

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(s) or number (assigned by recorder) *Friend House*

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*b. USGS 7.5' Quad *Tustin TCA 2555*

*c. Address *1110 South Parton Street*

*e. Other Locational Data: Assessor's Parcel Number: *013-092-17*; TR 869 Lot: 3 Block: A (and N 5FT Lot: 4 Block: A

*a. County *Orange County*

Date: _____

City *Santa Ana*

Zip *92707*

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

A front gable spans the entire façade of this one-story Craftsman bungalow. The bargeboard is supported by carved brackets and punctuated by purlins. Rafters are visible in the overhanging eaves along the side elevations. Three louvered attic vents, arranged in a Palladian configuration, are centered beneath the peak of the gable. Occupying the south half of the façade, a recessed porch is outlined by a segmental arch that is cut into the clapboard cladding of the building. A stick porch railing connects a clapboard pedestal next to the central entry stairs and a brick pier at the corner. Spanned by a multi-light transom, a tripartite window overlooks the porch space. A single double-hung sash, sixteen-over-one, is located on the north half of the façade. The porch treatment, brick foundation, and attic vents suggest that modifications were made to the house in the 1920s and 1930s, perhaps when building permits for unspecified alterations were obtained in 1925 and 1935. In the rear of the property, a one-story, front-gabled garage retains a vertical slat vent that is probably echoes the original treatment of the attic vents on the house. Otherwise unaltered, the house is in good condition.

*P3b. Resource Attributes: (list attributes and codes) *HP2. Single-family Property*

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photo



P5b. Photo: (view and date)
East elevation
September 2003

*P6. Date Constructed/Age and Sources: ☒ historic
Circa 1922/Source: Orange County and Santa Ana City Directories

*P7. Owner and Address:
Louis A. Silva
1110 South Parton
Santa Ana, CA 92707-1132

*P8. Recorded by:
Leslie J. Heumann
SAIC
35 S. Raymond Ave. # 204
Pasadena, CA 91105

*P9. Date Recorded:
October 1, 2003

*P10. Survey Type:
Intensive Survey

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

*Attachments: ☐ None ☐ Location Map ☐ Sketch 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)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 5S1

*Resource Name or #: *Friend House*

B1. Historic Name: *Friend House*

B2. Common Name: *Same*

B3. Original Use: *Single-family Residence*

B4. Present Use: *Single-family Residence*

*B5. Architectural Style: *Bungalow/Craftsman*

*B6. Construction History: (Construction date, alterations, and date of alterations): *Constructed circa 1922.*

March 21, 1925. Alterations.

December 19, 1935. Alterations.

February 14, 1936. Reroof.

November 5, 1951. Reroof.

January 8, 1992. Reroof with tear off.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

Garage.

B9a. Architect: *Unknown*

b. Builder: *Unknown*

*B10. Significance: Theme *Residential Architecture*

Area *Santa Ana*

Period of Significance: *circa 1920-1954*

Property Type: *Single-family Residence*

Applicable Criteria: *C*

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

The Friend House is architecturally significant as one of the few examples of the Craftsman style in the Wilshire Square neighborhood. It is also historically notable as one of the oldest, if not the oldest, homes in the neighborhood. According to research conducted by the Wilshire Square Neighborhood Association, the house was built in 1915. However, city directory listings for the property, apparently originally addressed as 620 Fairview, first appeared in 1923. Marcus and Anna Friend were the owners and residents. Mr. Friend was a grocer, initially working for F. J. Hershisier in the Grand Central Market and then beginning in 1926, as a partner in the Friendale Self Service Grocers, also located in Grand Central Market.

(See Continuation Sheet 3 of 4.)

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

*B12. References:

City of Santa Ana Building Permits

Santa Ana History Room Collection, Santa Ana Public Library

Sanborn Maps

(See Continuation Sheet 4 of 4.)

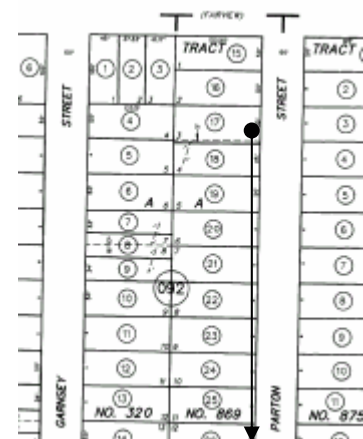
B13. Remarks:

*B14. Evaluator: *Leslie J. Heumann*

*Date of Evaluation: *October 1, 2003*

(This space reserved for official comments.)

Sketch Map



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

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Page 3 of 4

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*Recorded by *Leslie J. Heumann, SAIC*

*Date *October 1, 2003*

☒ Continuation ☐ Update

***B10. Significance (continued):**

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 around the intersection of Main and Fourth Streets. Stimulated by the arrival of the Santa Fe Railroad and 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 initially developing to the north, south, and east of the city center. Agricultural uses predominated in the outlying areas, with cultivated fields and orchards dotted with widely scattered farmhouses.

The Friend House is located in Wilshire Square, a neighborhood located south of the city center and bounded by West McFadden Avenue on the north, West Edinger Avenue on the south, South Main Street on the east, and South Flower Street on the west. This area remained agricultural in use into the early twentieth century, the landscape dotted with walnut and orange groves. The 1912 plat map of Santa Ana showed South Main Street and Fairview Avenue (now McFadden Avenue) as the only streets in the area, with the majority of the property held by a few landowners: N. Palmer, H. K. Hanson, O'Brien, and Lewis.

*Development of Wilshire Square began circa 1923, when newspaper advertisements for newly subdivided lots costing between \$635.00 and \$1,875.00 boasted "five foot sidewalks, curbs, electricity, gas, sewer, city water and ornamental trees" (*Santa Ana Register*, April 12, 1923). By 1923, all of Flower, Garnsey, Van Ness, Ross, and Borchard and portions of the remaining streets had been laid out. Lathrop Junior High School, designed by architect Frederick Eley in 1921 (demolished circa 1970), was constructed on the southwest corner of Fairview and Main and became an anchor of the neighborhood. In 1925, over 65 homes had been built in Wilshire Square, according to a count of addresses listed in the city directories. A 1927 map indicated that the area was zoned for single-family residences, except the east side of Sycamore, which was set aside for "courts and apartments," apparently as a buffer for the "neighborhood business" zone on South Main Street. By 1930, maps of the City showed that, with the exception of a gap between Borchard and Edinger Avenues on Birch, Broadway, and Sycamore, all the streets in Wilshire Square were in place. Mapped by the Sanborn Company between 1931 and 1940, the neighborhood was substantially developed prior to the beginning of World War II.*

Built in three phases, Wilshire Square primarily showcases the revival architectural styles popular during the first phase, circa 1923 to 1931, when 326 homes were built: variations of the Tudor Revival, the Spanish Colonial Revival, and the Colonial Revival. A handful of Craftsman bungalows completed the picture. A second phase, from 1935 to 1942, marked the recovery from the Great Depression and the war preparation years, and resulted in another 171 homes. The post World War II building boom added 91 homes, many in the newly popular California Ranch style. Enhanced by the canopies of mature trees that line many of the streets, Wilshire Square developed as a middle class neighborhood of white and blue collar workers. Homes were both owner and speculator built, and, regardless of style, are unified by their one-story height, scale, common setbacks, and the placement of detached garages in the rear of each property. Retaining these qualities today (2003), the neighborhood was recognized for excellence in urban design by the Orange County Chapter of the American Institute of Architects in 1997.

The Friend House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1, as a building with the "distinguishing characteristics of an architectural style or period." As an example of a Craftsman bungalow, the house showcases the gable roof with overhanging eaves, front porch, wood cladding, and tripartite window that were often associated with style. Additionally, the house has been categorized as "Contributive" because it "contributes to the overall character and history" of Wilshire Square and "is a good example of period architecture" as one of the few examples of the Craftsman style in the neighborhood. Character defining exterior features of the Friend House that should be preserved include, but may not be limited to: materials and finishes (wood, clapboard); roof configuration and treatment; massing and composition; original doors and windows; porch; garage; and architectural detailing (porch supports, brackets window surrounds).

CONTINUATION SHEET

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Page 4 of 4

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*Recorded by *Leslie J. Heumann, SAIC*

*Date *October 1, 2003*

☒ Continuation ☐ Update

***B12. References (continued):**

Harris, Cyril M. American Architecture: An Illustrated Encyclopedia. New York, WW Norton, 1998.

Marsh, Diann. Santa Ana, An Illustrated History. Encinitas, Heritage Publishing, 1994.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.

National Register Bulletin 16A. "How to Complete the National Register Registration Form." Washington DC: National Register Branch, National Park Service, US Dept. of the Interior, 1991.

Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento: March 1995.

Historic maps in the collection of the History Room of the Santa Ana Public Library.

Santa Ana and Orange County Directories, 1905-1931.

Santa Ana Register, April 12, 1923.

"Vintage Santa Ana Right On Track." The Register, January 13, 1990.

"Neighbors Gear Up For Big Project." Los Angeles Times, August 6, 1992.

"Neighborliness Lives On Wilshire Square's Streets." Los Angeles Times, October 5, 1996.

"Wilshire Square—A Profile in Pride of Ownership." City Line, July/August 2001.

Wilshire Square Neighborhood Association, Home Tour Brochures, 1989-1994.

www.wilshiresquare.com

www.geocities.com/Heartland/3383/aia.htm