/or common Old City Hall

OHP

**2. Location**

street & number 217 N. Main Street n/a not for publication

city, town Santa Ana n/a vicinity of congressional district 38th

state California code 06 county Orange code 059

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> n/a	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input checked="" type="checkbox"/> other: Vacant

**4. Owner of Property**

name Barristers Building Ltd.

street & number 1000 Fremont Ave.

city, town South Pasadena n/a vicinity of state CA 91030

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Orange County Records Office

street & number 630 N. Broadway

city, town Santa Ana state CA

**6. Representation in Existing Surveys**

title Santa Ana Historical Survey has this property been determined eligible?  yes  no

date March 1980  federal  state  county  local

depository for survey records State Office of Historic Preservation, P. O. Box 2390

city, town Sacramento state CA 95811

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered (ext.)	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered (interior)	moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____ n/a _____

**Describe the present and original (if known) physical appearance**

The old Santa Ana City Hall is a particularly fine and intact example of civic architecture designed in the Art Deco style during the era of the Public Works Administration. It is located in the central business district on a corner lot, abutting a row of smaller commercial structures to the south, and bordering an alley in the rear (east).

Built of reinforced concrete, the City Hall is three stories tall on a polished marble base. A central, four story tower is set back from the front (west) facade in a classical composition derived from Beaux Arts principles. Four faceted piers, with no capitals or other interruption to their strongly vertical lines, divide the facade into five bays. The omission of corner piers and the decorative scheme emphasize the central three bays of this symmetrical design. Further focus is supplied by the tower over the central bay, which includes the entrance to the building on the ground level.

Characteristic Art Deco ornament distinguishes the City Hall. The recessed entrance is guarded by two rather fierce, Assyrian-like figures in high relief atop fluted pilasters. Spandrels carved in stylized sunbursts and three courses of zig zag moldings over the entrance create a stepped archway. Within it, paneled walls and fluted door jambs frame the doorway. An intricate foliate cast stone panel tops the entry. A metal grill in a stylized pattern with a clock in its center is over the transom. Suspended from the paneled ceiling by a metal rod, a lantern illuminates the entrance. The frontispiece, which rises through the level of the spandrels of the second story windows, announces "SANTA ANA CITY HALL" in incised letters to the street. Above it, a metal flagpole is attached to the facade.

To either side of the entry, the ground level windows of the central bays are given prominence by their scale and detail. They are metal framed, tripartite, and capped by decoratively grilled transoms. Above the first story in the central three bays, a regular pattern of fenestration is established by the piers and by minaturized, intermediary piers which divide each bay into tiers of three metal casement windows and spandrels. Metal transoms top the windows. The spandrels below the second story are of a stylized curvilinear design of foliage and volutes, topped by a rectilinear, dentil-like molding. Those below the third story are simple, fluted panels. The curvilinear design is repeated above the third story, edged at the bottom with a zig zag molding, except in the central panel of the center bay, where another Assyrian figure gazes out at the street.

The tower is framed by faceted pilasters, set at an angle to the corners so as to create the octagonal shape favored in Art Deco styling. Rising in two set backs, the tower is capped by a pyramidal copper roof. An octagonal lantern, ornamented by metal zig zags and a finial, crowns the tower. Set into each face of the tower are a decorative grill, topped by knob and chevron panels. A single fluted molding marks the edge of the lower set back.

The end bays of the front facade are more simply treated. On the ground level, smaller scaled tripartite windows without transoms are adorned by zig zag

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PAGE

Two

7. Description (Continued)

lintels. Single casements with spandrels below them occupy the second and third stories. A zig zag molding above the third story lintel bands the front and the north elevations. On the northwest corner of the marble dado, the cornerstone is incised with "Erected 1935". A fire escape has been added to the upper stories of the south bay, interrupting the symmetry of the conception.

Divided by piers into seven bays, the north elevation is nearly identical in detail to the west. The same pattern of fenestration, with the plainer end bays distinguished from the central five bays, is observed, with two exceptions. In the third bay from the east end, a door has been cut into the ground floor window. A drive-in entry occupies the lower level of the easternmost bay. Zig zag moldings and pilasters cut off just below the moldings create a stepped arch opening which has been screened by cylone fencing. In the pavement in front of the driveway, two banks of opaque lights are set into the surface, and arrows of rose colored cement point from them to the opening.

The severe, utilitarian treatment of the rear and south elevations contrasts with the attention to materials and details on the street facades. Regularly spaced triple windows, set into the unfinished concrete surface with no surrounds, occupy the upper levels of the rear. Larger windows between stories at the south end indicate the location of a staircase. The ground level is pierced by an irregular sequence of nine openings. The south elevation, partially screened by the adjacent buildings, has few openings, and has light wells cut into it. Two plain structures on the southern end of the roof shield mechanical equipment.

The interior of the City Hall has, for the most part, been destroyed. Of the original detailing, only portions of a coffered ceiling, supported by posts with floral moldings, and a wood staircase, featuring low relief panels and a fluted newel post, are in place.

Proudly described at the time of its opening in the Santa Ana Daily Register (11/27/35) as having "beauty in design", the Santa Ana City Hall seemed to its citizens "sleek, modern, sturdy and with ample room". With the exceptions of the alterations noted above, and damage to some of the windows and the panels of the marble dado, the exterior of the City Hall has preserved those qualities for which it was admired in its time. Its integrity of exterior design is unimpaired, an outstanding example of the local interpretation of Art Deco styling.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-1935	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input checked="" type="checkbox"/> other (specify)

Federal response to the Depression

**Specific dates** March-Dec. 1935 **Builder/Architect** Ball and Honer of Santa Ana

**Statement of Significance (in one paragraph)** Architect - Horace Austin and H.C. Wildman

The construction of Santa Ana's fourth City Hall is significant in its contribution to the broad patterns of 20th Century american history and for its distinctive characteristics as a monumental style of architecture of the moderne school prevalent in the Great Depression.

The building exterior features are unaltered from its 1935 construction and it maintains an integrity of design and appearance from the WPA Moderne period of architecture.

### Broad Patterns of History

The construction of the fourth Santa Ana City Hall was a part of the Federal Response to the Great Depression. The building was funded by a PWA grant of \$30,000 and a Santa Ana City Bond of \$70,000. The initial discussions for the project started after the devastating Long Beach earthquake of 1933 which destroyed the structural integrity of the prior city hall on that same site.

In the year 1933-35 Santa Ana became the beneficiary of several New Deal programs to improve the condition of unemployment that existed. These included SERA projects involving park and creek bed reconstruction, research for scholars, and self-improvement programs for women. There were two major public structures completed in the city with federal assistance. These were the 1935 city hall and the reconstruction of Santa Ana High School which was also structurally damaged during the 1933 earthquake.

The construction of this building was, like the New Deal, controversial in Santa Ana. The concept was promoted by a group of prominent businessmen called the Civic Affairs Association of Santa Ana. These businessmen included the old line landowners such as W. H. Spurgeon II, son of the cities founder, Charles Swanner, Attorney, Linn Shaw, Postmaster, and other downtown merchants. The building which cost \$125,000 when completed was financed by a bond election in December 1934 that passed by only nintey-three votes. The awarding of contracts led to the resignation of one city councilman, A. F. LeGage, over bond unproprieties and the fact that all but one councilman had been appointed instead of elected (Register 1/22/35). This controversy necessitated the passage of a state law validating the bond election thus allowing construction to proceed after a 14 month delay. Opposition to the public subsidy, led by Councilman LeGage and A. G. Diehl of the Taxpayers Association, resulted in death threats from unknown sources (Register 1/26/35). Public subsidy in the form of New Deal works projects was antithetical to the small town fiscal conservatives.

## 9. Major Bibliographical References

See attached.

## 10. Geographical Data

Acree of nominated property .20

Quadrangle name Tustin

Quadrangle scale 1:24000

### UMT References

A 

1	1	4	1	9	7	4	0	3	7	3	4	2	4	0
Zone			Easting				Northing							

B 

Zone			Easting				Northing							

C 

Zone			Easting				Northing							

D 

Zone			Easting				Northing							

E 

Zone			Easting				Northing							

F 

Zone			Easting				Northing							

G 

Zone			Easting				Northing							

H 

Zone			Easting				Northing							

**Verbal boundary description and justification** Building occupies its historic 75' x 118' parcel. Lot 10 and the northerly 25 feet of Lot 7 in the re-subdivision of Book 7, Town of Santa Ana, County of Orange, California. Assessors Parcel Number 9-032-01 County of Orange. The structure completely occupies the above described legal parcel.

### List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	N/A	code
-------	-----	------	--------	-----	------

state	N/A	code	county	N/A	code
-------	-----	------	--------	-----	------

## 11. Form Prepared By

name/title Harold Thomas

organization Santa Ana Historic Trust date April 1982

street & number 206 W. 4th Street, #316 telephone 714-835-7287

city or town Santa Ana state CA 92701

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *K. Nell*

title State Historic Preservation Officer date 9-29-82

### For HCRS use only

I hereby certify that this property is included in the National Register

*Linda McCulland* date 11/10/82  
for Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_

Chief of Registration

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PAGE Three

8. Significance (Continued)

**Distinctive Characteristics of a Type and Period of Construction.**

The old city hall is an outstanding example of the WPA moderne style of architecture. It typifies the positive moral building type of design that emphasized the stability of government in what were the most unstable of economic times. The City Hall conveys a monumental impression despite its relative small size and its concrete construction was designed to withstand the strongest of earthquakes. Two distinctive features are the Assyrian warriors that flank the doorways and the prominent tower each denote a strength of purpose in the design. These features symbolize the resolve of Santa Ana to conquer the Great Depression and to defend the country against enemies foreign and domestic. This building is of exceptional importance to Orange County for its design and, most important, the message conveyed in the design.

In summary, the exceptional significance of this structure is found in its role as a primary example of the Federal Reponse to the Depression. The structure typifies the architectural message of Public Works Administration projects, its genesis in controversy is symbolic of the national debate about the role of the public subsidy in the New Deal, and it is the most prominent governmental building of Orange County's Depression experience. It is most appropriate that this nomination be forwarded to the Keeper of the National Register during the Franklin Delano Roosevelt Centennial.

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PAGE

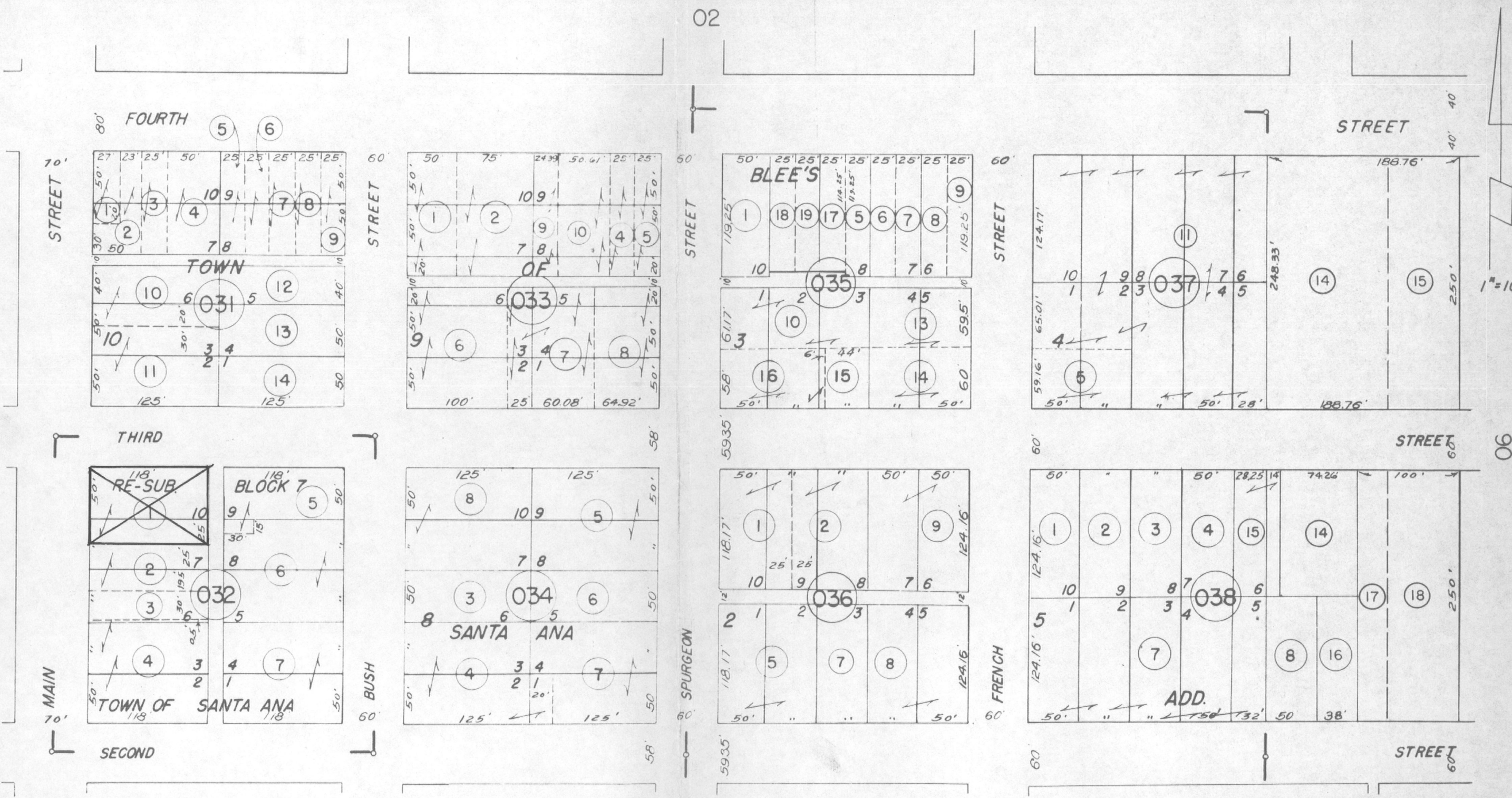
Four

9. Major Bibliographic References

Santa Ana Register Newspaper 12/1/33 Sec. II  
Santa Ana Register Newspaper 12/14/33 Page 9  
Santa Ana Register Newspaper 12/16/33 Page 9  
Santa Ana Register Newspaper 12/20/33 Page 9  
Santa Ana Register Newspaper 12/27/33  
Santa Ana Register Newspaper 11/20/34  
Santa Ana Register Newspaper 1/14/35  
Santa Ana Register Newspaper 1/22/35  
Santa Ana Register Newspaper 1/26/35  
Santa Ana Register Newspaper 11/5/35  
Santa Ana Register Newspaper 12/3/25  
Santa Ana Journal 5/28/36

398-26

Santa Ana  
 City Hall  
 Santa Ana,  
 Orange Co.,  
 California



MARCH 1948

RE-SUB. BLK. 7 T. OF S.A.  
 TOWN OF SANTA ANA  
 BLEE'S ADD.

M.M. 5-46  
 L.A. 1-8  
 L.A. 1-61

NOTE-ASSESSOR'S BLOCK 8  
 PARCEL NUMBERS  
 SHOWN IN CIRCLES

ASSESSOR'S MAP  
 BOOK 9 PAGE 03  
 COUNTY OF ORANGE

04





United States Department of the Interior  
National Park Service

Substantive Review  
Santa Ana City Hall  
Orange County  
CALIFORNIA

Working No. 9/30/82-2548  
Fed. Reg. Date: 2.1.83  
Date Due: 10/29/82 - 11/14/82  
Action:  ACCEPT 11/18/82  
 RETURN  
 REJECT

- resubmission
- nomination by person or local government
- owner objection
- appeal

Federal Agency: \_\_\_\_\_

Substantive Review:  sample  request  appeal  NR decision

Reviewer's comments: *Discussion of exceptional importance is mostly rhetoric and flattery, not giving substantive reasons for the listing 1935 City Hall as exception to 50 year rule. The building does have striking design and details, but I doubt if it embodies all the symbolic meaning suggested in the nomination is being accepted on basis of strength of description for architectural significance and*

Recom. Criteria Accept ATC  
Reviewer J. McClelland  
Discipline Arch. Hist.  
Date 11-10-82  
see continuation sheet

Nomination returned for:  technical corrections cited below  
 substantive reasons discussed below *strength of factual data on historic importance*

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

has this property been determined eligible?  yes  no

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

- summary paragraph
- completeness
- clarity
- alterations/integrity
- dates
- boundary selection

*Description is good*

**8. Significance**

Period \_\_\_\_\_ Area of Significance—Check and justify below

Specific dates \_\_\_\_\_ Builder/Architect \_\_\_\_\_

Statement of Significance (in one paragraph)

- summary paragraph
- completeness
- clarity
- applicable criteria
- justification of areas checked
- relating significance to the resource
- context
- relationship of integrity to significance
- justification of exception
- other

*Statement of significance is ridiculous muddlings <sup>stuffed</sup> rhetoric with ~~some~~ concrete facts that demonstrate historic and architectural sign. This building has local sign. as local WPT project and exceptional example of Art Deco as clear, however.*

**9. Major Bibliographical References**

**10. Geographical Data**

Acres of nominated property \_\_\_\_\_

Quadrangle name \_\_\_\_\_

UNIT References \_\_\_\_\_

Verbal boundary description and justification \_\_\_\_\_

**11. Form Prepared By**

**12. State Historic Preservation Officer Certification**

The evaluated significance of this property within the state is:  
\_\_\_\_\_ national \_\_\_\_\_ state \_\_\_\_\_ local

State Historic Preservation Officer signature \_\_\_\_\_  
title \_\_\_\_\_ date \_\_\_\_\_

**13. Other**

- Maps
- Photographs
- Other

Questions concerning this nomination may be directed to \_\_\_\_\_

Signed \_\_\_\_\_ Date \_\_\_\_\_ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet



SANTA ANA  
CITY HALL

FOR LEASE  
**DAUM**  
714 833-1361

Main Street

Main Street



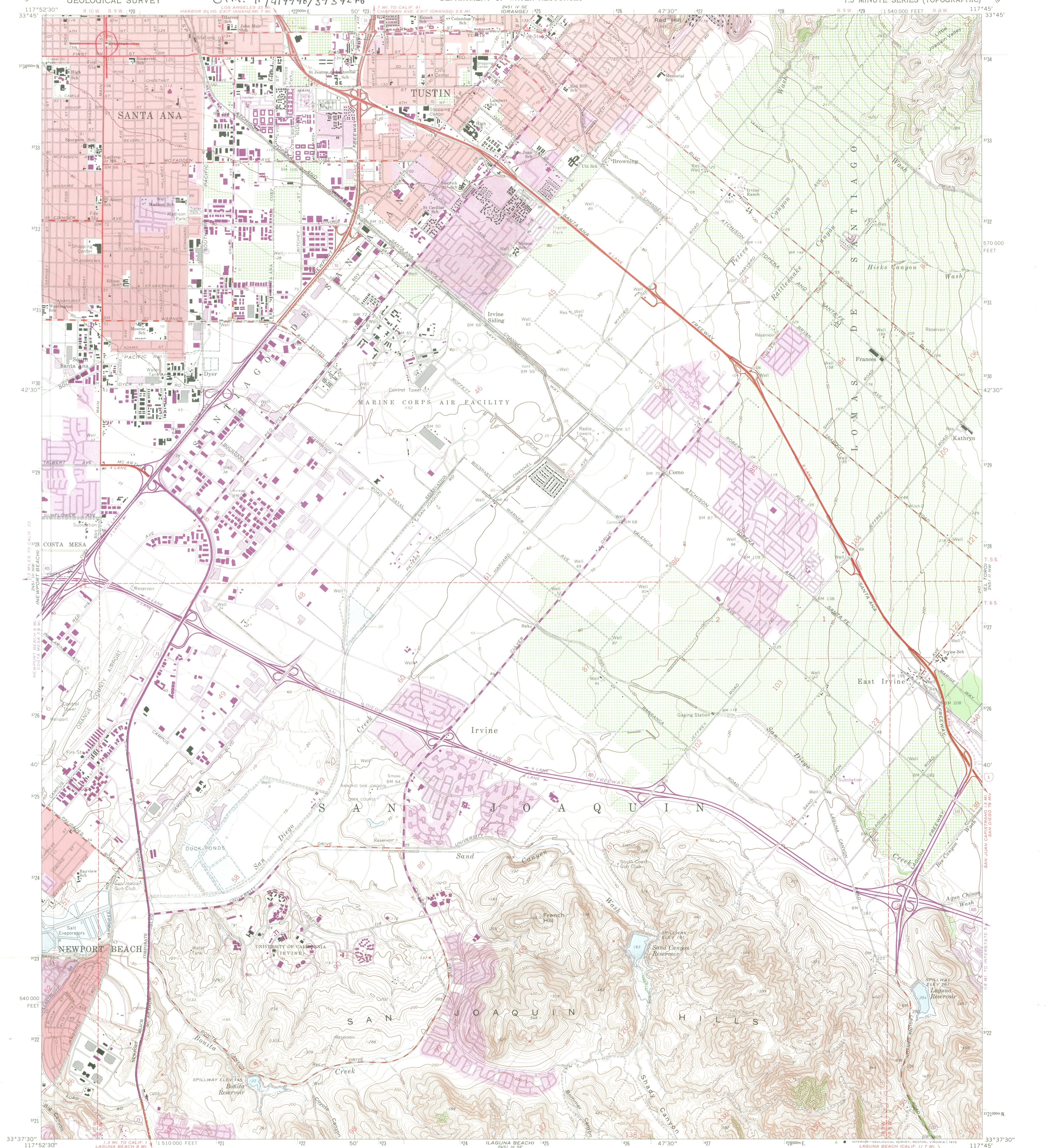


 **MISSION VIEJO  
LIGHTING**  
211 N MAIN ST. (714) 541-3369

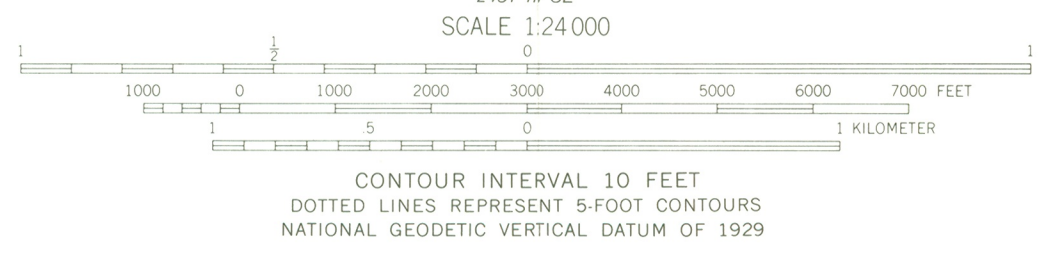
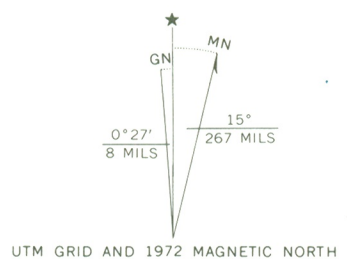
**TOYOTA**  
(213) 802-1445  
(714) 739-2411  
Business Telephone



*Santa Ana City Hall  
Santa Ana, Orange Co., California  
UTM: 117419740/5734246*



Mapped, edited, and published by the Geological Survey  
Control by USGS, USC&GS, and Orange County  
Topography by photogrammetric methods from aerial photographs taken 1946 and planetarium surveys 1932, and by The Irvine Company 1960  
Revised from aerial photographs taken 1963 and planetarium surveys 1965  
Polyconic projection. 1927 North American datum  
10,000-foot grid based on California coordinate system, zone 6  
1000-meter Universal Transverse Mercator grid ticks, zone 11, shown in blue  
Red tint indicates areas in which only landmark buildings are shown  
Dotted land lines established by private survey  
The northwest portion of this map lies within a subsidence area  
Vertical control based on latest available adjustment  
Areas covered by dashed light-blue pattern are subject to controlled inundation



CONTOUR INTERVAL 10 FEET  
DOTTED LINES REPRESENT 5-FOOT CONTOURS  
NATIONAL GEODETIC VERTICAL DATUM OF 1929

ROAD CLASSIFICATION

Heavy-duty	Light-duty
Medium-duty	Unimproved dirt
Interstate Route	State Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple and recompilation of woodland areas compiled in cooperation with California Department of Water Resources from aerial photographs taken 1972  
Purple tint indicates extension of urban areas

TUSTIN, CALIF.  
N3337.5—W11745.75  
1965  
PHOTOREVISED 1972  
AMS 2451 III NE—SERIES 9895

OFFICE OF HISTORIC PRESERVATION  
DEPARTMENT OF PARKS AND RECREATION  
POST OFFICE BOX 2390  
SACRAMENTO, CALIFORNIA 95811



September 29, 1982

Mr. Jerry Rogers, Keeper  
National Register of Historic Places  
National Park Service  
U.S. Department of Interior  
440 G Street, NW  
Washington, D.C. 20243

Dear Mr. Rogers:

We submit the Santa Ana City Hall for nomination to the National Register of Historic Places. This property is located in Santa Ana, Orange County, California.

Sincerely,

A handwritten signature in cursive script, appearing to read "K. Mellon".

Dr. Knox Mellon  
State Historic Preservation Officer





11/10

DATE

10-27-82

TELEPHONE REPORT

TIME OF CALL

400 AM  
PM

1. CALL  TO;  FROM (Name)

Arnon Gallup

2. ADDRESS (Tel. No. if needed)

CA. SHPO

3. SUBJECT, PROJECT NO., ETC.

Old Santa Ana City Hall

4. DETAILS OF DISCUSSION

ORANGE CO. CALIFORNIA

Substantive Review suggested

Resource is good; problem is  
with the statement of significance -  
it's poor in quality.  
Description is good.

NAME OF PERSON PLACING/RECEIVING CALL

McCllland

TITLE

Arch. Hist.

OFFICE

NR