

609 East Sixth St.
Santa Ana
Orange County
California

HABS No. CA-2847

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

609 EAST SIXTH ST.

HABS No. CA-2847

Location: 609 East Sixth St. is located in the block bounded by East Santa Ana Boulevard, North Lacy Street, East Sixth Street, and North Minter Street. The property is situated within the James H. Fruit Addition to Santa Ana East tract.¹

The property is located at latitude: 3734749.248, longitude: 420184.0732. The coordinate was taken in August 2010, near the front door of the residence at 609 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 609 East Sixth St. has no restriction on its release to the public.

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

Present Use: Vacant

Significance: The single-family residence at 609 East Sixth St. does not appear eligible for the National Register of Historic Places, the California Register of Historical Resources, or the Santa Ana Register of Historical Properties. Constructed ca. 1900–1901, this turn-of-the-century hip-roofed cottage has lost its integrity of design, materials, workmanship, feeling, and association. Historical research has not located any information regarding the historical association of the building as significant to the history and development of the City of Santa Ana. No associations with important events, famous people, original settlers, renowned organizations or businesses, or important centers for political, social, economic, or cultural activity in the City of Santa Ana were identified at this property. Constructed ca. 1900–1901, the building was not present when the City of Santa Ana was founded in 1869. The property, a single-family residence, is an example of residential development in the Lacy neighborhood from 1895 to 1930 when single-family residences were the predominant property types in the area. No persons are known to have made significant contributions to the history of the community while living at this address. The building is not associated with the work of a notable architect, builder, or designer whose style influenced architectural development in the City of Santa Ana or at large.

**Project
Information:** HABS documentation for 609 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

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.

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 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. 1901³
2. **Architect:** No known architect could be associated with 609 East Sixth St.
3. **Original and subsequent owners, occupants:**
 - a. **Owners:** R. O. Metz (1932–1934); Mrs. Lena Ellsworth (1947); Mr. Ellsworth (1952); Marie Ellsworth (1953); A. Jensen (1969); Segura (1979); Patricia B. and Dolores Segura (2006)⁴
 - b. **Occupants:** Lafayette Flood (occupation is listed as carpenter in 1908 [1905–1912]); Mrs. A. Flood (1908); O. C. Oberman (1913–1914); D. B. Morris (1915); Lafayette Flood (1916–1917); Mrs. Amanda Flood (1920–1923); Chas Fox (1924); J. R. Dell (1925); C. S. Macy (1926); J. F. McWilliams (1927); N. L. Forbes (1928–1930); C. A. Johnson (1931–1932); R. O. Metz (1933–1934); Vacant (1935); A. C. McCullough (1936) Mrs. Lena Ellsworth (1937–1950); Dick Sullivan (1940, rear); H. J. Post (1940, rear); Marshall Donohue (1941, rear); D. J. Rios (1945, rear); G. B. Frederick (1950, rear); Marie K. Ellsworth (1954); C. J. Barrilleaux (1954, rear); K. M. Ellsworth (1962)

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.

³ Estimated from visual observation.

⁴ Partial list, derived from City of Santa Ana building permits, city directories, and State of California Department of Parks and Recreation. October 2006. 609 East Sixth St. Primary Record Form; Building, Structure and Object Record. Prepared by: Colleen Davis and Daniel Paul, Jones & Stokes, Los Angeles, California.

4. **Builder, contractor, suppliers:** No known builder, contractor, or supplier could be associated with the construction of 609 East Sixth St. Subsequent alterations and repairs / ongoing maintenance at the property include:

October 22, 1932. Private garage for \$75.
July 23, 1935. Unspecified alterations by A. Schults for \$200.
September 1, 1939. Reroof by Or[ange] Co[unty] Roofing Co. for \$60.
December 13, 1967. Bring existing buildings to code by Adolf Jensen, owner, for \$8,000.
April 13, 1979. Unspecified stucco by Segura, owner. No cost provided.
November 18, 1982. Reroof. No cost provided.
November 22, 1982. Reroof. No cost provided.
5. **Original plans and construction:** No original building permits, plans, or construction drawings were found for 609 East Sixth St.
6. **Alterations and additions:** Exterior alterations include the addition of rough-textured stucco cladding; replacement of wood doors with metal doors; replacement of nearly all original windows; addition of metal window awnings; porch addition and subsequent enclosure; entryway alterations (addition of recessed entryway, non-original transom windows over door opening, replacement concrete stairs and metal handrails). The interior has been remodeled such that the building's original materials and spatial layout are compromised, with the exception of an interior wood door (original).

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.

609 East Sixth St.

The single-family residence at 609 East Sixth St., ca. 1900–1901, is representative of residential development in the Lacy neighborhood from 1895–1930, specifically from the earlier phase of its improvement in the pre World War I period. A historical map (Sanborn, 1906) depicts the residence as located within a neighborhood setting of primarily single-family dwellings intermingled with occasional undeveloped lots. In 1925, the residential density along East Sixth St. had increased only slightly, with the construction of several new single-family dwellings and an early multi-family residence, which was located on the northwest corner of East Sixth St. and Minter. By the 1940s, the area had been fully developed as a residential community comprising single-family and multi-family properties interspersed with neighborhood services, such as a laundry (located across the street at 620 East Sixth St.), and commercial uses that included agricultural supply businesses and auto repair garages.

The original owner of the residence, Mr. Lafayette Flood, is cited in a 1910 *Los Angeles Times* article as having run an unsuccessful campaign for “constable on the Republican ticket.”⁵ According to city directories, the residence was occupied by members of the Flood family from 1910 to 1923. During the 1920s and 1930s, the residence had a series of short-term occupants. Mrs. Lena Ellsworth occupied the residence from approximately 1937 until at least 1947 and a Ms. Marie K. Ellsworth is listed as an occupant in 1954 and 1962. Several residents of 609 East Sixth St. are identified in city directories during the 1940s and 1950s as occupants of “rear” units, suggesting the dwelling’s use as a boarding house during this period. 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:** Originally a one-story, hip-roofed, turn-of-the-twentieth century cottage, this residence has undergone a series of remodelings that have left little of its original design intact. The central portion of the building is still topped by a hip roof, but a front-gabled porch, now enclosed, defines the south-facing facade. A flat-roofed addition projects from the rear of the building. Original wood siding has been completely removed or encased in rough textured stucco, which also covers the slightly overhanging eaves. Shingles face the recessed front gable face. The enclosed, full-width porch facade comprises three bays defined by a central entrance and flanking multi-light metal casement windows. A centered set of concrete stairs leads to the entry. Within the porch, two angled, recessed, ten-light,

⁵ Los Angeles Times. 13 December 1910. “Story of the Day's Events Below Tehachepi's [sic] Top: News Reports from Correspondents of the Times. pg. 115.

fixed wood-frame windows are located on each side of the door opening to the interior. An asymmetrical arrangement of mostly non-original windows is located on each exterior wall of the building. Window trim consists of slightly recessed wood boards.

2. **Condition of fabric:** The current condition of 609 East Sixth St. is deteriorated. Windows and doors are boarded over.

B. Description of Exterior:

1. **Overall dimensions:** The one-story 609 East Sixth St. is primarily rectangular with overall dimensions of approximately 45'-6" long by 22'-0" wide.
2. **Foundations:** The building sits on a concrete foundation.
3. **Walls:** The exterior walls are covered in rough textured stucco.
4. **Structural system, framing:** The structural system for 609 East Sixth St. comprises wood-frame walls.
5. **Porches, stoops, balconies, bulkheads:** There is an enclosed, full-width porch on the facade.
6. **Chimneys:** The building has a single brick interior chimney that extends from the central portion of the roof.
7. **Openings:**
 - a. **Doorways and doors:** There are two entrances to the building that are located along the south-facing facade (primary) and north (rear) wall. Original doors have been replaced.
 - b. **Windows:** Fenestration on all walls consists of a variety of sizes with an irregular arrangement. Window types include metal casement, fixed wood frame, and fixed metal.
8. **Roof:**

The building is surmounted by a medium-pitched hip roof with slightly overhanging eaves. Composition roofing material covers the roof. An extension to the south of the building (facade), probably a later addition, has a front-gable roof. On the facade, a wood vent comprises horizontal louvers is located in the front gable face. A shed roof addition is located on the building's north (rear) wall.

- C. **Description of Interior:** The interior floor plan (altered) of 609 East Sixth St. consists of a living room, a dining room, a kitchen, two bedrooms and two bathrooms (one full bath and one half-bath). The south-facing primary entrance opens directly into the living room

(southeast corner). A short hallway extends from the rear (north) of the living room to provide access to a bedroom (southwest corner) and the dining room, which is located along the west wall of the building. The kitchen and two bathrooms are located to the rear of the building (north). Interior finishes are largely non-original. Interior flooring consists of carpet and laminate tile. Interior walls are painted and/or textured drywall. Windows are located on all walls and include examples of metal casement, fixed wood frame, and fixed metal. Interior window trim (altered) is typically wood. Original interior doors are replaced, with the exception of a single wood door that connects the living room with a bedroom that is located along the building's east wall. All original door hardware is replaced. Original interior decorative features and trim are replaced.

D. Site:

1. **Historic landscape design:** None extant. Mature trees, grass, decorative landscape plantings, and paved areas provide the immediate setting. Existing landscaping surrounding the building consists of brick paving along the south-facing facade, a grass lawn to the west, and concrete paving to the south and east. Existing trees at the property include lime (*Cituse aurentifolia*) and ornamental fig (*Ficus* sp.).
2. **Outbuildings:** Two outbuildings, comprising a clapboard garage and shed, are located to the north (rear) of the primary residence. The garage is approximately 17'-3" long by 15'-6" wide and has a side-gabled roof, wood trim on window and door openings, and a sliding shed door (south wall). The shed is approximately 10'-0" long by 12'-0" wide and has a front-gabled roof. A building permit documenting the construction in 1932 of a "private garage" associated with 609 East Sixth St. was located.⁶ A Sanborn map, ca. 1949, depicts three garages at the property (two extant and one demolished).

PART III. SOURCES OF INFORMATION

A. Architectural Drawings:

No original drawings for 609 East Sixth St. were discovered.

B. Bibliography:

1. Primary and unpublished sources:

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⁶ October 22, 1932. 609 East Sixth Street, Building Permit. Building Safety Division. City of Santa Ana, California.

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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