

# EXECUTIVE SUMMARY

**MILLER-TAYLOR HOUSE**  
**2620 North Flower Street**  
**Santa Ana, CA 92706**

NAME	Miller-Taylor House			REF. NO.
ADDRESS	2620 North Flower Street			
CITY	Santa Ana	ZIP	92706	ORANGE COUNTY
YEAR BUILT	1917	LOCAL REGISTER CATEGORY: Key		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Morrison/Eldridge Park	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION	3	CALIFORNIA REGISTER STATUS CODE	5S1	

Location:  Not for Publication  Unrestricted

Prehistoric  Historic  Both

**ARCHITECTURAL STYLE:** Craftsman Bungalow

Closely related to the English Arts and Crafts Movement, American Bungalow/Craftsman architecture was popularized by *The Craftsman* magazine and architects such as Charles and Henry Greene of Pasadena. It drew from the wood building traditions of Japan and Switzerland as well as the medieval themes favored by the Arts and Crafts philosophers. Craftsman architecture stressed honesty of form, materials, and workmanship, eschewing applied decoration in favor of the straightforward expression of structure. A new appreciation of nature was evident in horizontal lines that reached out to embrace the landscape and the incorporation of capacious porches into building plans. Primarily a residential style, Craftsman architecture can be identified by low pitched gable and hipped roofs with exposed rafters and beams in deep overhangs; wood lap or shingle siding and an occasional use of stucco; extensive use of stone or brick as a secondary material; horizontal emphasis apparent in roof lines, headers, and battered porch supports; and broadly proportioned wood framed windows, often clustered in bands. Craftsman homes were built from circa 1902 until the early 1920s (McAlester, 453-463).

## **SUMMARY/CONCLUSION:**

The Miller-Taylor House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for its exemplification of the distinguishing characteristics of the Craftsman style. Additionally, the house has been categorized as "Key" because it "has a distinctive architectural style and quality" as an example of the Craftsman aesthetic (Municipal Code, Section 30-2.2).

## **EXPLANATION OF CODES:**

- **California Register Criteria for Evaluation:** (From California Office of Historic Preservation, Technical Assistance Series # 7, "How to Nominate Resources to the California Register of Historical Resources," September 4, 2001.)
  - 3:** It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.
- **California Register Status Code:** (From California Office of Historic Preservation, December 8, 2003.)
  - 5S1:** Individual property that is listed or designated locally.

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI # \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 3 Resource name(s) or number (assigned by recorder) *Miller-Taylor House*

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*b. USGS 7.5' Quad TCA0067

\*c. Address 2620 North Flower Street

\*e. Other Locational Data: Assessor's Parcel Number 001-244-19

\*a. County *Orange County*

Date:

City *Santa Ana*

Zip *92706*

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

*Set slightly above street level on a property rimmed by a low concrete retaining wall, this one-story Craftsman bungalow is screened from view by dense shrubbery. A cross-gabled roof of medium pitch caps the building. Rafters with shaped tails are exposed in the eaves. Carved braces and extended bargeboards trim the gable ends. An extremely shallow, shed-roofed dormer projects from the north half of the roof. Shingles face the gable ends, while narrow clapboard covers the body of the house above a sill line. Tucked into the peaks of the gables, triangular vents are pierced by narrow slits accented by jigsawn arrows. Nearly obscured by vegetation, the porch is sheltered beneath the front gable, which is supported by paired, battered posts set on a brick porch railing. The front door features narrow vertical channels of beveled glass. Windows on the side elevations appear to be a combination of one-over-one double-hung sash and casements; openings on the façade are hidden by foliage. A shed-roofed projection on the north elevation may mark the location of a secondary entry. The building permit record indicates that the house is substantially intact; the property is in fair condition.*

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

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

P5a. Photo



**P5b. Photo:** (view and date)  
*East and north elevations  
 November 2006*

\*P6. Date Constructed/Age and Sources:  historic  
*1917/City of Santa Ana Database*

\*P7. Owner and Address:  
*Barbara M. Taylor  
 2620 North Flower Street  
 Santa Ana, CA 92706*

\*P8. Recorded by:  
*L. Heumann and D. Howell-Ardila  
 Sapphos Environmental, Inc.  
 133 Martin Alley  
 Pasadena, California 91105*

\*P9. Date Recorded:  
*December 1, 2006*

\*P10. Survey Type:  
*Intensive Survey Update*

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

*None.*

\*Attachments:  None  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (list)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or #: *Miller-Taylor House*

- B1. Historic Name: *Miller-Taylor House*
- B2. Common Name: *Same*
- B3. Original Use: *Single-family Residence*
- B4. Present Use: *Single-family Residence*

\*B5. **Architectural Style:** *Craftsman Bungalow*

\*B6. **Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1917*

*April 29, 1933. Rebuild brick flue.  
June 23, 1944. Reroof.*

\*B7. **Moved?**  No  Yes  Unknown **Date:** \_\_\_\_\_ **Original Location:** \_\_\_\_\_

\*B8. **Related Features:**  
*None.*

B9a. Architect: *Unknown*

b. Builder: *Unknown*

\*B10. **Significance: Theme** *Residential Architecture*

**Area** *Santa Ana*

**Period of Significance:** *Circa 1917-1956* **Property Type:** *Single-family Residence* **Applicable Criteria:** *NR: C; CR: 3*

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

*The Miller-Taylor House is architecturally significant as an intact and representative example of a Craftsman residence and is historically notable as one of a handful of pre World War II homes in the area. It was built in 1917, according to City of Santa Ana records, making it the oldest known house in the immediate vicinity. City directories appear to confirm this date of construction. Initially listed in 1918 as located on the west side of North Flower Street, three [houses] north of Santa Clara, this was the home of Fred J. Miller, a baggageman with the Santa Fe railroad, and his wife Annie. In 1925, Fred Miller's occupation was listed as "rancher" and his address was 2610 North Flower. This number apparently changed in 1930 to 2620, probably to accommodate the numbering of the houses built immediately to the south in the 1920s. After 1928, Mrs. Anna D. Miller was the sole occupant listed in the directories.*

(See Continuation Sheet 3 of 3.)

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

\*B12. **References:**

*City of Santa Ana Building Permits  
Santa Ana History Room Collection, Santa Ana Public Library  
Sanborn Maps*

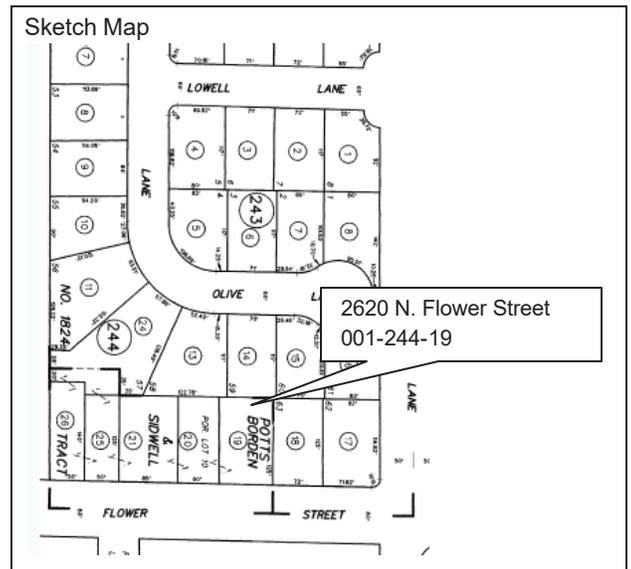
(See Continuation Sheet 3 of 3.)

B13. Remarks:

\*B14. **Evaluator:** *Leslie J. Heumann*

\***Date of Evaluation:** *December 1, 2006*

(This space reserved for official comments.)



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

*Santa Ana was founded by William Spurgeon in 1869 as a speculative town site on part of the Spanish land grant known as Rancho Santiago de Santa Ana. The civic and commercial core of the community was centered around the intersection of Main and Fourth Streets. Stimulated by the arrival of the Santa Fe Railroad and incorporation as a city in 1886, and selection as the seat of the newly created County of Orange in 1889, the city grew outwards, with residential neighborhoods developing around the city center. Agricultural uses predominated in the outlying areas, with cultivated fields and orchards dotted with widely scattered farmhouses.*

*The Miller-Taylor House is located in north Santa Ana, in the Morrison/Eldridge Park neighborhood. An irregularly shaped area straddling North Flower Street, Morrison/Eldridge Park is bounded by the Garden Grove (22) and the Santa Ana (5) freeways on the north and east, Sharon Road and Memory Lane on the south, and North Bristol Street on the west. With the primary exception of the 2600 block of North Flower Street, this area remained unsubdivided and presumably agricultural through World War II. According to the city directories and early maps, North Flower ended at Seventeenth Street until around 1915, when six homes were noted north of Seventeenth, including three north of Santiago Creek. By 1920, there were nine homes, including one (2610, later numbered 2620), in what would become the Morrison/Eldridge Park neighborhood. Construction of three additional homes on the 2600 block occurred between 1925 and 1930. Beginning with a handful of homes constructed on newly laid out streets in the first few years of the 1950s, the area exploded in the mid 1950s with the building of tracts of homes in the California Ranch style. Home building in the neighborhood tapered off in the 1960s and ended around 1972.*

*The Miller-Taylor House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 for its exemplification of the distinguishing characteristics of the Craftsman style. Typical Craftsman features illustrated by the house include its cross-gabled roof configuration; decorative use of exposed structural and functional elements such as beams, rafters, and vents; and incorporation of a deep front porch and a dormer into the design. Additionally, the house has been categorized as "Key" because it "has a distinctive architectural style and quality" as an example of the Craftsman bungalow. Character-defining exterior features of the Miller-Taylor House that should be preserved include, but may not be limited to, materials and finishes (clapboard, shingles); roof configuration and detailing; massing; original windows and doors and their surrounds where extant; porch configuration and detailing, entry; and architectural details such as beams, rafters and bargeboards with shaped tails, porch posts, and vents.*

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

- Harris, Cyril M. American Architecture: An Illustrated Encyclopedia. New York, WW Norton, 1998.*  
*Marsh, Diann. Santa Ana. An Illustrated History. Encinitas, Heritage Publishing, 1994.*  
*McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.*  
*National Register Bulletin 16A. "How to Complete the National Register Registration Form." Washington DC: National Register Branch, National Park Service, US Dept. of the Interior, 1991.*  
*Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento: March 1995.*  
*Whiffen, Marcus. American Architecture Since 1780. Cambridge: MIT Press, 1969.*  
*Orange County Plat Maps, 1912.*  
*Thomas Brothers Maps of Orange County, 1957, 1964, and 1969.*  
*Santa Ana and Orange County Directories, 1905-1962.*