

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) *M. Jackson House*

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Orange County

*b. USGS 7.5' Quad: *Orange Quadrangle California-Orange County 7.5-Minute Series*

Date: 2022

*c. Address *2312 North Spurgeon Street*

City: *Santa Ana*

Zip: *92706*

*e. Other Locational Data: *Assessor's Parcel Number 003-061-11*

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

The M. Jackson House is a single-family residence originally built in the Tudor Revival style and augmented with a Mid-Century Modern-style rear addition (Figures 1 and 2). The residence is characterized by an L plan and a complex hip-and-gable roof with a moderate-to-high pitch, composition shingle cladding, and slight eaves. Its exterior is sheathed in rough stucco throughout. On the front (east) façade, a short set of round concrete podium steps approaches the front entrance, which includes a solid wood front door set in a gable end and sheltered by a pan-type metal awning (Figure 3). Windows to the left of the entrance serve as a focal point and feature a tripartite wood-sash assembly, in addition to a pair of narrow, deep-set, diagonally glazed windows (Figures 4 and 5). Elsewhere, windows vary in size and operability, but generally include wood, multi-pane sashes. Most original windows also feature simple molded frame details. Many windows on the east and south façades are full-height (Figure 6). The rear addition contrasts with the historic front end of the house, exhibiting Mid-Century Modern-style elements, such as a canted exterior corner and exposed heavy rafter beams (Figure 7). Although the addition detracts somewhat from the historical design and feeling of the residence, it is relatively small and is minimally visible from the street. Aside from the addition, the house does not include any alterations of note and continues to convey the property's historical Tudor Revival-style elements.

(See Continuation Sheet 3 of 5.)

*P3b. Resource Attributes: (list attributes and codes) *HP2. Single-Family Residence and HP4. Ancillary building*

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

P5a. Photo



P5b. Photo: (view and date)

(Figure 1) Primary (east) facade, view east, July 2024

*P6. Date Constructed/Age and

Sources: ☒ historic

1928/ Original Building Permit

*P7. Owner and Address:

*Carter L. and Chelsea N. Sapp
2312 North Spurgeon Street
Santa Ana, CA 92706*

*P8. Recorded by:

*James Williams
City of Santa Ana
20 Civic Center Plaza M-20
Santa Ana, CA 92702*

*P9. Date Recorded:

July 3, 2024

*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

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*NRHP Status Code 5S3

*Resource Name or #: *M. Jackson House*

B1. Historic Name: *M. Jackson House*

B2. Common Name: *Same*

B3. Original Use: *Single-family Residence*

B4. Present Use: *Single-family Residence*

*B5. Architectural Style: *Tudor Revival*

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

September 11, 1928. Permit to construct residence and garage. \$3,000.

December 29, 1936. Reroofing. Valuation unknown.

March 1, 1948. Addition of new room (8' x 10'). \$1,000.

July 6, 1953. Workshop and "rumpus room" addition to the garage. \$1,000.

March 10, 1955. Plastering. Valuation unknown.

April 18, 1960. Addition to rear of residence, including a bedroom and a covered deck. \$3,000.

April, 1960. Plastering. Valuation unknown.

April 22, 1994. Reroof residence with. \$5,570.

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

*B8. Related Features: *Detached garage*

B9a. Architect: *Unknown*

b. Builder: *Allison Honer (contractor)*

*B10. Significance: Theme *Residential Architecture*

Area *Santa Ana*

Period of Significance: *1928*

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 M. Jackson House is architecturally significant as an intact example of a Tudor Revival-style house in Santa Ana. The original building permit is dated September 11, 1928 and indicates it was built as a single-family residence and garage by noted Santa Ana developer Emmet C. Rogers, at a cost of \$3,000. Rogers likely built the property on a speculative basis, as no evidence indicates he ever resided at the property. The original architect is unknown. The earliest known occupants are the family of Maggie and William Logan Jackson, who appear at this address in the 1930 United States Census (Ancestry.com 2002). City building permits, directories, and newspaper articles indicate Maggie resided at the property until her death in 1949 (Santa Ana Register January 7, 1949). The property may have been transferred to the Jackson's granddaughter Vitula, who married Edward W. Singer. In the 1950s, city directories show, Edward worked as a postal carrier. Singer and Vitula resided at the address together from about 1952 to as late as 1960 (The Register August 13, 1952, city directory 1960). During his time living at this address, Edward secured building permits for the construction of the rear additions to the residence and garage. State marriage records show, in 1980, Vitula married Ernest D. Schellenberg, whose last name appears in a city building permit for this property issued in 1982 (Ancestry.com 2007). City property records show Vitula continued to own the residence until 2003. She was succeeded by Miles Erlich and the current owners, Carter and Chelsea Sapp. (See Continuation Sheet 3)

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

*B12. References:

Ancestry.com. U.S., City Directories, 1822-1995 [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.
(See Continuation Sheet 4 of 5.)

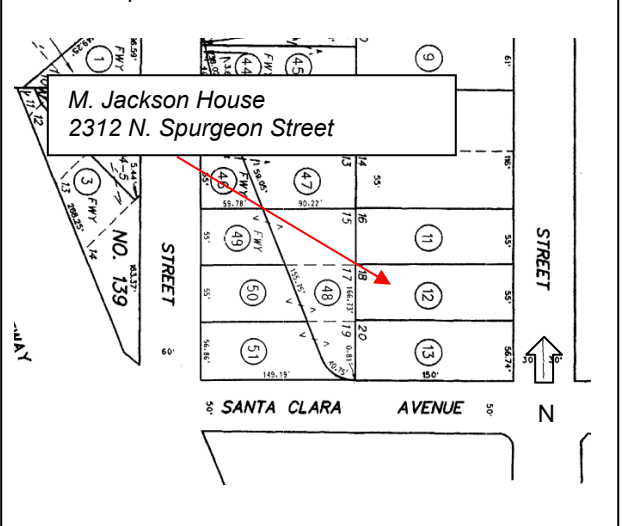
B13. Remarks: *None*

*B14. Evaluator: *James Williams, City of Santa Ana.*

*Date of Evaluation: *July 18, 2024*

(This space reserved for official comments.)

Sketch Map



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

The detached garage is located at the southwest of the residence. It has a long rectangular plan, gabled roof with asphalt shingle cladding, and stucco siding throughout. On the east façade, the board-and-batten swing-up garage door faces a concrete driveway, which leads to north Spurgeon Street (Figure 8). While its front (east) end does not reflect the influence of any discernible architectural style, the rear echoes the Mid-Century Modern styling of the rear addition to the residence. This is most evident in the large window assembly on the south façade, which is characterized by its grid form and heavy wood mullions, in addition to two separate ribbons of steel casement windows, which provide a horizontal emphasis characteristic of architectural Modernism (Figure 9). Additional features of the garage include a glazed French and glazed standard-size door, both on the south façade.

The front yard is landscaped with a lawn and mature trees and shrubs. Tracing the front property line is a wood post-and-rail fence, which visual observation suggests is not original to the property.

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

City property records show Vitula continued to own the residence until 2003. She was succeeded by Miles Erlich and the current owners, Carter and Chelsea Sapp.

The M. Jackson House is located in the Park Santiago neighborhood, an area bounded by Santiago Creek and Park on the north, East Seventeenth Street on the south, North Lincoln Avenue on the east, North Main Street on the west, and the I-5 freeway on the southwest. In large part these boundaries reflect the transportation lines that were constructed towards the end of the nineteenth century and at the beginning of the twentieth century, when the Pacific Electric interurban railroad ran up Main Street; the Atchison, Topeka, and Santa Fe tracks followed Lincoln; and the Southern Pacific Railroad right-of-way mirrored the freeway route.

This area remained primarily agricultural well into the 1920s. As of 1905, the city directories listed around twenty households on East Santa Clara, Twentieth Street, "C Street" (now North Santiago Street), North Bush Street and North Main Avenue, the only streets in the area at the time. The vast majority of the residents were ranchers. By 1911, the number of households had increased to about thirty, and Edgewood Road and Valencia Street had been partially laid out, but most residents continued to list "rancher" or "fruit grower" as their occupation in the city directories. This pattern of land use was evident on the 1912 plat map of the City, which illustrated two small, Craftsman era subdivisions along Bush north of Santa Clara and on Valencia and Poinsettia south of Twentieth Street, with the remaining area divided into larger, agricultural parcels held by approximately forty landowners.

While the area east of Santiago Street was not subdivided until after the mid-1920s, most of the present day streets west of Santiago had been laid out when the City was mapped in 1923. Ranching continued to be the most prevalent occupation in the neighborhood, but increasing numbers of professionals, small business owners, merchants, and people in service professions such as painters, electricians, and carpenters made their homes in the western half of the neighborhood during the 1920s and 1930s. The area also attracted several city and county officials, including the City Attorney (Z. B. West, Jr., 321 East Santa Clara Avenue), County Supervisor, First District (C. H. Chapman, 2315 North Santiago Street), County Surveyor (E. H. Irwin, 2407 North Santiago Street), and County Auditor (William C. Jerome, 2422 Poinsettia Street). By April 1942, when the Sanborn Company first mapped the western half of the area, most of the lots had been improved with single-family homes, many in the revival styles popular during the 1920s and 1930s. Subsequent development of the eastern half of the neighborhood and infill construction in the western half displayed the simplified ranch style that emerged following World War II.

The M. Jackson House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of an Tudor Revival-style residence in Santa Ana. Located in Park Santaiaigo, the house cost \$3,000 to build in 1928. The recommended categorization is "Contributive" because it is a good example of the Tudor Revival style and contributes to the historical and architectural character of the neighborhood (Santa Ana Municipal Code, Section 30-2.3). Character-defining features of the M. Jackson House include, but may not be limited to: L-shaped plan; asymmetrical primary façade at the east; complex roof with hipped and high-pitched gabled elements; minimal roof overhang with boxed eaves; moderately rough stucco siding; brick external chimney; full-height, multi-pane, wood-sash windows; tripartite focal window with central fixed pane and flanking multi-pane wood sashes; recessed, diamond-glazed located adjacent to the front entrance and to the focal window; gables with wood-plank siding; main entrance set within in a small gable and accessible by two curved concrete steps; detached garage; and front yard lawn with landscaping including mature trees and shrubs.

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

_____. 1930 United States Federal Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2002.

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_____. *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.*

City of Santa Ana Building Permits

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. Overview of front (east) and secondary (north) façades, showing complex hip-and-gable roof form and full-height window, facing southwest.



Figure 3. At the front (east) façade, the solid wood front door is set into a small gabled projection and accessed via round podium steps; a full-height, multi-pane window faces the porch from the south façade, facing northwest.



Figure 4. At the front (east) façade, the tripartite focal window consists of a central fixed wood sash flanked by operable multi-pane, wood-sash windows, facing west.



Figure 5. At the front (east) façade, immediately left of the focal window, two diamond-glazed leaded windows are recessed into a front-gabled projection, facing northwest.

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Figure 6. On the south façade, representative full-height, multi-pane, wood-sash windows face the front yard, facing northeast.



Figure 7. Overview of rear (west) façade, featuring Mid-Century Modern-style addition, facing east.



Figure 8. The detached garage is located southwest of the residence. At the front (east) façade, a board-and-batten swing-up garage door opens toward the driveway, facing west.



Figure 9. The north façade of the grage features a grid of fixed-pane windows and steel casement windows, in addition to French and standard entry doors, facing southeast.