

ABSTRACT

Title of Thesis:

PERSISTENCE OF FORM: A MATERIAL
ETHNOGRAPHY THROUGH THE
ARCHITECTURE OF ANAHEIM'S 20TH
CENTURY LANDSCAPE

Dean Reed, Master of Professional Studies, 2022

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During the mid-20th century, Anaheim was one of many small unincorporated communities within southern California that would undergo a transition from a rural agricultural community into an industrial and commercial suburban sprawl. Previous works in cultural heritage resource management and local historical research within the City have been primarily centered around their local historic districts or larger commercial areas. However, the areas within proximity to these culturally defining areas have been largely undocumented. Those that have been documented have been studied under the regulatory lens of the National Historic Preservation Act or the California Environmental Quality Act. As a result, they are interpreted as just a product general growth of the City in the post-World War II era and determined ineligible for treatment or protection as historic resources. However, properties of this type are often examined as material culture that is independent of its surroundings. They have not been thoroughly examined for their data potential outside of the regulatory lens, nor has their connection to each other and the greater Anaheim landscape been considered fully. The analysis

of architecture is useful in helping us understand production and use of space within the built environment. A further analysis, with the application of theory based in social production, space and place, and landscape may elaborate further on the broader social structures, allow a fuller understanding of the past, and help unpack the notion of material culture as a product. An approximately one-mile segment of East Lincoln Avenue, located near the center of Anaheim, exhibits a variety of the City's vernacular architecture. In what ways did the City's development allow these buildings to persist, and what processes were at play in their reconfiguration?

Material culture, as a social product, requires a broader theoretical lens, a need to understand cultural resources as a part of a landscape, and a more in depth look into the individual. As the mid-20th century landscape emerges in the historical record, the importance of understanding the social factors that were at play are relevant to their preservation, especially as each phase of construction becomes overshadowed by the next, even to this day.

PERSISTENCE OF FORM: A MATERIAL ETHNOGRAPHY THROUGH THE
ARCHITECTURE OF ANAHEIM'S 20TH CENTURY LANDSCAPE

By

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Chapter 1: Introduction

During the early 20th century, Anaheim was one of many small unincorporated communities within southern California that would undergo a transition from a rural agricultural community into an industrial and commercial suburban sprawl. The City of Anaheim (City) is known as an area that shifted from farmland to vast lots of suburban tract housing, and then gradually became more commercial- and tourism-based. Previous works in Cultural Heritage Resource Management (CHRM) and local historical research within the City have been primarily centered around local historic districts such as the Original Anaheim Colony, a collection of the City's earliest 19th Century buildings, or its larger commercial areas such as Disneyland or the Anaheim Convention Center, which were built in the 20th century. The sprawl of housing tracts and small businesses that exist within proximity to these culturally defining tourist areas make up a wealth of the City's vernacular architecture and have been largely undocumented. Those that have been documented have been studied under the regulatory lens of the National Historic Preservation Act (NHPA) or the California Environmental Quality Act (CEQA). As a result, they are interpreted as just a product of the general growth of the City in a post-World War II era and determined ineligible under the criteria for listing in the National Register for Historic Places (NRHP) or the California Register of Historical Resources (CRHR). The properties are not associated with significant events or people in history (NRHP Criteria A and B/ CRHR Criteria 1 and 2). They do not embody a specific type of architecture or represent a type, period, or region in any distinct way (NRHP Criteria C/ CRHR Criteria 3). Many of the buildings were determined to lack sufficient integrity and the research was considered to have been exhausted, yielding no important historical information (NRHP Criteria D/ CRHR Criteria 4). However, properties of this type are often examined as material culture that is independent of its surroundings. They

have not been thoroughly examined for their data potential outside of the regulatory lens, nor has their connection to each other and the greater Anaheim landscape been considered fully. If these resources are products, then they exist within an historic context that has been shaped in part by the economic force of tourism and industry. Anaheim is roughly 20 miles wide, trending east to west, which is nearly the full width of Orange County. Lincoln Avenue stretches approximately 14 miles, trending east to west, and acts as one of the main arteries through the City. An approximately one-mile segment (segment) of East Lincoln Avenue, located near the center of Anaheim, exhibits a combination of residential houses, commercially repurposed homes, apartment buildings, commercial buildings, churches, motels, and restaurants. This collection of buildings act as a good representative sample of the types of resources in the built environment that exist within the City. In what ways did the City's development allow these buildings to persist, and what processes were at play in their reconfiguration? Architecture, and built environments have many functions. They are used for a variety of human activities and have the potential to convey multiple aspects of human society on multiple levels, from the deep roots of human identity to the complexity of the cultural landscape as it changes through time. The vernacular design is best understood in terms of a process of how it came to be, as well as a cultural product. Thus, is it a manifestation of human action and behavior. Studying vernacular architecture in this way is useful in understanding past human behavior, and is best examined through a larger context, and not independently.¹

Using architectural history and archival research methodologies, a life history of the built form can be constructed, separated into phases of use, and placed into a broader historical context; unpacking the idea of a social product to further understand the cultural historical

¹ Carter, Thomas, and Elizabeth Collins Cromley. 2005. *Invitation to Vernacular Architecture: A Guide to the Study of ordinary Buildings and Landscapes*. Diane Shaw (ed.). The University of Tennessee Press.

context of the City, and its connection to the nation. The objective of this thesis is to consider particular and historically specific processes that inform the apparent ephemerality and durability of the built environment during the mid-20th century.

The Analysis of Architecture

The analysis of architecture is useful in helping us understand production and use of space within the built environment. A further analysis, with the application of theory based in social production, space and place, and most importantly landscape may elaborate further on the broader social structures. The built environment is the location where human activity and social interactions take place. Buildings reflect a continuous transformation through various phases of use, which include its construction, occupation, and reconfiguration through appropriation, remodeling, or recycling, as well as abandonment or destruction.² Architecture viewed as a social product has the potential to convey aspects of human behavior which has been affected by broader environmental, economic, and social systems.³ Anaheim has several examples of vernacular buildings that have been repurposed and reconfigured to suit the needs of their occupants, each operating within a certain moment of the City's history. The needs are driven not only by the individual occupants, but also the broader societal shifts. The reconfiguration of these buildings, then, is what allows them to persist, however modified, for the present study.

A structural approach to architectural history works to give a framework for human decision and proves useful in approaching the quantitative analysis of historic objects. It provides

² Nitschke, Jessica L. and Martha Lornzon. 2020. "Archaeology, Architecture, and the Postcolonial Critique." In *Postcolonialism, Heritage, and the Built Environment: New Approaches to Architecture in Archaeology*. Germany: Springer International Publishing. 2.

³ King, Anthony D. 1980. *Buildings and Society: Essays on the social development of the built environment*. Anthony D. King (ed.). Routledge. 1-33.

a methodology for patterning the “architectural phenomena,”⁴ seeing repetitions in sets, and pinpointing types as they relate to a collective frame of mind in a community and its changes through time. The spatial relations within the built environment can provide a reference point for studying patterns of material culture, as space is a reference to social phenomena and is always the product of human activity.⁵ Material culture can be thought of as a product of technological, cultural, social, and behavioral factors. These factors are linked to the ways in which the broader environment is changing. The expansive nature of the 20th century points to a uniqueness in its material culture, as it has largely been created by the relationships that people have with material and the material environment, and the relationship between material consumption and shaping identity.⁶ Thus, the goal of the approach is to understand who people are by means of the material; a material ethnography.

The Landscape constitutes a collection of social structures. It is a social product. Anaheim is known as an area that shifted from farmland to vast segments of suburban tract housing, and then into a place of business and transience. Shifts in a landscape are brought by a variety of factors driven by choices of the individual or a collective, but the collection of these forms a broader social system, which influences the historical changes within the built environment, and therefore the decisions of the people within the landscape over time.⁷ In reference to the aspects of place within the city, there is a notion of rapid growth in the 20th

⁴ Perdue, Charles L. 1977. “Review of: Folk Housing in Middle Virginia: A Structural Analysis of Historic Artifacts, by Henry Glassie.” *Folklore Forum*. 10(1). 34-36.

⁵ Baumanová, Monika. 2016. “Space Matters: A Reflection of Archaeological Theory and Method for Interpreting the Materiality of Space.” *Interdisciplinaria Archaeologica: Natural Sciences in Archaeology*. 8(2): 213-215.

⁶ Stevenson, Greg. 2001. “Archaeology as the design history of the everyday.” In *Archaeologies of the Contemporary Past*. Victor Buchli and Gavin Lucas (ed.). Routledge. 51-62.

⁷ Cosgrove, Denis E. 1984. *Social Formation and Symbolic Landscape*. The University of Wisconsin Press.

century and change within a community leading to an erosion of place.⁸ For example, there may be a greater sense of community and place within a residential neighborhood with continuity expressed across different fields, including demographics, and architecture. This may then erode with its replacement of storefronts, motels, and restaurants. Placelessness refers to creating a sense of detachment from a more localized social environment.⁹ Its essence is marked by transience and lack of a singular identity. In relation to the home, mobility, as an element of placelessness, it is most evident when there is a more frequent change in homeownership. It also applies to elements such as travel within the city, and the use of main roadways or freeways, as well as tourism. For East Lincoln Avenue this element is most evident in the frequent change in homeownership over only a few decades, in addition to the embrace of tourism as an economic sector, and the nature of East Lincoln Avenue as a main artery of the City. Whatever force is bringing forth a change in the landscape (economic, environmental, etc.) the material culture tends to change with it.¹⁰ If the social order is affected, then material culture, being a social product, is affected too. Understanding the factors that drive change in material cultural through time is a crucial element to understanding the ways in which the broader environment has changed. Looking at the present condition of the buildings along the segment of East Lincoln Avenue, one could see it as a collection of previous architectural modifications that represent previous occupations or uses. For example, a home that was converted into a restaurant, may have several additions related to an expansion of a kitchen or dining space. Perhaps the home is modified to such an extent that it no longer resembles its original form. However, observations

⁸ Relph, E. 1976. *Place and Placelessness*. London, Pion; Cresswell, Tim. 2015. *Place, an introduction*. 2nd ed. Wiley Blackwell.

⁹ Cresswell. 2015. 75

¹⁰ Watson, Patty J., and Michael Fotiadis. 1990. "The Razor's Edge: Symbolic-Structuralist Archaeology and the Expansion of Archaeological Inference." *American Anthropologist* 92: 614.

made during a field survey coupled with intensive archival research can trace the history of these architectural modification, allowing for interpretation of the history of the building. A series of these interpretations, which follow in subsequent chapters, allows one to infer the patterns specific to the historical context and setting. Chapter 2 will provide more detail on the theoretical lens, which is the foundation for the analysis of buildings along the segment.

Overview

Anaheim was dominated by vast orange groves and became a leading citrus producer in the United States into the 1940s. However, after World War II (WWII) the Anaheim landscape changed dramatically. The rural outskirts gradually became more suburban and industrial. Anaheim grew exponentially as a part of the housing boom, as numerous tract home developments sprung up across southern California. The construction of Disneyland in Anaheim brought tourism into the City, and industry relating to tourism remains a primary source of income to this day.

The choice to use the segment of East Lincoln Avenue as the focus of this thesis was based on the author's review of previous studies within the City of Anaheim. As previously mentioned, few studies of historical architecture outside of the large commercial areas and the early Anaheim Colony have been conducted. Due to this, there are very few buildings in Anaheim that have been documented as cultural resources to be included in the California Historical Resources Information System (CHRIS) database (California's primary historical repository that is administered by the California Office of Historic Preservation [OHP]).¹¹ The segment is an area that has a variety of documented built environment resources, representing the

¹¹ Office of Historic Preservation. 2021. "California Historical Resources Information System." Ohp.parks.ca.gov. Accessed December 2021.

range of Anaheim's vernacular architecture. The architectural survey consisted of a pedestrian survey along the north and south sides of the segment, which took place during the summer of 2021 and winter of 2022. This was coupled with intensive archival research, using a range of data sources that will be described in Chapter 5.

Broad patterns of southern California history, the history of Anaheim, and architectural history are laid out in Chapters 3 and 4. In addition, background specific to the properties along the segment of East Lincoln Avenue are also outlined in these chapters. The archival research allowed the author to pinpoint specific groupings of buildings, which were determined by tracing their chain of ownership records back to a point of origin. For example, a point could be if the properties are a part of the same development, lot, or if they were originally owned by one person. These groups, or sets, of buildings were useful in the organization of data for analysis. The backgrounds of these points were included in the historical background chapter, while additional detail on each individual property was saved for later chapters. Given the focus of this thesis, research of chain of ownership was limited to the 20th-Century and most often only dated as far back as 1930, so that construction of extant buildings was accounted for but not complete tract histories tracing original land claims in the mid-19th century or earlier.

The results in Chapter 6 and 7 were written to provide detail on the individual properties, and a broad overview of the architectural history constructed through the observations gathered during field survey, previous site records, and research of building permits, aerial photography, and other sources. The analysis and interpretation in Chapter 8 are focused on parsing out this data and finding similarities in the life spans of each building, and how they developed in correlation with the City's development. As previous studies have already shown, the properties are not necessarily significant through a regulatory lens. There are no significant people or

events associated with these properties. They do not embody a specific type of architecture or represent a type in any distinct way. However, it is the intent to show that the intensive research of these properties points to an important aspect of preservation and understanding the resources in relation to each other. The significant resources have helped define the growth of the City and its identity, thus contributing to its historical narrative. Understanding that buildings are essentially a social product¹² and understanding their historical development within the context of the greater environment allows for a fuller understanding and interpretation of the past.

¹² King. 1980.

Chapter 2: Theoretical Lens

Architecture can be defined as a style in which a building is either designed or constructed. These styles are associated with a specific time, culture, or a place; and these places are often defined by them. As such, architecture in part is what makes up the built environment, and the built environment is the location where human activity and social interactions take place. These interactions play a key role in the shaping of the environment and its transformation.¹³ Buildings reflect a continuous transformation through various “phases of construction, occupation, appropriation, remodeling, recycling, abandonment and destruction.”¹⁴ Architecture and its materials reflect social and economic conditions, allowing cultural resources practitioners across all subfields to make connections to the broader historical landscape. The analysis of architecture is useful in helping us understand production and use of space within the built environment.

Architectural History and Structuralism

Lawrence and Low¹⁵ point to a structuralist approach to looking at the built environment, heavily influenced by Claude Levi-Strauss. Levi-Strauss’¹⁶ approach to anthropology brings forth the notion of cultural patterns based around the characteristic of human thought which is comprised of binary oppositions, such as hot or cold, raw or cooked, natural or unnatural. In addition, Levi-Strauss speaks of a structured collective unconscious, which is the manifestation

¹³ Nitschke and Lornzon. 2020. 1-5.

¹⁴ Ibid. 2.

¹⁵ Lawrence, Denis L., and Setha M. Low. 1990. “The Built Environment and Spatial Form.” *Annual Review of Anthropology* 19: 453-505.

¹⁶ Levi-Strauss, C. 1963 *Structural Anthropology*. Transl. C. Jacobson, B. G. Schoepf. Garden City, NJ: Doubleday Anchor Books.

of these patterns within society.¹⁷ Pierre Bourdieu expands on this idea further across time by the introduction of *habitus*, which accounts for human action as both a product and producer of history.¹⁸ “The *habitus*, a product of history, produces individual and collective practices – more history – in accordance with the schemes generated by history. It ensures the active presence of past experiences, which, deposited... in the form of schemes of perception, thought and action, tend to guarantee the ‘correctness’ of practices and their constancy over time.”¹⁹ *Habitus* is made up of the socially ingrained qualities of the mind. It suggests there are unconscious mental structures at play, and these are realized through social or cultural manifestations.²⁰

The structure of a “collective unconscious” generates patterns of behavior, which includes the built form. It is also made up of binary oppositions, which represent characteristics of human thought.²¹ In practice, however, there is a binary relationship between the environment and culture, or produced space and lived space, and one affects the other.²² Architecture viewed as a social product thus has the potential to convey aspects of human behavior which has been affected by broader environmental, economic, and social systems.²³ As will be shown later, East Lincoln Avenue has several examples of buildings that have been repurposed and reconfigured to suit the needs of their occupants, operating within a certain moment of the City’s history. The

¹⁷ Deliege, Robert. 2004. *Levi-Strauss Today: An Introduction to Structural Anthropology*. Trans. Nora Scott. Berg Publishers. 1-50.

¹⁸ Bourdieu, Pierre. 1977. *Outline of a Theory of Practice*. Transl. R. Nice. Cambridge: Cambridge University Press.

¹⁹ Bourdieu, Pierre. 1990. *The Logic of Practice*. Stanford, CA: University Press. 54

²⁰ Lizardo, O. 2004, "The cognitive origins of Bourdieu's Habitus", *Journal for the Theory of Social Behaviour*, vol. 34, no. 4, pp. 375-448.

²¹ Lawrence, Denis L., and Setha M. Low. 1990. “The Built Environment and Spatial Form.” *Annual Review of Anthropology* 19: 467-469.

²² Small, David B. 1987. “Toward a Competent Structuralist Archaeology: A Contribution from Historical Studies.” *Journal of Anthropological Archaeology* 6: 105-121; Watson and Fotiadis. 1990; de Certeau, Michel. 2011. “Walking in the City.” In *The Practice of Everyday Life*. Translated by Steven F. Rendall. 3rd ed. Berkely: University of California Press.

²³ King. 1980.

needs are driven not only by the individual, but also the broader societal shifts. Their reconfiguration then is what allows them to persist, however modified, for the present study.

The structuralist approach to material culture as it relates to houses emerges through work of Henry Glassie.²⁴ Glassie recognized structuralism's usefulness in the accumulation and interpretation of information, especially for the study of material culture and architecture. The structuralist approach works to give a framework for human decision, and this would prove useful in approaching the problem of historic quantification through objects. In addition, recognizing the benefit of using objects as markers of time when documentary evidence is limited, as objects hold parts of the past that are not explicit in the written word.²⁵ Therefore, having both may only lead to a deeper understanding of the past. This approach proved a methodology for patterning the "architectural phenomena,"²⁶ seeing repetitions in sets, and pinpointing types as they relate to a collective frame of mind in a community and its changes through time. Thus, an architectural history approach using structuralism works as a basis for gathering data on the specific events of cultural manifestations like architectural style, because architectural styles can be defined as assemblages of temporally variable feature.²⁷ The collection of these makes up the greater built environment. The spatial relations within the built environment can provide a reference point for studying patterns of material culture, as space is a reference to social phenomena because space is the backdrop to, yet also always the product of human activity.²⁸ However, an understanding of these social phenomena is needed for a true social interpretation of this material culture, which requires a framework for its documentation.

²⁴ Glassie, Henry. 1975. *Folk Housing in Middle Virginia: A Structural Analysis of Historic Artifacts*. United Kingdom. University of Tennessee Press.

²⁵ Deetz, James. 1977. *In Small Things Forgotten: The Archaeology of Early American Life*. Anchor Press.

²⁶ Perdue. 1977.

²⁷ Glassie. 1975. 71.

²⁸ Baumanová. 2016.

Architectural needs and styles change within the city as its dynamics change. Furthermore, there are certain implications about the broader environmental context that are conveyed in architecture and the built environment. “The planning, design, and construction of the city are a process of social production responsible for shaping the urban environment, encoding it with intentions and aspirations, uses and meaning”.²⁹ As manifestations are shaped through time, what is left to observe today is a structural lineage that can be related to patterns of development. Buildings are used, reused, abandoned, repurposed, and renovated, and each iteration of their use houses its own set of cultural information. On a macro scale, these shifts are influenced by external forces, such as sociopolitical or administrative processes of design and planning as well as the natural environment.³⁰ On a micro scale, individual agency determines the social role of built forms within a place. Buildings, as spaces of social interactions, in part become what humans want them to be.³¹ A further analysis, with the application of social production theories, space and place, and landscape theories may elaborate further on the broader social structures.

Social Production

Material culture can be thought of as a product of technological, cultural, social, and behavioral factors. Understanding the aforementioned factors that drive those changes and diversity in their configuration is a crucial element to understanding the ways in which the broader environment is changing. This can also be applied to a secondary use, such as the reconfiguration or repurposing of a building. This can be done by looking at what presently remains

²⁹ Low, Setha M., and Denise Lawrence-Zuñiga. 2003. “Locating Culture.” In *The Anthropology of Space and Place: Locating Culture*. Blackwell Publishing. 20.

³⁰ Lawrence and Low. 1990. 483-493.

³¹ Ibid. 453-505; Buchli, Victor, and Gavin Lucas. 2001. “Models of Production and Consumption.” In *Archaeologies of the Contemporary Past*. Routledge. 21-25; Nitsche and Lornzon. 2020.

of the previous phases of construction and understanding its physical representations of previous use and the factors contributing to their change.³² The expansive nature of the 20th century points to a uniqueness in its material culture, as it has largely been created by the relationships that people have with material and the material environment, and the relationship between material consumption and shaping identity.³³ The process of consumption can be analyzed by considering factors of the products position within the hierarchy of the social system, the role of the aesthetic and its demand within the context of economic growth, and constructed meanings through individual agency .³⁴

Place, Landscape, and Placelessness

The definition of place is rooted in the notion that it operates in opposition to space. Yi-Fu Tuan³⁵ explains this by analogizing space and place to movement and pause: The idea that one moves through space, and a pause of movement is when place becomes possible, or when space bestows meaning. Both space and place are socially produced, however, as one cannot be defined without the other.³⁶ The concept of place is multidimensional, and a definition of place may change slightly across the various subfields of social sciences. De Certeau notes place in relation to the city. A city as a place that is in an almost constant state of transformation, as it is made up of multiple social systems that interact within a space; constantly adopting new attributes. The individual systems may be compared to choices of individuals which inhabit the

³² Majewski, Teresita, and Michael Brian Schiffer. 2001. "Beyond consumption: Toward an archaeology of consumerism. In *Archaeologies of the Contemporary Past*.

³³ Stevenson. 2001.

³⁴ Martin, Ann Smart. 1993. *Makers, Buyers, and Users: Consumerism as a Material Culture Framework*. Winterthur Portfolio 28: 141-157; Majewski and Schiffer. 2001; Lawrence and Low. 1990; Buchli and Lucas. 2001; Nitschke and Lornzon. 2020.

³⁵ Tuan, Yi-Fu. 1977. *Space and Place: The Perspective of Experience*. Minneapolis, University of Minnesota Press.

³⁶ Ibid. 6; Lefebvre, H. 1991. *The Production of Space*. Oxford, Blackwell.

city. The city, as a landscape, embodies multiple identities, meanings, and places.³⁷ While much of this theoretical framework is dependent on the human activity of the present, they are important concepts to integrate into a practice of observing material culture of the past.

The Landscape constitutes a collection of social structures. In other words, it is the result of human transformation, a social product. Further, it is a product that is made up of meanings not only from the people within it but also the outsiders. For example, a combination of the way in which a city is intended to be viewed vs. how outsiders may view it.³⁸ During the early 20th century, Anaheim was one of many small unincorporated communities within southern California that underwent a transition from a rural agricultural community into an industrial and commercial suburban sprawl. Anaheim is known as an area that shifted from farmland to vast segments of suburban tract housing, and then into a place of business and transience. Shifts in a landscape are brought by a variety of factors driven by choices of the individual or collective, but the collection of these forms a broader social system which influences the change and therefore the decisions of the people within the landscape over time. Thus, the individual must recognize the mechanisms of a changing landscape to adjust the ways in which they operate within it.³⁹

In reference to the aspects of place within the city, there is a notion of rapid growth in the 20th century and change within a community leading to an erosion of place,⁴⁰ as well as how much a landscape can sustain a means of community and place.⁴¹ The contrast of place and

³⁷ de Certeau. 2011.

³⁸ Cosgrove. 1984.

³⁹ Ibid; Lipietz, A. 1986. "New Tendencies in the International Division of Labour: Regimes of Accumulation and Modes of Regulation." In *Production, Work, Territory; The Geographical Anatomy of Industrial Capitalism*. A. Scott and M. Storper (ed.) London. 19; Harvey, David. 1990. *The Condition of Postmodernity*. Blackwell Publishing. 122-123; Rapoport, Amos. 1990. "Vernacular Architecture and the Cultural Determinants of Form." In *Buildings and Society: Essays on the Social Development of the Built Environment*. A. D. King (ed.). Routledge (9). 283-305.

⁴⁰ Relph. 1976; Cresswell. 2015.

⁴¹ Cosgrove. 1984.

placelessness is parallel to the idea of a community vs. a noncommunity, permanence vs. transience, or sedentism vs. mobility. It is, in a sense, a binary. Where there may be a greater sense of community and place within a residential neighborhood, this may then erode with its replacement of storefronts, motels, and restaurants, placelessness refers to creating a sense of detachment from a more localized social environment.⁴² Its essence is marked by transience and lack of a singular identity, but an ever-changing multitude of human interactions, much like de Certeau's concept of the city as a space made up of interacting social systems.⁴³ In relation to the home, mobility, as an element of placelessness, is most evident when there is a more frequent change in homeownership. If a residence changes hands multiple times within only a few decades, the structure never quite solidifies a solid representation of one social identity, as each occupant will make it their own for the short amount of time they are residing there. Later chapters will show how this manifests along the segment of East Lincoln Avenue.

There is also a detachment in the way people travel within the city, using freeways or other roads that act as a main passage through an urban sprawl. These roads are made solely for the purpose of travel or commute for both outsiders and city dwellers, making them more suited for spaces designed for use over a brief time. Placelessness also applies to a place of tourism, as Disneyland has been considered the "epitome of placelessness" that is constructed solely for outsiders. It also lacks a certain uniqueness because Disney has been reproduced all over the world.⁴⁴ The analysis of the segment of East Lincoln Avenue will ideally show, in part, how the element of placelessness emerges historically within Anaheim.

⁴² Cresswell. 2015. 75.

⁴³ de Certeau. 2011.

⁴⁴ Relph. 1976; Cresswell. 2015. 75-81.

A Discussion of the Vernacular and the Process

Architecture, and built environments have many functions. They are used for a variety of human activity, they are used for permanent shelter, or for temporary use, etc. As already discussed, they have the potential to convey multiple aspects of human society on multiple levels from the deep roots of human identity to the complexity of the cultural landscape as it changes through time. The study of vernacular architecture is also a way to study human actions and behaviors that are manifest through it. They are best examined through a larger context (i.e., a landscape) and not independently.⁴⁵ Amos Rapoport⁴⁶ discusses the vernacular design in terms of both a process of how it came to be, as well as a product that is like the notion of material culture as cultural product that has already been discussed at length. Most importantly, the vernacular is perhaps most closely linked to the culture of the occupants of a space. The built environment has the potential to convey multiple meanings, and the vernacular environment is representative of what is normative for groups of people. Additionally, Rappaport notes that all man-made environments are in part purposefully designed and representative of choices. Thus, the choice to change Anaheim to a place more commercially focused is represented in its main street (Lincoln Avenue) architecture. The identity of a city culture combines within individual meanings navigating this change to make sense of it for themselves.⁴⁷

⁴⁵ Carter and Cromley. 2005

⁴⁶ Rapoport. 1990.

⁴⁷ Ibid.

Chapter 3: Anaheim and East Lincoln Avenue

Previous works in CHRM and local historical research of the City have primarily been limited to its larger commercial areas of the 20th century, such as Disney or the Anaheim Convention Center; or the earliest historical areas of the 19th century, such as the Anaheim Colony. Further, any resources within Anaheim are framed within a larger historical context of the general growth of the City, Orange County, and Southern California. The collection of these places has helped define the growth of the City and its identity, thus contributing to the historical narrative of the Anaheim landscape as it emerged through a dramatic mid-20th century transition. Noted works specific to these areas include *History of Orange County California*,⁴⁸ *Anaheim: City of Dreams*,⁴⁹ *Land in California*,⁵⁰ *The Cattle on a Thousand Hills*,⁵¹ and “Tract Housing in California”.⁵² A review and research of architectural styles were based mainly on *A Field Guide to American Houses*,⁵³ in addition to previous CRHM- and City-based studies. The collection of these titles, additional scholarly works, internet-based sources, as well as portions of the archival research conducted for the individual properties along the segment make up the source material used to establish the historical background and context for this study.

⁴⁸ Armor and Merrit 1921. *History of Orange County California: With Biographical Sketches*. Los Angeles Historic Record Company. The New York Public Library.

⁴⁹ Westcott, John. 1990. *Anaheim: City of Dreams, An Illustrated History*. Windsor Publications, Inc. Anaheim, California.

⁵⁰ Robinson, W. W. 1948. *Land in California: The Story of Mission Lands, Ranchos, Squatters, Mining Claims, Railroad Grants, Land Scrip, Homesteads*. University of California Press, Berkeley. Orlando Florida.

⁵¹ Cleland, Robert G. 1941. *The Cattle on a Thousand Hills: Southern California, 1850-1870*. Huntington Library, San Marino, California.

⁵² Caltrans. 2011. Tract Housing in California, 1945-1973: A Context for National Register.

⁵³ McAlester. 2013.

The Mexican Rancho Period and the Settlement of Anaheim

Modern-day Anaheim was once a part of the Rancho San Juan Cajón de Santa Ana (Figures 1 and 2), along with the cities of Placentia and Fullerton. Rancho San Juan Cajón de Santa Ana was one of many large tracts of land that were gifted to former Mexican Military officials after Mexico gained its independence from Spain in 1821. The land-use patterns established by these ranchos are still used today, as their boundaries were used as the basis for the California land survey system. Modern maps still use these land titles. In total, the estate encompassed approximately 35,000 acres of land. After the American Conquest of California, the Public Land Commission patented the rancho to Ontiveros. By the 1860s, flood and drought influenced the Rancheros' ability to manage their land, and many were unable to keep up with the new American taxes. Many Rancheros borrowed money from incoming Anglo-Americans. Ontiveros sold approximately 1,160 acres to 50 German American families in 1857; fronted by George Hansen, an Austrian surveyor and engineer who later became known as the “Father of Anaheim.” These families were originally based in San Francisco before purchasing the land and establishing the community of Anaheim.⁵⁴

By 1859, the land purchased by Hansen and other German American families had been used to establish a small agricultural community, cultivating wine grapes, a variety of other fruits, and nut trees. In addition, 40 acres of the land was set aside for building a town center. Upon settling the land, they chose the name Anaheim for their new town, which is a combination of the word “Heim,” meaning home, with the name of the nearby Santa Ana River. By 1875 the community of Anaheim was prospering. Many of the buildings constructed during this early time

⁵⁴ Cleland. 1941; Robinson. 1948; Wescott. 1990; Anaheim Public Library. 2009. George Hansen, “Father of Anaheim” in the Online Archive of California. <https://oac.cdlib.org/ark:/13030/kt758020n1/?brand=oac4>. Accessed November 10, 2021.

now make up what is known as the Anaheim Colony Historic District. It was linked economically to the city of Los Angeles, via the Southern Pacific Railroad, its population was in a state of steady growth, and it was the leading wine producer in California. It was not until 1881 that a blight had struck the community and destroyed the vineyards within a five-year timespan. The community shifted to producing citrus, among other crops, which maintained life in Anaheim into the 20th century.⁵⁵

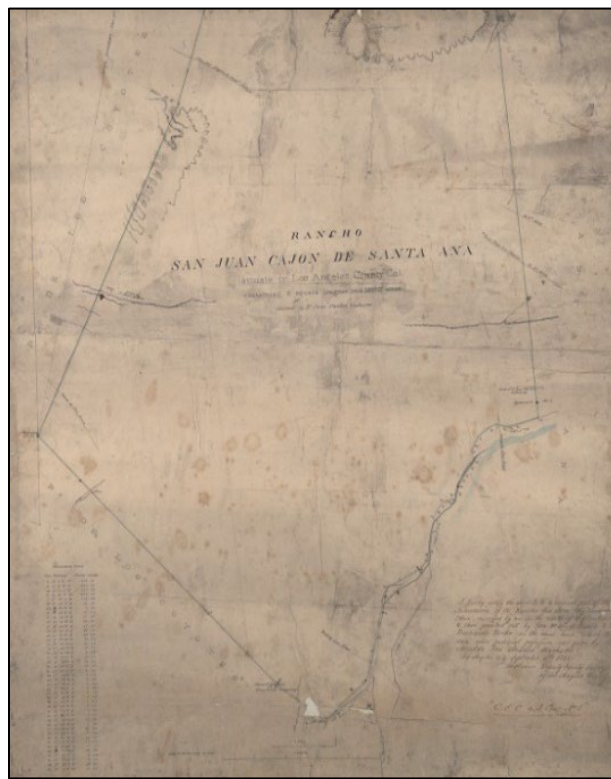


Figure 1. Map of “Rancho San Juan Cajon de Santa Ana, 1855”.
Obtained through C Berkely, Bancroft Library, Online Archive of California.

⁵⁵ Dickson, Lucile E. 1919. *Annual Publication of the Historical Society of Southern California* Vol. 11, No. 2, pp. 26-37; Armor and Merritt 1921; Aviña, Rose H. 1976 *Spanish and Mexican Land Grants in California*. Arno Press, New York; Brigandi, Phil. 2007. “A brief History of Orange County.” County of Orange. Accessed online. <https://web.archive.org/web/20090528102945/http://www.oc.ca.gov/recorder/Archives/forms/history%20of%20orange%20county.pdf>. December 8, 2021.

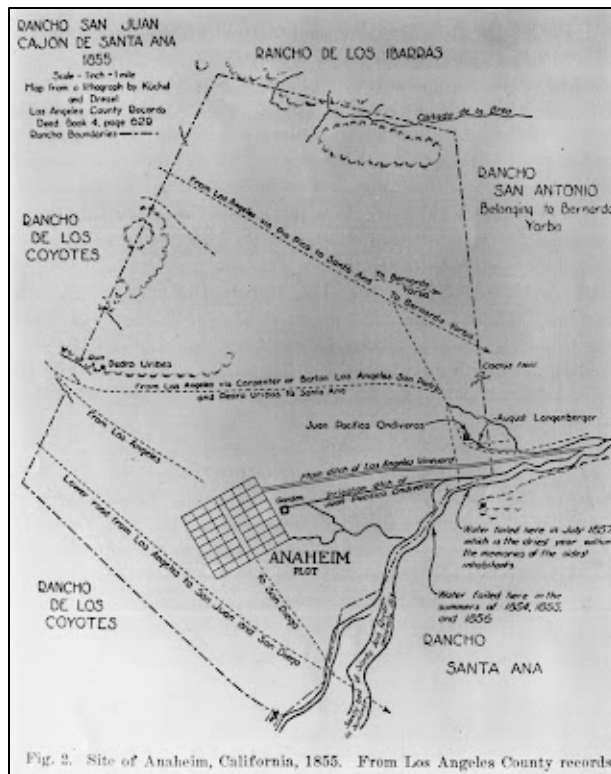


Figure 2. Map of “Site of Anaheim, California, 1855”.
Obtained through the Anaheim Public Library, Online Archive of California.

Industry and Urbanization

Anaheim was dominated by vast orange groves and became a leading citrus producer in the United States into the 1940s. However, a combination of factors, including higher irrigation costs, a citrus virus, and growing land use demands for industrial and residential use threw the community into transition once again. This time it was towards urbanization. Anaheim annexed land around its downtown, now known as the Original Anaheim Colony, just east of the segment of East Lincoln Avenue. The Annexations were gradual and acquired for development over the existing agriculture. This became more common into the 1940s. As a result, much of the development outside of the City’s original limits does not predate this time. A portion of Annexation Number 3 encompasses the western portion of the segment. Most of the segment is within Annexation Number 9 (Figure 3). Annexation Number 3 was incorporated on June 2,

1922. Annexation Number 9 was incorporated on May 28, 1946. These annexation initiatives continued into the 1950s.⁵⁶

The commercial development of the Anaheim area increased as automobiles became a main mode of transportation for the common American. The construction of an interstate (CA I-5) provided quicker access to Los Angeles, and several areas along the way. Several cities throughout the greater Los Angeles and Orange County region experienced an increase of new suburban neighborhoods being built on lands previously used for agriculture. New industry became centralized in the northeastern portion of the City, while other areas focused on commercial growth, along with apartments and houses to accommodate the fast-growing population of workers. The segment of East Lincoln Avenue is within the early industrial corridor of the City. During this initial period of growth, it was defined by its residential buildings and smaller commercial establishments, constructed to support the average working middle-class families of the time, which were primarily single income, and supported by the wages of machine workers, factory workers, retail workers, grocers, among others. By 1968 the City had become known as having the fastest growing industrial base. The early notable industries include Kwikset Locks, the Robertshaw-Fulton Controls company, the Essex Wire company, and the General Electric (GE) Company (Figures 4, 5, and 6). Lincoln Avenue was once known as East Center Street. In 1961 it was reworked as an extension of Lincoln Avenue, which acts as a main artery through several cities in Orange County.⁵⁷

⁵⁶ Faessel, Stephen J. 2007. *Images of America: Anaheim 1940-2007*. Arcadia Publishing, Charleston; Adams, Jeremy, and Kristina Lindgren. 2016. "Cultural Resources Inventory and Evaluation Report: Lincoln Avenue Widening Project from East Street to Evergreen Street City of Anaheim, California." Prepared for Anderson Penna Partners, Inc. by ECORP Consulting Inc. Archived at the South-Central Coastal Information Center. Fullerton, CA; County of Orange Maps. 2021. Orange County Public Works online data set of City annexations, East Anaheim Extension. [OCPW Maps \(ocgis.com\)](https://ocgis.com). Accessed 2021-2022.

⁵⁷ Westcott. 1990; Adams and Lindgren. 2016.

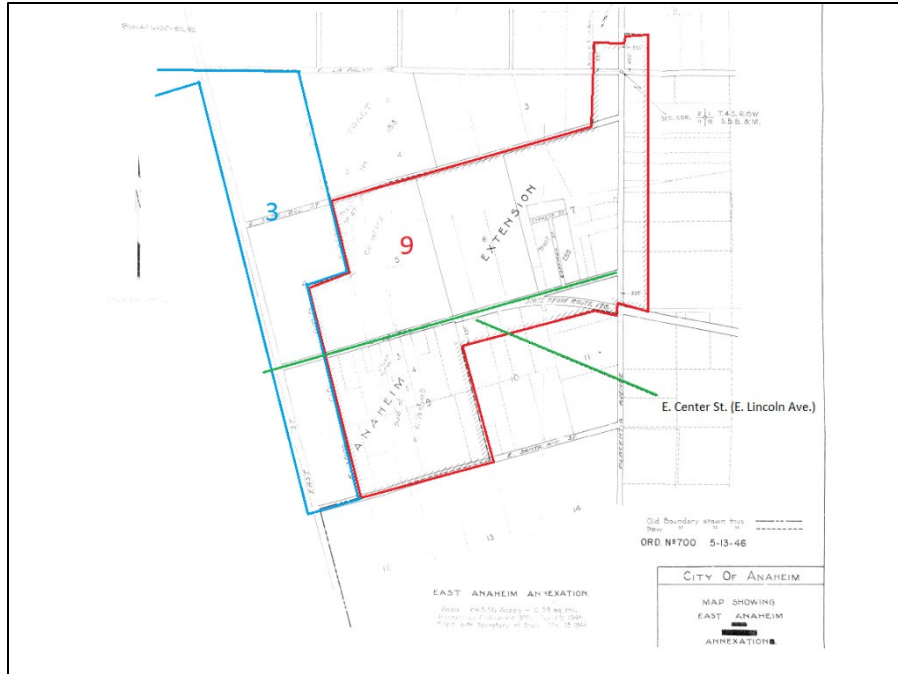


Figure 3. East Anaheim Annexation (portions of Annexation Number 3 and Number 9), 1946, County of Orange.

Accessed January 2022, via Orange County Public Works online dataset of City annexations.



Figure 4. GE hairdryer add, Tustin news 1966.

Accessed via newspapers.com. January 2022.



Figure 5. GE Table Radio add, Tustin News, 1966.
Accessed via newspapers.com. January 2022.

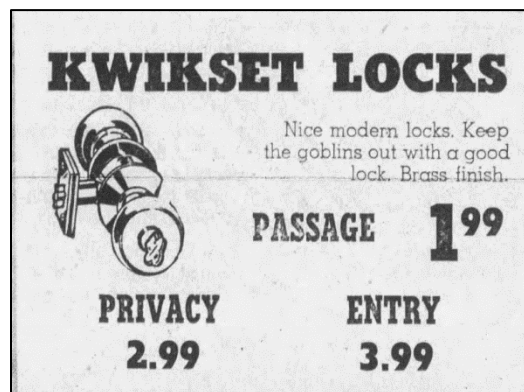


Figure 6. Kwikset Locks add, Independent (Long Beach, CA).
Accessed via newspapers.com. January 2022.

Tourism and Motels

In the early 20th-century the automobile was already becoming a main mode of transportation for Americans and the lodging industry and hotels had already been well established; however, these were still regarded as luxury items for the middle class until around the 1930s. This changed as the automobile industry improved its technology and ease of operation, making it more affordable to all. Motels had been introduced to California by 1925, and the number of people taking to the open road for travel increased as more affordable options for accommodations became available. This was especially true during the time of the Great

Depression, as hotels saw a decrease in numbers. As the amenities for automobile travelers increased so did the number of travelers.⁵⁸

After WWII, American families were anxious to get on the open road and travel and tourism increased once again. The arrival of Disneyland in 1955, located about two miles southwest of the segment of East Lincoln Avenue, resulted in a new tourism industry in Anaheim. The previous year, Disney had acquired approximately 160 acres of orange and walnut groves to build their park the previous year. The location was chosen due to several factors, but mainly due to the affordability of the land at the time, and its location near Los Angeles and other major developing cities in Southern California. CA I-5 had been under construction during this time as well and was done so in part due to the anticipation of increased traffic brought by Disney. By the Mid-1960s the City had confirmed its commitment to being a tourist destination, with the creation of the Anaheim Convention Center, as well as the Major League Baseball Team, the Los Angeles Angels, relocating to the City. More hotels and motels were built near more well-established urban centers. However, smaller suburban areas and along roads and highways also saw development. Motels were typically small, two-story buildings which featured plenty of parking just outside of the room. Many of the motels in the outer suburban areas were themed to accommodate this new-found industry and to compete with the larger hotels that were built in the urban centers.⁵⁹

⁵⁸ Jakle, John A. and Keith A. Sculle. *Remembering America's Roadside Architecture: Preserving the Recent Past as Landscape and Place*. University of Tennessee Press, Knoxville, Tennessee; Roland, Carol, Heather Goodson, Chad Moffett, Christina Slattery. 2011. "Colonization Technologies: Fluted Projectile Points and the San Clemente Island Woodworking/Microblade Complex. In *California Prehistory: Colonization, Culture, and Complexity*, edited by T. L. Jones and K. A. Klar, pp. 299-315. Altamira Press, Lanham, Maryland.

⁵⁹ Price, Harrison "Buzz". 2004. "Walt's Revolution! By the Numbers." In *Stanford Business magazine*. Stanford Graduate School of Business. Accessed online. [Stanford Business Magazine May 2004 \(archive.org\)](http://stanfordbusinessmagazine.com/2004/05/01/walts-revolution-by-the-numbers/). Accessed March 2, 2022; JustDisney.com. 2012. "Disneyland's History." April 21, 2012. Accessed online. [Disneyland's History - Just Disney](http://www.justdisney.com/history/). Accessed March 3, 2022; Wright, Rick. 2014. *Disneyland History Through Post Cards: Anaheim Motels, Parts 1, 2, and 3*. 2020. <http://www.micechat.com/74099-disneyland-history-through-post-cards-anaheim-motels-part-3/>. Accessed April 23, 2021.

The smaller so called “mom-and-pop” motels were primarily built to accommodate tourists. They were typically “T” or “U” shaped, with a s separate lobby and are most notable for their giant neon signs posted out front to advertise to travelers. Additionally, a central pool was common in Southern California. The popularity of the motel hit its peak during the 1950s through the 1970s. After Disneyland was built in Anaheim, motels were built at a rapid pace. Several themed motels, such as Polynesian, Space-aged, and Musketeer were constructed around the surrounding streets of Disneyland and advertised by their proximity to the park.⁶⁰ The motels along Lincoln Avenue included the Sandman Motel, at 1248 East Lincoln Avenue, and the Anchor Motel at 1538 East Lincoln Avenue. Only the Anchor Motel still stands today (Figures 7 through 12).

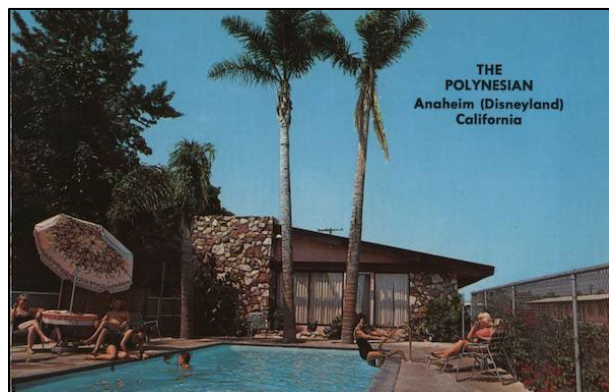


Figure 7. Postcard for the Polynesian.
Accessed via cardcow.com, March 2021.

⁶⁰ Wright, Rick. 2014. *Disneyland History Through Post Cards: Anaheim Motels, Parts 1, 2, and 3*. 2020. <http://www.micechat.com/74099-disneyland-history-through-post-cards-anaheim-motels-part-3/>. Accessed April 23, 2021.



Figure 8. Postcard for Stovall's Space Age Lodge.
Accessed via cardcow.com, March 2021.

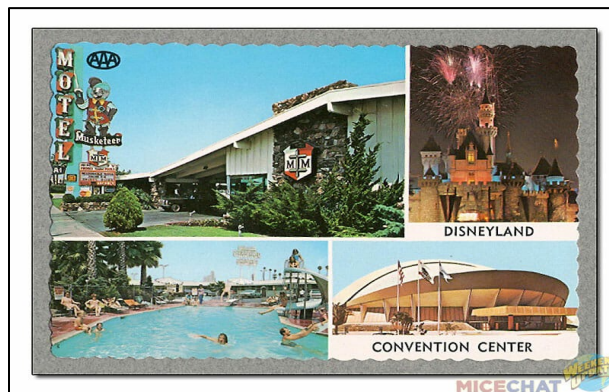


Figure 9. Postcard for The Musketeer, Disneyland, and Anaheim Convention Center.
Accessed via micechat.com, April 2021.



Figure 10. Postcard for The Anchor Motel.
Accessed via cardcow.com, March 2021.



Figure 11. Postcard for The Sandman Motel.
Accessed via cardcow.com, March 2021.



Figure 12. Postcard for the Waikiki Motel.
Accessed via micechat.com, April 2021.

The Great Depression, a Postwar Economy, and Tract Housing

California saw steady industrial growth through the Great Depression and WWII, which brought in millions of workers from all over the nation, mainly, the Midwest and portions of the Southern States such as Texas Oklahoma, and Arkansas. Between 1930 and 1940 nearly 3.5 million people moved from the plains states during the period of severe drought, that brought dust storms that ravaged the agriculture, known as the Dust Bowl. The mass migration brought a mixture of farm workers and white-collar workers to California. After the Depression, many stayed and did not return, and many Californians have heritage from these regions.⁶¹ As it

⁶¹ Worster, Donald. 1979. *Dust Bowl: The Southern Plains in the 1930s*. New York. Oxford University Press. 2004. 40-50; Babb, Sanora. 2009. *On the Dirty Plate Trail*. University of Texas Press; Long, Jason, and Henry Siu. 2018

happens, research of the people that lived along the segment of East Lincoln Avenue had roots from the Midwest and Southern States, among others, linking them to the mass migration to west during the Dust Bowl and WWII.

As more people moved into California a housing shortage inevitably followed. Resources for “non-essential” businesses were generally low during the war, and several materials that would be used for building or domestic support were diverted to the war effort. Still, this steady growth would prove to be a foundation for post-war city expansion. After WWII, the United States entered a three-decade period of economic growth. Manufacturing and export goods were at a rise. Domestic spending on both industrial and consumer goods increased. For southern California, this meant a significant growth in the construction sector, as new families were moving to the cities for employment and in need of affordable housing. Throughout the 1950s, nearly one-million acres of previously undeveloped land was converted to housing tracts per year (Figures 13 through 18). The ability to produce houses in bulk was inspired by the automobile industry, which streamlined production by producing ideas for more standardized designs.⁶²

Tracts varied in size, ranging from about 20 houses to thousands. The smaller tracts typically consisted of one or two streets in a curvilinear pattern and are typically found within the earlier areas of expansion of cities, as well as in redevelopment areas of the inner city. Larger developments in California were common for more vast agricultural areas that had remained since the early Rancho period. In Orange County, areas that were once occupied by orange

“Refugees from Dust and Shrinking Land: Tracking the dust Bowl Migrants.” In *The Journal of Economic History*. 71 (4): 1001-1033.

⁶² Ovnick, Merry. 1994. *Los Angeles: The End of the Rainbow*. Balcony Press, pp. 267; Hise, Greg. 1997. *Magnetic Los Angeles: Planning the Twentieth Century Metropolis*. Johns Hopkins University Press, pp. 135; Caltrans. 2011.

groves were developed for expanding cities and newer ancillary communities.⁶³ Anaheim's development consisted of a mixture of industry, suburbia, and tourism. The segment of East Lincoln Avenue has a variety of properties that were developed as a product of this mid-century boom and align well with the surge of housing and business developments that occurred. Many of the businesses are a result of developers purchasing individual lots, or were converted from early 1900s farmsteads, such as the Original Pancake House, H.T. Moore Upholsterers, the Anchor Motel, and others. These properties will be discussed in a later chapter. The tract developments along the segment include portions of Anaheim Gardens, The Bonnat Subdivision, and Norpark Homes.



Figure 13. Aerial imagery of Anaheim in 1938.
Segment of East Lincoln Avenue is outlined in red. Image obtained via the Orange county Archives, County of Orange GIS database for historic aerial imagery. Accessed February 2022.



Figure 14. Aerial imagery of Anaheim in 1947.
Segment of East Lincoln Avenue is outlined in red. Image obtained via the Orange county Archives, County of Orange GIS database for historic aerial imagery. Accessed February 2022.

⁶³ Caltrans. 2011.



Figure 15. Aerial imagery of Anaheim in 1952.
 Segment of East Lincoln Avenue is outlined in red. Image obtained via the Orange county Archives, County of Orange GIS database for historic aerial imagery. Accessed February 2022.



Figure 16. Aerial imagery of Anaheim in 1953.
 Segment of East Lincoln Avenue is outlined in red. Image obtained via the Orange county Archives, County of Orange GIS database for historic aerial imagery. Accessed February 2022.



Figure 17. Aerial imagery of Anaheim in 1960.
 Segment of East Lincoln Avenue is outlined in red. Image obtained via the Orange county Archives, County of Orange GIS database for historic aerial imagery. Accessed February 2022.



Figure 18. Aerial imagery of Anaheim in 1970.

Segment of East Lincoln Avenue is outlined in red. Image obtained via the Orange county Archives, County of Orange GIS database for historic aerial imagery. Accessed February 2022.

Anaheim Gardens

Chain of ownership records, obtained through correspondence with the Orange County Archives associated the properties currently at 1200-1202 and 1212 East Lincoln Avenue with the Anaheim Gardens Tract. The Anaheim Gardens Corporation, a partnership between William Otto and Herman and Muriel Lenz, had land surveyed in 1949 for the creation of Tract 1120,⁶⁴ located at the southeast corner of Center Street (now Lincoln Avenue) and East Street. At this point in time, the lots consisted primarily of plowed field with a few clusters of citrus trees left on the lots (Figure 19). William Otto was the president of the Anaheim Gardens Corporation,⁶⁵ but no other information could be obtained about him. Herman Lenz had previously worked for the California State Highway Patrol and was drafted into the army during WWII in 1940.⁶⁶ Lots 1 through 5, now situated along the south side of Lincoln Avenue were sold off,⁶⁷ as the

⁶⁴ Miscellaneous Maps of Orange County Book 4, page 12, obtained via correspondence with the Orange County Archives; Official Records of the County of Orange, book 1935, page 4, Amended book 2012, page 96, obtained via correspondence with the Orange County Archives.

⁶⁵ Chain of ownership records for Tract 1120, Lots 1-5. Obtained via correspondence with the Orange County Archives.

⁶⁶ National Archives at St. Louis; St. Louis, Missouri; *WWII Draft Registration Cards for California, 10/16/1940-03/31/1947*; Record Group: *Records of the Selective Service System, 147*; Box: 1037. Via Ancestry.com. *U.S., World War II Draft Cards Young Men, 1940-1947* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011. [U.S., World War II Draft Cards Young Men, 1940-1947 - Ancestry.com](https://www.ancestry.com). Accessed 2021.

⁶⁷ Official Records of the County of Orange, book 2132, page 46. Obtained via correspondence with the Orange County Archives.

remaining lots along Oak and Chestnut Streets, and Broadway were developed for housing. By January of 1950, the Anaheim Gardens tract was advertising two-bedroom Ranch style homes with hardwood floors, tile features, and modern appliances at “The corner of East & Center Streets in the heart of Anaheim” (Figure 20 and 21).

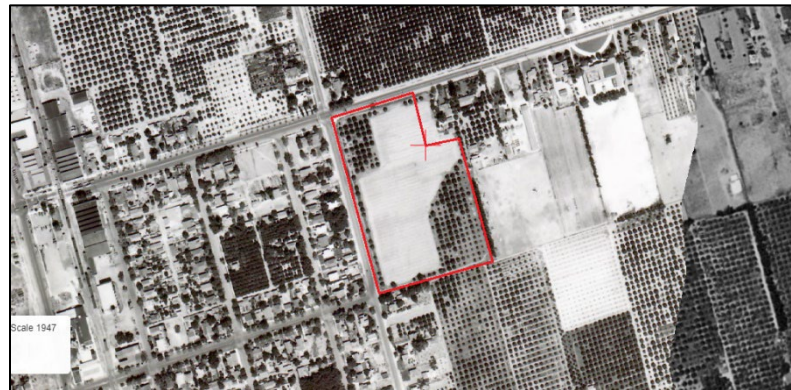


Figure 19. Aerial photograph of Anaheim (1947).

What would be the Anaheim Gardens Tract is outlined in red. Base map image retrieved from the Orange County Archives, County of Orange GIS website for Historic Aerial Imagery. Accessed February 2022.



Figure 20. Aerial photograph of Anaheim (1953).

Anaheim Gardens Tract is outlined in red. Base map image retrieved from the Orange County Archives, County of Orange GIS website for Historic Aerial Imagery. Accessed February 2022.

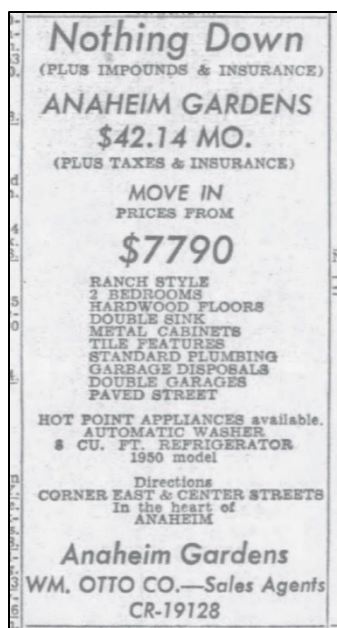


Figure 21. Add for Anaheim Gardens, Los Angeles Times, 1950.
Accessed via newspapers.com. January 2022.

Lots 1 through 5 of the Anaheim Gardens were not developed for housing but were sold in 1951 (Figure 12) to Raymond J. and Thelma R. Dixon. Raymond was born in Arkansas, but grew up in Oklahoma,⁶⁸ where he met and married his wife, Thelma, in 1911.⁶⁹ They had made their way out to California shortly after. Raymond, a WWII veteran,⁷⁰ was a butcher affiliated with the church of Nazarene, an early congregation in Anaheim. The Dixons would end up essentially splitting the lots,⁷¹ creating what is now the Anaheim Smog/ S.H.S Express Lube auto

⁶⁸ Year: 1920; Census Place: McKey, Sequoyah, Oklahoma; Roll: T625 1488; Page: 5B; Enumeration District: 154. Via Ancestry.com. 1920 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch. Ancestry.com. 1920 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch. Accessed 2021.

⁶⁹ Ancestry.com. Oklahoma, U.S., County Marriage Records, 1890-1995 [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2016. Marriage Records. Oklahoma Marriages. Various Oklahoma County marriage collections. [Oklahoma, U.S., County Marriage Records, 1890-1995 - Ancestry.com](#). Accessed 2021.

⁷⁰ National Archives at St. Louis; St. Louis, Missouri; WWII Draft Registration Cards for California, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 467. Ancestry.com. U.S., World War II Draft Cards Young Men, 1940-1947 [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011. [U.S., World War II Draft Cards Young Men, 1940-1947 - Ancestry.com](#). Accessed 2021.

⁷¹ Official Records of the County of Orange, book 3548, page 46. Obtained via correspondence with the Orange County Archives; Official Records of the County of Orange, book 2431, page 419. Obtained via correspondence with the Orange County Archives.

service center at 1200 and 1202 East Lincoln Avenue and the Learning Light Foundation at 1212 E. Lincoln Avenue.

Bonnat Subdivision

Two properties surveyed and researched along East Lincoln Avenue are a part of the Bonnat Subdivision (also known as the Evelyn Drive Tract), which at the time of its development in the early 1950s was termed to be an exclusive residential district.⁷² The degree of exclusivity is unknown. However, newspapers from the 1950s and 1960s reference people who lived on Evelyn Drive, linking them with numerous types of social events. Perhaps the tract was developed for a higher income bracket, or the exclusivity could simply be linked to the nature of the street, which is an enclosed loop. It is also possible that the term “exclusive” is just a marketing tactic, which carried over into a general term used by many to describe this development. The tract map was filed with Orange County by the Landowners, Victor J., and Eva Z. Bonnat, in 1946.⁷³ Victor Bonnat was born into a farming family in Illinois and farmed until around the age of 20. His wife’s name was Evelyn. They married in 1915. Bonnat avoided the draft for World War I (WWI), claiming a physical disability, and apparently moved to Anaheim around 1920 where he worked as a carpenter. By the 1930s, Victor was becoming quite a prominent builder during the annexation years of Anaheim and was acquiring tracts in Anaheim throughout the 1930s and 1940s.⁷⁴ Generally, the Bonnat family was of fair prominence in Anaheim. Victor’s brother, Leonard was an executive in the purchasing branch

⁷² The Los Angeles Times. 1952. “Anaheim Builder V.J. Bonnat Dies.” July 8, 1952. Accessed via newspapers.com January 2022.

⁷³ Miscellaneous Maps of Orange County, Book 37, page 5-6. Obtained via correspondences with the orange County Archives.

⁷⁴ Ancestry.com. 2022. “Victor John BONNAT.” Facts Gallery. [Victor John BONNAT - Facts \(ancestry.com\)](https://www.ancestry.com/facts/victor-john-bonnat). Accessed January 2022.

for Pacific Lighting Corporation, the dominant gas and power provider in Southern California of the time. He later became a City judge between 1948 and 1953. Several newspaper articles note the Bonnats at social events such as weddings and gatherings for private clubs, such as the Standard Oil Zerolene Club, and the Benevolent and Protective order of Elks.⁷⁵⁷⁶⁷⁷

Victor continued as a builder until his death in 1952. Just before his death, the construction for the Bonnat Subdivision was apparently near completion, and the declarations of restrictions and decrees filed for the properties were filed by his wife using her late husband's name.⁷⁸ The Bonnat Subdivision consists of 30 lots along Evelyn Drive, just North of East Lincoln Avenue. The naming of Evelyn Drive was a devotion to Victor's wife (Figures 22 through 26). A combination of Google Street View and observations from the field survey of the segment of East Lincoln Avenue, indicate that all the houses are constructed in a Ranch Style in potentially four or five separate configurations. Two of the buildings (103-105 North Evelyn Drive [Lot 4] and 1705 A/B East Lincoln Avenue [Lot 5] [Figure 15]) along the segment are a part of the tract.

⁷⁵ Santa Ana Register. June 6, 1939. Newspapers.com. Accessed January 2022

⁷⁶ Santa Ana Register. 1941. "Ball Patrons Represent Many County Communities." February 19, 1941. Newspapers.com. Accessed January 2022.

⁷⁷ The Los Angeles Times. "Former Anaheim Judge Succumbs." August 11, 1955. Newspapers.com. Accessed March 2022.

⁷⁸ Official Records of the County of Orange, Book 2405, page 513 or 573. Obtained via correspondence with the Orange County Archives.

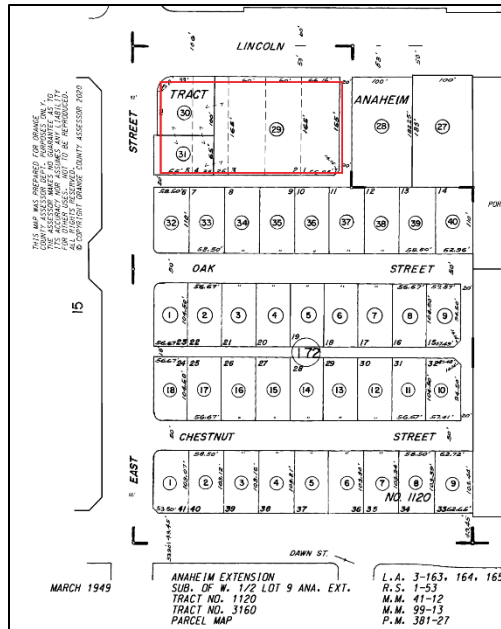


Figure 22. Parcel Map of the Anaheim Gardens Development, Tract 1120, 1949.
Lots 1-5 are outlined in red. County of Orange. Accessed January 2022, via Orange County Public Works online dataset of parcel maps.



Figure 23. Aerial photograph of Anaheim (1938).
Bonnat Subdivision is outlined in red. Base map image retrieved from the Orange County Archives, County of Orange GIS website for Historic Aerial Imagery. Accessed February 2022.

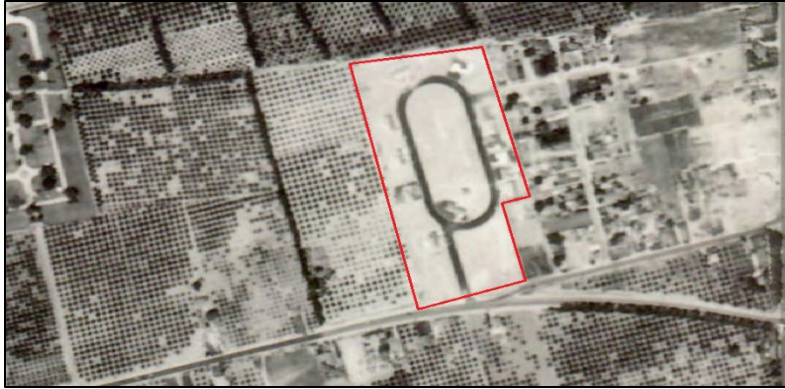


Figure 24. Aerial photograph of Anaheim (1947).
 Bonnat Subdivision is outlined in red. Base map image retrieved from the Orange County Archives, County of Orange GIS website for Historic Aerial Imagery. Accessed February 2022.



Figure 25. Aerial photograph of Anaheim (1953).
 Bonnat Subdivision is outlined in red. Base map image retrieved from the Orange County Archives, County of Orange GIS website for Historic Aerial Imagery. Accessed February 2022.

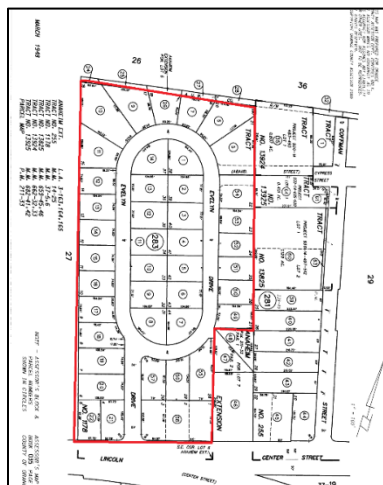


Figure 26. Parcel Map of the Bonnat Subdivision, 1948.
 Tract 1178 is outlined in red. County of Orange. Accessed January 2022, via Orange County Public Works online dataset of parcel maps.

Norpark Homes

The Norpark Homes Tract encompasses 133 homes bordered by East Redwood Avenue to the north, East Lincoln Avenue to the south, Evergreen Street to the East and the former Cemetery Drive to the west. Norpark Homes was developed in 1952 by Hahn-St. John,⁷⁹ which was founded by Ernest W. Hahn and J. Stewart St. John (Figure 27). The Norpark Homes tract was an earlier product of their partnership. They continued to take on several contracts in Los Angeles and Orange Counties throughout the 1950s. Their projects were not limited to housing tracts, although they were involved in several, but also included power plants, office buildings, and medical buildings.⁸⁰

Prior to the development of the tract, portions of the land were used as citrus groves, owned by James Howard Mulvey.⁸¹ What would become the Norpark Homes development, was made up of two separate tracts, 1428 and 1429 (Figures 28 through 31). Surveys were completed for the tracts by early 1952 and the construction was completed by the end of the same year.⁸² The homes were heavily advertised as a premier set of homes in the city of Anaheim, which features Ranch style two- and three-bedroom homes with one-and-one-half baths. The model homes were presented in four separate models, with either maple, modern, traditional, or provincial furnishings through partnerships with local stores. Veterans were given early access

⁷⁹ Miscellaneous Maps of Orange County, Book 46, Page 17-18. Obtained via correspondence with the Orange County Archives; Official Records of the County of Orange, Book 2429, page 62. Obtained via correspondence with the Orange County Archives; Official Records of the County of Orange, Book 2450, page 348. Obtained via correspondence with the Orange County Archives; Official Records of the County of Orange, Book 2392, page 635. Obtained via correspondence with the Orange County Archives

⁸⁰ Daily News. 1950. "541 houses to be built on 8 tracts." June 24, 1950. Newspapers.com. Accessed January 2022; Long Beach Independent. 1952. "Hody's Lakewood Center Restaurant to Open Tuesday." March 31, 1952. Newspapers.com. Accessed January 2022; San Pedro News-Pilot. 1947. "Torrance to Get Medical Building." September 3, 1947. Newspapers.com. Accessed January 2022; The Redondo Reflex. "Gas Plant Operating Base for El Nido." May 23, 1952. Newspapers.com. Accessed January 10, 2022.

⁸¹ Torrens Registrations of Orange County, Book 40, page 31. Obtained via correspondence with the Orange County Archives.

⁸² See Footnote 18 – 21.

for viewing the models and were offered down payments starting at roughly \$1,000, and lower monthly payments. The homes featured modern appliances, such as kitchen exhaust fans and garbage disposals, as well as oak floors, knotty pine kitchen cabinets, colored bathroom fixtures, brick fireplaces, and attached two-car garages, among others (Figures 32).



Figure 27. J. Stewart St. John (Left) and Ernest W. Hahn (Right).
Photo of St. John from The Los Angeles Times, March 4, 1956, via Newspapers.com. Photo of Hahn from The Los Angeles Times, March 18, 1956, via Newspapers.com. Accessed January 2022.



Figure 28. Aerial photograph of Anaheim (1947).
Norpark Homes is outlined in red. Image retrieved from the Orange County Archives, County of Orange GIS website for Historic Aerial Imagery.



Figure 29. Aerial photograph of Anaheim (1953). Norpark Homes is outlined in red. Base map image retrieved from the Orange County Archives, County of Orange GIS website for Historic Aerial Imagery.



Figure 30. Parcel Map of the Norpark Homes Development, Tract 1428 (1953). County of Orange. Accessed via the Orange County Public Works AGOL database, November 2022.

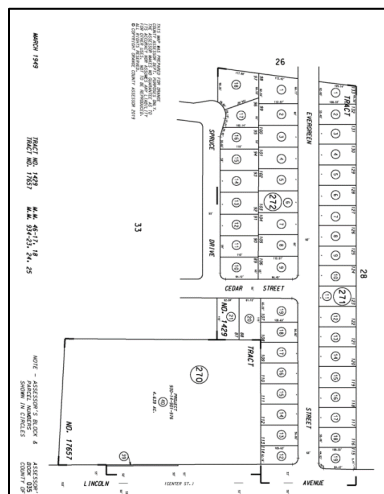


Figure 31. Parcel Maps of the Norpark Homes Development, Tract 1429 (1949). County of Orange. Accessed via the Orange County Public Works AGOL database, November 2022.

Ernest W. Hahn was born in New York of a German Baker. His mother was from Austria. They moved to the Los Angeles area when he was at a very young age. He worked as a bank teller until his service in Navy during WWII. After his military service, he went into the construction business and formed Hahn-St. John General Contracting Co. It was renamed Ernest E. Han Inc. in 1956. Hanh was a very well-known builder throughout Southern California and was primarily known for his pioneering of the “mixed use” concept in the development of shopping centers, where his designs would integrate areas such as daycare centers and ice-skating rinks into the shopping centers. His first regional mall, La Cumbra Plaza, was built in 1967 in the City of Santa Barbara. Hahn was a revered developer who has been noted as a premier developer by local government officials, particularly in the revitalization of the San Diego area in the 1970s and early 1980s. He died of Cancer at his home in San Diego in 1992.⁸³

Considerably less is known about J. Stewart St. John. He lived in the City of Los Angeles during the 1930s and 1940s and resided in Palos Verdes, Los Angeles County, after his partnership with Ernest W. Hahn had ended in 1956. St. John went on to start his own company, St. John Corp., and continued to work as a builder.⁸⁴ A total of eight properties along the segment of East Lincoln Avenue are associated with the Norpark Homes development. These are: 103 North Evergreen Street, 1433 East Lincoln Avenue, 1437 East Lincoln Avenue, 1501 East Lincoln Avenue, 1505 East Lincoln Avenue, 1511 East Lincoln Avenue, 1521 East Lincoln Avenue, and 1701 East Lincoln Avenue.

⁸³ Santa Maria Times. 1992. “Developer Ernest Hahn dead of cancer at age 73.” December 29, 1992. Newspapers.com. Accessed February 2022; Adams and Lindgren. 2016.

⁸⁴ The Los Angeles Times. 1956. “Contracting Firm Planned.” March 4, 1956. Newspapers.com. Accessed February 2022.

Open Four Norpark Model Homes Today

THE CITY OF ANAHEIM'S latest residential development, Norpark Homes, takes its introductory bow today with the preview showing of four furnished exhibit homes, announces Hahn-St. John, general contractors for the new \$1,500,000 community.

Situated at East Center St. and Evergreen St. on Anaheim's popular east side, Norpark Homes are located among orange groves offering a secluded suburban environment within quick access of major employment and business centers of Anaheim, Long Beach and Los Angeles.

Overall plans for the new development provide for construction of 284 custom-styled homes with 40 different exterior treatments and four distinctive floor plans, the builders state.

Priced from \$12,350, the homes are available to veterans at down payments starting at \$1033, plus impounds. Minimum Regulation X down payments are in effect for non-veterans, with FHA financing terms.

The homes include three bedrooms or two bedrooms and den with 1½ baths.

Topping the list of quality features are forced-air central heating plants, brick wood-burning fireplaces and barbecues, red cedar shingle roofs, TV outlets, rock wool insulated ceilings, weatherstripped outside doors, Waste King gar-

bage disposals, knotty pine kitchen cabinets, ceramic tile in kitchen and baths, kitchen exhaust fans, breakfast nooks and service areas.

Exteriors feature redwood, board and batten, cedar shingle and stucco siding in attractive combinations with landscaped lots adding to the beauty of the homes.

Improvements include paved streets, sidewalks, curbs, gutters, sewers and public utilities. Schools, city parks and shopping facilities are close by.

The four model homes are completely decorated in maple, traditional, modern and provincial furnishings by the Aaron Schultz furniture stores of Long Beach and Anaheim.

They are open for public inspection from 12 a. m. to 8 p. m. daily and Sundays.

Norpark Homes may be reached by driving east on Center St. in Anaheim to the property at Evergreen St. 17 blocks east of Los Angeles St.

Contract Time

Small manufacturing firms in California and Nevada who would like to obtain defense contracts or sub-contracts are urged to list their facilities with the regional office of the Small Defense Plants Administration in the Flood Building, 870 Market St., San Francisco.



THE RALEIGH—Shown here is one of the dwelling styles in Norpark Homes, new Anaheim community of three-

bedroom homes. The development is at E Center and Evergreen Sts. Developer of the tract is Hahn-St. John.

EARLY AMERICAN—Pictured here is maple living room in one of four furnished model dwellings of Norpark Homes in Anaheim. The new residences all have corner fireplaces.

ANAHEIM SUBDIVISION HAS INITIAL SHOWING

Visitors from practically every community in Southern California and County attended the preview showing last week and at Norpark Homes' four exhibit dwellings at E Center St. and Evergreen St. in the city of Anaheim, according to a report from officials of Hahn-St. John, builders and developers.

With 130 three-bedroom and two-bedroom models, complete kitchen-bath units, complete sets of furniture, and complete sets of appliances, the new homes are offered to veterans at down payments from \$1033, plus impounds, and easy monthly payments, while FHA terms, with minimum Regulation X down payments, are available to non-veterans.

Seven, grand, corner, tile, wood, brick and stucco are a more completely attractive variety than the previous ones in introduced.

Some, Norpark Homes are offered to veterans at down payments from \$1033, plus impounds, and easy monthly payments, while FHA terms, with minimum Regulation X down payments, are available to non-veterans.

Seven, grand, corner, tile, wood, brick and stucco are a more completely attractive variety than the previous ones in introduced.

*Better
Hurry To*

Anaheim's Newest
& Finest Community
Development

**Nor Park
Homes**

For Immediate Occupancy!

**3-Bdrm.
1½ Bath**

\$12,350
TOTAL PRICE

\$1033
DOWN PAYMENT

FOR VETERANS
AND NON-VETERANS

**FHA
TERMS**
FOR NON-VETERANS

See a Sparkling Exhibit Home

**Nor Park
Homes**

800 E. Center St., Anaheim, Calif.

Figure 32. Advertisements for Norpark Homes.

Long Beach Press-Telegram, September 1952 (1); Los Angeles Times, November 1952 (2); Los Angeles Times, July 1952 (3); Los Angeles Times, September 1952 (4). All were obtained via Newspapers.com. Accessed January 2022.

Chapter 4: Architectural Context of Anaheim

As previously mentioned, the segment of East Lincoln Avenue exhibits a combination of residential houses, commercially repurposed homes, apartment buildings, commercial buildings, churches, motels, and restaurants. This collection of buildings acts as a good representative sample of Anaheim's vernacular architecture. The Ranch and Transitional Ranch architectural style dominate the tract homes along the segment, while a mixture of Minimal Traditional and Commercial Vernacular Modern styles make up the more commercial buildings. There are also a few examples of Craftsman and Contemporary styles along the segment. Each building along the segment conveys an architectural style that is typical of its time, and in some cases their modifications are typical of a later era as preferred styles changed throughout the 20th century. The following will ideally provide a context for the various architectural styles found along the segment. While the following descriptions are somewhat generalized, they act as a foundation for real-world observation and identification of each style.

Craftsman

The Craftsman style home originated in England and became popular in southern California through the work of Charles Summer Greene and Henry Mather Green. Their small bungalow styles were designed for the countryside and came about around the year 1903. The structure and materials were primarily influenced by more minimal and "oriental" style wood structures, which contrasted with the elaborate Victorian-era homes that were popular at the time and were commonly constructed out of local materials. The Craftsman style bungalows came to Southern California by 1909. They became so popular that "pre-built" Craftsman bungalows became available. This package allowed local contractors to reproduce these styles without the

presence of the Green Brothers, and the houses that were constructed by the Green brothers became classified as “ultimate bungalows.” This popularity lasted into the mid-1920s. Very few were built after 1930.⁸⁵

Minimal Traditional

Minimal Traditional style architecture was favorable from the 1930s to the 1950s. This was a smaller, relatively inexpensive house that could be easily built during the Great Depression, between 1935 and 1940. Concentrations of this style of home were built rapidly in the 1940s in response to the housing needs after WWII, especially for worker housing. The postwar subdivisions often have a combination of Minimal Traditional Style with early Ranch Style homes. Minimal Traditional can come in a variety of forms, reminiscent of more traditional eclectic houses, but lacks the more elaborate or decorative detail.⁸⁶

The Minimal Traditional style home is most commonly a small single-story form. They generally have a low- to intermediate-pitched, gabled roof, with little or no overhang, and double-hung windows. They usually contain extraordinarily little ornamentation or added architectural detail. The cladding is generally only one type of material. The uncomplicated design was intended to create an appearance of “maximum size” and architectural additions were limited to porches, bay windows, and slab steps. Some types do exhibit features such as multi-pane windows at the entrance, chimneys, and scalloped detail across the base of the gable. They were produced with minimal style differences in large tracts and were quite common in the City of Anaheim.⁸⁷

⁸⁵ McAlester. 2013. 567-578.

⁸⁶ Caltrans. 2011; McAlester. 2013. 587-595.

⁸⁷ Ibid.

Ranch

Ranch style architecture was favorable from the 1930s to the 1970s and was largely developed in response to the housing needs after WWII. As population grew after the war, there was a need for larger houses to accommodate families, and this style is commonly associated with larger post-war tract housing developments. The Ranch style was typically smaller in the 1940s; however, with the financial controls that mandated more conservative housing due to the war efforts lifted, the larger and more elaborate Ranch homes became more widespread in the 1950s and 1960s. This was especially true in the greater Los Angeles area and other cities associated with the post-war sunbelt boom (Atlanta, Dallas, Houston, and Phoenix). The California Ranch style is largely accredited to Cliff May, who build many homes in the San Diego and Los Angeles areas and has been credited as the first to incorporate this style into the modern suburban home. The city of Anaheim has many of examples of Ranch style single-family homes and multiple-family homes.⁸⁸

The Ranch style home is most commonly single-story with an elongated form, which trends parallel to the street. They generally have low-pitched, cross-hipped, or cross-gabled roofs with broad overhangs, unbroken boxed eave lines, concrete slab floors, and grouped windows. Most Ranch houses exhibit several distinct types and sizes of windows, as the pre-manufactured windows were widely available to builders during the Ranch era. However, they usually have at least one picture window on the front façade. The entries are almost always sheltered and are recessed so the main roof acts as an overhang supported by wood posts. The garages tend to be

⁸⁸ Van Balgooy, Mary. 2004. Designer of the Dream: Cliff May and the California Ranch House. *Southern California Quarterly* 86; City of Anaheim. 2010. Citywide Historic Preservation Plan. On File at the Anaheim Heritage Center, Anaheim, California.
; McAlester. 2013. 597-611.

attached; however, some of the earlier iterations of this style that were built on smaller lots could have detached garages. Wood, brick, stone, asbestos and wood shingles, concrete blocks, and stucco wall cladding were all used, and two or more types were often combined.⁸⁹

Earlier examples of Ranch style architecture are sometimes known as Transitional Ranch, Minimal Ranch, or Ranchette, noting a common transition from the more modest minimal traditional style to the broader profiled Ranch style. This style is commonly found in neighborhoods with a mixture of Ranch and Minimal Traditional or are constructed in neighborhoods with smaller lots. There is a varied opinion on what constitutes a transitional ranch; however, homes generally noted as having the primary architectural elements of ranch (i.e., corner windows or picture windows, a broad porch, or different wall cladding at the base) which have been adapted to fit a smaller sized home.⁹⁰ Transitional Ranch is the preferred term for the purposes of this study.

Contemporary and Commercial Vernacular Modern

Contemporary style architecture was most favored by American architects between 1945 and 1965 and is sometimes called “Mid-Century Modern.” This architectural style generally lost its favor in the 1960s but continued into the 1990s. While other styles during its time of emergence generally were more focused on exterior decoration, contemporary style turned a focus towards the inner spaces and their relationship with the outdoors, leaving a more subtle and enclosed exterior. Many rooms are generally more open and accompanied by an outdoor space such as enclosed or semi-enclosed courtyards or gardens, carports, screened porches, balconies and decks, and broad patios.⁹¹

⁸⁹ City of Anaheim. 2010; McAlester. 2013. 597-611.

⁹⁰ Ibid.

⁹¹ Ibid.

Contemporary architecture is most characterized by low-pitched gabled roofs, or flat roofs, with widely overhanging eaves. It is common for the roof beams to be exposed. The windows are typically present just below the roof line. The style is often characterized by broad expanses of uninterrupted wall surface and building of this type are generally built with natural materials such as wood, stone, brick, and concrete. Front entries tend to be deeply recessed within an asymmetrical façade. More modest examples of this style may have the entry hidden beneath a car port or behind decorated concrete block grilles.⁹²

Anaheim's mid-20th century Contemporary architecture is commonly associated with commercial and industrial buildings, as well as churches. The city has noted these styles as Commercial Vernacular Modern and noted it as being most prevalent in restaurants stores, strip malls, and other varieties of professional buildings. The broad expanses of space along a buildings primary façade were typically exemplified by more exaggerated shapes, which proved particularly eye catching to the oncoming traffic along Lincoln Avenue, and other main roadways. Examples of typical forms may include more textured cladding such as brick or flagstone on the primary façade, more exaggerated rooflines (arches, steep or low pitches, canopies, etc.), exaggerated shapes to form entry ways, and a freestanding sign near the street.⁹³

⁹² Ibid.

⁹³ City of Anaheim 2010.

Chapter 5: Methodologies

As previously mentioned, architectural analysis is a tool used to understand the production and use of space within the built environment. Using architectural history and archival research methodologies, a life history of the built form can be constructed, separated into phases of use, and placed into a broader historical context; unpacking the idea of a social product to further understand the cultural historical context of the City.

Buildings reflect a continuous transformation, starting with their construction, and through events of occupation, reconfiguration, and even abandonment or destruction. What is observable today in the architecture can be used to understand patterns of development through time. An architectural style may convey a building's intended use, or reuse, across time. Additionally, vernacular architecture is what has manifested through commonplace human behavior,⁹⁴ and therefore represents the common styles and themes within a place. The segment of East Lincoln Avenue is an area that has a variety of documented built environment resources, representing the range of Anaheim's vernacular architecture.

A building's transformation is also in part produced by the social environment. Understanding the factors that drive change in material cultural through time is a crucial element to understanding the ways in which the broader environment is changing. This can be done by looking at the current condition of the built form and what presently remains of the previous phases of construction to understand its physical representations of previous use and the factors contributing to their change.⁹⁵ An architectural survey coupled with intensive archival research was conducted along the segment to achieve this. The archival research was not solely focused on material or architectural events, but also the individuals. This was a very important aspect of

⁹⁴ Carter and Cromley. 2005.

⁹⁵ Majewski and Schiffer. 2001.

the research. Understanding the people that owned and occupied these buildings connects them to broader social events within history more easily, which in turn strengthens the connection that the material culture has to the landscape. The previous chapters have in part provided a framework for what constitutes a landscape and how to examine it, as well as a collection of events that make up the larger historical context, in which Anaheim exists. As such the methodology of this thesis works as a sort of material ethnography, where identifying who the people are through material culture is possible; a material ethnography of architecture, where landscape is a resource for understanding people through architectural phenomena.⁹⁶ The sources used to produce the data for analysis are detailed in the following paragraphs.

Records Search

The segment of East Lincoln Avenue is an area that has a variety of documented built environment resources, representing the range of Anaheim's vernacular architecture. To determine the number of previously documented resources and previous studies within proximity to the segment, a records search was completed at the South-Central Coastal Information Center (SCCIC) of the CHRIS data base at California State University, Fullerton. The records search encompassed a quarter-mile radius of the segment. A quarter-mile records search radius is standard for a CHRM records search in California. The author applied this standard to establish a context of previous cultural resources work within the immediate area. The request was for a detailed list of all archaeological and non-archaeological resource locations, report locations, along with copies of all resource site records and reports. The records search request also included information, if any, housed in the OHP Environment Resources Directory,

⁹⁶ Stroud, Christopher, and Sibonile Mpendukana. 2009. "Towards a material ethnography of linguistic landscape: Multilingualism, mobility and space in a South African township." In *Journal of Sociolinguistics*. (13) 3. 363-386.

Archaeological Resources Directory, and California Inventory of Historic Resources, Ethnographic Information, Historical Literature, Local Inventories (such as City or County repositories), and Historical Maps. The results of the records search were delivered electronically via a spreadsheet with attached maps and pdfs of all relevant site records and reports.

Archival Research

The Orange County Public Works (OCPW) online data system holds parcel records, tract maps, annexation records and additional property info, some of which is depicted in Chapter 3. This system was used as an additional resource for research to collect the parcel and zoning information, as well as dates of construction, and tract maps.

Research for each property using the City of Anaheim Building Division's online building permit browser was conducted to construct an initial chain of ownership history. Additionally, the available permits gave a sense of any modifications, updates, and changes in use.

Correspondence with archivists at the Orange County Archives for official records on each property and to build a chain of ownership was conducted between September of 2021 and January of 2022. The records used to build a chain of ownership included official records of the County of Orange (1927 to present day), books of deeds of the County of Orange (1889 to 1926), parcel map books, and other miscellaneous maps of orange county. The people associated with the properties were primarily researched using Ancestry.com, which houses several varieties of documents, including census data up to 1940, death records, marriage records, newspaper articles, photographs, voting registrations, city directories, and military draft cards. Newspapers.com was also utilized as an additional research tool for gathering information on the people and building addresses. Supplemental research on the general area included a review of

historic aerial photography (historicaerials.com and the County of Orange Historic Aerial Imagery ArcGIS Online [AGOL] database), topographic maps, City planning data, correspondence with the Anaheim Heritage Center, as well as general internet searches for historical background, people, and the properties.

Limitations

The research was conducted to consider a historically specific processes of transformation during the mid-20th century through vernacular architecture along the segment of East Lincoln Avenue. The data gathered was limited to textual historical data, and architectural data. It does not include any interview data from the residents or owners of the buildings. There is also no oral history component to this research. While the research presented in this thesis is not exhaustive, the data gathered is still considered more than sufficient for historical interpretation of material culture. However, there is still room for further research.

Field Methods

The segment of East Lincoln Avenue was subject to intensive pedestrian survey in the summer of 2021 and winter of 2022. The survey methods were followed using the guidance of the Secretary of the Interior's Standards for the Identification of Historic Properties⁹⁷ and with guidance from *Invitation to Vernacular Architecture*,⁹⁸ and *Preserving Los Angeles*.⁹⁹ The segment consists of a mixture of commercial and residential buildings. The survey focused on

⁹⁷ National Parks Service. 1983. "Archaeology and Historic Preservation; Secretary of the Interior's Standards and Guidelines. *Federal Register*. 48(190). September 29, 1983.

⁹⁸ Carter and Cromley. 2005. 20-81.

⁹⁹ Bernstein, Ken. And Stephen Schafer. 2021. *Preserving Los Angeles: How Historic Places Can Transform America's Cities*. Angel City Press.

documenting all buildings, both historic (i.e., 50 years or older) and non-historic (i.e., less than 50 years), within the study area.

The exterior of each building was digitally photographed at street level from the public way. Photographs included detail shots and broad overviews of an entire façade. The study was focused on the exterior architectural expressions of each building; therefore, interior photography was not necessary. The buildings were shot from all angles, where possible. Obstructions, such as fence lines, plants, vehicles, etc. prevented a full documentation of the exterior in some cases.

In addition to photographs, architectural details, and aspects of integrity, were noted in the field and then refined based on the photo documentation after exiting the field. Additional notes were discussed on the general use of the space based on the physical details of the buildings and other elements of each property. Documentation of buildings is typically done by filing a Building, Structure, and Object 523 form, which was designed by the California Department of Parks and Recreation (DPR). These forms were not used in the field, but they were referenced to ensure the essential information for each building was being captured in the field.

Non-historic buildings were photographed and noted, but they were not fully documented. Minor descriptions and photographs were only taken for the authors reference, and not included in the analysis.

Results and Analysis

The archival research allowed the author to pinpoint specific groupings of buildings, which were determined by tracing their chain of ownership records back to a point of origin. A point could be if the properties are a part of the same development, lot, or if they were originally owned by one person. These groupings are what make up a set, that is used in the analysis. The

backgrounds of some of these sets were included in Chapter 3, while additional detail on each individual property was saved for Chapters 7 and 8. Given the focus of this paper, research of chain of ownership was limited to the 20th century and dated only back to the existing buildings' date of construction or just a few years prior. Generally, the research dates only as far back as 1908.

Field results include a general surface description to provide the context of the buildings as they exist today. The results also convey other general numbers such as how many buildings are historic in age, and how many previously inventoried buildings are still present.

The results of all the research and the survey were used to compose a narrative for each property within the identified groups. This narrative includes a description of the chain of ownership, an architectural description, and records of modifications to the buildings. The buildings documented outside of the groupings, were tabularized to include construction dates, architectural style, building type, and a photo. Modern buildings were also tabularized by type.

The analysis of the data was focused on the sets of buildings, which will be named in Chapter 7, and did not include any buildings that were considered outside of a set. The choice to do this was primarily for expediency. The information for each property was compiled to create an overview of common patterns found within each set of buildings. Common patterns include the building types, dates of construction or reconfiguration, integrity, and the demographic of people associated with the property.

The analysis and interpretation are focused on parsing out this data to find similarities in the life span of each building, and how they developed in correlation with Anaheim's development (the architectural phenomena). Ideally, this leads to a fuller understanding of how the buildings along the segment of East Lincoln Avenue persisted throughout the 20th century, as

it was shaped by historical events, both local and extra-local, that led to the City's establishment as a place of Industry and tourism.

The buildings that are not included in the analysis were taken into account, however. Construction dates, architectural style, use, and any information found on the people associated with the properties were noted and could potentially be used for a later analysis.

Chapter 6: CHRIS Records Search

The sprawl of housing tracts and small businesses in greater Anaheim have been largely undocumented. Previous studies, housed in the CHRIS database revealed that a total of six previous cultural resources studies took place within a quarter-mile radius of the Segment of East Lincoln Avenue. These studies took place between 2000 and 2016, and consisted of cultural resources assessments, surveys, and records searches conducted mainly for the purposes of telecommunications work (Table 1). A 2016 study, conducted by Adams and Lindgren (report number OR-04586) was the only previous study that encompassed the entirety of the segment addressed by this thesis. The Adams and Lindgren study involved a cultural resources inventory and evaluation, in support of the City of Anaheim's widening project for Lincoln Avenue. This resulted in the documentation and inventory of 22 historical built environment resources, which will be detailed in a later chapter. All the resources were evaluated individually for NRHP-eligibility. Furthermore, they were distinctly noted as products of Post-WWII development; however, the research and data potential were determined to have been exhausted, and they were found to be not eligible for listing in the NRHP or CRHR.

Table 1. CHRIS Records Search Results: Previously Conducted Cultural Resources Studies within a ¼-Mile Radius of the Segment of E. Lincoln Ave.

Report Number	Year	Author	Affiliation	Title	Purpose of the study
OR-02104	2000	Duke, Curt	LSA Associates, Inc.	Cultural Resource Assessment for Pacific Bell Mobile Services Facility Cm 321-01, County of Orange	Telecommunications Facility Installation
OR-02362	2001	Ballard, Hanna	Pacific Legacy, Inc.	Archaeological Survey and Record Search for World Com 905 Discovery Lane Project	Fiber Optic Cable Installation
OR-02755	2002	Duke, Curt	LSA Associates, Inc.	Cultural Resource Assessment AT & T Wireless Services Facility No. 13069a Orange County, California	Telecommunications Facility Installation
OR-03017	2005	Bonner, Wayne H.	Michael Brandman Associates	Cultural Resources Records Search and Site Visit for Nextel Candidate Ca8253b (nails) Located at 1920 East Center Street, Anaheim, Orange County, California	Antenna Mounts on existing Monopole

Report Number	Year	Author	Affiliation	Title	Purpose of the study
OR-03422	2006	Bonner, Wayne H.	Michael Brandman Associates	Cultural Resource Records Search Results and Site Visit Royal Street Communications, LLC Candidate La0890a (Lincoln Park/atc) 1440 East Lincoln Avenue, Anaheim, Orange County, California	Antenna Mounts on existing Monopole
OR-04586	2016	Adams, Jeremy, and Kristina Lindgren	ECORP Consulting, Inc	Cultural Resources Inventory and Evaluation Report Lincoln Avenue Widening Project from East Street to Evergreen Street, City of Anaheim, California	Road Widening

Many of these previous studies did not identify any cultural resources. This may have been due to the nature of the studies encompassing a very small area and being more archaeologically focused. Apart from the Adams and Lindgren study, one other study (report number OR-02362; Ballard 2001 [Table 2]) identified one historic building, which was found to be an element of the original Anaheim Colony. The Original Anaheim Colony is Listed on the NRHP. The Ballard study area only partially overlaps the quarter-mile records search radius and the resource identified by the study is outside of the records search radius (Table 3). This data points to an interesting fact about the City of Anaheim, in that very few resources have been inventoried for the CHRIS database. Additionally, other directories included in the records search request did not identify existing documents related to the area.

Table 2. Previous Cultural Resources Studies within a Quarter-Mile Radius of the Segment

Report Number	Year	Purpose of Study	Focus of Inventory	Number of Resources identified
OR-02104	2000	Telecommunications Facility Installation	Archaeological	0
OR-02362	2001	Fiber Optic Cable Installation	Archaeological	1
OR-02755	2002	Telecommunications Facility Installation	Archaeological	0
OR-03017	2005	Antenna Mounts on existing Monopole	Archaeological	0
OR-03422	2006	Antenna Mounts on existing Monopole	Archaeological	0
*OR-04586	2016	Road Widening	Archaeological/ Architectural	22

*Along Segment of East Lincoln Avenue

Table 3. Cultural Resources Identified by Previous Cultural Resources Studies within a Quarter-Mile Radius of the Segment





Report Number	Resources (Primary Number [P-I])
OR-02104	None
OR-02362	30-001596 (resource is outside of quarter-mile records search radius)
OR-02755	None
OR-03017	None
OR-03422	None
*OR-04586	30-177633, 30-177634, 30-177635, 30-177636, 30-177637, 30-177638, 30-177639, 30-177640, 30-177641, 30-177642, 30-177643, 30-177644, 30-177645, 30-177646, 30-177647, 30-177648, 30-177649, 30-177650, 30-177651, 30-177652, 30-177653, 30-177654





*Along Segment of East Lincoln Avenue

Overall, the records search revealed the presence of 25 previously documented cultural resources within the quarter-mile records search radius. Of these 25, 22 (noted in Table 3) were found to be along the segment of East Lincoln Avenue. All these resources are historic-age architectural resources, constructed between 1910 and 1963. The buildings are a combination of residential and commercial buildings, including single- and multiple-family houses, commercially repurposed homes, apartment buildings, motels, a restaurant, a church, and general commercial retail buildings. It should be noted that all 25 of the resources identified by the records search are historic built environment resources. Table 4 and Table 5 provide further detail on the resources identified in the records search. Photographs are provided for the resources along the segment, which were extracted from their site records. Among all the resources conveyed in the following tables, only the Anaheim Colony Historic District (P-30-161792) has been determined NRHP-eligible.





Table 4. Previously Recorded Cultural Resources along the Segment.



Primary Number	Address (Type)	Photograph (Lindgren 2016)
P-30-177633	103-105 N. Evelyn Dr. (Multiple Family Residence)	
P-30-177634	103 N Evergreen St (Single Family Residence)	
P-30-177635	1212 E. Lincoln Ave. (The Learning Light Foundation)	
P-30-177636	1230 E. Lincoln Ave. (Commercial Building)	

Primary Number	Address (Type)	Photograph (Lindgren 2016)
P-30-177637	1234-1238 E. Lincoln Ave. (Commercial Multiple Family Residences)	
P-30-177638	1248 E. Lincoln Ave. (The Sandman Motel)	
P-30-177639	1295 E. Lincoln Ave. (Royal Palms Apartments)	
P-30-177640	1418 E. Lincoln Ave. (Commercially Repurposed Home - The Original Pancake House)	

Primary Number	Address (Type)	Photograph (Lindgren 2016)
P-30-177641	1425 E. Lincoln Ave. (Commercial Building)	
P-30-177642	1433 E. Lincoln Ave. (Single Family Residence)	
P-30-177643	1437 E. Lincoln Ave. (Single Family Residence)	
P-30-177644	1440 E. Lincoln Ave. (Commercially Repurposed Home - H.T. Moore Upholsterers)	

Primary Number	Address (Type)	Photograph (Lindgren 2016)
P-30-177645	1501 E. Lincoln Ave. (Multiple Family Residence)	
P-30-177646	1505 E. Lincoln Ave. (Single Family Residence)	
P-30-177647	1511 E. Lincoln Ave. (Commercially Repurposed Home)	
P-30-177648	1514 E. Lincoln Ave. (Parkview Healthcare Center)	

Primary Number	Address (Type)	Photograph (Lindgren 2016)
P-30-177649	1520 E. Lincoln Ave. (Dental Office)	
P-30-177650	1521 E. Lincoln Ave. (Commercially Repurposed Home)	
P-30-177651	1538 E. Lincoln Ave. (The Anchor Motel)	
P-30-177652	1701 E. Lincoln Ave. (Commercially Repurposed Home)	

Primary Number	Address (Type)	Photograph (Lindgren 2016)
P-30-177653	1705 E. Lincoln Ave. (Multiple Family Residence)	
P-30-177654	1716-1722 E. Lincoln Ave. (Multiple Family Residence)	

*All photographs were obtained via public records search.

Table 5. Previously Recorded Cultural Resources within a Quarter-Mile Radius of, but not along the Segment

Primary Number	Resource Name	Type	Age	Recording Events
P-30-161792	The Anaheim Colony Historic District	District	Historic	1979 (Andrew Deneau, Anaheim Historical Society)
P-30-176663	Atchison, Topeka & Santa Fe RR, Burlington Northern Santa Fe RR	Structure	Historic	2002 (D. Ballester, CRM Tech); 2002 (Bai Tang and Josh Smallwood, CRM Tech); 2003 (Richard Shepard, BonTerra); 2007 (S. McCormick); 2012 (MK Meiser, AECOM); 2016; 2016 (B. Tang, CRM Tech); 2018
P-30-177516	Jax Market	Building	Historic	2014 (K.A. Crawford, Crawford Historic Services)

Chapter 7: East Lincoln Avenue

These results should provide detail on the individual properties studied along the segment of East Lincoln Avenue, and an overview of the architectural history constructed through the observations from the field surveys, previous site records, and research of building permits, aerial photography, and the variety of other sources mentioned in the Chapter 5. As noted in previous chapters, some of the information gathered during the research has already been explained. The archival research allowed the author to establish sets of buildings, which were determined by tracing their chain of ownership records back to a point of origin. A point could be if the properties are a part of the same development, lot, or if they were originally owned by one person. The backgrounds of these points were included in Chapter 3, while additional detail on each individual property will be conveyed in this chapter.

Current Conditions

The fieldwork consisted of a pedestrian survey along the north and south sides of the segment of East Lincoln Avenue. The survey took place on two occasions: once in the Summer of 2021 and then in Winter of 2022. The street is a wide, 4-lane road with a central median for turning. Lincoln Avenue stretches approximately 14 miles, trending east to west, and acts as one of the main streets through Anaheim. The segment (Figure 21) exhibits a combination of residential houses, commercially repurposed homes, apartment buildings, commercial buildings, churches, motels, and restaurants. Every parcel of the segment has been developed in some way; however, most do contain structures. Other sections include paved parking lots, sidewalks, and landscaped yards. Some of the parcels currently have construction. While there are residences along the segment, the segment is generally commercial and does not have a neighborhood feel to it.



**Figure 33. Segment of E. Lincoln Ave.
Base map image recovered from Google Earth. January 2022.**

The Properties of East Lincoln Avenue and the Demolished Landscape

In total, there are 40 properties along the segment of East Lincoln Avenue. Of the 40 properties, 22 had buildings that were found to be historic in age (50 years or older [at least as old as 1971]). All but one of these buildings had been previously recorded. Additionally, one property had a non-historic building, but had a primary number associated with it, indicating that the resource had been demolished. A new building has been constructed on the lot (Table 6). Many of the modern buildings appear to be primarily for residential use, with a range of buildings from small multiplex homes, large apartment complexes, and condos. However, there is also a rear portion of Lincoln Elementary School, the soon to be historic-in-age Lemon Tree Hotel, and a 76 gas station. The gradual development of East Lincoln Avenue throughout the 20th century has for the most part been through development of land that was once orange grove or vacant lots, and then a construction of a building that still exists today. A review of historic aerial photography shows evidence of a demolished landscape, consisting perhaps of a mixture of commercial and residential usage. The exception is the 76 gas station, which was once the place

of a farmstead. Parking lots and commercial retail buildings of the 1950s have been redeveloped for apartment buildings. Multiplex apartments were constructed in the 1980s, in place of another farmstead. The Sandman Motel (P-30-177638) is now a large apartment complex as well. Most of this development appears to have occurred within the last 20 years.

Table 6. Age of Properties along the Segment

Address	Parcel(s)	Age	Primary Number
1201 E. Lincoln Ave.	035-350-44	Modern	None
1221 E. Lincoln Ave.	035-350-51	Modern	None
1235 E. Lincoln Ave.	035-350-52	Modern	None
130 N. Citrus Ranch Rd.	05-351-01; 035-351-02; 035-351-03	Modern	None
1295 E. Lincoln Ave.	035-350-35	Historic	P-30-177639
1401 E. Lincoln Ave.	035-350-49	Modern	None
1405 E. Lincoln Ave.	035-350-50	Modern	None
1425 E. Lincoln Ave.	035-350-26	Historic	P-30-177641
1433 E. Lincoln Ave.	035-334-32	Historic	P-30-177642
1437 E. Lincoln Ave.	035-334-08	Historic	P-30-177643
1501 E. Lincoln Ave.	035-334-30	Historic	P-30-177645
1505 E. Lincoln Ave.	035-334-29	Historic	P-30-177646
1511 E. Lincoln Ave.	035-334-28	Historic	P-30-177647
1521 E. Lincoln Ave.	035-333-15	Historic	P-30-177650
1525-1687 E. Lincoln Ave.	035-270-40	Modern	None
103 N. Evergreen St.	035-270-12	Historic	P-30-177634
1701 E. Lincoln Ave.	035-271-19	Historic	P-30-177652
1705 E. Lincoln Ave.	035-281-22	Historic	P-30-177653
103-105 N. Evelyn Dr.	035-281-21	Historic	P-30-177633
1716 E. Lincoln Ave.	037-201-39	Historic	P-30-177654
1700 E. Lincoln Ave.	037-201-59	Modern	None
1648 E. Lincoln Ave.	037-201-58	Modern	None
1640 E. Lincoln Ave.	037-201-42	Modern	None
1600 E. Lincoln Ave.	037-253-58	Modern	None
1538 E. Lincoln Ave.	037-253-24	Historic	P-30-177651
1520 E. Lincoln Ave.	037-253-23	Historic	P-30-177649
1514 E. Lincoln Ave.	037-253-06	Historic	P-30-177648
1640 and 1648 E. Lincoln Ave.	037-253-05	Modern	None
1440 E. Lincoln Ave.	037-253-04	Historic	P-30-177644
1430 E. Lincoln Ave.	037-253-03	Modern	None
1418 E. Lincoln Ave.	037-253-02	Historic	P-30-177640
1413 E. Broadway	037-173-21	Modern	None
1272 E. Lincoln Ave.	037-173-46	Modern	None
1248 E. Lincoln Ave.	037-173-52	Modern	None
1234-1238 E. Lincoln Ave.	037-173-27	Historic	P-30-177637
1230 E. Lincoln Ave.	037-173-28	Historic	P-30-177636
1212 E. Lincoln Ave.	037-173-29	Historic	P-30-177635
1200-1202 E. Lincoln Ave.	037-173-30	Historic	None

Property Narratives: The Five Sets

As previously mentioned, the more intensive research and analysis focused only on specific sets of the historic buildings identified. The sets were decided based on the information gained through the Orange County Archives correspondence and supplemental research, which allowed the author to trace properties back to a single point of origin. In total, there are five sets of buildings, which are:

1. **Pre-1950:** 1418 E. Lincoln Ave. (The Original Pancake House) and 1440 E. Lincoln Ave. (H.T. Moore Upholsterers)
2. **Anaheim Gardens Lots:** 1212 E. Lincoln Ave. (The Learning Light Foundation) and 1200-1202 E. Lincoln Ave. (S.H.S. Express Lube/ Anaheim Smog auto service center)
3. **Bonnat Subdivision:** -105 N. Evelyn Dr. (Lot 4) and 1705 A/B E. Lincoln Ave. (Lot 5)
4. **Raymond E. Crouch Properties:** 1520 E. Lincoln Ave. (Dental Office) and 1538 E. Lincoln Ave. (The Anchor Motel)
5. **Norpark Homes:** 1433 E. Lincoln Ave., 1437 E. Lincoln Ave., 1501 E. Lincoln Ave., 1505 E. Lincoln Ave., 1511 E. Lincoln Ave., 1521 E. Lincoln Ave., 103 N. Evergreen St., and 1701 W. Lincoln Ave.

Total number of properties = 16 (Figure 23)

The following paragraphs describe a compiled narrative for each of the 16 properties, which are based on the of the combined information of the field survey and archival research. This chapter does not make much use of the sets. They will be analyzed within their specific sets in the next chapter.



Figure 34. The Five Property Sets along the Segment.
Base map image recovered from Google Earth. January 2022.

1418 East Lincoln Avenue (Original Pancake House)

The Original Pancake House, located at 1418 East Lincoln Avenue, is the oldest building along the segment. The lots for the property were purchased in 1909 by Fred W. and Maria Lee, of Park City, Montana. Lee was intending to build a farmhouse for his ailing mother, Harriet Lee. The house was constructed the following year, in 1910, with the address 1416 East Center Street. Unfortunately, Harriet passed only two years after the house was built.¹⁰⁰ The property remained in the family until it was sold in 1915 to Bernard Hartfield,¹⁰¹ a Jeweler¹⁰² who later constructed another home about one mile west of the property, within the Anaheim City

¹⁰⁰ Jepsen, Chris. 2018. "Anaheim's Original Pancake House." O.C. History Roundup. May 30, 2018. Accessed September 2021.

¹⁰¹ Book of Deeds of the County of Orange, Book 92, page. 407. Obtained via correspondence with the Orange County Archives.

¹⁰² California State Library; Sacramento, California; *Great Register of Voters, 1900-1968*. Ancestry.com. *California, U.S., Voter Registrations, 1900-1968* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2017. Ancestry.com. Accessed January 2022.

limits.¹⁰³ Barnard Sold the Property to W. A. and Dora Schroeder, of Snyder Nebraska.¹⁰⁴ They came from farmers, and Dora's father had founded the community of Snyder.¹⁰⁵ They resided in Anaheim for only four years before returning to Snyder.¹⁰⁶ The house changed hands twice during the next five years.¹⁰⁷ The next consistent owners were Frank and Mary DeCock, who purchased the property from his sister Julia's Husband, Adiel Vanderbeke.¹⁰⁸ Originally from Iowa, they were the parents of six children and farmed citrus on the surrounding lots for the next decade.¹⁰⁹ The DeCocks "sold" the property in 1936 to the First National Bank of Santa Ana.¹¹⁰ The loss of the property was largely due to the poor economy at the time. Frank was also apparently in very poor health. Records indicated that Frank died three years later in Anaheim.¹¹¹

The bank sold the property the same year to Casper C. and Nellie A Reinert.¹¹² Reinert was from a farming family based in Iowa. His parents originally immigrated from Germany.¹¹³

¹⁰³ 1930; Census Place: *Anaheim, Orange, California*; Page: 10A; Enumeration District: 0006; FHL microfilm: 2339915 Ancestry.com. 1930 *United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002. Ancestry.com. Accessed January 2022.

¹⁰⁴ Book of Deeds of the County of Orange, Book 267, page. 270. Obtained via correspondence with the Orange County Archives.

¹⁰⁵ Fremont Tribune. 1970. "Mrs. Schroeder Services Slated." July 14, 1970. Newspapers.com. Accessed January 2022.

¹⁰⁶ Year: 1920; Census Place: *Fremont Ward 1, Dodge, Nebraska*; Roll: T625_986; Page: 2A; Enumeration District: 101. Ancestry.com. 1920 *United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch. Ancestry.com. Accessed January 2022.

¹⁰⁷ Book of Deeds of the County of Orange, Book 349, page. 126. Obtained via correspondence with the Orange County Archives.

¹⁰⁸ Book of Deeds of the County of Orange, Book 359, page. 100. Obtained via correspondence with the Orange County Archives.

¹⁰⁹ Santa ana Register. 1939. "DeCock Services Held Monday." September 12, 1939. Newspapers.com. Accessed January 17, 2022; Ancestry.com. *U.S., City Directories, 1822-1995* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011. Ancestry.com. Accessed January 2022; Year: 1930; Census Place: *Anaheim, Orange, California*; Page: 2B; Enumeration District: 0020; FHL microfilm: 2339915. Ancestry.com. 1930 *United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002. Ancestry.com. Accessed January 2022.

¹¹⁰ Official Records of the County of Orange. Book 799, page. 419. Obtained via correspondence with the Orange County Archives.

¹¹¹ Jepsen. 2018.

¹¹² Deed unknown. Obtained via Correspondence with the Orange County Archives.

¹¹³ Year: 1880; Census Place: *German, Keokuk, Iowa*; Roll: 348; Page: 86B; Enumeration District: 152. Ancestry.com. Accessed January 2022; Year: 1910; Census Place: *Cando, Towner, North Dakota*; Roll: T624_1148; Page: 2A; Enumeration District: 0230; FHL microfilm: 1375161. Ancestry.com. 1910 *United States Federal*

Casper Reinert worked in real-estate in Anaheim and lived nearly one mile east within the City limits.¹¹⁴ The property was left to his son in 1939,¹¹⁵ but the house continued to be vacant.

Reinert's son, Afton, sold the property in 1942.¹¹⁶ The property was sold again in 1945 to Johnston Wilber "Wade" and Dorothy M. Parker. The couple converted the first floor of the house into a restaurant some time in 1946.¹¹⁷ They had already owned and operated other restaurants in the area, including Finch's Cafe at 242 West Center Street and the Parker House Café at 120-122 East Center Street. When they bought the house, they had intended to just live there, but the other businesses were sold soon after the time of their purchasing the home. The restaurant was known and advertised using several names, including "Dorothy Wade Dinner House," "Wade and Dorothy Café," and "Dorothy Wade Restaurant."¹¹⁸

Up to this point, the chain of ownership records had not conveyed much about the architectural style or modifications. A photo of the Dorothy Wade Café, obtained through an article written by an Archivist at the Orange County Archives, depicts a two-story home, possibly an early iteration of a craftsman, with a freestanding sign out front (Figure 24). The most notable elements of this architectural style represented in the photo are the second-story side-gabled roof, exposed rafters along roof-wall junctions, the front-gabled roof over the full-

Census [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2006. Ancestry.com. Accessed January 2022.

¹¹⁴ Ancestry.com. *U.S., City Directories, 1822-1995* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011. Ancestry.com. Accessed January 2022; California State Library; Sacramento, California; *Great Register of Voters, 1900-1968*. Ancestry.com. *California, U.S., Voter Registrations, 1900-1968* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2017. Ancestry.com. Accessed January 2022.

¹¹⁵ Official Records of the County of Orange. Book 993, page. 246. Obtained via correspondence with the Orange County Archives.

¹¹⁶ Jepsen. 2018.

¹¹⁷ Official Records of the County of Orange. Book 1309, page. 185. Obtained via correspondence with the Orange County Archives.

¹¹⁸ Jepsen. 2018.

width porch. Additional elements include the steps into the enclosed porch, a triangular knee brace beneath the front gable, and low paned windows.



**Figure 35. Dorothy Wade Café (date unknown).
Image taken from ochistorical.blogspot.com article (Jepsen 2018).**

The combination residence/ café was expanded 18 feet west in 1953. By this time the owners were signing permits under the Dorothy Parker Ford, a name derivative of their previous business ventures. The expansion resulted in an enlarged kitchen and dining area to facilitate their growing business. Additionally, public restrooms were placed in a separate building in the back of the property.¹¹⁹ Unfortunately, this growth would not last long. With the opening of Disneyland in 1955, the tourism industry in Anaheim began to grow at an alarming rate. The general interest in a local mom-and-pop shop restaurant like the café began to decline. In a final effort to keep the public interest, a rebranding as the “Dorothy Wade’s Gay 90s Restaurant,” now advertised at 1418 East Center Street (Figure 25), was attempted. This was ultimately a failed attempt, and the business was sold the next year.

¹¹⁹ Ibid.

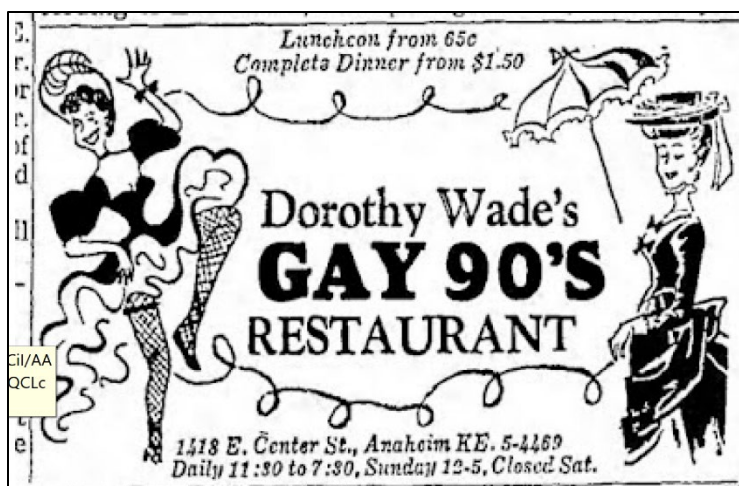


Figure 36. Newspaper Ad for the Dorothy Wade's Gay 90's Restaurant, circa 1957.
Image taken from ochistorical.blogspot.com article (Jepsen 2018).

In 1958, the property was sold to Ray and Anita Cadonau Birkland.¹²⁰ Ray was a dairy salesman from Oregon who had befriended a couple that owned a restaurant in Portland called the Original Pancake House. The Original Pancake house gained some notoriety for their unique idea of bringing the food of “middle-class European housewives” into the restaurant industry, because at the time “the average person... had never seen big, fluffy pancakes with apples and cinnamon – at least not in a restaurant.” According to the founders, Les Highet and Erma Hueneke, Les’s wife Doris held a PhD in biochemistry, and she had “found a way to break down the gluten in the wheat flour used in their batter.” This was apparently the key to their success. The Pancake House began to Franchise in 1955. The Birklands took an interest and purchased the rights to open the fifth Original Pancake House in Anaheim, using the property they had bought from Dorothy Parker Ford. The home was remodeled yet again to accommodate the new business, while Ray and Anita lived on the second floor of the house. The remodel also included the construction of a new garage in the rear west of the property and a new sign.¹²¹

¹²⁰ Official Records of the County of Orange. Book 1309, page. 185. Obtained via correspondence with the Orange County Archives.

¹²¹ Jepsen. 2018.

The newly founded Anaheim location of the Original Pancake House began advertising more heavily by 1961, and up to this point the house had remained in its original configuration. However, after a kitchen fire broke out in 1963 the building needed reconstructing and marked the origin of the Pancake House's current configuration. The fire damage resulted in a major reconstructing of the interior first floor. In addition, the entire front area was added to the building, represented by the large A-frame primary façade that exists today.¹²²

In 2002, Ray Birkland died and left his interest in the property to Anita.¹²³ She sold the property in 2004 to Ron and Nancy Voll. Ron had been hired as a dishwasher at the restaurant in the 1950s and had been able to gradually work his way up into management by the 1980s. During his time at the restaurant, he had also played a hand in the opening of another Original Pancake House in the nearby community of Yorba Linda in 1987. In 2006 Ron Voll transferred his ownership of the property in Anaheim to his sons, Adam, and Gary Voll, after his retirement. The Voll family owned the property until 2018. The property records show that the restaurant is now owned by Apache Productions Inc. of San Juan Capistrano.¹²⁴

The plans for the post-fire redesign depict a style that is typical of the Contemporary Style of the early 1960s. The plans, depicted in Figure 26, show an A-frame model with the eaves set very low to the ground, which are supported by square wood beams. A ribbon of multi-pane windows stretches across the bottom of the façade, while a set of two double-hung, multipaned windows are set above. The primary entrance is not offset near the eastern corner. Clap board siding makes of the upper half of the primary façade, while brick siding and a planter make of the base. The eastern addition, which is set further back, features a long side gabled roof with

¹²² Ibid.

¹²³ Information obtained via correspondence with the Orange County Archives.

¹²⁴ Ibid.

vertical redwood siding, a metal weathervane set at the top of the gable. Just behind this extension, a new metal staircase leads up to a doorway to the second floor.

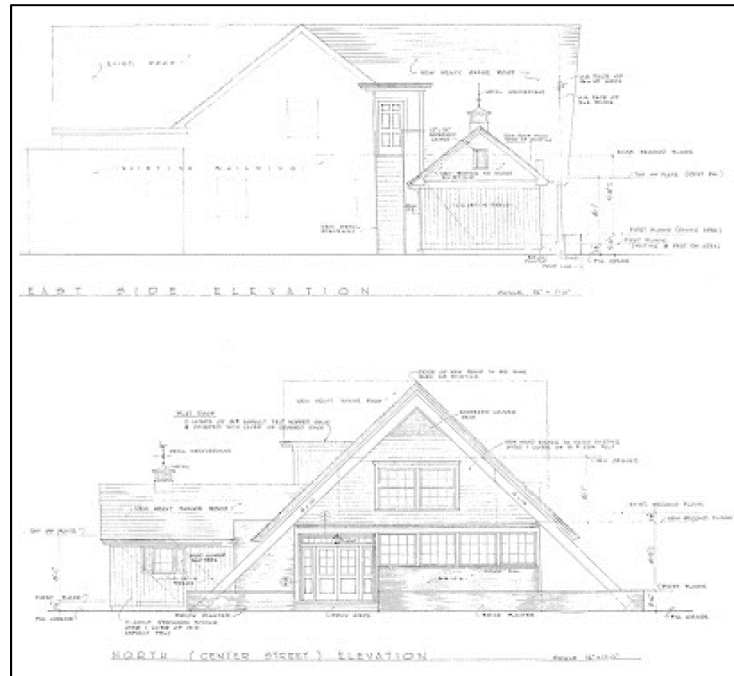



Figure 37. 1963 redesign plans.
Image taken from ochistorical.blogspot.com article (Jepsen 2018).

Today, the original portions of the house are set in the center, while multiple additions make up almost the entire exterior. The building has a cross-gabled roof. The central roof is the original roof which is a side gable, and the front and rear additions are front-gabled. The primary façade faces north, toward East Lincoln Avenue, and has the steeply pitched A-frame and other components of the 1963 redesign, including the brickwork on the primary façade and the wood shingles. However, the upper windows have been replaced with single paned double-hung windows. Photographs from 2014¹²⁵ depicts the multipaned windows. Therefore, the new windows must have been installed sometime after 2014. The weathervane, that was set on the front eastern addition, has been removed. The narrower clapboard wood siding has been replaced

¹²⁵ Jepsen, 2018.

with much wider horizontal and wood siding. Additionally, a heavy timber outdoor patio with a wheelchair ramp is now set along the eastern façade. The timber is supported by thick concrete blocks at the base of the beams. This addition is very recent, as it was not present during the buildings initial inventory in 2016.¹²⁶ This patio now covers the staircase to the upstairs apartment that existed in the 1963 redesign. A rear western addition near the back of the building appears to house utilities. Several rear additions are visible in the back, which has a new staircase leading up to the second story from the outside (Table 7).

Table 7. 1418 E. Lincoln Ave. (Original Pancake House).

Address	Construction Date	Architectural Style	Type
1418 E. Lincoln Ave.	1910	Craftsman (1910) – Contemporary/ Commercial Vernacular Modern (1963)	Commercially Repurposes Home – The Original Pancake House
Photo: View Southwest			

¹²⁶ Lindgren, Kristina. 2016. California Department of Parks and Recreation 523 Forms. – P-30-177640. On File at the South-Central Coastal Information System, Fullerton, CA.

Photo: View
West



*Photographs by the author

1440 East Lincoln Avenue (H.T. Moore Upholsterers)

The property, currently located at 1440 East Lincoln Avenue is constructed on a lot previously owned by Harrison Kuebler, Bird V. Beebe, and Robert N. Tibbetts.¹²⁷ No information was found on Tibbetts. Harrison Kuebler was a farmer who resided in Anaheim for several years. He established a homestead near the lot,¹²⁸ but there is no indication that he is responsible for the construction of the house at 1440 East Lincoln Avenue Bird V. Beebe was a businessman¹²⁹ who co-owned the Beebe-Weisal Co., a vehicle and implementation firm.¹³⁰

¹²⁷ Information obtained via correspondence with the Orange County Archives.

¹²⁸ Year: 1920; Census Place: Anaheim, Orange, California; Roll: T625 123; Page: 5A; Enumeration District: 55. Ancestry.com. 1920 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch. Ancestry.com. Accessed January 2022; Santa Ana Register. 1939. "Kuebler Rites Held Today." October 12, 1939. Newspapers.com. Accessed January 2022.

¹²⁹ Santa Ana Register; Publication Date: 19/Jan/1910; Publication Place: Santa Ana, California, USA; URL: <https://www.newspapers.com/image/72278718/?article=26b84432-0264-477c-a54f-4ff3dcaa288a&focus=0.70570594,0.6884177,0.8425819,0.7423406&xid=3398> Ancestry.com. U.S., Newspapers.com Marriage Index, 1800s-current [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2020. Ancestry.com. Accessed January 2022.

¹³⁰ Santa Ana Register. 1908. "Implement Firm Files Its Articles." June 12, 1908. Newspapers.com. Accessed February 2022.

Beebe only had interest in the lot. In 1907, the lot may have been sold to Alice A Cavanagh.¹³¹

The construction date of the building is unknown, but it is located on the lot by 1938 and appears to be someone's home. By 1953 the parcel also includes some small groves of trees and a large area of vacant land.¹³² The 2016 site record mentions that the earliest building permit on file with the City of Anaheim is from 1951, showing a certificate of occupancy for "Mfg Ming Trees."¹³³ However, the name of the owner is unknown.

By 1952, the home may have been owned by Herbert T. Moore. Other records indicated he did not own the home until 1959. Herbert was from Detroit and served in the Marine Corps in WWII as a radio operator, and participant in the occupancy of Japan after the U.S. assault on Iwo Jima. Herbert moved to California after the war and worked as a master craftsman in his own upholstery business. He even taught classes on the craft at the local college. Moore had a passion for cars and specialized in vintage car interiors. Herbert resided at the home with his family. Between 1964 and 1969, the Goodman-Heyne Reading Clinic is advertised at this address, offering speed reading, tutoring, and memory classes.¹³⁴ An application for the erection of a sign is filed in 1969, which is the presumed date that the home officially became H.T. Moore Upholsters.¹³⁵ Although this is not definite, as the sign that still stands today shows that the company was established in 1952. Herbert Moore died at the age of 86 in Anaheim in 2012.¹³⁶ H.T. Moore Upholsterer continued to operate at this address until it finally closed in 2021.

¹³¹ Santa Ana Register. 1907. "Transfer of Real estate: Deeds." June 27, 1907. Newspapers.com. Accessed February 2022.

¹³² Information obtained via correspondence with the Orange County Archives.

¹³³ City of Anaheim. 1951. Certificate of use and occupancy. No. 558. Granted by the Engineering Dept. of Anaheim. City of Anaheim Building Permit database. Records.anaheim.net. Accessed February 2022.

¹³⁴ Information obtained via correspondence with the Orange County Archives.

¹³⁵ City of Anaheim. 1969. Department of Buildings Application for the Erection of Signs. City of Anaheim Building Permit Database. Records.anaheim.net. Accessed February 2022.

¹³⁶ Ancestry.com. *Web: California, Find A Grave Index, 1775-2012* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012. *Find A Grave*. Find A Grave. <http://www.findagrave.com/cgi-bin/fg.cgi>: accessed 24 January 2013. Ancestry.com. Accessed February 2022.

The H.T. Moore building has elements of both Craftsman and Minimal Traditional architectural styles. It has a medium pitched, front gable roof. The eaves have a steep overhang on the east and west sides and a moderate overhang on the primary façade, which faces north toward East Lincoln Avenue the rafters are exposed beneath the eaves. The front has three heavy timber knee braces, one at the center beneath the gable and two near the east and west sides. Additionally, a small half-moon shaped dormer is situated beneath the gable. The primary façade has thick clapboard cladding with red brickwork at its base, while all other façades have a thinner clapboard. All the windows appear to have the original wood frames. They are primarily double-hung, at least six or seven are on each side. A rear addition has a set of multiplane double-hung windows, which also look to be wood-framed. Two rear sheds exist in the back of the property. One may be a single car garage. They both look dilapidated. The primary entrance on the north façade. Is situated at the center between two multiplaned bay windows, with a thin set of wood shingles. The door is wooden with a central fixed multiplane window. Two red brick steps with iron railing lead up to the entrance. A White painted brick chimney is present on the east side near the front (Table 8).

Table 8. 1440 E. Lincoln Ave. (H.T. Moore Upholsterers).

Address	Construction Date	Architectural Style	Type
1440 E. Lincoln Ave.	Unknown (~ 1938)	Craftsman/ Minimal Traditional	Commercially Repurposed Home – H.T. Moore Upholsterers
Photo: View Southwest			
Photo: View West			
*Photographs by the author			

1200 and 1202 East Lincoln Avenue (S.H.S. Express Lube/ Anaheim Smog auto service center)

The property at 1200 and 1202 East Lincoln Avenue was a part of Lot 5 of the Anaheim Gardens Tract.¹³⁷ Lot 5 was sold to Raymond J. and Thelma R. Dixon in January 1951.¹³⁸ The Dixons leased the lot to Shell Oil Company,¹³⁹ and by the end of the year the construction of a service station was completed on the lot.¹⁴⁰ By 1952 the service station was being run by a company called Brown & Haskins,¹⁴¹ a partnership between C. E. Brown and Dale Haskins. Every day management was conducted by Brown & Haskins; however, the Dixons continued to own the lot until 1977, and maintained a contract with Shell Oil at least until 1966.¹⁴²

Records show that by 1968, the American Brake Supply is located at this address.¹⁴³ The following year Raymond Dixon had permits to construct an addition to the shop.¹⁴⁴ The permits were not clear as to where the additions were made, but the historic aerials show that building was extended on the west side (Figure 25). Based on the building current configuration, this was likely the time when the office/ common area was built.

¹³⁷ Information obtained via correspondence with the Orange County Archives.

¹³⁸ Official records of the County of Orange. Book 2132, page 46. Information obtained via correspondence with the Orange County Archives.

¹³⁹ Official records of the County of Orange. Book 3548, page 324. Information obtained via correspondence with the Orange County Archives.

¹⁴⁰ Official records of the County of Orange. Book 2241, page 69. Information obtained via correspondence with the Orange County Archives.

¹⁴¹ Official records of the County of Orange. Book 2346, page 536. Information obtained via correspondence with the Orange County Archives.

¹⁴² Information obtained via correspondence with the Orange County Archives.

¹⁴³ Information obtained via correspondence with the Orange County Archives.

¹⁴⁴ City of Anaheim. 1969. Application for Building Permit. City of Anaheim Building Permit Database. Accessed January 2022.



Figure 38. Historic aerial of East Lincoln Avenue.
Detail of the property at 1200 and 1202 East Lincoln Avenue (1963). Base map image accessed via historicaerials.com. January 2022.



Figure 39. Historic aeriels of East Lincoln Avenue.
Detail of the property at 1200 and 1202 East Lincoln Avenue (1963). Base map image accessed via historicaerials.com. January 2022.

The tenants of the service station changed in the 1970s, and from 1970 to 1977 the American Auto Center was advertised at this address.¹⁴⁵ Dixon sold the property to RLR Investment group, a partnership between Maxine Turner, Lester H. Turner, Elenor I. Phielps, Russel Phelps, Evelyn W. Rice, and Roger L. Rice.¹⁴⁶ Throughout 1977 the wives quitclaimed

¹⁴⁵ Information obtained via correspondence with the Orange County Archives.

¹⁴⁶ Official records of the County of Orange. Document #33193. Book 12649, page 569. Information obtained via correspondence with the Orange County Archives.

their interest in the property to their husbands,¹⁴⁷ and the property was sold to Rosa E. Bobbio.¹⁴⁸ It appears that the Bobbio Family Trust has owned the property since.¹⁴⁹ Unfortunately, the archival research was unable to obtain further information on Rosa e. Bobbio, and the RLR Investment Group.

Today, the S.H.S Express Lube/ Anaheim auto service center still maintains visible elements of the original configuration. The building is a simple commercial garage design, which is of brick and concrete construction with a flat roof that has wood siding at the roof-to-wall junction. The older two-car garage is situated on the east side of the building, at 1202 East Lincoln Avenue, and is currently the Anaheim Smog. The newer common area, and extra garage space are situated to the west. The common area features the store front with a large glass window and an aluminum rolltop garage door. The western and rear portions of the building are S.H.S Express Lube, at 1200 East Lincoln Avenue it features three smaller sized garage doors, which open at north and south elevations. The building is currently painted red and white. Both signs are featured on the primary façade with red block lettering (Table 9).

¹⁴⁷ Official records of the County of Orange. Document #33923. Book 12160, page 6. Information obtained via correspondence with the Orange County Archives; Official records of the County of Orange. Document #33925. Book 12160, page 7. Information obtained via correspondence with the Orange County Archives; Official records of the County of Orange. Document #33193. Book, page 7. Information obtained via correspondence with the Orange County Archives.

¹⁴⁸ Official records of the County of Orange. Document #33193. Book 12649, page 569. Information obtained via correspondence with the Orange County Archives.

¹⁴⁹ Official records of the County of Orange. Document # 1998-0118737.

Table 9. 1200-1202 E. Lincoln Ave. (S.H.S. Express Lube/ Anaheim Smog).

Address	Construction Date	Architectural Style	Type
1200-1202 E. Lincoln Ave.	1952	Contemporary	Garage – S.H.S. Express Lube/ Anaheim Smog
Photo: View Southwest			
Photo: View Northwest			

*Photographs by the author

1212 East Lincoln Avenue (The Learning Light Foundation)

Raymond J. and Thelma R. Dixon were affiliated with the Church of Nazarene of Anaheim. When they sold their lots along Center Street, Lots 1 through 3, and a portion of 4 were sold to the Church in the early 1950s.¹⁵⁰ The Orange County Archives data was unable to determine a specific date of construction, but it is likely that the building was up by 1953. The notice of completion of construction was filed in June of 1954, but there was apparently still more work to be completed.¹⁵¹ In 1969 the church modified the building for an addition of a pre-school, nursery, and Sunday school section, and later added additional connections for sewer, plumbing and heating.¹⁵² The property was sold in 1974 to the Psynetics Foundation, Inc.¹⁵³ The term “Psynetics” appears to be a reimagining of the word Synetics, meaning the study of the creative process.¹⁵⁴ General philosophy of the Foundation (now the Learning Light Foundation) seems to be rooted in metaphysics, a branch of philosophy that studies the nature of reality.¹⁵⁵

The information on the history of the Psynetics Foundation, known as the Learning Light Foundation, today, was obtained through the Learning Light Foundation website.¹⁵⁶ The foundation went through several phases and name changes throughout the course of their tenancy at 1212 East Lincoln Avenue. The foundation was founded in 1962, by Walter Tipton, a former Methodist and minister based in Los Angeles but served the greater California area and Oregon. After confronting his own beliefs about the dogma forced upon him by the church, he resigned in

¹⁵⁰ Official records of the County of Orange. Book 2431, page 419. Information obtained via correspondence with the Orange County Archives.

¹⁵¹ Official records of the County of Orange. Book 2755, page 538. Information obtained via correspondence with the Orange County Archives; Official records of the County of Orange. Book 2853, page 470. Information obtained via correspondence with the Orange County Archives.

¹⁵² Information obtained via correspondence with the Orange County Archives.

¹⁵³ Official records of the County of Orange. Book 11246, page 1284. Information obtained via correspondence with the Orange County Archives.

¹⁵⁴ Gordon, William J. J. 1961. *Synectics: The Development of Creative Capacity*. New York: Harper and Row.

¹⁵⁵ Encyclopedia.com. 2018. “Metaphysics.” Updated May 18, 2018. Accessed March 1, 2022.

¹⁵⁶ www.learninglight.org

1933. He worked several jobs prior to founding the Psynetics Foundation with his wife, Lola, who was a school administrator in Orange County. Together, they founded the Psynetics Foundation (Figure 26). The group started small, and the couple would rent locations to give lectures about focusing on more metaphysical approaches to faith and positive aspects of life. Their connections to the counterculture of the 1960s allowed them to grow exponentially, and by 1972 the Tipton's recognized the need for a larger, more permanent space. They purchased the Church of Nazarene at 1212 East Lincoln Avenue to establish a base for their practices in service of the metaphysical community. Walter died in 1975.¹⁵⁷ It is assumed that Lola continued to manage the foundation, but there is not any documentation available to confirm this.



Figure 40. Portraits of Lola (right) and Walter (left) Tipton of The Learning Light Foundation. Images retrieved from the Learning Light Foundation website. January 2022

A freestanding sign was constructed along Lincoln Avenue the year the church was purchased. In 1976, the group converted the school area of the church into The Apollo School for Exceptional Children, which was apparently established for children with special needs, such as

¹⁵⁷ Orange; Date: 9 Oct 1975; Social Security: 564245584. Ancestry.com. *California, U.S., Death Index, 1940-1997* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2000. Accessed January 2022.

children with autism. By this point they were known as the Psynetics Research and Education Foundation. Several other building permits exist for new plumbing and heating. A large fire in 1979 caused the need for extensive repairs. Although, whether the repairs were internal or external is unknown. From 1986 to 1991 The Psynetics Foundation called their facility The Church of Love and Light. The church was reroofed in 1993. In 1994, the name was changed to the Learning Light Foundation, which is used to this day.¹⁵⁸ The foundation is actively involved within their niche community and claims to be the largest metaphysical organization in Orange County. They currently hold regular events on several metaphysical subjects at the church, operate a bookstore, and attend community events in Orange and Los Angeles Counties.¹⁵⁹

The interior use of the church has been through many changes; however, the exterior of the church appears to have kept most of its original 1960s architectural configurations. The church is configured in roughly an “L” shape, with the rear wing oriented east to west, and the front wing oriented north to south. The roof is moderately pitched with a full span cross gabled roof. The building is approximately 11,000 square-feet. There are two primary entrances at the east façade of the rear and front wings. There is also a four-story steeple located at the north corner of the “L”. The 2016 site record¹⁶⁰ notes the church’s architectural style as being of a “traditional church styling,” which also exhibits elements of both Minimal Traditional and Commercial Vernacular Modern. The Minimal Traditional elements include the eaves of the roof, which are boxed with a moderate overhang, and several fixed multi-paned windows. All the windows are of similar type, and there is one stained glass window at the center of the front wing

¹⁵⁸ Information obtained via correspondence with the Orange County Archies.

¹⁵⁹ Sands, Shannon. 1990. “auras for All: 350 Gather in Anaheim for County’s Largest Annual Psychic Fair.” In *Los Angeles Times*. June 2, 1990. Latimes.com. Accessed January 2022.

¹⁶⁰ Lindgren, Kristina. California Department of Parks and Recreation DPR 523 Forms – P-30-144635. On file at the South-Central Coastal Information Center. Fullerton, CA.

along the north façade. The stained-glass window is also a fixed pain, with multiple colors in each pain and a central design depicting an angel watching over two children (Figure 27). It is also a fair estimation to say the Architectural Style of Minimal Traditional was applied to the building's description due to its date of construction. The Vernacular Modern elements include the tapered stone veneer along the base of the north façade of the front wing, and the shed roof, offset from the center of the primary façade. The siding is mainly stucco, except for the stone veneer, and the steeple appears to have partial wood siding.



**Figure 41. Stained Glass paned window in the chapel.
Image taken from the Learning Light Foundation Website. January 2022.**

The 2021 fieldwork discovered that the building is still in much the same condition as its documentation in 2016; although, there have been significant developments in the landscaping. Much of the northern façade is now blocked by a variety of plant life, a wooden wall, with a smaller curved wooden planter along the front. Very little can be seen from the street view. It appears that the church has recently been painted, as the boxed eaves are now a vibrant teal color, and the wood trim along the walls are painted with a deeper royal blue. The freestanding sign from the 1960s is still present and faces East Lincoln Avenue. The sign is rectangular in shape

with teal and light-yellow lettering that reads “The Learning Light Foundation.” An eight-pointed star is set on top of the sign, protruding from a triangular fixture. It appears to be in very good condition and may be a recent upgrade from the previous sign to match the new color scheme. The sign is supported by two cylindrical metal legs. There may have once been neon lights that would have illuminated the star. This is only a guess, as there was no indication of lighting in the plans for the sign. However, the time at which the sign was erected, it would align with the trend of neon-illuminated signage (Table 10).

Table 10. 1212 E. Lincoln Ave. (The Learning Light Foundation).

Address	Construction Date	Architectural Style	Type
1212 E. Lincoln Ave.	1952	Contemporary/ Vernacular Modern	Church – The Learning Light Foundation
Photo: View Southwest			

Photo: View
West



*Photographs by the author

103-105 North Evelyn Drive

Soon after the completion of the Bonnat Subdivision, the duplex at 103-105 North Evelyn Drive was sold to Elmer L. and Katheryn E. Ford.¹⁶¹ Elmer was originally from Oklahoma and worked as a superintendent for Industrial Fuel Supply Company when he moved to California.¹⁶² He met his wife Kathryn, of Santa Ana California and a Kansas native,¹⁶³ who was a bank teller.¹⁶⁴ The decree for the property was filed for the late Elmer Fold, and full ownership went the Kathryn.¹⁶⁵ Kathryn owned the property until 1970 when it was sold to James I. and Patricia

¹⁶¹ Official records of the County of Orange. Book 2410, page 162. Information obtained via correspondence with the Orange County Archives.

¹⁶² 1940; Census Place: *Anaheim, Orange, California*; Roll: *m-t0627-00271*; Page: *7B*; Enumeration District: *30-7*. Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012. Accessed January 2022.

¹⁶³ Ancestry.com. *Arizona, U.S., County Marriage Records, 1865-1972* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2016. County Marriage Records. Arizona History and Archives Division, Phoenix, Arizona. Accessed January 2022.

¹⁶⁴ Year: *1930*; Census Place: *Santa Ana, Orange, California*; Page: *20B*; Enumeration District: *0081*; FHL microfilm: *2339917*. Ancestry.com. *1930 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002. Accessed January 2022.

¹⁶⁵ Information obtained via correspondence with the Orange County Archives.

A. Hood.¹⁶⁶ The Hoods sold the property to Michael P. and Bonnie D. Chaffee in 1972,¹⁶⁷ and they later sold the property in 1974 to Charles J. Phillis R. and mark L. chapman.¹⁶⁸ A final record of sale on file at the Orange County Archives is from 1981, when the Chapmans sold the property to James Nicholas Wingert and Dolores Marie Wingert.¹⁶⁹ Archival research was unable to find further detail on the names of the owners, and it is unclear if any of these owners resided at the property.

The duplex exhibits elements of Ranch style architecture. It has an elongated rambling form, which is irregular, as some sections of the building are situated more towards the front of the property, which faces Evelyn Drive, and others are set further back. The duplex is generally oriented north to south. The roof structure is made of multiple hips with asphalt composition shingles. The roof originally had wood shingles but were replaced sometime during 1989 and 1990.¹⁷⁰ A broad rectangular red brick chimney is situated on the south side of the house. The roof shows a low pitch with moderately overhanging boxed eaves. The primary entrance on the south portion is recessed with the roof extending over the entrance, forming a covered porch spanning the southern end of the façade. The porch is supported by metal posts with a decorative lattice-like floral design. The door is situated next to the chimney. The entrance on the north side. The windows are wood framed casement windows placed in sets of three, with two vertical hinged openings and a central fixed window. The entrance on the north end is situated near the

¹⁶⁶ Official records of the County of Orange. Document # 6814. Book 11190, age 450. Information obtained via correspondence with the Orange County Archives.

¹⁶⁷ Official records of the County of Orange. Book 10059, page 139. Information obtained via correspondence with the Orange County Archives.

¹⁶⁸ Official records of the County of Orange. Document #6814. Book 11190, page 450. Information obtained via correspondence with the Orange County Archives.

¹⁶⁹ Official records of the County of Orange. Book 14161, page 1286. Information obtained via correspondence with the Orange County Archives.

¹⁷⁰ City of Anaheim. 1990. Application for a Building Permit. City of Anaheim Building Permit Database. Accessed January 2022.

garage, and is north facing, along one of the more front facing portions of the primary façade. The west facing façade, in the rear of the house is largely obscured by a brick wall. From the street view the rear of the house features a similar irregular design. A small overhang is situated over the back entrance of the southern half of the building. Additionally, a tall wooden fence divides the north and south sides of the yard. The wall cladding is stucco (Table 11).

Table 11. 103-105 N. Evelyn Dr. Photograph.

Table 11: 103-105 N. Evelyn Dr. Photographs			
Address	Construction Date	Architectural Style	Type
103-105 N. Evelyn Dr.	1952	Ranch	Multiple Family Residence
Photo: View Northwest			

1705 A/B East Lincoln Avenue

The construction for 1705 A/B East Lincoln Avenue, a duplex, was complete in 1953.¹⁷¹

The following year Eva Bonnat sold the property to Cody O. and Grace M. Harris.¹⁷² The

¹⁷¹ Official records of the County of Orange. Book 2608, page 223. Information obtained via correspondence with the Orange County Archives.

¹⁷² Official records for the County of Orange. Book 2644, page 248. Information obtained via correspondence with the Orange County Archives.

couples were both children of coal miners and met and married in Illinois.¹⁷³ They were based in Rock Springs Wyoming, where Cody still worked as a miner, until he joined the military in 1942.¹⁷⁴ Other than the chain of title for the property at 1705 East Lincoln Avenue, there are not any records that point to the couple living in Anaheim. They may have been investors in the land, as they were potentially acquaintances of V.J. Bonnat, given that they also attended events for the Zerolene Club in Anaheim.¹⁷⁵ The article notes that the Harris's are based in Rock Springs, Wyoming.

The Harris's did not own the property for very long and sold it to Lenard William and Evelyn Karen Lewis in 1956.¹⁷⁶ The archival research did not find any further information on the Lewis's. Records show that the home was occupied by Lenard Lewis until 1958, when they sold to Paul T. and Louise Havens.¹⁷⁷ Louis was a realtor, who used the property as his office between 1959 and 1967; however, his residence was at 1703 East Lincoln Avenue, which is right next door.¹⁷⁸ While Havens made use of the building, he did not own the property throughout this time. He sold the property to A Bessie T. Wickersham,¹⁷⁹ who then sold to a Betty Roberts,

¹⁷³ 1920; Census Place: *Coulterville, Randolph, Illinois*; Roll: *T625 396*; Page: *9A*; Enumeration District: *113*. Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch. Accessed January 2022; 1900; Census Place: *Freeburg, St Clair, Illinois*; Roll: *341*; Page: *3*; Enumeration District: *0111*; FHL microfilm: *1240341*. Ancestry.com. *1900 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2004. Accessed January 2022.

¹⁷⁴ National Archives at St. Louis; St. Louis, Missouri; *WWII Draft Registration Cards for Wyoming, 10/16/1940-03/31/1947*; Record Group: *Records of the Selective Service System, 147*; Box: *25*. Ancestry.com. *U.S., World War II Draft Cards Young Men, 1940-1947* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011. Accessed January 2022.

¹⁷⁵ Santa ana Register. 1920. "Zerolene Club Hs Big Day's Outing." Santa Ana Register. August 16, 1920. Newspapers.com. Accessed February 2022.

¹⁷⁶ Official records for the County of Orange. Book 3732, page 50. Information obtained via correspondence with the Orange County Archives.

¹⁷⁷ Official records for the County of orange. Book 4288, page 504. Information obtained via correspondence with the Orange County Archives.

¹⁷⁸ Information obtained via correspondence with the Orange County Archives; Official records of the County of orange. Book 5730, page 906. Information obtained via correspondence with the Orange County Archives.

¹⁷⁹ Official records of the County of Orange. Book 6557, page 880. Information obtained via correspondence with the Orange County Archives.

another realtor in 1963.¹⁸⁰ Regardless, it seems quite clear that the duplex was used primarily as office space through the 1960s. Further information on the Havens, Bessie Wickersham, and Betty Roberts, is not available.

The chain of ownership records is unclear during the time that Betty Roberts owned the property, as there may been some overlap in ownership during the late 1960s. Robert sold the property to James A. and Dawn S. Waler,¹⁸¹ who almost immediately sold the property back to Betty.¹⁸² In 1969, Roberts sold the property to Albert W. and Mary Sue.¹⁸³ Albert was born in Wisconsin. His father, a trade worker who immigrated from Germany married his mother, a Wisconsin native. They resided in Illinois for most of Albert's early life.¹⁸⁴ Mary was born in Yugoslavia and immigrated to the United States in 1909.¹⁸⁵ They were married in Iowa in 1938.¹⁸⁶ Earlier census records indicate that Albert worked as a cook,¹⁸⁷ but by the time they were married, he had enlisted in the Marine Corps.¹⁸⁸ Records show that they still lived in

¹⁸⁰ Official records of the County of Orange. Book 6755, book 858. Information obtained via correspondence with the Orange County Archives.

¹⁸¹ Official records of the County of Orange. Document #6071. Book 8492, page 200. Information obtained via correspondence with the Orange County Archives.

¹⁸² Official records for the County of Orange. Document #6071. Book 8627, page 464. Information obtained via correspondence with the Orange County Archives.

¹⁸³ Official records of the County of Orange. Document # 1654. Book 9039, page 461. Information obtained via correspondence with the Orange County Archives.

¹⁸⁴ 1940; Census Place: *Waukegan, Lake, Illinois*; Roll: *m-t0627-00830*; Page: *7B*; Enumeration District: *49-82*. Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012. Accessed January 2022.

¹⁸⁵ 1930; Census Place: *Waukegan, Lake, Illinois*; Page: *77B*; Enumeration District: *0083*; FHL microfilm: *2340265*. Ancestry.com. *1930 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002. Accessed January 2022.

¹⁸⁶ Iowa Department of Public Health; Des Moines, Iowa; Series Title: *Iowa Marriage Records, 1923–1937*; Record Type: *Marriage*. Ancestry.com. *Iowa, U.S., Marriage Records, 1880-1945* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2014. Accessed January 2022.

¹⁸⁷ 1940; Census Place: *Waukegan, Lake, Illinois*; Roll: *m-t0627-00830*; Page: *7B*; Enumeration District: *49-82*. Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012. Accessed January 2022.

¹⁸⁸ Ancestry.com. *U.S., Select Military Registers, 1862-1985* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2013. This collection was indexed by [Ancestry World Archives Project](#) contributors. Original data: *United States Military Registers, 1902–1985*. Salem, Oregon: Oregon State Library. Accessed January 2022.

Illinois in 1948,¹⁸⁹ but by 1965 they were residing in San Diego, California.¹⁹⁰ The couple owned and managed the property at 1705 A/B East Lincoln Avenue until 1987; however, it does not seem that they lived there. They sold the property in 1987, to Wen Ming Kao and Mei Tseng Kao Pan,¹⁹¹ who had immigrated to the United States from mainland China and Taiwan in 1954.¹⁹²

The house at 1705 A/B East Lincoln Avenue is the only other duplex within the Bonnat Subdivision. The house is constructed in the Ranch architectural style. It has somewhat of an irregular trapezoidal shape, based on the aerial imagery, which is oriented east to west. The house has a low pitched, multiple-hipped roof, and asphalt composition shingles. A small rectangular brick chimney is situated in roughly the center of the house. The roof has a moderate overhang with boxed eaves. A two-car garage is attached on the west end of the primary façade, which is facing south toward Lincoln Avenue. The primary façade has two door entrances (1705 A and 1705 B) near the east and west ends. The roof extends over a concrete slab porch, supported by metal posts with a decorative lattice-like floral design. Two sets of large horizontal slider windows are set in between the two entrances. An additional, medium sized horizontal slider is set on the east end of the primary façade. The windows have a vinyl framing, which are likely replacements of the original windows that would have likely been wood or aluminum framed. The rear, east and west facades are obscured by planted trees and fence lines. The wall

¹⁸⁹ Ancestry.com. *U.S., City Directories, 1822-1995* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011. Accessed January 2022.

¹⁹⁰ Ancestry.com. *U.S., City Directories, 1822-1995* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011. Accessed January 2022.

¹⁹¹ Official records of the County of Orange. Document # 1987-0329914. Obtained via correspondence with the Orange County Archives.

¹⁹² National Archives at Riverside; Riverside, California; NAI Number: 594890; Record Group Title: *Records of District Courts of the United States, 1685-2009*; Record Group Number: 21. Ancestry.com. *California, U.S., Federal Naturalization Records, 1843-1999* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2014. Accessed January 2022.

clad is stucco, apart from a small section of red brickwork at the junction of the porch and the garage.

The house shows little evidence of major modifications, and the exterior is likely in much the same configuration as it was at the time of construction. Like the windows, the roof appears new, and is most likely not original. A wooden handrail has been installed at the east facing wall of the garage beneath the porch. Google Street View history indicates that the house was repainted sometime between 2009 and 2011, as it was previously light blue, and is currently greyish brown. Additionally, the home appears in much the same condition as it did when it was originally documented (Table 12).¹⁹³

Table 12. 1705 A/B E. Lincoln Ave.

Address	Construction Date	Architectural Style	Type
1705 A/B E. Lincoln Ave.	1952	Ranch	Multiple Family Residence
Photo: View North			

¹⁹³ Lindgren, Kristina. 2016. California Department of Parks and Recreation DPR 523 Forms – P-30-177653. On file at the South-Central Coastal Information Center. Fullerton, CA.

103 North Evergreen Street

The Norpark Homes tract was completed in 1952.¹⁹⁴ In 1953 the lot at 103 North Evergreen Street was sold to Frank Anderson Jr. and Ruby Jane Anderson.¹⁹⁵ Frank and Ruby were originally from Oklahoma.¹⁹⁶ Frank was a service station attendant who was a WWII veteran.¹⁹⁷ The Anderson's owned and occupied the home until 1962, when the lot was sold shortly after Ruby's death.¹⁹⁸ the lot was sold to Jesse Edward "Pete" and Callie Amner Pruett. Jesse worked as a mechanic and served in WWII. Jesse was from Nebraska and Callie was from New Mexico, born of parents from Texas and Alabama.¹⁹⁹ They owned the property for several years; however, it does not seem that they lived there for more than two or three years. By 1968, records indicate that the Pruett's were renting the house to Robert A. and Marion Prezel, Jesse later used this address for his own business, "Jesse E. Pruett Insurance & Real Estate", in 1969 and 1970. From 1973 to 1981, their youngest son, Sam J. Pruett, lived at the address.²⁰⁰ The

¹⁹⁴ Official records of the County of Orange. Book 2392, page 635. Information Obtained via Correspondence with the Orange County Archives.

¹⁹⁵ Official records of the County of Orange. Book 2599, page 61. Information Obtained via Correspondence with the Orange County Archives; 1940; Census Place: *Newport Beach, Orange, California*; Roll: *m-t0627-00273*; Page: 20A; Enumeration District: 30-54. Ancestry.com. 1940 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012. Accessed January 2022.

¹⁹⁶ 1940; Census Place: *Newport Beach, Orange, California*; Roll: *m-t0627-00273*; Page: 20A; Enumeration District: 30-54. Ancestry.com. 1940 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012. Accessed January 2022.

¹⁹⁷ National Archives at St. Louis; St. Louis, Missouri; *WWII Draft Registration Cards for California, 10/16/1940-03/31/1947*; Record Group: *Records of the Selective Service System, 147*; Box: 40. Ancestry.com. *U.S., World War II Draft Cards Young Men, 1940-1947* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011. Accessed January 2022.

¹⁹⁸ Official records of the County of Orange. Book 6214, page 306. Information obtained via correspondence with the Orange County Archives; Official records of the County of Orange. Book 6251, page 217. Information obtained via correspondence with the Orange County Archives.

¹⁹⁹ 1940; Census Place: *Long Beach, Los Angeles, California*; Roll: *m-t0627-00368*; Page: 9A; Enumeration District: 59-21. Ancestry.com. 1940 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012. Accessed January 2022; National Archives at St. Louis; St. Louis, Missouri; *WWII Draft Registration Cards for California, 10/16/1940-03/31/1947*; Record Group: *Records of the Selective Service System, 147*; Box: 1456. Ancestry.com. *U.S., World War II Draft Cards Young Men, 1940-1947* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011. Accessed January 2022.

²⁰⁰ Information obtained via correspondence with the Orange County Archives.

Pruett's finally sold the property to Lewis Edwin Phillips II and Roberta Phillips in 1989.²⁰¹ No further information was found on the Phillips family, other than the property was apparently filed under the Phillips Trust, and remained that way until 2005,²⁰² when it was sold to Romillo Orellana.²⁰³

The archival research for the property did not find any building permits other than the initial building application.²⁰⁴ The home is a single-story Transitional Ranch style home constructed in roughly an "L" shape on a raised concrete foundation. The Shingles were originally wooden; however, they have been replaced with asphalt composition. The time this replacement took place is unknown. The roof is moderately pitched with moderately overhanging boxed eaves. The primary sections of the house are oriented north to south with a segmented side gabled roof, which is situated further back from the property. There is a two-car garage, oriented east to west on the north side of the property, which forms the "L." The garage has a front gabled roof, with horizontal wood siding beneath the gable. This is the only section of the house that has wood siding. The rest of the house has stucco clad. The primary façade faces east toward North Evergreen Street. The roof extends over a concrete slab porch supported by rectangular wooden posts. The porch spans the entire span of the rear segment of the house. The garage door is a rolltop garage with fan windows across the top of the door. There is a side entrance to the garage on its southern façade, which is obscured by a white painted security door. However, the site record²⁰⁵ shows that the door is of wooden frame. This side door may not be a

²⁰¹ Official records of the County of Orange. Document # 18980170960. Information obtained via correspondence with the Orange County Archives.

²⁰² Official records of the County of Orange. Document # 2005000245281. Information obtained via correspondence with the Orange County Archives.


²⁰³ Information obtained via correspondence with the Orange County Archives.

²⁰⁴ City of Anaheim. 1952. Application for Building Permit. City of Anaheim Office of Building Inspector. City of Anaheim Building Permit Database. Accessed January 2022.

²⁰⁵ Lindgren, Kristina. 2016. California Department of Parks and Recreation DPR 523 forms – P-30-177634. On file at the South-Central Coastal Information Center. Fullerton, CA.

part of the original design. An additional side door exists on the south façade of the primary segment, which appears to still have its original wooden frame. The primary entrance is also obscured by a security door. The windows are a mixture of multi-pane horizontal sliding windows and singular double-hung windows, all the windows have vinyl framing, indicating that they are replacements of the originals. The rear portion of the property is mostly not visible due to a high brick wall along East Lincoln Avenue; however, aerial photography indicates that the roof extends over a rear porch. The aerial photography research and Google Street View time laps indicates that the original design may have had a slight overhang for a small porch supported by wooden posts like those seen in the front, however the present configuration shows a flat roof that extends several more feet outward from the roof. The aerial photography was unable to determine an exact time of when this rear porch addition was added but is not in the original design of the home and may have been added sometime between 1985 and 1995 (Table 13).

Table 13. 103 N. Evergreen St.

Address	Construction Date	Architectural Style	Type
103 N. Evergreen St.	1952	Transitional Ranch	Single Family Residence
Photo: View Northwest			
		*Photograph by the author	

1433 East Lincoln Avenue

The property, located at 1433 East Lincoln Avenue is situated in Lot 1 of the 1428 tract of Norpark Homes. After the completion of the tract in 1952, the house was sold to Willard M. and Verna E. Legg.²⁰⁶ Willard was served in WWII, in the 27th Engineer construction battalion between 1942 and 1945.²⁰⁷ He completed his service as a Corporal.²⁰⁸ Willard was originally

²⁰⁶ Official records of the County of Orange. Book 2451, page 478. Information obtained via correspondence with the Orange County Archives.

²⁰⁷ National Archives at St. Louis; St. Louis, Missouri; *WWII Draft Registration Cards for California, 10/16/1940-03/31/1947*; Record Group: *Records of the Selective Service System, 147*; Box: 1033. Ancestry.com. U.S., *World War II Draft Cards Young Men, 1940-1947* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011. Accessed January 2022.

²⁰⁸ *Record-Gazette*; Publication Date: 26 May 2006; Publication Place: Banning, California, USA; URL: <https://www.newspapers.com/image/688635793/?article=4ea4841f-7816-4412-b5c5-1e918201cb36&focus=0.2581091.0.29242712.0.43122053.0.41078678&xid=3355>. Ancestry.com. U.S., *Newspapers.com Obituary Index, 1800s-current* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2019. Accessed January 2022.

from Wyoming and worked as a hat blocker.²⁰⁹ His wife, Verna, was originally from Montana.²¹⁰ In 1955 the Leggs sold their lot to the California State Department of Veterans Affairs,²¹¹ who immediately leased the property back to the Leggs. They continued to live there, and by 1968 the lot was deeded back to them.²¹² The 1980s show several building permits, including electrical work in 1985,²¹³ and record of the restoration of two interior walls in 1986, due to fire damage.²¹⁴ They transferred the ownership into the Legg family trust in 1989.²¹⁵ The following year they sold the home to Chibueze J. and Sharon K. Dallah.²¹⁶ Between 1994 and 1996 they had the home reroofed in, replacing the wood shingles with asphalt composition, and added a block wall to the rear of the property, which is situated on the north side.²¹⁷ There is also record that they used a portion of the house for a home office (Figure 30). The Dallahs lived at the home until 2004, at which time they sold to Nestor Villa.²¹⁸ It is presumed that Nestor resided here, but an additional name, Quiambao Carmelo, was added to the title in 2009.²¹⁹ By

²⁰⁹ 1940; Census Place: *Compton, Los Angeles, California*; Roll: *m-t0627-00224*; Page: *6A*; Enumeration District: *19-93*. Ancestry.com. *1940 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012. Accessed January 2022.

²¹⁰ 1930; Census Place: *Los Angeles, Los Angeles, California*; Page: *7A*; Enumeration District: *0578*; FHL microfilm: *2339889*. Ancestry.com. *1930 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002. Accessed January 2022.

²¹¹ Official records of the County of Orange. Book 3036, page 163-164. Information obtained via correspondence with the Orange County Archives.

²¹² Official records of the County of Orange. Book 8758, page 835. Information obtained via correspondence with the Orange County Archives.

²¹³ City of Anaheim. 1985. Application for an Electric Permit. City of Anaheim Building Permit Database. Accessed January 2022.

²¹⁴ City of Anaheim. 1986. Application for a Building Permit. City of Anaheim Building Permit Database. Accessed January 2022.

²¹⁵ Official records of the County of Orange. Document #19890178121. Information obtained via correspondence with the Orange County Archives.

²¹⁶ Official records of the County of Orange. Document #1990-0664543. Information obtained via correspondence with the Orange County Archives.

²¹⁷ City of Anaheim. 1996. Building Permit Number 40530. City of Anaheim Building Permit database. Accessed January 2022.

²¹⁸ Official records of the County of Orange. Document #2004-000284551. Information obtained via correspondence with the Orange County Archives.

²¹⁹ Official records of the County of Orange. Document #2009-000239556. Information obtained via correspondence with the Orange County Archives.

2010 the property had been foreclosed by quality Loan Service Corp.²²⁰ Since then, the property has been sold several times. Over the last five years it has repeatedly been listed for sale and then delisted before a sale could happen.²²¹

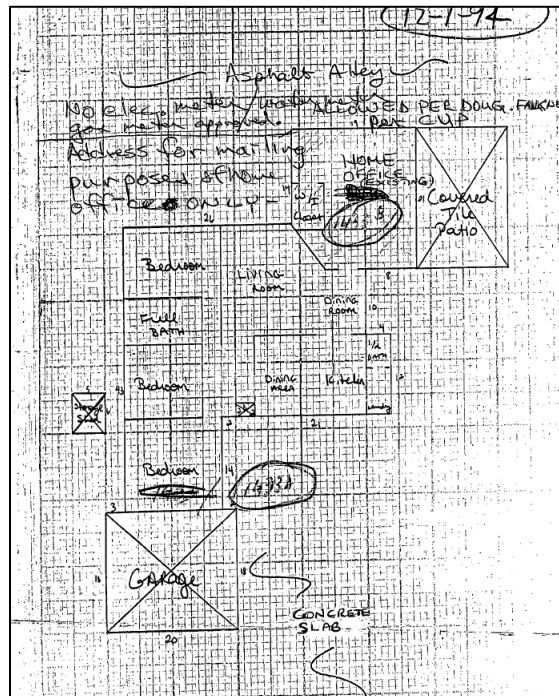


Figure 42. Drawn plans for construction of block wall on the property, which details the floor plan of the home (1994).

Sketch on file with the City of Anaheim's online building permit database. Accessed January 2022.


The house at 1433 East Lincoln Avenue is constructed in a Transitional Ranch architectural style. Its primary façade faces south, toward East Lincoln Avenue. The house is constructed on a concrete slab foundation in an “L” shape, with the rear portion oriented east to west across the property, and the front portion oriented north to south, on the west side of the property. The floor plan, depicted in Figure 30, shows that the home has three bedrooms situated along the western side of the property, with the two-car garage situated on the south end of the house. As previously mentioned, the house had originally had wooden shingles, but were

²²⁰ Official records of the County of Orange. Document #2010-000004192. Information obtained via correspondence with the Orange County Archives.

²²¹ Information obtained via correspondence with the Orange County Archives.

replaced with asphalt composition shingles. The house has a cross-gabled roof, with a moderate pitch with minimal overhang and boxed eaves. The rear segment has a moderately pitched side gabled roof with moderately overhanging boxed eaves. The roof extends over the primary entrance, which is off center near the joint of the L. It is surrounded by brickwork on top of a concrete slab porch. The overhang of the porch is supported by a single wood post. Next to the entrance the clad is thick clapboard, with a brick planter just below the horizontal sliding windows. The windows appear to be vinyl framed replacements. The garage door faces east, and has a ribbon of square, fixed windows across the top. A large double-hung window is located next to the garage door on the east façade near the joint of the "L". The clad of the garage is stucco, except for a section of clapboard beneath the gable, and brickwork at the base on the south façade. Just beneath the gable, two double-hung windows are present at the center of the façade. A narrow brick chimney is at the rear of the house. According to an inspection permit, from 2010, the house has two windows on the garage, along its south façade, two windows along the east façade, five on the west, and two on the north façade, which are situated next to the primary entrance. Building permits indicated that these windows on the garage were installed in 2011. The garage windows were originally covered up by wooden lattice, obscuring the original windows. A fair amount of restoration work has been ongoing since the foreclosure in 2010 (Table14).

Table 14. 1433 E. Lincoln Ave.

Address	Construction Date	Architectural Style	Type
1433 E. Lincoln Ave.	1952	Transitional Ranch	Single Family residence
Photo: View Northwest			
		*Photograph by the author	

1437 East Lincoln Avenue

After the completion of Norpark homes, the house at 1437 East Lincoln Avenue was sold to Ernest R. and Viola Otero Peralta.²²² Ernest was a native of San Diego.²²³ He was one of several WWII²²⁴ veterans that purchased a home in the tract. Like neighboring properties, the Peralta's sold the lot to the California Department of Veterans Affairs who immediately leased

²²² Official records of the County of Orange. Book 2526, page 499. Information obtained via correspondence with the Orange County Archives.

²²³ 1930; Census Place: *Anaheim, Orange, California*; Page: 44; Enumeration District: 0009; FHL microfilm: 2339915. Ancestry.com. 1930 *United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002. Accessed January 2022.

²²⁴ National Archives at St. Louis; St. Louis, Missouri; *WWII Draft Registration Cards for California, 10/16/1940-03/31/1947*; Record Group: *Records of the Selective Service System, 147*; Box: 1400/ Ancestry.com. *U.S., World War II Draft Cards Young Men, 1940-1947* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011. Accessed January 2022.

back to the Peraltas.²²⁵ Ernest was a metal worker, specializing in cutting, buffing, and shaping parts. In 1982, the Veterans Affairs sold the lot back to the Peraltas. Viola died in 1988,²²⁶ but Ernest continued to live there until his death in 2005.²²⁷ Their estate quitclaimed the lot to Emma Campos, who lived there until her death in 2012.²²⁸ The property was inherited by her son, Xavier O. Campos. During Xavier's time there several small modifications such as repainting, replacing the wood shingles with asphalt composition, and installing security doors, were made to the home.²²⁹ Xavier sold the property to Tracy T. Chau, who works in real estate. As of 2018 the lot is owned by Vy T. Le and Peter H. Nguyen.²³⁰

The house is constructed in the Transitional Ranch architectural style; however, it is slightly more elaborate than the others associated with this tract. The house is also constructed in roughly an "L" shape on a concrete slab foundation. The primary segment of the home is situated east to west with the primary entrance facing south toward East Lincoln Avenue. A two-car garage segment extends to the front of the property, forming the "L" oriented north to south. The garage door is facing west. The roof is made up of multiple hips, moderately pitched, with moderate overhanging boxed eaves. The shingles were still present in 2016, when the house was first documented. The roof is now asphalt composition shingles. The roof extends over the primary entrance but does not make the full span of the façade. The porch does span the full façade, and is constructed of red brick, which is unique to this tract. The use of brickwork,

²²⁵ Official records of the County of Orange. Book 4092, Page 571-572. Information obtained via correspondence with the Orange County Archives.

²²⁶ Official records of the County of Orange. Document #1989-0339908. Information obtained via correspondence with the Orange County Archives.

²²⁷ Official records of the County of Orange. Document #2005-000829060. Information obtained via correspondence with the Orange County Archives.

²²⁸ Official records of the County of Orange. Document #2012-000683449. Information obtained via correspondence with the Orange County Archives.

²²⁹ Information obtained via correspondence with the Orange County Archives.

²³⁰ Official records of the County of Orange. Document #2018-000135152. Information obtained via correspondence with the Orange County Archives.

however, is not. A red brick chimney is situated in the back of the house near the northeast corner of house. The primary entrance is located near the joint of the “L” with a medium sized pair of double-hung windows situated off to the side, over the porch. The original windows were still present in the 2016 site record and were described as “multi-pane wood framed windows that are framed by shutters.”²³¹ The original windows have been replaced with vinyl framed double hung windows, except for the garage which has horizontal sliding windows on the south façade. The garage door has a ribbon of decorative fixed windows across the top. Additionally, the original shutters are still present on the garage. The brickwork extends beyond the porch and a small wall with still gate is situated on the west side of the property. Additionally, several brick and steel fencing surround the entire front of the property (Table 15).

Table 15. 1437 E. Lincoln Ave.

Table 13. 1437 E. Lincoln Ave.			
Address	Construction Date	Architectural Style	Type
1437 E. Lincoln Ave.	1952	Transitional Ranch	Single Family Residence
Photo: View North			
		*Photograph by the author	

²³¹ Lindgren, Kristina. 2016. California Department of Park and Recreation DPR 523 forms. – P-30-177643. On file at the South-Central Coastal Information Center. Fullerton, CA.

1501 East Lincoln Avenue

The house at 1437 East Lincoln Avenue is in Norpark homes on Lot 3 Tract 1428. After the construction of the house was completed in 1953,²³² it was sold to John Albert Kufahl and Pauline Judith Kufahl.²³³ The Orange County Archives chain of ownership research indicate that the Kufahls opened and advertised the “Kurly-ku Beauty Salon” at this address in 1957 and 1958. John and Pauline were divorced by 1964, and Pauline quitclaimed the deed to John, who owned the property until 1969.²³⁴ The Archival research did not uncover any other information about the Kufhals, However, prior to John selling the lot two other hair salons, “Fashions by Florianne” and “Joseph’s European Beauty Salon” were advertised at this address.²³⁵ The research did not reveal any information on these businesses.

In 1969, John Kufahl sold the lot to William and Mary Coronado.²³⁶ By 1976, William and Mary filed a notice of completion on a second story addition to the home.²³⁷ Several building permits are on file with the city, detailing plumbing, electrical work, roofing, and others.²³⁸ The Coronados resided at the home while it also continued to function as a barber shop. The house was reroofed again with Sierra tile over the existing shingles.²³⁹ The Coronado

²³² Official Records of the County of Orange. Book 2450, page 348. Information obtained via correspondence with the Orange County Archives.

²³³ Official Records of the County of Orange. Book 2537, page 268. Information obtained via correspondence with the Orange County Archives.

²³⁴ Official Records of the County of Orange. Book 7161, page 523. Information obtained via correspondence with the Orange County Archives.

²³⁵ Information obtained via correspondence with the Orange County Archives.

²³⁶ Official Records of the County of Orange. Book 9009, page 509. Document # 3228. Information obtained via correspondence with the Orange County Archives.

²³⁷ Official Records of the County of Orange. Book 11902 or 11982, page 821. Information obtained via correspondence with the Orange County Archives.

²³⁸ City of Anaheim. 1974. Application for a Building Permit. City of Anaheim Building Permit Database. Accessed January 2022; City of Anaheim. 1974. Application for a Mechanical Permit. City of Anaheim building permit database. Accessed January 2022; City of Anaheim. 1974. Application for a Plumbing Permit. City of Anaheim building permit database. Accessed January 2022; City of Anaheim. 1974. Application for an Electric Permit. City of Anaheim building permit database. Accessed January 2022; City of Anaheim. 1976. Application for an electric Permit. City of Anaheim building permit database. Accessed January 2022.

²³⁹ City of Anaheim. 1987. Application for a Building Permit. City of Anaheim building permit database. Accessed January 2022.

Estate transferred the property into Mary's name, after William's death in 1987.²⁴⁰ Mary sold the lot to Prode P. Pascual in 1989,²⁴¹ who sold to Cheri L. Pascual the following year.²⁴² Cheri lost the property to Great Western Bank for failure to make payments.²⁴³ After Pascual lost the house, it was sold a handful of times throughout the 1990s. The last name associated with the address in the chain of ownership is Claudio Lusca, who lived at the address and used it as a home base for incorporating the nonprofit Bright Green Collective, Inc. The last records show that the house was recently sold in 2020. While the home changed hands multiple times, the archival research did not recover any other additional information on the people that owned the property.²⁴⁴

The house is constructed in the Transitional Ranch architectural style. The house is also constructed in an "L" shape on a concrete slab foundation. The primary portion of the home is situated in the rear, is single-story, and oriented east to west with the primary entrance facing south toward East Lincoln Avenue. The two-story portion extends to the front of the property, forming the "L" oriented north to south. The two-story portion was likely a garage at one time originally, based on the configurations of the other houses on the tract; however, there is not record of a conversion, and it is unclear if this was a garage prior to the second addition, or was converted when the addition was made. The house has a cross-gabled roof with a medium overhang, and boxed eaves. The tile shingles are still present on the roof. The roof extends over the primary entrance forming a porch that spans the entire façade. The porch is a concrete slab

²⁴⁰ Information obtained via correspondence with the Orange County Archives.

²⁴¹ Official Records of the County of Orange. Document #19890025393. Information obtained via correspondence with the Orange County Archives.

²⁴² Official Records of the County of Orange. Document #1990233594. Information obtained via correspondence with the Orange County Archives.

²⁴³ Official Records of the County of Orange. Document #19940716820. Information obtained via correspondence with the Orange County Archives.

²⁴⁴ Information obtained via correspondence with the Orange County Archives.

with one step leading to the primary entrance, which is off center near the joint of the “L.” The porch is supported by decorative steel lattice-like posts. A large three panel picture window is situated next to the primary entrance. A small double-hung window is also situated near the entrance near the joint of the “L.” Currently the “L” appears to function as a separate apartment, with the entrance facing east. All the windows here are vinyl framed horizontal sliders. The primary façade has vertical wood clad while the remainder of the home is stucco. It is likely that a freestanding sign once stood in the front of the house. This is indicated by a circular cement filling on the sidewalk, near the driveway. This could potentially be linked to the building’s history as a commercially repurposed building, now converted to a multiple family residence (Table 16).

Table 16. 1501 E. Lincoln Ave.

Address	Construction Date	Architectural Style	Type
1501 E. Lincoln Ave.	1953	Transitional Ranch	Multiple Family Residence
Photo: View Northwest			

**Photo: View
Northwest**



**Photographs by the author*

1505 East Lincoln Avenue

The house located at 1505 East Lincoln Avenue was sold to Keneth Lane Dunlavy and Anna J. Dunlavy, after its completion in 1952.²⁴⁵ The couple were both Nebraska natives. Kenneth was a baker.²⁴⁶ While they purchased the home in February of 1953, it remained vacant until 1954.²⁴⁷ They resided at the house for roughly the next decade. In December of 1963, the Dunlavys sold to Viola M. Ristow and Lawrence H. Grochow.²⁴⁸ The chain of title records indicate that they were likely married, although several mentioning of Viola in Orange County

²⁴⁵ Official Records of the County of Orange. Book 2429, page 62. Information obtained via correspondence with the Orange County Archives; 1920; Census Place: *Emerson, Harlan, Nebraska*; Roll: *T625_992*; Page: *4B*; Enumeration District: *123*. Ancestry.com. *1920 United States Federal Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010. Images reproduced by FamilySearch. Accessed January 2022.

²⁴⁶ 1910; Census Place: *Newton Ward 1, Harvey, Kansas*; Roll: *T624_441*; Page: *12A*; Enumeration District: *0040*; FHL microfilm: *1374454*. Ancestry.com. *1910 United States Federal Census* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2006. Accessed January 2022.

²⁴⁷ Official Records of the County of Orange. Book 2451, page 483. Information obtained via correspondence with the Orange County Archives.

²⁴⁸ Official Records of the County of Orange. Book 2847, page 812. Information obtained via correspondence with the Orange County Archives.

newspapers typically shows her using her maiden name.²⁴⁹ She seemed to be active within the community, participating in functions for the American Legion, among others. Shortly after they purchased the property, Lawrence quitclaimed his interest to Viola. The quitclaim record shows Viola using the Grochow name. by 1965 Alfred F. and Wava L. Eastberg had purchased the property.²⁵⁰ They may have rented the property out to a John Swint between 1966 and 1971,²⁵¹ and shortly after this they sold to William and Mary Coronado who,²⁵² at the time, also owned the property next door at 1501 East Lincoln Avenue. The Coronado's may have continued to rent the property to other tenants; however, this is unclear based on the chain of ownership records, and other archival research did not find any record of additional names associated with the property between 1971 and 1974. The Coronado family sold the property to Terry Lee Bowen and Carol Lee Bowen. They purchased in 1974²⁵³ and filed a declaration of homestead for the lot in 1981.²⁵⁴ The latest records from 2019 show that the Bowens still live at 1505 East Lincoln Avenue. During their time at the house, they remodeled the garage, enclosing the windows, and replaced the wooden siding with stucco.²⁵⁵

The house is constructed in the Transitional Ranch architectural style, in an "L" shape on a concrete slab foundation. The primary portion of the home is situated in the rear, oriented east to west with the primary entrance facing south toward East Lincoln Avenue. The attached garage

²⁴⁹ Newspapers.com. General name Search. ["viola Ristow" in California - Newspapers.com search](#). Accessed January 2022.

²⁵⁰ Official Records of the County of Orange. Book 7595, page 985. Information obtained via correspondence with the Orange County Archives.

²⁵¹ Information obtained via correspondence with the Orange County Archives.

²⁵² Official Records of the County of Orange. Book 96678, page 868. Document #6472. Information obtained via correspondence with the Orange County Archives.

²⁵³ Official Records of the County of Orange. Book 11126, page 1805. Document #23756. Information obtained via correspondence with the Orange County Archives.

²⁵⁴ Official Records of the County of Orange. Book 14336, page 1726. Information obtained via correspondence with the Orange County Archives.

²⁵⁵ Information obtained via correspondence with the Orange County Archives.

extends to the front of the property, forming the “L” oriented north to south. It has a cross-gabled roof, with a steeper pitch than the other homes on the tract. The roof has asphalt composition shingles, a moderate overhang, and boxed eaves. The roof extends over the primary entrance, covering a concrete slab porch that spans the entire façade. The Porch is supported by three wood posts. The primary entrance is slightly off center near the joint of the “L.” Two double-hung windows are next to the entrance above the porch. The garage does not appear to have any windows. Overall, this home is relatively modest compared to some of the other models along the tract (Table 17).

Table 17. 1505 E. Lincoln Ave.

Address	Construction Date	Architectural Style	Type
1505 E. Lincoln Ave.	1952	Transitional Ranch	Single Family Residence
Photo: View Northwest			
	*Photograph by the author		

1511 East Lincoln Avenue

The house located at 1511 East Lincoln Avenue is constructed on Lot 5 of 1428 within the Norpark Homes development. After the home was constructed, it was purchased by Alvin J.

and Opan F. Belanger.²⁵⁶ Alvin J. Belanger had previously been a higher member of the Independent Order of Oddfellows,²⁵⁷ and former Naval officer in WWII.²⁵⁸ He and his wife live at 1511 East Lincoln Avenue for roughly 10 years before selling the property to Paul and Martha Quong.²⁵⁹ Paul was a grocer who went into real-estate just before he and his wife moved from their family farm in Idaho. Paul had supposedly sold houses to all his friends during his time in Anaheim. The Quongs sold the property at the tail end of the 1960s to return to Idaho.²⁶⁰ They sold to Alan Paul Allen and Marie C. Allen.²⁶¹ In 1978 the property was sold again to Frank A. and Rut U. Bila of the Bila Family Trust.²⁶² The Bilas started a home business out of the home and filed a permit for the installation of a sign in the front of a house.²⁶³ The plans and permits did not indicate what the sign would advertise, nor were any other records found that pointed to a specific name of the business or even a type of business. Extensive landscaping, electrical, and plumbing work was done on the property in 1979. They may have resided at the property or were merely owners and involved with its modifications, and the status of the property was in flux into

²⁵⁶ Official Records of the County of Orange. Book 2451, page 488. Information obtained via correspondence with the Orange County Archives.

²⁵⁷ The Long Beach Sun. 1929. "Oldes I.O.O.F. Lodge to Seat Phillip Taylor as Noble Grand." The Long Beach Sun (Long Beach, California). July 11, 1929. Newspapers.com. Accessed January 2022.

²⁵⁸ National Archives at College Park; College Park, Maryland, United States; *Muster Rolls of U.S. Navy Ships, Stations, and Other Naval Activities, 01/01/1939 - 01/01/1949*; Record Group: 24, *Records of the Bureau of Naval Personnel, 1798 - 2007*; Series ARC ID: 594996; Series MLR Number: A1 135. Ancestry.com. *U.S., World War II Navy Muster Rolls, 1938-1949* [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2011. Accessed January 2022.

²⁵⁹ Official Records of the County of Orange. Book 6995, page 86. Information obtained via correspondence with the Orange County Archives.

²⁶⁰ The Idaho Statesman. 2016. "Paul Quong March 11, 1932 – April 26, 2016." In *The Idaho Statesman* (Boise, Idaho). May 8, 2016. Newspapers. Com. Accessed January 2022.

²⁶¹ Official Records of the County of Orange. Book 9029, page 548. Document #15412. Information obtained via correspondence with the Orange County Archives.

²⁶² Official Records of the County of Orange. Document #35347. Information obtained via correspondence with the Orange County Archives.

²⁶³ City of Anaheim. 1979. Application for a Sign Permit. City of Anaheim Building Permit database. Accessed January 2022.

the 1980s.²⁶⁴ The Bila Family Trust sold the property in 1988 to Ted S. and Lucy Adams.²⁶⁵ They owned the lot until 2001, and during this time even more modifications were made to the home. The building permits on file include heating and cooling unit installations, a replacement of the existing sign, electrical work, and enclosing the back patio.²⁶⁶ While there is not any concrete evidence of the garage remodel, it is likely that it occurred sometime during the 1970s or 1980s when a lot of the other heavy remodeling was done. However, this is only an assumption. Additionally, no further information on the use of the building is available, and while it seems quite clear that it was used for a business the specifics are unknown.

The next owner of the Lot was Julio Granada in 2001.²⁶⁷ Julio apparently only owned the lot for about a year before selling it back. While Adams continued to own the lot, there is record of The “Palm & Card Readings by Psychic Lola” business being present on the lot roughly between 2008 and 2016.²⁶⁸ This business was still present during the home was inventoried.²⁶⁹ During the time that the palm and card reading business was at this address the house was repainted from the original light yellow or tan color to a vibrant pink. It seems that the business had to vacate the lot, at least in part to Ted Adams’ default on his mortgage. The property went to the Southland Homes Real Estate & Investment LLC in December of 2016.²⁷⁰ Southland Homes sold the lot in 2017 to Jacqueline Barrios,²⁷¹ who had the garage door

²⁶⁴ Information obtained via correspondence with the Orange County Archives.

²⁶⁵ Official Records of the County of Orange. Document #1988-0587682. Information obtained via correspondence with the Orange County Archives.

²⁶⁶ General Search of the City of Anaheim Building Permit database. Accessed January 2022.

²⁶⁷ Official Records of the County of Orange. Document #2001-0441393. Information obtained via correspondence with the Orange County Archives.

²⁶⁸ Information obtained via correspondence with the Orange County Archives.

²⁶⁹ Lindgren, Kristina. 2016. California Department of Parks and Recreation DPR 523 Forma – P-30-177647. On file at the South-Central Coastal Information Center. Fullerton, CA.

²⁷⁰ Official Records of the County of Orange. Document #2016-000660377. Information obtained via correspondence with the Orange County Archives.

²⁷¹ Official Records of the County of Orange. Document #2017-000284739. Information obtained via correspondence with the Orange County Archives.

reinstalled and used the home for her own business, “JB Immigration & Tax Service”, which currently exists at this address.²⁷²

The house is of the same style of construction as the others on the Norpark Homes tract. It is a Transitional Ranch style, L-shape. The roof has multiple hips with asphalt composition shingles. The roof is moderately pitched with a moderate overhang, and boxed eaves. The clad of the entire house is stucco. The roof extends over a small concrete slab porch supported by a single wood post. The porch does not span the entire façade and only is sectioned around the primary entrance, situated slightly off center near the joint of the “L.” Several thin horizontal sliding windows are present along the primary façade. All the windows appear to be vinyl-framed replacements. The garage door faces to the east. It has a ribbon of irregularly shaped fixed windows along the top. There is a sign set near the south side of the property, so it is most visible from Lincoln Ave. along with detailed landscaping, an awning over the windows of the primary façade. Additionally, a red brick chimney is in the rear of the house (Table 18).

²⁷² Information obtained via correspondence with the Orange County Archives.

Table 18. 1511 E. Lincoln Ave.

Address	Construction Date	Architectural Style	Type
1511 E. Lincoln Ave.	1952	Transitional Ranch	Commercially Repurposed Home – JB Immigration & Tax Service
Photo: View Northwest			
		*Photograph by the author	

1521 East Lincoln Avenue

The house located at 1521 East Lincoln Avenue is also a part of the Norpark homes development, on Lot 6 of Tract 1428. The house was constructed in 1952 and then sold to James W. and Atarah L. Nichter in 1953.²⁷³ The couple had come from Indiana originally and are presumed to have made their way to California sometime during the 1940s.²⁷⁴ The house was sold again in early 1963 to Daniel A. Webster.²⁷⁵ At this point in time, the chain of title is unclear, but it seems that Daniel co-owned the property with several other people. These people

²⁷³ Official Records of the County of Orange. Book 5024, page 28. Information obtained via correspondence with the Orange County Archives.

²⁷⁴ 1940; Census Place: Calumet City, Cook, Illinois; Roll: m-t0627-00789; Page: 7A; Enumeration District: 16-481. Ancestry.com. 1940 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012. Accessed January 2022.

²⁷⁵ Official Records of the County of Orange. Book 6380, page 993. Information obtained via correspondence with the Orange County Archives.

are Judith C. Haney, Miriam Ferdi, William M. Ferdie, and Gordon Haney. By the end of the same year Daniel, Judith, and Miriam sold their portions of the property to William and Gordon.²⁷⁶ The chain of title record then show that the Towne Escrow Corporation is located at the address.²⁷⁷ Archival research was unable to determine the exact connection between all the people involved in the purchase of the property, but it is quite possible that they were the individuals that made up the Corporation. Records show that Town Escrow was located at the address roughly between 1964 and 1970. It appears that a portion of the property was sold to Ray O. Link, who worked as an insurance agent, and Vivian M. Link in 1967. Ray O. Link Insurance Inc. was also listed at the address until 1975. There is also a record of sale in 1975, but who purchased the lot is unknown. At the very least, William Ferdi did keep his percentage of the property until 1983, at which time he sold a portion to Michael O. Prelets and another to Wesley N. Taylor.

The chain of ownership for 1521 East Lincoln Avenue is very unclear, and the available building permits did not give any additional information. Currently, the “Ecola Termite and Pest Control Service” is located at the address. Ecola has locations across the United States but is a chain pest control service primarily located in Southern California. Records show that they purchased the property just after the previous owner had lost it for unpaid taxes.²⁷⁸

1521 East Lincoln Avenue is also constructed in a Transitional Ranch style, and in roughly an L-shape. It has a cross-gabled roof, with asphalt composition shingles, a moderate overhang, and boxed eaves. However, the north and south sides of the house do not show any

²⁷⁶ Official Records of the County of Orange. Book 6847, page 961. Information obtained via correspondence with the Orange County Archives.

²⁷⁷ Information obtained via correspondence with the Orange County Archives.

²⁷⁸ Official Records of the County of Orange. Document #22005000135918 and 2005000486670. Information obtained via correspondence with the Orange County Archives.

overhang and the roof is flush with the wall junction. Like others in the Norpark Homes tract, the roof extends over a primary entrance, which faces west, and a full-span concrete slab porch. the porch overhang is supported by wooden posts, braced at the connection with the roof. One small double-hung window is situated near the joint of the “L”. In this case the primary portion appears to be oriented north to south, while the “L” is oriented east to west in the back of the property. It may have been a garage at one point in time, but now appears to have been converted into an extra office space. The south and eastern façades appear to be additions, assuming the original construction was in line with the other homes along the tract, adding more space, as well as a covered entrance on the south façade facing East Lincoln Avenue. The porch has a front-gabled roof, with two steps leading into a doorway with boarded fixed windows on each side and a large, fixed window in the center. Large horizontal sliding windows are present along the south façade of the eastern addition. The building is a commercially repurposed home, with the “Ecola Termite and Pest Control Service” advertised at this address. Given the exterior configuration, it is likely that the interior has been significantly redesigned to facilitate office space, with multiple entrances on all sides. This is most obvious in the western façade, where the primary entrance would be for a floor plan along this tract, appears to be more of an open hallway with a handful of doors in the interior leading to other offices. A closer look was not possible, given the scope of this study, but the view from the public way indicates that this home is either among the most highly reconfigured of the buildings along the segment, or was potentially designed as a duplex (Table19).

Table 19. 1521 E. Lincoln Ave.

Address	Construction Date	Architectural Style	Type
1521 E. Lincoln Ave.	1952	Transitional Ranch	Commercially Repurposed Home – Ecola Termite and Pest Control Services
Photo: View Northeast			
Photo: View North			
*Photograph by the author			

1701 East Lincoln Avenue

The house located at 1701 East Lincoln Avenue was constructed as a part of the Norpark homes development on Lot 115 of Tract 1429. The home was first sold to Wilbur Howard Mauritzie, and single man, and Anna Marie Mauritzie, a widow.²⁷⁹ Anna's share of the property went to Wilber after her death in 1957.²⁸⁰ The chain of ownership records shows that Wilber and an Anna Veronica Mauritzie, sold the property to themselves.²⁸¹ The relationship Wilbur had with both Anna's is unknown. An affidavit of death was filed for Wilber in 1977,²⁸² and Anna almost immediately sold the property to Frank and Marion Malavarsic.²⁸³ They sold the property to Talmage "Tom" E. Campbell, Sr., and Frances Cambell.²⁸⁴ The property was then put into the name of their son, Talmage E. Cambell, Jr. and his wife Lydia in 1980.²⁸⁵ The Campbells were having financial problems throughout the 1990s and almost lost the property on multiple occasions.²⁸⁶ In 2003 a federal tax lien was placed on the lot.²⁸⁷ A gap in the record exists. Currently, a sale is pending.²⁸⁸

²⁷⁹ Official Records of the County of Orange. Book 2514, page 439. Information obtained via correspondence with the Orange County Archives.

²⁸⁰ Official Records of the County of Orange. Book 3818, page 876. Information obtained via correspondence with the Orange County Archives.

²⁸¹ Official Records of the County of Orange. Book 8862, page 196. Information obtained via correspondence with the Orange County Archives.

²⁸² Official Records of the County of Orange. Book 1241407, page 407. Information obtained via correspondence with the Orange County Archives.

²⁸³ Official Records of the County of Orange. Book 12405, page 1198. Information obtained via correspondence with the Orange County Archives.

²⁸⁴ Official Records of the County of Orange. Book 13091, page 1587. Information obtained via correspondence with the Orange County Archives.

²⁸⁵ Official Records of the County of Orange. Book 13835, page 468. Information obtained via correspondence with the Orange County Archives.

²⁸⁶ Information obtained via correspondence with the Orange County Archives.

²⁸⁷ Official Records of the County of Orange. Document #2003000343209. Information obtained via correspondence with the Orange County Archives.

²⁸⁸ Information obtained via correspondence with the Orange County Archives.

The Archival research did not find any building permits for the property. Additionally, the site record²⁸⁹ indicates that 1701 East Lincoln Avenue was built as a part of the Bonnat Subdivision. The chain of ownership compiled for this current study indicates that this is incorrect, as the assessor maps and historic aerial photography show that it is more likely that the property was a part of the Norpark Homes development. The site record did, however, reveal that Adams and Lindgren were able to obtain building permits. The permits shows that the address was formerly 102 North Evergreen Street but was changed to 1701 East Lincoln Avenue after the building was converted from residential to commercial use in 1979. The conversion came along with a new addition to the building, electrical and plumbing work, a sign installation, and the construction of a brick wall.

1701 East Lincoln Avenue is extremely like 1521 East Lincoln Avenue it is also constructed in a Transitional Ranch style, and in roughly an L-shape. It has a cross-hipped roof, with stucco and red tiled ceramic shingles, and a moderate overhang. A full-span concrete slab porch stretches across the east façade. There is not overhang for the porch. Several floor to ceiling commercial display windows stretch across the east and south facades of the building, which are almost certainly not original. The south and eastern façades also appear to be additions, assuming the original construction was in line with the other homes along the tract, adding more space in similar configuration to 1521. The south entrance has a similar porch construction, but it is not covered. This building also appears to be heavily modified to facilitate commercial use. It may have been originally constructed as a duplex as well (Table20).

²⁸⁹ Lindgren, Kristina. 2016. California Department of Parks and Recreation. – P-30-177652. Of file at the South-Central Coastal Information Center. Fullerton, CA.

Table 20. 1701 E. Lincoln Ave.

Address	Construction Date	Architectural Style	Type
1701 E. Lincoln Ave.	1952	Transitional Ranch/ Mission Revival	Commercially Repurposed Home – AFC Income Tax
Photo: View Northeast			
Photo: View North			
*Photographs by the author			

1520 East Lincoln Avenue (Dental Office)

Two of the properties encompass Lots 1 through 4 of Tract 1969. The Archival research indicated that the land was subdivided by the owners Anthony and Mary Maniscalchi in July of 1954.²⁹⁰ While the Maniscalchis owned land in outskirts of Anaheim, it does not appear that they resided here and there is no record of a residence on the land. They may have resided in Los Angeles. After the lots were subdivided, they were sold to Raymond E. Crouch.²⁹¹ Once the lots were obtained by Crouch, the history of the lots diverge into two separate properties, now located at 1520 and 1538 East Lincoln Avenue.

When Crouch purchased Lots 1 and 2 of Tract 1969, Crouch filed a permit for a “medical building.”²⁹² The exact date of construction is unavailable but given the date of the permit it was likely constructed the same year or the following year. Raymond Crouch and his wife Sara sold the lots to George H. Poggeman and W.P. Wyatt, who then sold to Le Roy and La Verne Pitts in 1965.²⁹³ The Pitts sold to Judith Ann Livingston in 1971.²⁹⁴ The same year, Livingston sold the Paul Pacera Jr.,²⁹⁵ who transferred the property to Joe Cordack in 1972.²⁹⁶ At this point the chain of ownership becomes unclear, but the records indicate multiple owners transferring interest in the lots for up to the present day. The building was primarily used as dental offices for Dr. H. Dean Bowls and Harris N. Done throughout this time. Additional owners listed on the property

²⁹⁰ Miscellaneous Maps of the County of Orange. Book 64, page 5. Information obtained via correspondence with the Orange County Archives.

²⁹¹ Information obtained via correspondence with the Orange County Archives.

²⁹² Information obtained via correspondence with the Orange County Archives.

²⁹³ Official Records of the County of Orange. Book 7393, page 413. Information obtained via correspondence with the Orange County Archives.

²⁹⁴ Official Records of the County of Orange. Book 9657, page 704. Information obtained via correspondence with the Orange County Archives.

²⁹⁵ Official Records of the County of Orange. Book 9914, page 532. Document #4616. Information obtained via correspondence with the Orange County Archives.

²⁹⁶ Official Records of the County of Orange. Book 10209, page 254. Book 10006 page 336. Information obtained via correspondence with the Orange County Archives.

titles include Ernst P. Rider, Daniel D. Heer, and John Rene Haupt.²⁹⁷ By 2019 the interest in the properties seemed to be firmly divided between the Haupt Family Trust and the Bowles Living Trust, and the Done Family Trust.²⁹⁸ The records indicated that none of the property's owners throughout the history of the property lived in Anaheim and were based in adjacent cities and counties. Additional newspaper articles found on Dr. Done and Dr. Bowls show that they were fairly involved with charity and fund-raising events. The Most notable one is Done's founding of the AYUDA foundation, which focused on providing medical and dental aide for native peoples of Guatemala. The building permits do not indicate any major remodeling of the offices, other than plumbing work in 1977, and reroofing in 1989 and 2016.²⁹⁹ As such, the buildings configuration has remained relatively unchanged since its construction date.

The clinic is essentially an office building constructed in a Contemporary style. The building is square in shape, with an inner courtyard that has entrances at the north and south ends. The front of the building faces north, towards East Lincoln Avenue it has a very low-pitched front-gable roof with a steep overhand and boxed stucco sided eaves. Two heavy timber rafters are set near the center of the gable. The north entrance is set in the center. The clad of the building is primarily stucco; however, the primary façade is most elaborate and features flagstone masonry clad on either side of the entrance. A glass block wall is present near one of the entrances near the front, next to large floor to ceiling commercial display windows. A long line of wood-framed horizontal sliding windows lines the east and western facades. A set of six windows, three on each side of the north entrance, are still present but are covered up by advertisements for the dental services. At the top front of the building, a large blue rectangular

²⁹⁷ Information obtained via correspondence with the Orange County Archives.

²⁹⁸ Official Records of the County of Orange. Document # 2021-000192234. Information obtained via correspondence with the Orange County Archives.

²⁹⁹ General search of the City of Anaheim Building Permit Database. Accessed January 2022.

sign that says “Dentist” is set to face the street. Landscaping in the courtyard consists of a small saline planted in the center, surrounded by stonework and other small shrubs (Table21).

Table 21. 1520 E. Lincoln Ave. (Dental Office).

Address	Construction Date	Architectural Style	Type
1520 E. Lincoln Ave.	Unknown (~1954)	Contemporary/ Commercial Vernacular Modern	Office Building – Dental Office
Photo: View Southwest			
Photo: Southeast			
*Photographs by the author			

1538 East Lincoln Avenue

Raymond Crouch also purchased lots 3 and 4 of Tract 1969 in July of 1954.³⁰⁰ These lots were then sold to Pauline Wells Mansfield who immediately sold to Thomas C. and Sally B. Wilson in 1957.³⁰¹ By the end of the year the construction of the 20-unit Anchor Motel was completed on the lots.³⁰² The Wilsons sold the motel to Ralph O. and Ruth S. Jewitt in 1958,³⁰³ who then filed permits for the construction of a pool in the center courtyard of the motel. The Jewitts sold to Ernest C., Jean Marie O., and Ruth S. Sauter in 1961.³⁰⁴ The motel was sold again in 1970 to Richard J. Broehl,³⁰⁵ and then again to Keith and Shirley S. Nosack in 1971.³⁰⁶ The Nosacks sold to Arvind and Prvati Patel in 1978.³⁰⁷ The property was deeded to Vijay and Aruna Patel the following year,³⁰⁸ and then in 1980 the Patels sold to Wen Tsun Wu, Tsai Sie Jen Wu, and Lin Su Min Wu.³⁰⁹ There is a gap in the chain of ownership from this point. The lot is currently owned by Peter Cheng.³¹⁰ Research on all the names associated with the property found nothing. The building permits on file with the city are mainly associated with the early

³⁰⁰ Miscellaneous Maps of the County of Orange. Book 64, page 5. Information obtained via correspondence with the Orange County Archives.

³⁰¹ Official Records of the County of Orange. Book 4010, page 37. Information obtained via correspondence with the Orange County Archives; Official Records of the County of Orange. Book 4010, page 32. Information obtained via correspondence with the Orange County Archives.

³⁰² Official Records of the County of Orange. Book 4136, page 100. Information obtained via correspondence with the Orange County Archives.

³⁰³ Official Records of the County of Orange. Book 4260, page 71. Information obtained via correspondence with the Orange County Archives.

³⁰⁴ Official Records of the County of Orange. Book 5806, page 625. Information obtained via correspondence with the Orange County Archives.

³⁰⁵ Official Records of the County of Orange. Book 9298, page 383. Information obtained via correspondence with the Orange County Archives.

³⁰⁶ Official Records of the County of Orange. Book 9642, page 333. Information obtained via correspondence with the Orange County Archives.

³⁰⁷ Official Records of the County of Orange. Book 12977, page 1355. Information obtained via correspondence with the Orange County Archives.

³⁰⁸ Official Records of the County of Orange. Book 13086, page 1063. Information obtained via correspondence with the Orange County Archives.

³⁰⁹ Official Records of the County of Orange. Book 13654, page 1943. Information obtained via correspondence with the Orange County Archives.

³¹⁰ Information obtained via correspondence with the Orange County Archives.

dates, and include sewer, plumbing, and electrical work, the permit for the installation of the patio and pool. Additional plumbing and fire damage repair was done in 1980, and the motel was reroofed in 2000. The pool is no longer present on the property. There was not a permit on file to figure the exact date of when the pool was filled in. Aerial photography indicates that this may have happened some time in 1998 or 1999.³¹¹

The Anchor Motel is constructed in a Contemporary architectural style that is very similar to the dental office next door, at 1520. The motel is made up of three buildings: a front office, and two, unit buildings in the back. The primary façade of the office building faces north, toward East Lincoln Avenue. It has a very wide, low-pitched front gabled roof with steep overhanging boxed eaves. The eaves steep to about 7-feet above the street level. Heavy timber rafters are located just below the gable, supporting the overhang. A ribbon of trapezoidal fixed windows is present at the roof-wall junction, beneath the overhang, along the east side of the façade. The clad of the primary façade is mainly horizontal wood siding, with a fixture of flagstone situated at the ends. The roof extends to the west side much further, creating a car port entrance to the office building. The port is supported by thick masonry posts. The back buildings are tall rectangular two-story buildings with flat roofs and porches/ balconies supported by metal posts. Overall, the building appears to be in much the same condition as its original design, apart from the landscaping and chain-link fence surrounding the property. There used to be a pool located near the front of the property but has since been paved over and is now the location of a

³¹¹ City of Anaheim. 1957. City of Anaheim Plumbing & Gas Fittings Permits. City of Anaheim Building Permit database. Accessed January 2022.; City of Anaheim. 1961. City of Anaheim Application for Building Permit. City of Anaheim Building Permit database. Accessed January 2022.; City of Anaheim. 2001. Reroof Permit. City of Anaheim Building Permit database. Accessed January 2022; City of Anaheim. 2000. Miscellaneous Permit. City of Anaheim Building Permit database. Accessed January 2022; City of Anaheim. 1978. Application for a Plumbing Permit. City of Anaheim Building Permit database. Accessed January 2022; City of Anaheim. 1980. Application for a Building Permit. City of Anaheim Building Permit database. Accessed January 2022; City of Anaheim. 1958. Application for a Building Permit. City of Anaheim Building Permit database. Accessed January 2022.

sheet metal covered carport with a steel frame. The Anchor Motel sign still stands at the front. It likely had neon lights surrounding the letters, but these are not present today. The sign is a tall rectangular shape with vertical white letter, spelling “Motel.” The word “Anchor is situated in horizontal lettering just below, with a blue anchor next to the word. Two additional rows of horizontal lettering are present. One says “Vacancy” and the other says “Entrance,” which is set in an arrow shape (Table 22). Based on the post card (depicted in Figure 7), an additional freestanding sign once stood in the front of the property as well. There is no record of this in the building permits, however. The sign no longer exists and based on the current configuration of the sign that still stands, portions of the freestanding sign may have been used to modify the existing sign. This is most notable with the anchor, which was not present on the sign in the post card but rather is present on the pre-existing sign. It is unknown when the sign might have been demolished. Without a record of building permits, aerial imagery would provide the best indication of an estimated date, but the resolution is too low to make such a determination.

Table 22. 1538 E. Lincoln Ave. (Anchor Motel).

Address	Construction Date	Architectural Style	Type
1538 E. Lincoln Ave.	1957	Contemporary/ Commercial Vernacular Modern	Motel – Anchor Motel
Photo: View Southwest			
Photo: Southeast			
*Photographs by the author			


Additional Historic Buildings along the Segment of E. Lincoln Ave.

As previously noted, a total of 22 historic buildings have been identified along the segment of East Lincoln Avenue. The 16 properties detailed above, were identified, researched, and placed into five specific sets for analysis. However, the six remaining properties were also noted and photographed during this study. They primarily convey a mixture of Contemporary and Commercial Vernacular Modern styles and are a generally commercial and residential buildings. Additionally, the field survey determined that the Sandman Motel (P-30-177638) is no longer present and was demolished sometime in 2018. A newly opened apartment complex is now on the lot. While they are not analyzed in this study, there may be room for their inclusion in a later analysis. Especially, as more buildings along this segment become historic in age (Table 23).

Table 23. Additional Buildings along the Segment.

Primary Number/ Address (Type)	Construction Date/ Architectural Style	Photograph
P-30-177636/ 1230 E. Lincoln Ave. (Commercial Building)	1952-1959/ Commercial Vernacular Modern	
P-30-177637/ 1234-1238 E. Lincoln Ave. (Commercial Multiple Family Residences)	1951-1956/ Minimal Traditional	

Primary Number/ Address (Type)	Construction Date/ Architectural Style	Photograph
P-30-177638/ 1248 E. Lincoln Ave. (The Sandman Motel)	(Demolished) 2019/ Modern – Mediterranean	
P-30-177639/ 1295 E. Lincoln Ave. (Royal Palms Apartments)	1963/ Contemporary - Commercial Vernacular Modern	
P-30-177641/ 1425 E. Lincoln Ave. (Commercial Building)	1960/ Commercial Vernacular Modern	
P-30-177648/ 1514 E. Lincoln Ave. (Parkview Healthcare Center)	1956/ Contemporary – Commercial Vernacular Modern	

Primary Number/ Address (Type)	Construction Date/ Architectural Style	Photograph
P-30-177654/ 1716-1722 E. Lincoln Ave. (Multiple Family Residence)	1954/ Contemporary	

*All photographs by the author

Chapter 8: Persistence of Form - Analysis and Interpretation

The results have provided a narrative for 16 of the properties surveyed. Their descriptions included an architectural history and history of the individuals associated with them. These narratives are a collection of information taken from the various documentary sources, and each piece represents a human action or decision made on their use of the property. The decisions represented in this thesis are largely architecturally focused, in that they can be observed through one way or another through the building's structure. Therefore, they show architecture's potential to convey aspects of human behavior. Understanding the "architectural phenomena" is based on the patterns that emerge from the data, and pinpointing types that related to the community as it changes through time. However, these decisions were not only driven by the individual, but also the broader societal shifts. The analysis in this thesis is taken one step beyond the material culture and applied to the individuals associated with the properties. The research into the individuals observed common categories of available information. These include names, occupations, birthplace, military draft cards, race, religion, and political affiliation. The available data on the individuals was generally limited to time before the 1960s or 1970s. Research into later individuals associated with each property was lesser.

As noted previously, the 16 buildings were placed into five different sets. These sets are Pre-1950, the Anaheim Gardens Lots, the Bonnat Subdivision, the Raymond E. Crouch Properties, and Norpark Homes. The following paragraphs will now focus on the patterns that emerge from the narratives of the properties within these five sets; finding similarities in the life spans of each building, which includes the individual who are so connected with them, and how they developed in correlation with the City's development. Tables that detail this information can be viewed in Appendix A.

Tract Homes – Norpark Homes and the Bonnat Subdivision

The Analysis focused on two sets of buildings associated with Tract homes that border the segment of East Lincoln Avenue. These are the Bonnat Subdivision (103-105 North Evelyn Drive [Lot 4] and 1705 A/B East Lincoln Avenue [Lot 5]), and Norpark Homes (1433 East Lincoln Avenue, 1437 East Lincoln Avenue, 1501 East Lincoln Avenue, 1505 East Lincoln Avenue, 1511 East Lincoln Avenue, 1521 East Lincoln Avenue, 103 North Evergreen Street, and 1701 East Lincoln Avenue). Together the sets make up 10 of the 16 properties used in this analysis.

All the homes were built between 1952 and 1953. The Bonnat Subdivision homes both exhibit a Ranch style architecture, while the eight Norpark Homes are constructed in a Transitional Ranch style. Both architectural styles were commonly used during the post-WWII era, and generally constructed because of their accommodating and efficient design, that were generally marketed with more modest modern designs ideal for middle-income families. This design also was easily constructed in mass and favored for tract homes because they could be constructed quickly to accommodate the huge need for housing during this time.

Bonnat Subdivision

The Bonnat Subdivision was termed an “exclusive residential district.” But the degree of exclusivity is very unclear. As is laid out in Chapter 3, this could have largely been related to demographics, marketing, or just the nature of Evelyn Drive, which is an enclosed loop. 105 North Evelyn Drive and 1705 A/B East Lincoln Avenue are the only multiple family residences in the tract. This may point to a notion of exclusivity within the tract, as the inner homes provide more privacy, and remain exclusive to a single family, while the outer homes provide less. The privacy homes decrease significantly towards a busy street like Lincoln Avenue. Of the two

homes, 103-105 North Evelyn Drive has constantly been used as a residence, while 1705 A/B East Lincoln Avenue has been repurposed for use as office space for a short period of time in the early 1960s. Additionally, both homes do not show any evidence of dramatic reconfiguration or modification, and only show a few instances of activity related to the general upkeep of a home.

Table 24. Buildings along the Segment within the Bonnat Subdivision

Address	Construction Date	Architectural Style	Type
103-105 N. Evelyn Dr.	1952	Ranch	Multiple Family Residence
1705 A/B E. Lincoln Ave.	1952	Ranch	Multiple Family Residence

The research into the people associated with the two properties in the Bonnat subdivision produced limited results. A total of 21 individuals were researched for the analysis. Ownership changed hands much more often in the 1970s, and most of the owners were married couples.

Norpark Homes

The Norpark Homes tract is a much larger development, encompassing over 100 homes, and are constructed in a more modest design of Transitional Ranch potentially for efficiency, as the simpler design of would prove useful a useful strategy for constructing homes roughly only a two-year period. Hahn-St. John as a partnership was also new this point in time as well. The practical choice to develop a large tract with an efficient and simple design would also prove useful for the company who was perhaps hoping to gain more notoriety in their field. Lastly, the decision to market these homes to newer families, promoting only a few bedrooms with modern appliances is also a factor in the building choice as a more affordable option for newer families and veterans that would reshape the American middle class. The field observations indicated that the floor plans are likely all generally the same, but the few differences in design (at least in the case of the homes along the segment) might be whether the attached garage is on the east or west side of the property, if it has a hipped or gabled roof, and the span of the porch. The homes that

persist as single-family residences remain relatively unchanged, and any modifications appear to be results of general upkeep. These changes also seem to occur less during the first 20 or 30 years and mainly have occurred later.

The home at 1501 East Lincoln Avenue, has been through at least two major stages of repurposing: (1) the garage section of the home was repurposed as a barber shop, with several iterations throughout the 1950s and into the 1970s. (2) The home was then repurposed again into a multiple family residence with an addition of a second story in the late 1970s.

Three other homes in the Norpark Homes set have been commercially repurposed. 1521 East Lincoln Avenue has been used as a business since the 1960s, primarily used for real estate offices. It continues to be used as a business space for a pest control company. The data for 1701 East Lincoln Avenue suggests that the house was likely a residence until around 2003. It is now used as an income tax business. Both houses show signs of dramatic modification, including additions, windows, doors, converted garages, and roof tops. Unfortunately, the building permit research cannot support this, and the judgement is more based on the field observations and comparisons with design of other homes along the tract. Another possibility is that these two homes were designed for multiple families, that were later reconfigured into offices. When comparing to the two homes in the Bonnat Subdivision, this may point to a common development pattern for building in this area, where homes that are closer to a busier street are typically designed as duplexes, while the more single-family homes are set further into the neighborhood, away from busy streets. The third commercially repurposed home, located at 1511, has had relatively minor changes. The garage door was removed at one point but has recently been reinstalled. Throughout the life span of the building, it was used for several business, centered around finance. However, the most out of place occurrence might be the palm

reading business that existed prior to the immigration and tax service business that it functions as today. Although, the palm reading business is not the only occurrence of “alternative” spiritual belief practices along the segment, as the Learning Light Foundation is also located nearby.

Table 25. Buildings along the Segment within Norpark Homes

Address	Construction Date	Architectural Style	Type
103 N. Evergreen St.	1952	Transitional Ranch	Single Family Residence
1433 E. Lincoln Ave.	1952	Transitional Ranch	Single Family residence
1437 E. Lincoln Ave.	1952	Transitional Ranch	Single Family Residence
1501 E. Lincoln Ave.	1953	Transitional Ranch	Multiple Family Residence
1505 E. Lincoln Ave.	1952	Transitional Ranch	Single Family Residence
1511 E. Lincoln Ave.	1952	Transitional Ranch	Commercially Repurposed Home – JB Immigration & Tax Service
1521 E. Lincoln Ave.	1952	Transitional Ranch	Commercially Repurposed Home – Ecola Termite and Pest Control Services
1701 E. Lincoln Ave.	1952	Transitional Ranch/ Mission Revival	Commercially Repurposed Home – AFC Income Tax

A total of 82 individuals associated with the Norpark Homes set were researched. The information available varied by property. Although some rough conclusions could be drawn about the demographics of people that lived here. Most of the owners were married couples. Information available becomes scarcer by the mid-1960s. Of the few individuals where information was available, the records of the earlier owners of these homes show that the men were generally labor workers, such as mechanics, and metal workers, while their wives were primarily homemakers. Many were originally from other states, primarily the Midwest, and most had parents that were also born in the United States. Although there were few instances of northern and central European, and Mexican heritage. There were only a handful of owners that served in WWII, which was surprising to see given the incentives to provide housing to veterans at the time. The low number may also be related to the limited data available, and these are only

8 homes out of the over 100 homes that make up the tract. Lastly, political affiliation appeared to be an even mix of republican and democratic party affiliation.

Commercial Buildings – Pre-1950s Buildings, Anaheim Gardens, and the Raymond E. Crouch Properties

A total of 16 homes are included in this analysis. Of these 16, 10 are associated with tract home developments. The remaining six make up three of the data sets of commercial buildings. These are the pre-1950s buildings (1418 East Lincoln Avenue [The Original Pancake House] and 1440 East Lincoln Avenue [H.T. Moore Upholsterers]), The Anaheim Gardens Lots (1212 East Lincoln Avenue [The Learning Light Foundation] and 1200-1202 East Lincoln Avenue [S.H.S. Express Lube/ Anaheim Smog auto service center]), and the Raymond E. Crouch Properties (1520 East Lincoln Avenue [Dental Office] and 1538 East Lincoln Avenue [The Anchor Motel]). Architecturally, the buildings are all examples of Contemporary and Commercial Vernacular Modern.

Pre-1950s Buildings

The two oldest buildings along the segment are The Original Pancake House, located at 1418 East Lincoln Avenue, and H.T. Moore Upholsterers, located at 1440 East Lincoln Avenue. While both homes were originally constructed as farm homes, they were converted into businesses as the area gradually became more industrialized between the 1940s and 1950s. Both homes show some elements of a Craftsman architectural style; however, they do not exemplify the style and are more representative of a Minimal Traditional style. While Anaheim does show examples of very elaborate homes of its early era, a peruse of the historic photographs available through the Anaheim heritage center show several examples of more modest Minimal Traditional farmsteads on its outskirts. The Craftsmen elements could then be minor

embellishments based on a growing popularity of architectural styles of the time. The consistency of this style in other homes also points to H.T. Moore as a possible representation of an earlier vernacular, one that is not present in any other building along the segment.

The H.T. Moore Upholsterers building appears to be in much the same condition as its original design, with evidence of only a few modifications such as the rear addition, paint, and replacement shingles. Very few permits are available for the H.T. Moore Upholsters property, and they mostly point to maintenance work in relation to city owned portions on the back of the property. These could potentially be related to Lincoln Park, which borders the back of the property. Further information on the use of this was not available. This contrast dramatically with the Original Pancake House building, which has been modified to a degree that it now conveys more elements of Contemporary and Anaheim's Commercial Vernacular Modern style. The dramatic shift was in part a result of the restaurants expansion and transition from a "mom-and-pop" to a franchised business, but the general human agency in the redesign after a massive fire is more accredited to its change in architectural style. As the growth of Anaheim continued in the 1960s, it became even more important for businesses along Lincoln Avenue to have an eye-catching design, which was certainly accomplished by the new A-frame façade and freestanding sign. The also building keeps growing, as the field results shows new additions that only occurred within the last five years. H.T. Moore Upholsterers did not see the same type of expansion, but was a longstanding business, lasting over 50 years. Given the robust car culture in California that has persisted since the 1940s, it is not surprising that a business serving this market persists. Only recently, in 2021, did the business finally close its doors.

Table 26. Pre-1950s Buildings along the Segment

Address	Construction Date	Architectural Style	Type
1418 E. Lincoln Ave.	1910	Craftsman (1910) – Contemporary/ Commercial Vernacular Modern (1963)	Commercially Repurposes Home – The Original Pancake House
1440 E. Lincoln Ave.	Unknown (~ 1938)	Craftsman/ Minimal Traditional	Commercially Repurposed Home – H.T. Moore Upholsterers

A total of 27 individuals associated with the pre-1950s buildings were researched. Only four of these individuals were associated with the H.T. Moore Upholsterers building, as its chain of ownership was much more stable. The research indicated that the home was primarily used as a homestead until it was converted into a business in the 1950s. Herbert T. Moore was originally from Michigan, but his parents were from Pennsylvania. He also served in WWII. The prior owners of the building were both from the Northeastern states as well.

Virtually every owner of the Pancake House building, prior to 1940, were from the Midwest, and were the children of European immigrants, mainly Germany and Belgium. Several others were from the Northeastern United States. The occupations of these owners varied. Most were farmers, but a few others had different professions and worked in the downtown area. After the house became a restaurant, every owner devoted their time to running the restaurant. There are a few individuals that served in WWI and WWII. The religious and political affiliation was widely unavailable, but it generally points to a Christian, and Republican demographic. Anaheim was established in 1957 by a collection of German American families, who were primarily farmers. The chain of ownership for the Original Pancake House, points to a continuance of Central European influence migrating into the Anaheim community well into the 1940s. Many were born in Europe but had potentially laid down roots in the Midwest first. With the onset of the Great Depression, causing a mass migration famously to the West, it is interesting to see that

almost a century later, families of German and Central European decent continued to choose Anaheim.

Anaheim Gardens

Lots 1 through 5 of the Anaheim Gardens Tract were sold off in 1951, and by 1953 they were developed. 1200-1202 East Lincoln Avenue was developed for a car service station, now SHS. Express Lube and Anaheim Smog, and 1212 East Lincoln Avenue for the Church of Nazarene, now the Learning Light Foundation. Architecturally, both buildings are viewed as an example of Contemporary style, but manifest in vastly different ways, largely due to their intended use. The church design is much larger and more elaborate, while the garage is much simpler, and essentially completely lacking any design.

The trajectory of both buildings is very different, as they cater to different needs of a community. 1200-1202 East Lincoln Avenue has consistently remained a car service station of some type, and the expansion of the building has only happened to accommodate further services. The church at 1212 East Lincoln Avenue has remained in relatively the same condition as well, and the modifications found during this study have pointed towards general upkeep of the building and landscaping changes. Additions were added very early on in the church's life span, but the building has remained relatively stable since. The shift in church building is more prevalent culturally, as its occupancy changed from the church of Nazarene, serving the Christian community, to the Psynetics Foundation (now Learning Light) which served the New Age and Metaphysical community. There is a similarity in both the Christian and New Age organizations in that the church has been a marker of a milestone for community growth. The church of Nazarene in Anaheim had humble beginnings and has since grown as the City's

population grew. Similarly, the success of the Psynetics movement led to their need for a larger and more concrete space; thereby acquiring the church space after the Nazarene community left.

Table 27. Buildings along the Segment Associated with Anaheim Gardens

Address	Construction Date	Architectural Style	Type
1200-1202 E. Lincoln Ave.	1952	Contemporary	Garage – S.H.S. Express Lube/ Anaheim Smog
1212 E. Lincoln Ave.	1952	Contemporary/ Vernacular Modern	Church – The Learning Light Foundation

A total of 14 individuals associated with the Anaheim Gardens lots were researched. At one point, Raymond J. and Thelma R. Dixon owned the properties. The Dixon's were associated with the Church of Nazarene and facilitated its construction. Ownership was stable until its purchase by Walter and Lola Tipton in 1972. Raymond was from the Midwest, and Thelma came from Oklahoma. Both of their parents were from Arkansas. The Tiptons are some of the few people researched in this whole study that originated in California. The people associated with the car service station at 1200 and 1202 East Lincoln Avenue were combinations of business partnerships and married couples. The available information suggests primarily Midwestern and southern roots, and central European descent. Several of the men associated with this building served in WWII, and several were also registered Democrats. Religious affiliation was only available for the Dixons and the Tiptons. The Dixons were Nazarene, a branch of Christianity, and the Tiptons were Methodist before their association with the New Age movement.

Raymond E. Crouch Properties

Two properties are situated on lots previously owned by Raymond E. Crouch. These are 1520 East Lincoln Avenue (Dental Office), located on lots 3 and 4, and 1538 East Lincoln Avenue (The Anchor Motel), located on lots 1 and 2. The lots were a part of the larger 1969 Tract. Both buildings are constructed in the Contemporary and Commercial Vernacular Modern style, using many of the same materials and aesthetics in their design. This includes the steeply

pitch roofs with a wide overhang, broad facades of flagstone and wood siding, and the blue color scheme. The Anchor Motel was constructed a few years after the dental office. Although the buildings are quite similar, there is no indication that they were constructed by the same builder or architect. But the choice in aesthetic could be that this type was a popular style of the time, which is supported by the notion of the City's Commercial Vernacular Modern style.

Both buildings have not had any major reconfigurations or modifications to their exterior, and they appear to be in much the same condition as they have always been. However, the building permits do point to several events of interior maintenance or modification, which is generally linked to the upkeep of the buildings. The only exception to this is that the Anchor Motel's pool is no longer present and has been filled in and replaced with a haphazardly constructed carport and storage area. Neither is the freestanding sign, and portions of that sign appear to have been added to the sign that is mounted on the building.

The Dental office, being a medical building, is operating as it was originally intended, and it is somewhat a unique manifestation along the segment. Understanding its significance within the city may require deeper analysis of other buildings of this type situated throughout the City. The Anchor Motel, however, while still operating as a motel, harks back to an earlier time in Anaheim's history of tourism. The "mom-and-pop" motels once dominated the area, as the car culture industry increased, and more families were wanting to take to the road. The Anchor Motel is one of many of the themed motels that popped up around the city as Anaheim's tourism grew with the construction of Disney in the 1950s. It was one of two themed motels along the segment, the other being the recently demolished Sandman Motel. In its current state, the Anchor Motel is of a dying breed of the City's tourism architecture. As the choice to identify Anaheim as a tourist destination grew the smaller "mom-and-pop" motels suffered. It is evidence that they

are continuing to gradually fade. It does not appear that the Motel's customer base is rooted in tourism any longer. During both site visits during the survey, the parking lot appeared empty, with only a few pickup trucks parked in the lot. It is safer to say now that the Anchor Motel functions more as an affordable room for a few nights and is largely utilized by traveling workers or contractors.

Table 28. Buildings along the Segment that associated with Raymond E. Crouch

Address	Construction Date	Architectural Style	Type
1520 E. Lincoln Ave.	Unknown (~1954)	Contemporary/ Commercial Vernacular Modern	Office Building – Dental Office
1538 E. Lincoln Ave.	1957	Contemporary/ Commercial Vernacular Modern	Motel – Anchor Motel

A total of 41 individuals associated with the Raymond E. Crouch Properties. No information other than names was available for the Anchor Motel. Although, of the entire segment, the chain of ownership appears to have a much more diverse demographic. This is based on last names such as Patel, Wu, or Chen, as opposed to the usual Euro-centric demographic of other individuals researched along the segment. Similarly, the information for the dental office building was mostly negative of findings. Many of the ownerships was a combination of partnerships for the dental offices, and these individuals likely did not reside in Anaheim.

Hypermobility Related to Rapid Development?

As shown in Table 29, one common factor with all 16 properties is that the ownership changed more often during roughly the first three decades after construction but is generally constant throughout the 20th century. The numbers in Table 29 represent a transaction, from one buyer to the next, marking the event of a change in ownership. This is most prevalent in businesses, and points to an element of instability or hypermobility along the segment. Anaheim's general trajectory in the mid-20th century was expansion, directed towards

commercialism and tourism. This brought a wave of entrepreneurialism to the City. Additionally, Anaheim has seen steady growth throughout the later decades of the 20th century, nearly doubling its population between 1970 and 1990. This seems to be linked with tourism, and to this day the primary employer of the City is Disney. The rapid changes in ownership are then linked to rapid growth, where transience and mobility are generally more common in commercialized areas like the segment. The numbers in Table 29 represent a transaction, from one buyer to the next, marking the event of a change in ownership.

Ownership and Use

Pre-1950s Buildings

The Original Pancake House has a higher rate of change in ownership in its earlier phases of use, which represent a time of the buildings use as a farmstead and residence. This was during a time of general instability of the agricultural industry of Anaheim, as well as the country as the Great Depression and WWII effected the rates of American's movement throughout the nation to seek a stable lifeway. The H.T. Moore Upholsterers building is much more stable, but it is similar with the Original Pancake House in that they are both businesses that have stability in ownership during their use as a business.

Anaheim Gardens

The church and the garage both have relatively stable ownership, but it the ownership changes more often in the earlier stages. While the trajectory of the buildings is quite different, they are similar in how they represent a state of expansion that is perhaps paralleled with Anaheim's mid-20th century expansion: The church acts as a milestone for religious/ spiritual communities as their numbers grow and the need for more permanent spaces becomes more

prevalent in maintaining their congregation. The garage gradually expanded from potentially a two-car to a five-car with an office building between the 1950s and 1970s.

Norpark Homes

The ownership changes within the Norpark Homes track are all relatively the same, in that they change quite consistently with only short periods of time where the ownership remains consistent. About half of the homes are commercially repurposed or have been commercially repurposed at a point in time. However, the change in ownership does not seem to occur anymore, or less, frequently than the houses that have remained residential. Rather, it seems that frequent change is a characteristic of the homes. Their situation along a busy street, like Lincoln Avenue, may point to a state of hypermobility in the people that occupy these buildings as an inherent quality that is associated with a main street, and no matter the intended use of the buildings is the case remains that they are not an ideal place for dwelling, but for transience and business activity.

Bonnat Subdivision

Like the Norpark Homes properties, the Bonnat Subdivision properties have a similar rate of change, only these properties are concentrated in the earlier decades of use and then flatline in the latter half of the 20th century. This does somewhat contradict the trajectory of Norpark Homes, and the fact that both buildings are duplexes no doubt relates to their frequent change. In the case of both the Bonnat Subdivision and Norpark Homes, it would be interesting to see their rates of change in relation to the other homes on the tracts that are situated deeper into the neighborhoods and out of the view of development.

Raymond E. Crouch Properties

Both properties have a higher rate of change in ownership during their earlier phases. The Dental office can be largely attributed to the practice and partnership of medical professionals as it evolved through these decades, and then came to a final form in the 1970s. The Anchor Motel changed hands several times during its first decade of existence. Partly due to the change in hands after it was built and then its frequent change in management. It is hard to say, but later changes in ownership could very well be related to the struggle of the mom-and-pop themed motels as more commercial chain motels became more prevalent in the City in the 1970s.

Table 29. Change in Ownership by Decade for Properties along the Segment.

Set	Address	1900-1909	1910-1919	1920-1929	1930-1939	1940-1949	1950-1959	1960-1969	1970-1979	1980-1989	1990-1999	2000-2009	2010-2019
Pre-1950s	1418 E. Lincoln Ave.	1	3	1	3	2	1	0	0	0	0	2	1
	1440 E. Lincoln Ave.				1	0	1	0	0	0	0	0	0
Anaheim Gardens	1200-1202 E. Lincoln Ave.				1	1	1	0	2	0	0	0	0
	1212 E. Lincoln Ave.					1	2	2	1	0	0	0	0
Norpark Homes	103 N. Evergreen St.		1	0	0	0	2	1	0	1	0	1	0
	1433 E. Lincoln Ave.						3	1	0	1	1	2	3
	1437 E. Lincoln Ave.						2	0	0	1	0	1	3
	1501 E. Lincoln Ave.						2	2	0	1	3	0	1
	1505 E. Lincoln Ave.						2	3	2	0	0	0	0
	1511 E. Lincoln Ave.						2	2	1	2	0	2	2
	1521 E. Lincoln Ave.						2	3	1	1	0	1	0
	1701 E. Lincoln Ave.						2	1	2	1	0	1	0
Bonnat Subdivision	103-105 N. Evelyn Dr.					1	2	0	3	1	0	0	0
	1705 A/B E. Lincoln Ave.					1	2	4	1	1	0	0	0
Raymond E. Crouch	1520 E. Lincoln Ave.						2	2	6	1	0	0	0
	1538 E. Lincoln Ave.						5	1	4	1	0	0	1

Chapter 9: Persistence of Form - Conclusion

Previous works in CHRM and local historical research within Anaheim have primarily centered around their local historic districts such as the Original Anaheim Colony, or its larger commercial areas such as Disneyland or the Anaheim Convention Center. This has in part helped define the growth of the City and its identity, thus contributing to its historical narrative of a landscape underwent a dramatic mid-20th century transition. As most of the City's buildings were built during this time, due to a string of annexations nearly quadrupling Anaheim's land area, the sprawl of housing tracts and small businesses that exist within proximity to these older and more culturally defining areas have been largely undocumented. The structures that have been documented in this portion of Anaheim have been studied under the regulatory lens of the NHPA or the CEQA. As a result, they are interpreted as just a product of the general growth of the City in a post-WWII era and determined undistinguished and ineligible under the criteria for listing in the NRHP or the CRHR. The properties are not necessarily significant through a regulatory lens. There are no significant people or events associated with these properties. They do not embody a specific type of architecture or represent a type in any distinct way. This study is an attempt to unpack what it means to be a product of growth, and to further understand how vernacular architecture persists within a historic context essentially defined by the economic force of tourism and industry. It also may be a surprise to some that while tourism has also been a primary driver for the growth that occurred within the City, areas such as Disneyland have not been evaluated. Yet, the historical background presented in this thesis has shown that it was a primary component in Anaheim's emerging prominence as a tourist destination in the 20th century. Arguably, it remains this today.

The one-mile segment of East Lincoln Avenue is an area that has a variety of documented built environment resources, representing the range of Anaheim's vernacular architecture. To determine the number of previously documented resources and previous studies along the segment, a records search was completed at the SCCIC of the CHRIS data base at California State University, Fullerton. The records search encompassed a quarter-mile radius, of the segment. This indicated that 22 historic buildings had been previously recorded and evaluated for listing in NRHP, as a result of a previous study in 2016. The archival research was conducted primarily through correspondence with the Orange County Archives, with more intensive research into the individual properties along the segment by looking at building permits, newspaper articles, records archived in Ancestry.com, and numerous other sources. The segment was also subject to intensive pedestrian survey during the summer of 2021 and winter of 2022. Analysis of the data focused on five sets of buildings, which totaled 16 properties, out of the 40 properties surveyed. The information was then compiled and synthesized to identify common patterns within the groupings; the "architectural phenomena". These patterns were then used for the analysis and interpretation to answer the problem for this thesis, which was to better understand the ways that the City's development allowed buildings to persist in their current form and use. Additionally, they were not only studied within the context of the City, but in relation to each other, to understand the processes at play in their reconfiguration.

It is important to note that the changes seen in Anaheim are not detached from the surrounding phenomena of growth within southern California, or the wider shifts of the nation. Rather, the convergence of local and extra-local events are what feeds the unique narrative of Anaheim. From Anaheim's beginnings, as a part of the Rancho San Juan Cajón de Santa Ana, to its founding by the German American families, the community was able to establish itself as a

powerhouse of agricultural industry by the end of the 1940s. Thus, the concept of an industrial community was already fairly set. As California saw steady industrial growth through the Great Depression and WWII, millions of workers from all over the nation came to work. This is also famously linked to the mass migration event of the Dust Bowl. The people associated with the buildings along the segment were largely from the Midwestern states, Texas, and Oklahoma. At the time in which they came to California and Anaheim are in line with a migration related to the Depression and WWII. However, with the prosper that came in the post-war era, new industry was commonplace in the west. It was tourism that solidified Anaheim's growth, transforming its identity as a tourist destination. The gradual shift in the nature and configuration of the buildings along the segment as it relates to the narrative of the City is what can mainly be seen today. Each phase of transformation from the early 1900s through the mid-20th century is represented in some way.

The residential buildings primarily persist as residences; however, their occupation is not, and the ownership changes quite often. Additionally, several are commercially repurposed. The entrepreneurial boom of the 1950s and 1960s, then had bled into spaces that were intended to be homes, and people were taking advantage of the consumer-based culture that had begun to form within the City. The design and redesign of buildings during the 1950s and 1960s show examples of a strategy of use of eye-catching façades and freestanding signs facing the main street to bring in customers to the restaurants and motels. And this is a main component of what is termed a characteristic in Anaheim's Commercial Vernacular Modern style.

This thesis has understood place East Lincoln Avenue as a space in constant states of transformation, which is made up of multiple interacting social systems. This describes the social landscape of the City, which is inherently transient. The discussion of placelessness as an erosion

of place, which has been related to rapid 20th century growth is also represented in the segment of East Lincoln Avenue. The data points to a landscape of transience or placelessness. Though the identities of the buildings as an individual entity may in some cases be strongly represented, the segment as whole is marked by a lack of singular identity and is representative of multiple human interactions that are everchanging. The hypermobility in homeownership is an element of the placelessness found along the segment. Many buildings make up temporary spaces for opportunistic endeavors. They have been used and reused, reconfigured, or even destroyed. Many of the inner portions of the tracts are still functioning as quiet suburban neighborhoods, while the buildings along the main road have largely been transformed to storefronts, motels, eateries, and other businesses and more suited for use over more brief periods of time and travel. Thus, the segment points to a sense of detachment from the adjacent properties of the community. By its nature, the environment continues to change. The “mom-and-pop” motels are beginning to disappear, newer housing complexes are emerging, and roads are being widened. All of this is potentially influenced by a whole different set of social forces, actively reshaping the landscape for the 21st century.

The information gathered points to examples of material culture as a product of broader changes within the built environment and the social landscape. A fuller understanding of how the vernacular buildings along the segment represent a product of Anaheim’s growth has been achieved. This required a broader theoretical lens, and a necessity to understand them as a part of a landscape that is always changing. It is apparent that there is a general necessity to reconsider the lens in which CHRM professionals are looking at significance and its relationship to preservation. CHRM professionals have ability to operate outside of the orthodox of “significant” vs. “not significant” and consider a multidisciplinary approach to explore other

avenues of research if they choose. The study presented in this thesis has hopefully led to a fuller interpretation and understanding Anaheim's mid-20th century landscape, and its documentation is an essential component to its preservation regardless of "significance." As the mid-20th century landscape emerges in the historical record, the importance of understanding the social factors that paly are relevant to their preservation, especially as each phase of construction becomes overshadowed by the next.

Appendices

Appendix A: Table of Individuals

Appendix A: Table of Individuals

Pre: 1950: 1418 E. Lincoln Ave. (Original Pancake House)								
Date	Owner	Occupation	Birthplace	Parents Birthplace (F/M)	Veteran	Race	Religion	Political Affiliation
1910	Fred W. Lee	Farmer/ Merchant	Michigan	Vermont/ New York	No	white	Episcopal	?
1910	Maria M. Lee	Merchant	New York	New York/ New York	No	White	Episcopal	?
1915	B. Hartfield	Jeweler	Lithuania	Lithuania/ Lithuania	WWI	White	?	Republican
1915	Sara Hartfield	Housewife	Poland	Poland/ Poland	No	White	?	?
1915	W. A. Schroeder	Farmer	Nebraska	Germany/ Germany	No	White	Lutheran	?
1915	Dora Schroeder	?	Nebraska	Germany/ Germany	no	White	Lutheran	?
1919	Adiel Vanderbeke	Machinist	Belgium	Belgium/ Belgium	WWI	white	?	Republican
1919	Julia K. Vanderbeke	Housewife	Iowa	Belgium/ Belgium	No	White	?	?
1920	Frank DeCock	Farmer	Illinois	Belgium/ Belgium	No	White	?	?
1920	Mary DeCock	Housewife	Belgium	Belgium/ Belgium	No	White	?	?
1936	Casper C. Reinert	Realtor	Iowa	Germany/ Germany	No	White	?	Republican
1936	Nellie A. Reinert	Housewife	Illinois	Pennsylvania / Pennsylvania	No	White	?	?
1939	Afton Reinert	Bank Teller	North Dakota	Iowa/ Illinois	WWII	White	?	Republican
1939	Mary Reinert	Housewife	Kansas	Iowa/ Kansas	no	White	?	Republican
1942	James H. Johnston	Upholsterer - auto industry	Canada	Scotland/ Canada	WWI	White	?	
1942	Anne S. Johnston	Housewife	Texas	Germany/ Texas	No	White	?	?
1942	Wilber Parker	Civil Engineer/ Restauranter	California	?	No	White	?	?
1942	Dorothy Parker	Restauranter	Iowa	?	No	White	?	?
1958	Ray Birkland	?	?	?	?	?	?	?
1958	Anita Cadonau Birkland	?	?	?	?	?	?	?
2004	Ron Voll	Restauranter	?	?	?	?	?	?
2004	Nancy Voll	Restauranter	?	?	?	?	?	?
2006	Adam Voll	Restauranter	?	?	?	?	?	?
2006	Gary Voll	Restauranter	?	?	?	?	?	?
Pre 1950: 1440 E. Lincoln Ave. (H.T. Moore Upholsterers)								

Date	Owner	Occupation	Birthplace	Parents birthplace (F/M)	Veteran?	Race	Religion	Political Affiliation
1909	Harrison Kuebler	Labor Worker	Pennsylvania	Pennsylvania / Pennsylvania	?	White	?	?
1909	Bird V. Beebe	Businessman Vehicle and Implementation	new York	?	?	White		?
1909	Robert N. Tibbetts	?	?	?	?	?	?	?
1959	Herbert T. Moore	Upholsterer	Michigan	Pennsylvania / Pennsylvania	WWII	White	?	?
Anaheim Gardens: 1200-1202 E. Lincoln Ave. (S.H.S. Express Lube/ Anaheim Smog)								
Date	Owner	Occupation	Birthplace	Parents birthplace (F/M)	Veteran?	Race	Religion	Political Affiliation
1951	Raymond J. Dixon	butcher (1940)	Arkansas	Arkansas/ Arkansas	WWII	White	Nazarene	?
1951	Thelma R. Dixon	?	Oklahoma	Arkansas/ Arkansas	no	White	Nazarene	Democrat
1952	D. E. Brown (tenant)	?	?	?	?	?	?	?
1952	Dale Haskins (tenant)	?	?	?	?	?	?	?
1952	Waldo R. Cutler (Tenant)	?	?	?	?	?	?	?
1977	Maxine Turner	?	Texas	Arkansas/ Arkansas	no	White	?	Democrat
1977	Lester H. Turner	?	Texas	Texas/ Arkansas	WWII	White	?	Democrat
1977	Elenor I. Phielps	?	Michigan	Poland/ Poland	no	White	?	Democrat
1977	Russell Phelps	?	Michigan	Michigan/ Michigan	WWII	White	?	Democrat
1977	Evelyn W. Rice	?	?	?	?	?	?	?
1977	Roger L. Rice	?	?	?	?	?	?	?
1978	Rosa E. Bobbio	?	?	?	?	?	?	?
Anaheim Gardens: 1212 E. Lincoln Ave. (The Learning Light Foundation)								
Date	Owner	Occupation	Birthplace	Parents birthplace (F/M)	Veteran?	Race	Religion	Political Affiliation
1951	Raymond J. Dixon	butcher (1940)	Arkansas	Arkansas/ Arkansas	WWII	White	Nazarene	?
1951	Thelma R. Dixon	?	Oklahoma	Arkansas/ Arkansas	no	White	Nazarene	Democrat
1972	Walter Tipton	Minister	California	Missouri/ California	No	White	Methodist	?
1972	Lola Tipton	Homemaker	California	California/ California	No	White	Methodist	?
Bonnat Subdivision: 103-105 N. Evelyn Dr.								

Date	Owner	Occupation	Birthplace	Parents birthplace (F/M)	Veteran?	Race	Religion	Political Affiliation
1946	Victor J. Bonnat	Builder	Illinois	Missouri/ Illinois	WWI	White	?	?
1946	Eva Z Bonnat	housewife	Illinois	Illinois/ Illinois	no	White	?	Republican
1952	Elmer L. Ford	?	?	?	?	?	?	?
1952	Kathryn E. Ford	?	?	?	?	?	?	?
1970	James I. Hood	?	?	?	?	?	?	?
1970	Patricia A. Hood	?	?	?	?	?	?	?
1972	Michael P. Chaffee	?	Minnesota	Minnesota/ Minnesota	?	?	?	Democrat
1972	Bonnie D. Chaffee	?	?	?	?	?	?	Republican
1974	Charles J. Chapman	?	?	?	?	?	?	?
1974	Phillis r. Chapman	?	?	?	?	?	?	?
1974	mark L. Chapman	?	?	?	?	?	?	?
1981	James Nicholas Wingert	?	?	?	?	?	?	?
1981	Dolores Marie Wingert	?	?	?	?	?	?	?
1989	Dan Armstrong	?	?	?	?	?	?	?
Bonnat Subdivision: 1705 A/B E. Lincoln Ave.								
Date	Owner	Occupation	Birthplace	Parents birthplace (F/M)	Veteran?	Race	Religion	Political Affiliation
1946	Victor J. Bonnat	Builder	Illinois	Missouri/ Illinois	WWI	White	?	?
1946	Eva Z Bonnat	housewife	Illinois	Illinois/ Illinois	no	White	?	Republican
1954	Cody O. Harris	miner	Kentucky	Kentucky/ Kentucky	WWII	White	?	?
1954	Grace M. Harris	?	Illinois	Illinois/ Illinois	?	?	?	?
1956	Lenard W. Lewis	?	?	?	?	?	?	?
1956	Evelyn Karen Lewis	?	?	?	?	?	?	Republican
1958	Paul T. havens	?	?	?	?	?	?	?
1958	Louise Havens	?	?	?	?	?	?	?
1963	Bessie T. Wickersham	?	?	?	?	?	?	?
1963	Betty Roberts	?	?	?	?	?	?	?
1968	James A Walker	?	?	?	?	?	?	Republican

1968	Dawn S. Walker	?	?	?	?	?	?	?
1969	Albert W. Sue	Cook	Wisconsin	Germany/ Wisconsin	Yes	White	?	Republican
1969	Mary Sue	hospital worker	Illinois	Yugoslavia/ Yugoslavia	No	White	?	?
1975	Edward S.	?	?	?	?	?	?	?
1985	Ronald A. Smith	?	?	?	?	?	?	?
1987	Wen Ming Kao	?	China	?	?	?	?	?
1987	Mei Tseng Kao Pan	?	China	?	?	?	?	?
Norpark Homes: 103 N. Evergreen St.								
Date	Owner	Occupation	Birthplace	Parents birthplace (F/M)	Veteran	Race	Religion	Political Affiliation
1953	Frank Anderson Jr	Attendant	Oklahoma	Oklahoma/ California	WWII	White	?	?
1953	Ruby Jane Anderson	Housewife	Oklahoma	Oklahoma/ Oklahoma	No	White	?	?
1962	Jesse Edward Pruett	Mechanic	Nebraska	Nebraska/ Kansas	WWII	White	?	
1962	Callie Amner Pruett	Housewife	New Mexico	Texas/ Alabama	No	White	?	?
1968	Robert A. Perzel (rent)	?	?	?	?	White	?	?
1968	Marion Perzel (rent)	?	?	?	?	White	?	?
1973	Sam J. Pruett	?	?	?	?	White	?	?
1989	Lewis E. Phillips	?	?	?	?	White	?	?
1989	Roberta Ann Phillips	?	?	?	?	White	?	?
2020	Romillo Orellana	?	?	?	?	?	?	?
2020	Eugene Write (rent)	?	?	?	?	?	?	?
2020	Anthony Samaniego (rent)	?	?	?	?	?	?	?
Norpark Homes: 1433 E. Lincoln Ave.								
Date	Owner	Occupation	Birthplace	Parents birthplace (F/M)	Veteran?	Race	Religion	Political Affiliation
1953	Willard M. Legg	hat blocker	Wyoming	Wyoming/ Arizona	WWII	White	Presbyteri an	Presbyteria n
1953	Verna E. Legg	"New Worker"	Montana	?	No	White	Presbyteri an	Presbyteria n
1990	Chibueze J. Dallah	?	?	?	?	?	Black	?
1990	Sharon K. Dallah	?	?	?	?	?	?	?
2004	Nestor Villas	?	?	?	?	?	?	?

2009	Lacson Quiambao Carmelo	?	?	?	?	?	?	?
Norpark Homes: 1437 E. Lincoln Ave.								
Date	Owner	Occupation	Birthplace	Parents birthplace (F/M)	Veteran?	Race	Religion	Political Affiliation
1953	Ernest R. Peralta	Metal worker	San Diego	California/ Mexico	WWII	White	?	?
1953	Viola Otero Peralta	?	?	?	?	?	?	?
2005	Emma Compos	?	?	?	?	?	?	?
2012	Xavier O. Campos	?	?	?	?	?	?	?
2018	Tracy T. Chau	Real estate	?	?	?	?	?	?
2018	Peter H. Nguyen	?	?	?	?	?	?	?
Norpark Homes: 1501 E. Lincoln Ave.								
Date	Owner	Occupation	Birthplace	Parents birthplace (F/M)	Veteran?	Race	Religion	Political Affiliation
1953	John Albert Kufahl	?	?	?	?	?	?	?
1953	Pauline Judith Kufahl	?	?	?	?	?	?	?
1969	William (Guillermo) Coronado	?	Mexico	Mexico/ Mexico	?	?	?	?
1969	Mary Coronado	?	?	?	?	?	?	?
1989	Prode P. Pascual	?	?	?	?	?	?	?
1990	Cheri L. Pascual	?	?	?	?	?	?	?
2015	Claudio Lusca	?	?	?	?	?	?	?
Norpark Homes: 1505 E. Lincoln Ave.								
Date	Owner	Occupation	Birthplace	Parents birthplace (F/M)	Veteran?	Race	Religion	Political Affiliation
1953	Kenneth Lane Dunlavy	Baker	Nebraska	Indiana/ Kansas	no	White	?	?
1953	Anna J. Dunlavy	Housewife	Nebraska	Kansas/ Nebraska	no	White	?	?
1963	Viola M. Ristow Grochow	?	?	?	?	?	?	?
1963	Lawrence H. Grochow	?	Nebraska	?	?	?	?	Republican
1965	Alfred F. Eastberg	Barber	South Dakota	Norway/ Sweden	WWII	White	?	Republican
1965	Wava L. Eastberg	Housewife	South Dakota	South Dakota, Iowa	no	White	?	Republican
1966	Joh Wint (renter)	?	?	?	?	?	?	?

1971	William Coronado	?	Mexico	Mexico, Texas	?	?	?	?
1971	Mary R. Coronado	?	?	?	?	?	?	?
1971	Kenneth D. Jantzmodern(as sociated?)	?	?	?	?	?	?	?
1971	Barbara Jantzmodern (associated?)	?	?	?	?	?	?	?
1974	Terry Lee Bowen	?	?	?	?	?	?	?
1974	Carol lee Bowen	?	?	?	?	?	?	?
Norpark Homes: 1511 E. Lincoln Ave.								
Date	Owner	Occupation	Birthplace	Parents birthplace (F/M)	Veteran?	Race	Religion	Political Affiliation
1953	Alvin J. Belanger	Auto Wrecker/Laborer	Louisiana	Louisiana/ Louisiana	WWII	White	Christian	democrat
1953	Opal F. Belanger	Housewife	Iowa	New York/ Germany		White	Christian	democrat
1964	Paul Quong	Grocer/ Realtor	Hong Kong	Idaho	no	Asian	?	?
1964	Martha Quong	?	Idaho	?	no	Asian	?	?
1969	Alan Paul Allen	?	?	?	?	?	?	?
1969	Marie C. Allen	?	?	?	?	?	?	?
1978	Frank A. Bila	Tin smith - Oil Refinery	California	California/ France	?	White	Catholic	Republican
1978	Ruth U. Bila	?	Texas	Tennessee/ Texas	?	White	Catholic	?
1988	Ted S. Adams	?	?	?	?	?	?	?
1988	Lucy Adams	?	?	?	?	?	?	?
2001	Julio Granda	?	?	?	?	?	?	?
2002	Ted S. Adams	?	?	?	?	?	?	?
2017	Jacqueline Barrios	?	?	?	?	?	?	?
Norpark Homes: 1521 E. Lincoln Ave.								
Date	Owner	Occupation	Birthplace	Parents birthplace (F/M)	Veteran?	Race	Religion	Political Affiliation
1953	James W. Nichter	doorman (1940)	Indiana	Indiana/ Indiana	?	White	Christian	?
1953	Atarah L. Nichter	?	Washington	?	?	White	Christian	?
1963	Daniel A. Webster	?	?	?	?	?	?	Republican
1963	Judith C. Haney	?	?	?	?	?	?	Republican

1963	Miriam Ferdi	?	?	?	?	?	?	?
1963	William M. Ferdi	?	Pennsylvania	Yugoslavia/ Yugoslavia	WWI	?	?	Democrat
1963	Gordon Haney	?	?	?	?	?	?	?
1964	Myrtice McCririe (manager)	?	?	?	?	?	?	Republican
1967	Ray O. Link	Insurance	?	?	?	?	?	Republican
1967	Vivian M. Link	?	?	?	?	?	?	Republican
1983	Michael O. Preletz	?	?	?	?	?	?	?
1983	Wesley N. Taylor	?	?	?	?	?	?	?
Norpark Homes: 1701 E. Lincoln Ave.								
Date	Owner	Occupation	Birthplace	Parents birthplace (F/M)	Veteran?	Race	Religion	Political Affiliation
1953	Wilbur Howard Mauritzie	?	?	?	WWII	?	?	?
1953	Annia Marie Mauritzie	?	?	?	?	?	?	?
1969	Veronica Mauritzie	?	?	?	?	?	?	?
1977	Frank Malayarsic	?	?	?	?	?	?	?
1977	Marion Malayarsic	?	?	?	?	?	?	?
1979	Talmage "Tom" E. Campbell, Sr.	?	?	?	?	?	?	?
1979	Frances Campbell	?	?	?	?	?	?	?
1980	Talmage E. Campbell, Jr.	?	?	?	?	?	?	?
1980	Lydia T. Campbell	?	?	?	?	?	?	?
Raymond E. Crouch Properties: 1520 E. Lincoln Ave. (Dental Office)								
Date	Owner	Occupation	Birthplace	Parents birthplace (F/M)	Veteran?	Race	Religion	Political Affiliation
1956	Raymond E. Crouch	?	?	?	?	?	?	?
1956	Sara E. Crouch	?	?	?	?	?	?	?
1956	W. E. Crouch	?	?	?	?	?	?	?
1963	George H. Poggeman	?	?	?	?	?	?	?
1963	Dione R. Poggeman	?	?	?	?	?	?	?
1963	W.P. Wyatt	?	?	?	?	?	?	?
1963	Jean Wyatt	?	?	?	?	?	?	?
1965	Le Roy G. Pitts	?	?	?	?	?	?	?
1965	La Verne R. Pitts	?	?	?	?	?	?	?
1971	Judith Ann Livingston	?	?	?	?	?	?	?
1971	Paul Pacera Jr.	?	?	?	?	?	?	?
1972	Joe Cordak	?	Illinois	Pennsylvania / Missouri	WWII	White	?	Democrat

1972	Nedra S. Bowles	?	?	?	?	?	?	Republican
1972	Margaret J. done	?	?	?	?	?	?	Republican
1972	Dorothy M. Cordak	?	New York	New York/ New York	?	White	?	?
1972	Dr. Harris N. Done	?	?	?	?	Hispanic	?	Republican
1973	Ernst P. Rieder	?	?	?	?	?	?	?
1973	Ellen G. Rieder	?	?	?	?	?	?	?
1973	Dr. H. Dean Bowles	?	?	?	?	?	?	Republican
1977	Daniel D. Heer	Highschool teacher	?	?	?	?	?	?
1982	John Rene Haupt	?	?	?	?	?	?	?
2019	Margit Inge Marie Haupt	?	?	?	?	?	?	?
Raymond E. Crouch Properties: 1538 E. Lincoln Ave.								
Date	Owner	Occupation	Birthplace	Parents birthplace (F/M)	Veteran?	Race	Religion	Political Affiliation
1957	Pauline Wells Mansfield	?	?	?	?	?	?	?
1957	Thomas C. Wilson	?	?	?	?	?	?	?
1957	Sally B. Wilson	?	?	?	?	?	?	?
1958	Ralph O. Jewitt	?	?	?	?	?	?	?
1958	Ruth s. Jewitt	?	?	?	?	?	?	?
1961	Ernest C. Sauter	?	?	?	?	?	?	?
1961	Jean Marie O.	?	?	?	?	?	?	?
1961	Ruth S. Sauter	?	?	?	?	?	?	?
1970	Richard J. Broehl	?	?	?	?	?	?	?
1971	Keith Nosack	?	?	?	?	?	?	?
1971	Shirley S. Nosack	?	?	?	?	?	?	?
1978	Arvind Patel	?	?	?	?	?	?	?
1978	Parvati Patel	?	?	?	?	?	?	?
1979	Vijay Patel	?	?	?	?	?	?	?
1979	Aruna Patel	?	?	?	?	?	?	?
1980	Wen Tsun Wu	?	?	?	?	?	?	?
1980	Tsai Sie Jean Wu	?	?	?	?	?	?	?
1980	Lin Su Min Wu	?	?	?	?	?	?	?
2017	Peter Cheng	?	?	?	?	?	?	?

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