

505 East Fifth St.
Santa Ana
Orange County
California

HABS No. CA-2840

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

505 EAST FIFTH ST.

HABS No. CA-2840

Location: 505 East Fifth St. 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.¹

The property is located at latitude: 3734656.065, longitude: 420050.381. The coordinate was taken in August 2010, near the front door of the residence at 505 East Fifth Street, 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 505 East Fifth Street has no restriction on its release to the public.

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

Present Use: Vacant

Significance: The single-family residence at 505 East Fifth St. is architecturally significant as an intact and representative example of a cottage with 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 building reflects the type of modest vernacular cottages that typically housed working-class residents of Santa Ana (e.g., building contractors, dry goods salesmen, carpenters, clerks, and milliners) at the turn of the twentieth century.

**Project
Information:** HABS documentation for 505 East Fifth St. was prepared by Sapphos Environmental, Inc. staff from August 2010 through May 2011 on behalf of the Community Development Agency, Housing and Neighborhood Development Division, City of Santa Ana, California. The HABS documentation serves as mitigation to comply with the City of Santa Ana Transit Zoning Code (SD 84A and SD 84B) Environmental Impact Report (EIR).² Photographs and building measurements were taken by Mr. David

¹ 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.

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

Lee, production manager, and Ms. Marlise Fratinardo, senior cultural resources coordinator / architectural historian, Sapphos Environmental, Inc. Architectural information and historical context was prepared by Ms. Marlise Fratinardo, and Ms. Laura Carías, cultural resources analyst / architectural historian. Ms. Leslie Heumann, Sapphos Environmental, Inc. historic resources manager / architectural historian, reviewed the final report and supporting documents and provided research, writing, and project oversight.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. **Date of erection:** ca. 1905³
2. **Architect:** No known architect could be associated with 505 East Fifth Street.
3. **Original and subsequent owners, occupants:**
 - a. **Owners:** W. C. Blee (1920); Mrs. E. J. Blee (1930–1945); W. M. Doke (1946–1962)⁴
 - b. **Occupants:** R. M. Price (1905); William W. Clevenger, salesman at dry goods store, 505 Bush (1910–1911); Vacant (1912–1913); W. W. Clevenger (1920); W. C. Blee (1922); W. C. Blee, C. B. Kumpe (1923–1924); Mrs. E. J. Blee; C. S. Judy (1925); Mrs. E. J. Blee (1926–1936); Mrs. E. J. Blee, Mrs. A. V. Terry (1934); Mrs. E. J. Blee (1935–1936); Mrs. E. J. Blee, Mrs. Florence Cannon (1937); Mrs. E. J. Blee, Mrs. Elizabeth Kammrath (1938); Mrs. E. J. Blee, G. A. Rapp (1939); Mrs. E. J. Blee, L. D. Secrest (1940–1941); Mrs. E. J. Blee (1945); W. M. Doke (1947–1962)
4. **Builder, contractor, suppliers:** No known builder, contractor, or supplier could be associated with the construction of 505 East Fifth St. Subsequent alterations and repairs / ongoing maintenance at the property include:

October 15, 1920. Reroof for \$100.
October 1921. Porch alterations by W. C. Blee, owner, for \$150.
June 18, 1946. Store room 10 x 20 (in front of residence) by W. M. Doke, owner, for \$500.
August 28, 1946. Private garage 20 x 20 by W. M. Doke, owner, for \$550.
September 4, 1947. Reroof by W. M. Doke, owner, for \$175.
5. **Original plans and construction:** No building permits, original plans, or construction drawings were found for 505 East Fifth St.

³ Estimated from visual observation and City of Santa Ana directories, 1905–1910.

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

6. **Alterations and additions:** Exterior alterations include the enclosure of the west wall of the front porch; a brick addition covered by a shed roof to the north (rear), replacement of original exterior doors, and a prominent brick and concrete commercial structure located directly adjacent to the facade. The interior is largely intact and contains examples of original materials and architectural details including built-in cupboards, pocket doors, 1930s era painted shelving and built-ins, door hardware, and a fireplace.

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.

505 East Fifth St.

The single-family residence at 505 East Fifth St., ca. 1905, is representative of residential architecture in the Lacy neighborhood from 1895–1930. A historical map (Sanborn, 1906) depicts the residence as located within a neighborhood setting comprising primarily single-family dwellings intermingled with occasional undeveloped lots. 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 shed (demolished) located at the northwest corner of the property line 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, in 1949, a large freestanding concrete storage / commercial building (extant, constructed in 1946 according to the building permit) was built directly south of the facade of the residence. By the 1940s, the area was fully developed as a residential community comprising single-family and multi-family properties interspersed with neighborhood services. The commercial strip located along East Fourth Street, which in the 1920s had several residences intermingled with commercial properties, was solidly commercial by this period.

The original occupant of the residence is identified as R. M. Price in a 1905 city directory. In 1908, Mr. Wm. Clevenger appears with his occupation listed as “salesman at dry goods store, 505 Bush.” Mr. Clevenger appears to have lived at the residence until 1920. In 1922, W. C. Blee is listed and members of the Blee family (Mrs. E. J. Blee) occupied the property until 1945. The Blee family, particularly Robert J. Blee, well known as a developer and contractor, and J. W. Blee, contractor (Orange County Courthouse) were prominent in early Santa Ana history; however, specific information regarding W. C. Blee, E. J. Blee, or Mrs. E. J. Blee was not located. In the late 1940s, W. M. Doke (occupation: watchmaker) is listed as an occupant and owner. The Doke family also appears as an owner of the neighboring property at 615–617 East Fifth St. in a 1972 building

permit. 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:** Reflecting both Queen Anne (Late Victorian) and Colonial Revival Style design influences, the one-story single-family residence has a roughly rectangular plan and a medium-pitched hipped roof with a projecting gable. Carved brackets punctuate the horizontal soffits of the overhanging eaves. A brick chimney extends from the interior of the roof. A brick foundation supports wood-frame walls covered in narrow lap siding. The front-facing gable end is recessed and pedimented with coursed shingles that curve inward to meet three arched, louvered vents arranged in a Palladian configuration. A porch (altered) with wide turned wood Tuscan columns that rest on the porch wall is located on the south facade. The porch was originally L-shaped, and wrapped onto the west elevation. It has been enclosed by multi-paned windows that are set between the porch columns. Three unlike doors open onto the porch, indicating that the home was subdivided into units. Windows are arranged asymmetrically on all elevations and include examples of double-hung and fixed transom windows with window glazing incorporating muntins in a diamond pattern. Original window surrounds feature molded lintels, slightly projecting sills, and plain aprons.
- 2. Condition of fabric:** The current condition of 505 East Fifth St. is deteriorated. Windows and doors are boarded over.

B. Description of Exterior:

- 1. Overall dimensions:** The one-story 505 East Fifth St. has a rectangular footprint. The building is approximately 53'-0" long by 30'-0" wide, which includes a partial-width porch that is inset from the facade by approximately 7'-6".
- 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 505 East Fifth St. comprises wood-frame walls.
- 5. Porches, stoops, balconies, bulkheads:** An inset porch (altered) with wide turned wood Tuscan columns that rest on the porch wall is located on the south facade. The porch, originally a wrapping porch, previously extended along the west wall of the building. The original west portion of the porch has since been enclosed, possibly since a 1921 building permit that references unspecified porch alterations.

6. **Chimneys:** The building has a single brick chimney that extends from the central portion of the roof.

7. **Openings:**

a. **Doorways and doors:** The primary entrance to the residence has three door openings, which include two wood doors (original) and one French door (replacement). There are three rear door openings, which includes one with an original wood door.

b. **Windows:** Fenestration on all elevations consists of a variety of sizes and types with an irregular arrangement. Windows are arranged asymmetrically on all elevations and include examples of double-hung and fixed sash with window glazing incorporating muntins in a diamond pattern. Original window surrounds feature molded lintels, slightly projecting sills, and plain aprons. Fixed multi-pane windows (an alteration possibly dating to 1921) enclose the building's original wrapping porch. Window openings appear original.

8. **Roof:**

The building is surmounted by a medium-pitched hipped roof with a projecting front gable and slightly overhanging eaves. Composition roofing material covers the roof. The front-facing gable end is recessed and pedimented with coursed shingles that curve inward to meet a trio of thin, rounded, and louvered gable vents.

C. **Description of Interior:** The interior floor plan (altered) of 505 East Fifth St. consists of a foyer, a living room, a dining room, a kitchen, a bathroom, two bedrooms, and a mudroom. The building's south-facing primary entrance opens directly into a foyer / living room that connects to the dining room, kitchen and bedrooms all located in the north portion of the building. A living room located in the building's southeast corner has been partially enclosed. Interior flooring consists of wood planks, carpet, and laminate tile. Interior walls are primarily painted drywall. Examples of original interior wood doors are extant; however, original door hardware is generally replaced. The interior is largely intact with minor layout alterations, specifically the enclosure of a living room, and contains examples of original materials and architectural details including built-in cupboards, pocket doors, 1930s era painted shelving and built-ins, door hardware, painted baseboards, painted wood window trim, and a fireplace.

D. **Site:**

1. **Historic landscape design:** None extant. Trees, grass, decorative landscape plantings, and paving provide the immediate setting.

2. **Outbuildings:** A large freestanding concrete storage / commercial building (1946) is located directly south of the facade of the residence. Two dilapidated garage/sheds are located at the rear property line, to the north of the residence (replacement).

PART III. SOURCES OF INFORMATION

A. Architectural Drawings:

No original drawings for 505 East Fifth St. 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