

507 North Minter St.  
Santa Ana  
Orange County  
California

HABS No. CA-2854

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

507 NORTH MINTER ST.

HABS No. CA-2854

**Location:** 507 North Minter St. is located in the block bounded by East Sixth St., North Porter St., East Fifth St., and North Minter St. The property is situated within the Fruit Addition tract.<sup>1</sup>

The property is located at latitude: 3734687.924, longitude: 420123.9171. The coordinate was taken in August 2010, near the front door of the residence at 507 North Minter 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 507 North Minter St. has no restriction on its release to the public.

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

**Present Use:** Vacant

**Significance:** The converted duplex residence at 507 North Minter St. is architecturally significant as an intact and representative example of a cottage with Queen Anne-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 507 North Minter 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).<sup>2</sup> Photographs and building measurements were taken by Mr. David

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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.

<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.

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. 1895<sup>3</sup>
2. **Architect:** No known architect could be associated with 507 North Minter St.
3. **Original and subsequent owners, occupants:**
  - a. **Owners:** Mrs. Lizzie M. Schultz (1921–1923); G. E. Bogart (1945)<sup>4</sup>
  - b. **Occupants:** Vacant (1918); M. H. Virgin (1920); Floyd Gilbert (1922); H. G. White (1923); B. R. Fowler , L. Y. Minor (1924); T. A. Mashburn; R. A. Brady (1925); Lillie K. Sutherland (1926–1930, 507); Mrs. F. C. Crowdy (1926–1928, 507A); W. E. Graham (1929, A); Vacant (1930, 507A); Vacant (1931–1932, 507); Harry Goodman (1931–1932, 507 A); Edward Richardson (1933, 507); Robert Potts (1933, 507½); V. G. Rodman (1934, 507); Vacant (1934, 507½); O. D. Blackwood (1935, 507A); C. H. Collins (1935, 507B); Vacant (1935, 507C); Mrs. Margaret Lanner (1936, 507A); J. L. Sanders (1936, 507B); R. R. Burden (1936, 507C); Vacant (1937, 507A); F. L. Cook (507C); Vacant (1938, 507A); C. M Hinds (1938–1939, 507B); J. F. Crawford (1938–1939, 507C); Mrs. Ruth Smith (1939–1941, 507A); Transient (1940, 507B); Vacant (1940, 507C); R. L. Thompson (1941, 507B); G. A. Howell (1941, 507C); Mrs. Carrie Dorsey (1945, 507A); G. E. Bogart (1945, 507B); Virginia Pennington (1947–1954, 507); Emma Nelson (1947, 507A); J. S. Graham (1947, 507B); L. S. Freer (1950, 507B); Lucy Reed (1950, 507C); Mrs. L. B. Reed (1954, 507A); R. Alevizon (1962)
4. **Builder, contractor, suppliers:** No known builder, contractor, or supplier could be associated with the construction of 507 North Minter St. Subsequent alterations and repairs / ongoing maintenance at the property include:

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

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

September 1921. Repair and reroof residence by Mrs. Lizzie M. Schultz for \$100.  
March 1923. Alter residence into apartments by Lizzie Schultz for \$500.  
April 25, 1944. Reroof residence, Rigid Mfg. Co. for \$285.

5. **Original plans and construction:** No original building permits, original plans, or construction drawings were found for 507 North Minter St.
6. **Alterations and additions:** Exterior alterations include a flat roof addition to the building's northeast corner (rear). Original double-hung windows and exterior wood doors with a fixed transom are extant. The interior has been remodeled such that original materials and spatial 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.

### Queen Anne Style

The Queen Anne style of architecture was initiated in England as a reaction against the balance, symmetry, and proportion of classical architecture. The Queen Anne style (also known as the Queen Anne Revival) was imported to the United States from England during the late nineteenth century and dominated residential architectural design from 1880 to 1900 in the West. The style was nearly as influential on early commercial buildings. Although Queen Anne style architecture was often associated with the upper middle and wealthy class, smaller and less decorative Queen Anne cottages were also constructed for the middle and working class. Identifying features include the front-facing gable roof, ornate decoration of wood or metal along the eave and in the gable end, avoidance of flat wall surfaces through the use of applied ornamentation of wood or metal,

asymmetrical facades, and classical columns or pilasters. Queen Anne style facades often incorporated bay windows, sometimes topped with towers, and multiple gables, turrets, towers and dormers of differing heights. The style borrowed heavily from late medieval models, with the addition of other regional interpretations. Some of the most well developed examples can be found in California and in the southern states.

#### 507 North Minter St.

Originally constructed as a single-family residence, ca. 1895, and subdivided into apartment units in 1923, the residence at 507 North Minter St. 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 of the residence had a mix of service businesses, such as a laundry (at the southwest corner of North Porter St. and East Sixth St.) and a concentration of automobile-related shops that lined East Fourth St. (e.g., auto repair, “radiator and fender works,” and “auto trimmings and painting”). The footprint of the residence appears unchanged in historical maps (Sanborn 1906, 1925, 1949). A garage located to the north of the residence, which was depicted in a 1949 map, 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 Fourth Street, which in the 1920s had several residences intermingled with commercial properties, was solidly commercial by this period.

The original occupant of the residence is identified as M. H. Virgin in a 1920 city directory. A series of short-term occupants lived at 507 North Minter St. from the 1920s through the 1960s. Like other properties in the neighborhood, 507 North Minter St. was vacant intermittently during the 1930s. City directories reference three apartments at the property, generally referred to as A, B, and C during the 1930s and 1940s; however, at present (2010) the building is divided into two units, each with a separate entrance on the facade. 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 Queen Anne (Late Victorian) dwelling has a roughly rectangular plan and a west-facing facade. A concrete foundation supports wood-frame walls covered by wide drop siding. A medium-pitch hipped roof with two front-facing gables caps the building. A boxed cornice lines the roof. A recessed, pedimented side-gable dormer is located on the north elevation. Two bays divide the facade. The south bay has a pedimented gable with return that tops a pair of double-hung sash windows with wood casings. The north bay contains a matching gable and a partial-width recessed porch with wood porch supports and decorative brackets that support a flat roof. The building is accessed from the porch by two primary entrances with original doors topped by fixed transoms. Decorative wood quoins trim the north elevation (rear) of the building. Windows are distributed asymmetrically on all elevations. Exterior detailing includes a wood

band constructed of pointed planks that wraps the building, decorative brackets, and wood plank window and door trim.

2. **Condition of fabric:** The current condition of 507 North Minter St. is deteriorated. Windows and doors are boarded over.

## B. Description of Exterior:

1. **Overall dimensions:** The one-story 507 North Minter St. has a roughly rectangular plan with overall dimensions of approximately 36'-0" long by 25'-0" wide. An inset partial-width front porch measures approximately 13'-0" long with a depth of 6'-6".
2. **Foundations:** The building sits on a concrete foundation.
3. **Walls:** The exterior walls are constructed of simple (or drop) wood siding.
4. **Structural system, framing:** The structural system for 507 North Minter St. comprises wood-frame walls.
5. **Porches, stoops, balconies, bulkheads:** The north bay contains a matching gable and a partial-width recessed porch with wood porch supports and decorative brackets that support a flat roof.
6. **Chimneys:** None.
7. **Openings:**
  - a. **Doorways and doors:** There are two primary entrances to the building that are located along the west-facing facade (primary) and north wall of the partial-width front porch. Door openings appear original. The two primary entrances contain original exterior wood doors with original door hardware.
  - b. **Windows:** Fenestration on all elevations consists of primarily double-hung (original) sash in a variety of sizes with an irregular arrangement.
8. **Roof:**

The building is surmounted by a medium-pitched hipped roof with two front-facing gables. A box cornice lines the roof. A recessed, pedimented side-gabled dormer is located on the north wall. Composition roofing material covers the roof. An extension to the south of the building (facade), possibly a later addition, has a front-gable roof. A rear addition with a flat roof is located on the northwest (rear) corner of the building.

- C. **Description of Interior:** The building at 507 North Minter St. was originally constructed as a single-family residence and later subdivided into apartments in 1923. Interior flooring consists of carpet and laminate tile. Interior walls are covered primarily with painted

drywall. Interior doors are primarily wood replacements and decorative features consist of painted wood window trim.

**D. Site:**

1. **Historic landscape design:** None extant. A driveway adjacent to the north of the building, landscape plantings, and concrete paving provides the immediate setting.
2. **Outbuildings:** A west-facing garage is located to the east (rear) of the residence (replacement).

**PART III. SOURCES OF INFORMATION**

**A. Architectural Drawings:**

No original drawings for 507 North Minter St. were discovered.

**B. Bibliography:**

**1. Primary and unpublished sources:**

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**2. Secondary and published sources:**

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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