

Whitson-Powelson House  
501 East Fifth St.  
Santa Ana  
Orange County  
California

HABS No. CA-2839

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY  
National Park Service  
U.S. Department of the Interior  
1849 C Street NW  
Washington, DC 20240-0001

## HISTORIC AMERICAN BUILDINGS SURVEY

501 EAST FIFTH ST.  
(Whitson-Powelson House)

HABS No. CA-2839

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

The property is located at latitude: 3734672.375, longitude: 420029.4694. The coordinate was taken in August 2010, near the front door of the Whitson-Powelson House, using a Garmin GPS 60CSx unit with accuracy of +/-5 meters before post-processing the data. The coordinate's datum is North American Datum (NAD) 1983. The location of the Whitson-Powelson House has no restriction on its release to the public.

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

**Present Use:** Vacant

**Significance:** The Whitson-Powelson House is architecturally significant as an intact and representative example of a residential architectural genre that is highly characteristic of the turn of the twentieth-century period, which combined Queen Anne (Late Victorian) and Colonial Revival style influences. Located in the Lacy neighborhood, the property is also historically significant as one of the original residences of the "Fruit Addition" tract, which was associated with increased residential development in the vicinity of the new railways that reached Santa Ana during the late 1800s, providing vital connectivity to the city. Due in part to their proximity to the railroad and the downtown business district centered at Fourth and Main Streets, buildings in the Fruit Addition tract supported a mix of residential and industrial uses and were some of the earliest developed areas of Santa Ana. The Whitson-Powelson House has been listed in the Santa Ana Register of Historical Properties for its distinguishing characteristics representative of the Queen Anne (Late Victorian) and Colonial Revival styles. The residence has been categorized as "Key" because it "has a distinctive architectural style and quality" as an example of the Queen Anne (Late Victorian) and Colonial Revival styles" (Santa Ana Municipal Code, Section 30-2.2).

**Project  
Information:** HABS documentation for the Whitson-Powelson House was prepared by Sapphos Environmental, Inc. staff between August 2010 and May 2011 on behalf of the Community Development Agency, Housing and Neighborhood Development Division, City of Santa Ana, California. The

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<sup>1</sup> Plat Book of Orange County, California. 1913. City of Santa Ana. Compiled Under the Direction of J. L. McBride, County Surveyor. Los Angeles, CA: H. S. Crocker and Company.

HABS documentation serves as mitigation to comply with the City of Santa Ana Transit Zoning Code (SD 84A and SD 84B) Environmental Impact Report (EIR).<sup>2</sup> Photographs and building measurements were taken by Mr. David Lee, production manager, and Ms. Marlise Fratinardo, senior cultural resources coordinator / architectural historian, Sapphos Environmental, Inc. Architectural information and historical context was prepared by Ms. Marlise Fratinardo, and Ms. Laura Carías, cultural resources analyst / architectural historian. Ms. Leslie Heumann, Sapphos Environmental, Inc. historic resources manager / architectural historian, reviewed the final report and supporting documents and provided research, writing, and project oversight.

## PART I. HISTORICAL INFORMATION

### A. Physical History:

1. **Date of erection:** ca. 1903<sup>3</sup>
2. **Architect:** No known architect could be associated with the Whitson-Powelson House.
3. **Original and subsequent owners, occupants:**
  - a. **Owners:** Mary Whitson (1903–1921); J. A. Powelson (1921–1947); David Diaz (1995)<sup>4</sup>
  - b. **Occupants:** Mary Whitson (1905); Robert A. Wells, Wells Fargo Co. (1908–1909); LeRoy Whitson and Mrs. Mary Whitson (1910–1911); Mrs. Mary Whitson (1912–1920); J. A. Powelson (1922–1926); Fernand Pascal (1927–1928); J. A. Powelson (1929–1940); Mrs. A. D. Powelson (1950–1962); V. W. Powelson and C. J. Cummings (1962)
4. **Builder, contractor, suppliers:** No known builder, contractor, or supplier could be associated with the construction of the Whitson-Powelson House. Subsequent alterations and repairs / ongoing maintenance at the property include:  
  
October 1921. Garage for \$200.  
September 25, 1929. Reroof for \$125.  
April 26, 1946. Reroof by Stephens for \$340.

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<sup>2</sup> City of Santa Ana Transit Zoning code (SD 84A and SD 84B) Environmental Impact Report, SCH No. 2006071100. February 2010. Prepared by PBS&J, Los Angeles, California for the City of Santa Ana, Santa Ana, California.

<sup>3</sup> Estimated from Sanborn Map Company Fire Insurance Maps, 1906 and City of Santa Ana directories, 1905–1910.

<sup>4</sup> Partial list, derived from City of Santa Ana building permits, city directories, and Intensive Survey Update. September 4, 2001. 501 East Fifth Street. Prepared by Leslie J. Heumann, Science Applications International Corporation.

5. **Original plans and construction:** No original building permits, plans, or construction drawings were found for the Whitson-Powelson House.
6. **Alterations and additions:** There are no exterior alterations that compromise the integrity of the residence with the exception of a small attached clapboard shed that is located to the north (rear) of the residence and behind the ca. 1921 garage. The interior has had only slight modifications (primarily room divisions) such that examples of original materials and architectural details (e.g., original unpainted window and door trim, decorative stenciling on walls, built-in cupboards, wood baseboards, interior doors, hardware, wood columns and scrollwork, and two fireplaces) remain intact.

## **B. Historical Context:**

### Development of the Lacy Neighborhood, 1895–1930

Santa Ana was founded by William Spurgeon in 1869 as a speculative town site on part of the Spanish land grant known as Rancho Santiago de Santa Ana. The civic and commercial core of the community was centered on the intersection of Fourth and Main Streets. Stimulated by the arrival of the Santa Fe Railroad, incorporation as a city in 1886, and selection as the seat of the newly created County of Orange in 1889, the city grew outwards, with residential neighborhoods developing around the city center. Agricultural uses predominated in the outlying areas, with cultivated fields and orchards dotted with widely scattered farmhouses.

One of the oldest neighborhoods in Santa Ana, the Lacy neighborhood is home to a variety of property types, including residential, commercial, institutional, and industrial, that represent over 120 years of Santa Ana's history. The Lacy neighborhood is defined by the City of Santa Ana as bordered on the north by Civic Center Drive, on the east by Poinsettia Street, on the south by First Street, and on the west by Main Street. From Civic Center Drive on the north to roughly Fourth Street on the south, the Lacy neighborhood intersects with the Station District area.

In the final quarter of the nineteenth century, Lacy's residential subdivision and settlement was fueled by the downtown business district, located both in and adjacent to the neighborhood. By the end of the 1880s, this business district encompassed five city blocks, consisting primarily of one- to two-story brick commercial buildings. In the same period, Lacy's eastern portion had also become the nexus of the Southern Pacific Railway line, brought to Santa Ana in 1878, and the Atchison, Topeka, and Santa Fe Railway line, established in 1886. The Lacy neighborhood was in proximity to local street car and railway connections, with the Santa Ana and Tustin Street Railway running along First Street; the Santa Ana and Westminster Railroad on Second Street, with a terminus point just east of Main Street; the Pacific Electric Railway line on Fourth Street, and the Santa Ana, Orange, and Tustin Street Railway line connecting the 1878 Southern Pacific Depot with downtown Santa Ana, via Santa Ana Boulevard (formerly Fruit Street).

Triggered by this proximity to commerce and transportation, residential development arrived early in Lacy, with numerous residential tracts offering small lots in the 1880s. In 1886, a subdivision dubbed "Santa Ana East" was advertised "on the line of the Los Angeles and San Diego railroad." The current 45-degree angle of Santa Ana Boulevard and Civic Center Drive reflect the layout of

this tract, which consisted of 50-foot-wide lots oriented to the Southern Pacific's diagonal swath. In addition to encouraging residential settlement, the Lacy neighborhood's proximity to the railroads brought numerous industrial concerns to east Santa Ana, including lumber yards, food-packing and canning plants, furniture warehouses, and other manufacturing plants.

Two early tracts are located in the vicinity of the Station District area. The "Fruit Addition" and "James H. Fruit Addition to Santa Ana East" are associated with increased residential development in the vicinity of the new railways that reached Santa Ana during the late 1800s, providing vital connectivity to the City. Due in part to their proximity to the railroad and the downtown business district, centered at Fourth and Main Streets, the buildings in these tracts represented a mix of residential and industrial uses. The earliest buildings were typically modest vernacular cottages that housed Santa Ana's working-class residents (e.g., building contractors, dry goods salesmen, carpenters, clerks, and milliners) at the turn of the twentieth century. By 1900, the basic structure of the central core of Santa Ana, including the Lacy neighborhood, was well established and largely as one sees it today (2011), with a cluster of commercial buildings at Fourth and Main Streets, residential areas radiating outward, and a network of interconnecting railway lines, flanked by a variety of industrial and manufacturing buildings, defining the eastern sector of the Lacy neighborhood.

The Lacy neighborhood continued to expand during the pre-World War I period, with an increase in residential development accompanied by the construction of many cultural, civic, and religious buildings, clustered in the neighborhood's northwestern portion. A historical map (Sanborn, 1906) depicts a neighborhood comprising primarily single-family dwellings intermingled with occasional undeveloped lots. The 1920s brought a new focus to the neighborhood when a large number of auto sales and repair shops were established in Lacy's southwestern area. By 1927, at least 12 auto sales and repair shops were clustered between Third and Fourth Streets, and French and Lacy Streets. By the 1930s, the neighborhood was fully developed as a residential community comprising single-family and multi-family properties interspersed with neighborhood services and commercial uses that included agricultural supply businesses.

In the post-World War II era, the construction of large multi-family dwellings began to alter the character of the area toward higher density residential uses. In eastern Lacy, recent redevelopment projects have begun to change the area's formerly industrial character and have brought a new wave of settlement to the neighborhood.

### Queen Anne Style

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

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

### Colonial Revival Style

Popularized by the 1876 Philadelphia Centennial Exhibition, which catalyzed the interest in American colonial architectural heritage, the Colonial Revival style of architecture used the materials, proportions, and detailing of American colonial precedents as inspiration. During the early twentieth century, architectural publications, such as the White Pine Series of Architectural Monographs (1915), further popularized the style and widely disseminated photographs and drawings illustrating the Colonial Revival style and its historic precedents. As a result, American Colonial Revival style architecture during the late 1910s was often based upon early American architectural examples; however, the majority of Colonial Revival style buildings reflect an eclectic mixture that suggests, rather than mimics, its colonial antecedents. Drawing heavily upon the architectural details of American Georgian and Adamesque prototypes, the Colonial Revival style dominated domestic building from 1910 through the 1950s. Colonial Revival style architecture is defined by classical symmetry, accentuated front doors openings with fan lights, side lights and/or pediments supported by pilasters or supported by slender columns to create an entryway porch, double-hung sash windows with multiple lights, wood shutters and gabled roofs.

### The Whitson-Powelson House

The Whitson-Powelson House, ca. 1903, is representative of residential development in the Lacy neighborhood from 1895–1930. A historical map (Sanborn, 1906) depicts the residence as located within a neighborhood setting of primarily single-family dwellings intermingled with occasional undeveloped lots. In 1906, a shed (demolished) is depicted along the north property line. By 1925, the construction of additional residences created a nearly complete streetscape along East Fifth Street with only a handful of undeveloped lots remaining. A small garage (extant, constructed in 1921 according to the building permit) that touches the northwest corner of the residence is depicted in a 1925 Sanborn map. During the 1920s, the immediate vicinity had a mix of service businesses, such as a laundry (at the southwest corner of North Porter Street and East Sixth Street) and a concentration of automobile-related shops that lined East Fourth Street (e.g., auto repair, “radiator and fender works,” and “auto trimmings and painting”). The footprint of the residence appears unchanged in historical maps (Sanborn 1906, 1925, 1949); however, by 1925, the lot was split and the adjacent property at 507 North Mortimer St. (ca. 1923) had been built, altering the immediate setting through the loss of the yard. By the 1940s, the area was fully developed as a residential community comprising single-family and multi-family properties interspersed with neighborhood services. The commercial strip located along East Fourth Street, which during the 1920s had several residences intermingled with commercial properties, was solidly commercial by this period.

The original occupant of the residence is identified as Mrs. Mary Whitson in a 1905 city directory. Members of her family who resided at the house between 1903 and 1921 included Elmer (a student), Martha (a bookkeeper for the Santa Ana Register), and Robert (an employee of the Wells-Fargo Company). Her son, prominent local dentist Dr. LeRoy Whitson, and his wife Martinette

lived in the house while their home was under construction on North Spurgeon Street in 1912. James and Ada Powelson, who bought the house in 1921, lived there with their daughters, Ulah and Vella, and their sons, Okla and Stephen. By 1934, James and Ada and Vella, now the proprietor of the Spring Desert Tea Store, were the occupants. Vella continued to reside at this address until 1965. No additional information was located regarding the contribution of any individual occupants to the history and development of the City of Santa Ana.

## **PART II. ARCHITECTURAL INFORMATION**

### **A. General Statement:**

- 1. Architectural character:** Slightly elevated above street level, the combination Queen Anne (Late Victorian) and Colonial Revival styled, one-story, single-family residence has a roughly rectangular plan and a bellcast hipped roof with cross gables facing Mortimer Street (west) and East Fifth Street (south). A brick foundation supports wood-frame walls covered in narrow lap siding. The roof, covered in composition material, has elaborate recessed gable ends, enclosed and bracketed soffits and eyebrow dormers with jig-sawn ornament. Two chimneys are located on the interior of the roof. Gable ends contain patterned shingles and pairs of attic windows with window glazing incorporating muntins in a diamond pattern. The gables top cant bays decorated with jig-sawn brackets and pendants in the gable overhangs. A curved four-bay porch wraps the residence. Unfluted columns with pronounced entasis and Ionic capitals rest on the porch wall. A set of concrete entryway stairs (replacement) are located on the southwest corner of the building. The west wall (Mortimer Street) contains the property's primary entrance. Windows are arranged asymmetrically on all walls and include examples of double-hung (original) and fixed windows with stained glass (original). A freestanding garage (built in 1921) constructed of narrow lap siding is located to the northwest of the residence.
- 2. Condition of fabric:** The current condition of the Whitson-Powelson House is deteriorated. Windows and doors are boarded over.

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

- 1. Overall dimensions:** The one-story Whitson-Powelson House has a roughly rectangular footprint. The building is approximately 60'-0" long by 35'-6" wide. A storage room addition that extends to the north (rear) of the building adds approximately 8'-6" to the building's overall length.
- 2. Foundations:** The building sits on a brick foundation.
- 3. Walls:** The exterior walls are constructed of narrow lap siding.
- 4. Structural system, framing:** The structural system for the Whitson-Powelson House comprises wood-frame walls.

5. **Porches, stoops, balconies, bulkheads:** A curved four-bay porch wraps the residence.
6. **Chimneys:** The building has two brick chimneys that extend from the interior of the roof.
7. **Openings:**
  - a. **Doorways and doors:** There are two entrances to the building that are located along the south facing facade (primary) and north (rear) wall. Door openings appear original, but original exterior doors have been replaced.
  - b. **Windows:** Fenestration on all elevations consists of a variety of sizes and types with an irregular arrangement. Window types include double hung and fixed sash with original stained glass. Window openings appear original.
8. **Roof:**

The building is surmounted by a bellcast hipped roof with cross gables, elaborate recessed gable ends, enclosed and bracketed soffits and eyebrow dormers with jigsaw ornament. The gable ends contain patterned shingles and pairs of attic windows with window glazing incorporating muntins in a diamond pattern. Composition roofing material covers the roof. Two attached sheds with flat roofs are located on the building's north (rear) elevation.

- C. **Description of Interior:** The interior has had only slight modifications (primarily room divisions) such that examples of original materials and architectural details (e.g., original unpainted window and door trim, decorative stenciling on walls, built-in cupboards, wood baseboards, interior doors, hardware, wood columns and scrollwork, and two fireplaces) remain intact. The interior floor plan (altered) of the Whitson-Powelson House is divided into two units. One unit located in the south portion of the building comprises a foyer, a parlor / living room, a kitchen, a bathroom, and one bedroom. The second unit occupies the building's north portion and has a living area, a kitchen, two bedrooms and a mudroom. Interior flooring consists of non-original carpet and laminate tile. Interior walls are primarily plaster and painted drywall and/or textured drywall. Interior modifications consist primarily of room divisions and painting of original wood trim.

D. **Site:**

1. **Historic landscape design:** Mature trees, grass, decorative landscape plantings, and paving (including original cement and cobblestone curbing) provide the immediate setting.
2. **Outbuildings:** A freestanding garage (built in 1921) constructed of narrow lap siding is located to the northwest of the residence. The freestanding garage is not historically significant.

### **PART III. SOURCES OF INFORMATION**

#### **A. Architectural Drawings:**

No original drawings for the Whitson-Powelson House were discovered.

#### **B. Bibliography:**

##### **1. Primary and unpublished sources:**

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**C. Likely Sources Not Yet Investigated:**

Orange County Historical Society, Orange County Archives, Santa Ana Historical Preservation Society

**D. Supplemental Material:**

None