

# Placentia



## Historical Resource Survey

The City of Placentia  
California

2002 Update

**Historic Resources Inventory for the City of Placentia:  
Update 2002**

**Marie Antram  
Shannon Orr  
Liliana Vasquez  
Dr. L. de Graaf, Supervisor  
Mrs. Pat Jertberg, Supervisor**

In 1988, the Placentia Historical Committee/City of Placentia asked Diann Marsh to conduct a survey of all buildings over 40 years of age. She documented 357 buildings and sites that were over 40 years of age. The list was narrowed down to 35 NRHP possibilities, but was never submitted to the State Office of Historic Preservation.

The Placentia Historical Committee wanted an update of this survey, which is now over 10 years old. The City completed a new list, and Liliana Vasquez, Marie Antram, and myself have investigated and somewhat modified that list. Copies of the updated survey will be deposited with the City of Placentia, the Southern Coastal Resource Center at California State University at Fullerton, and with the Sacramento Office of Historic Preservation.

Some on this team are going beyond this list to suggest post World War II tract houses that might meet evolving standards for historic significance, which this project would help, define for that genre and period of building.

We would like to thank all who helped us with this project including the following: The Placentia Historical Committee who gave us the opportunity to work on this project; Charles Ricotta for all his help with getting us information and answering questions; Dr. Larry de Graaf and Ms. Pat Jertberg who guided us along this project and were always willing to help us; Jim Gominsky at First American Title for his help in getting us title searches on the properties; the residents who responded to our requests for help- their help was deeply appreciated; Jan Wooley at the State Office in Sacramento who was so kind to send us packets, look over our work, and again answer our questions.

Quick Reference Guide to Property Status

	Address	Code	Potential National Register	City Landmark
1.	102 S. Bradford APN#33905221	3S	Yes	
2.	120 S. Bradford APN#33905224	3S	Yes	
3.	143 S. Bradford APN#33935513	3S	Yes	
4.	240 S. Bradford APN#33906108	3S	Yes	
5.	133 W. Santa Fe Avenue APN#33936527	3S	Yes	Contributes to downtown district
6.	129 W. Santa Fe Avenue APN# 33936527	3S	Yes	Contributes to downtown district
7.	141 W. Santa Fe Avenue APN#33936510	4D7	Yes	Contributes to downtown district
8.	111 Orange Grove Avenue APN#33904123	3S	Yes	
9.	200 Orange Grove Avenue APN#33904109	3S	Yes	
10	220 E. Santa Fe Avenue SBE 804-31B- 7,8,9,10	4D7	Yes- with restoration	
11	207-09 W. Crowther Street APN#33940205	4D7	Yes- with restoration	
12	525 N. Angelina APN#33926105	4S7	No- Integrity has been compromised	
13	829 Berkenstock Lane APN#33606233	3S	Yes	
14	830 Berkenstock Lane APN# 33648329	3S	Yes	
15	625 Bastenchury Road APN#33704240	3S	Yes	
16	500 N. Bradford	3S	Yes	

National Register Potential Nominations  
Check List for Forms Already Filled Out

	APN#33926106/08			
17	1022 N. Bradford Avenue APN#33912161	5S1	No- Integrity has been compromised	Could be of local interest
18	1731 N. Bradford Avenue APN#33919104	1S	Yes	
19	1612 Kingston Road APN# 33638105	3S	Yes	
20	136 Palm Circle	1 S	Yes	
21	503 Palm Circle APN# 33644260/61	3S	Yes	
22	414 N. Placentia Avenue APN#33933101	5S1	Yes	
23	2092 N. Placentia Avenue APN# 33634405	3S	Yes	
24	560 Porter Lane APN# 33908124	4D	Yes- with restoration.	Local interest
25	161 E. Orangethorpe Ave. APN#33909112	3S	Yes-Definitely pursue National Register Nomination	Should be local landmark
26	1542 N. Valencia Avenue APN #33605404	3S	Yes	
27	2131 N. Valencia Avenue APN# 33609319	3S	Pursuing National Register nomination	
28	705 E. Yorba Lind Blvd. APN# 33649124	3S	Yes	
29	902 E. Yorba Linda Blvd.			
30	952 Gonzales Street APN#34416213	5S1	No-Integrity has been compromised	
31	143 S. Main St.	4D7	Maybe-based on cultural significance	Local interest
32	341 W. Santa Fe Avenue APN#33936311	4D7	Yes- with restoration	

National Register Potential Nominations  
Check List for Forms Already Filled Out

33	314-324 Chapman Avenue APN#33935301  Bungalows x4	5S1	No- Integrity has been compromised	Could be of local interest
34	1027 Kraemer Avenue APN#33912134	5S1	Conditional- if more significance can be shown.	Could be of local interest if not eligible for NR
35	1802-N. Valencia Avenue APN#33636150	3S	Conditional-Needs a touch up	
36	1838 N. Valencia Avenue APN#33636153	3S	Conditional- if more significance can be shown	Could be of local interest
37	Water Tower Chapman Across From Foster's Freeze APN#33935522	3S	Yes	
38	341 S. Melrose Street (PMOA) APN#33940116	4D7	Yes	
39	125 S. Bradford St. APN# 33935518	4D7	Yes- with restoration	

Key to Codes:

3S-Appears eligible for separate listing

4S7- The architectural integrity of property is restored

5S1- Is separately listed or designated under an existing local ordinance, or is eligible for such listing or designation.

4D7-The integrity of the district is restored

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 6 \*Resource Name or #: (Assigned by recorder) Calvary Church

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Orange Date 1964; PR 1981 T 3S; R 9W; \* 1/4 of \* 1/4 of Sec \* ; SB B.M.

c. Address 102 S. Bradford Avenue City: Placentia Zip: 92870

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 419560 mE/ 3748160 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Parcel# 339-052--21

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A three story square bell tower and prominent rose window are the most evident design elements of the stucco-clad Spanish Colonial/Gothic Revival Calvary Church. The unobstructed view of the building as it sits on the corner of Bradford and Chapman allows its beauty to be shown to the best advantage. The tower is capped with a hipped roof and forms the cornerstone for the stucco-clad structure. Red clay tile covers both the hipped roof of the tower and the medium-pitched front-facing gabled roof of the main section. The tower roof features enclosed eaves underscored with closely-set (cont.)

\*P3b. Resource Attributes: (List attributes and codes) HP16-Religious Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) 5/16/02

Front View

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric

Both

Built in 1928

First American Title Co. Records

\*P7. Owner and Address:

Calvary Church of Placentia, Inc.

P.O. Box 430, Placentia, CA 92870

\*P8. Recorded by:

(Name, affiliation, and address):

Shannon Orr-City of Placentia

12111 Pearce Avenue

Garden Grove, CA 92843

\*P9. Date Recorded: 3/20/02

\*P10. Survey Type: (Describe Other Activity: \*Focused update of intensive survey 1988/89- never submitted to SHPO)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

\*- unsectioned area of U.S.G.S map

Page 2 of 6 \*NRHP Status Code 3S  
\*Resource Name or #(Assigned by recorder) Calvary Church

- \_\_\_\_ B1. Historic Name: Calvary Church
- \_\_\_\_ B2. Common Name: Calvary Church
- \_\_\_\_ B3. Original Use: Church
- \_\_\_\_ B4. Present Use: Church
- \_\_\_\_ \*B5. Architectural Style: Spanish Colonial/ Gothic Revival
- \_\_\_\_ \*B6. Construction History: (Construction date, alterations, and date of alterations): Built in 1926. Alternation: stucco covers outside

some windows replaced, addition to rear, north side altered or shortened

\*B7. Moved? (No) Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Religion, Architecture, Commercial Development Area: Placentia, CA 92870

Period of Significance: 1928-present Property Type: Church Applicable Criteria: A, B  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Calvary Church, built in 1926, is significant not only for its Spanish Colonial/Gothic architecture, but also for its place in the broad patterns of Placentia history and for its founder, noted evangelist Charles Fuller. The Church began as a Bible Class in the First Presbyterian Church, located at the corner of Main and Center. Charles Fuller was an elder of that congregation who had been converted at the Church of the Open Door in Los Angeles in 1916. The Bible Class grew so large that Fuller and O.W. Lillie moved to the Round Table Clubhouse. Mr. Fuller, who was an orange rancher and manager of the PMOA, gave up his position at the packing house so that he could study at the Bible Institute of Los Angeles and become a full-time preacher. As a result of differences of opinion between Rev. Fuller and the Presbyterian Church, Fuller and Lillie resigned, continuing to hold meetings of their independent Bible Class at the Round Table. In 1925 the group held a revival in a wooden tabernacle across from the Round Table (cont).

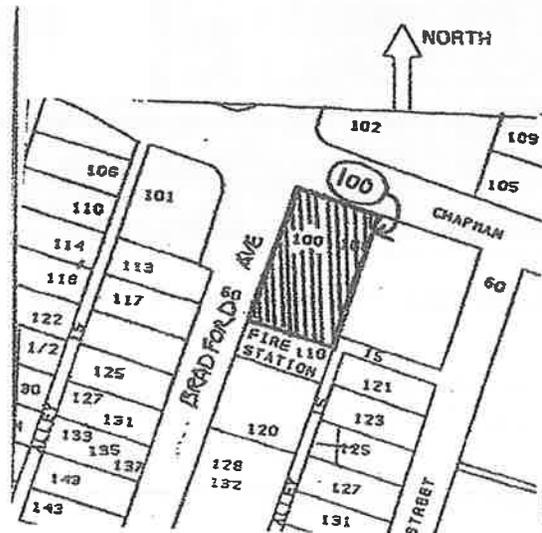
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: First American Title Co. records; 1918-1951 City Directories; 1950 indexed directory; Placentia, A Pleasant Place, Virginia Carpenter; Early Placentia, George G. Key, neighborhood interviews

B13. Remarks:

\*B14. Evaluator: L. de Graaf, P. Jertberg

\*Date of Evaluation: 5/30/02  
( This space reserved for official comments )



Page 3 of 6 \*Resource Name or #(Assigned by recorder) Calvary Church

Recorded by: Shannon Orr Date: 3/20/02  
 Continuation  Update

P3-A Description continued

rounded brackets. A set of three crosses, covered with screen, accents the area below the frieze on each side of the tower. A set of three tall, narrow arched openings, enclosed with horizontal louvers, is located on the second level. The entrance is located at the front of the first floor of the tower. A pair of round stucco-clad Egyptian-style columns supports the arched portico. The front-facing gabled portico is topped with a narrow red-tile-clad roof. A pair of paneled double doors leads to the interior. The stair railing is made of wrought iron. A magnificent rose window is featured in the center of the two-story front-facing gabled main section. Red clay tiles cover the medium-pitched gabled roof and another cross, which matches those in the tower, is centered at the peak. Four matching 15-light stained glass windows are centered below the rose window. They are deeply recessed with a two-foot section at the base of each which slants diagonally upward and inward to reach the window sill. A row of three arched stained glass windows is located on the north side. A matching wing, perpendicular to the main section, is attached to the north side of the back and provides a second major entrance. Another arched portico, featuring an arched opening, narrow red-clay-tile gabled roof, double doors and a wrought iron railing is visible in the apex of the ell. A newer wing, which tastefully matches the original structure extends to the south of the main section. There is a small lawn in front, to the south of the main entrance stairs and a parking lot in the rear. The church retains its integrity of location, setting, design, materials, workmanship, feeling and association.

2002 update: The north wing of the church was either shortened or altered in some fashion to accommodate the widening of Chapman Avenue circa 1990.

Page 4 of 6 \*Resource Name or #(Assigned by recorder) Calvary Church

Recorded by: Shannon Orr

Date: 3/20/02

Continuation  Update

B-10- Significance cont.

(now the site of this building) and announced that they were forming a non-denominational church. The cornerstone of the \$ 41,000 building was laid in October of 1925 and the building was dedicated on February 21, 1926. L.S. Baughman of the Long Beach Brethren Church and Dr. W.A. Hills of the Bible Institute of Los Angeles spoke at the dedication. Charles Hulbert of the African Inland Mission, the Sunday School Orchestra, Mrs. Hubert Harness, and O.W. Lillie also took part in the ceremony. Fuller was a gifted preacher with a strong evangelistic message. The Santa Ana Register started a small radio station and Fuller arranged to broadcast some of the church services, at a cost of \$180 a month for an hour each Sunday evening. As his popularity grew, he moved to KGER in Long Beach, installing wires for direct broadcast. In 1933, in the midst of the Depression, he resigned as the minister of the Calvary Church and went on to star in his own program. Rev. Don Milligan, an assistant pastor at the church, became the new minister at Calvary. In spite of hard financial times, Fuller was able to form the Gospel Broadcasting Association which went on to become the Old-Fashioned Revival Hour, one of the nation's most popular religious programs during the 1940s, 50s, and 60s. He moved to Pasadena, where he was founder of the Fuller Seminary. Meanwhile, the Calvary Church in Placentia continued to have a strong congregation, many of whom came from other cities. In 1954 a large wing was added to the south side. The Reverend John Tebay has been the minister for the last 25 years. The Calvary Church is significant as a fine example of Spanish Colonial/ Gothic architecture, for its place in the broad patterns of Placentia history, and for its founder, the Reverend Charles Fuller.

Page 5 of 6 \*Resource Name or #(Assigned by recorder) Calvary Church

Recorded by: Shannon Orr  
 Continuation  Update

Date: 3/20/02

P5a- Pictures continued



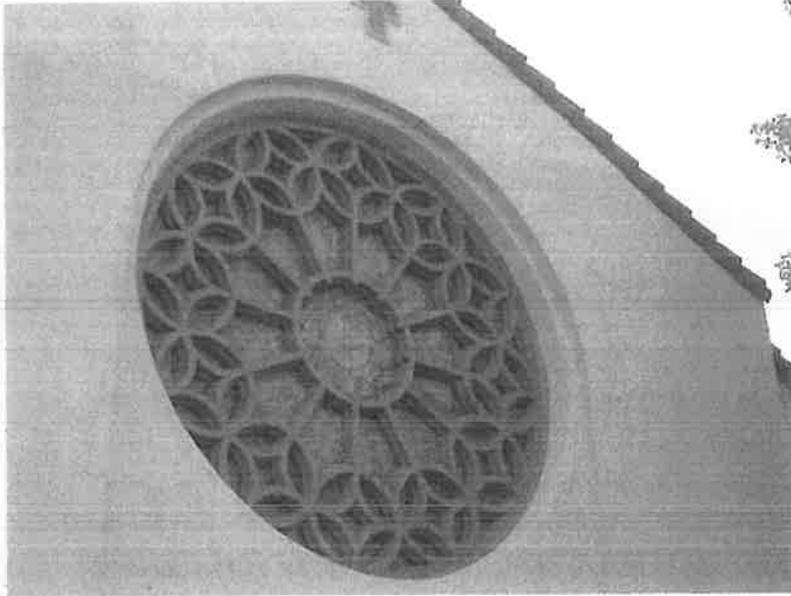
SIDE VIEW



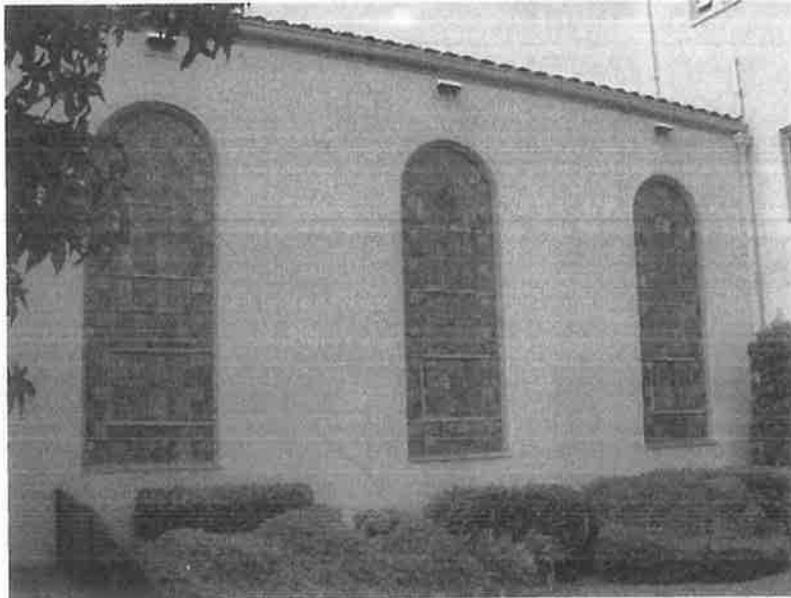
Recorded by: Shannon Orr

Date: 3-20-02

Continuation     Update



Rose window.



Stained glass windows.

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

\*Resource Name or #: (Assigned by recorder): Old Placentia City Hall

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

- \*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5' Quad Orange Date 1964; PR-1981 T3S; R 9W; \* 1/4 of \* 1/4 of Sec \*; S.B. B.M.  
c. Address 120 South Bradford Avenue City Placentia, Ca Zip 92870  
d. UTM: (Give more than one for large and/or linear resources) Zone 11, 419020 mE/ 3748500 mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel# 339-052-23

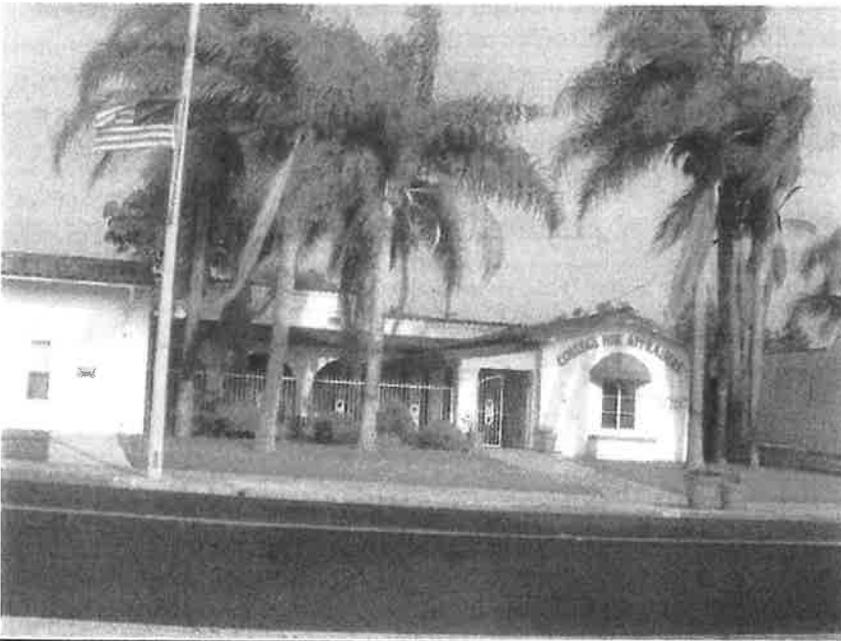
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Old Placentia City Hall is Spanish Colonial in style and complements the similar styled Old Library further down the street. Single-storied and clad in stucco, it is U-shaped in design, with arcaded porches around an interior courtyard. A red clay tile clad roof crowns the building. A side-facing gabled roof covers the rear section, while a front-facing gabled wing extends forward on the south end. (cont).

\*P3b. Resource Attributes: (List attributes and codes) HP6-Comerical Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) 5/16/02

Front view

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1939-1940

First American Title Records

\*P7. Owner and Address:

David Long

120 S. Bradford, Placentia, Ca 92870

\*P8. Recorded by:

(Name, affiliation, and address)

Shannon Orr, City of Placentia

12111 Pearce Avenue

Garden Grove, CA 92843

\*P9. Date Recorded: 4/09/02

\*P10. Survey Type: (Describe) Focused update of 1988/89 intensive survey (unsubmitted to SHPO)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

\*-unsectioned area of U.S.G.S. map

DPR 523A (1/95)

\*Required information

- B1. Historic Name: Old Placentia City Hall
- B2. Common Name: Old Placentia City Hall
- B3. Original Use: City Hall/fire station
- B4. Present Use: College of Appraisals/fire station

\*B5. Architectural Style: Spanish Eclectic  
\*B6. Construction History: (Construction date, alterations, and date of alterations) 1939; Alterations: Aluminum window in front; wrought iron fence; fire station enlarged, garage converted to classroom

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Garage in back has been converted into a classroom; Fire station adjoining the north end

B9a. Architect: Unknown b. Builder: Works Progress Administration

\*B10. Significance: Theme WPA era, city gov. building Area: Placentia, CA

Period of Significance: 1940-1970 Property Type Gov. Building Applicable Criteria: A,C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This Spanish Colonial building was the first built to service specifically as the Placentia City Hall. It was built in 1940 by the Works Progress Administration, one of several local city halls (e.g. Fullerton) built by that New Deal Agency. Its style of architecture is particularly suitable for the center of government in a southern California community. The new city of Placentia, which was incorporated December 2, 1926, set up its first office on the second floor of the bank on the corner of Main and Santa Fe. Later they moved to leased quarters in the Baxter and Lucy Building. Wanting a building in which all city services could be located, the city succeeded in passing a bond election in 1939. \$2,000.00 was paid for two lots on the east side of Bradford Avenue, across from the Placentia Public Library. The budget for the construction of the combined city hall, fire station, and police station was a little over \$20,000.00. (see B10 cont. sheet)

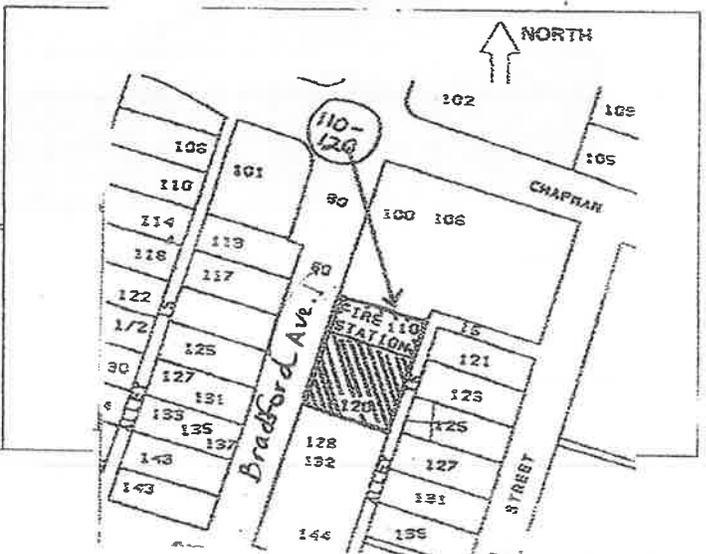
B11. Additional Resource Attributes: (List attributes and codes) HP35-New Deal Public Works Project, HP9-Public Utility Building

\*B12. Reference: First American Title Co. Records; Placentia, A Pleasant Place, Virginia Carpenter; City directories (1924-50); 1950 indexed city Directory, neighborhood interviews

B13. Remarks:

\*B14. Evaluator: L. de Graaf, P. Jertberg

\*Date of Evaluation: 5/30/02  
( This space reserved for official comments)



Page 3 of 5

\*Resource Name or #(Assigned by recorder) Old Placentia City Hall

Recorded by: Shannon Orr

Date: 4/09/02

Continuation  Update

P3A-Description continued

A hipped roof, also clad in red clay tiles, tops the northernmost section and the fire station on the north end is capped with a flat roof, unbroken parapet and a red clay tile fringe. Paired casement windows are centered in the front facade of the southern wing, and a matching stucco-clad planter sits beneath the recessed window. The arcade, which runs along the north side of the wing and along the back, is supported by large square pillars with square stucco caps. Molding outlines the top of the frieze which runs above the capitals. Arched openings face the courtyard. The rear section is topped by a separate red-clay-tile-clad-shed-style roof. A row of recessed elliptical shaped vents runs along the facade, above the arcade roof, and the same style vent accents the wing on the north. The same paired casement windows are used throughout the building. The white wrought iron fence is not original, but is compatible with the Spanish Colonial architecture of the building. The fire station (which is still in use), located at the northern-most end, matches the city hall building and is faced with a pair of wide entry doors in the front facade. The fire station was enlarged at a later time, using compatible materials which do not appear to impact the integrity of the building. Palm trees and other mature plantings add to the southern California appearance. The building retains its integrity of location, setting, design, materials, workmanship, feeling and association.

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trnomial \_\_\_\_\_

Page 4 of 5 \*Resource Name or #(Assigned by recorder) Old Placentia City Hall

Recorded by: Shannon Orr Date: 4/09/02

Continuation  Update

B10- Significance cont.

The building served in these capacities, including a city jail at its north end (now a bookstore), until the new Civic Center was built in 1974. The fire station is still in operation, and College of Appraisals now owns the portion that was the city hall. The City Hall was the center of activity for the building boom that began in Placentia in the 1960s. Many important decisions, which affected the growth and direction of the city were made in this substantial building. As orange groves made way for subdivisions, developers worked with the planning and building departments to meet city codes. Planning Commissions and City Councils granted variances and approved plans. Plans for all of the houses and buildings built between 1940 and 1974 passed through this building. Social and community programs were enacted. The police and fire departments, which protected the well-being of Placentia citizens were also headquartered here. In 1971 Placentia won the title of Model City of Orange County and the Sports Foundation awarded the city a gold medal for its parks. 1972 was the year Placentia was one of the nine cities throughout the country to be named All-American City. The Old Placentia City Hall appears to be eligible for the National Register for its role in the civic patterns of Placentia's history, for being representative of a WPA era civic building and for being the first city hall building. Its architecture is compatible for civic buildings in a small community in southern California and maintains most of its original integrity.

Page 5 of 5

\*Resource Name or #(Assigned by recorder) Old Placentia City Hall

Recorded by: Shannon Orr

Date: 4/09/02

Continuation  Update

P5-a Photographs continued



State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) Old Placentia Library

P1. Other Identifier: \_\_\_\_\_

- \*P2. Location:  Not for Publication  Unrestricted  
 \*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
 \*b. USGS 7.5' Quad Orange Date 1964; PR-1981 T 3S; R 9W; \* 1/4 of \* 1/4 of Sec \* ; S.B. B.M.  
 c. Address 143 South Bradford Avenue City Placentia Zip 92870  
 d. UTM: (Give more than one for large and/or linear resources) Zone 11, 419460 mE/ 3747980 mN  
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel# 339-355-13

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Old Public Library is one of Placentia's finest public buildings. Constructed in 1926, the structure is a fine example of Spanish Eclectic architecture, exhibits an exceptional attention to detail, and retains most of its original integrity on both exterior and interior. Designed by architect Carleton Monroe Winslow, the building is clad in stucco and topped with a red-clay-tile-clad roof. The one-and one-half story center section features a medium-pitched front-facing gabled roof, also clad in red clay tile. A round window with a fanciful cast concrete grill is centered below the peak. (cont.)

\*P3b. Resource Attributes: (List attributes and codes) HP 39(other)- Senior Citizen Center

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) 5/16/02

Front View

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1926  
First American Title Co.

\*P7. Owner and Address:  
City of Placentia  
401 E. Chapman, Placentia, CA 92870

\*P8. Recorded by:  
 (Name, affiliation, and address)  
Shannon Orr-City of Placentia

12111 Pearce Avenue  
Garden Grove, CA 92843

\*P9. Date Recorded: 4/23/02

\*P10. Survey Type: (Describe) Focused update of 1988/89 intensive survey (never submitted to SHPO)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

- \*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

\*unsectioned area of U.S.G.S. map

\*NRHP Status Code 3S

Page 2 of 5

\*Resource Name or #(Assigned by recorder) Old Placentia Library

- B1. Historic Name: Old Placentia Public Library
- B2. Common Name: Edwin T. Powell Building
- B3. Original Use: Library
- B4. Present Use: Senior Citizen Center
- \*B5. Architectural Style: Spanish Eclectic
- \*B6. Construction History: (Construction date, alterations, and date of alterations) 1926; no alterations apparent

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Trees in rear, parking in rear

B9a. Architect: Carleton Monroe Winslow b. Builder: Unknown

\*B10. Significance: Theme Social/Education; Architecture Area: Placentia, CA

Period of Significance: 1926-67 Property Type: Library Applicable Criteria: A,B  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The dedication of the Placentia Public Library, which took place on March 7, 1927, was a major cause for celebration for the whole community. Milton J. Ferguson, the State Librarian, was the main speaker. Dr. Manshardt gave the invocation and Reverend Frank Dowling presided over the dedication. Carleton Monroe Winslow, the architect for this library, also designed the Los Angeles Library, for which he received worldwide recognition. His use of the Spanish style to create a warm and friendly atmosphere, with spaces of varying sizes, was both functional and artistic. The french doors to the patio allowed the children to go out of doors directly from the children's reading room. The building, which cost over \$30,000, was used by the residents of Placentia for over 40 years. Of particular interest is the title mural of Don Quixote over the fireplace in the children's room. It was made and designed by Pedro Sanchez, a well-known Mexican potter. He also designed the fountain in the patio. (cont.)

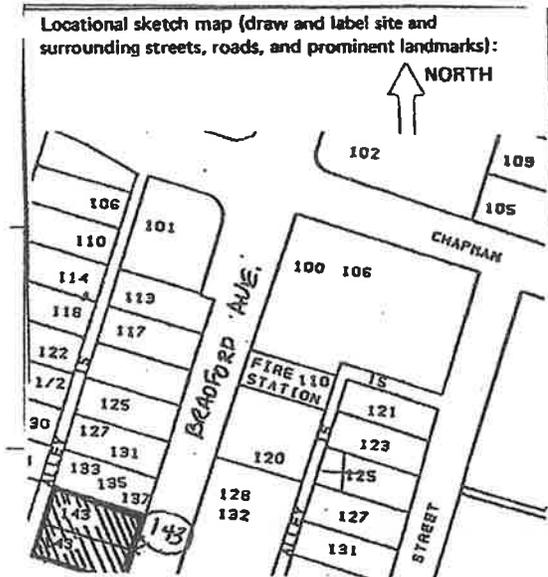
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: First American Title Insurance Company records; City Directories (1924 1950) Indexed Directory (1950); Placentia, A Pleasant Place, Virginia Carpenter; Neighborhood interviews

B13. Remarks:

\*B14. Evaluator: L. de Graaf, P. Jertberg

\*Date of Evaluation: 5/30/02  
( This space reserved for official comments)



Page 3 of 5 \*Resource Name or #(Assigned by recorder) Old Placentia Library

Recorded by: Shannon Orr Date: 4/23/02

Continuation  Update

P3-A description continued

The two pairs of multi-paned casement windows, placed symmetrically below the window, are crowned with arched multi-paned transoms. They are deeply recessed in the front facade and a sloping plane of stucco forms a diagonal below each set. A side-facing gabled wing extends to the north. Pairs of multi-paned recessed windows and a smaller multi-paned casement window are located in the front facade. An unusual stucco-clad chimney which ends in a small belfry with arched windows and a conical stucco roof is located on the north end of the wing. A wing wall with an arched opening, centered with a rustic wooden door, extends from the northeast corner. The main entrance, topped by a front-facing gabled roof, is located directly to the south of the main section. The arched opening, which features a pair of elaborate wrought iron gates, is flanked by cast terra cotta columns. The words Placentia Public Library and a decorative shield crown the entrance arch. A pair of heavy wooden doors lead to the interior. The south wing is topped with a side-facing red-tile-clay gabled roof. Three pairs of small multi-paned casement windows form a ribbon along the front facade. A stucco-clad chimney with an arched gabled stucco chimney pot, graces the south facade of the building. Pairs of multi-paned windows, fronted with wrought iron grills, flank the fireplace. A high stucco-clad wall, accented with decorative piers, extends from the southwest corner of the building to the west. An arched entrance, centered in the rear facade, is topped with a rear-facing gabled roof.

Neither the interior or exterior have been altered to any extent. The informal plan is warm, comfortable, and welcoming. The entrance hall features an oak counter. The large one-and one-half story main room leads off to the north. A rustic ceiling of exposed board and structural members is natural in color. A row of high windows runs along the south side, near the ceiling. Pairs of casement windows with arched transoms add light at each end. An inglenook on the north side of the main room features a cast concrete fireplace with the words "No one need be alone where noble books are found." A room at the south end has a cast concrete fireplace, located below a ceramic tile mural of Don Quixote. This fireplace front bears the inscription " All the books did not burn for some chivalry has remained.." A heavy open-beamed natural ceiling also caps this room, although it is much lower than the main room. A row of multi-paned casement windows runs along the east side and french doors lead to the patio on the west. There are still many sets of shelves in the library. The building is a fine example of Spanish Eclectic architecture and exhibits the elegant formality of the style. It retains almost all of its integrity.

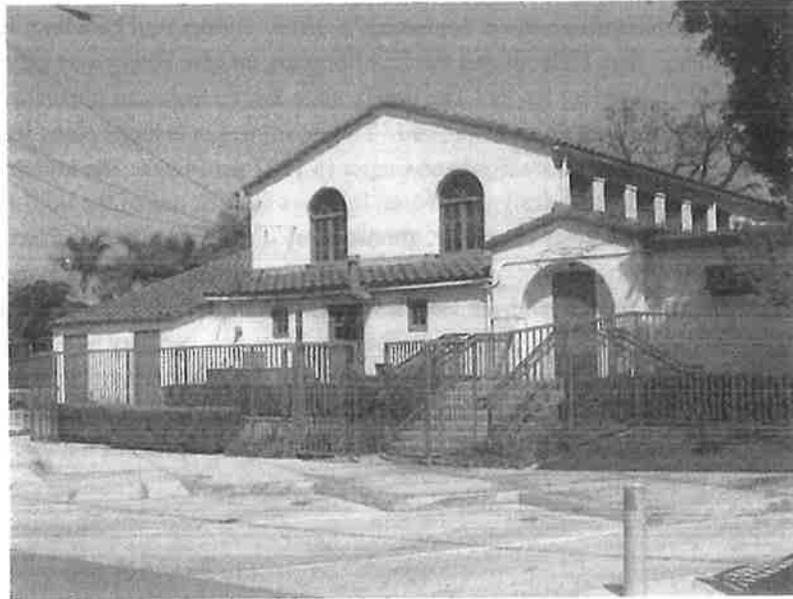
2002 update: no alterations are apparent.

Page 4 of 5 \*Resource Name or #(Assigned by recorder) Old Placentia Library

Recorded by: Shannon Orr Date: 4/23/02  
 Continuation  Update

B-10- Significance cont.

The Placentia Library District was formed officially on September 2, 1919. Bertha Paul Dowling, Ina Robinson, and Bessie Staley were the first three trustees. Sara Rideout was the first librarian, and the library was officially opened on January 15, 1920, in the former W.C.T.U. Reading Room. The library soon lost its lease and moved to the new Lucy and Baxter Building on the northwest corner of Santa Fe and Bradford. The Board began to make plans for a library building, purchasing the two lots on the northwest corner of Bradford and Center in 1922 for \$4200. The architect, Carleton Monroe Winslow, built libraries in other cities of this same design; however, this was the first one of the informal Spanish Revival theme built by him. At one time, during its 40 years of service, almost every citizen who lived in Placentia made use of this popular community facility. As the city of Placentia grew, a need for a larger library became evident. In 1974 the library was traded to the city for a parcel of vacant land. In 1985 it was named the Edwin T. Powell Building, after a former City Administrator. It continues to serve the residents of Placentia in its new capacity as a Senior Citizen Center. The Old Placentia Library is noteworthy for its architect, as a fine example of the Spanish Revival style public building, and for its many years of service to Placentia. It retains its integrity of location, setting, design, materials, workmanship, feeling and association. This library building, with its informal warmth and charm, represents the true California style.



Rear of the building.



Front end of the building.

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Kraemer Building

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

- \*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- \*b. USGS 7.5' Quad Orange Date 1964; PR-1981 T 3S; R 9W; \* 1/4 of \* 1/4 of Sec \*; S.B. B.M.
- c. Address 240 South Bradford City Placentia Zip 92870
- d. UTM: (Give more than one for large and/or linear resources) Zone 11, 419420 mE/ 3747740 mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel# 339-061-08

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Samuel Kraemer Building, once heralded by the owner as the "most impressive building in town", is still impressive, although it has been modified. The triangular flat-roofed two story building has undergone renovation. The structure is crowned with a heavy cornice and a balustrade featuring piers and rails of brick. A row of cast concrete trim runs along the top of the piers and rails. A row of recessed double-hung windows runs down the side of each facade of the second floor, and a window is centered in the diagonal (cont.)

\*P3b. Resource Attributes: (List attributes and codes) HP6-Commercial building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) 5/16/02

Front view

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

Built 1914  
First American Title Co.

\*P7. Owner and Address: Jose Zepeda  
380 S. Country Hill Road,  
Anaheim Hills, CA 92808

\*P8. Recorded by:  
 (Name, affiliation, and address)  
Shannon Orr- City of Placentia

12111 Pearce Avenue  
Garden Grove, CA 92843

\*P9. Date Recorded: 4/15/02

\*P10. Survey Type: (Describe) Focused update of 1988/89 intensive survey (never submitted to SHPO)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

- \*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record
- Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record
- Artifact Record  Photograph Record  Other (List):

\*-unsectioned area of U.S.G.S. map

Page 2 of 4 \*NRHP Status Code 3S or 4D  
 \*Resource Name or #(Assigned by recorder) Kraemer Building

- B1. Historic Name: Kraemer Building
- B2. Common Name: Kraemer Building
- B3. Original Use: Commercial/Professional
- B4. Present Use: Commercial/Professional
- \*B5. Architectural Style: Neo-Classical Revival
- \*B6. Construction History: (Construction date, alterations, and date of alterations) Built in 1914; Changes in first floor bays

\*B7. Moved?  No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Samuel Kraemer

\*B10. Significance: Theme Citrus Era- Commercial Development/Architecture Area: Placentia, CA

Period of Significance: 1910-1950 Property Type: Office/Commercial Applicable Criteria: A,B,C  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Kraemer Building, the "most impressive building in town," was promised by Samuel Kraemer. He was a prominent landowner, rancher, developer, and builder. He was the son of Placentia's earliest pioneer, Daniel Kraemer, who came to this area in 1865. Samuel's mother, Magdalena, is said to have been the first white woman in North Orange County that lived outside Anaheim. Samuel was born in Illinois, before the family purchased the 3900 acres that made up the original parcel. He and his wife, Adella, had ten children that grew up in Placentia. Samuel Kraemer worked with A. S. Bradford, William Crowther, Harry Hale, Charles Chapman, and others to create the townsite of Placentia. After it was platted, he added the area to the east, which he called Alta Street, to the Townsite. The two-story Kraemer Building is a fine example of Neo-classical Revival architecture. (cont.)

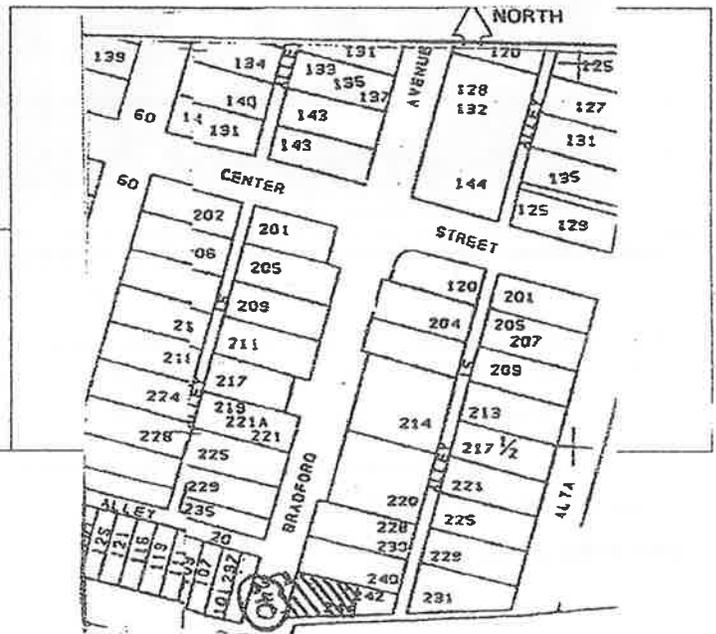
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: First American Title Co. records; City Directories (1924-1950) Indexed Directory (1950); Placentia, A Pleasant Place, Virginia Carpenter; Neighborhood interviews

B13. Remarks:

\*B14. Evaluator: L. de Graaf, P. Jertberg

\*Date of Evaluation: 5/30/02  
 ( This space reserved for official comments)



Page 3 of 4 \*Resource Name or #(Assigned by recorder) Kraemer Building

Recorded by: Shannon Orr Date: 4/15/02

Continuation  Update

P3-A- description continued

corner section. Two rows of cornice form a beltcourse between the first and second floors. The transoms have been covered with boards. The original first-floor main entrance, located in the diagonal corner, features a transom and double doors. The store fronts which runs along the south and west facades are in transition. The entrance to the second floor is through a pair of double doors in the center of the west side. A pair of Corinthian capitals, sitting atop scored pilasters, flank this entrance. The building is a strong contributor to the Placentia Townsite Historical District.

2002 update: The renovation has been completed. Transom over the entrance has been replaced by an canopy awning. The double hung windows and transoms along the side of the building have been replaced. In their places are two sash windows, divided vertically, which have advertisements featured, as well as multi-paned windows on the second floor.

Page 4 of 4 \*Resource Name or #(Assigned by recorder) Kraemer Building

Recorded by: Shannon Orr Date: 4/15/02  
Continuation

B10- Significance continued

It is constructed of red brick with a white glazed brick veneer. It is said to have cost \$6,000.00. Characteristic of the community optimism and promise, it housed establishments of significance to Placentia through the 1910s, 20s, 30s, 40s, and 50s. These were the peak years of the citrus industry and a time of prosperity in the city. For a number of years, the office and printing plant of the Placentia Courier were located here. Established with the Townsite in 1911, the Courier was published continuously until 1977. The Courier is a classic example of early newspapers as advertising agents for new communities, and did much to bind the community together and provide a method of mass communication. Other occupants of the building included doctors and dentists on the second floor and C.R. Farrar's Hardware store, the first such store of any size in town. Tommy Terry had a large market here for many years. It is still used as a market today, though one featuring Mexian items, in kepping with the changed population of the old downtown, renaed Le Placita Santa Fe in the early 1990s. The Kraemer Building is a strong contributor to a potential Placentia Townsite Historic District. It may be eligible for the National Register on its own if the alterations are considered compatible with the original integrity.

2002 update: The alterations, especially the changing of the windows, while not original to the building, do not seem to detract from the integrity of the building itself. However, the ideal mode of preservation would be to make the whole old commercial area running along Santa Fe Street a historic district still actively used as a revived commercial area. The City of Placentia is considering a redevelopment program to do this.

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Stradley Building No.2

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Orange Date 1981 T 3S; R 9W;  of  of Sec U\*; SB B.M.

c. Address 133 W. Santa Fe Avenue City Placentia Zip 92870

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 420560 mE/ 3747835 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN# 339-365-27

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A good example of a Neoclassical commercial building, the three-bayed two-storied brick building at 133 Santa Fe retains much of its original integrity. The red brick core is clad in the more expensive glazed face brick in a caramel color with cream trim. The flat roofed building is fronted with a plain brick-trimmed parapet, punctuated with square pilasters, also trimmed in cream-colored face brick. Cream-colored face bricks also form a borders  
 (Continued)

\*P3b. Resource Attributes: (List attributes and codes) HP6

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Front, 5/04/02

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1918

\*P7. Owner and Address Yopez  
Family Trust 2001

\*P8. Recorded by:  
 (Name, affiliation, and address)  
Marie Antram, City of Placentia

12111 Pearce Ave.  
Garden Grove, CA 92843

\*P9. Date Recorded: 5/04/02

\*P10. Survey Type: (Describe) Focused update of the 1988/89 unsubmitted site survey of the City of Placentia

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

\*NRHP Status Code 3S

Page 2 of 4

\*Resource Name or #(Assigned by recorder) Stradley Building No. 2

B1. Historic Name: Unknown

B2. Common Name: Stradley Building No. 2

B3. Original Use: Commercial

B4. Present Use: Commercial

\*B5. Architectural Style: Neo-classical brick commercial

\*B6. Construction History: (Construction date, alterations, and date of alterations) 1918

\*B7. Moved?  No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

None

B9a. Architect: Unknown

b. Builder: Stradley Building

\*B10. Significance: Theme Early Community Development

Area: Placentia

Period of Significance: \_\_\_\_\_ Property Type: Commercial Applicable Criteria: C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

William Stradley, a brick mason who built several of Downtown Placentia's fine brick buildings, constructed this one in 1918. It had hotel rooms upstairs and during the 1920s housed mostly oil workers. Gordons 5-10-25-cent Store was located here for several years in the 1950s. The Edison Company and Elmer's Toggery, a children's clothing store, were here during the 1920s and 1930s. Sam Harmony, a jeweler who was active in local politics, had his store here for approximately 20 years. The building retains much of its original integrity and could be restored and placed on the National Register of Historic Places.  
 (Continued)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: First American Title Co. records; 1918-1951  
City Directories; 1950 indexed directory  
Placentia, A Pleasant Place. Virginia Carpenter  
Early Placentia. Georgia G. Key  
Neighborhood Interviews

B13. Remarks:

\*B14. Evaluator: Dr. Lawrence de Graaf & Pat Jertberg

\*Date of Evaluation: 6-04-02

(This space reserved for official comments)

Sketch Map with north arrow required.



State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trnomlal \_\_\_\_\_

Page 3 of 4 \*Resource Name or #(Assigned by recorder) Stradley Building No. 2

Recorded by: Marie Antram Date: 5/04/02

Continuation  Update

(Description Continued) around the windows and are used to define the horizontal lines of the windows. Four-piece cream brick designs accent the areas above and below the second floor windows. An original luzfer glass transom is visible in two of the three bays. The storefront on the east side has been altered to include an entrance on the west side. The center storefront features slanted display windows on each side of the recessed entry. The storefront on the west end has been covered with boards, as have portions of the other storefronts. The building appears to contribute to the visual and historical character of the Placentia Town site Historic District.

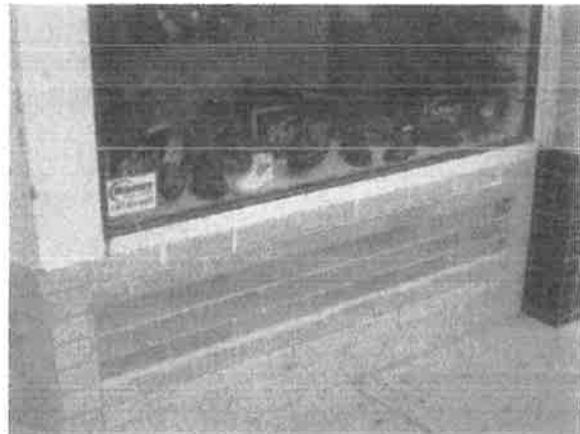
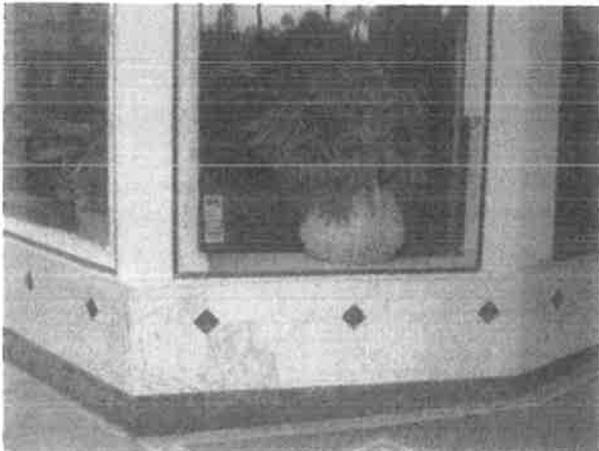
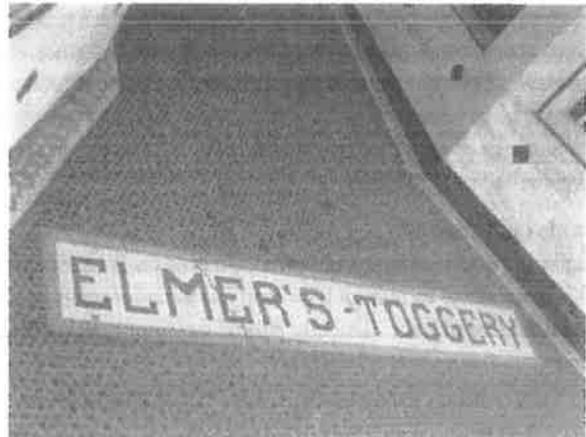
Downtown Addendum

The entire two-block historic downtown area on West Santa Fe Avenue was designated as Placentia Santa Fe in the early 1990s in an effort to restore it's vitality as a predominantly Latino business district. This effort continues as of 2002 in a redevelopment project. The city should consider making this area a historic district.

Recorded by: Marie Antram

Date: 5/07/02

Continuation  Update



State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Marjie Building

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Orange Date 1981 T 3S; R 9W;  of  of Sec U\*; SB B.M.

c. Address 129 West Santa Fe Avenue City Placentia Zip 92870

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 420535 mE/3747820 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) parcel #339-365-27

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

One of Placentia's finest historic commercial buildings, the Marjie Building is made of glazed face brick with a basic structure of red clay brick. The two-story building is crowned with a flat roof and decorated parapet with a row of clay tile along the top. The stepped center section is accented with a reverse stair step brick design and the Structure Continued) word "Marjie", at the top. A pair of recessed windows are centered below the name. The arched double doors and transom on the first floor are crowned with a brick arch. Rows of classical brick trim  
 (Continued)

\*P3b. Resource Attributes: (List attributes and codes) HP6

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Front, 5/2/02

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1910

\*P7. Owner and Address: Yeppez Family Trust

\*P8. Recorded by:  
 (Name, affiliation, and address)  
Marie Antram, City of Placentia  
12111 Pearce Ave.  
Garden Grove, CA 92843

\*P9. Date Recorded: 5/02/02

\*P10. Survey Type: (Describe) Focused update of the 1988/89 unsubmitted site survey of the City of Placentia.

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

\*NRHP Status Code 3S

Page 2 of 4

\*Resource Name or #(Assigned by recorder) Marjie Building

- \_\_\_\_ B1. Historic Name: Marjie Building
- \_\_\_\_ B2. Common Name: Marjie Building
- \_\_\_\_ B3. Original Use: Commercial
- \_\_\_\_ B4. Present Use: Commercial and Hotel
- \_\_\_\_ \*B5. Architectural Style: Neo-classical brick commercial
- \_\_\_\_ \*B6. Construction History: (Construction date, alterations, and date of alterations) Construction date: 1910

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Bendix Baker

\*B10. Significance: Theme Early Community Development Area: Placentia

Period of Significance: 1910-1930s Property Type: Commercial Applicable Criteria: A,B,C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This was the very first brick building finished in the town site. In 1910 Bendix Baker built the two-story brick hotel and retail building, naming it the Marjie Building. It was completed a few months before the Placentia National Bank building on the corner, so the bank opened its doors in the Marjie Building. The Hotel Baker, with 33 rooms, was opened on the second floor. Later it was to be called the Evand Hotel. In the 1950s, after the original Hotel Placentia burned, the second floor of this building was called the Placentia Hotel. Half of the downstairs commercial area was occupied by Ipsen and Boisseranc, an important local grocery company. It was later called the People's Store, run by Andrew Ipsen, and existed here for many years. This building was built to provide commercial space for Placentia's emerging business district. The structure reportedly housed offices and small businesses, in addition to those mentioned above. In November, 1913, Placentia's first (Continued)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

- \*B12. References: First American Title Co. records; 1918-1951  
City Directories; 1950 indexed directory  
Placentia, A Pleasant Place. Virginia Carpenter  
Early Placentia. Georgia G. Key  
Neighborhood Interviews

B13. Remarks:

\*B14. Evaluator: Dr. Lawrence de Graaf & Pat Jertberg

\*Date of Evaluation: 6-04-02  
( This space reserved for official comments)



State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Tnomlal \_\_\_\_\_

Page 3 of 4 \*Resource Name or #(Assigned by recorder) Marjie Building

Recorded by: Marie Antram Date: 5/02/02

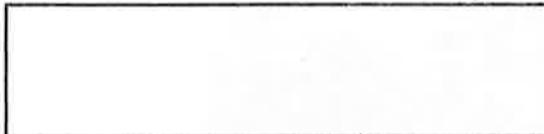
Continuation  Update

(Description Continued) form a cornice along the (parapet, about 18 inches below the top of the parapet. Wide, square recessed windows occupy the second floor facade. Below the original store entrances have been modified. The store front on the east fills the original brick opening and features wood covering the original transom area and display spaces along the sides. The west most storefront is the more original of the two, even though the transom space is covered with wood. The original plate glass dip lay windows, with a recessed entrance in the center, are still in place. The Marjie Building, in spite of its alterations, appears to contribute to the visual and historical character of the Placentia Town site Historic District.

(Significance Continued) telephone exchange was established in this building, marking a significant milestone in the conversion of this community as a rural agricultural community to a commercial center. The installation of this exchange was a recognition by the providing utility company that there was enough local telephone traffic to justify the expense of installing a local facility, rather than routing calls through a distant exchange. The manual switchboard in this exchange employed two operators, and handled as many as 2050 calls daily, using the magneto system technology, then prevalent. In 1930 the telephone company built a building on South Bradford, moving its equipment there. When the telephone exchange was installed on November 22, 1913, Placentia had 322 phones. By 1915 there were 414. The Marjie Building as of 1988 was in need of repair. As of 2002, the front has been refinished and the majority of its original features, have been retained. With this restoration, the Marjie Building could be a candidate for the National Register.

Downtown Addendum

The entire two-block historic downtown area on West Santa Fe Avenue was designated as Placentia Santa Fe in the early 1990s in an effort to restore it's commercial vitality as a predominantly Latino business district. This effort continues as of 2002 in a redevelopment project. The city should consider making this area a historic district.



State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trnomial \_\_\_\_\_

Page 4 of 4 \*Resource Name or #(Assigned by recorder) Marjie Building

Recorded by: Marie Antram Date: 5/02/02

Continuation  Update



State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Placentia National Bank Building

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Orange Date 1981 T 3S; R 9W;  of  of Sec U\*; SB B.M.

c. Address 141 West Santa Fe Avenue City Placentia Zip 92670

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 420510 mE/ 3747844 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN #339-365-10

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Built by A.S. Bradford in the fall of 1910, the Placentia National Bank Building retains much of its original character. The two-tiered building is topped with a flat roof and brick cornice. The main core of red clay brick is clad in honey-colored face brick. A row of vents and a row of horizontal brick molding forms a ledge around the second (Continued)

\*P3b. Resource Attributes: (List attributes and codes) HP6

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Corner view

5/02/02

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric

Both

1910

\*P7. Owner and Address: Yepez

2001 Trust

\*P8. Recorded by:

(Name, affiliation, and address)

Marie Antram, City of Placentia

12111 Pearce Ave.  
 Garden Grove, CA 92843

\*P9. Date Recorded: 4/30/02

\*P10. Survey Type: (Describe) Focused update of the 1988/89 unsubmitted site survey of the City of Placentia.

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

\*NRHP Status Code 4D7

Page 2 of 4

\*Resource Name or #(Assigned by recorder) Placentia National Bank Building

B1. Historic Name: First National Bank of Placentia Building

B2. Common Name: Placentia National Bank Building

B3. Original Use: Bank

B4. Present Use: Commercial

\*B5. Architectural Style: Neo-classical brick commercial

\*B6. Construction History: (Construction date, alterations, and date of alterations) Construction Date 1910

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Early Community Development

Area: Placentia

Period of Significance: 1910-1930s Property Type: Commercial Applicable Criteria: A,B,C  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

A.S. Bradford started this two-story brick building immediately after the town site ceremony in the fall of 1910. It was built to house the new Placentia National Bank. Bradford was President, and C.C. Chapman, Antillio Pierotti, and William Crowther were the Directors. Its starting capital was \$50,000. Eventually they added the Placentia Savings Bank. When the building was built, there was a lodge hall upstairs. In 1926 the Placentia National Bank closed its doors. John Scott resigned as manager. In 1930 the Bank of Italy, which became the Bank of America, opened. In spite of the boards on the windows and the first-floor alterations, the building has not been altered to the point that it could not be restored and thus become eligible for the National Register of Historic Places. (Continued)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: First American Title Co. records; 1918-1951  
City Directories; 1950 indexed directory  
Placentia, A Pleasant Place. Virginia Carpenter  
Early Placentia. Georgia G. Key

B13. Remarks: Neighborhood Interviews

\*B14. Evaluator: Dr. Lawrence de Graaf & Pat Jertberg

\*Date of Evaluation: 6-04-02

( This space reserved for official comments )

Sketch Map with north arrow required.



State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trnomial \_\_\_\_\_

Page 3 of 4 \*Resource Name or #(Assigned by recorder) Placentia National Bank Building

Recorded by: Marie Antram

Date: 4/30/02

Continuation  Update

(Description Continued) floor of the building, approximately three feet from the top. Double-hung windows are used throughout the second floor and are defined along the bottom with lugsills. The first floor exterior has been stuccoed and the windows covered with wood. The original double entry doors and transom are located near the southeast corner of the front facade. The building is a strong contributor to the Placentia Town site Historic District.

Downtown Addendum

The entire two-block historic downtown area on West Santa Fe Avenue was designated as Placentia Santa Fe in the early 1990s in an effort to restore it's commercial vitality as a predominantly Latino business district. This effort continues as of 2002 in a redevelopment project. The city should consider making this area a historic district.

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Tmomi# \_\_\_\_\_

Page 4 of 4 \*Resource Name or #(Assigned by recorder) Placentia National Bank Building

Recorded by: Marie Antram Date: 4/30/02

Continuation  Update



State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4 \*Resource Name or #: (Assigned by recorder Rospaw-Abbott House)

**P1. Other Identifier:** \_\_\_\_\_

**\*P2. Location:**  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary

\*b. USGS 7.5' Quad Yorba Linda Date 1964; PR-1981 T 3S; R 9W; SW 1/4 of SW 1/4 of Sec 30; S.B. B.M.

c. Address 111 Orange Grove Avenue City: Placentia Zip: 92870

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 419750 mE/ 3748620 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel # 339-041-23

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A varied English Tudor-style roofscape, including a steeply pitched front-facing gable, a smaller gable attached to its east side, and a hipped gabled roof half-way to the back, crowns this two-story stucco-clad residence. The beige stucco is accented with dark brown half-timbering in the gables and side facades. A horizontal vent, surrounded by half-timbering is centered in the main gable face. A pair of 3 light casement windows is centered below, in the second story. A cantilevered base, located on the west side, curves upward to support the second story. The original front door, sheltered by a canvas

**\*P3b. Resource Attributes:** (List attributes and codes) HP2- Single Family Property

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) 5/16/02

Front/side view

**\*P6. Date Constructed/Age and Source:**  Historic  Prehistoric  
 Both

1927  
First American Title Co.

**\*P7. Owner and Address:**  
Mike Wyndham-Smith  
111 Orange Grove Avenue

Placentia, CA 92870  
**\*P8. Recorded by:**  
 (Name, affiliation, and address)  
Shannon Orr- City of Placentia

12111 Pearce Avenue  
Garden Grove, CA 92843

**\*P9. Date Recorded:** 4/02/02

**\*P10. Survey Type:** (Describe) Focused update of 1988/89 intensive survey (never submitted to SHPO)

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None

**\*Attachments:**  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

Page 2 of 4 \*NRHP Status Code 3S  
\*Resource Name or #(Assigned by recorder) Rospaw-Abbott House

- B1. Historic Name: Rospaw-Abbott House
- B2. Common Name: None
- B3. Original Use: Residence
- B4. Present Use: Residence

\*B5. Architectural Style: English Tudor Revival  
\*B6. Construction History: (Construction date, alterations, and date of alterations) Built in 1927. Alterations include a new roof, an above ground pool, a new front door, renovation of guest house.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Matching garage in rear has half-timbering design and stucco siding, guest house.

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Residential Architecture Area: Placentia, CA

Period of Significance: 1922-1928 Property Type: Residential Applicable Criteria: B,C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Mrs. Sula Abbott, who was Placentia's Postmaster from April 1922 until 1936, built this impressive Tudor Revival residence in 1927. In 1928 Mrs. Abbott succeeded in getting Sunday mail service for the city. However, she was opposed to instituting a home delivery system. She lived in this house until 1944, when Phillip Hedlungd purchased it. Frank and Myrtle Rospaw purchased the house in 1946. They were the owners and publishers of the Placentia Courier and the Yorba Linda Star. When they purchased the Courier from C.E. Perdew in 1928, they brought in new equipment. They also purchased several books by local authors. Mrs. Rospaw was the firm's business manager. This house is an important contributor to the Primrose-Orange Grove Historic District because of its architectural significance, its association with Sula Abbott and the Rospaws, and for its place in the growth pattern of Placentia. It could be a potential National Register candidate because of its architecture and associations.

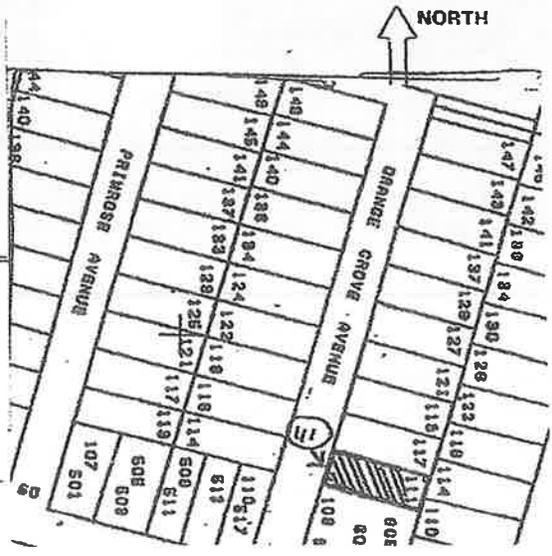
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: First American Title Co. records; Placentia, A Pleasant Place, Virginia Carpenter, City Directories (1924-50); 1950 indexed City Directory; neighborhood interviews

B13. Remarks:

\*B14. Evaluator: L. de Graaf, P. Jertberg

\*Date of Evaluation: 5/30/02  
(This space reserved for official comments)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trnomial \_\_\_\_\_

Page 3 of 4 \*Resource Name or #(Assigned by recorder) Rospaw-Abbott House

Recorded by: Shannon Orr Date: 4/02/02  
 Continuation  Update

P3A- description continued

awning, features a small arched window and grill at eye-level. A large multi-paned window fills the space beside the front door. Half timbering on the east side accentuates a stained glass window, placed midway between the first and second story. This indicates where the stairway landing is located. Pairs of three-light casement windows are used throughout the house. A matching single-bayed garage is located in the rear.

2002 update: the house has been renovated since the 1988 survey. A new shingled roof has been added, the guest house in the rear has been restored, an above ground pool was added, and the front door has been replaced. The large multi-paned window beside the front door has been replaced by a single paned large window.

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trnomial \_\_\_\_\_

Page 4 of 4 \*Resource Name or #(Assigned by recorder) Rospaw-Abbott House

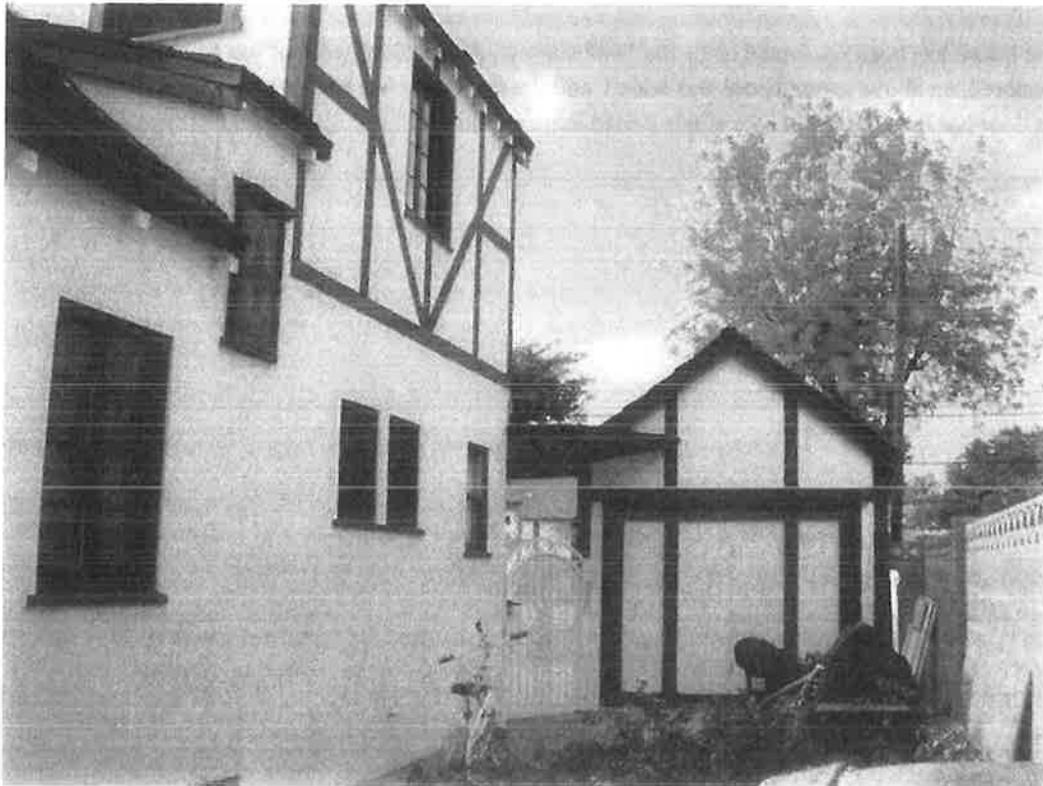
Recorded by: Shannon Orr

Date: 4/02/02

Continuation  Update

P5a- Pictures continued

Stained glass window on east side of the house



State of California – The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) Fuller Ranch

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary)  
 \*b. USGS 7.5' Quad Yorba Linda Date 1964; PR-1981 T 3S; R 9W; SW ¼ of SW¼ of Sec 30; S.B. B.M.  
 c. Address 200 Orange Grove Avenue City Placentia Zip 92870  
 d. UTM: (Give more than one for large and/or linear resources) Zone 11, 419800 mE/ 3748760 mN  
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel# 339-041-09

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A steeply-pitched side-facing roof, accented with triangular braces, tops the one-and one-half story Craftsman Bungalow situated approximately 100 ft. back from Melrose Road. A large gabled dormer, faced with four single-paned casement windows and sheltered by a metal awning (not original), is centered in the front facade. The full front porch is supported by four wooden elephantine porch columns. A wrought iron railing has been added between the columns and the entrance is in the northernmost front section. Stucco-clad piers flank the steps. (cont.)

\*P3b. Resource Attributes: (List attributes and codes) HP2-Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) 5/16/02

Front View

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1910  
First American Title Co.

\*P7. Owner and Address:  
Gloria Mullen  
200 Orange Grove Avenue  
Placentia, CA 92870

\*P8. Recorded by:  
 (Name, affiliation, and address)  
Shannon Orr- City of Placentia

12111 Pearce Avenue  
Garden Grove, CA 92843

\*P9. Date Recorded: 4/15/02

\*P10. Survey Type: (Describe) Focused update of 1988/89 intensive survey (never submitted to SHPO)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

\*NRHP Status Code 3S

Page 2 of 5

\*Resource Name or #(Assigned by recorder) Fuller Ranch

- B1. Historic Name: Charles Fuller House
- B2. Common Name: Fuller Ranch
- B3. Original Use: Residence
- B4. Present Use: Residence
- \*B5. Architectural Style: Craftsman Bungalow
- \*B6. Construction History: (Construction date, alterations, and date of alterations) Built in 1910. Flag pole added to property

\*B7. Moved? No  Yes  Unknown  Date: Date moved unknown Original Location: \_\_\_\_\_

\*B8. Related Features: Porte cochere and garage/carriage house to north; small newer house to north of garage.

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Religion, Exploration, Architecture Area: Placentia, CA

Period of Significance: 1924-1930 Property Type: Residence Applicable Criteria: B,C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Reverend Charles Fuller purchased this house and several acres of land from Thomas Strain, one of Placentia's early pioneers. It was part of the Strain family's 110-acre citrus ranch. Rev. Fuller opened up the tract, called the Orange Grove Tract, in 1924. The first section (Fuller's Addition #1) was surveyed the 29th of January of that year and accepted by the Board of Supervisors in March of 1924. This provided a row of lots along each side of Orange Grove Avenue, the road leading to Fuller's Craftsman Bungalow 45 feet from the street. Primrose Avenue opened up a year later, in February of 1925.

Revered Fuller was one of Placentia's most famous and controversial citizens. He came to Placentia in 1913 as the manager of the Placentia Mutual Orange Association. The frost had killed his orange grove in Redlands in 1911, and he was in need of a job. (cont.)

B11. Additional Resource Attributes: (List attributes and codes) HP4-Ancillary building-carriage house

\*B12. References: First American Title insurance Co., Records, City Directories (1924 1950) Indexed Directory (1950); Placentia, A Pleasant Place, Virginia Carpenter; neighborhood interviews

B13. Remarks:

\*B14. Evaluator: L. de Graaf, P. Jertberg

\*Date of Evaluation: 5/30/02  
( This space reserved for official comments)



Page 3 of 5 \*Resource Name or #(Assigned by recorder) Fuller Ranch

Recorded by: \_\_\_\_\_ Date: \_\_\_\_\_  
 Continuation  Update

P3-A- description continued

The Craftsman style front door is flanked by a single window and transom on the north and a matching window with side lights on the south. Double-hung windows are used throughout the house. A 100-foot-long pergola, supported by brick piers, leads to the large matching two-story carriage house on the north side. The yard is unusually large and contains some specimen plants and trees.

2002 update: no visible alterations that detract from its integrity.

Page 4 of 5

\*Resource Name or #(Assigned by recorder) Fuller Ranch

Recorded by: Shannon Orr  
Continuation

Date: 4/15/02

B10- Significance continued

He received \$100 a month for running the packing house. In 1916 he was converted to Christianity at the Church of the Open Door in Los Angeles. Wanting to spread the word to others, he started a Bible Class at the Presbyterian Church, where he was a member. In April 1921, According to the Golden Anniversary booklet published by the Presbyterian Church, "Elders Lillie and Fuller moved the Bible Class from the Church to the Round Table House without first discussing the move with the Pastor or Session. Attempts of the Session to have them return failed." Fuller soon gave up his job at the packing plant to become a full-time minister. Several members of the Sunday School Class joined him in forming the Calvary Church. They purchased the land on the southeast corner of Chapman and Bradford Avenues and built a \$41,000 Gothic-style church. When the Santa Ana Register started a small radio station, Rev. Fuller, who was already interested in the "wireless," became one of the first to broadcast church services. Resigning from the Calvary Church so that he could develop his radio ministry, he joined Station KGER in Long Beach. He organized the Gospel Broadcasting Association and went on to found the Old Fashioned Revival Hour a nationally-known program. He moved to Pasadena in the 1930s and died there in 1968. Because of its association with Rev. Fuller, a nationally-known radio religious figure and the developer of this tract, the house appears to be eligible for the National Register of Historic Places. It is also an important contributor to a Primrose-Orange Grove Historic District.

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trnomial \_\_\_\_\_

Page 5 of 5

\*Resource Name or #(Assigned by recorder) Fuller Ranch

Recorded by: Shannon Orr

Date: 4-15-02

Continuation  Update



Barn.



Front view of the house.

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Placentia Co-op Assoc.

**P1. Other Identifier:** \_\_\_\_\_  
**\*P2. Location:**  Not for Publication  Unrestricted  
 \*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
 \*b. USGS 7.5' Quad Orange Date 1981 T 3S; R 9W;    of    of Sec U\*; SB B.M.  
 c. Address 220 E. Santa Fe Avnue City: Placentia Zip 92670  
 d. UTM: (Give more than one for large and/or linear resources) Zone 11, 420445 mE/ 3747810 mN  
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) SBE 804-31B-7, 8, 9, 10

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
 Modern pilasters, featuring graduated flame - like accents on the top third, are the strongest design elements of this stucco - clad flat- roofed packinghouse. The large rectangular 1 and 1/2 story main section is fronted by a shorter single-storied office section on the west (front) facade. The entrance door, reached by 6 brick-clad steps is set on the diagonal (Continued)

**\*P3b. Resource Attributes:** (List attributes and codes) HP8

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects.)



**P5b. Description of Photo:** (view, date, accession #) Corner View  
5/02/02

**\*P6. Date Constructed/Age and Source:**  Historic  Prehistoric  
 Both  
Constructed 1930

**\*P7. Owner and Address:**  
Orange County Transit Authority

**\*P8. Recorded by:**  
 (Name, affiliation, and address)  
Marie Antram, City of Placentia  
12111 Pearce Ave.  
Garden Grove, CA 92843

**\*P9. Date Recorded:** 5/02/02

**\*P10. Survey Type:** (Describe) Focused update of the 1988/89 unsubmitted site survey of the City of Placentia.

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.")  
**\*Attachments:**  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Page 2 of 3

\*NRHP Status Code 47D7

\*Resource Name or #(Assigned by recorder) Placentia Co-op Assoc.

- B1. Historic Name: Placentia Co-operative Orange Association  
B2. Common Name: Placentia Co-operative Orange Assocaion  
B3. Original Use: Citrus Packing Plant  
B4. Present Use: Industrial  
\*B5. Architectural Style: Zigzag Moderne  
\*B6. Construction History: (Construction date, alterations, and date of alterations) Construction Date: 1930 Alterations: unknown

\*B7. Moved?  No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Citrus Era Area: Placentia

Period of Significance: 1930-1940 Property Type: Commercial Applicable Criteria: A,C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The building contributes to a potential Placentia Packinghouse Historic District and the Placentia Townsite Historic District, and may be eligible on its own for the National Register. The building has been modified from it's original purpose and may be further modified or removed by a current redevelopment project.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

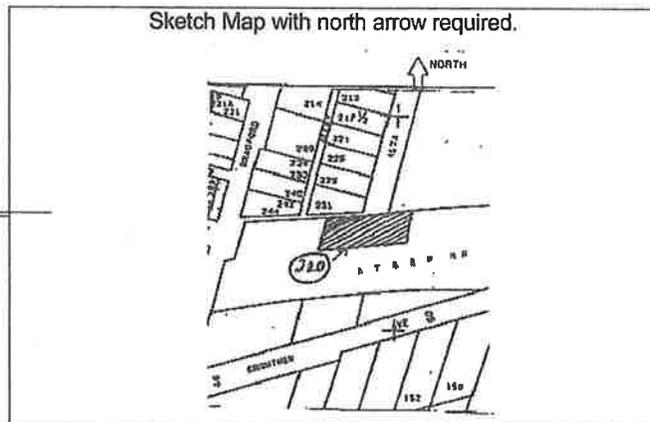
- \*B12. References: First American Title Co. records; 1918-1951  
City Directories; 1950 indexed directory  
Placentia, A Pleasant Place. Virginia Carpenter  
Early Placentia. Georgia G. Key  
Neighborhood Interviews

B13. Remarks:

\*B14. Evaluator: Dr. Lawrence de Graaf & Pat Jertberg

\*Date of Evaluation: 6-04-02

( This space reserved for official comments)



State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trnomlal \_\_\_\_\_

Page 3 of 3 \*Resource Name or #(Assigned by recorder) Placentia Co-op Assoc.

Recorded by: \_\_\_\_\_ Date: 5/2/02

Continuation  Update

(Description Continued) is set on the diagonal. Wrought iron railings, sitting on brick-clad piers, flank the stairs. The door features a large single window and is topped with a multi-paned transom. Decorative piers flank the door. Horizontal banding tops the parapet and is repeated approximately two feet below. A row of double-hung windows runs across the front facade. The north side of the main section features evenly-spaced pilasters with pairs of windows in three sections and four freight doors in other sections. The south side faces the railroad tracks. There are several additions to the rear (east) facade.

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Placentia Orange Growers Assoc.

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Orange Date 1981 T 3S; R 9W;  of  of Sec U\*; SB B.M.

c. Address 209 W. Crowther Avenue City Placentia Zip 92870

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 420705 mE/ 3747655 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN#339-402-05

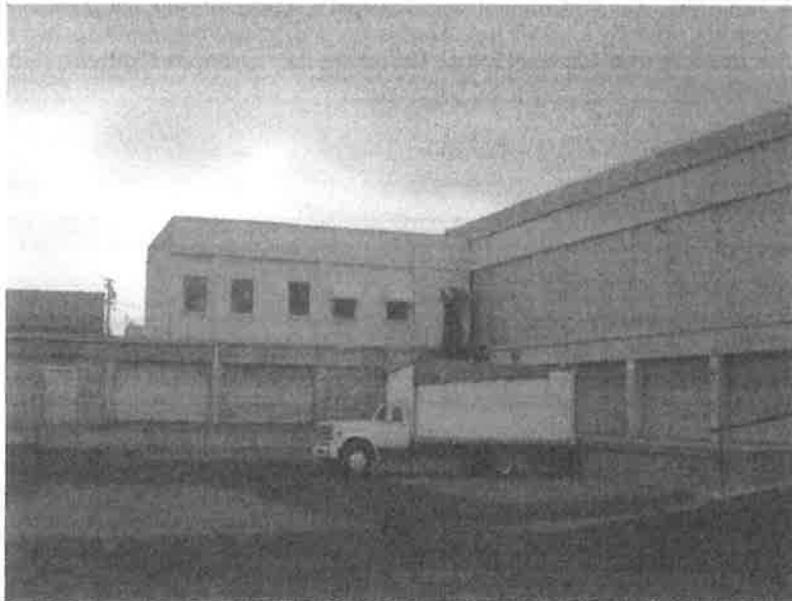
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Featuring strong Moderne lines, the multi-level P.G.O.A building is constructed of concrete and gunite. The roof is flat and fronted with a banded parapet. The horizontal banding and vertical piers are strong Mosernd design elements. A concrete ledge forms a border around the top of the parapet. Another band of concrete runs (Continued)

\*P3b. Resource Attributes: (List attributes and codes) HP8

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Front view

5/07/02

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1935

\*P7. Owner and Address Prop Gaj same as property

\*P8. Recorded by: (Name, affiliation, and address)  
Marie Antram, City of Placentia

12111 Pearce Ave.  
 Garden Grove, CA 92843

\*P9. Date Recorded: 5/07/02

\*P10. Survey Type: (Describe) Focused update of the 1988/89 unsubmitted site survey of the City of Placentia.

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

\*NRHP Status Code 4D7

Page 2 of 4

\*Resource Name or #(Assigned by recorder) Placentia Orange Growers Assoc.

- B1. Historic Name: Placentia Orange Growers Association Building
- B2. Common Name: Placentia Orange Growers Association Building
- B3. Original Use: Packing House
- B4. Present Use: Industrial/Commercial
- \*B5. Architectural Style: Moderne
- \*B6. Construction History: (Construction date, alterations, and date of alterations) Construction Date 1935

\*B7. Moved?  No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: C.E. Norenberg b. Builder: E. J. Herbert

\*B10. Significance: Theme Citrus Era Area: Placentia

Period of Significance: 1935-1940 Property Type: Commercial Applicable Criteria: A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Organized on November 27, 1893, the Placentia Orange Growers Association was the first such organization to serve Placentia as a co-operative venture to market and ship oranges. The first directors were William Crowther, Antillio Pierotti, Thomas Strain, George B. Key and A. T. Pendelton. The organization helped market a variety of fruits and vegetables. (word?) soon after the railroad came to Placentia, the P.G.O.A built a packinghouse on Crowther between Main and Melrose. The new building cost \$15,700 and was occupied by over 100 employees. The brands they used were California Belle, Carmencito, and Columbo. By 1917, (Continued)

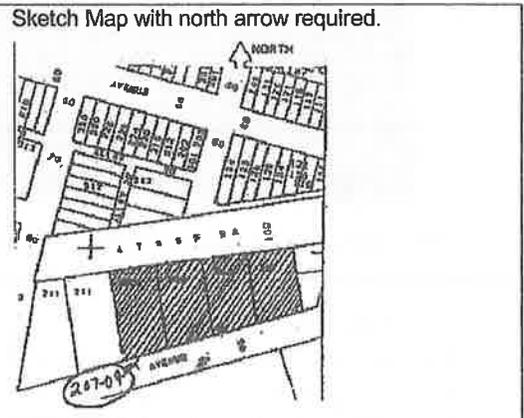
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

- \*B12. References: First American Title Co. records; 1918-1951  
City Directories; 1950 indexed directory  
Placentia, A Pleasant Place. Virginia Carpenter  
Early Placentia. Georgia G. Key
- B13. Remarks: Neighborhood Interviews

\*B14. Evaluator: Dr. Lawrence de Graaf & Pat Jertberg

\*Date of Evaluation: 6-04-02  
( This space reserved for official comments)

[Empty box for official comments]



Page 3 of 4 \*Resource Name or #(Assigned by recorder) Placentia Orange Growers Assoc.

Recorded by: \_\_\_\_\_ Date: 5/07/02  
 Continuation  Update

(Description Continued) approximately 18 inches from the top, crating a plain frieze above. Vertical piers form wide recessed concrete panels with a wide decorative band across the top. Two freight doors open to the exterior. The section on the southeast end is a half-story taller than the remaining two-thirds of the east facade. The south facade faces the railroad tracks and features the same horizontal banding and vertical supports. Several freight doors open onto a wide concrete loading dock which has no roof. The west facade is also similar to the others. A wide loading ramp is located in the southwest corner. The south facade features Crowther and matches the other three. The building retains the majority of its integrity and appears to be eligible for the National Register on the basis of its Moderne architecture and its role in the citrus industry.

(Significance Continued) the P.G.O.A. had grown to over 200 members. The citrus industry was very prosperous during the 1910s and 1920s. In 1935 the old plant was torn down and this new packinghouse, constructed of concrete and gunite, was built. Because the building was located on the site of an old swamp, they had to drill down to firm soil and install steel posts. The roof over the main floor is steel-trussed, with a sawtooth skylight. The building retains the majority of its integrity and appears to be eligible for the National Historic Register on the basis of its moderne architecture, its role in the citrus industry, and its association with several well-known Placentia ranchers. It also is a strong contributor to both historic districts.

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

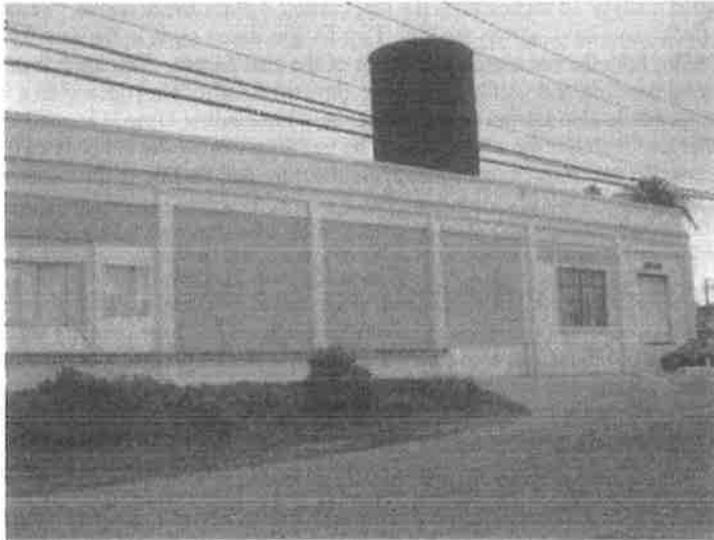
Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Tnomial \_\_\_\_\_

Page 4 of 4 \*Resource Name or #(Assigned by recorder) Placentia Orange Growers Assoc.

Recorded by: Marie Antram

Date: 5/07/02

Continuation  Update



State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) Gilbert Kraemer House

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary)

\*b. USGS 7.5' Quad Yorba Linda Date 1964; PR-1981 T 3S; R 9W; SW 1/4 of SW 1/4 of Sec 30; S.B. B.M.

c. Address 525 N. Angelina Street City: Placentia Zip: 92870

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 420060 mE/ 3748640 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel# 339-261-05

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries):

The Gilbert Kraemer House, a fine example of Spanish Colonial architecture with Oriental influences, sits on a large parcel of land amid an expansive lawn featuring tennis courts and a swimming pool. Two-stories high, with a flat roof and unbroken parapet, the house is clad in its original coat of stucco. A narrow red-clay-tile clad shed-style roof, which runs approximately 18 inches below the parapet, shelters the windows on the second floor. Carved Oriental-influenced exposed beam ends and carved exposed rafter tails ring the eaves (see P3a. cont. page).

\*P3b. Resource Attributes: (List attributes and codes) HP2-Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) 5/16/02

Front/side View

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1918  
First American Title Company

\*P7. Owner and Address:  
Henry & Wen-An Yu Trust  
525 N. Angelina, Placentia, CA 92870

\*P8. Recorded by:  
 (Name, affiliation, and address)  
Shannon Orr -City of Placentia

12111 Pearce Avenue  
Garden Grove, CA 92843

\*P9. Date Recorded: 4/02/02

\*P10. Survey Type: (Describe) Focused update of intensive survey of 1988/89-never submitted to SHPO

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

Page 2 of 5 \*NRHP Status Code 4S7  
\*Resource Name or # (Assigned by recorder) Gilbert Kraemer House

B1. Historic Name: Gilbert Kraemer House  
B2. Common Name: Gilbert Kraemer House  
B3. Original Use: Residence  
B4. Present Use: Residence

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations) Built in 1918. The only alteration apparent is the early enclosure of rear atrium. The current owner has allowed considerable deterioration to the exterior and property in general.

\*B7. Moved?  No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Garage, pool house, pool, wall and gates, large piece of property; Since 1988- chain link fence surrounds property, and these features have also been neglected by the current owner.

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Architecture, Exploration/Settlement Area: Placentia, CA

Period of Significance: 1918-70 Property Type: Residential Applicable Criteria: A,B,C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Gilbert Kraemer was one of ten children born to Samuel Kraemer and his wife, Angelina Yorba. The Kraemer boys were known for being hardworking industrious farmers and ranchers. They devoted large amounts of acreage to citrus, later developing businesses in other cities and venturing into the oil business. Gilbert's grandfather, Daniel Kraemer, came to the Placentia area in the 1850s the earliest non-Latino/Indian resident. On April 29, 1865 he purchased 3900 acres from Augustus Langenberger and Benjamin Dreyfus, who had purchased it a year earlier from the Ontiveros family. The ranch had been granted to Juan Pacifico Ontiveros in May of 1837 and was called the Rancho San Juan Cajon de Santa Ana. The Kraemer family lived in the ca. 1837 Ontiveros adobe and Mrs. Kraemer was said to have been the first white woman in what was to become north Orange County, outside of Anaheim. One of Daniel Kraemer's first tasks was to bring irrigation water from the Santa Ana River. (see B10 cont. page)

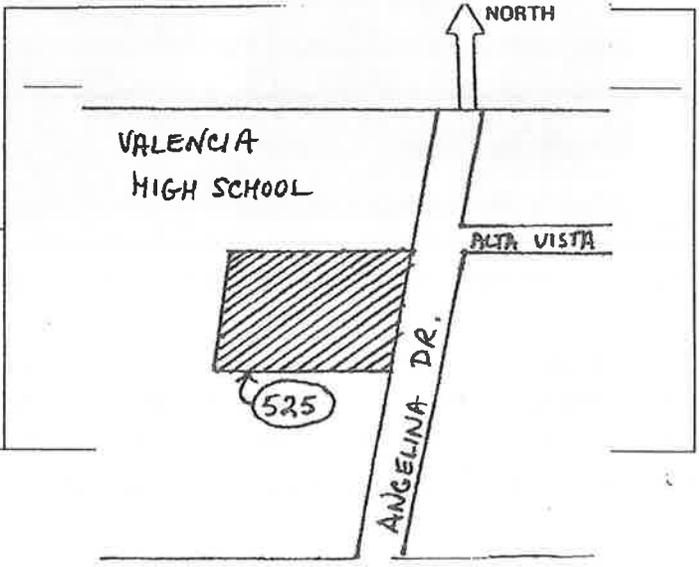
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: First American Title Co., 1918-1951 City Directory; Placentia, A Pleasant Place; Virginia Carpenter; Early Placentia, George Key; neighborhood interviews

B13. Remarks:

\*B14. Evaluator: L. de Graaf, P. Jertberg

\*Date of Evaluation: 5/30/02  
( This space reserved for official comments)



P3A- Description continued:

Four pairs of french windows, accented with muntined borders and corners, are placed on each side of a smaller single-paned casement window with the same pattern. This pattern, used throughout the house, was unique to this house and features a muntin about six inches down from the top, which forms a border with squares in each corner. The muntin which runs across about a foot from the bottom creates three vertical sections. The balcony which runs clear cross the front of the house also serves as a roof for the full front porch. The rail is clad in stucco and has a metal cap. The same style red-clay-tile-clad shelters the front and sides of the first floor porch and is accented with pairs of carved exposed beam ends and carved rafter tails. Four large square stucco-clad columns, centered with recessed panels and accented with pairs of vertical tiles near the top support the porch roof. The scored concrete porch floor extends out on each side to create open porches with solid stucco-clad rail. Concrete piers flank the original concrete steps. Cast concrete lions grace the piers. The wide natural wood paneled front door is flanked by multi-paned sidelights. A very large stationary plate glass window is located on the south of the front door and a smaller window, flanked by multi-paned casement sidelights occupies the space on the north side. The living room occupies the entire front section of the house. A pair of multi-paned casement windows is located on each side of a pair of matching french doors on the north facade, while a large stucco-clad chimney and casement window occupy the south side. Pairs of multi-paned french doors are located at the ends of the open porches, in front of the facade. Single-storied wings with flat roofs and unbroken parapets are located on each side of the main two-storied section, and extend backwards, to the west. These large wings contain ribbons of multi-paned casement windows. A central patio separates the wings in the center of the back section. The property is several lots wide and a large lawn, separated by slumpstone and wrought iron fence, occupies the north side of the house. Near the north property line a pair of slumpstone columns support an Oriental-style pergola clad in red clay tile. The original 3-car garage, located behind the house, matches the house. It is two-storied on the north end and topped with a front-facing gabled roof. A narrow red-clay-tile roof, matching that on the house, accents the front of the garage. A swimming pool and pool house have been placed to the north of the garage. The pool house is topped with a side-facing gabled roof, is made of used brick and is open along the side facing the pool. The tennis courts are located to the south of the house and garage. The Gilbert Kraemer House is representative of the type of estate built by the successful orange ranching families in Placentia. It is one of the few to feature recreational facilities rather than barns and agriculturally-oriented outbuildings.

2002 update: The house has fallen into disrepair. There is a chain link fence around the property, the paint is chipped and the color impossible to tell. The grounds themselves are dirt and weeds. Windows are semi-boarded up. If it were to be renovated, then it might be a National Register potential, depending on the degree of change to the site. The city of Placentia has tentatively approved removal of most outer buildings and construction of town-houses on site.

Page 4 of 5 \*Resource Name or #(Assigned by recorder) Gilbert Kraemer House

Recorded by: Shannon Orr Date: 4/02/02

Continuation  Update

B10- Significance continued

He is credited with bringing the first mowing machine to this part of the county. There were nine children in the Kraemer family. As late as 1913, Samuel Kraemer Sr. owned most of the land between Bradford, Madison, Kraemer and Chapman Avenues. Much of it was planted to citrus. The school district purchased approximately 13 acres of this property in 1911, and Valencia High School exists there at this time. The Kraemer family members were leaders in the community and did much to promote the town of Placentia. Samuel Kraemer Sr. worked with A.S. Bradford, William Crowther, Harry Hale, Charles C. Chapman and others to raise the \$25,000.00 to buy the right of ways for the Santa Fe Railroad to build a cutoff line from Fullerton through Placentia to Atwood in 1910. Mr. Kraemer donated 10 acres of land for the depot and sidings. In the late 1910s the Kraemer family was successful in the oil business when Standard Oil developed wells on their property. This house was built soon after. Samuel Kraemer built some large brick and terra cotta buildings in Anaheim during the 1920s. One of that city's few remaining buildings from that era is the 6-story Samuel Kraemer Building at 100 North Claudina, restored in the early 1980s. Gilbert Kraemer and his wife, Esther Munger, built this fine home across from his parents' home in 1918. It is a superior example of Spanish Colonial/Oriental style architecture and retains its integrity of location, setting, design, materials, workmanship, feeling and association. It is representative of the broad patterns of Placentia history, the prosperity the oil industry brought to the area, and the Kraemer family, and it is the last residence of this family left standing in Placentia.

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trnomial \_\_\_\_\_

Page 5 of 5 \*Resource Name or #(Assigned by recorder) Gilbert Kraemer House

Recorded by: Shannon Orr

Date: 4/02/02

Continuation  Update

P5a- Pictures continued



State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) Berkenstock House

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Yorba Linda Date 1964 PR-1981 T 3S; R 9W; NE 1/4 of W 1/4 of Sec 20; S.B. B.M.

c. Address 829 Berkenstock Lane City Placentia Zip 92870

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 421400 mE/ 3750770 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) **Parcel # 336 062 33**

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The William Berkenstock House is one of the finest Italian Renaissance residences in Orange County. The richness of detailing and fine-quality craftsmanship are evident. The house also has several Craftsman features, especially in the fenestration and use of french doors. The house is elevated on a knoll and features a finished 2200 square foot basement below the main floor. The flat roof is bordered by a parapet with a ledge along the top and piers, alternating with recessed panels, around the entire perimeter. A prominent cornice has been placed approximately (See continuation sheet.)

\*P3b. Resource Attributes: (List attributes and codes.) HP2 & HP 4

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: (view, date, accession #) Front view

4-27-02

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric

Both

1913- First American Title Records

\*P7. Owner and Address:

Lawrence & Betty Odenz

829 Berkenstock Circle

Placentia, CA 92870

\*P8. Recorded by:

(Name, affiliation, and address)

Liliana Vasquez, City of Placentia

12111 Pearce Ave.

Garden Grove, CA 92843

\*P9. Date Recorded: 5-10-02

\*P10. Survey Type: (Describe) Update of 1989 Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

\*NRHP Status Code **3S**

Page 2 of 5

\*Resource Name or #(Assigned by recorder) Berkenstock House

- B1. Historic Name: Berkenstock House
- B2. Common Name: Berkenstock House
- B3. Original Use: Residence
- B4. Present Use: Residence
- \*B5. Architectural Style: Italian Renaissance Revival
- \*B6. Construction History: (Construction date, alterations, and date of alterations)

Outer buildings built on the site around the 1980s. Also added a stucco retaining wall and iron wrought fence.

Construction date: 1913

\*B7. Moved?  No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Pool and garage.

B9a. Architect: Frederick Eley b. Builder: Unknown

\*B10. Significance: Theme Citrus Era/Residential Architecture Area: Placentia

Period of Significance: 1913-1950 Property Type: Residence Applicable Criteria: B & C  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

William Berkenstock, and his wife, Josephine Wagner Berkenstock, built this magnificent home in 1913. They hired Frederick Eley, one of Orange County's finest architects to design it, and ordered the finest materials with which to build it. William Berkenstock, who was born in 1871 in Pennsylvania, arrived in Placentia in 1892, at the age of 19. He was said to have been tall, handsome and blond-haired. He went to work on the Wagner Ranch and on November 21, 1894 married Josephine Wagner, daughter of one of the pioneer Placentia sheep ranchers. That day was also the bride's 18th birthday. Soon after, he went into the fumigating business. An integral part of the citrus industry, fumigating was a dangerous business. Tents were placed over each tree and the right amount of cyanide dropped into a bucket containing acid and water. The process got rid of the citrus pests, but was also toxic to humans. He became the largest fumigator in the area, with over 200 tents. The Berkenstocks bought 20 acres in 1900 for \$8500. Josephine inherited 21 acres as her share of the Wagner Ranch. Eventually the (See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes) HP 2 & HP 4

\*B12. References:

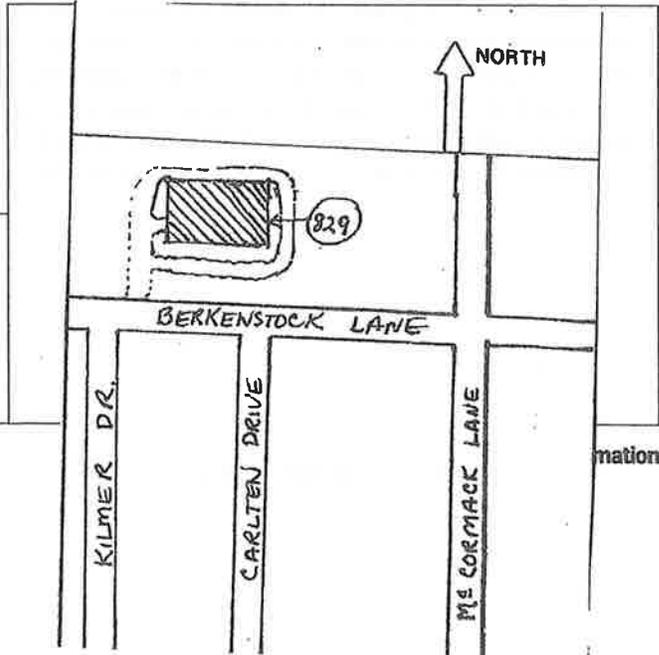
Orange County Title Company records; First American Title Records; Carpenter, Virginia: Placentia A Pleasant Place; Key, George: Early Placentia; Nenno, Mrs. J. Placentia Courier 25th Anniversary Edition.

B13. Remarks:

\*B14. Evaluator: Dr. Lawrence de Graaf/ Pat Jertberg

\*Date of Evaluation: 5-10-02

( This space reserved for official comments)



Recorded by: Liliana Vasquez

Date: 5-10-02

Continuation  Update

Description continued:

two feet below the top of the parapet. A plain frieze, accented with small rectangular vents, runs below the cornice. The exterior is clad in multi-colored gold, rust, and tan bricks which form a contrast to the cream-colored trim and stucco-clad foundation. The large rectangular front porch is supported by square stucco-clad pillars at each of the front corners and pairs of round columns with ionic capitals between the arched entry ways. The arches are made of brick with cream-colored trim, and keystones accent the top of each arch. The centered front door is flanked by plate glass windows, topped with plain transoms and accented with narrow double-hung sidelights. Open porches extend to each side of the main porch and are bordered by the same style railing. The high foundation is clad in stucco. A pergola, topped with carved wooden beams, is supported by round columns with Doric capitals. It shelters the multi-paned french doors and sidelights on the south facade of the open porch. One of the strongest Italian Renaissance features is the classical pediments above the tall, narrow double-hung windows used in much of the house. Pairs of smaller 6 over 6 double-hung windows are interspersed with the taller narrower windows and do not have pediments. The north side of the house features an open porch with double-hung windows in all three facades. A heavy stained glass window, topped with an arch, features a lake scene with cat tails, mountains and a California Mission in the background. The rear facade is U-shaped with an open porch in the center. The porch is elevated and is bordered by a wrought iron railing. A pair of multi-paned french doors, topped with a plain arch and flanked with round Doric columns, lead to the interior. A brick fireplace is located to the north of the doors. A pool and gazebo were added by later owners. The 2000 square foot garage matches the house and features two doors along the east side. The landscaping is beautifully maintained and a stucco clad retaining wall and wrought iron fence surrounds the property. A new street now surrounds the house because a new tract, with a single row of houses around each side, has been created out of the 3 acre property surrounding the house. This does not seem to detract from the integrity of the house. The architect of this house is Frederick Eley, one of Orange County's leading architects during the 1910s and 1920s. He designed some of the county's finest homes, including the Stanton Mansion, the Nenno House, the Truxaw-Gervais House (now the White House Restaurant in Anaheim), and built over 30 schools, churches, and civic buildings in various Orange County cities. The Berkenstock House is a candidate for the California Register on the basis of its fine architecture. It is one of a few palatial citrus ranch homes of a more ornate layout and design. It is also a candidate due to its connections with William and Josephine Berkenstock.

Significance continued:

property grew to 160 acres. Making it one of the larger citrus ranches in the Placentia area. William Berkenstock loved six-cylinder cars and his early automobiles included a Moline and a red Franklin. His love of cars probably accounts for the 2000 square foot garage. He was also a member of the Placentia Hunt Club and liked riding to the hounds. Mr. Berkenstock was on the Placentia School Board when the Bradford School was built in 1912. In 1905 he wanted to have another school built north of Palm Drive for the younger children. Although this did not happen, it did lead to the city's first school bus, which consisted of a team and wagon which picked up the children each day. The Berkenstocks had two daughters Etelka, who married Lewis Lemke, and Una, who married Leland Smith. The Berkenstock family was civic and charitable minded, and were active participants in Placentia community life.



East side of the house.



East side of the house.

Recorded by: Liliana Vasquez

Date: 5-10-02

Continuation     Update



Garage

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) Basten House

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Yorba Linda Date 1964 PR -1981 T 3S; R 9W; NE of W 1/4 of Sec 20; S.B. B.M.

c. Address 830 Berkenstock Lane City Placentia Zip 92870

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 421400 mE/ 3750770 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel # 336 483 29

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

One of the most unusual homes in Placentia, the Basten house is a two-storied stucco-and-rock-clad home topped with a hipped roof covered with red clay tiles. The lower floor is completely faced with river rock from the Santiago Creek, while the upper floor is stucco-clad. A recessed entry porch, centered in the front facade, has been enclosed with solid windows and is a part of the living room. A large square wing on the west side features a stone fireplace which has openings on both floors and the basement. All of the windows on the second floor, (See Continuation sheet.)

\*P3b. Resource Attributes: (List attributes and codes) HP 2

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Diagonal View of front and side. 5-25-02

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1915-First American Title Records

\*P7. Owner and Address: \_\_\_\_\_  
Socorro Villareal Trust  
830 Berkenstock Ln.

Placentia, CA 92870  
\*P8. Recorded by: \_\_\_\_\_  
(Name, affiliation, and address)  
Liliana Vasquez, City of Placentia

12111 Pearce Ave.  
Garden Grove, CA 92843

\*P9. Date Recorded: 5-29-02

\*P10. Survey Type: (Describe) Update of 1989 Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_

Page 2 of 4

\*NRHP Status Code 3S

\*Resource Name or #(Assigned by recorder) Basten House

B1. Historic Name: Basten House

B2. Common Name: Basten House

B3. Original Use: Residence

B4. Present Use: Residence

\*B5. Architectural Style: Spanish Colonial

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Front porch has been enclosed. Construction date: 1915

\*B7. Moved?  No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Open courtyard on west side, barbecue, ramada- all original.

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Citrus Era

Area: Placentia

Period of Significance: 1915-1950s

Property Type: Residence

Applicable Criteria: B & C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

When he purchased the property in 1889, A. H. Basten named his new home Rose Hills Orchards. He left England in 1872 and lived in Boston, New York, and Indiana before arriving in Placentia in October, 1883. He was a contractor and also taught school before moving to California. He and his wife, May, whom he married in England in 1881, their son, Evion, and their daughter, Julia, are listed in the 1886 school census records. Soon after arriving in Fullerton-Placentia District, the Bastens purchased 15 acres on the south side of the Tuffree Ranch. In 1889 the family purchased these 40 acres for \$65 an acre. George Key relates that the "original Basten home which was across the street from the Berkenstock home, gave way to a large new home when (son) Evion was a young man. Evion hauled the stones (for the exterior) from Santiago Creek with his trailer." A. H. Basten, who died in 1910, was probably aided by his previous experience as a (See Continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes) HP 2

\*B12. References:

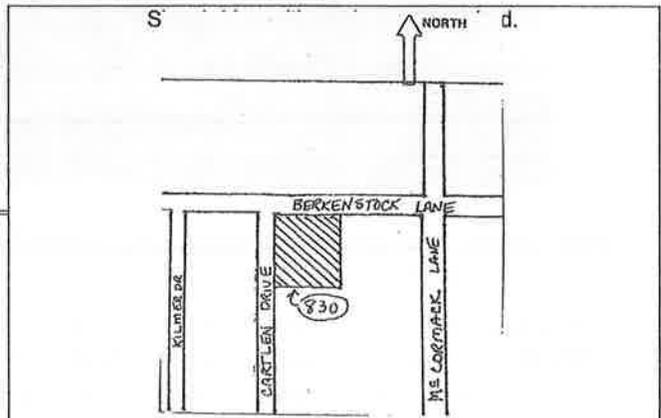
Orange County Title Company records; First American Title records; Carpenter, Virginia: Placentia, A Pleasant Place; Key, George: Early Placentia; Nenno, Mrs. J. Placentia Courier 25th Anniversary Edition

B13. Remarks:

\*B14. Evaluator: Dr. Lawrence de Graaf/ Pat Jertberg

\*Date of Evaluation: 5-29-02

(This space reserved for official comments)



Recorded by: Liliana Vasquez

Date: 5-29-02

Continuation  Update

Description continued:

except the smaller single-paned bathroom casements, are paired casements with a band of horizontal muntins near the top of each window. The second floor windows at each end of the front facade are fronted with wrought iron balconies, supported at the corners with wrought iron posts which extend several feet, ending in large curlicues attached to the house above the windows. The first floor windows are either stationary plate glass or paired single-paned french windows. A single storied rock-clad porte cochere and entrance porch extend from the enter of the east facade. The east side of the porte cochere is supported by large rock pillars and the roof is an open-beamed pergola. On the west side, rear, is a screened porch which is a typical feature of most houses built before 1920. A large open patio on the west side features a barbecue and ramada, all used extensively from the 1910s to 1940s for Placentia entertainment. The grounds and setting of mature trees and bushes are representative of the landscaping treatment of the era in which the orange groves and the ranchers were at their most prosperous. The interior of the house features large rooms, a curved wrought-iron stairway, spacious second-floor bedrooms and a huge basement entertainment center with a fireplace. The inglenook located at the west end of the living room contains the aforementioned fireplace. A rock garden is located outside the large plate glass window in the dining room. The house retains most of its original integrity of location, setting, design, workmanship, materials, feeling, and association.

Significance continued:

contractor when he built this large house, with Evion's assistance. Mrs. Antoinette Nenno recalls, in a 1935 article in the Placentia Courier, that the orange market became well established after the turn of the century and prosperity arrived about 1906. She mentions some of the houses built as a result of that prosperity as the Nenno House, Bradford House, Ortega House, Lemke House, Basten House and the Berkenstock House. After A. H. died, May Basten ran the ranch for several years. She deeded the ranch to Evion in 1922. She died in 1935. Although this section of Placentia is known for its citrus, the title company records show several years worth of leases and right-of-ways with several oil companies. IN 1915 May Basten dealt with Standard Oil regarding this ranch, and later with Union Oil (1926), Standard Oil (1927), Chicksan Oil (1928-1939), Adco Oil (1943), Shell Oil (1949), Imperial Oil (1951) and Standard Oil (1952).

Evion was one of the most popular men in Placentia and is long remembered for his generosity, his untiring work with the youth of the community, his ready smile, and great sense of humor. He was one of Placentia's hardest working ranchers, often working from early morning to late at night in the orchards. He cared for other ranches as well as his own. Evion, who was born March 31, 1886, married Celia Larson in 1910. They had been school mates at Cal Poly San Luis Obispo. They lived in Dpadra for a few years, moving to another ranch in Placentia until his mother moved to town. Evion and Celia were very involved in the Placentia Presbyterian church. He set up the Pioneers, Pathfinders, Friendly Indians and the Montezumas Boys Clubs in 1925, and continued to work with the groups for many years. He was always the life of the party and "never outgrew the desire for a prank or a joke, always followed by a hearty laugh." The Bastens had a daughter, Beulah Basten Lesikar, and three sons, Howard, a rancher, Burton, who died in an airplane accident, and Alfred, a Presbyterian minister. Evion died in 1955, and Celia stayed on the ranch for several years, until she moved to town. She died in 1966. The Rose Hills Orchards property was subdivided and 83 new homes constructed. Fortunately, the Basten House was allowed to survive and was purchased by Socorro Villareal on January 15, 1965, for \$17,000. This was approximately the same selling price as the new homes which surrounded it. The Basten House is significant to Placentia because of its unusual architecture, its landscaped setting, its representation as part of the prosperous citrus industry, and for its owners the A.H. Bastens and the Evion Bastens.

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trnomial \_\_\_\_\_

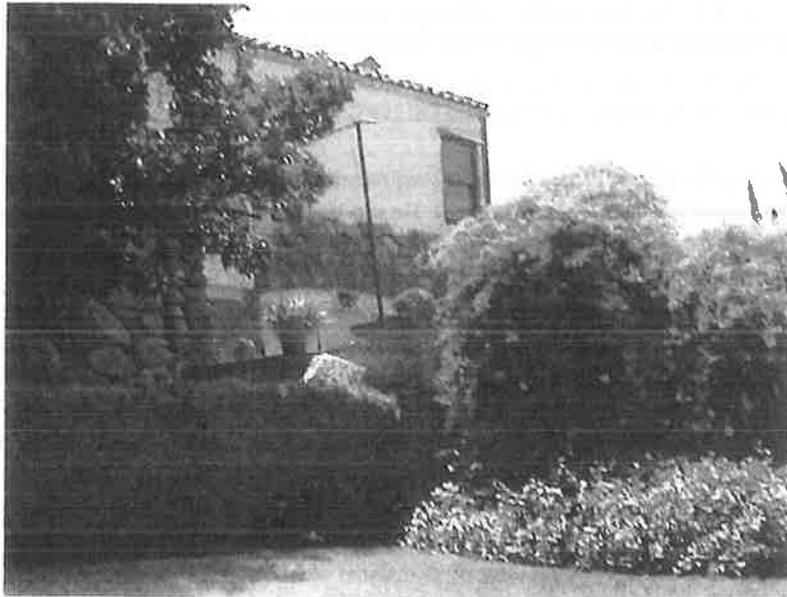
Page 4 of 4

\*Resource Name or #(Assigned by recorder) Basten House

Recorded by: Liliana Vasquez

Date: 5-29-02

Continuation     Update



State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) Key Ranch

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Anaheim Date 1964 PR-1981 T 3S; R 10W; 1/4 of 1/4 of Sec Un; S.B. B.M.

c. Address 625 Bastanchury Road City Placentia Zip 92870

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 419000 mE/ 3750990 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel # 337 042 40

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A blend of Colonial Revival and Craftsman style, the Key Ranch is now a county historic park. Originally constructed in 1898, the basic foursquare design of the house was typical of homes built by fairly prosperous citrus ranchers. As the ranch, with the Keys had purchased in 1893, began to produce, George B. Key decide to upgrade the house. Originally four rooms up and four down, with a stairway running up the middle, the house was crowned with a hipped roof, accented with a matching dormer. Tall narrow double-hung windows flanked the (See Continuation sheet.)

\*P3b. Resource Attributes: (List attributes and codes) HP 2 & HP 4

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

P5b. Description of Photo: (view, date, accession #) Front view



5-25-02

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric

Both  
1901-First American Title Records

\*P7. Owner and Address:

Orange County Harbors  
P.O. Box 4048  
Santa Ana, CA 92702

\*P8. Recorded by:  
 (Name, affiliation, and address)  
Liliana Vasquez, City of Placentia

12111 Pearce Ave.  
Garden Grove, CA 92843

\*P9. Date Recorded: 5-29-02

\*P10. Survey Type: (Describe) Update of 1989 Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Page 2 of 5

\*NRHP Status Code 7 3S

\*Resource Name or # (Assigned by recorder) Key Ranch

- B1. Historic Name: Key Ranch  
 B2. Common Name: Key Ranch Historic Park  
 B3. Original Use: Residence  
 B4. Present Use: Museum  
 \*B5. Architectural Style: Colonial Revival  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
 None since 1945, except that the barn was removed and sheds built. Construction date: 1901

\*B7. Moved?  No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Display of antique farm equipment, two sheds with display space; a garage, and gardens along the south side of the house.

B9a. Architect: Unknown b. Builder: George B. Key

\*B10. Significance: Theme Citrus Era Area: Placentia

Period of Significance: 1901-1950 Property Type: Residence Applicable Criteria: B & C  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

George B. and Mary Key built this house in 1898 and remodeled its final exterior form in 19-08. George B., who was born in Canada in 1854, came to California in 1882. He was in the nursery business in Pasadena for several years, before coming to Placentia in 1893. He worked as the Superintendent of the Southern California Semi-Tropical Fruit Company for seven years. His boss was Richard Gilman and the job paid \$75 a month plus housing. George B. bought 20 acres on the corner of Bastanchury and Placentia. He removed the olive, deciduous fruit, banana, grape, and gum trees and planted the ranch to Valencias. In 1898 he built a square two-story home at the top of the hill and moved his family in. He and Mary had eight children. By 1907 the ranch was in full production and the Key family was beginning to prosper. They enlarged their home and added an impressive porch with manufactured stone pillars and a matching porte cochere. (See Continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes) HP2 & HP 4

\*B12. References:

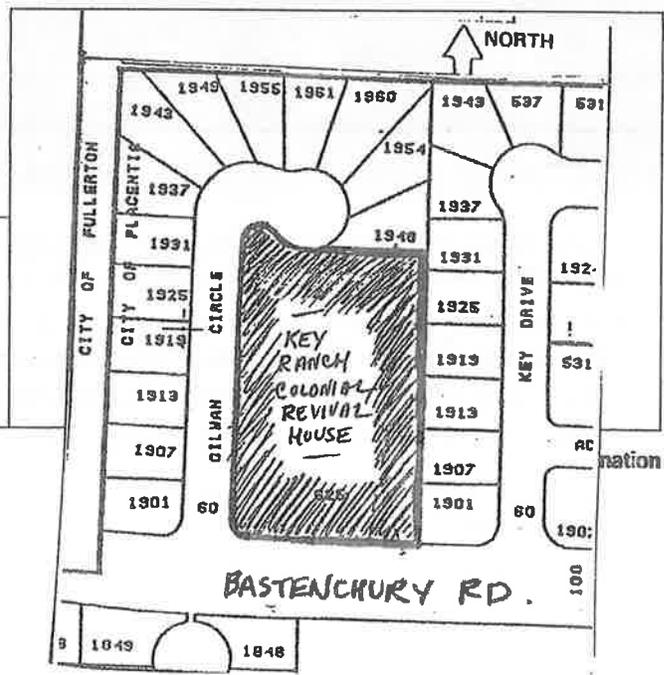
First American Title Co. records; 1918-1951 City Directories; 1950 indexed directory; Placentia, A Pleasant Place, Virginia Carpenter; Early Placentia, George G. Key; <http://www.ocparks.com/keyranch>; neighborhood interviews.

B13. Remarks:

\*B14. Evaluator: Dr. Lawrence de Graaf/ Pat Jertberg

\*Date of Evaluation: 5-29-02

(This space reserved for official comments)



Recorded by: Liliana Vasquez

Date: 5-29-02

Continuation  Update

Description continued:

centered front door. In 1907-08, George B. Key began to improve the house, and in so doing introduced Craftsman features. An ornate centered front-facing gabled dormer, fronted with a small balcony, was built in place of the original dormer, although the bell cast hipped roof, enclosed eaves, and carved brackets remained. A full porch was built on the front of the house, along with a large room on the south side of the original living room. The porch foundation and pillars were made of cast concrete blocks, possibly formed on the site. Large plate glass windows, topped with transoms, and flanked with sidelights, replaced the single double-hung windows in the first floor, front facade. A pergola was built on the north side of the house, using the same cast concrete blocks and a wooden overhead structure. A covered balcony, supported with pairs of round classical columns, was centered in the second floor, front facade, and the floor of the balcony is part of the roof of the porch. A bedroom was added at the same time as the second living room. An addition to the dining room, behind the second living room created a huge dining room along the back of the house. The original dining room, in the north-east corner of the house, became a music room. Bushes and plants were set out in the yard. The ranch property, planted to citrus, was 20 acres in size. A garage now exists to the north of the house. A barn has been torn down and two sheds, one built in the 1940s and one erected in the 1970s, exist on the property. When George G. Key, George B's son, moved back into the house in the 1940s, he remodeled the interior and built a beautiful garden to the south of the house. When the property was subdivided, the driveway was changed to lead off of Bastanchury, instead of Placentia. The house is now a County Historical Park. It is in remarkable condition and retains most of its original integrity, including the only substantial original citrus grove in Placentia.

Significance continued:

George B. Key was very civic-minded and was involved with several organizations in Placentia. He helped organize the Placentia Orange Growers Exchange in 1893 and was one of the organizers of the Fullerton Chamber of Commerce in 1895. There was no chamber of Commerce in Placentia, but George Key, Theodore Staley and A.S. Bradford were appointed as a committee to serve the Placentia area. George B. was elected to the Placentia School Board. He was on the Board when the Bradford Avenue School was constructed in 1912. Mr. Key's involvement with the YMCA resulted in a county-wide organization being organized in 1908, and he continued to serve on the Board until his death in 1916. Mr. Key is probably best known for his complete involvement with the Placentia Presbyterian Church, founded in August of 1912. This was the first organized church in Placentia, a building was erected in 1913. At the time of his death he was also serving on the Fullerton Union High School Board. Mrs. Key lived in this house until she passed away in 1930. The house remained in the family. A son, George Gilman Key, and his wife, Hannah, returned to live in the family home in 1945. They found the place in poor condition and spent about \$10,000 fixing it up. George took the area in front of the house, to the south, and started a little garden. The small garden has grown into a beautiful tree shaded garden with brick paths and saying and verses that George liked to set on small stands. George loved history and people. He collected memorabilia from Placentia families. When the surrounding ranches were destroyed for housing, the former owners often gave George their old farm implements and tools. George collected information on pioneer families and old family photos. George and Hannah lived downstairs and started a museum in the upstairs bedrooms. The sold a large piece of the ranch for housing, retaining the three acres surrounding the house. The County of Orange bought the house in the early 1980s, giving the Keys a life estate and permission to live their for the rest of their lives. George loved to have visitors come and see his collections. Hannah died in the late 1980s and George died in the spring of 1989. The house and grounds are now being developed into a county museum facility known as the Key Ranch Historical Park. Visitors often remark that coming to the house and grounds, out of sight of modern day living, is like a step back in time. The ranch is so peaceful and quiet and the view of the road is hidden by the verse garden. It is a symbol of the successful citrus ranch of the early part of the century. George had collected equipment representing other crops and activities of ranch life in Orange County.

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trnomial \_\_\_\_\_

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\*Resource Name or #(Assigned by recorder) Key Ranch

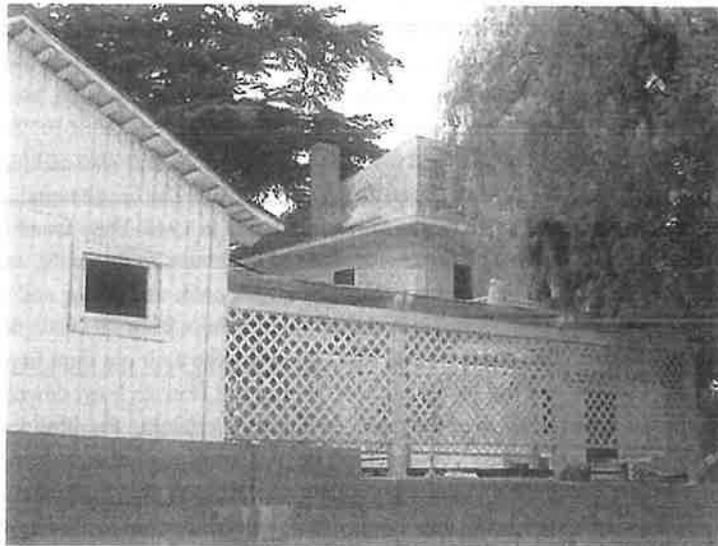
Recorded by: Liliana Vasquez

Date: 5-29-02

Continuation     Update



South side of the house.



South side of the house.

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # -----  
HRI # -----  
Trnomial -----

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\*Resource Name or #(Assigned by recorder) Key Ranch

Recorded by: Liliana Vasquez

Date: 5-29-02

Continuation     Update



West side of the house.

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 10 \*Resource Name or #: (Assigned by recorder) Valencia High School (includes Bradford School)

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

- \*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary)
- \*b. USGS 7.5' Quad Yorba Linda Date 1964; PR-1981 T 3S, R 9W; SW 1/4 of SW 1/4 of Sec 30; S.B. B.M.
- c. Address 500 North Bradford Avenue City Placentia Zip 92870
- d. UTM: (Give more than one for large and/or linear resources) Zone 11, 419800 mE/ 3748700 mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) 339-061-03

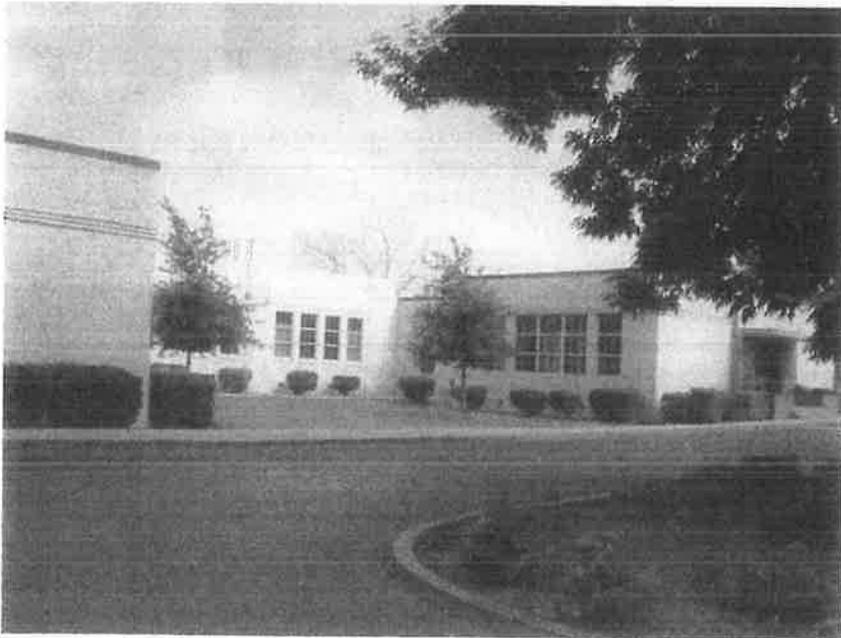
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The oldest building on the Valencia High School campus is the wing of the Bradford School, built in 1912. It is located behind the Auditorium. It was the south classroom wing and is all that remains of the original building after a fire in 1934 burned most of the building. The Auditorium, build of cast concrete, was constructed in 1937. It is Moderne in style and features horizontal bending as decoration. The stairs and three sets of entrance doors are part of the decoration. A wing to the east of the Auditorium, called the English Building, features a flat roof and large multi-paned windows. (cont.)

\*P3b. Resource Attributes: (List attributes and codes) HP15-Educational Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) 5/16/02

Side view-north end of campus

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1912/1930s  
First American Title Co.

\*P7. Owner and Address:  
Placentia Unified School District  
1301 E. Orangethorpe  
Placentia, CA 92870

\*P8. Recorded by:  
 (Name, affiliation, and address)  
Shannon Orr- City of Placentia

12111 Pearce Avenue  
Garden Grove, CA 92843

\*P9. Date Recorded: 5/16/02

\*P10. Survey Type: (Describe) Focused update of 1988/89 intensive survey (never submitted to SHPO)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

- \*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Page 2 of 10

\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) Valencia High School (includes Bradford School)

- B1. Historic Name: Valencia High School (includes Bradford School)
- B2. Common Name: Valencia High School (includes Bradford School)
- B3. Original Use: Grammar school through 8th grade
- B4. Present Use: Dressing rooms and scenery construction
- \*B5. Architectural Style: Mission/Moderne
- \*B6. Construction History: (Construction date, alterations, and date of alterations) Fence built around the school

Other alterations listed in text. Built- 1912/1930s

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Trees in front of auditorium are fine specimens, Valencia High School is made up of several buildings

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Education, Social, Architecture Area: Placentia, CA

Period of Significance: 1912-present Property Type: School Applicable Criteria: A,B,C  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

When the Placentia Townsite was founded in 1910, it brought many new families to town. In addition, the new packinghouses and the heyday of agriculture and citrus products was a magnet for those seeking jobs. The need for a new school became apparent and the School Board began to look for a large site. By 1911 there were 100 to 125 students in the school system. William Berkenstock, George B. Key, Mr. Dunham, and School Board members decided to have a bond election to buy the new site. They chose 11 acres on Bradford Avenue, now the site of Valencia High School. The new building had an auditorium in the center and classrooms on the sides. The school was an important gathering place for Placentia citizens, and before the local churches were built, starting in 1913, was one of the few public meeting spots in town. In June 1912, the graduating class had their play and graduation exercises in the brand new building. The building served the community well until most of it was burned to the ground in 1934. (cont.)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

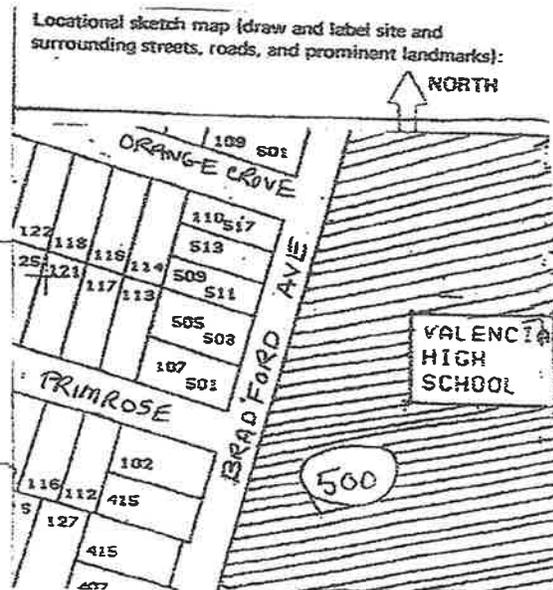
\*B12. References: First American Title Co. records; 1918-1951 City Directories; 1950 indexed City Directory; Placentia, A Pleasant Place, Virginia Carpenter, Early Placentia, George G. Key, neighborhood interviews

B13. Remarks:

\*B14. Evaluator: L. de Graaf, P. Jertberg

\*Date of Evaluation: 5/30/02

(This space reserved for official comments)



Page 3 of 10 \*Resource Name or #(Assigned by recorder) Valenica High School (includes Bradford School)

Recorded by: Shannon Orr

Date: 5/16/02

Continuation-  Update

P3-A- description continued

The Gymnasium, which has been altered to a significant extent, is topped with a flat roof and features Moderne architectural elements. A large addition and new entrance impact the building. The Math Building is U-shaped in design with horizontal banding across the top of the metal-framed multi-paned windows. It is constructed of poured-in-place concrete. The Music Building is located in the southeast corner of the campus and features the same horizontal banding and metal-framed windows. There are several fine specimen trees in the front lawn which add much to the historical ambiance. The complex appears to be eligible for the National Register for its architecture and its place in the broad patterns of Placentia's history.

(see additional forms on buildings)

2002 update: The only apparent alterations are the addition of a fence around the whole campus and a newer music building, located next to the original added about 12 years ago.

Page 4 of 10

\*Resource Name or #(Assigned by recorder) Valencia High School (Includes Bradford School)

Recorded by: Shannon Orr

Date: 5/16/02

Continuation  Update

P3A- description continued- Old Bradford School

This is the remaining section of the Old Bradford School, which was constructed in 1912 and burned down in October 1934. It is located behind the large Moderne auditorium that is the centerpiece of the school. The Mission-style building provides a strong contrast to the Moderne buildings that make up the rest of the Valencia High School campus. The roof is hipped and edged with exposed rafter tails. A row of four arches forms an arcade along the original front (west). A wrought iron railing runs between the arches, and becomes a railing for the four steps at the south end. Several doors, with transoms above, lead to the interior. A long corridor runs along the south side, creating a tunnel that leads to an open area. Newer buildings to the south form a row of classrooms. The north facade features a row of four matching double-hung windows with transoms above. A similar row of five matching windows and a pair of square windows accent the east side. The building is in use as makeup and dressing rooms for the auditorium. The is one of the few pre-1930 school buildings in Orange County.



Page 5 of 10 \*Resource Name or #(Assigned by recorder) Valencia High School (includes Bradford School)

Recorded by: Shannon Orr

Date: 5/16/02

Continuation  Update

P3A- description continued

Many Placentia residents were interested in having a high school in town, so that the students would not have to go to Fullerton High School. However, others were opposed and did not want the bond election to pass. In 1933 the citizens voted 587 to 333 to build a high school. Judge Scovel heard the case and decided in favor of the proponents. Later the Court of Appeals ruled that the school could not be built until the issue was settled. The California Supreme Court upheld Judge Scovel. Two more bond elections were held and both lost. However, Valencia High opened anyway, without a new building, in the Bradford School. Warren Bradford, Mrs. Hermine Lowe, Buell Beard, Earl Mathis, and Lawrence Lemke were on the school board at the time. Valencia had 41 students to Bradford's 417 students. Roy Tillery was the sole graduate in 1934, the first year the school was in operation. On the evening of October 10, 1934, the Bradford School burned to the ground. The new Valencia High School campus would be built on the Bradford School site and ground breaking ceremonies were held on April 12, 1935.

Valencia High School Auditorium- 1937

The centerpiece of the Moderne complex, the Auditorium is constructed of poured-in-place concrete and capped with a flat roof with an unbroken parapet. A four-sectioned band runs along the top of the parapet. The word "Auditorium" is written in Art Deco letters above the entrance. A flat horizontal band above the entrance features three sets of horizontal louvers. A flat horizontal band runs across the top of the three sets of entrance doors. All three sets are identical and each door is accented with a n octagon-shaped window at eye level. The steps form a wide concrete band across the front of the auditorium. Nine steps lead to the entrance and nine sets of piped railings divide the stairs into seven sections. Rectangular concrete piers flank the stairs. Piers, decorated with pairs of octagons in cast concrete, separate the window sections on the north and south sides. The horizontal cast concrete decoration used on the front is also used above the windows on the sides.



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\*Resource Name or #(Assigned by recorder) Valencia High School (includes Bradford School)

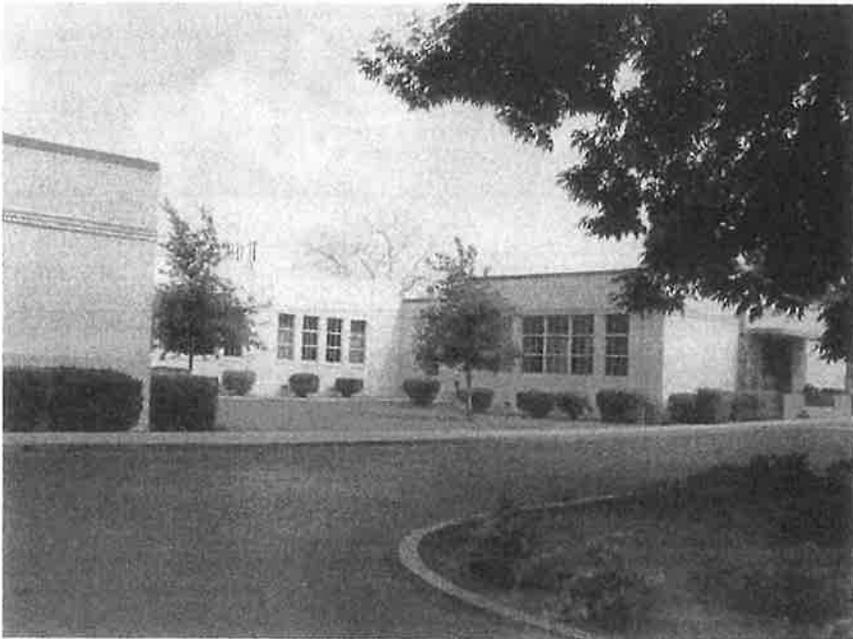
Recorded by: Shannon Orr

Date: 5/16/02

Continuation  Update

P3A- description continued- the Math Building

The Math Building, constructed in 1937 of poured-in-place concrete, is one of the finest Moderne school buildings in Orange County. U-shaped in design, it is topped with a flat roof and an unbroken parapet, bordered with a ledge at the top. A row of three tiered horizontal trim runs above all of the windows. Matching conductor heads accent the facade where needed. Rows of recessed 9-light windows let a large amount of light into the classrooms. A flat portico shelters the main doors, located in the front (west) facades of the wings that form the sides of the U shape. The building retains the majority of its original integrity.



Page 7 of 10 \*Resource Name or #(Assigned by recorder) Valencia High School (includes Bradford School)

Recorded by: Shannon Orr

Date: 5/16/02

Continuation  Update

P3A- description continued- The Music Building

The Music Building, constructed in 1937 of poured-in-place concrete, features a flat roof and unbroken parapet. A cornice forms a band around the circumference, approximately three feet below the top. The main entrance is located in the north side. The wood-framed single-light doors are topped with a multi-paned transom and flanked by wood-framed sidelights. The windows are recessed and are multi-paned and metal framed.



Specimen trees dot the front lawn and are an important feature of the campus.  
2002 update: some trees seem to have been removed since the 1988 intensive survey.



Page 8 of 10 \*Resource Name or #(Assigned by recorder) Valencia High School (includes Bradford School)

Recorded by: Shannon Orr Date: 5/16/02

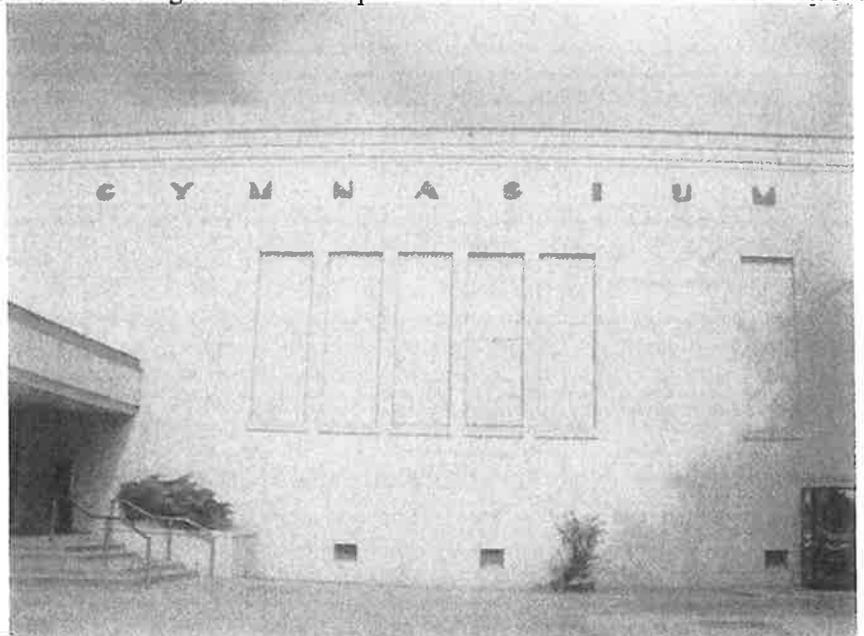
Continuation  Update

P3A- description continued-

The English Building, or south wing is a long, low single-storied building that runs south from the Auditorium. It is constructed of poured-in-place concrete and has an unbroken parapet with a row of dentil trim across the top. Large sections of multi-paned 15-light windows run along the front. Horizontal scoring decorates the spaces between the windows. The centerpiece of the west facade is the recessed window section topped by a zigzag-trimmed parapet and flanked by large round columns. This building retains the majority of its original integrity.



Modeerne in style, the Gymnasium is flat-roofed with a banded parapet consisting of two horizontal bands placed approximately two feet apart. A row of recessed windows runs along the west side, and are now covered with wood. A wing of the north end is approximately four feet lower and accented with horizontal banding both near the top and several feet below. There are additions to the front and south sides.



Page 9 of 10 \*Resource Name or #(Assigned by recorder) Valencia High School(includes Bradford School)

Recorded by: Shannon Orr Date: 5/30/02  
Continuation  -

B10- Significance continued

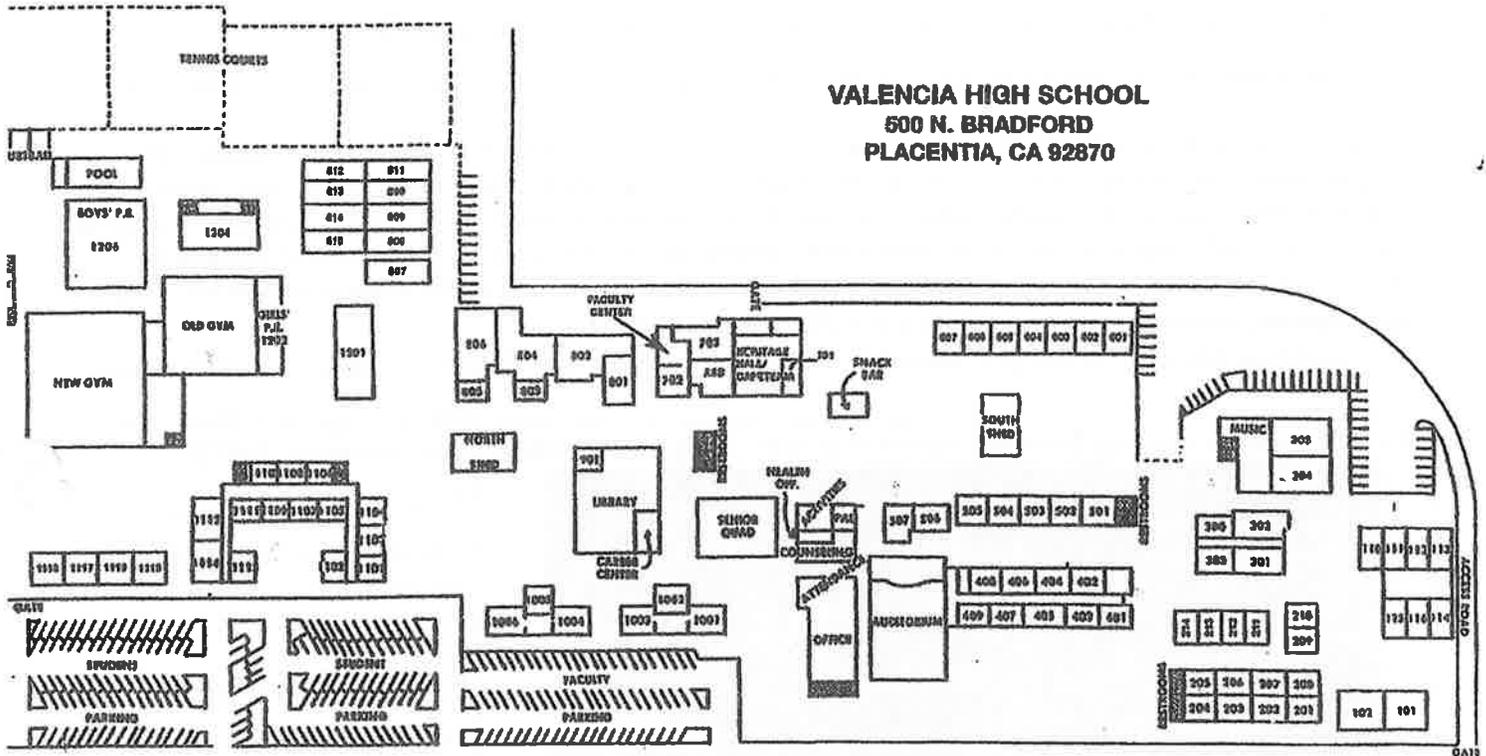
One wing was preserved to become part of the new Valencia High School. It can still be seen by going around the back of the auditorium. Its Mission-style design contrasts strongly with the Moderne buildings which form the rest of the campus.

Recorded by: Shannon Orr

Date: 5/16/02

Continuation  Update

P3-A- description continued- map of High School



**VALENCIA HIGH SCHOOL**  
 500 N. BRADFORD  
 PLACENTIA, CA 92870

**KEY TO CAMPUS**

Art .....	100	Industrial Arts .....	800
Business Ed./Health .....	1100	Language Arts .....	400
Cafeteria/Home Ec .....	700	Library .....	900
Drum .....	507	Physical Ed. ....	1200
Driver Ed./Health .....	1800	Science .....	100
EST .....	1000	Portables .....	601-604
Foreign Lang. ....	300		207-212

Restrooms

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Church of the Lord Annex

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

- \*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary)
- \*b. USGS 7.5' Quad Yorba Linda Date 1964; PR-1981 T 3S; R 9W; SW 1/4 of SW 1/4 of Sec 30; SB B.M.
- c. Address 1022 N. Bradford Ave. City Placentia Zip 92870
- d. UTM: (Give more than one for large and/or linear resources) Zone 11, 419800 mE/ 3749160 mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel# 339-121-61

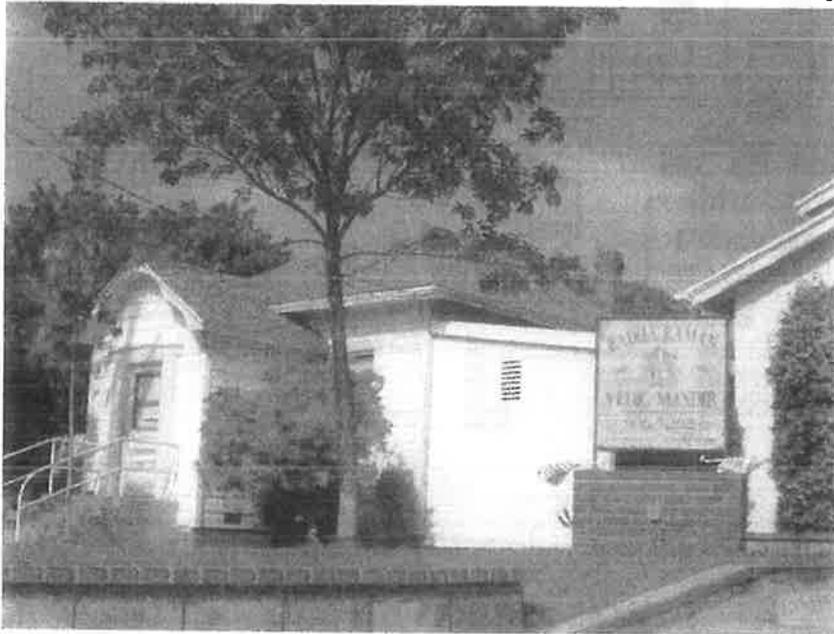
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Situated at the top of a small knoll, the single-storied "Church of Our Lord" building (as it was known) is topped with a bellcast hipped roof with enclosed eaves. A front-facing gabled entrance does not appear to be original. The narrow shiplap siding of the main section would indicate that it was probably built around the turn of the century or a little after. The siding on the entry is wide shiplap, trimmed with corner boards. A sawnwork bargeboard decorates the enclosed eaves of the front-facing entry gable. A pair of five-panel doors, typical of the era between 1900 and 1920, lead to the interior. (cont.)

\*P3b. Resource Attributes: (List attributes and codes) HP16- Religious Building

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Side view  
5/16/02

Side view

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1905  
First American Title Records

\*P7. Owner and Address: Society for the Advancement of Vedic Culture  
1022 N. Bradford Avenue

Placentia, CA 92870  
 \*P8. Recorded by: (Name, affiliation, and address)  
Shannon Orr-City of Placentia

12111 Pearce Avenue

Garden Grove CA 92843

\*P9. Date Recorded: 4/02/02

\*P10. Survey Type: (Describe) Focused update of intensive survey of 1988/89 (unsubmitted to SHPO)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

- \*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

\*NRHP Status Code 5S1

Page 2 of 3

\*Resource Name or #(Assigned by recorder) Church of the Lord Annex

- B1. Historic Name: Church of the Lord Annex (Elsie Richards' Church)
- B2. Common Name: Society of the Advancement of Vedic Culture
- B3. Original Use: Church
- B4. Present Use: Church Annex
- \*B5. Architectural Style: Colonial Revival
- \*B6. Construction History: (Construction date, alterations, and date of alterations) Built in 1950. Alteration: front entrance

\*B7. Moved? No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Church on property was built in 1952

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Architecture/Religion Area: Placentia, CA 92870

Period of Significance: Religion/Social Development Property Type: Church Applicable Criteria: B,C  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Lewis and Elsie Richards came to Placentia in 1914. He worked for the school system and was Superintendent of Maintenance, retiring in 1954. He lived to be over 100 years old and passed away in the late 80s. Elsie Richards became interested in the Church of the Lord, becoming assistant pastor of the Anaheim Church in 1936. In 1952 she became Pastor of the Placentia Church. She died in 1975 at the age of 84. She was well known for her speaking abilities and as one of the few women pastors in Orange County. Her role as a pioneer woman pastor makes this a potential candidate to Placentia's Landmark program.

2002 update:  
 The building has been significant as part of the changing cultural landscape of Placentia. It was taken over by a Korean Presbyterian Church. In 1989 it became the home of the Society for the Advancement of Vedic Culture, a predominately Asian Indian sect.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

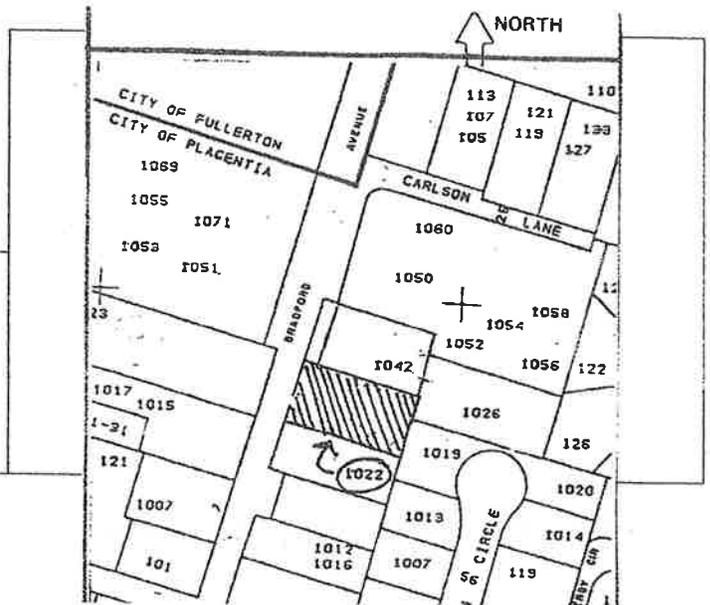
\*B12. References: First American Title Co. records; 1918-1951 City Directories; 1950 indexed directory;  
Placentia, A Pleasant Place, Virginia Carpenter; Early Placentia, George G. Key; neighborhood interviews

B13. Remarks:

\*B14. Evaluator: L. de Graaf, P. Jertberg

\*Date of Evaluation: 5/30/02

( This space reserved for official comments)



Page 3 of 3 \*Resource Name or #(Assigned by recorder) Church of the Lord Annex

Recorded by: Shannon Orr Date: 4/02/02

Continuation  Update

P3A- Description continued

The concrete steps are lined with pipe railings. A pair of double-hung windows flank the entry and the same style is used throughout the rest of the building. A Spanish Colonial-Gothic church building to the south of this building was built in the 1950s.

2002: The architectural integrity appears to have been compromised, so while this property may not be a National Register potential, it could be made a local landmark by the City of Placentia.

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) Pierotti Ranch

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Yorba Linda Date 1964 PR-1981 T 3S; R 9W; 1/4 of 1/4 of Sec UN; S.B. B.M.

c. Address 1731 Bradford Ave. City Fulletron Zip 92831

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 419900 mE/ 3749720 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel # 339 191 04

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Two-story white wood-sided frame house surrounded by various gardens and remnants of fruit orchards. The main house has a medium gable roof running north-south, offset by a pedimented roof over the front porch facing east. The south side has a protruding sleeping porch with a matching north-south gable roof. The north front porch spans two-thirds of the front of the house. The porch and the two-story high pediment are supported by (See continuation sheet.)

\*P3b. Resource Attributes: (List attributes and codes) HP 2 & HP 4

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Front view

5-18-02

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1909-First American Title Records

\*P7. Owner and Address: \_\_\_\_\_

Leonora Pierotti Trust

P.O. Box 111

Placentia, CA 92871

\*P8. Recorded by: \_\_\_\_\_

(Name, affiliation, and address)

Liliana Vasquez

12111 Pearce Ave.

Garden Grove, CA 92843

\*P9. Date Recorded: 5-29-02

\*P10. Survey Type: (Describe) Update of 1989 Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Page 2 of 4

\*NRHP Status Code 1S

\*Resource Name or # (Assigned by recorder) Pierotti Ranch

B1. Historic Name: Pierotti Ranch

B2. Common Name: Pierotti-Strain House

B3. Original Use: Residence

B4. Present Use: Residence

\*B5. Architectural Style: Neo-Classical Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Front garden cut back 42 feet and tall cedar trees removed for street widening. Construction date: 1909

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Detached rear garage; statuary; fountain; mature trees and plants of many varieties; many are the oldest in north Orange County.

B9a. Architect: Charles Shattuck

b. Builder: Beaumont

\*B10. Significance: Theme Citrus Era

Area: Placentia

Period of Significance: 1900-1950

Property Type: Residence

Applicable Criteria: B & C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Pierotti house and gardens symbolize the settlement and early economic development of Placentia and two of its prominent pioneer families; Pierotti and Strain. These two occupants, both immigrants, are reminders of the varied backgrounds of the developers of this area, while the palatial character of this structure attests to the social mobility which some such immigrants experienced.

Attilio Pierotti was born in Lucerna, Italy in 1857 and came to San Francisco in 1874. Two years later, he came to the Placentia area to work on the Cajon Canal. With his laborer's earnings he purchased land near the present house and built a bat and board house. He raised several crops before concentrating on oranges. In 1895 he married Jane Strain (b. 1876 in Ireland), daughter of Thomas Strain. The two had the present house built in 1909. ( See Continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes) HP 2 & HP 4

\*B12. References:

Carpenter, Virginia, Placentia: A Pleasant Place; Key, George C., Early Placentia; oral interviews with Leonora, Donald and Ernest Pierotti; Daily News Tribune Nov. 1966, June 1970; Pictorial American 1909

B13. Remarks:

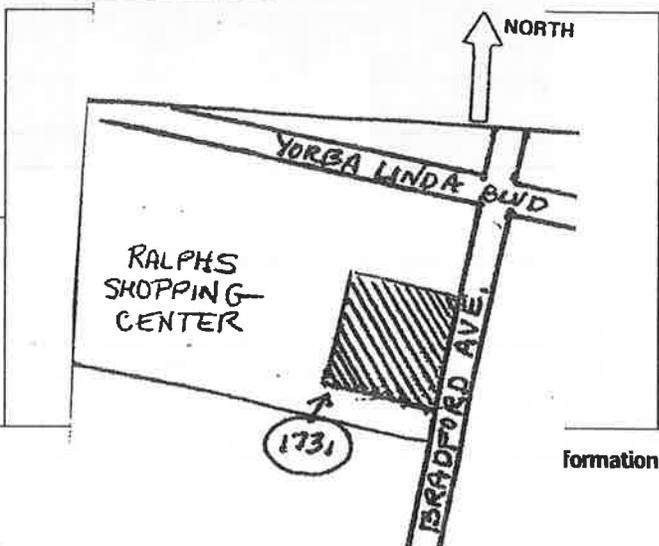
Because this property is not accessible to the public view, the description and significance written by Dr. de Graaf was used in its entire form.

\*B14. Evaluator:

Dr. Lawrence de Graaf/ Pat Jertberg

\*Date of Evaluation: 5-29-02

( This space reserved for official comments)



Description continued:

four round fluted columns with Ionic capitals. The remainder of the porch is smaller with smaller similar columns; the south side protrusion has non-fluted columns. The pediment is decorated with dentils and tryglyphs. There are two-sash, multi paned over single pane windows on all sides of the home. The south-facing dining room has a large stained glass window with a scene from Venice. The upstairs windows on the front (south side) are in a bay.

The front of the house contains a sunken Italian garden with boxwood hedges, an Italian cypress, and a fountain. The south side garden contains several distinct sitting areas with sculpture and a wide variety of fruit trees. The north side shade garden has more statuary. The gravel drive is a semi-circle across the front and leads up the north side to a detached two-story garage. The yards combined have close to 150 species of plants and trees. The front of the house is enclosed by a tall wall with wooden gates at either exit.

The main alterations to the original condition are the reduction in depth of the front garden and removal of the original large cedar trees when Bradford Ave. was widened.

Significance continued:

Thomas Strains was born in Belfast, Ireland, circa 1848, in a family of printers. His quest for the perfect place and news of the vegetarian colony of the Societas Fraternas founded near Placentia brought him and his family there in 1882. He soon left the colony to acquire land in present-day Fullerton as well as near the Pierotti land, where he grew various crops, grazed animals, and unsuccessfully drilled for oil. Both Pierotti and Strain returned to Europe occasionally, Strain about 29 times.

Pierotti and Strain also played key roles in the development of organized packing, shipping, and marketing of oranges in the Placentia Orange Growers Exchange, established in 1893. It was the first orange growers association in the area. In 1899, Thomas Strain opened a packing house in Fullerton, handling cabbages and oranges. When the railroad line was extended to Placentia in 1910, he built another packing house there. He was the first manager of the Placentia Mutual Orange Association founded in 1910. A. Pierotti was a founder of a short-lived warehouse company in 1910, then a director of the Placentia Orange Grower's Association, founded in 1911. In 1910 he also became a director and vice-president of the Farmers and Merchants Bank of Fullerton, which eventually became a branch of Bank of America. Both Strain's son, Thomas Jr., and Pierotti remained active in citrus agriculture through the 1930s. Pierotti also offered fumigation services. Jane Strain Pierotti was known for her cultural activities, especially as a member of the Placentia Round Table, established in 1902.

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trnomial \_\_\_\_\_

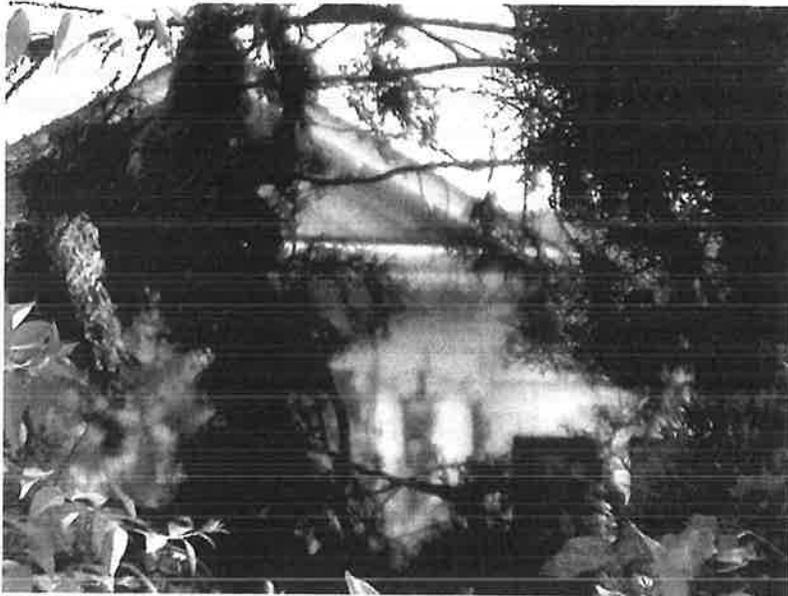
Page 4 of 4

\*Resource Name or #(Assigned by recorder) Pierotti Ranch

Recorded by: Liliana Vasquez

Date: 5-29-02

Continuation     Update



East side of the house.

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) John Tuffree House

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Yorba Linda Date 1964 PR-1981 T 3S; R 9W; SE 1/4 of E 1/4 of Sec 24; S.B. B.M.

c. Address 1612 Kingston Rd. City Placentia Zip 92870

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 420200 mE/ 3750300 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel # 336 381 05

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Topped with a flat roof and unbroken parapet, the two-story Spanish Colonial House known as the John Tuffree House exhibits especially fine detailing, height and volume. A row of red brick forms a border and dentil pattern along the top of the parapet. The stucco-clad house has a balcony around the entire second floor, edged in the same trim as the parapet. A shed-style hood, topped with red clay tiles, is located above the second floor windows. Multi-paned casement windows, used in pairs and trios, provide the fenestration for the second floor. (See continuation sheet.)

\*P3b. Resource Attributes: (List attributes and codes) HP 2

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Side View

5-18-02

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1919 First American Title Records

\*P7. Owner and Address:  
Charles Tuffree Trust  
P.O. Box 309 Placentia, CA 92871

\*P8. Recorded by:  
 (Name, affiliation, and address)  
Liliana Vasquez, City of Placentia

12111 Pearce Ave.  
Garden Grove, CA 92843

\*P9. Date Recorded: 5-29-02

\*P10. Survey Type: (Describe) Update of 1989 Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

\*NRHP Status Code 3S

Page 2 of 3

\*Resource Name or #(Assigned by recorder) John Tuffree House

- \_\_\_ B1. Historic Name: John Tuffree House
- \_\_\_ B2. Common Name: John Tuffree House
- \_\_\_ B3. Original Use: Residence
- \_\_\_ B4. Present Use: Residence
- \_\_\_ \*B5. Architectural Style: Spanish Colonial
- \_\_\_ \*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Construction date: 1919

\*B7. Moved?  No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Wall around front of yard.

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Citrus Era Area: Placentia

Period of Significance: 1900-1950 Property Type: Residence Applicable Criteria: B & C  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

John Tuffree was the son of John Kendall Tuffree, one of Placentia's most influential pioneers. John's parents received as a wedding gift all of the property in a section bounded by Palm Drive on the south, on the west by Placentia Avenue, on the north by Golden Avenue, and on the east by Valencia Avenue. The ranch was called Rancho Buena Vista. The Tuffrees developed a large dairy on their land, as well as citrus and vegetables. John Tuffree was born on November 17, 1878 in Placentia, and lived a long life, passing away in 1960. He and his bride, Mabel Lee, had their first home on the southwest corner of Placentia and Bastanchury Road. It was a rental. Later they moved to a small home on their ranch on Carolina Ave. (now Kraemer Blvd.). In 1918 they built this fine home just to the south of their first little home. John was active through the years in water conservation, serving on the board of the Anaheim Union Water Company for 32 years. He was President of (See Continuation sheet.)

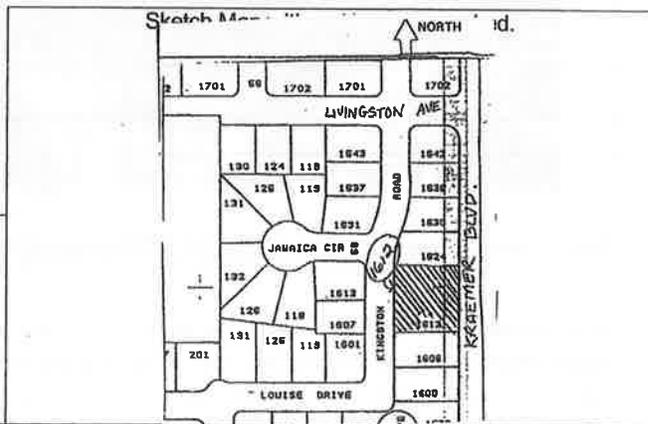
B11. Additional Resource Attributes: (List attributes and codes) HP2

\*B12. References:  
 First American Title Co. records; City Directories 1924-1950; Indexed Directory 1950; Carpenter, Virginia, Placentia, A Pleasant Place; neighborhood interviews.

B13. Remarks:

\*B14. Evaluator: Dr. Lawrence de Graaf/ Pat Jertberg

\*Date of Evaluation: 5-29-02  
 ( This space reserved for official comments)



Page 3 of 3

\*Resource Name or #(Assigned by recorder) John Tuffree House

Recorded by: Liliana Vasquez

Date: 5-29-02

Continuation  Update

Description continued:

A larger shed-style hood, also clad in red clay tile, shelters the perimeter of the first floor. Carved brackets decorate the undersides of both hoods. A pair of arched openings are centered in the front facade. Ringed with red tile surrounds, the openings lead to recessed doors. The plate glass window to the south of the arches is flanked with a pair of multi-paned casement windows. This style is used throughout the rest of the house. Because this property was developed into tract housing, the Tuffree House now has a block wall across the front and the entrance has been changed to the back.

Significance continued:

the Placentia Mutual Orange Association for 25 years, and served on the board of the Bank of America for 40 years. They often opened this house for gatherings and were generous with their money and time. The house appears to be eligible on the basis of its architecture, its place as a center of community social life, and for its associations with John and Mabel Tuffree, prominent members of the community.



West side of the house.

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trnomial \_\_\_\_\_

Page 4 of 4

\*Resource Name or #(Assigned by recorder) John Tuffree House

Recorded by: Liliana Vasquez

Date: 5-29-02

Continuation  Update



South side of the house.



South side of the house.

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) A.S. Bradford House

**P1. Other Identifier:** \_\_\_\_\_

**\*P2. Location:**  Not for Publication  Unrestricted

**a. County** Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

**b. USGS 7.5' Quad** Yorba Linda **Date** 1964 PR-1981 **T** 3S; **R** 9W; **SE** ¼ of E ¼ of Sec 24; **S.B. B.M.**

**c. Address** 136 Palm Dr. **City** Placentia **Zip** 92870

**d. UTM:** (Give more than one for large and/or linear resources) **Zone** 11, 420 500 mE/ 3749900 **mN**

**e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel #339 171 01

**\*P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Colonial Revival in style, the A.S. Bradford House is a two-story 15 room residence which is representative of the life style of Placentia's most prosperous ranch families. Constructed in 1902, the house is crowned with a bell cast hipped roof ending in enclosed eaves and accented by pairs of carved brackets. Matching hipped dormers face the front and sides. Fish scale shingles adorn the faces of the dormers. A large brick chimney is slightly to the south of the peak of the roof. There were once rows of wooden roof cresting along the tops of the dormers and main roof. On the second story of the front facade pairs of double-hung windows flank ( See Continuation sheet.)

**\*P3b. Resource Attributes:** (List attributes and codes) HP2

**\*P4. Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



**P5b. Description of Photo:** (view, date, accession #) Front View

4-27-02

**\*P6. Date Constructed/Age and Source:**  Historic  Prehistoric  
 Both  
1902-First American Title Records

**\*P7. Owner and Address:** \_\_\_\_\_  
City of Placentia  
401 E. Chapman Ave.

Placentia, CA 92870  
**\*P8. Recorded by:**  
 (Name, affiliation, and address)  
Liliana Vasquez, City of Placentia

12111 Pearce Ave.  
Garden Grove, CA 92843

**\*P9. Date Recorded:** 5-29-02

**\*P10. Survey Type:** (Describe) Update of 1989 Intensive Survey

**\*P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None

**\*Attachments:**  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Page 2 of 4

\*NRHP Status Code / §S

\*Resource Name or #(Assigned by recorder) A.S. Bradford House

- \_\_\_ B1. Historic Name: A.S. Bradford House
- \_\_\_ B2. Common Name: Bradford House
- \_\_\_ B3. Original Use: Residence
- \_\_\_ B4. Present Use: Museum/Residence
- \_\_\_ \*B5. Architectural Style: Colonial Revival/Shingle-style
- \_\_\_ \*B6. Construction History: (Construction date, alterations, and date of alterations)

Railings on each side of front steps; roof cresting. Construction Date: 1902

\*B7. Moved?  No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Palm trees and some landscaping.

B9a. Architect: James Stafford b. Builder: Unknown

\*B10. Significance: Theme Citrus Era Area: Placentia

Period of Significance: 1900-1950 Property Type: Residence Applicable Criteria: B & C  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

After coming to California in 1889, Albert Sumner Bradford bought 20 acres of Placentia land in 1890. He planted the land to oranges, walnuts, row crops and moved a small house from the town site of Carlton to provide shelter for his family. He went on to become one of Placentia's most prominent citizens. Ready to expand in 1898, he bought 20 more acres adjoining the north side of his property. He called his combined property Tesoro (treasure) Rancho and went on to use the name for the oranges he grew and packed. In later years he bought other pieces of property in Placentia. He raised much of the citrus nursery stock that helped the area become successful and prosperous. He planted the first cabbage in the Placentia area. Mr. Bradford laid out the original 60 acre town site of Placentia in 1910, working to convince the Santa Fe Railroad to run a cut off line from Fullerton to Richfield, and helped raise \$25,000 to purchase the right-of-way. He helped to establish the water system for the new town. His participation in the community and civic events went almost unparalleled. (See Continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes) HP2

\*B12. References:

First American Title Co. records; 1918-1951 City Directories; 1950 indexed directory; Placentia, A Pleasant Place, Virginia Carpenter; Early Placentia, George G. Key; neighborhood interviews.

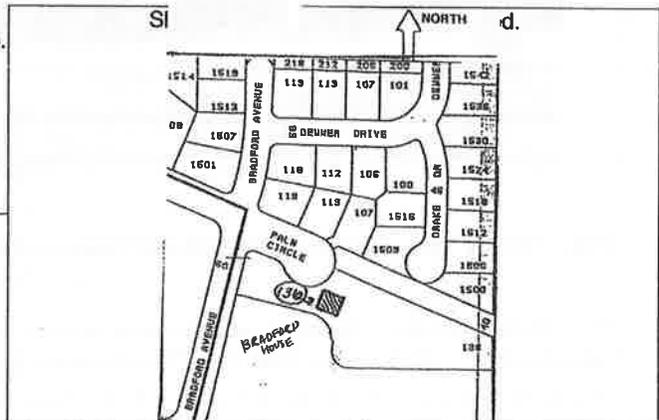
B13. Remarks: The Bradford House is listed on the National Register of Historic Places and is designated as Historic Site No. 22 by the Orange County Board of Supervisors and the Orange County Historical Commission.

\*B14. Evaluator:

Dr. Lawrence de Graaf/Pat Jertberg

\*Date of Evaluation: 5-29-02

( This space reserved for official comments)



State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trnomial \_\_\_\_\_

Page 3 of 4

\*Resource Name or #(Assigned by recorder) A.S. Bradford House

Recorded by Liliana Vasquez

Date: 5-29-02

Continuation  Update

Description Continued:

a small centered accented with diamond-paned mountains in the top third. Wooden shingles cover the exterior of the second floor, while narrow clapboards are used on the first floor. The shingle surface curves downward to become the shed-style roof of the single-story wrap-around porch. This treatment is rarely seen in southern California. The porch roof is supported by turned wooden columns, resting on solid clapboard rails. The railing is also unusual, because it curves upward at each corner to form a pedestal supporting the columns. Moulding below the cap emphasized their form. The house is rather high off the ground, typical of a fine house of the period, and the porch foundation is clad in river rocks, said to have been gathered and applied by Mrs. Bradford herself. The offset front door features a large pane of beveled glass. Double-hung windows are used on each side of the door. The wrap-around porch continues half-way down both sides, ending at two-story hip-roofed wings. Doors at the end of each porch lead to the interior. The two-story slanted bay window below forms cut corners, accented with sawn work decorative trim, where the square shape meets the top of the slanted bays. A double-hung window is centered in each bay surface on each floor. Wood shingles cover the second floor exterior, which flares out slightly at the bottom, and a row of curved moulding underscores the flare. Below the moulding the house is clad in narrow clap-boards. The paired single-paned casement windows which let light into the basement are visible at the bottom of the bay, in the rear, and on the east side. Rows of double-hung windows are used in the remainder of the east side. Two doors, reached by concrete steps, lead into the back of the house. The cellar steps run up the center of the rear facade. Double-hung windows, used both in pairs and singly, are used throughout most of the house. A side entrance on the west facade is reached by concrete steps and sheltered by a small hip-roofed portico. Turned posts, accented by sawn work brackets and a row of incised square vertically-placed fretwork, support the porch roof. The railing is made of the same style square incised balusters as the fretwork. The door contains a large window in the top half and is topped by a transom. A gabled hood shelters the last window on the east side. It is decorated with sawn work at the peak and supported by carved braces. Several large palm trees, set amid a large green lawn, add a mature appearance to the setting. There are few changes in the Bradford House and it retains almost all of its original integrity. It is listed on the National Register of Historic Places and was named a Point of Historical Interest by the Orange County Board of Supervisor's and the Orange County Historical Commission in 1978, and as a Placentia landmark in the 1980s.

Significance Continued:

Helping to organize the Placentia National Bank in 1911, he was on its first Board of Directors and serves as its first president. He served on the Placentia School Board from 1892 to 1900, when the school was the only community gathering place in the area. He became Vice-president of the Southern Counties Gas Company in 1912 and served on the Board of Directors of this company until he died in 1933. This was the forerunner of the present Southern California Gas Company. He was involved with the company when they ran the gas line from the oil fields in Olinda, through the town site of Placentia, and on to Anaheim. He helped form the Chamber of Commerce and served on its Board until his death.

Coming to California on the train in 1888, at age 28, he met a Mr. Halladay of Santa Ana. Mr. Halladay offered him a job as a handyman and soon made him foreman of his ranch. He advanced the money for Mr. Bradford to bring his family from the East Coast. Two of A.S. Bradford's sons were also prominent in local affairs. Hartwell Bradford became a wealthy man, working his way up in the citrus, mining, and oil businesses. Warren Bradford managed the Bradford Ranch and the Bradford Brothers Packing House, which the family established in 1922. As active in civic and governmental affairs as his father was, he served on the Placentia School Board for 22 years, was an active member of the Rotary Club and Chamber of Commerce, and active in the Presbyterian Church. When Warren died, his son, Albert, took over the ranch and the packing house.

In the 1970s the packing house closed and in 1971 the family decided that they would like to leave the house and two-and-one-half acres to the city as a memorial to A.S. Bradford. The City of Placentia decided to accept the land, but did not feel that they could spend tax money to restore the house. The Placentia Founders Society was formed to save the house, presenting a lease agreement to the City. On May 20, 1977, a five-year lease was signed and the Society began its restoration efforts. Shortly after, two fires set by children destroyed the roof and did much damage to the second floor. Insurance money was used to repair the fire damage and to finish the restoration. The house now looks much like it did when the Bradford family lived there and played such an active part in the community. It is significant for its architecture, its place in the broad patterns of Placentia history, and for its occupants, the three generations of Bradfords.

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trnomial \_\_\_\_\_

Page 4 of 4

\*Resource Name or #(Assigned by recorder) A.S. Bradford House

Recorded by: Liliana Vasquez

Date: 5-29-02

Continuation     Update



West side of the house.

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) Neppo House

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

- \*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- \*b. USGS 7.5' Quad Yorba Linda Date 1964 PR-1981 T 3S; R 9W; SE 1/4 of E 1/4 of Sec 24; S.B. B.M.
- c. Address 503 Palm Dr. City Placentia Zip 92870
- d. UTM: (Give more than one for large and/or linear resources) Zone 11, 419240 mE/ 3750420 mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel # 336 442 60

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Originally built on a 9 acre site in 1907-08, the Neppo House is a prominent two story Craftsman Bungalow with Colonial Revival elements. It is clad in narrow clapboard siding, trimmed in corner boards. Several bell cast gables extend from a central hipped roof and are each decorated with triangular braces accented with carved knobs on the top. Tall narrow vents, containing horizontal louvers, are centered in the gable faces. The two front-facing gables contain slanted cantilevered bays with double-hung windows. A shed style hood caps each bay. (See continuation sheet.)

\*P3b. Resource Attributes: (List attributes and codes) HP2

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Front view

4-27-02

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1907-1908

First American Title Records

\*P7. Owner and Address: \_\_\_\_\_

Palm Castle Company

503 W. Palm Dr.

Placentia, CA 92870

\*P8. Recorded by: \_\_\_\_\_

(Name, affiliation, and address)

Liliana Vasquez, City of Placentia

12111 Pearce Ave.

Garden Grove, CA 92843

\*P9. Date Recorded: 5-10-02

\*P10. Survey Type: (Describe) Update of 1989 Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_



Recorded by: Liliana Vasquez

Date: 5-10-02

Continuation     Update

Description continued:

This two gable modification of Craftsman style is unique among possible California Register homes in Placentia. A door leads to a small balcony, bordered with a solid shingle-clad bell cast railing, which occupies the space between the two gables, and opens inside to the width of the house. The rail continues downward to become part of the shed-style roof of the wrap around porch which runs along the south and east sides of the house. Natural river rocks cover the pillars which support the porch roof, the railing and foundation. One pillar (southwest corner) is made of wood. All five have large wood capitals at the top. A double-hung window looks out onto the front (south) porch and the front door appears to have the original etched glass panel and hardware. A large plate glass window, topped with a leaded glass transom, is centered in the portion of the front facade next to the porch. Jalousied sidelights have replaced the original narrow double-hung windows. Two rows of double-hung windows, with molding-trimmed lintels, run along the west side. A stationary window faces onto the east side porch. The original side door features a beveled glass window in the top half. Double-hung windows are used throughout the rest of the house. A single storied flat roofed porch is attached to the rear and appears to be original. The interior retains its large rooms. A wide central entry hall and staircase, flanked on each side by light-filled parlors, a huge dining room, and several kitchen rooms, are located on the first floor. The second floor bedrooms are equally light-filled and spacious. There are several specimen trees in the yard. The house retains its integrity of location, setting, materials, design, workmanship, feeling, and association. Architecturally it appears to be eligible for the California Register.

Significance continued:

Nennos built their present large Craftsman home near their original house and it stands as evidence of their property. Mrs. Nenno was one of the founders of the Round Table Club, founded in 1901. Founded to bring culture to the Placentia district, it was perhaps the most influential women's group in the area. Their Craftsman-style Clubhouse sat on the corner of Bradford and Chapman Avenues for many years, and they now have offices in a building on North Bradford Avenue. Her daughter, Faustina, who was a librarian, wrote a history of the Round Table Club which is available in the Placentia Public Library. The Nenno's large barn, now demolished, was the scene of many local social events, including an impressive annual community Christmas party. At one time Mrs. Nenno had a weekly singing school for approximately 35 persons at the schoolhouse. She and her family were very involved in community activities and often held large parties at their home. Once, Mrs. Nenno obtained the services of the renowned Madam Ellen Yaw, a soprano, for a concert in Placentia. Faustina Nenno, who lived in the house until she died in 1958, was also very active in community events. The house was later turned into a fraternity house, existing for several years until the neighbors complained. The Nenno House, appears eligible for the California Register on the basis of its architecture, as a center of Placentia cultural activity, and as the home of Mr. and Mrs. Nenno and Faustina, all of whom contributed much to the cultural and social lives of the city's residents.

Page 4 of 4                      \*Resource Name or #(Assigned by recorder) Nenno House

Recorded by: Liliana Vasquez                      Date: 5-10-02

Continuation       Update



East side of the house.

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Lewis Lemke House

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

- \*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- \*b. USGS 7.5' Quad Orange Date 1981 T 3S; R 9W;  of  of Sec U\*; SB B.M.
- c. Address 414 North Placentia Avenue City Placentia Zip 92870
- d. UTM: (Give more than one for large and/or linear resources) Zone 11, 419750 mE/ 3748200 mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN#339-331-01

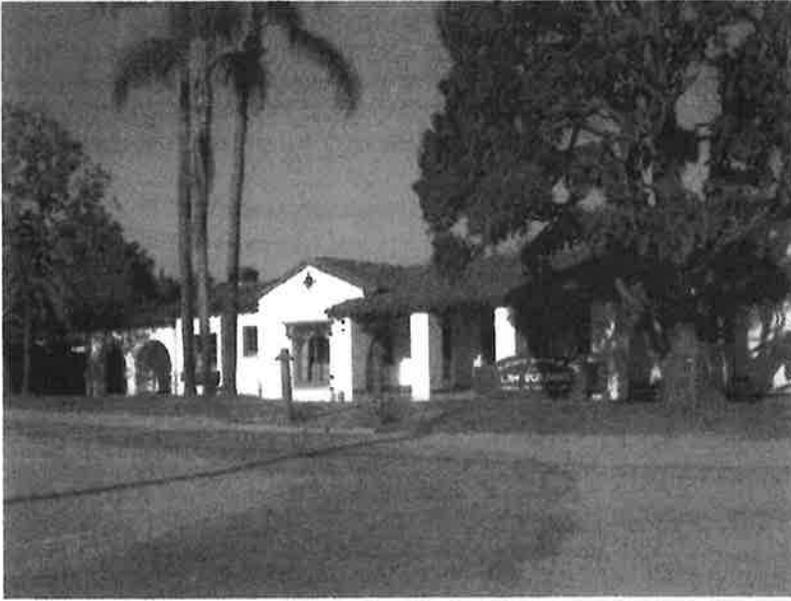
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The single-storied Spanish Eclectic Lewis Lemke House has a strong horizontal emphasis and a long, low-pitched red-tile clad side-facing gabled roof. Built in 1928, the home is clad in the original stucco. Varied asymmetrical forms aid the house in exhibiting an informal appearance. The middle section features a front-facing gabled (Continued)

\*P3b. Resource Attributes: (List attributes and codes) HP2

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Front View

5/07/02

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1928

\*P7. Owner and Address Church in Fullerton Corp, 807 Concord Ave. Fullerton CA 92831

\*P8. Recorded by: (Name, affiliation, and address)  
Marie Antram, City of Placentia

12111 Pearce Ave. Garden Grove, CA 92843

\*P9. Date Recorded: 5/07/02

\*P10. Survey Type: (Describe) Focused update of the 1988/89 unsubmitted site survey of the City of Placentia.

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

- \*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record
- Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record
- Artifact Record  Photograph Record  Other (List):

- B1. Historic Name: Lewis Lemke House
- B2. Common Name: Lewis Lemke House
- B3. Original Use: Residence
- B4. Present Use: Law Offices

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations) Construction Date 1915 modified in 2002 when the barn/garage was torn down and replaced by a church, whose design is supposed to be compatible with the house.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Had a barn/garage in the rear.

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Citrus Era

Area: Placentia

Period of Significance: 1915-1940

Property Type: Residence Applicable Criteria: A,B,C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Lewis and Etelka Berkenstock Lemke built this large Spanish Eclectic Revival home in 1928. One of the finest estates built by the second generation of pioneer Placentia families, the house is a fine example of the long, low informal "hacienda" style of Spanish architecture. Lewis Lemke the son of John and Anna Edwardson Lemke, was one of eight children. Etelka Berkenstock, the daughter of another pioneer Placentia family, was one of two daughters and also raised in Placentia. John Lemke, born in Poland in 1859, came to the area in 1883, after fleeing his native country rather than serve in the army. After working for his passage to the United States, he landed in New York in 1875 with nothing but the clothes on his back. He was known for being extremely hardworking and thrifty. In 1902 he and Anna built a large brick house on their 20-acre ranch on North Valencia, where Lewis was raised. This home is a Placentia Landmark.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

- \*B12. References First American Title Co. records; 1918-1951  
City Directories; 1950 indexed directory  
Placentia, A Pleasant Place. Virginia Carpenter  
Early Placentia. Georgia G. Key  
Neighborhood Interviews

B13. Remarks:

\*B14. Evaluator: Dr. Lawrence de Graaf & Pat Jertberg

\*Date of Evaluation: 6-04-02

(This space reserved for official comments)

Sketch Map with north arrow required.



State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trnomlat \_\_\_\_\_

Page 3 of 4 \*Resource Name or #(Assigned by recorder) Lewis Lemke House

Recorded by: Marie Antram Date: 5/07/02

Continuation  Update

(Description Continued) wing, accented with a round vent and ornamental grillwork at the peak, and centered with a large plate glass window covered with a heavy wooden grill. The rustic wooden front door is very Spanish in character and is located in a recessed arcade to the south of the centered wing. Large square stucco-clad pillars support the porch roof. Two multi-paned metal-framed windows, one large and one small, look out onto the porch. Two large stucco-clad chimneys, located at the south end, are topped with fancy brick chimney pots. The original port cochere on the south end features a shed-style roof, an arched entrance, and stucco-clad walls. To the north of the centered wing is a pair of smaller double-hung windows, accented with metal grills, and a pair of larger double-hung windows, separated by a tall, narrow carved wooden panel. A window box underscores the door, offset from the center, forms the main entrance. A large plate glass window, topped with a diamond-paned transom and flanked by double-hung sidelights, is located on the first floor of the front facade. All of the windows on the first floor are recessed in the brick and have lugsills below. A second door, also featuring a large pane of glass, is located on the west end of the northern section of the porch. A small horizontal window is located in the northwest corner. The south facade features a cantilevered bay under the gable. There are some mature trees and planting surrounding the house. A parking lot now covers the once landscaped front yard. The house maintains its integrity of location, setting, design, materials, workmanship, feeling, and association. In 2002 the garage/barn in the rear was torn down and a church was built in it's place. The house, however, was not altered during the construction.

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Tnomial \_\_\_\_\_

Page 4 of 4

\*Resource Name or #(Assigned by recorder) Lewis Lemke House  
Date: 5/07/02

Recorded by: Marie Antram  
 Continuation  Update



State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) Fred Tuffree House

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Yorba Linda Date 1964 PR-1981 T 3S; R 10W; SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Sec 19; S.B. B.M.

c. Address 2092 N. Placentia Ave. City Placentia Zip 92870

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 419100 mE/ 3751010 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel # 336 344 05

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Clad in pink-tinted stucco, the Fred Tuffree House is a two-storied Spanish Colonial Revival residence set amid the tract which replaced the Tuffree orange grove. Constructed in 1928, the house is crowned by a red-clay-tile-clad hipped roof, with a large wing projecting forward on the north third of the front facade. A single-storied shed-style roof, also clad in red clay tile, extends from the side of the two-story wing to the corner. Both the main roof and the porch roof are ringed with exposed rafter tails, which provide an interesting texture against the

\*P3b. Resource Attributes: (List attributes and codes) HP 2

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Front View

5-18-02

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric

Both

1928-First American Title Records

\*P7. Owner and Address: \_\_\_\_\_

Allen J. Flemming Trust

2092 N. Placentia Ave.

Placentia, CA 92870

\*P8. Recorded by: \_\_\_\_\_

(Name, affiliation, and address)

Liliana Vasquez, City of Placentia

12111 Pearce Ave.

Garden Grove, CA 92843

\*P9. Date Recorded: 5-29-02

\*P10. Survey Type: (Describe) Update of 1989 Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

\*NRHP Status Code 3S

Page 2 of 4

\*Resource Name or #(Assigned by recorder) Fred Tuffree House

- \_\_\_ B1. Historic Name: Fred Tuffree House
- \_\_\_ B2. Common Name: Fred Tuffree House
- \_\_\_ B3. Original Use: Residence
- \_\_\_ B4. Present Use: Residence
- \_\_\_ \*B5. Architectural Style: Spanish Colonial Revival
- \_\_\_ \*B6. Construction History: (Construction date, alterations, and date of alterations)  
 Construction date: 1928

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Mature plantings.

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Citrus Era Area: Placentia

Period of Significance: 1920s-1950 Property Type: Residence Applicable Criteria: C  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Fred Tuffree, with his wife, Mildred Normandy Tuffree, built this Spanish Colonial Revival home in 1928 for \$35,000, an impressive sum at that time. Fred was one of the nine children born to pioneer John Tuffree and his wife, Carolina Polhemus Tuffree. Carolina was the daughter of an associate of Abel Stearns, who owned land in Northern Orange County as well as eastern Los Angeles County. They were given a section of land (662 acres) as a wedding present in 1870 and started a family which grew to include six boys and three girls. They were hard-working people and had a large dairy before they planted their citrus grove. The Tuffrees raised row crops between the rows of young citrus, a practice common in Placentia. They built a small house on the ranch, which they called Buena Vista. Fred was born in 1870 in Anaheim. After his marriage his family settled on a forty-acre ranch which was part of the original Tuffree property. They raised citrus and lived in a small home for several years before building this home. Three daughters were born to the couple. This is one of the two residences of the Tuffree family that remain in Placentia. (See Continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes) HP 2

\*B12. References:

First American Title Co. records; Carpenter, Virginia, Placentia: A Pleasant Place, City Directories 1924-1950; Indexed City Directory 1950; neighborhood interviews

B13. Remarks:

\*B14. Evaluator: Dr. Lawrence de Graaf/ Pat Jertberg

\*Date of Evaluation: 5-29-02

(This space reserved for official comments)



Recorded by: Liliana Vasquez

Date: 5-29-02

Continuation  Update

Description continued:

stucco-clad walls. Square wooden posts support the porch roof and a plain white wrought iron railing borders the concrete floor. Three pairs of double-hung windows and windows with cast concrete decorative grills look out from the front facade of the second story. The same style windows are used throughout the house. A trio of windows, topped with a red-tile-clad hood, is centered in the northernmost wing. The interior contains eleven rooms. The mature landscaping adds much to the "California" appearance of the house. It appears to possess all seven criteria of integrity: location, setting, design, materials, workmanship, feeling and association.

Significance continued:

Both merit preservation on local registers as examples of different styles of housing in the city's long Citrus Era. The architectural integrity and long continuous occupancy by descendants of the original family make this house a candidate for other registers.



Back side of the house.

Page 4 of 4

\*Resource Name or #(Assigned by recorder) Fred Tuffree House

Recorded by: Liliana Vasquez

Date: 5-29-02

Continuation  Update



Back side of the house.

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trlnomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Allec House

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

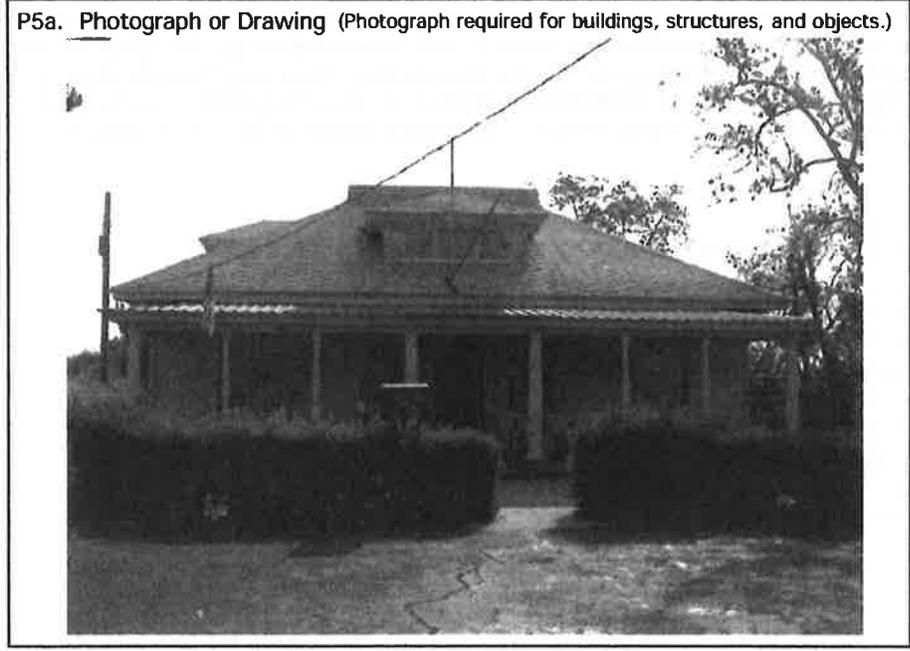
- \*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- \*b. USGS 7.5' Quad Orange Date 1981 T 3S; R 9W;  of  of Sec U\*; SB B.M.
- c. Address 560 Porter Way City Placentia Zip 92870
- d. UTM: (Give more than one for large and/or linear resources) Zone 11, 420330 mE/ 3747660 mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN # 339-081-24

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Peter Allec House, once part of a historical enclave of several significant houses, now sits alone, amid industrial buildings on Porter Way. It is 1 and 1/2 stories high and topped with a bellcast hipped roof with a truncated flat roof on the top. A matching dormer is centered in each of the facades, and features a hipped roof, venting and stationary windows. Narrow clapboard siding covers the exterior of the rectangular house. A full porch, featuring enclosed eaves and supported by round classical columns, resting on piers. Turned posts have been added along the front of the porch, possibly to add strength. The door features a large pane (Continued)

\*P3b. Resource Attributes: (List attributes and codes) HP2

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: (view, date, accession #) Front View

4-29-02

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1915 estimated

\*P7. Owner and Address: Patricia Linton Trust, 3100 E. Palm Dr. #10 Fullerton, CA 92831

\*P8. Recorded by: (Name, affiliation, and address)  
Marie Antram, City of Placentia  
12111 Pearce Ave.  
Garden Grove, CA 92843

\*P9. Date Recorded: 4/29/02

\*P10. Survey Type: (Describe) Focused update of the 1988/89 site survey of the City of Placentia.

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

- \*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Page 2 of 4

\*NRHP Status Code 4D

\*Resource Name or #(Assigned by recorder) Allec House

- B1. Historic Name: Allec House
- B2. Common Name: Allec House
- B3. Original Use: Residence
- B4. Present Use: Residence
- \*B5. Architectural Style: Colonial Revival
- \*B6. Construction History: (Construction date, alterations, and date of alterations) Construction Date 1915

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Citrus Era Area: Placentia

Period of Significance: 1915-1940 Property Type: Residence Applicable Criteria: A,B,C  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Situated in the middle of an industrial park a couple of blocks south of Crowther, the Peter Allec House is the last remaining house in the Ontiveros-Kraemer-Allec ranch area. The Allecs were related to the Kraemers through the marriage of Mary Allec to Benjamin Kraemer. They lived in the old Ontiveros adobe until they built their new home in 1920. They had ten children. Mary's brothers, John and Peter came to Placentia in the 1890s as sheep herders. They would herd the sheep up through the Santa Ana Canyon in the spring and in the fall would return with the herd, ready for market. Later the family became citrus ranchers on this 10-acre parcel near the Kraemer's ranch. This house is significant for its association with the pioneer Allec family.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

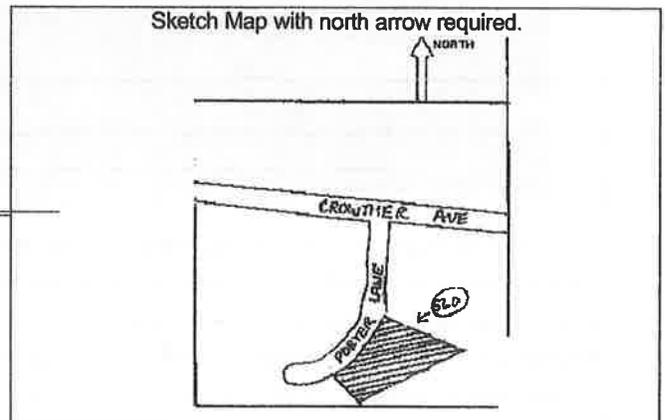
- \*B12. References: First American Title Co. records; 1918-1951  
City Directories; 1950 indexed directory  
Placentia, A Pleasant Place. Virginia Carpenter  
Early Placentia. Georgia G. Key  
Neighborhood Interviews

B13. Remarks: \*This house is currently for sale and is somewhat dilapidated. A garage was added in front of the house off to the side.

\*B14. Evaluator: Dr. Lawrence de Graaf & Pat Jertberg

\*Date of Evaluation: 6-04-02

(This space reserved for official comments)



State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trnomial \_\_\_\_\_

Page 3 of 4 \*Resource Name or #(Assigned by recorder) Allec House

Recorded by: Marie Antram Date: 4/29/02

Continuation  Update

(Description Continued) of glass in the top third. Double-hung windows are spaced on each side of the front facade and used throughout the rest of the house. There is a garage to the south of the house, and large yard. The house retains most of its original integrity and is a good example of the Colonial Revival Style.

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Tnomial \_\_\_\_\_

Page 4 of 4 \*Resource Name or #(Assigned by recorder) Allec House

Recorded by: Marie Antram Date: 4/29/02

Continuation  Update



State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) Ranney Ranch

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Orange Date 1981 T 3S; R 9W;  of  of Sec U\*; SB B.M.

c. Address 161 E. Orangethorpe Avenue City Placentia Zip 92870

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 420660 mE/ 3747150 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN# 339-091-12

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A fine example of Spanish Colonial Revival architecture, the two-storied Ranney House is clad in its original coat of stucco and capped with a flat roof and shaped parapet. A ledge borders the peri-meter of the parapet at the top. Piers that are rounded at the top extend from the parapet, forming a crown like design. A shallow hood, clad in red clay  
 (Continued)

\*P3b. Resource Attributes: (List attributes and codes) HP2

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Front, 5/07/02

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1928 estimated

\*P7. Owner and Address Ranney Ranch Co.  
same as property

\*P8. Recorded by:  
 (Name, affiliation, and address)  
Marie Antam, City of Placentia  
1211 Pearce Ave.  
Graden Grove CA 92843

\*P9. Date Recorded: 5/07/02

\*P10. Survey Type: (Describe) Focused update of the 1988/89 unsubmitted site survey of the City of Placentia

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

- B1. Historic Name: Ranney House
- B2. Common Name: Ranney House
- B3. Original Use: Ranch
- B4. Present Use: Trailer Park Center
- \*B5. Architectural Style: Spanish Colonial Revival
- \*B6. Construction History: (Construction date, alterations, and date of alterations) 1915

\*B7. Moved?  No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Garage in the back (north), swimming pool, and recreation center for mobile home park

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Citrus Era Area: Placentia

Period of Significance: 1915-1940 Property Type: Residence Applicable Criteria: A,B,C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

A Spanish Colonial Revival Residence of impressive proportions, the Ranney House was the home of prosperous citrus ranchers, Joseph and Edith Ranney. The house has lost little of its original integrity and is an example of the success of the citrus industry in Placentia during the 1920s. Most people remember Mrs. Ranney best in her role as a school teacher. She taught kindergarten in Placentia schools during the 1930s and 1940s. Their daughter, Louise, was a nurse at St. Joseph's Hospital in the City of Orange during the 1950s. The house appears to be eligible for the National Register on the basis of its architecture and its association with the (Continued)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

- First American Title Co. records; 1918-1951
- \*B12. References: City Directories; 1950 indexed directory  
Placentia, A Pleasant Place. Virginia Carpenter  
Early Placentia. Georgia G. Key
- B13. Remarks: Neighborhood Interviews

\*B14. Evaluator: Dr. Lawrence de Graaf & Pat Jertberg

\*Date of Evaluation: 6-04-02

( This space reserved for official comments)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Tnomial \_\_\_\_\_

Page 3 of 5

\*Resource Name or #(Assigned by recorder) Ranney Ranch

Recorded by: \_\_\_\_\_

Date: 5/04/02

Continuation  Update

(Description Continued) tiles, forms a ledge around the entire perimeter of the second story. Wide recessed double-hung windows flank a door leading to the centered balcony over the front porch. The door is accented with a window in the top third. Recessed double-hung windows, with stucco-clad lugsills, are used throughout the rest of the second story. A cantilevered Spanish-style balcony is located on the east side. The front porch features a balcony above the centered entry porch. Stucco-clad pillars, trimmed in molding support the balcony. Shed-style roofs, clad in red clay tile, flank the porch. The same style large square stucco-clad pillar support the shed style roofs at the front corners. Heavy ornate cast concrete belustrades form the porch railing. Rectangular piers flank the concrete stairs. Almost everything about this house is oversized, including the plate glass windows on each side of the front door. The front door features a large pane glass. A single-storied addition across the back of the house was added over fifty years ago. Piers and a plain railing border the open porch at the second floor level. A breakfast room with pairs of bowed windows occupies the east side of the addition. A service porch is located in the west half. The house features gumwood (sometimes called Eucalyptus wood) woodwork throughout the house. The gumwood can be seen in the photo of the built in buffet in the dining room attached to this sheet. This light-colored woodwork was very popular during the 1920s and 1930s, and the owners of many of the fine homes in Orange County had it installed. The Ranney House appears to be eligible for the National Register on the basis of its, original interior, architecture and for its associations with the citrus industry.

(Significance Continued) with the prosperity of the citrus industry. The Ranney family should be commended for their preservation efforts, as they allowed the house to remain after the ranch became a mobile home park.

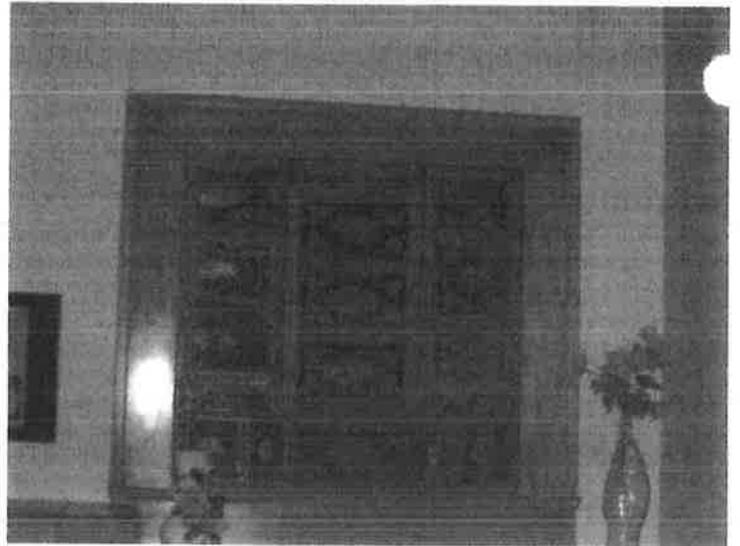
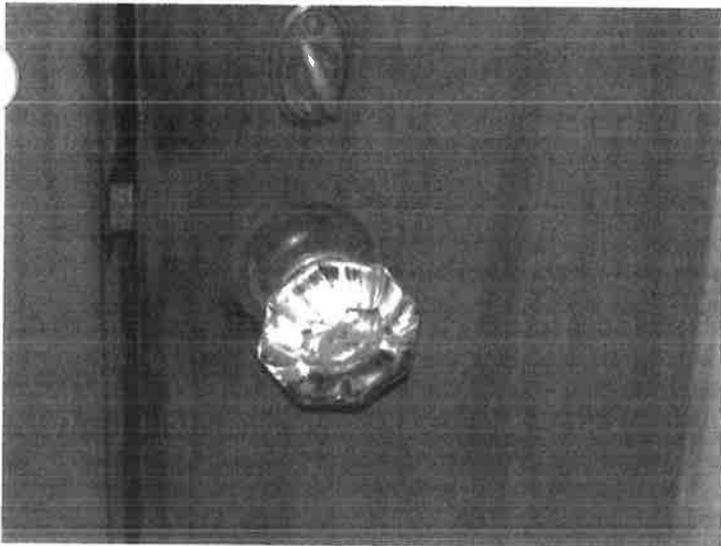
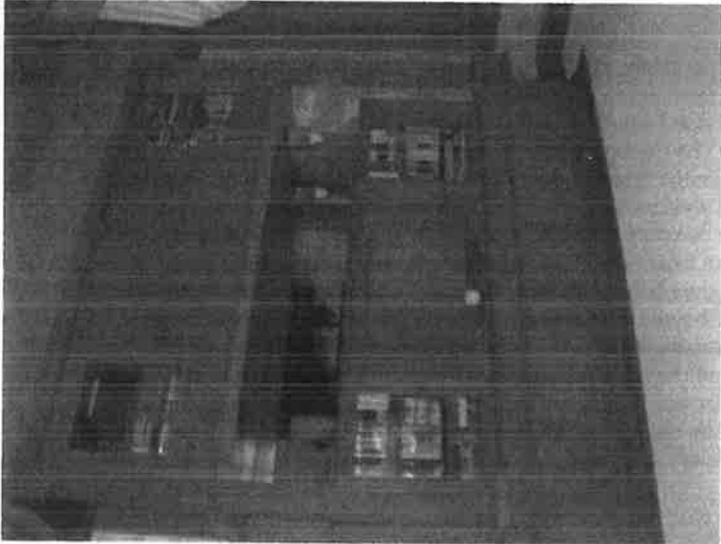
State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Tnomial \_\_\_\_\_

Page 4 of 5 \*Resource Name or # (Assigned by recorder) Ranney Ranch

Recorded by: Marie Antram Date: 5/04/02

Continuation  Update



State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trnomial \_\_\_\_\_

Page 5 of 5

\*Resource Name or # (Assigned by recorder) Ranney Ranch

Date: 5/04/02

Recorded by: Marie Antram

Continuation  Update



State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

\*Resource Name or #: (Assigned by recorder) John Wagner House

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Yorba Linda Date 1964 PR-1981 T 3S; R 9W; SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  of Sec 20; S.B. B.M.

c. Address 1542 Valencia Ave. City Placentia Zip 92870

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 421000 mE/ 3750010 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel # 336 054 04

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A fine example of a Craftsman Bungalow, the John Wagner House is one of the few in Orange County constructed of concrete. The home has received a new coat of stucco over the concrete and now has a slightly different appearance. This is one of the few "outsized" Craftsman homes built in Orange County. Constructed in 1907-08, it features ten rooms and 3860 square feet of interior space. The medium-pitched side-facing gabled roof of this two-story house is centered with a large front-facing gabled dormer. Oriental-influenced vent work, (See Continuation sheet.)

\*P3b. Resource Attributes: (List attributes and codes) HP 2 & HP4

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Front View

5-18-02

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1908-First American Title Records

\*P7. Owner and Address:

Marc & Deborah Martin  
1542 Valencia Ave.  
Placentia, CA 92870

\*P8. Recorded by:  
(Name, affiliation, and address)  
Liliana Vasquez, City of Placentia

12111 Pearce Ave.

Garden Grove, CA 92843

\*P9. Date Recorded: 5-29-02

\*P10. Survey Type: (Describe) Update 1989 Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

- B1. Historic Name: John Wagner  
 B2. Common Name: John Wagner  
 B3. Original Use: Residence  
 B4. Present Use: Residence  
 \*B5. Architectural Style: Craftsman Bungalow  
 \*B6. Construction History: (Construction date, alterations, and date of alterations)  
Exterior re stuccoed in the 1980s. Construction date:1908

\*B7. Moved?  No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Garage and tank house in rear. There also some mature trees and the large lot is still intact.

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Citrus Era Area: Placentia

Period of Significance: 1900-1950 Property Type: Residence Applicable Criteria: B & C  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

John Wagner, and his wife, Lena Hansen Wagner, built this large Craftsman Bungalow in 1907-08 on the 27 acres of land which he had inherited in 1902 from his parents estate. John, who was born April 20, 1880, had a twin brother, Joseph, who built a fine home on Yorba Linda Blvd. They and their brother, Charles, and their sisters, Lucy (Ortega), and Josephine (Berkenstock) were all prominent members of Placentia society and did much to help the City to grow. As the second generation of the Wagner family to live in Placentia, they are a symbol of the prosperity gained by long years of hard work in the sheep, transportation and citrus industries.

John Wagner, who loved horses all his life, was one of the outstanding show horse riders (See Continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes) HP2 & HP4

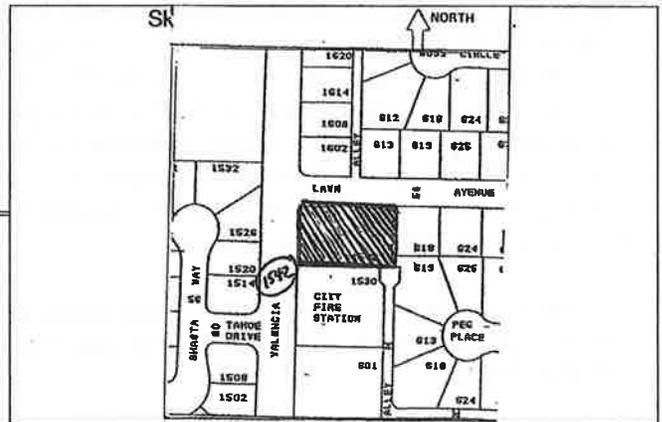
\*B12. References:  
First American Title Co. records; 1918-1951 City Directories; 1950 indexed directory; Carpenter, Virginia, Placentia. A Pleasant Place; Key, George G., Early Placentia; neighborhood interviews.

B13. Remarks:

\*B14. Evaluator: Dr. Lawrence de Graaf/ Pat Jertberg

\*Date of Evaluation: 5-29-02

( This space reserved for official comments)



Recorded by: Liliana Vasquez

Date: 5-29-02

Continuation  Update

Description continued:

featuring horizontal louvers between vertical spacers, fill the gable faces. The fascia boards that border the gables are flattened on the bottom. Two pairs of double-hung windows are placed symmetrically in the facade of the dormer. An impressive veranda, crowned by a wide shed-style roof is a continuation of the main roof on the south side, but not on the north side. The porch wraps around to the south side. A trio of large tapered round columns, now coated with stucco, and single matching columns support the porch roof. The balustrade is made of plain wood balusters. A large impressive Craftsman-style entry door, flanked by a pair of 6-over-1 double-hung windows, is offset near the north end of the porch. The door features a multi-light panel in the to third and recessed panels below. A very large plate glass window fills the area to the south. 6-over-1 windows are used throughout the remainder of the house. A rectangular ship lap-sided tank house in the rear predates the house. The tank has been removed, creating a flat space on top. A two-car garage was constructed at a later time. There are several specimen trees and plantings surrounding the house. A graceful driveway curves in front of the house. It is a fine and unusual example of the Craftsman Bungalow style it is in an appropriate setting and the only one of its kind in the city.

Significance continued:

in the state. He was in the Pasadena Tournament of Roses Parade in Pasadena for 16 years and often showed his horses at the Los Angeles County Fair in Pomona. He was called "Mr. El Rodeo" by the riding club of that name. His interest in horses started in his early life and he won his first trophy in 1904. As a member of the Southern California Driving Club, he often rode his trotting horse, McKinney, in their events, winning many trophies. Many North Orange County residents will remember him for his 26 years worth of appearances in the Anaheim Halloween Parade, one of North Orange County's most popular events for over 50 years. He was the owner of some beautiful silver trappings, and during his riding career he won more than 200 trophies.

Twins Joe and John were the youngest children of Charles and Josephine Wagner. Charles Wagner Sr. came from Germany with his two younger brothers, John and Conrad, in order to escape conscription. After living in Michigan for a few years, John and Charles came West by wagon train to Elizabeth Lake, California. When they came to Placentia, in 1871, they had a large herd of sheep with them. They eventually had as many 21,000 sheep peacefully grazing on lands north of Placentia and Fullerton. Charles married Josephine Andrada, whom he met in Elizabeth Lake, and settled down on the 100 acres he had purchased in 1871 for \$1.50 an acre, to raise a large family. Yorba Linda Boulevard now runs through the center of the old ranch. Charles Sr. tried grapes as his first Placentia crop, but the vines were wiped out by the Anaheim grape disease. He tried walnuts and oranges with much more success. In 1880 Charles Sr. was killed in a wagon accident, leaving Josephine to care for five small children. She married her husband's brother, John, and the big ranch was a family enterprise until her death in 1902. At that time the 100 acres was divided into five twenty-seven acre plots and given to the five grown children. John married Lena Hansen, the daughter of another Placentia area pioneer, Peter Hansen, in 1902. Three years later John and Lena moved into the tank house and barn on this property and lived there until this 11-room residence was built in 1907-08. In addition to their citrus ranching activities the brothers were also active in the transportation field. They started with horse and wagons, hauling goods to and from Anaheim Landing, and later made the transition to trucks in the state, in 1917.

An impressive symbol of many years of contributions and prosperity within the community, the John Wagner House is architecturally significant, representatives of the broad patterns of Placentia history, and significant for its owners, the John Wagner family.

Recorded by: Liliana Vasquez

Date: 5-29-02

Continuation  Update



Front side of the house.



West side of the house.

Recorded by: Liliana Vasquez

Date: 5-29-02

Continuation  Update



South side of the house.



Tank house and garage.

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4

\*Resource Name or #: (Assigned by recorder) John Lemke House

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

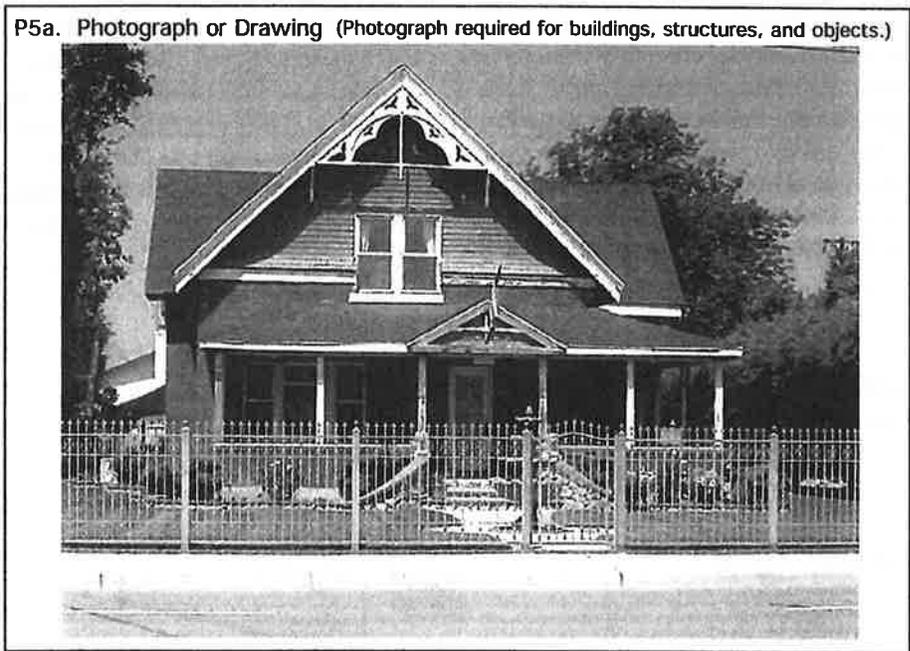
- \*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- \*b. USGS 7.5' Quad Yorba Linda Date 1964 PR-1981 T 3S; R 9W; NW 1/4 of N 1/4 of Sec 20; S.B. B.M.
- c. Address 2131 North Valencia Ave. City Placentia Zip 92870
- d. UTM: (Give more than one for large and/or linear resources) Zone 11, 421000 mE/ 3751800 mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel # 336 093 19

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The John Lemke House located at 2131 N. Valencia Ave. in Placentia, California was built in 1903 of frame and brick. The bricks were hand made by John Lemke. The roof has a high front gable and side-facing gables, which are adorned with sawn board and stick work at the peaks. Wood shingles cover the face of the gables and the base of the gable flares out above a plain frieze, trimmed in molding. The first story is made of brick, which is unusual for Southern Californian homes. There is a wrap around porch covered by a shed style roof, which extends across the front of the property and along the north side. The porch is (See Continuation sheet.)

\*P3b. Resource Attributes: (List attributes and codes) HP 2 & HP 4

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: (view, date, accession #) Front view

5-18-02

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1903- First American Title Records

\*P7. Owner and Address:  
Michael & Janie Nath  
2131 N. Valencia Ave.

\*P8. Recorded by:  
 (Name, affiliation, and address)  
Liliana Vasquez, City of Placentia

12111 Pearce Ave.  
Garden Grove, CA 92843

\*P9. Date Recorded: 5-29-02

\*P10. Survey Type: (Describe) Update of 1989 Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

- \*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

\*NRHP Status Code 3S

Page 2 of 4

\*Resource Name or #(Assigned by recorder) John Lemke House

B1. Historic Name: John Lemke House  
 B2. Common Name: John Lemke House  
 B3. Original Use: Residence  
 B4. Present Use: Residence

\*B5. Architectural Style: Colonial Revival/Stick

\*B6. Construction History: (Construction date, alterations, and date of alterations)

A wrought iron fence and water fountain was added in front. Construction date: 1903

\*B7. Moved?  No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Barn and outbuildings in rear.

B9a. Architect: Unknown b. Builder: John Lemke

\*B10. Significance: Theme Citrus Era Area: Placentia

Period of Significance: 1900-1950

Property Type: Residence

Applicable Criteria: C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

John Lemke, who left his native Poland at age 16 to avoid having to serve in the military. Instead, he landed in New York in 1875, with only the clothes on his back. Working his way west, he arrived in Placentia in 1883. There he met and married Anna Edwardson, and they settled on a ranch on the south side of Palm Avenue, east of Valencia Avenue. He purchased a 20-acre ranch in 1902 and built this two story frame and brick Colonial Revival/Stick style home. John thought that the road would one day be widened, so he built his home further back from the road than was usual....and he was right! The Lemkes were among Placentia's pioneer families, and they were willing to work hard to make their dreams come true. They were among the first families to plant orange groves in the area. John planted his on Palm Avenue. They also grew lemons, pears, and peaches. They had a total of eight children. David and Maribel subdivided the land, but kept a (See Continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes) HP 2 & HP 4

\*B12. References:

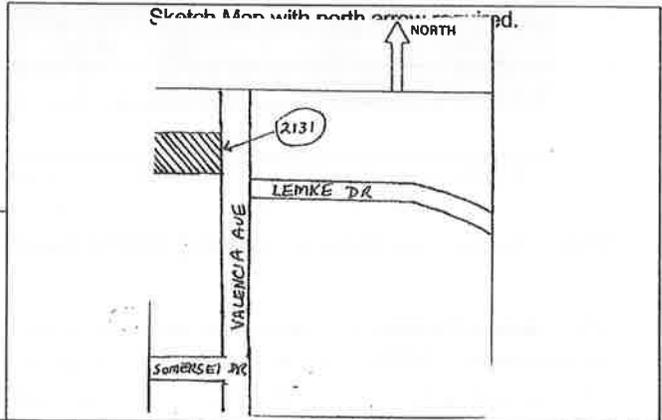
First American Title Co. records; 1918-1951 City Directories; 1950 indexed City Directory; Carpenter, Virginia, Placentia, A Pleasant Place; Key, George C., Early Placentia; neighborhood interviews.

B13. Remarks:

\*B14. Evaluator: Dr. Lawrence de Graaf/Pat Jertberg

\*Date of Evaluation: 5-29-02

(This space reserved for official comments)



Description continued:

supported by square wooden posts and for some time had been enclosed by a screen. The screen has since been removed, returning it to its original state. Above the entrance to the porch is a gabled portico, which matches the main gable in using sawn board and stick work. The porch railing is made of brick and brick piers. Cast stone lions flank the stairs and while not original to the property, they do not detract from the integrity of the home. A stone water fountain was added in front of the stairs. A pair of matching double-hung windows, sheltered by a shed-style hood are centered in the front gable. The main entrance is a single paned glass paneled door, set off-center. A large plate glass window topped with a diamond-paned transom, and flanked by double-hung sidelights, is located in the first floor of the front facade. These windows of leaded glass are original to the house. All of the windows on the first floor are recessed in the brick and have lugsills below. A second door, also featuring a large pane of glass, is located on the west end of the northern section of the porch. This has been used as a main entrance by the current residents since there is no direct access to the main entrance from the street. A small horizontal window is located in the northwest corner. The south facade features a cantilevered bay under the gable. Large trees form a canopy along the gravel driveway. A large barn with a tin roof is located at the end of the long gravel driveway. A pool has since been added, but does not detract from the integrity of the home. The inside of the home still has the original bathtub and toilet from when the Lemkes remodeled in 1922. Even the fireplace in the living room is original to the home. The house maintains its integrity of location, setting design, materials, workmanship, feeling and association.

Two barns were located on the property, but they, along with the garage burned down in 1937. They partially rebuilt the barn, which is now used as a garage. The washer room/boiler room is now used as a home office. The boiler room once provided hot water for the Lemke and other houses in the area. Two rental units sit between the boiler room and the garage, and were added when the Lemkes rebuilt the barn. Located by the garage/barn is a shed that was used as a blacksmith shop, but is now a storage area. The barn/garage features a shed style tin roof.

Significance continued:

small parcel with the house on it. This allowed a significant part of Placentia's architectural history stay alive.

Many Poles played a role in the early development of America's western frontier. By 1860 there were foreign born Poles in California. These foreign born Poles included intellectuals, political exiles, and peasants. Madame Helena Modjeska (known as America's greatest Shakespearean actress in the 1880s and 1890s) helped establish one of the earliest Polish colonies in Southern California. It was established in Anaheim, in 1876. Polish and non-Polish intellectuals used the colony as a gathering place. Polish peasants were part of California's labor force. In their country, they usually worked in the fields tilling the soil. In California they worked in the agriculture industry as well as in the railroad and lumber industries. John Lemke did not fit with the "intellectuals" nor with the peasants in that he owned his land, and did not work others land. He created his own niche within the community.

The Lemke House should be preserved because of its style, its association with the pioneer Lemke family, and its connection to the citrus industry in Placentia.

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trnomial \_\_\_\_\_

Page 4 of 4

\*Resource Name or #(Assigned by recorder) John Lemke House

Recorded by: Liliana Vasquez

Date: 5-29-02

Continuation     Update



North side of the house.



Canopied driveway.

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Joseph Wagner House

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

- \*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- \*b. USGS 7.5' Quad Yorba Linda Date 1964 PR-1981 T 3S; R 9W; SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Sec 20; S.B. B.M.
- c. Address 705 E. Yorba Linda Blvd. City Placentia Zip 92870
- d. UTM: (Give more than one for large and/or linear resources) Zone 11, 421200 mE/ 3750020 mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel #336 491 24

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Joseph Wagner House, an Airplane-style Craftsman Bungalow with Swiss chalet influence, is one of the finest examples of late Craftsman architecture in Placentia. It is surrounded by a large yard, mature plantings, and a small grove of orange trees. The majority of the second floor of the two-story house is clad in narrow clapboards. However, wide clapboards and corner boards now cover the original stucco. The roofscape features a low-pitched front-facing gabled roof, with gables also facing in the other three directions. Single exposed beam (See Continuation sheet.)

\*P3b. Resource Attributes: (List attributes and codes) HP2

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Front View

4-27-02

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1919-First American Title Records

\*P7. Owner and Address: \_\_\_\_\_  
Aubrey A. Morris Jr.  
705 E. Yorba Linda Blvd.

Placentia, CA 92870  
 \*P8. Recorded by: \_\_\_\_\_  
 (Name, affiliation, and address)  
Liliana Vasquez, City of Placentia

12111 Pearce Ave.  
Garden Grove, CA 92843

\*P9. Date Recorded: 5-29-02

\*P10. Survey Type: (Describe) Update of 1989 Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

- \*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

\*NRHP Status Code 3S

Page 2 of 4

\*Resource Name or #(Assigned by recorder) Joseph Wagner House

B1. Historic Name: Joseph Wagner House

B2. Common Name: Joseph Wagner House

B3. Original Use: Residence

B4. Present Use: Residence

\*B5. Architectural Style: Airplane-style Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Construction date: 1919

\*B7. Moved?  No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

There is a small house in the rear and there are orange trees and mature landscaping.

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Citrus Era

Area: Placentia

Period of Significance: 1900-1950

Property Type: Residence

Applicable Criteria: B & C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Joseph Wagner and his wife, Emily built this stylish Airplane-style Craftsman Bungalow in 1919 on the 27 acres of land which he had inherited from his parent's estate, in 1902. Joseph, who was born April 20, 1880, began working the 100 acre Wagner Ranch with his stepfather, John Wagner, in 1897. He also worked in the oil fields, driving a grading machine.

Twins Joe and John Wagner were the youngest children of Charles and Maude Wagner S. Charles Sr. came from Germany with his two brothers, John and Conrad, in order to escape conscription. After living in Michigan for a few years, John and Charles came West by wagon train to Elizabeth Lake, California. when they came to Placentia in 1871 they had a large herd of sheep with them and eventually had as many as 21,000 animals in the herd. Charles married Josephine Andrade. (See continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes) HP2

\*B12. References:

First American Title Records; City Directories (1924-1950); Indexed Directory (1950); Placentia, A Pleasant Place, Virginia Carpenter; neighborhood interviews

B13. Remarks:

\*B14. Evaluator: Dr. Lawrence de Graaf/Pat Jertberg

\*Date of Evaluation: 5-29-02

(This space reserved for official comments)



Recorded by: Liliana Vasquez

Date: 5-29-02

Continuation  Update

Description continued:

ends accent the corners and the peaks, while vertical lath venting fills the gable faces. Exposed rafter tails line the eaves. A ribbon of four double-hung windows is offset in the second floor of the front facade. they are not original and probably replaced a row of four windows with a vertical pattern in the top half. An offset front-facing gable, which matches the main gable, crowns the entrance to the single-storied shed style porch which also has low-pitched gable ends. Exposed beam ends, rafter tails and vertical lath venting also decorate the porch roof. The porch roof extends to the west to form a matching porte cochere. Large stucco-clad elephantine columns, topped with plain caps, support the porch roof. the varnished front door features a row of three square windows at the top, with three vertical glass panels below. Plate glass windows, flanked by narrow casement sidelights with a pair of mullions in the top section, are located on each side of the front door. A trio of double-hung windows on the second floor, west side, displays the window pattern used throughout most of the house. The pattern features a trio of vertical muntins in the top half and a single pane in the bottom half. A matching gable on the first floor crowns the side entrance to the three sets of french doors at the west end of the living room. Heavy stucco-clad piers and concrete steps lead from the asphalt driveway onto the concrete porch. A door leads to the side of the dining room, at the north end of the porch. A large plate glass window is centered in the facade to the north of the porch. It is flanked by stained glass windows with leaded glass panels above. the pergola-style porte cochere, supported by stucco-clad elephantine columns is located adjacent to the plate glass window. the east facade features two sets of double-hung windows at stair step height, a row of three double-hung windows on the second floor, and sets of double-hung windows on the first floor. All have the trio of vertical muntins in the top section. A tall tapered stucco-clad chimney graces the east side. The rear facade features the vertical-board-clad gable faces on both the first and second floors, and several double-hung windows with the vertical muntin pattern. A small single storied board and batten cottage/garage/ and carport is located in the back yard. the original asphalt driveway, edged with concrete borders is none of the few examples of this typical treatment remaining in the city. Among the many mature trees on the property are three large avocado trees and a row of orange trees. A low slumptonstone wall that runs across the front of the property is a relatively recent addition. The Joseph Wagner House possesses most of its original integrity of setting, location, design, workmanship, materials, feeling, and association.

Significance continued:

whom he had met in Elizabeth Lake, and settled down, on the 100 acres he had purchased in 1871 for \$1.50 an acre, to raise a large family. Yorba Linda Blvd. now runs through the middle of the old ranch. Charles Sr. tried grapes as his first Placentia crop, but the vines were wiped out by the Anaheim grape disease. He tried walnuts and oranges with much more success. In 1880 Charles Sr. was killed in a wagon accident, leaving Josephine to raise five small children; Charles Sr., Lucy, Josephine, and the twin boys, John and Joe. The mother married her husband's brother, John Wagner, and the big ranch was a family enterprise until her death in 1902.

In 1904 Joe married Emily Heinzman of Anaheim. They lived in a two room California house on his share of the ranch. After the death of his mother and stepfather, Joe put his 27 acre portion of the family ranch to work in Valencias, Mediterranean Sweets, navel oranges and walnuts. Calling his place the Walnut Grove Poultry Ranch, he kept over 500 chickens and was a poultry fancier. He experimented with the breeding of Barred Plymouth Rocks. In 1916 the Wagners, with their two children, Ione and Elmer, moved to Anaheim while their new home was being built, returning to the ranch when the house was finished in 1919. Joe Wagner was quite an accomplished baseball player and was a regular on the Olinda baseball team with Walter Johnson, one of the sports all-time greats. In 1925, when Johnson and Babe Ruth were touring the area, Wagner and ex-teammate, John Tuffree, had a chance to visit with the two men. Joe Wagners' main occupation was real estate. As the owner of Joe Wagner Realty in Anaheim, he was one of the founders of the Anaheim Board of Realtors. He was active in the Elks and Masons in that city. Although his business location was in Anaheim, he served the Placentia area also. In 1924, he and Clarence McFadden subdivided and sold lots in the Atwood Home Tract on Orangethorpe. They called it "the beautiful new development in Richfield." That area is now within the Placentia city limits. The Joe Wagner House is significant as a fine example of Airplane-style Craftsman architecture, for its place in the citrus industry in Placentia, and for its connections with Joe Wagner, a prominent local pioneer family member, rancher, and real estate developer.

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trnomial \_\_\_\_\_

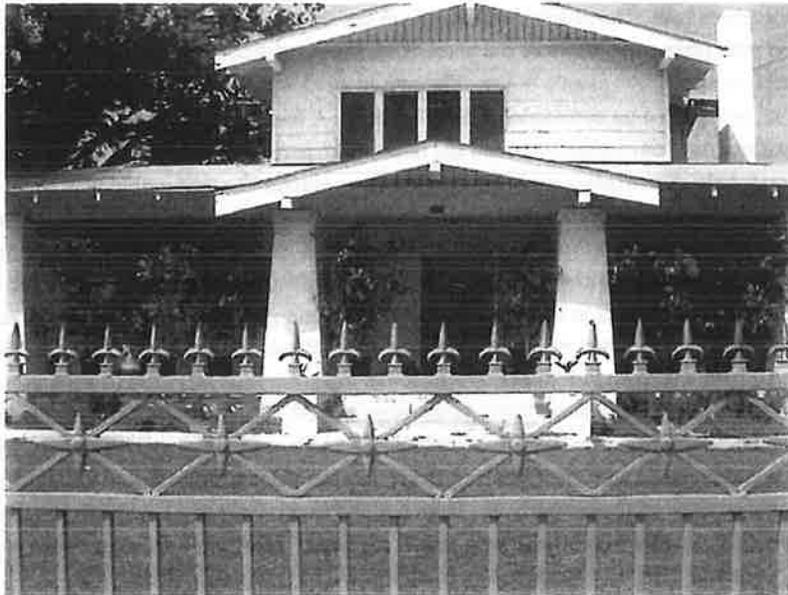
Page 4 of 4

\*Resource Name or #(Assigned by recorder) Joseph Wagner House

Recorded by: Liliana Vasquez

Date: 5-29-02

Continuation  Update



Front view of the house.

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5 \*Resource Name or #: (Assigned by recorder) Charles Wagner House

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

- \*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- \*b. USGS 7.5' Quad Yorba Linda Date 1964 PR- 1981 T 3S; R 9W; NE¼ of SW¼ of Sec 20; S.B. B.M.
- c. Address 902 E. Yorba Linda Blvd. City Placentia Zip 92870
- d. UTM: (Give more than one for large and/or linear resources) Zone 11, 421420 mE/ 3750700 mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel # 340 053 05

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

One of Placentia's finest 1920s ranch homes, the elegant Colonial Revival residence built by Charles and Maude Wagner exhibits a fine attention to detail on a massive scale. Two stories in height the house is crowned by a hipped roof with enclosed eaves and a moulding trimmed frieze below. The exterior covering is stucco and the major accents are the recessed moulding-trimmed horizontal panels in the frieze, above the windows, and on the two balconies. The basic house is symmetrical, with three ranks of window/door combinations in the front (See Continuation sheet.)

\*P3b. Resource Attributes: (List attributes and codes) HP 2 & HP 4

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Front View

4-29-02

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1920- First American Title Records

\*P7. Owner and Address  
Mark & Gwendolyn Fandel  
902 E. Yorba Linda Blvd.

Placentia, CA 92870  
 \*P8. Recorded by:  
 (Name, affiliation, and address)  
Liliana Vasquez, City of Placentia

12111 Pearce Ave.  
Garden Grove, CA 92843

\*P9. Date Recorded: 5-29-02

\*P10. Survey Type: (Describe) Update of 1989 Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

- \*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record
- Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record
- Artifact Record  Photograph Record  Other (List):

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Page 2 of 5

\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) Charles Wagner House

- \_\_\_\_ B1. Historic Name: Charles Wagner House
- \_\_\_\_ B2. Common Name: Charles Wagner House
- \_\_\_\_ B3. Original Use: Residence
- \_\_\_\_ B4. Present Use: Bridal Boutique
- \_\_\_\_ \*B5. Architectural Style: Colonial Revival
- \_\_\_\_ \*B6. Construction History: (Construction date, alterations, and date of alterations)

Additions in rear. Aluminum windows in rear. Staircase on the west side. Construction date: 1920

\*B7. Moved?  No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Landscaping and mature trees. The garage in the rear.

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Citrus Era Area: Placentia

Period of Significance: 1920-1950 Property Type: Residence Applicable Criteria: B & C  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Charles Wagner and his wife, Maude Taylor Wagner, built this fine house in 1920 because Maude wanted a larger home in which to entertain members of the P.E.O., Round Table, and Presbyterian Church groups to which she belonged. She designed the home and Charles had the lumber specially shipped from Oregon. The interior features oak woodwork, a rarity in Southern California. The twenty-one kegs of nails used meant that three nails were used where ordinarily one would have sufficed. Mr. Wagner said the home was built to last and that it would look the same 200 years from now. The living room is 19' x 30' and contains a fireplace designed by a cabinet worker from Germany.

Charles Wagner Jr. was the oldest child of a pioneer sheep raising family which settled in Placentia in 1871. His father  
 (See Continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes) HP 2 & HP 4

\*B12. References:

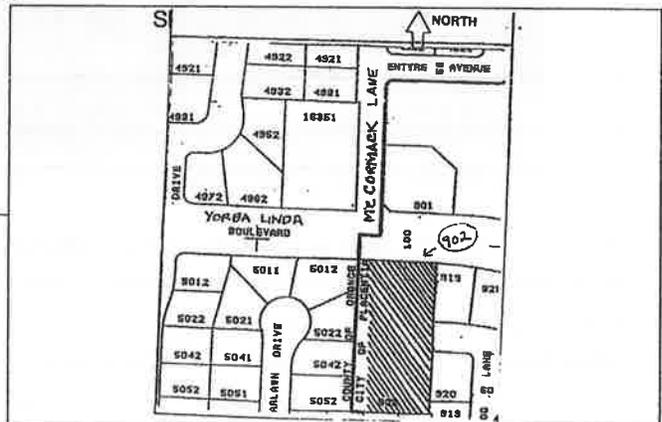
First American Title Co. records; 1918-1951 City Directories; 1950 indexed City Directory; Placentia, A Pleasant Place, Carpenter, Virginia.; Early Placentia, George C. Key; neighborhood interviews.

B13. Remarks:

\*B14. Evaluator: Dr. Lawrence de Graaf/ Pat Jertberg

\*Date of Evaluation: 5-29-02

( This space reserved for official comments)



Recorded by: Liliana Vasquez

Date: 5-29-02

Continuation  Update

Description continued:

facade. Pairs of double-hung windows flank a smaller pair of the same style on the second floor. A narrow wrought iron balcony fronts the pair of windows to the east of the porch. Shutters have been added to exterior windows on the front and sides. Two pairs of french doors, with panels above, are located on each side of the front door. A large glass window ornaments the door and the sidelights are single panes. A wood panel graces the top of the door. The offset porch and porte cochere add a more informal appearance to the front of the house. Pairs of round wooden columns, topped with Tuscan capitals, support the porch roof. The adjoining porte cochere features a trio of the same style columns, resting on brick piers. The floor of the expansive porch is clad in brick. A balcony railing made of heavy turned balusters and rectangular moulding-trimmed wood piers runs around the top of the single-story porch. The prominent porch cornice features enclosed eaves, accented with carved brackets. A stairway, which was added runs up the west side of the house. A single-story wing attached to the rear of the west side features double-hung windows and a solid balcony rail of solid wood panels accented with moulding. A sliding glass door has been added to the second floor but is not very visible because of the railing and an awning. the east side features a single-storied 6 sided sun room with multi-paned french doors in each section. The solid railing above is accented with recessed moulding-rimmed horizontal panels. Aluminum sliding windows replace the original. A shed style patio added several years ago is being replaced with a flat-roofed corniced patio which is more compatible with the style of the house. A few additions were made to the back because the house was converted into a shop. The original stucco-clad hip-roofed garage is located behind the house, was converted into an auxiliary building. Another building, constructed of concrete block, has been covered on three sides with vertical car siding. It is located to the west of the garage. The original asphalt driveway, bordered with concrete curbs, curves across the front of the house and down each side to a new parking lot. Many of the specimen trees and bushes still survive. The interior of the home features large rooms and oak woodwork, a rarity in southern California. The front door opens directly into the living room. A large dining room is located to the west. The curving staircase is located in a roomy hall in the center of the back half of the house. An elevator, added several years ago, was removed from the hall. A large library with built in shelves is located on the east side of the stair hall, and adjoins the 6 sided sun room. The second floor bedrooms and baths are basically the same, with some minor alterations. Since the late 1980s, the house has been adapted to commercial uses, but these have brought minimal changes to the house. The Charles Wagner House is a fine example of Colonial Revival architecture, and representative of the successful citrus industry which had so much impact on Placentia and the surrounding areas.

Significance continued:

Wagner Sr., came from Germany with his two brothers, John and Conrad, in order to escape conscription. After living in Michigan for a few years, John and Charles came West by wagon train to Elizabeth Lake, California. When he came to Placentia he had a large herd of sheep with him and eventually had as many as 21,000 animals in his herd. He married Josephine Andrade, whom he met in Elizabeth Lake, and settled down on a 100 acres, which he had purchased in 1871 for \$1.50 an acre, to raise a large family. Yorba Linda Boulevard now runs through the middle of the old ranch. Charles Sr. tried grapes as his first Placentia crop, but the vines were wiped out by the Anaheim grape disease. He tried walnuts and oranges with much more success. In 1880 Charles Sr. was killed in a wagon accident, leaving Josephine with five small children: Charles Jr., Lucy, Josephine, and twin boys, John and Joe. The mother married her husband's brother, John, and the big ranch was run by the family until after her death in 1902. At that time it was divided among the children, with each receiving 27 acres. Charles Jr. and Maude, whom he had married on September 19, 1899, moved the old family home to his section of the ranch and lived in it until the new house was constructed in 1920. Meanwhile, Charles, who was known for being hardworking and thrifty, had increased his holdings to 80 acres of citrus. He helped organize the Placentia Orange Growers Exchange in 1893. It went on to become the Placentia Orange Growers Association. He also was involved with the Placentia Mutual Orange Association, which he helped organize, and served on its Board of Directors for 41 years. the nearby Wagner Elementary School is named for Charles Wagner. Both he and Maude were civic and church minded citizens who gave much to their community. Charles, who hoped to live to be 110, died on January 16, 1968, at the age of 94. The Charles Wagner House is significant for its architecture, its place in the broad patterns of Placentia's economic and social history, and for its association with Charles and Maude Wagner.

Page 4 of 5 \*Resource Name or #(Assigned by recorder)

Charles Wagner House

Recorded by: Liliana Vasquez

Date: 5-29-02

Continuation  Update



Close up of the front.



East side of the house.

Page 5 of 5 \*Resource Name or #Assigned by recorder)

Charles Wagner House

Recorded by: Liliana Vasquez

Date: 5-29-02

Continuation  Update



Back view of the house.



Auxiliary building behind the house.

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2 \*Resource Name or #: (Assigned by recorder) Gonzales House

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

- \*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- \*b. USGS 7.5' Quad Orange Date 1981 T 4S; R 10W of of Sec U\*; SB B.M.
- c. Address 952 Gonzales Street City Placentia Zip 92870
- d. UTM: (Give more than one for large and/or linear resources) Zone 11, 419120mE/ 3746600 mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN # 344-162-13

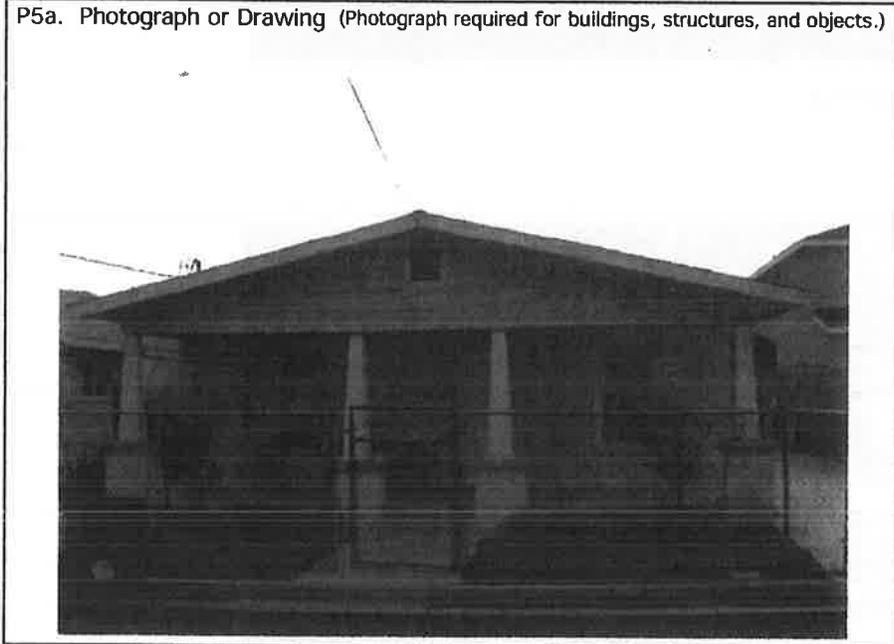
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Constructed of manufactured stone, this single-storied Craftsman Bungalow is topped with a front facing gabled roof. The recessed full porch is supported by wooden elephantine posts, resting on square brick-clad piers. Double-hung windows are used throughout the home. It has been recently remodeled and stuccoed.

\*P3b. Resource Attributes: (List attributes and codes) HP2

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) \_\_\_\_\_

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1931 estimated

\*P7. Owner and Address  
Jorge Villanueva  
same as property

\*P8. Recorded by:  
 (Name, affiliation, and address)  
Marie Antram, City of Placentia  
12111 Pearce Ave.  
Garden Grove, CA 92843

\*P9. Date Recorded: 5/07/02

\*P10. Survey Type: (Describe) Focused update of the 1988/89 unsubmitted site survey of the City of Placentia

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

- \*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

State of California – The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Page 2 of 2

\*NRHP Status Code undetermined

\*Resource Name or #(Assigned by recorder) Gonzales House

B1. Historic Name: Unknown

B2. Common Name: Unknown

B3. Original Use: Residence

B4. Present Use: Residence

\*B5. Architectural Style: Craftsman Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations) Construction Date 1931

\*B7. Moved?  No  Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_

Area: Placentia

Period of Significance: \_\_\_\_\_ Property Type: \_\_\_\_\_ Applicable Criteria: C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Rafael Aranda purchased this property from Carl Simmons in 1931 and built this house shortly thereafter. It contributes to a La Jolla Historic District on the basis of its architecture and historic character. However, further research of this area must be done in order to select any houses for single or district preservation.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

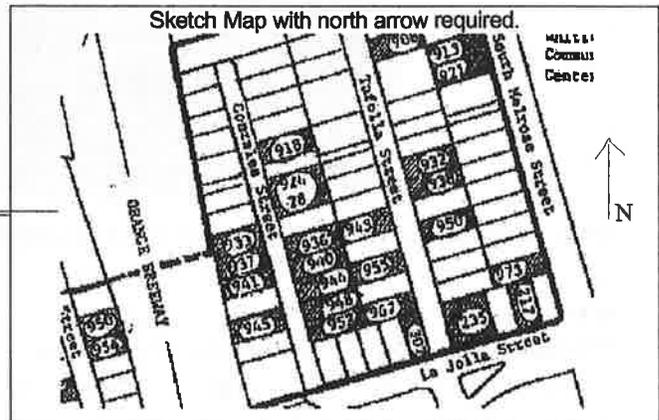
\*B12. References: First American Title Co. records; 1918-1951  
City Directories; 1950 indexed directory  
Placentia, A Pleasant Place. Virginia Carpenter  
Early Placentia. Georgia G. Key  
Neighborhood Interviews

B13. Remarks:

\*B14. Evaluator: Dr. Lawrence de Graaf & Pat Jertberg

\*Date of Evaluation: 6-04-02

(This space reserved for official comments)



State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Placentia Presbyterian Church

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Orange Date 1981 T 3S; R 10W;  of  of Sec U\*; SB B.M.

c. Address 143 South Main Street City Placentia Zip 92870

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 420370mE/3747960 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

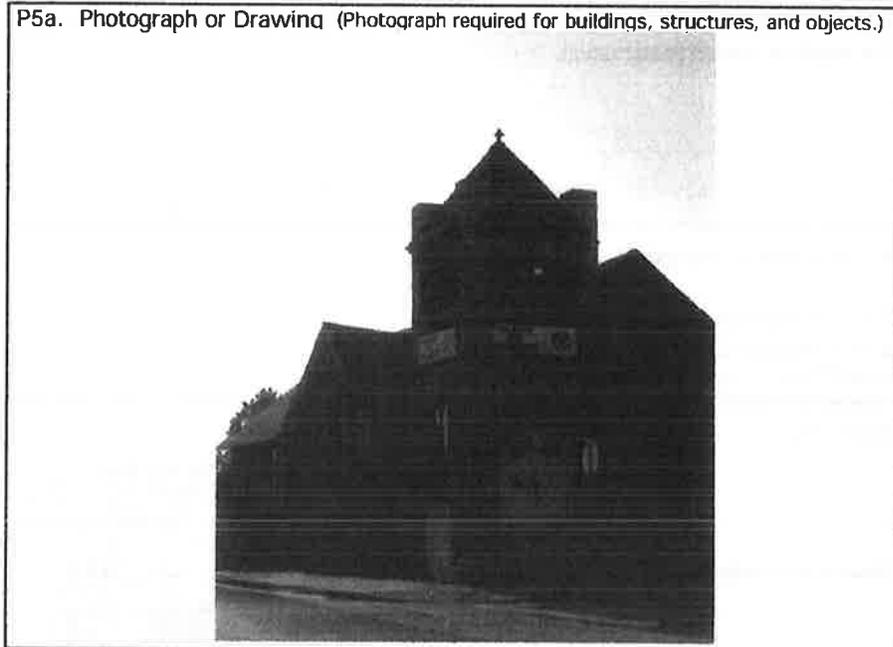
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A large square tower, topped with projecting piers and a hipped shaped roof, dominates the exterior of the Old Placentia Presbyterian Church. A metal finial tops the peak of the tower. Sets of four-sectioned louvered vents with arched tops are located in both the east and the south facades. Below, a row of four small matching rectangular windows, filled with the original stained glass, face the same directions. Three-tiered graduated wing walls flank the corners of the tower. The original main entrance doors, sheltered by a gabled portico, are accented (Continued)

\*P3b. Resource Attributes: (List attributes and codes) HP16

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Corner view

5/7/02

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1913

\*P7. Owner and Address Western Latin American District, Church of the Nazarene, A California Corp.

\*P8. Recorded by: (Name, affiliation, and address)  
Marie Antram, City of Placentia

1211 Pearce Ave.  
Garden Grove CA 92843

\*P9. Date Recorded: 5/07/02

\*P10. Survey Type: (Describe) Focused update of the 1988/89 unsubmitted site survey of Placentia.

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

**State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

\*NRHP Status Code 4D7

Page 2 of 4

\*Resource Name or # (Assigned by recorder) Placentia Presbyterian Church

- B1. Historic Name: Old Placentia Presbyterian Church
- B2. Common Name: Placentia Presbyterian Church
- B3. Original Use: Church
- B4. Present Use: Church
- \*B5. Architectural Style: Gothic Revival
- \*B6. Construction History: (Construction date, alterations, and date of alterations) Construction Date 1913

\*B7. Moved?  No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:  
None

B9a. Architect: Unknown b. Builder: Christensen (Building Superintendent)

\*B10. Significance: Theme Early Community Development Area: Placentia

Period of Significance: 1913-1950s Property Type: Church Applicable Criteria: A, B, C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The origins of the Placentia Presbyterian Church run back to the beginning of the original town site. On August 4, 1912, two years after the town site of Placentia was subdivided into lots, the first formal step was taken to form the Presbyterian Church. The first church to be organized in Placentia, it had 26 charter members. Dr. William Noble conducted the first service. Prior to this church's beginnings, most of the area's residents had gone to Fullerton or Anaheim to worship. There was a country Sunday School that had been active for several years, under the leadership of some of the Fullerton Presbyterians. After meeting first in an old schoolhouse, the group met in rooms over the bank, in private homes, and in a theatre. A.S. Bradford, called the Father of Placentia, gave a lot at the corner of Main and Center to the newly-organized church, and the present building was erected in 1913. The first Pastor was the Reverend William E. Stone and his wife served as Sunday School Superintendent. The church bought the old schoolhouse that sat on the corner of Chapman and Placentia (Continued)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

- \*B12. References: First American Title Co. records; 1918-1951  
City Directories; 1950 indexed directory  
Placentia, A Pleasant Place. Virginia Carpenter  
Early Placentia. Georgia G. Key  
Neighborhood Interviews

B13. Remarks:

\*B14. Evaluator: Dr. Lawrence de Graaf & Pat Jertberg

\*Date of Evaluation: 6-04-02  
(This space reserved for official comments)



State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trnomial \_\_\_\_\_

Page 3 of 4

\*Resource Name or #(Assigned by recorder) Placentia Presbyterian Church

Recorded by: Marie Antram

Date: 5/07/02

Continuation  Update

(Description Continued) with arched tops and six small windows in each half. Heavy carved brackets support the portico. The original stairs have been replaced by rounded concrete steps, bordered by wrought iron railings. One of the original stained glass windows, in shades of green, is still in place above the new doors on the south side of the tower. A shed-style portico appears to be original. The main section of the gable-roofed church features large gables facing east and south. The gables are flanked by wing wells and centered with large arched Gothic-style windows. The original glass has been replaced. Pairs of arched double-hung windows with stained glass in the top half are located in the recesses to the east and west of the south-facing rear wing. The original stained glass can still be seen in the large Gothic window on the north side. The west (rear) facade features an original arched gabled louvered vent, a pair of double-hung windows in the second floor, and aluminum windows in the basement level. All windows in the half basement have been replaced with aluminum windows with dark metal security screens. A wing in the back has been removed, except for the wall left standing on the north side. The original room pattern can be seen in the remaining concrete floor. The church has been covered with a thick coat of stucco within the past few years, which alters the original texture and balance of the building. Much of the original stained glass has been removed. If restored it could be eligible for the National Register. In its present state it could be considered a contributor to a local historic district.

(Significance Continued) using the materials to build the church and manse. The old school bell, purchased in 1884, was installed in the bell tower. Ole Christensen was appointed as building superintendent. Historically, the Placentia Church is significant because it was a central place in the community, grew with the city of Placentia, provided spiritual and civic leadership, and provided social services for many Placentians throughout the years. Several important families, the George Key family among them, were active members of this church. In 1959 the Presbyterians moved to a new building on Bradford Avenue, selling this building to a new congregation. Architecturally the building is a fine example of Gothic architecture. Some alterations have been made, it was stuccoed and a few of the windows were replaced. It represents the changing demographics of Placentia's downtown area. It is now the Iglesia Del Nazaeno Church. In its present state, its significance to the community makes it a possible candidate for designation as a local landmark.

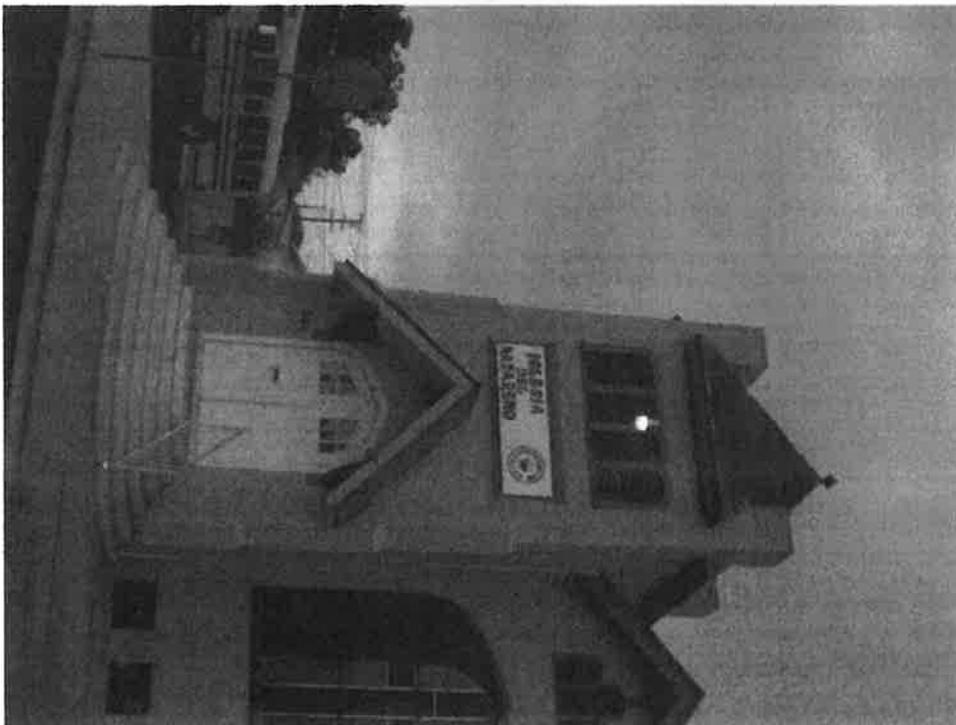
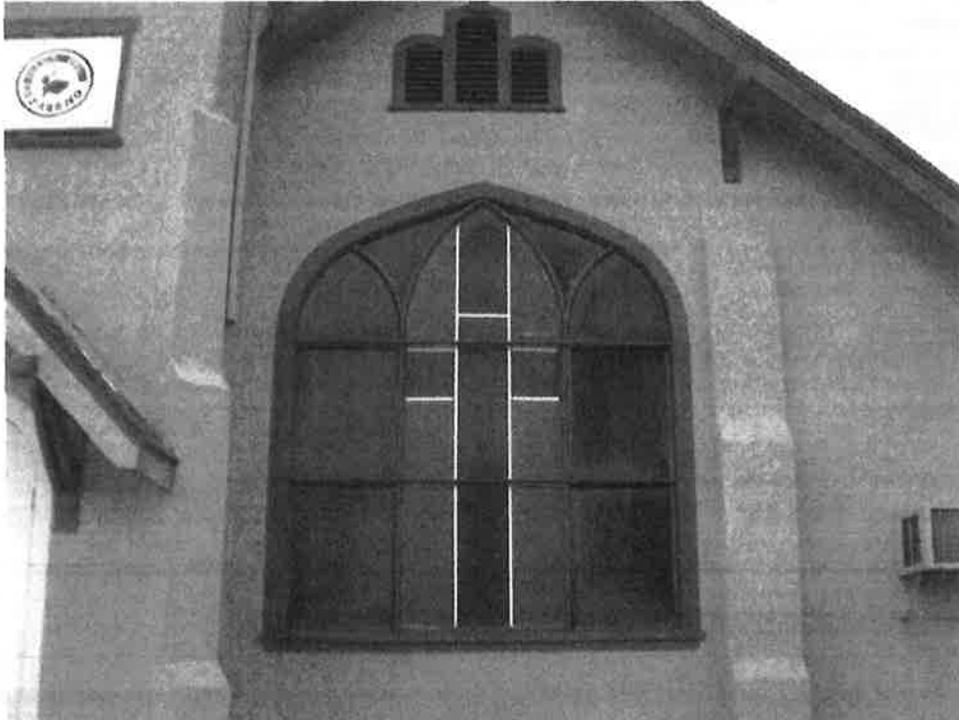
State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trnomial \_\_\_\_\_

Page 4 of 4 \*Resource Name or #(Assigned by recorder) Placentia Presbyterian Church

Recorded by: Marie Antram Date: 5/07/02

Continuation  Update



State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Simon House

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Orange Date 1981 T 35; R 10; W  of  of Sec U\*; SB B.M.

c. Address 341 W. Santa Fe Avenue City Placentia Zip 92870

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 420770 mE/ 3747877 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN#339-363-11

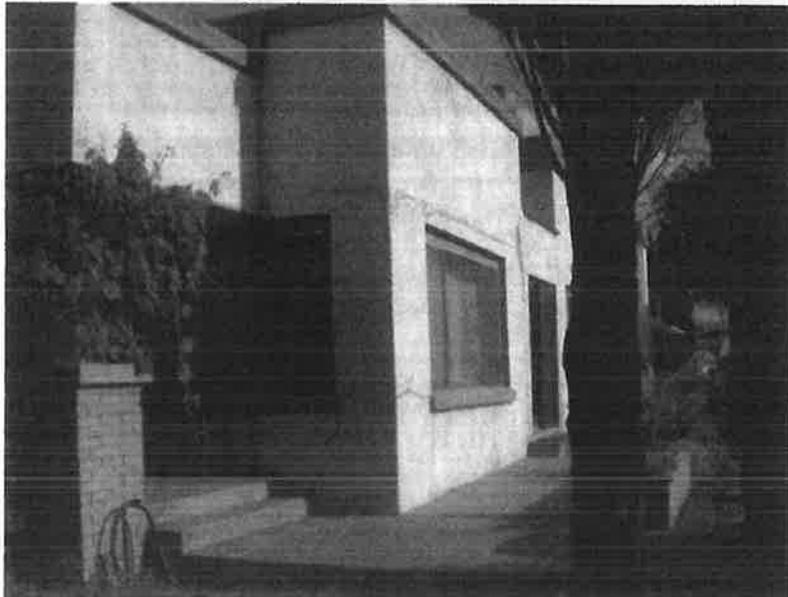
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A flat roof and unbroken parapet, bordered with stucco ledge, tops the single-storied Spanish Colonial Revival house at 341 Santa Fe Ave. A matching porch shelters most of the front facade. Wrought iron supports, resting on large square brick piers, support the porch roof. Brick has been used to face the foundation of the concrete porch. (continued)

\*P3b. Resource Attributes: (List attributes and codes) HP2

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Side Front view

5/02/02

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1923

\*P7. Owner and Address: Gary & Linda Cannaday (same as property)

\*P8. Recorded by:  
(Name, affiliation, and address)  
Marie Antram, City of Placentia  
12111 Pearce Ave.  
Garden Grove CA 92843

\*P9. Date Recorded: 5/2/02

\*P10. Survey Type: (Describe) Focused update of the 1988/89 unsubmitted site survey of the City of Placentia.

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

\*NRHP Status Code 4D7

Page 2 of 4

\*Resource Name or #(Assigned by recorder) Simon House

B1. Historic Name: Simon House

B2. Common Name: Simon House

B3. Original Use: Residence

B4. Present Use: Residence

\*B5. Architectural Style: Spanish Colonial Revival

\*B6. Construction History: (Construction date, alterations, and date of alterations) Construction Date 1921

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown Builder: Unknown

\*B10. Significance: Theme Early Community Development Area: Placentia

Period of Significance: 1921-1987 Property Type: Residence Applicable Criteria: A, B, C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Charles Mitchell built this large Spanish Colonial house in 1923. It was originally designed as a medical clinic to be staffed by Mr. Mitchell's son. It was never used for that purpose. In 1926 it was sold to Mr. Tony Simon, who lived there until he passed away in 1987. The house does have some moderate alterations but the structure is still rather impressive. It contributes to the Placentia Townsite Historic District. (Continued)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: First American Title Co. records; 1918-1951  
City Directories; 1950 indexed directory  
Placentia, A Pleasant Place. Virginia Carpenter  
Early Placentia. Georgia G. Key  
Neighborhood Interviews

B13. Remarks: The house has fallen into disrepair,  
Large open garage added next to the  
house. Needs to be restored.

\*B14. Evaluator: Dr. Lawrence de Graaf & Pat Jertberg

\*Date of Evaluation: 6-04-02

( This space reserved for official comments)

Sketch Map with north arrow required.



State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trnomial \_\_\_\_\_

Page 3 of 4 \*Resource Name or #(Assigned by recorder) Simon House

Recorded by: Marie Antram Date: 5/02/02

Continuation  Update

(Description continued) porch. The front door features an oval beveled glass window in the center and is flanked by single-paned sidelights. Aluminum windows have been used to replace the original wood-sash variety and fill the original recessed window openings. The house is quite large and has a gabled wing on the north-west side at the alley. The wing was to be used originally as a medical clinic, but it never materialized. Entrances on the west and east sides lead out to the yards. A brick and wrought iron fence was added in recent years. There are many trees and mature shrubs on the large lot.

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Tnomial \_\_\_\_\_

Page 4 of 4 \*Resource Name or #(Assigned by recorder) Simon House

Recorded by: Marie Antram

Date: 5/02/02

Continuation  Update



State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Diaz Bungalow #1

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Orange Date 1964; PR-1981 T 3S; R 9W; \* 1/4 of \* 1/4 of Sec \*; S.B. B.M.

c. Address 314 West Chapman Avenue City Placentia, CA Zip 92870

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 419380 mE/ 3748160 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel# 339-353-01

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Four California bungalows in a row along Chapman Avenue with integrated landscaping, make these huses unique. Two more bungalows very similar in architecture and landscaping are at 90 degrees (facing west) on Walnut Street, but these are only visible from certain angles and so are not being included in this unit. Narrow clapboard siding originally covered the exterior of the single-storied California Bungalows shown below. Recently they were all covered in stucco. The front-facing gabled roof is accented with criss-cross venting in the gable peak and exposed rafter tails along the eaves. (see cont. pg)

\*P3b. Resource Attributes: (List attributes and codes) HP2-Single Family House

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) 5/16/02

Front/Side view of all properties

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1916

First American Title Co.

\*P7. Owner and Address: \_\_\_\_\_

Maria Lopez

314 W. Chapman, Placentia, Ca 92870

\*P8. Recorded by:

(Name, affiliation, and address)

Shannon Orr-City of Placentia

12111 Pearce Avenue

Garden Grove, CA 92843

\*P9. Date Recorded: 4/09/02

\*P10. Survey Type: (Describe) Focused update of intensive survey 1988/89 (never submitted to SHPO)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

\*-unsectioned area of U.S.G.S. map

Page 2 of 3 \*NRHP Status Code SS1  
\*Resource Name or #(Assigned by recorder) Diaz Bungalow #1

- B1. Historic Name: Diaz Bungalow #1
- B2. Common Name: None
- B3. Original Use: Residence
- B4. Present Use: Residence
- \*B5. Architectural Style: California Bungalow
- \*B6. Construction History: (Construction date, alterations, and date of alterations) Built in 1916. No alterations apparent.

2002 update: the most evident alterations are that the structure has been stuccoed., and the windows have all been replaced- they are now side by side sliding windows instead of double hung windows described in earlier survey.

- \*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_
- \*B8. Related Features: Four matching houses on same property

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Citrus Era- Architecture Area: Placentia, CA 92870

Period of Significance: 1918-1986 Property Type: Residence Applicable Criteria: N/A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This row of four cottages which face West Chapman are all rentals on the same property. They are undoubtedly kit houses, ordered through a catalog or from a lumber company. The four along West Chapman were built before 1917. In 1919 Thomas and Guadalupe Reyes were the tenants. In 1930 Joe Diaz purchased all of the cottages, and continued to own them until 1986, lived in this one. A variety of renters have lived in them for many years. The present owner of all the cottages is listed here also. He was a laborer. In 1950 Mr. Diaz is listed here.

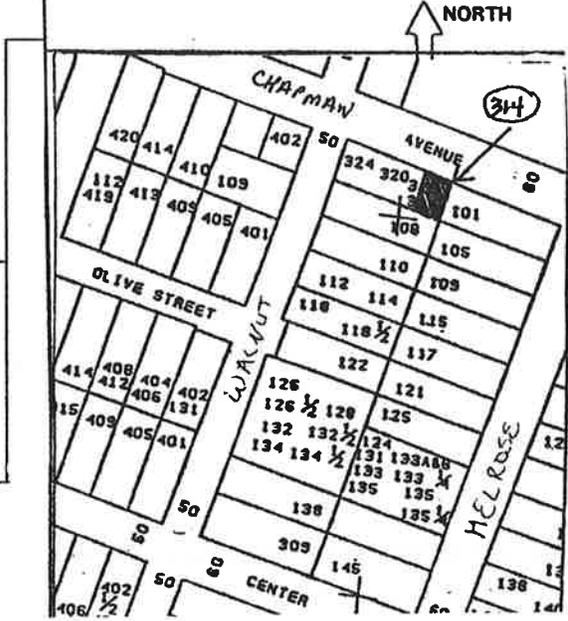
B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: First American Title Co. records; Placentia, A Pleasant Place, Virginia Carpenter; City Directories (1924-50) indexed City Directory; neighborhood interviews

B13. Remarks:

\*B14. Evaluator: L. de Graaf, P. Jertberg

\*Date of Evaluation: 5/30/02  
( This space reserved for official comments)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Tnomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or #(Assigned by recorder) Diaz Bungalow #1

Recorded by: Shanon Orr Date: 4/09/02

Continuation  Update

P3-A- Description continued

Square wood posts support the full recessed porch. Plain balustrades connect the posts. A 6-over-1 double hung window is located on the east side of the front door while a pair of windows with a row of vertical muntins across the top is located to the west side. A double hung window, placed diagonally, accents the west corner. The same style double hung window, featuring 6 panes in the top half is used throughout the rest of the house. A gabled wing extends from the rear of the house. This is one of five houses on this property that are almost identical. The four that are the focus of this survey face Chapman.

2002 update:

The narrow clapboard has been replaced by stucco, and the windows have been replaced with side-by-side sliding ones. These changes, seem to indicate that these properties, while not a potential for the National Register, may be possible local landmark possibilities.

State of California – The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Diaz Bungalow #3

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted  
 \*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)  
 \*b. USGS 7.5' Quad Orange Date 1964; PR-1981 T3S ; R 9W ; \* 1/4 of \* 1/4 of Sec \* ; S.B B.M.  
 c. Address 320 West Chapman Avenue City Placentia, CA Zip 92870  
 d. UTM: (Give more than one for large and/or linear resources) Zone 11 419380 mE/ 3748160 mN  
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel# 339-353-01

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)  
 Four California bungalows in a row along Chapman Avenue with integrated landscaping make these houses unique. Two more bungalows very similar in architecture and landscaping at 90 degrees (facing west) on Walnut Street, but these are only visible from certain angles, and so are not being included in this unit. Narrow clapboard siding originally covered the exterior of the single-storied California Bungalow shown below. The front-facing gabled roof is accented with crisscross venting in the gable peak and exposed rafter tails along the eaves. Square wood posts support the full recessed porch. (cont.)

\*P3b. Resource Attributes: (List attributes and codes) HP2-Single Family House

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) 5/16/02

Front/side view

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1915

First American Title Co.

\*P7. Owner and Address: \_\_\_\_\_  
Maria Lopez  
314 W. Chapman, Placentia, Ca 92870

\*P8. Recorded by: \_\_\_\_\_  
 (Name, affiliation, and address)  
Shannon Orr- City of Placentia  
12111 Pearce Avenue  
Garden Grove, CA 92843

\*P9. Date Recorded: 4/09/02

\*P10. Survey Type: (Describe) Focused update of 1988/89 intensive survey (never submitted to SHPO)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

\*- unsectioned area of U.S.G.S. map

\*NRHP Status Code 5S1

Page 2 of 3

\*Resource Name or #(Assigned by recorder) Diaz Bungalow #3

- B1. Historic Name: Diaz Bungalow #3  
 B2. Common Name: None  
 B3. Original Use: Residence  
 B4. Present Use: Residence  
 \*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations) Built in 1916. No alterations apparent.

2002 update: all double hung windows have been replaced by side by side sliding windows.

Stucco has replaced the narrow clapboard siding.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: One of four nearly identical houses in a row; wrought iron and block fence has been added along the front.

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Citrus Era -Architecture

Area: Placentia, CA 92870

Period of Significance: 1918-1986

Property Type: Residence Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This row of four almost identical cottages which face West Chapman are all rentals on the same property. They are undoubtedly kit houses, ordered through a catalog or from a lumber company. The four along West Chapman were built before 1917. A variety of renters have lived in them for many years. Herbert and Olga Walker lived here in 1919. In 1930 Joe Diaz purchased all of the cottages, and continued to own them until 1986. He was an auto mechanic. In 1950 R.E. Tovar lived here. The house has potential as a local historic landmark for its uniqueness in architecture and integrated landscaping with the other houses.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

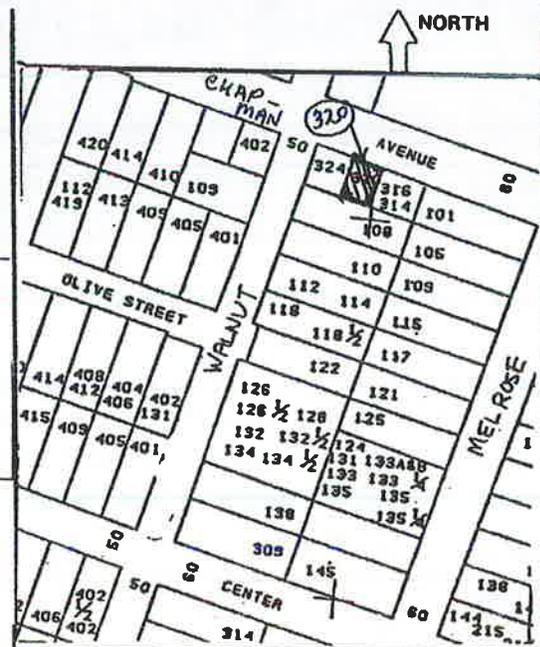
\*B12. References: First American Title Co. records; Placentia, A Pleasant Place, Virginia Carpenter; City Directories (1924-50) indexed City Directory; neighborhood interviews

B13. Remarks:

\*B14. Evaluator: L. de Graaf, P. Jertberg

\*Date of Evaluation: 5/30/02

(This space reserved for official comments)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Tnomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or #(Assigned by recorder) Diaz Bungalow #3

Recorded by: Shannon Orr Date: 4/09/02

Continuation  Update

P-3A- description continued

Plain balustrades connect the posts. A 6- over-1 double hung window is located to the east side of the front door. The door is accented by a multi-paned window in the top third. A double-hung window is located in a diagonally-placed wall at the northwest corner of the front facade. Double-hung windows are used throughout the rest of the house. This is one of four nearly identical houses in a row along Chapman Avenue.

2002 update: The narrow clapboard siding has since been replaced by stucco. The 6 over 1 double hung window, and other double hung windows have been replaced by side by side sliding windows.

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Diaz Bungalow #2

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Orange Date 1964; PR-1981 T 3S; R 9W; \* 1/4 of \* 1/4 of Sec \* S.B. B.M.

c. Address 316 West Chapman Avenue City Placentia, CA Zip 92870

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 419380 mE/ 3748160 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel# 339-353-01

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Four California bungalows in a row along Chapman Avenue with integrated landscaping make these houses unique. Two more bungalows very similar in architecture and landscaping are at 90 degrees (facing west) on Walnut Street, but these are only visible from certain angles and so are not being included in this unit. Narrow clapboard siding originally covered the exterior of the single-storied California Bungalow shown below. The front-facing gabled roof is accented with crisscross venting in the gable peak and exposed rafter tails along the eaves. (cont.)

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family House

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) 5/16/02

Front/side view

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1916  
First American Title Co

\*P7. Owner and Address:  
Maria Lopez  
314 W. Chapman, Placentia, Ca 92870

\*P8. Recorded by:  
 (Name, affiliation, and address)  
Shannon Orr- City of Placentia

12111 Pearce Avenue  
Garden Grove, CA 92843

\*P9. Date Recorded: 4/09/02

\*P10. Survey Type: (Describe) Focused update of 1988/89 intensive survey (never submitted to SHPO)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

\*-unsectioned area of the U.S.G.S. map

\*NRHP Status Code SSI

Page 2 of 3

\*Resource Name or #(Assigned by recorder) Diaz Bungalow #2

B1. Historic Name: Diaz Bungalow #2

B2. Common Name: None

B3. Original Use: Residence

B4. Present Use: Residence

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations) Built in 1916. No alterations apparent.

2002 update: The double hung windows have been replaced with side by side slider windows. Stucco replaced the narrow clapboard siding.

\*B7. Moved?  No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Wrought iron and block fence in front; three other houses in row

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Citrus Era -Architecture

Area: Placentia, CA 92870

Period of Significance: 1918-1986 Property Type: Residence Applicable Criteria: N/A  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This row of four cottages which face West Chapman are all rentals on the same property. They are undoubtedly kit houses, ordered through a catalog or from a lumber company. The four houses along West Chapman were built before 1917. In 1930 Joe Diaz purchased all of the cottages, and continued to own them until 1986. A variety of renters have lived in them for many years. Dave and Ruth Corona lived here in 1919. He was listed as a laborer. In 1950 Felix Rodriguez was the tenant. The house has potential as a local historic landmark for its uniqueness in architecture and integrated landscaping.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

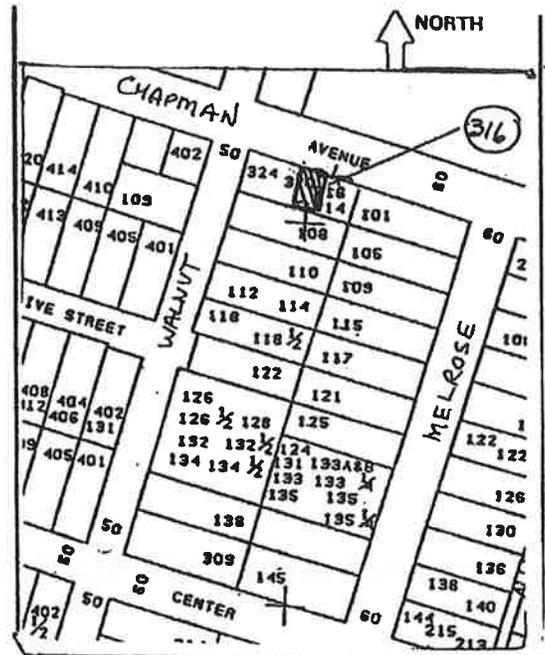
\*B12. References: First American Title Co. records; Placentia, A Pleasant Place, Virginia Carpenter; City Directories (1924-50) indexed City Directory; neighborhood interviews

B13. Remarks:

\*B14. Evaluator: L. de Graaf, P. Jertberg

\*Date of Evaluation: 5/30/02

(This space reserved for official comments)



State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Tnomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or #(Assigned by recorder) Diaz Bungalow #2

Recorded by: Shannon Orr Date: 4/09/02

Continuation  Update

PA-3- description continued

Square wood posts support the full recessed porch. Plain balustrades connect the posts. A double hung window is located to the east side of the front door, and a diagonally-placed wall is located to the west of the door. The door features a multi-paned window in the top third. Double-hung windows are used throughout the rest of the house. This house the second in a row of four very similar bungalows on one property.

2002 update: The double hung windows have been replaced with side by side slider windows, and the narrow clapboard siding has been replaced by stucco.

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Diaz Bungalow #4

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Orange Date 1964; PR-1981 T 3S; R 9W; \* 1/4 of \* 1/4 of Sec \* ; S.B. B.M.

c. Address 324 West Chapman Avenue City Placentia, CA Zip 92870

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 419380 mE/ 3748160 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel# 339-353-01

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Four California bungalows in a row along Chapman Avenue with integrated landscaping make these houses unique. Two more bungalows very similar in architecture and landscaping at 90 degrees (facing west) on Walnut Street, but these are only visible from certain angles, and so are not being included in this unit. Narrow clapboard siding originally covered the exterior of the single-storied California Bungalow shown below. The front-facing gabled roof is accented with crisscross venting in the gable peak and exposed rafter tails along the eaves. (cont.)

\*P3b. Resource Attributes: (List attributes and codes) HP2-Single Family House

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) 5/16/02

Front/side view

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric

Both

1916

First American Title Co.

\*P7. Owner and Address: \_\_\_\_\_

Maria Lopez

314 W. Chapman, Placentia, Ca 92870

\*P8. Recorded by:

(Name, affiliation, and address)

Shannon Orr- City of Placentia

12111 Pearce Avenue.

Garden Grove, CA 92843

\*P9. Date Recorded: 4/09/02

\*P10. Survey Type: (Describe) Focused update of 1988/89 intensive survey (never submitted to SHPO)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

\*-unsectioned area of U.S.G.S. map

\*NRHP Status Code 5S1

Page 2 of 3

\*Resource Name or #(Assigned by recorder) Diaz Bungalow #4

- B1. Historic Name: Diaz Bungalow #4
- B2. Common Name: None
- B3. Original Use: Residence
- B4. Present Use: Residence

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations) Built in 1915. No alterations apparent.  
2002 update: all double hung windows have been replaced by side by side sliding widows.  
and the structure has been stuccoed.

\*B7. Moved?  No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Three other houses in same group, nearly identical; wrought iron/brick fence

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Citrus Era-Architecture

Area: Placentia, CA 92870

Period of Significance: 1918-1986

Property Type: Residence

Applicable Criteria: N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This row of four almost identical cottages which face West Chapman are all rentals on the same property. They are undoubtedly kit houses, ordered through a catalog or from a lumber company. They were built before 1917. In 1930 Joe Diaz purchased all of the cottages, and continued to own them until 1986. A variety of renters have lived in them for many years. Mrs. L. P. Sweet was h in 1950. The house has potential as a local historic landmark for its uniqueness in architecture and integrated landscaping with the other four houses.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

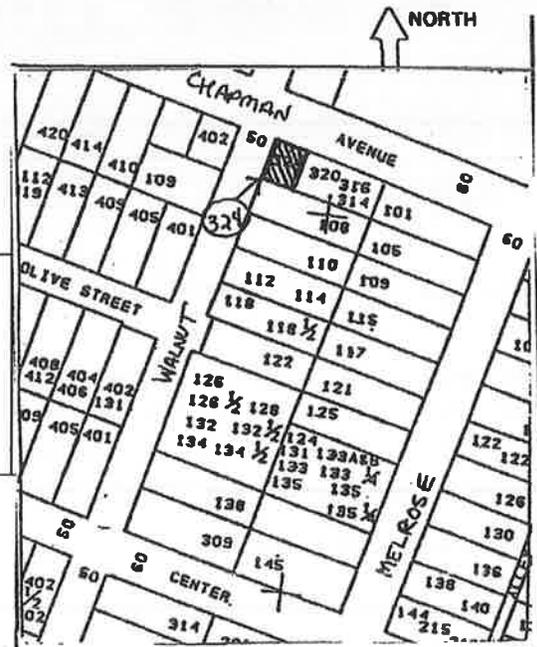
\*B12. References: First American Title Co. records; Placentia, A Pleasant Place, Virginia Carpenter; City Directories (1924-50)  
indexed City Directory; neighborhood interviews

B13. Remarks:

\*B14. Evaluator: L. de Graaf, P. Jertberg

\*Date of Evaluation: 5/30/02

(This space reserved for official comments)



Page 3 of 3 \*Resource Name or #(Assigned by recorder) Diaz Bungalow #4

Recorded by: Shannon Orr Date: 4/09/02

Continuation  Update

P3-A- description continued

Square wood posts, accented with triangular braces, support the full recessed porch. A plain balustrade connects the posts. A pair of double-hung windows flank the front door and another double-hung window is centered in the diagonally-placed wall on the northwest corner of the front facade. Double-hung windows are used throughout the rest of the house. This is the western-most of four nearly identical houses which are located side-by-side on West Chapman Avenue.

2002 update: All double-hung windows have been replaced by side by side sliders. Stucco has replaced the narrow clapboard siding.

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) E. Boynton House

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Yorba Linda Date 1964: PR-1981 T3S ; R 9W ; SE 1/4 of E 1/4 of Sec 30 ; S.B. B.M.

c. Address 1027 N. Kraemer Blvd. City Placentia Zip 92870

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 420240 mE/ 3749180 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Parcel# 339-121-34

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The large two-story Spanish Colonial Revival residence, which sits in the center of a spacious lot at 1027 N. Kraemer, appears to have been a citrus ranch home. The hipped roof, with pedimented gable on the south end of the front facade is clad in red clay tiles and accented with exposed rafter tails which border the entire perimeter. A pueblo-style chimney extends above the roofline in the southeast corner. Pairs of casement windows, centered in the (see cont. pg)

\*P3b. Resource Attributes: (List attributes and codes) HP2-Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) 5/16/02

Front View

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both

1931

First American Title Records

\*P7. Owner and Address: \_\_\_\_\_

Robert J. Caufield  
1027 N. Kraemer Boulevard  
Placentia, CA 92870

\*P8. Recorded by: \_\_\_\_\_  
 (Name, affiliation, and address)  
Shanon Orr-City of Placentia

12111 Pearce Avenue

Garden Grove, CA 92843

\*P9. Date Recorded: 5/13/02

\*P10. Survey Type: (Describe) Focused update of 1988/89 intensive survey conducted (never submitted to SHPO)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none."): None

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

\*NRHP Status Code 5S1

Page 2 of 3

\*Resource Name or #(Assigned by recorder) E. Boynton House

- B1. Historic Name: E. Boynton House  
B2. Common Name: E. Boynton House  
B3. Original Use: Residence  
B4. Present Use: Residence  
\*B5. Architectural Style: Spanish Colonial Revival  
\*B6. Construction History: (Construction date, alterations, and date of alterations) Built-1931; No alterations apparent

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: Garage in rear

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Citrus Era-Residential Architecture Area: Placentia, CA 92870

Period of Significance: 1931-1950 Property Type: Residence Applicable Criteria: NA  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

E. Boynton built this Spanish Colonial Revival ranch home in 1931. He was a citrus rancher, but has received little notice in published works on Placentia. The house is a good example of the Spanish Colonial Revival style and is representative of the prosperity that citrus ranchers in the Placentia area were experiencing, but unless it can be placed in greater historical significance, it warrants only local landmark status. Its site is surrounded by more modern (post 1960) tracts and apartments, reducing the original ambiance.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: First American Title Co. records; City Directories (1924-50); Indexed Directory (1950);

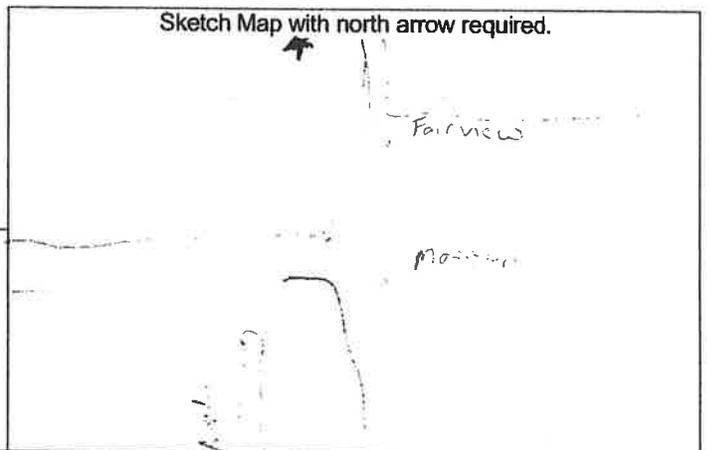
Placentia, A Pleasant Place, Virginia Carpenter; neighborhood interviews

B13. Remarks:

\*B14. Evaluator: L. de Graaf, P. Jertberg

\*Date of Evaluation: 5/30/02

( This space reserved for official comments)



Page 3 of 3 \*Resource Name or #(Assigned by recorder) E. Boynton House

Recorded by: Shannon Orr

Date: 5/13/02

Continuation  Update

P3-A Description continued

front facade, match those throughout the house. A large balcony, covered with a shed-style roof, occupies two-thirds of the second story. It is supported with a stucco-clad column and wood posts along the front. A multi-paned door leads to the balcony. The single-storied wing which occupies the south half of the front facade is topped with a red-tile-clad roof, accented with carved exposed beam ends. A deeply recessed arched plate glass window, flanked by a multi-paned sidelights, is centered in the front wing. Carved posts accent the vertical sections. The entry, to the north of the wing, is supported by a large stucco-clad column and sheltered by a red clay tile shed-style roof. The original varnished door features a small window at eye level. Pairs of three-light casement windows are used throughout the house. A large side-facing gable-roofed garage, clad in wide horizontal boards, is located in the back yard.

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Harrison H. Hale House

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Yorba Linda Date 1964 PR-1981 T 3S ; R 9W ; NW¼ of NW¼ of Sec 20 ; S.B. B.M.

c. Address 1802 Valencia Ave. City Placentia Zip 92870

d. UTM: (Give more than one for large and/or linear resources) Zone 11 , 421000 mE/ 3751480 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel # 336 361 50

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The single storied California Bungalow known as the Harrison H. Hale House is topped with a front facing gabled roof and clad in stucco. Single exposed beam ends, rafter tails, and crisscross latticework venting accent the roof line. The original front porch, supported by tall tapered columns made of riverstones and topped with concrete caps, is centered in the front facade. A metal awning has been added to the south side of the porch, The porch foundation is covered with riverstones. The front door features a muntined border and corners. A single plate glass (See continuation sheet.)

\*P3b. Resource Attributes: (List attributes and codes) HP 2 & HP 4

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Front View

5-18-02

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric

Both  
1925- First American Title Records

\*P7. Owner and Address: \_\_\_\_\_

Janice Henderson  
1802 Valencia Ave.

Placentia, CA 92780

\*P8. Recorded by:  
 (Name, affiliation, and address)  
Liliana Vasquez, City of Placentia

12111 Pearce Ave.

Garden Grove, CA 92843

\*P9. Date Recorded: 5-29-02

\*P10. Survey Type: (Describe) Update of 1989 Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

\*NRHP Status Code 3S

Page 2 of 4

\*Resource Name or #(Assigned by recorder) Harrison H. Hale House

B1. Historic Name: Harrison H. Hale House

B2. Common Name: Harrison H. Hale House

B3. Original Use: Residence

B4. Present Use: Residence

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Stucco coating. Construction date: 1925

\*B7. Moved?  No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Garage.

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Citrus Era Area: North Orange County

Period of Significance: 1900-1950

Property Type: Residence

Applicable Criteria: B & C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Harrison H. Hale, a prominent citizen of Placentia, purchased 20 acres on the south east corner of Valencia Avenue and Bastanchury Road and moved his family here in 1902. Mr. Hale was born in Vermont on June 13, 1860 and came to California in 1883. He was superintendent of the McNally Ranch in La Mirada from 1894 to 1897. At that time he moved to Placentia to a small ranch. A few years later the family moved to Palm Drive and Harry served as superintendent of a citrus ranch owned by the Lemkes. He and Achsa Morrison had been married in the mid-1890s and had two sons, Ray and Roy. After Achsa died, Harry married Bertha Kaeding. Active in local activities, he served as the president of the Anaheim Union Water Company for almost 20 years. While he was president the company, there were several suits and counter suits involving water in Orange County. The AUWD felt that they had done almost all of the development and protection of the Santa Ana River (See Continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes) HP 2

\*B12. References:

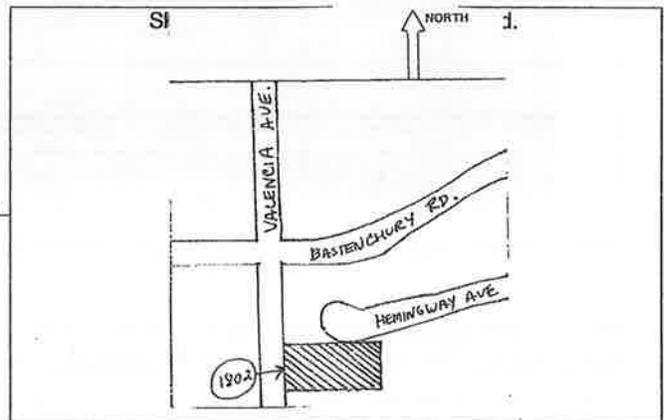
First American Title Co. records; City Directories 1924-1950; Indexed Directory 1950; Carpenter, Virginia, Placentia: A Pleasant Place; neighborhood interviews.

B13. Remarks:

\*B14. Evaluator: Dr. Lawrence de Graaf/Pat Jertberg

\*Date of Evaluation: 5-29-02

(This space reserved for official comments)



Recorded by: Liliana Vasquez

Date: 5-29-02

Continuation  Update

Description continued:

window, topped with a plain transom, is located on the south side of the front door while a 4-over-1 double-hung window has been placed on the north side. another pair of rock pillars, also topped with concrete caps, flank the screened porch on the south side. A large stucco and brick chimney, flanked by 4-over-1 double hung windows, graces the south facade. 6-over-1 double-hung windows are used throughout the rest of the house. A matching gable-roofed double garage is located behind the house. A barn, sits behind the garage. It is 1 and 1 1/2 stories high and has a barn door in the south side. the driveway is asphalt, bordered with concrete ledges.

Significance continued:

over a long period of time, and therefore should play the lead in water related decisions. This long-lived water company was one of the most important influences on the growth and successful economy of the Placentia area, because the naturally arid land was not conducive to raising many kinds of trees and crops without irrigation. Harry served on the local school board for a number of years. He was very active in the Chamber of Commerce, taking over the presidency after A.S. Bradford, who had been present since its founding, died in 1934. Harry died in 1945, leaving each of his sons half of the ranch. Ray and his wife, the former Merle Van Ness, moved back to the ranch after they retired from teaching school in the San Joaquin Valley. The Harrison Hale House is significant as the home of a pioneer rancher and civic leader and for its part in the broad patterns of Placentia's economic and ranching history.



Front porch.

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trnomial \_\_\_\_\_

Page 4 of 4

\*Resource Name or #(Assigned by recorder) Harrison H. Hale House

Recorded by: Liliana Vasquez

Date: 5-29-02

Continuation     Update



Both pictures are of the side porch.



State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 5

\*Resource Name or #: (Assigned by recorder) Roy L. Hale House

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

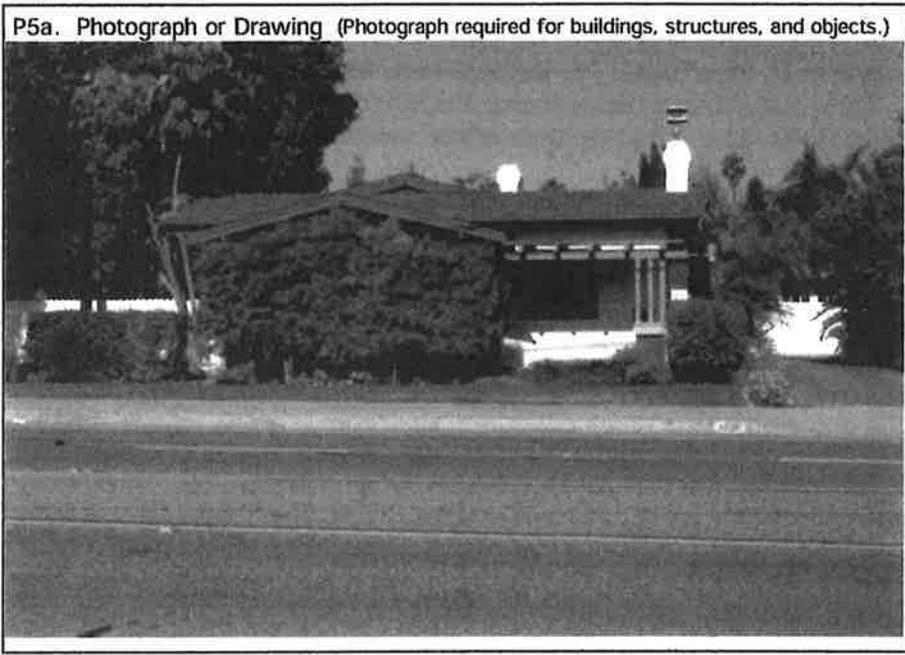
- \*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
- \*b. USGS 7.5' Quad Yorba Linda Date 1964 PR-1981 T 3S; R 9W; NW<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub> of Sec 20; S.B. B.M.
- c. Address 1838 N. Valencia Ave. City Placentia Zip 92870
- d. UTM: (Give more than one for large and/or linear resources) Zone 11, 421060 mE/ 3750560 mN
- e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel # 336 361 53

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The single storied California Bungalow is topped with a front facing gabled roof and clad in stucco. Single exposed beam ends, rafter tails, and crisscross latticework venting accent the roof line. The trellised front porch is on the right of the front facade. The other half of the porch is supported by two columns. The porch foundation is covered with riverstones. The front door features a muntined border and corners. There is another wooden door to the left of the front door. A single plate glass window, topped (See continuation sheet.)

\*P3b. Resource Attributes: (List attributes and codes) HP 2 & HP 4

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: (view, date, accession #) Front View  
5-18-02

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
c. 1920s

\*P7. Owner and Address: \_\_\_\_\_  
Mark & Lisa Quental  
1838 N.Valencia Ave.

Placentia, CA 92870  
 \*P8. Recorded by: \_\_\_\_\_  
 (Name, affiliation, and address)  
Liliana Vasquez, City of Placentia  
12111 Pearce Ave.  
Garden Grove, CA 92843

\*P9. Date Recorded: 10-21-02

\*P10. Survey Type: (Describe) Update of 1989 Intensive Survey

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

- \*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

\*NRHP Status Code 3S

Page 2 of 5

\*Resource Name or #(Assigned by recorder) Roy L. Hale House

B1. Historic Name: Roy L. Hale House  
B2. Common Name: Roy L. Hale House  
B3. Original Use: Residence  
B4. Present Use: Residence

\*B5. Architectural Style: California Bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Added fascias to the eaves in the 1990s. Placed cross beams on side porch roof. Added a room to the back of the garage.

\*B7. Moved?  No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

Mature trees and plants. (Still have some of the original orange and lemon trees.)

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Citrus Era Area: North Orange County

Period of Significance: 1920-1950

Property Type: Residence

Applicable Criteria: C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Roy Hale was born August 15, 1899. Roy grew citrus trees on his ranch. He was also involved in the community and served on the local school board. Roy died February 6, 1968. He was the younger one of Harrison Howard's two sons. Harrison Howard was superintendent of the McNally Ranch in La Mirada from 1894 to 1897. Harrison Howard was also active in local activities, he served as the president of the Anaheim Union Water Company for almost 20 years. While he was president the company, there were several suits and counter suits involving water in Orange County. The AUWD felt that they had done almost all of the development and protection of the Santa Ana River over a long period of time, and therefore should play the lead in water related decisions. (See Continuation sheet.)

B11. Additional Resource Attributes: (List attributes and codes) HP 2 & HP 4

\*B12. References:

Carpenter, Virginia, Placentia: A Pleasant Place; Key, George C., Early Placentia; Interview with owners

B13. Remarks:

Sketch Map with north arrow required.

\*B14. Evaluator: Dr. Lawrence de Graaf/ Pat Jertberg

\*Date of Evaluation: 5-29-02

( This space reserved for official comments)

Recorded by: Liliana Vasquez

Date: 10-21-02

Continuation  Update

Description continued:

with a plain transom, is located on the south side of the front door while a 4-over-1 double-hung window has been placed on the north side. Cross beams and a copper sheet were added to the side porch. A large stucco and brick chimney, flanked by 4-over-1 double hung windows, graces the south facade. The Quentals (the new owners) painted a lovely sunset scene on the chimney. 6-over-1 double-hung windows are used throughout the rest of the house. A matching gable-roofed garage is located behind the house. An auxiliary building is located behind the house. It is covered in stucco. It is 1 and 1 1/2 stories high and has a barn door in the south side and the driveway is asphalt. The home still has some of its original orange and lemon trees, and sits on a large piece of land.

Significance continued:

This long-lived water company was one of the most important influences on the growth and successful economy of the Placentia area, because the naturally arid land was not conducive to raising many kinds of trees and crops without irrigation.



Front porch.

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Tnomial \_\_\_\_\_

Page 4 of 5

\*Resource Name or #(Assigned by recorder) Roy L. Hale House

Recorded by: Liliana Vasquez

Date: 10-21-02

Continuation  Update



Chimney.



Side porch.



Side porch.



Garage.

State of California – The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Placentia Water Tower

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary)

\*b. USGS 7.5' Quad Orange Date 1964; PR-1981 T 3S; R 9W; \* 1/4 of \* 1/4 of Sec \*; S.B. B.M.

c. Address Chapman Avenue at 100 S. Main City Placentia Zip 92870

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 419440 mE/ 3748040 mN

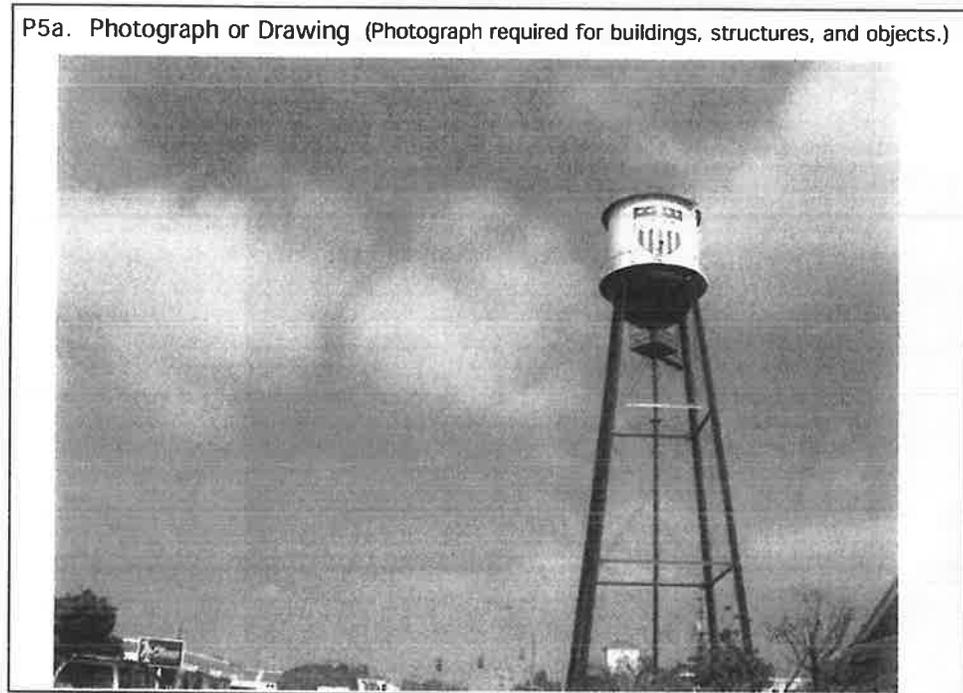
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Parcel# 339-355-22

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Placentia Water Tower is a steel tank, resting on steel supports. It has the emblem of the All-American City on it. This symbolizes an award won in 1972 by Placentia. A catwalk surrounds the tank and there is a metal conical roof on top. It is the tallest structure in Placentia and can be seen from a considerable distance, making it the city's best known landmark.

\*P3b. Resource Attributes: (List attributes and codes) HP11- Engineering Structure-Water Tower

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: (view, date, accession #) 5/16/02

Front View

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  Both

1935  
First American Title Company

\*P7. Owner and Address: \_\_\_\_\_  
City of Placentia  
401 E. Chapman Ave., Placentia, Ca 92870

\*P8. Recorded by: \_\_\_\_\_  
 (Name, affiliation, and address)  
Shannon Orr- City of Placentia  
12111 Pearce Avenue  
Garden Grove, Ca 92843

\*P9. Date Recorded: 4/15/02

\*P10. Survey Type: (Describe) Focused update of 1988/89 intensive survey (never submitted to SHPO)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

State of California – The Resources Agency  
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Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Page 2 of 3

\*NRHP Status Code 3 S- or 4X

\*Resource Name or #(Assigned by recorder) Placentia Water Tower

B1. Historic Name: Placentia Water Tower

B2. Common Name: Placentia Water Tower

B3. Original Use: Water Storage

B4. Present Use: Water Storage

\*B5. Architectural Style: Water tower, metal

\*B6. Construction History: (Construction date, alterations, and date of alterations) Built-1935 No alteration except for a new coat of paint.

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Industrial/Economical

Area: Placentia, CA

Period of Significance: 1935-1972

Property Type: Industrial

Applicable Criteria: A,C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The water tower, a Placentia landmark, was built on Chapman Avenue and Main Street in 1935. In 1914 A.S. Bradford built two 52,000-gallon steel water tanks on 72-foot-high stands. They were part of the system of the Placentia Domestic Water Company, which served an area a mile in circumference. The towers greatly added in increased fire protection. When a more effective method of pumping water was devised, a taller tower with greater capacity was built in place of the two towers. It was once painted orange and green, but was repainted when, in 1972 the city received an "All-American City" award. The tower is still in use and supplies the surrounding area with high-quality water. The ability to pump, store, and deliver water to users in Southern California is one of the foundations of our economy. Placentia, like any other city in Southern California, could not exist without a water system. It was needed for the Placentia Townsite to be able to grow and develop, and the system has served the community well. (cont.)

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

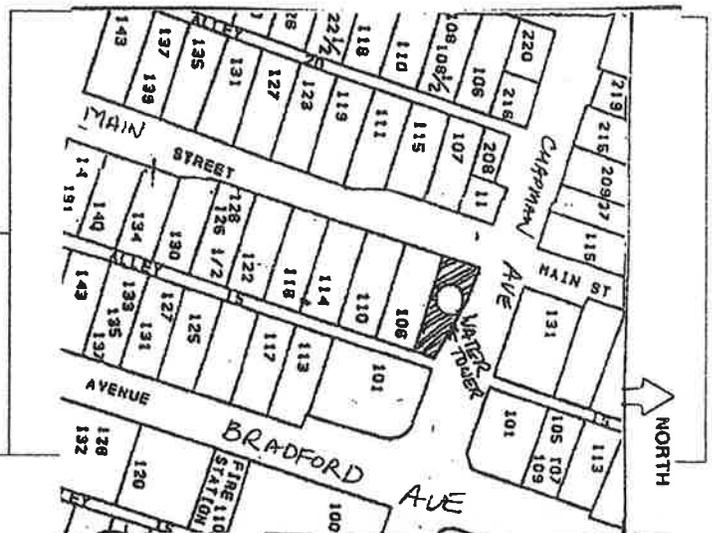
\*B12. References: First American Title Company Records; 1918-1950 City Directories; 1950 indexed City Directory; Placentia A Pleasant Place, Virginia Carpenter; Early Placentia, George G. Key; neighborhood interviews

B13. Remarks: The Water tower could be eligible on its own or as part of the Placentia Townsite Historical District, after more research has been done on said district.

\*B14. Evaluator: L. de Graaf, P. Jertberg

\*Date of Evaluation: 5/30/02

( This space reserved for official comments)



State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trnomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or #(Assigned by recorder) Placentia Water Tower

Recorded by: Shannon Orr Date: 4/15/02

Continuation  Update

P3-A- description continued

It is significant to a potential Placentia Townsite Historical District.

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI# \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 4 \*Resource Name or #: (Assigned by recorder) Placentia Mutual Orange Assoc.

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Orange Date 1981 T 3S; R 10W of of Sec U\*; SB B.M.

c. Address 341 S. Melrose Street City Placentia Zip 92870

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 420860 mE/ 3747640 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN# 339-401-16

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Placentia Mutual Orange Packinghouse is one of the most architecturally-pleasing packing plants in Orange County. The office section, on the north side, has a definite classical influence. A row of recessed arches across the front features arched lintels faced with brick, laid in a herringbone pattern. The brick is in colors of tan, cream, rust, and brown. A frieze of rust-colored brick, set vertically and edged with a row of cream-colored brick, runs across the top of each window. There are four arched sections on the south side of the main entrance and three (Continued)

\*P3b. Resource Attributes: (List attributes and codes) HP6

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) Front

5/04/02

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric

Both

1931 estimated

\*P7. Owner and Address

Placentia Mutual Properties

\*P8. Recorded by:

(Name, affiliation, and address)

Marie Antram, City of Placentia

12111 Pearce Ave.

Graden Grove, CA 92843

\*P9. Date Recorded: 5/04/02

\*P10. Survey Type: (Describe) Focused update of the 1988/89 unsubmitted site survey of the City of Placentia.

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

State of California – The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
 BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

\*NRHP Status Code 4/D7

Page 2 of 4

\*Resource Name or # (Assigned by recorder) Placentia Mutual Orange Assoc.

- B1. Historic Name: Placentia Mutual Orange Association
- B2. Common Name: Placentia Mutual Orange Association
- B3. Original Use: Packinghouse
- B4. Present Use: Commercial/Industrial
- \*B5. Architectural Style: Neo-classical
- \*B6. Construction History: (Construction date, alterations, and date of alterations) Construction Date 1920

Southern-most section of the building removed (date unknown)

\*B7. Moved?  No Yes Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme Citrus Era Area: Orange County Placentia

Period of Significance: 1920-1940 Property Type: Commercial Applicable Criteria: A,B,C  
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Organized in October of 1910, with thirty-three members, the Placentia Mutual Orange Association was destined to have a long and successful run. John Tuffree became the first president, Ben Kraemer the first vice-president, and Thomas Strain Jr. the first manager. All of these gentlemen held their positions for several years. t first they marketed their fruit through Mutual orange distributors of Redlands. They retained the word, "Mutual" after they ended their contract with that company. In 1920 Ben Kraemer built this building for the association. Manager Tom Strain helped design some of the labels. Shamrock, Caledonia, Thistle, British Isles, and Altissimo were the names of the brands. P.M.O.A. were the first to sell their oranges for \$5.00 a box, as they were of unusually high quality. In the 1930s P.M.O.A added a large lemon house which was to be the only one in Placentia. Several of the men who founded the association were prominent in North Orange County. John Tuffree, the first president, was known for his pioneering in the field of water development.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

- \*B12. References First American Title Co. records; 1918-1951  
City Directories; 1950 indexed directory  
Placentia, A Pleasant Place. Virginia Carpenter  
Early Placentia. Georgia G. Key  
Neighborhood Interviews

B13. Remarks:

\*B14. Evaluator: Dr. Lawrence de Graaf & Pat Jertberg

\*Date of Evaluation: 6-04-02

( This space reserved for official comments)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Tnomial \_\_\_\_\_

Page 3 of 4 \*Resource Name or #(Assigned by recorder) Placentia Mutual Orange Association

Recorded by: Marie Antram Date: 5/04/02  
 Continuation  Update

(Description Continued) on the north side. The most northerly of these contains a door instead of a window. The neo-classical pediment and columns form an eye-catching centerpiece featuring square bases and capitals, trimmed in molding, which contrast with the round columns. The pediment, constructed of wood, is trimmed with molding and has a recessed center. Large stucco circles are placed between each arched window section. Three rows of steps, forming a semi-circle, lead to the doorway. The sloping lawn is reached by two sets of steps. Those in the center are flanked by stucco piers, topped with brick, and match the retaining wall which borders the sidewalk. The portion of the building to the south of the office section steps back twice before it reaches the corner of Crowther and Melrose. This section of the building is two-story and is reached through an entrance in the center of the lower floor. The roof of this section is flat, with a molded cornice below the unbroken parapet. A balcony runs along the front of the second story and a wide entrance, guarded by wrought iron gates, leads under the balcony. Smaller brackets of the same design run along the underside of the balcony. The railing is made of wrought iron. A french door at the south end contains multi-paned glass mullions. The section of the building nearest the corner of Melrose and Crowther was added in the 1930s and is clad in stucco. A wing on the back is of poured-in-place concrete. The north facade faces the railroad tracks and retains its original appearance. A row of slanted skylights runs along the mansard roof. Recessed panels of hollowcore brick, in shades of cream, rust, and brown, form a pattern along the north facade. Six sets of original doors are interspersed between the brick sections. A large portion of the south side, along Crowther, has been removed for parking spaces. For this reason, the building is not eligible on its own for the National Register. However, the building is a strong contributor to a potential Placentia Packinghouse Historic District and the Placentia Townsite Historic District. The building is recognized by the County of Orange and the State of California as a "Point of Historic Interest". This is a designation that indicates that the building is of county-wide historic significance.

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Tnomial \_\_\_\_\_

Page 4 of 4 \*Resource Name or #(Assigned by recorder) Placentia Mutual Orange Assoc.

Recorded by: Marie Antram Date: 5/04/02

Continuation  Update



State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 \*Resource Name or #: (Assigned by recorder) Telephone Exchange Building \_\_\_\_\_

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad Orange Date 1981 T 3S; R 9W;  of  of Sec U\*; SB B.M.

c. Address 125 S. Bradford Avenue City Placentia Zip 92870

d. UTM: (Give more than one for large and/or linear resources) Zone 11, 420433mE/ 3748040 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN# 339-355-18

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The front-facing gabled roof of this stucco-clad Spanish Colonial Revival building is clad in red clay tiles and accented with exposed beam ends and rafter tails. The building is constructed as to appear substantial, as in a large adobe. A round cast concrete ornamental vent with a recessed border is located in the center of the gable. Below is a wide, recessed double doorway topped with a segmental arched top. A multi-paned arched transom is featured in the top portion of the doorway. The original doors appear to have been replaced. A porch (Continued)

\*P3b. Resource Attributes: (List attributes and codes) HP9

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: (view, date, accession #) front, 5/7/02

\*P6. Date Constructed/Age and Source:  Historic  Prehistoric  
 Both  
1931 estimated

\*P7. Owner and Address  
David M Long

\*P8. Recorded by:  
 (Name, affiliation, and address)  
Marie Antram, City of Placentia  
12111 Pearce Ave.  
Garden Grove, CA 92843

\*P9. Date Recorded: 5/07/02

\*P10. Survey Type: (Describe) Focused update of the 1988/89 unsubmitted site survey of the City of Placentia

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

**State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Page 2 of 3

\*NRHP Status Code 4D7

\*Resource Name or #(Assigned by recorder) Telephone Exchange Building

- B1. Historic Name: Telephone Exchange Building
- B2. Common Name: Telephone Exchange Building
- B3. Original Use: Telephone Exchange Building
- B4. Present Use: Vacant
- \*B5. Architectural Style: Spanish Colonial
- \*B6. Construction History: (Construction date, alterations, and date of alterations) 1930

\*B7. Moved?  No  Yes  Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

\*B8. Related Features:

B9a. Architect: Southern California Telephone Co. b. Builder: Southern California Telephone Co.

\*B10. Significance: Theme Early Community Development Area: Placentia

Period of Significance: 1930s Property Type: Building Applicable Criteria: A,C  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Constructed in 1930, the building at 125 S. Bradford housed the second telephone exchange in the City of Placentia. It was installed to accomodate the commercial and residential growth that resulted from the boom of the 1920s in North Orange County. The installation of this "automatic exchange" enabled the telephones in the community to be converted to a rotary dial system, eliminating the older operator-assisted magneto system previously used. The architect for the Southern California Telephone Coppany decided that the Spanish Colonial Revival architectural style would harmonize well with the Placentia City Library. In the 1990s the college of Appraisers took over the Telephone Exchange Building along with the old City Hall. The building is now vacant. It is one of several buildings on the Bradford block with the Spanish Revival theme which may suggest a district theme of early city services buildings of Spanish Colonial Revival Style.

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_

\*B12. References: First American Title Co. records; 1918-1951  
City Directories; 1950 indexed directory  
Placentia, A Pleasant Place. Virginia Carpenter  
Early Placentia. Georgia G. Key

B13. Remarks: Neighborhood Interviews  
This building became the Carol Long  
Library for the College of Appraisers but is  
now for sale and vacant.

\*B14. Evaluator: Dr. Lawrence de Graaf & Pat Jertberg

\*Date of Evaluation: 6-04-02

( This space reserved for official comments)



State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Tnomial \_\_\_\_\_

Page 3 of 3 \*Resource Name or #(Assigned by recorder) Telephone Exchange Building

Recorded by: \_\_\_\_\_ Date: 5/07/02  
 Continuation  Update

(Description Continued) on the south side featuring a shed-style red-clay-tile-clad roof, has been enclosed. The center of the wing face has a scar where the window was removed. The windows in the north facade are recessed, metal-framed casement windows. Extended lugsills are placed below each window. A low stucco-clad wall borders the north side of the sidewalk. This building is currently vacant and has few alterations making it a good example of a Spanish Colonial commercial building.

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary# \_\_\_\_\_  
HRI# \_\_\_\_\_  
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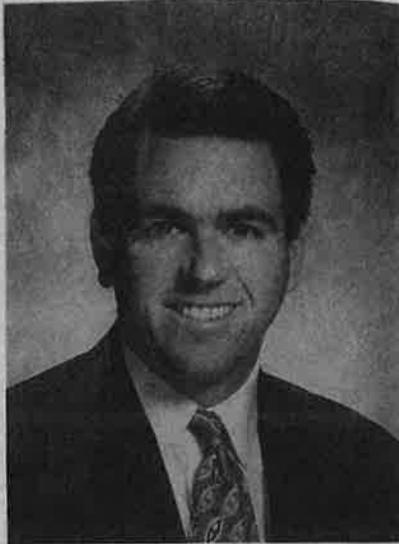
Page 4 of 4 \*Resource Name or #(Assigned by recorder) Telephone Exchange Building

Recorded by: Marie Antram Date: 5/07/02

Continuation  Update



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**Scott P. Brady**  
Mayor



**Judy A. Dickinson**  
Mayor Pro Tem



**Norman Z. Eckenrode**  
Councilmember



**Chris Lowe**  
Councilmember



**Constance Underhill**  
Councilmember



**Carolyn H. Davis**  
City Treasurer



**Patrick J. Mella**  
City Clerk