

617 East Sixth St.  
Santa Ana  
Orange County  
California

HABS No. CA-2849

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

617 EAST SIXTH ST.

HABS No. CA-2849

**Location:** 617 East Sixth St. The property 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.<sup>1</sup>

The property is located at latitude: 3734749.676, longitude: 420223.9921. The coordinate was taken in August 2010, near the front door of the residence at 617 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 617 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 617 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. 1903, 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. 1903, 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 617 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

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<sup>1</sup> 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).<sup>2</sup> 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. 1903<sup>3</sup>
2. **Architect:** No known architect could be associated with 617 East Sixth St.
3. **Original and subsequent owners, occupants:**
  - a. **Owners:** George W. Millmer (1922); J. M. Shain (1920–1936); R. W. Affleck (1939); Nellie Reeves (1953); Maxine Doke (1971–1972); J. Guardado (1977); Patricia B. and Dolores Segura (2006)<sup>4</sup>
  - b. **Occupants:** Vacant (1905); Emanuel Zerman (retired) and Mrs. Virginia M. Zerman (1908); Emanuel Zerman (1910–1911); No listing (1912); John H. Smith (1913–1915); Vacant (1916–1917); Isaac Troob (1918); J M Shain (1920–1936); Vacant (1937); R. W. Affleck (1938–1939); C. J. Henderson (1940); R. T. Alford (1941); J. D. Maloney (1945); W D Maloney (1947); D. B. Lay (1950); W. M. Pascoe (1954); M. Becerra (1962)
4. **Builder, contractor, suppliers:** No known builder, contractor, or supplier could be associated with the construction of 617 East Sixth St. Subsequent alterations and repairs / ongoing maintenance at the property include:

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<sup>2</sup> 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.

<sup>3</sup> Estimated from visual observation.

<sup>4</sup> Partial list, derived from City of Santa Ana building permits, city directories, and State of California Department of Parks and Recreation. October 2006. 617 East Sixth St. Primary Record Form; Building, Structure and Object Record. Prepared by: Colleen Davis and Daniel Paul, Jones & Stokes, Los Angeles, California.

October 11, 1926. Unspecified alterations for \$100.  
October 2, 1928. Unspecified alterations for \$200.  
August 7, 1929. Reroof for \$125.  
May 29, 1930. Unspecified alterations for \$50.  
August 4, 1943. Reroof for J. D. Maloney by Stephens for \$150.

5. **Original plans and construction:** No original building permits, plans, or construction drawings were found for 617 East Sixth St.
6. **Alterations and additions:** Exterior alterations include the enclosure of the west portion of the inset front porch; replacement of original exterior doors; replacement of wood double-hung windows with metal casement windows. The interior has been altered such that original materials (e.g., flooring, walls, doors, windows, and window trim) and overall layout are compromised.

## **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.

### 617 East Sixth St.

The single-family residence at 617 East Sixth St., ca. 1903, is representative of residential development in the Lacy neighborhood from 1895–1930. A 1906 Sanborn Map depicts the property as located within a neighborhood setting of dwellings intermingled with occasional undeveloped lots. In 1925, the residential density along East Sixth Street had increased only slightly, with the construction of new single-family dwellings and an early multi-family residence, which was located on the northwest corner of East Sixth Street and Minter. A shed (Sanborn, 1906),

later replaced by a garage (Sanborn, 1925), is depicted to the northwest of the residence alongside a driveway adjacent to the property (extant), which previously functioned as an alley that continued on to the northwest and connected East Sixth St. to "Fruit Street" (today known as East Santa Ana Boulevard). No evidence of the ca. 1906 shed or ca. 1925 garage is currently extant. By the 1940s, the area was 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. Emanuel Zerman, listed in a 1901 directory as a resident of 120½ East Fourth Street, appears along with his wife, Virginia Zerman, as the first residents of 617 East Sixth St. in a 1908 city directory. Mr. Zerman's occupation is listed as "retired" in 1908. Described as Russian immigrants in the Santa Ana Historic Survey Final Report (1980), no additional information regarding the Zermans was found. The residence had a series of short-term occupants from its 1903 construction through the 1950s, with the exception of J. M. Shain, who occupied the residence from approximately 1920–1936. 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 single-family residence has a rectangular plan with a south-facing asymmetrical facade beneath a hipped roof. The building is constructed of wood-frame walls clad in narrow lap siding. The roof is low-pitched with overhanging eaves and is covered in composition material. A partial-width inset front porch spans the center and east bays of the three-bay facade. Two stout, square, wood posts support the porch roof. Two window openings flank the primary entrance. A double-hung tripartite window with vertical sidelights is located in the west bay of the facade. The facade's east bay has a multi-light metal casement window (replacement). Windows are arranged asymmetrically on each exterior wall and include examples of wood (original), and metal casement (replacement). Exterior window trim consists of wood planks. Corner boards trim the residence. In its overall form and materials, the building reflects vernacular construction typical of the turn of the twentieth-century period.
- 2. Condition of fabric:** The current condition of 617 East Sixth St. is deteriorated. Windows and doors are boarded over.

### **B. Description of Exterior:**

- 1. Overall dimensions:** The one-story 617 East Sixth St. is primarily rectangular with overall dimensions of approximately 56'-6" long by 24'-0" wide.
- 2. Foundations:** The building sits on a brick foundation.
- 3. Walls:** The exterior walls are constructed of narrow lap siding.

4. **Structural system, framing:** The structural system for 617 East Sixth St. comprises wood-frame walls.
5. **Porches, stoops, balconies, bulkheads:** On the facade, a partial width inset front porch (alteration) spans the center and east bays. The porch is supported by two thick square post columns. A stairway that provided access to the front porch has been removed.
6. **Chimneys:** The building has a single brick chimney attached to the east exterior wall.
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) exterior wall. Original doors have been replaced.
  - b. **Windows:** Fenestration on all walls consists of a variety of sizes and types with an irregular arrangement. Window types include double-hung wood, metal casement, and metal slider. Exterior window openings are framed with wood plank trim.

8. **Roof:**

The building is surmounted by a low-pitched hipped roof with slightly overhanging eaves. Composition roofing material covers the roof. A shed roof addition is located on the building's north (rear) wall.

- C. **Description of Interior:** The interior floor plan (altered) of 617 East Sixth St. consists of a living room, two bedrooms, a kitchen, a bathroom, and two storage rooms. The building's south-facing primary entrance opens directly into the living room (east portion of the building). From the living room, doorways provide access to two bedrooms, which are located along the west exterior wall. An approximately 2'-0" wide closet is located between the bedrooms. The closet is shared between the bedrooms, spanning the bedrooms' width, and connecting the two bedrooms via entrances located at both ends of the closet. At the north end of the living room, at the rear (north) portion of the building, a doorway provides access to the kitchen, bathroom, and two storage rooms. Interior flooring consists of laminate tile and wood. Interior walls are painted, covered in wallpaper and/or wood paneling, or laminate tile. Windows on all exterior walls include examples of double-hung wood, metal casement, and metal slider. A double-hung tripartite window with vertical sidelights is located in the west bay of the facade. The facade's east bay has a multi-light metal casement window. Examples of original wood window and door trim are extant. Most interior doors have been removed or replaced; some examples of original wood doors are extant. Original decorative features include wood trim around interior windows and doors, and examples of wood parquet flooring.

**D. Site:**

1. **Historic landscape design:** None extant. Mature trees, grass, and paved areas provide the immediate setting. Existing landscaping surrounding the building consists of a short concrete pathway leading to the primary entrance. Grassy lawns and exposed soil are located to the west, north, and east of the property.
2. **Outbuildings:** None.

**PART III. SOURCES OF INFORMATION**

**A. Architectural Drawings:**

No original drawings for 617 East Sixth St. were discovered.

**B. Bibliography:**

**1. Primary and unpublished sources:**

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**2. Secondary and published sources:**

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- Harris, Cyril M. 1993. *Dictionary of Architecture and Construction*. 2nd ed. New York: McGraw-Hill.
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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