

613 East Sixth St.
Santa Ana
Orange County
California

HABS No. CA-2848

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

613 EAST SIXTH ST.

HABS No. CA-2848

Location: 613 East Sixth St. is located in the block bounded by East Santa Ana Boulevard, North Lacy Street, East Sixth Street, and North Minter Street. The property is situated within the James H. Fruit Addition to Santa Ana East tract.¹ The property originally shared a parcel with 615 East Sixth St.

The property is located at latitude: 3734744.573, longitude: 420198.3433. The coordinate was taken in August 2010, near the front door of the residence at 613 East Sixth 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 613 East Sixth St. has no restriction on its release to the public.

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

Present Use: Vacant

Significance: The single-family residence at 613 East Sixth St. does not appear eligible for the National Register of Historic Places, the California Register of Historical Resources, or the Santa Ana Register of Historical Properties. Constructed ca. 1901, this turn-of-the-century hip-roofed cottage has lost its integrity of design, materials, workmanship, feeling, and association. Historical research has not located any information regarding the historical association of the building as significant to the history and development of the City of Santa Ana. No associations with important events, famous people, original settlers, renowned organizations or businesses, or important centers for political, social, economic, or cultural activity in the City of Santa Ana were identified at this property. Constructed ca. 1901, the building was not present when the City of Santa Ana was founded in 1869. The property, a single-family residence, is an example of residential development in the Lacy neighborhood from 1895 to 1930 when single-family residences were the predominant property types in the area. No persons are known to have made significant contributions to the history of the community while living at this address. The building is not associated with the work of a notable architect, builder, or designer whose style influenced architectural development in the City of Santa Ana or at large.

**Project
Information:** HABS documentation for 613 East Sixth St. was prepared by Sapphos Environmental, Inc. staff from August 2010 through May 2011 on behalf of the Community Development Agency, Housing and Neighborhood

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.

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 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. 1901³
2. **Architect:** No known architect could be associated with 613 East Sixth St.
3. **Original and subsequent owners, occupants:**
 - a. **Owners:** C. L. Cole (1931–1933); Mrs. R. F. Cole (1934–1936); H. R. Cole (1937–1939); Frank Segura (1959); Frank J. and Dolores E. Segura (2006)⁴
 - b. **Occupants:** H. H. Marple (1905); H. H. Marple, clerk, and Mrs. D. E. Marple (1908); Adolph Schiff (1910–1911); No listing (1912); Mrs. Mary Ellsworth (1913–1917); J. O. Metz, painter (1918); J. W. Tucker (1920); C. L. Cole (1922–1933); Mrs. R. F. Cole (1934–1936); H. R. Cole (1937–1939); Mrs. M. C. Schroeder (1940–1941); W. H. Rayburn (1945); Rolly Cramer (1947); Vacant (1950); F. B. Segura (1954); F. V. Segura (1962)
4. **Builder, contractor, suppliers:** No known builder, contractor, or supplier could be associated with the original construction, subsequent alterations, or ongoing maintenance of 613 East Sixth St.
5. **Original plans and construction:** No original building permits, plans, or construction drawings were found for 613 East Sixth St.

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.

³ Estimated from visual observation.

⁴ Partial list, derived from City of Santa Ana building permits, city directories, and State of California Department of Parks and Recreation. October 2006. 613 East Sixth St. Primary Record Form; Building, Structure and Object Record. Prepared by: Colleen Davis and Daniel Paul, Jones & Stokes, Los Angeles, California.

6. **Alterations and additions:** Exterior alterations include the addition of brick veneer applied to the lower portion of the clapboard facade; replacement of original exterior doors; reduction of an original window opening and replacement of an original window with metal slider window (east wall); replacement door trim (facade), and a replacement concrete stoop and stairway (facade). The interior has been remodeled such that original materials (e.g., flooring, walls, doors, windows, and window trim) and spatial layout are compromised.

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.

613 East Sixth St.

The single-family residence at 613 East Sixth St., ca. 1901, is representative of residential development in the Lacy neighborhood from 1895–1930, specifically from the earlier phase of its improvement in the pre World War I period. A 1906 Sanborn map depicts the property as located within a neighborhood setting of primarily single-family dwellings intermingled with occasional undeveloped lots. In 1925, the residential density along East Sixth Street had increased only slightly, with the construction of several new single-family dwellings and an early multi-family residence, which was located on the northwest corner of East Sixth Street and Minter. Two small sheds (demolished) are depicted in the rear area of the parcel (Sanborn, 1906), where the neighboring property-615 East Sixth St. (ca. 1959)-is presently located. By the 1940s, the area had been fully developed as a residential community comprising single-family and multi-family properties interspersed with neighborhood services, such as a laundry (located across the street at 620 East Sixth St.), and commercial uses that included agricultural supply businesses and auto repair garages.

Mrs. Mary Ellsworth lived at the residence from 1915 to 1917. Other individuals with the Ellsworth name (Mrs. Lena Ellsworth and Marie K. Ellsworth) lived next door at 609 East Sixth St. from 1937 to 1962; however, the familial relationship, if any, to Mrs. Mary Ellsworth is not documented. Members of the Cole family occupied the residence during the 1920s and 1930s. According to city directories and building permit records, members of the Segura family have owned and/or occupied 613 East Sixth St. for several decades, from approximately the mid-1950s to the mid-2000s. Unlike other residences in the vicinity that functioned at various points in time as boarding houses or multi-family rentals, 613 East Sixth St. appears to have maintained its historical function as a single-family dwelling. In 1959, owner Frank Segura built a second residence (615 East Sixth St.) located directly to the north of 613 East Sixth St. No additional information was located regarding the contribution of any individual occupants to the history and development of the City of Santa Ana.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

- 1. Architectural character:** The one-story single-family residence has a rectangular plan and a three-bay, south-facing facade. Wood-clad walls of simple (or drop) siding walls support a medium-pitched hipped roof. A pedimented front-facing gable projection with a square, louvered attic vent centered in the gable end intersects the main gable. The roof has slightly overhanging boxed eaves terminated by a molded cornice and is covered in composition material. A frieze board with a molded upper edge wraps the building at the eave line and end boards mark the corners. The front gable projection defines the central bay of the three-bay facade and shelters a concrete stoop. It is supported by two turned spindle columns. The primary entrance is located in the central bay and is offset to the east. Unevenly spaced to either side of the central bay, two wood-framed, one-over-one, double-hung sash windows define the side bays. Windows are arranged asymmetrically on the north, east, and west walls and include examples of double-hung (original) and metal sliders (replacement). Window trim consists of vertical board frame window wells. The building reflects its vernacular construction and exhibits influences of the Colonial Revival style in its general symmetry and appearance.
- 2. Condition of fabric:** The current condition of 613 East Sixth St. is good.

B. Description of Exterior:

- 1. Overall dimensions:** The one-story residence is generally rectangular with overall dimensions of approximately 54'-6" long by 27'-0" wide.
- 2. Foundations:** The building sits on a concrete foundation.
- 3. Walls:** The exterior walls are constructed of wood simple (or drop) siding. A brick veneer wainscot has been applied to the lower portion of the facade (alteration).

4. **Structural system, framing:** The structural system for 613 East Sixth St. comprises wood-frame walls.
5. **Porches, stoops, balconies, bulkheads:** A centered, partial width front porch consists of a concrete stoop, accessed by two shallow steps. The porch contains the, the primary entrance to the building. Two turned spindle columns, constructed of wood and carrying a front-gabled roof, define the porch.
6. **Chimneys:** None.
7. **Openings:**
 - a. **Doorways and doors:** There are two entrances to the building, one located on the south facing facade (primary) and one on the west (side) wall. Original doors have been replaced.
 - b. **Windows:** Fenestration on all walls consists of an irregular arrangement of windows of a variety of sizes and types. Window types include wood-framed, double-hung sash (original) and metal slider (replacement). One original window opening on the east wall has been reduced in size and the window replaced with a metal slider.
8. **Roof:**

The building is surmounted by a medium-pitched hipped roof, which is intersected by a front-gable projection. The roof has slightly overhanging eaves and is covered in composition material.

- C. **Description of Interior:** The interior floor plan (altered) of 613 East Sixth St. consists of a living room, three bedrooms, a kitchen, and one bathroom. The south-facing primary entrance opens directly into the living room (southeast corner). A central hallway extends north from the living room and terminates at the kitchen (rear). Three bedrooms (two to the west and one to the east) are located on either side the central hallway. Interior flooring consists of carpet and laminate tile. Interior walls are painted and/or covered in wood paneling or textured drywall. Examples of original double-hung sash windows are extant. Interior window trim (original) is wood. Original doors and door hardware are replaced.

D. **Site:**

1. **Historic landscape design:** None extant. Mature trees, grass, decorative landscape plantings, a paved pathway located to the west of the residence, and paved areas (concrete and brick) provide the immediate setting. A driveway is located to the east of the property that provides the only vehicular access to 615 East Sixth St. (ca. 1959), which is located directly north of 613 E. Sixth Street. The property at 615 East Sixth St., a second residence that originally shared a parcel with 613 East Sixth St., is located to the north (rear) of 613 East Sixth St. Historical maps (Sanborn, 1888, 1895, 1906, 1925, 1949) depict the driveway as an alley that previously

continued on to the northwest and connected to "Fruit Street" (East Santa Ana Boulevard).

2. Outbuildings: None.

PART III. SOURCES OF INFORMATION

A. Architectural Drawings:

No original drawings for 613 East Sixth St. were discovered.

B. Bibliography:

1. Primary and unpublished sources:

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2. Secondary and published sources:

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C. Likely Sources Not Yet Investigated:

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

D. Supplemental Material:

None

ADDENDUM TO:
613 & 615 EAST SIXTH STREET (HOUSES)
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