

507 North Mortimer St.  
Santa Ana  
Orange County  
California

HABS No. CA-2856

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 MORTIMER ST.

HABS No. CA-2856

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

The property is located at latitude: 3734687.678, longitude: 420028.8602. The coordinate was taken in August 2010, near the front door of the residence at 507 North Mortimer 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 Mortimer 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 507 North Mortimer 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, reflecting the stylistic influences of its era, this turn-of-the-century hip-roofed cottage with Queen Anne detailing 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, 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 507 North Mortimer 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. 1900<sup>3</sup>
2. **Architect:** No known architect could be associated with 507 North Mortimer St.
3. **Original and subsequent owners, occupants:**
  - a. **Owners:** John Wall (1946)<sup>4</sup>
  - b. **Occupants:** H. W. Fowler (1923); C. P. Wilson (1924); Vacant (1925); Newton Peterson (1926); Them Kollias (1929); T. E. Vincent (1930); James Davis (1931); Vacant (1932); Mrs. B. M. Clark (1933); Vacant (1934); R. H. Claybaugh (1935–1936) H. T. McAllister (1937–1939); J. A. Wall (1940–1947); S. S. Powelson (1950); No return (1954); R. A. Ferry (1962)
4. **Builder, contractor, suppliers:** No known builder, contractor, or supplier could be associated with the construction of 507 North Mortimer St. Subsequent alterations and repairs / ongoing maintenance at the property include:

December 13, 1946. Glass in front porch for by John Wall, owner, for \$75.
5. **Original plans and construction:** No original building permits, original plans, or construction drawings were found for 507 North Mortimer St.

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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 and city directories.

6. **Alterations and additions:** Exterior alterations include a low wood wall that encloses the porch, a wood porch railing and wood stairway. The interior has been altered such that examples of original materials 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.

### 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 Mortimer St.

The single-family residence at 507 North Mortimer St., ca. 1900, 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 4th 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 1906, 1925, 1949). 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 St., which in the 1920s had residences intermingled with commercial properties, was solidly commercial by this period.

The original occupant of the residence is identified as H. W. Fowler in a 1923 city directory. The residence changed occupancy repeatedly from the 1920s through the 1960s, with most occupants residing at the property for only a few years. Mr. J. A. Powelson, who purchased the adjacent residence at 501 East Fifth during the 1920s, is briefly listed as an occupant of 507 North Mortimer St. in a 1927–1928 city directory. Like other properties in the neighborhood, 507 North Mortimer St. was vacant intermittently during the 1930s. The property was listed as “vacant” in 1932 and 1934 city directories. 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:** The modest one-story single-family Queen Anne (Late Victorian) cottage has a rectangular plan and a west-facing facade. Wood-frame walls covered by flush siding with a shiplap joint support a low-pitched gable-on-hip roof with minimal overhanging eaves. The gable end is faced with patterned shingles that surround a square louvered wood vent. A brick chimney is located on the interior of the roof. Centered on the facade, an attached, partial-width shed roof porch features square posts and a wood frieze embellished with a jigsawn, X-patterned design. The porch railing is not original. The building is accessed by a short wood stairway (replacement) that extends from the east of the porch. The primary entrance is flanked by two window openings. Original double-hung windows and exterior doors are extant. Exterior detailing includes carved, curvilinear aprons below some windows. Mature trees, landscape plantings, concrete curbing, and a mix of brick and concrete paving provide the immediate setting.
- 2. Condition of fabric:** The current condition of 507 North Mortimer St. is deteriorated. Windows and doors are boarded over.

**B. Description of Exterior:**

1. **Overall dimensions:** The one-story 507 North Mortimer St. has a rectangular footprint. The building is approximately 32'-0" long by 23'-0" wide. The partial-width porch that extends from the building's facade adds approximately 4'-6" to the building's overall length.
2. **Foundations:** The building sits on a concrete foundation.
3. **Walls:** The exterior walls are constructed of flush wood siding with a shiplap joint.
4. **Structural system, framing:** The structural system for 507 North Mortimer St. comprises wood-frame walls.
5. **Porches, stoops, balconies, bulkheads:** A centered partial-width porch supported by square wood porch supports extends from the facade. The building is accessed by a short wood stairway (replacement) that is located at the east end of the porch.
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 is one entrance to the building that is located along the west-facing facade. Door openings appear original. Original exterior wood doors are extant.
  - b. **Windows:** Fenestration on all elevations consists of a variety of sizes with a regular arrangement. Window openings appear original. Windows are double-hung (original).
8. **Roof:**

The building is surmounted by a low-pitched gable-on-hip roof with slightly overhanging eaves. Composition roofing material covers the roof. A shed roof covers the partial-width porch on the facade. The building has a secondary shed roof addition at the rear. A wood vent comprising horizontal louvers is located in the front gable face.

- C. Description of Interior:** The interior of 507 North Mortimer Street has been altered such that examples of original materials, features and overall layout are compromised. The interior floor plan (altered) comprises a foyer / living room, a second living room, a kitchen, a bathroom, and one bedroom. The building's west-facing primary entrance opens directly into a foyer / living room that is attached to a second living room area that extends to the east (rear) of the building. The second living room provides access to the kitchen, bathroom, and bedroom. Interior flooring consists of laminate tile and interior walls are

primarily painted drywall. Examples of original double hung windows are extant. Examples of original interior wood doors are extant; however, original door hardware is replaced. Original interior decorative features include painted wood baseboards and painted wood window trim.

**D. Site:**

1. **Historic landscape design:** None extant. Mature trees, landscape plantings, concrete curbing, and a mix of brick and concrete paving provide the immediate setting.
2. **Outbuildings:** None.

**PART III. SOURCES OF INFORMATION**

**A. Architectural Drawings:**

No original drawings for 507 North Mortimer 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