

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 5 Resource name(s) or number (assigned by recorder) *Worswick House*

P1. Other Identifier:

- *P2. Location: Not for Publication Unrestricted *a. County Orange County
*b. USGS 7.5' Quad: *Anaheim Quadrangle California-Orange County 7.5-Minute Series* Date: 2022
*c. Address *1011 North Olive Street* City: *Santa Ana* Zip: 92703
*e. Other Locational Data: *Assessor's Parcel Number 405-284-11*

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

The Worswick House is a one story, single-family, Spanish Revival style residence located on a moderately sized parcel in the Washington Square neighborhood (Figure 1). The asymmetrical residence exhibits a square-shaped plan with a parapet roof clad in clay tile coping that wraps around the entire building, concealing the flat, built-up roof. The roof has no extended eaves. The exterior of the house is clad in a smooth, 30/30 sand stucco finish. The primary (west) façade is divided into four bays. A Palladian wood window and arched partially enclosed patio with the building's main entrance encompass the northern two bays. The Palladian window has what appears to be two casement windows with a centered fixed window and divided lights at all three window segments, located behind a low, wrought iron balconet (Figure 2). The main entrance door is composed of a single, wood paneled door. The southern third and fourth bays each contain a multilight casement wood window with a prominent wood sill (Figure 3). (See Continuation Sheet 3 of 5.)

*P3b. Resource Attributes: (list attributes and codes) *HP2. Single family property and HP4. Ancillary Building (garage)*

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

P5a. Photo



P5b. Photo: (view and date)
(Figure 1) Primary (west) facade, view northeast, January 2025

*P6. Date Constructed/Age and Sources: historic
1923/ Original Building Permit

*P7. Owner and Address:
*The Robert and Alma Manson Living Trust dated March 4, 2024
1011 N Olive Street
Santa Ana, CA 92703*

*P8. Recorded by:
*Andrea Dumovich Heywood
City of Santa Ana
20 Civic Center Plaza M-20
Santa Ana, CA 92702*

*P9. Date Recorded:
June 4, 2025

*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 #: *Worswick House*

B1. Historic Name: *Worswick House*

B2. Common Name: *Same*

B3. Original Use: *Single Family Residence*

B4. Present Use: *Single Family Residence*

*B5. Architectural Style: *Spanish Revival*

*B6. Construction History: (Construction date, alterations, and date of alterations): *January 1923. Permit to construct a residence and garage. \$4,000.*

November 12, 1938. Reroof by Kelly. \$35.

September 28, 1939. Reroof by Holmes. \$65.

December 10, 1945. Alteration to residence by Fred Warren. \$150.

October 9, 1950. Reroof for O. Stevens by Holmes. \$150.

June 7, 1976. Patio cover by Curtis J. Reynolds, owner. \$200.

April 25, 1990. Reroof residence. \$1,500.

April 25, 1990. Reroof garage. \$500.

November 19, 2024. Installation of new stucco over existing stucco. New stucco finish to be a 30/30 sand finish. Entire house & 3 walls of detached garage.

*B7. Moved? No Yes Unknown Date: _____ Original location: _____

*B8. Related Features: *None*

B9a. Architect: *A. H Worswick*

b. Builder: *A. H Worswick*

*B10. Significance: Theme *Residential Architecture* Area *Santa Ana*
Period of Significance: *1923* Property Type: *Single Family Residence* Applicable Criteria: *C/3*
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Worswick House is architecturally significant as an intact example of a Spanish Revival style house in Santa Ana. The original building permit is dated January 1923 and indicates it was built as a residence and garage, at a cost of \$4,000. The original architect, builder, and owner was A. H. Worswick, who is listed on the original building permit as the owner, and noted in newspaper advertisements as the property's designer and builder. A 1923 newspaper advertisement titled, "Beautiful New Spanish Bungalow," states, "This most attractive home is stuccoed with everlasting magnesite, the most approved exterior plaster. Two large porches have cement tile floors to match roofing tile...This is a truly artistic home, designed for comfort and convenience, built with care and convenience--and charmingly located" (The Register, May 3, 1923). Orange County Archives (OCA) reveal that the Worswick family generally owned the property until 1928, despite some short-lived lot transactions between the Worswicks and McFaddens. (See Continuation Sheet 3).

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

*B12. References:

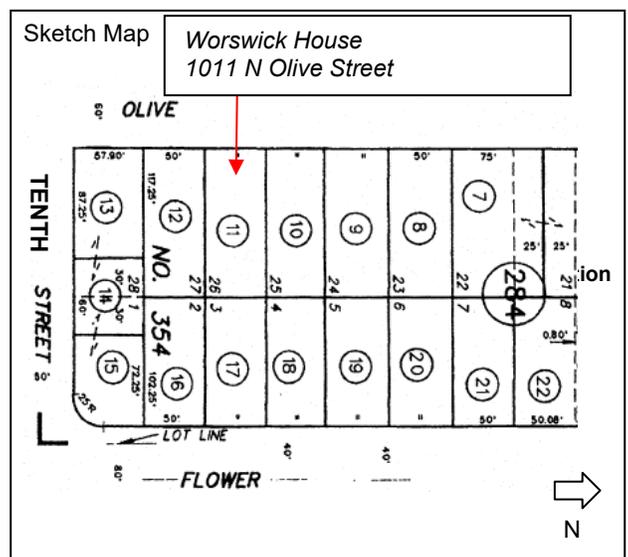
(See Continuation Sheet 4 of 5.)

B13. Remarks: *None*

*B14. Evaluator: *Andrea Dumovich Heywood, City of Santa Ana.*

*Date of Evaluation: *June 4, 2025*
DPR 523B (1/95)

(This space reserved for official comments.)



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Resource Name: *Worswick House*

*Recorded by *Andrea Dumovich Heywood*

*Date *June 4, 2025* Continuation Update

***P3a. Description (continued):**

Fenestration throughout the property primarily includes wood-frame, multi-light windows and doors, with the exception of a non-original partially glazed wood door with metal window frames at the rear (west) façade. Window operation consists of casement, hung, and awning types. Hung style windows throughout the residence primarily have a four-over-one style muntin pattern (Figure 4).

The property contains a one-car, detached garage at the site's southeast corner (Figure 5). A parapet roof clad in clay tile coping wraps around the entire building, concealing the flat, built-up roof. The roof has no extended eaves. The exterior is clad in a smooth, 30/30 sand stucco finish to match the main residence. At the west (primary) façade, the garage has a pair of wooden French doors with divided lights and colorful tile trim. A single, vinyl slider window is located at the garage's north (side) façade.

Additional architectural features include an arched decorative alter below the primary front-facing gable at the primary (west) façade, stucco-clad chimney and open patio with a partial wood trellis at the south (side) façade, two asphalt-clad shed roofs and concrete porch steps at the rear (east) façade, clay tile walkway between the sidewalk and the porch steps of the main building entrance, and clay tiles at the south patio (Figure 6 and Figure 7). The property is landscaped with a synthetic front lawn, low shrubs, palm trees and a fruit tree.

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

In 1924, A L Olinger moved into the subject property and is listed in city directories as the occupant through 1926. In 1927, city directories list H W Sweasy as the primary occupant and OCA note Mrs. Mason Yould also lived there that same year and through 1929. In 1928, the Worswicks sold to Ruth Marr Gay. In 1930, C E Terry is listed as another occupant in City Directories. In 1933, the tenant is noted as C I Reagan in city directories and as Donald Wolfe Massie in the OCA. From circa 1935 - 1937, E B Kruger resided at the property. In 1939, Gay sold the property to Jennie U. and Bert C. Lowen. By circa 1940, Mr. and Mrs. Ralph W DeForest, grain dealer, occupied the residence. In 1943, the Lowens sold to Thomas W. and Lucile S. Patterson, and the Patternsons sold to Joseph M. and Harry S. Burman that same year. The Burmans continued to make several land transactions amongst various Burman family members in 1943. According to OCA, in 1944 Harry Burman sold his company "A-1 Cleaners and Laundry" to his wife Ann Burman and her two brothers. At the time, A-1 Cleaners had four downtown Santa Ana locations and a production plant at Stafford and Santiago. Following the sale, Harry Burman purchased from Robert Ramsey the Dixie Castle nightclub, which was located then on Highway 101 (today known as the I-5 Freeway). In 1945, Mrs. Ann Burman is noted as the property owner in city directories. In 1945, Ann Burman and Michael Gole (partial interest owner) sold to Fred N. and Hazel R. Warren. Fred Warren, wallpaper hanger, resided at the subject property through 1947. The Warrens sold the property in 1947 to Oscar and Clara Stevens. Oscar Steven is noted as the property owner through 1968. Building occupants included Archie M. Monson, in 1959, and John J. Strizel in 1967. Stevens died in 1968 and the lot was purchased by Jean Nossium in 1972. In 1975, Nossium sold to Curtis J. and Barbara S. Reynolds, who then sold to Steven A. and Christine M. Emmons in 1978. City directories were unavailable for the years 1963-1978. By 1983, the Emmons sold to Douglas K. and Betty J. Pinnecker who then sold to Monica M. Marchman in 1988. One year later, Marchman sold to Paul A. Pereira and Deborah L. Poole. The house went into default and by 1995, the Federal Home Loan Mortgage Corp. sold to Alan Lee, who then sold the property to an investment company in 1998. In 1998, Ramiro and Olga Veronica Tavares owned the property and from 1999-2003 it was owned by Raul Ramirez (later jointly owned with Michael Davis). In 2003, Deborah Ann Capalety purchased the property (later known as the Robert and Deborah Ann Capalety Trust), who remained the owner until 2022, when it was purchased by current owners Robert James and Alma Cristina Manson. No other information was uncovered.

The Worswick House is located in Washington Square, a neighborhood located northwest of the city center bounded by West Seventeenth Street on the north, West Civic Center Drive on the south, North Flower Street on the east, and North Bristol Street on the west. Most of this area was owned by the family of Jacob Ross, who had purchased portions of the Rancho Santiago de Santa Ana in 1868 and 1869. Walnuts and other crops were grown in the area during the late nineteenth and early twentieth centuries, with a few farmhouses, most notably the Ross-McNeal House at 1020 North Baker Street, dotting the landscape. By 1905, Baker and Towner were the only streets in the neighborhood, which extended from Hickey (now Civic Center) only as far as Washington and which contained only about a dozen homes. The status quo had not changed much by 1915, when a brick yard was located at the northern terminus of Olive Street at Hickey. In 1925, the beginning of the development that would convert this largely agricultural area into a middle class neighborhood of single-family homes over the next 25 years had begun. In the late 1920s and early 1930s, the Tudor Revival and Spanish Colonial Revival homes were the standard, with American Colonial Revival saltboxes and ranch style homes favored in the years before and after World War II. During the 1930s, many of the homes were built by local contractor Emmett Rogers, who sold lots and built homes according to standard plans, which individual property owners could customize to their tastes ("Washington Square: A Neighborhood of Pride," Washington Square Neighborhood Association). With the return of servicemen following the war and the accompanying demand for homes in southern California, the development of Washington Square was all but completed.

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

Primary # _____
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Resource Name: *Worswick House*

*Recorded by *Andrea Dumovich Heywood*

*Date *June 4, 2025* Continuation Update

The Worswick House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of a Spanish Revival style home in Santa Ana. Located in Washington Square, the house cost \$4,000 to build in 1923. The recommended categorization is "Contributive" because it contributes to the overall character and history of Washington Square and is a representative example of Spanish Revival architecture in Santa Ana (Santa Ana Municipal Code, Section 30-2.2(3)). Character-defining features of the Spanish Revival style exhibited by the house include its square-shaped plan; asymmetrical façade; parapet roof clad in clay tile coping that wraps around the entire building, concealing the flat, built-up roof; roof with no extended eaves; smooth, 30/30 sand stucco finish; primary (west) façade divided into four bays; Palladian wood window with wrought iron balconet at primary façade; arched partially enclosed patio with the building's main entrance; main entrance door is composed of a single, wood paneled door; two multilight casement wood windows with a prominent wood sill at the primary façade; remaining fenestration including wood-frame, multi-light windows and doors with window operation consisting of casement, hung, and awning types; hung-style windows throughout the residence primarily with a four-over-one style muntin pattern; one-car, detached garage; arched decorative alter below the primary front-facing gable at the primary (west) façade; stucco-clad chimney; and front yard lawn and landscaping.

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

- Ancestry.com. U.S., City Directories, 1822-1995 [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.
_____. 1930 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002.
_____. Ancestry.com. 1940 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2012.
_____. California, U.S., Marriage Index, 1960-1985 [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2007.
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McAlester, Virginia Savage. A Field Guide to American Houses. New York: Alfred A. Knopf, 2013.
Newspapers.com (Santa Ana Daily Register, The Register)
Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento: March 1995.
Sanborn maps.
Whiffen, Marcus. American Architecture Since 1780. Cambridge: MIT Press, 1969.

Additional Figures:



Figure 2. Palladian window located behind a low, wrought iron balconet, facing east.



Figure 3. The main entrance door is composed of a single, wood paneled door. The southern third and fourth bays each contain a multilight casement wood window with a prominent wood sill, facing northeast.



Figure 4. Hung style windows throughout the residence primarily have a four-over-one style muntin pattern, facing northeast.



Figure 5. A one-car, detached garage at the site's southeast corner, facing east.



Figure 6. Stucco-clad chimney, facing north.



Figure 7. At the rear, two asphalt-clad shed roofs and concrete porch steps at the rear (east) façade, facing west.