

615-617 East Fifth St.
Santa Ana
Orange County
California

HABS No. CA-2843

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

615–617 EAST FIFTH ST.

HABS No. CA-2843

Location: 615–617 East Fifth St. is located in the block bounded by East Sixth Street, North Porter Street, East Fifth Street, and North Minter Street. The property is situated within the Fruit Addition tract.¹

The property is located at latitude: 3734655.051, longitude: 420174.9476. The coordinate was taken in August 2010, near the front door of the residence at 615–617 East Fifth St., using a Garmin GPS 60CSx unit with accuracy of +/-5 meters before post processing the data. The coordinate's datum is North American Datum (NAD) 1983. The location of 615–617 East Fifth St. has no restriction on its release to the public.

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

Present Use: Vacant

Significance: The residence at 615–617 East Fifth St. is architecturally significant as an intact and representative vernacular example of a combination of several architectural styles popular around the turn of the twentieth century: Queen Anne, Shingle, and Colonial Revival. 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 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 615–617 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.

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. 1904
2. **Architect:** No known architect could be associated with 615–617 East Fifth St.
3. **Original and subsequent owners, occupants:**
 - a. **Owners:** George W. Millner (1923–1935); Peter Hansen (1938–1947); Mrs. N. A. Reeves (1954); R. Selover and F. Earl (1962); Maria Amparo Guardado (2006)³
 - b. **Occupants:** Walter J. Wells (1905–1914); Walter J. Wells and Mrs. F. M. Wells, real estate (1908); Vacant (1916–1917); C. W. McIntire (1918); A. J. Knight (1920, 617); W. L. Hoover (1922, 617); George Millner (1923–1935, 617); A. E. Harold (1935, 615); Vacant (1936); L. D. Burden (1937, 617); Peter Hansen (1938–1947, 617); Mary Hansen (1950, 617); Mrs. N. A. Reeves (1954, 617) R. Selover (1962, 615); F. Earl (1962, 617). 615 is not listed in 1950 and 1954 directories.
4. **Builder, contractor, suppliers:** No known builder, contractor, or supplier could be associated with the construction of 615–19617 East Fifth St. Subsequent alterations and repairs / ongoing maintenance at the property include:

July 7, 1953. Remodel residence by Nellie Reeves, owner, for \$700.

January 17, 1972. Repair fire damage by Mrs. Maxine Doke, owner. No cost provided.

No original building permits were found for this building. There are few exterior alterations. The interior contains original materials and architectural details

(unpainted wood built-in cupboards, wood columns and room dividers), and examples of original unpainted window and door trim remain intact.

5. **Original plans and construction:** No building permits, original plans, or construction drawings were found for 615–617 East Fifth St.
6. **Alterations and additions:** There are few exterior alterations. On the interior, a stairway and second floor bedrooms and a bathroom have been added to the primary residence and the floor plan has been altered to create a second unit. The interior contains original materials and architectural details (unpainted wood built-in cupboards, wood columns and room dividers) and examples of original unpainted window and door trim.

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.

Shingle Style

The Shingle Style, named by architectural historian Vincent Scully in his book of the same name published in 1955, was predominantly a residential style dating from the 1880s through the first decade of the twentieth century. Marrying characteristics of the Queen Anne Revival, the Colonial Revival, and Richardsonian Romanesque, the style is recognizable by walls of shingles, at least on the upper stories. Ground or basement levels are often masonry. The Shingle Style is more horizontal than its Queen Anne Revival predecessor, but often incorporates rounded towers, balconies, bays, and porches from the earlier genre. Roofs are usually gabled or gambreled. Other common features include clustering of windows, classical columns, arched openings, and dormer windows. The overall emphasis is on a complex shape enclosed within the shingled exterior, rather than on the decoration of individual building elements.

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.

615–617 East Fifth St.

Originally constructed as a single-family residence, the building at 615–617 East Fifth St., ca. 1904, 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. By 1925, the construction of additional residences created a nearly complete streetscape along East Fifth Street with only a handful of undeveloped lots remaining. During the 1920s, the immediate vicinity of

the residence had a mix of service businesses, such as a laundry (at the southwest corner of North Porter 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). An original shed associated with the residence, located at the rear property line to the north of the residence and depicted in Sanborn maps from 1906, 1925, and 1949, is no longer extant. 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 Walter J. Wells in a 1905 city directory. In 1908, Mrs. F. M. Wells appears and Mr. Wells’ occupation is listed as “real estate.” The Wells’ family appears to have lived at the residence until 1914. In 1920, A. J. Knight is listed as a resident of 615 East Fifth St. suggesting that the property had already been divided into two units by this date; however, the 615 East Fifth St. address does not appear again until 1962, with R. Selover. Occupancy of 617 East Fifth St. is typically concentrated among a handful of fairly long-term residents, specifically, George Millner (1923–1935) and members of the Hansen family (Peter Hansen, 1938–1947, and Mary C. Hansen (1950). Mrs. Maxine Doke is listed as property owner on a 1972 building permit. The Doke family is listed as an owner of the neighboring property at 505 East Fifth St. from the late 1940s until the early 1960s. No additional information was located regarding the contribution of any individual occupants to the history and development of the City of Santa Ana.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

- 1. Architectural character:** The residence has a roughly rectangular plan and a high-pitched complex roof incorporating both hips and gables. A brick foundation supports wood-frame walls clad in narrow lap siding. The roof, covered in composition material, has recessed gable ends, occasional pairs of decorative brackets, and overhanging eaves. A front-facing recessed and pedimented paired dormer has a narrow slatted louvered gable vent on each dormer gable end. The paired dormer is supported by brackets and tops a pair of fixed windows. A porch wraps the southeast corner of the residence with wide turned wood Tuscan columns that rest on the porch wall. A set of concrete stairs (replacement) provides access to the south-facing primary entrance. Windows are arranged asymmetrically on all walls and include examples of double-hung and fixed wood-frame sash with stained glass.
- 2. Condition of fabric:** The current condition of 615–617 East Fifth St. is deteriorated. Windows and doors are boarded over.

B. Description of Exterior:

1. **Overall dimensions:** The two-story 615–617 East Fifth St. has a rectangular footprint. The building is approximately 52'-0" long by 34'-0" wide. The partial-width porch that extends from the building's facade adds approximately 6'-8" 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 615–617 East Fifth St. comprises wood-frame walls.
5. **Porches, stoops, balconies, bulkheads:** An L-shaped, attached porch wraps the southeast corner of the residence. Tuscan columns on a low porch wall define three bays on the south facade and two bays on the east elevation. An extension of the main roof extends at a lower pitch over the south leg of the porch and continues in a pent roof configuration over the east leg of the porch.
6. **Chimneys:** None.
7. **Openings:**
 - a. **Doorways and doors:** The primary entrance is located on the south facade and a secondary entrance is located on the east wall. Original exterior doors are extant.
 - b. **Windows:** Fenestration on all elevations consists of a variety of sizes and types with an irregular arrangement. Window types are primarily double-hung and fixed wood-frame sash with stained glass.
8. **Roof:**

The building is surmounted by a high-pitched cross-gabled roof with overhanging eaves, recessed gable ends, and occasional pairs of decorative brackets. Composition roofing material covers the roof. A front-facing recessed and pedimented paired dormer has a thin slatted louvered gable vent on each dormer gable end. The paired dormer is supported by brackets and tops a pair of fixed windows. A shed roof addition is located to the north (rear) of the residence.

- C. Description of Interior:** Constructed as a single-family residence and later converted into two units, the interior floor plan (altered) of 615–617 East Fifth St. has been considerably altered. The primary residence (617) consists of a foyer, a living room, a dining room, a kitchen, two bathrooms, three bedrooms, and a mudroom. The building's south-facing primary entrance opens directly into a foyer that connects to the living room, kitchen, and

mudroom. A stairway (alteration) located directly opposite the primary entrance leads to a second level with three bedrooms and a bathroom. A blocked doorway in the foyer of the primary residence once provided access to the west portion of the residence, which is now occupied by the secondary unit. Exterior access to the secondary unit (615) is located via a narrow concrete pathway leading to a concrete porch that is attached to the west of the residence. Interior flooring consists of carpet and laminate tile. Interior walls are primarily plaster and drywall that is painted and/or textured in a stucco finish. Original double-hung windows are located on all walls. Examples of original interior wood doors are extant and many retain the original hardware. The interior contains original materials and architectural details (e.g., unpainted wood built-in cupboards, wood columns, pocket doors with original hardware, a blown glass ceiling fixture in the foyer, wood floorboards, and carved wood room dividers). Examples of original unpainted window and door trim remain intact.

D. Site:

1. **Historic landscape design:** None extant. Trees, grass, decorative landscape plantings, and paving (including cement and cobblestone curbing) provide the immediate setting. Existing mature trees include avocado (*Persea americana*) and guava (*Psidium guajava* sp.).
2. **Outbuildings:** A small storage building, which is constructed of clapboard with a flat roof, is located to the north of the building. The storage building does not appear on a 1949 Sanborn map.

PART III. SOURCES OF INFORMATION

A. Architectural Drawings:

No original drawings for 615–617 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