

610-612 East Fifth St.  
Santa Ana  
Orange County  
California

HABS No. CA-2842

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

610–612 EAST FIFTH ST.

HABS No. CA-2842

**Location:** 610–612 East Fifth St. is located in the block bounded by East Fifth Street, North Porter Street, East Fourth Street, and North Minter Street. The property is situated within the Fruit Addition tract.<sup>1</sup>

The property is located at latitude: 3734640.746, longitude: 420164.9991. The coordinate was taken in August 2010, near the front door of the residence at 610–612 East Fifth 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 610–612 East Fifth St. has no restriction on its release to the public.

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

**Present Use:** Vacant

**Significance:** The duplex residence at 610–612 East Fifth St. is architecturally significant as an intact and representative example of a Craftsman bungalow duplex. Located in the Lacy neighborhood, the property is also historically significant as one of the earlier 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 610–612 East Fifth St. was prepared by Sapphos Environmental, Inc. staff between August 2010 and 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:** 1921<sup>3</sup>
2. **Architect:** No known architect could be associated with 610–612 East Fifth St.
3. **Original and subsequent owners, occupants:**
  - a. **Owners:** W. T. Walker (1921); Mrs. McQuillian (1951); L. H. Bailey (1954); H. D. Clemens (1962)<sup>4</sup>
  - b. **Occupants:** C. V. Calhoun (1922, 610); H. G. Scott (1922, 612); Reverend A. D. Traveller (1923, 610); H. D. Traveller (1923, 612); Robert Aitken (1924, 610); H. D. Traveller (1924, 612); G. F. Brown (1925, 610); H. D. Traveller (1925, 612); Mrs. Belle Clemens (1926–1930, 610); S. P. Standing (1926, 612); R. R. Aitken (1927–1941, 612); H. D. Clemens (1931, 610); Mrs. Belle Clemens (1932–1936, 610); H. D. Clemens (1927–1962, 610); Mrs. C. C. Aitken (1945–1950, 612); L. H. Bailey (1954, 612), Not listed, 612 (1962)
4. **Builder, contractor, suppliers:** No known builder, contractor, or supplier could be associated with the construction of 610–612 East Fifth St. Subsequent alterations and repairs / ongoing maintenance at the property were conducted by:

January 15, 1940. Reroof by Holmes for \$172.  
November 21, 1951. Unspecified alterations for Mrs. McQuillian by Barrows Construction Co. for \$200.
5. **Original plans and construction:** An original building permit dated April 21, 1921 that valued the property, identified as a “dbl. 4 apt dwelling” (owner: W. T. Walker), at \$4,500 is on file at the City of Santa Ana. No original plans or construction drawings were found for 610–612 East Fifth St.

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<sup>3</sup> City of Santa Ana Building Permits. August 21, 1921. 610–612 East Fifth St.

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

6. **Alterations and additions:** There are no exterior alterations that compromise the integrity of the residence. Minor exterior openings include a blocked door opening on the west elevation and a fence-like partition of the front porch. The interior has been remodeled such that original materials and spatial layout are compromised although painted original window trim and built-in cabinets are extant.

## **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.

### Craftsman Style

The Craftsman style dominated residential architecture in southern California from ca. 1905 through the mid 1920s. Rooted in the principles of the late-nineteenth-century Arts and Crafts movement in England, the Craftsman aesthetic and ideals were developed and promoted in the United States by furniture maker Gustav Stickley and his 1901 magazine *The Craftsman*. Stickley envisioned residences for people of moderate means designed as a unified whole, including furniture and fittings. He discounted the ornamentation of the Victorian-era and preferred a much more simplified style that accented the beauty of natural materials such as wood and stone. He stated in the first issue of *The Craftsman*, “Beauty does not imply elaboration or ornament.” Drawing inspiration from English architect and designer William Morris, Stickley published plans and construction drawings in *The Craftsman* that epitomized his philosophy. The dissemination of his drawings exerted a strong influence on the development of the Craftsman Style.

Craftsman architectural design reached its apogee with the work of two brothers, Charles S. Greene and Henry M. Greene, who practiced together in Pasadena from 1893 to 1914 and with the work of a handful of other architects primarily located in the vicinity of the Arroyo Seco and the San

Francisco Bay Area. The work of the Greene brothers and other Craftsman style architects was widely published in both professional and popular journals. This exposure fueled the popularity of the Craftsman style, which spread quickly throughout the country. Craftsman house plans became easily accessible to the middle class through pattern books and mail-order houses such as Sears, Roebuck & Company, and Montgomery Ward's. Affordable and easily constructed from locally available materials, one- to one-and-a-half-story Craftsman homes became known as bungalows and dominated middle-class residential design during the first quarter of the twentieth century. Although some Craftsman homes were two stories in height, large-scale versions of Craftsman houses were rare except in California. Primarily a residential style, only a limited number of commercial and public buildings reflect Craftsman influences.

Craftsman buildings utilize materials such as wood, stone, and brick in a natural-appearing state. Structural features were left exposed and exploited for their decorative qualities. Earth tones were favored, integrating the building with the surrounding landscape. Horizontality was emphasized through low, ground-hugging massing, employment of broadly pitched, overhanging roofs, and utilization of wood siding and flat trim laid in continuous bands. Often, the lower portion of the exterior walls or porch supports was battered or tapered so as to be heavier at ground level. Capacious front porches were nearly ubiquitous features, often overlooked by generous expanses of windows clustered in groups. A combination of window types was used, with casement windows and fixed windows commonly appearing on the facade and double-hung sash on the sides and rear. Entries typically were characterized by oversized, heavy, wood-paneled doors. Craftsman interiors were distinguished by built-in features such as bookshelves, cabinets and hutches with leaded glass doors, and seating nooks and by the use of wood for picture rails, continuous header moldings, window and door casings, and doors.

#### 610–612 East Fifth St.

The duplex residence at 610–612 East Fifth St., ca. 1921, is representative of residential architecture in the Lacy neighborhood from 1895–1930. A 1925 Sanborn map depicts the residence as one of several duplexes located in a primarily single-family residential neighborhood typified by occasional undeveloped lots and a mix of service businesses, such as a laundry (at the southwest corner of North Porter Street and East Sixth Street) and a concentration of automobile-related shops that lined East Fourth 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 1925, 1949). The extant garage associated with the residence is depicted on the 1925 map, labeled as “Auto,” and appears to have been expanded into a two-car garage by the late 1940s (Sanborn, 1949).

Long-term residents occupied the property from the 1920s to the 1960s: the Clemens family (Belle, 1926–1936, and H. D., 1937–1962) and the Aitken family (R. R. Aitken (1927–1941) and Mrs. C. C. (1945–1950). 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 one-story Craftsman style duplex with a rectangular plan has a symmetrical north-facing facade and exhibits the low massing typical of the Craftsman style. Wood-frame walls covered in narrow lap siding support a cross gabled roof with wood plank bargeboards, exposed rafters, a vertical slat vent, and overhanging eaves. A triangular knee-brace is located in the crown of the roof. The facade gable end covers a full-width front porch and is supported by squat, stucco-clad elephantine posts resting on low, cast stone pedestals. Exterior detailing includes a broad beam that extends the width of the gable end, corner boards that trim the residence, wide wood window casings, and wood door trim. Window and door openings appear original. Original double-hung and fixed wood windows are extant.
2. **Condition of fabric:** The current condition of 610–612 East Fifth St. is good. Windows and doors are boarded over.

### B. Description of Exterior:

1. **Overall dimensions:** The one-story 610–612 East Fifth St. is primarily rectangular with overall dimensions of approximately 50'-6" long by 35'-0" wide.
2. **Foundations:** The building sits on a concrete foundation.
3. **Walls:** The exterior walls are constructed of narrow lap siding.
4. **Structural system, framing:** The structural system for 610–612 East Fifth St. comprises wood-frame walls.
5. **Porches, stoops, balconies, bulkheads:** A recessed, full-width porch spans the facade. Squat, elephantine posts on low cast stone pedestals support the porch roof and define two identical bays.
6. **Chimneys:** None.
7. **Openings:**
  - a. **Doorways and doors:** There are two entrances to the building (one for each duplex unit) that are located along the north-facing facade. Door openings appear original. Original exterior doors are replaced.
  - b. **Windows:** Fenestration on all elevations consists of a variety of sizes and types with a regular arrangement. Window openings appear original. Window types include fixed wood-frame (original), metal casement (replacement), and vinyl (replacement).

**8. Roof:**

The building is surmounted by a cross-gabled roof with wood plank bargeboards, exposed rafters, triangular knee-braces, and overhanging eaves. Composition roofing material covers the roof. A vertical slat vent constructed of wood is located in the front gable face.

**C. Description of Interior:** The interior floor plan of the units at 610–612 East Fifth St. consists of a living room, a dining room, a kitchen, two bedrooms, a mudroom, and a bathroom. Interior flooring consists of carpet and laminate tile. Interior walls are painted. The interior is relatively intact and examples of original interior doors, built-in furniture, door trim, and window trim (all painted) are extant.

**D. Site:**

- 1. Historic landscape design:** None extant. A driveway adjacent to the east of the property, a back yard, landscape plantings, and concrete paving provide the immediate setting.
- 2. Outbuildings:** A north-facing two-car garage (replacement) covered in narrow lap siding with a side-gable roof is located to the south of the residence. The property's original one-car garage was located in the same location as the extant garage.

**PART III. SOURCES OF INFORMATION**

**A. Architectural Drawings:**

No original drawings for 610–612 East Fifth St. were discovered.

**B. Bibliography:**

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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