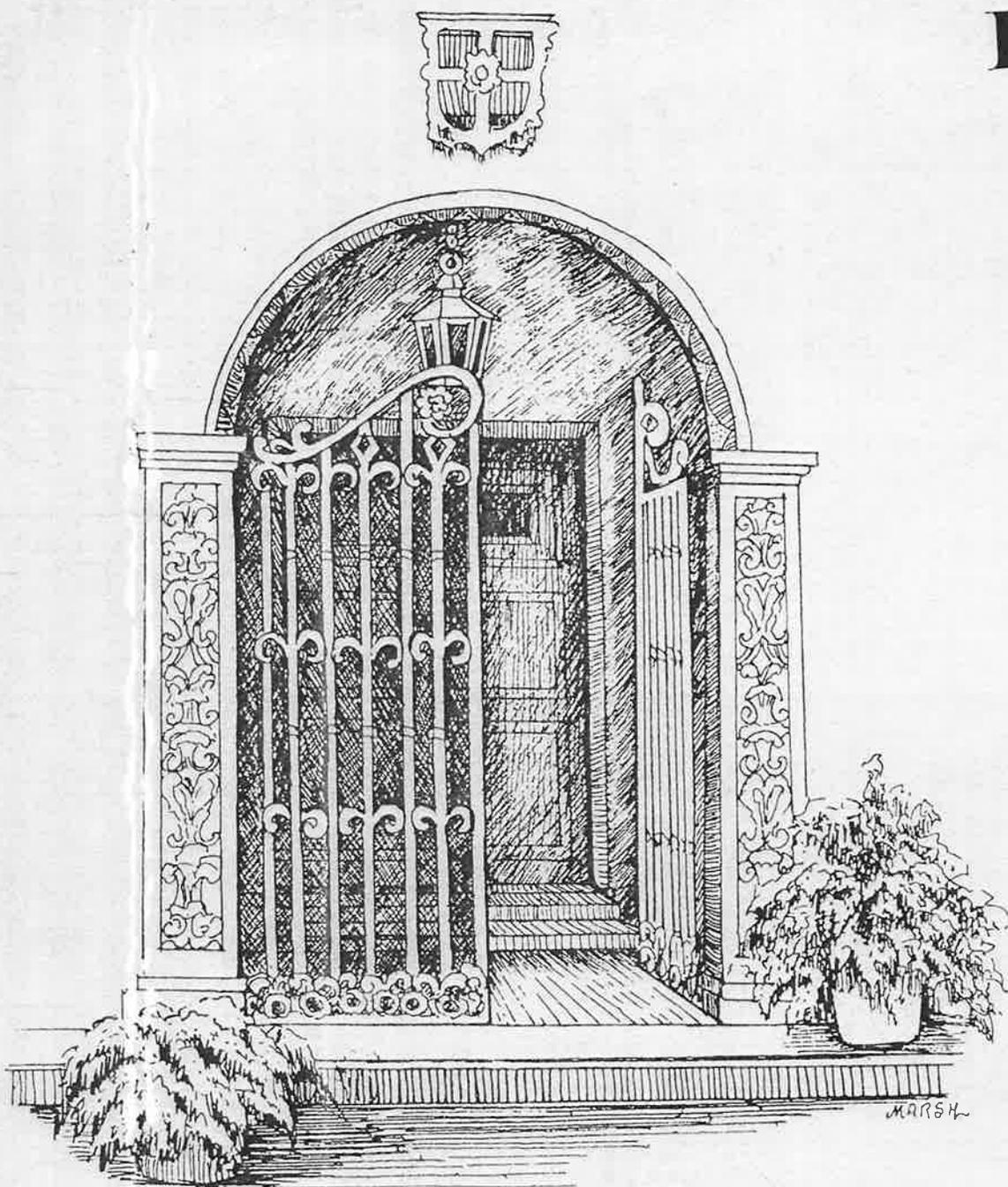


PLACENTIA HISTORIC RESOURCES SURVEY

THE
DOORWAY
TO THE
CITY'S RICH
HISTORIC PAST





WELCOME!

OPEN THE DOOR TO PLACENTIA'S UNIQUE HISTORICAL PAST.
TAKE A SUNDAY DRIVE AND LOOK AT THE BUILDINGS THAT
REMINDE US OF THE CITY'S PIONEERS.



PLACENTIA HISTORIC RESOURCES SURVEY

THE DOORWAY TO THE CITY'S
RICH HISTORIC PAST

By
DIANN MARSH
FOR THE CITY OF PLACENTIA

1989



TABLE OF CONTENTS

Forward.....	i
Dedication.....	iii
Growing Up in Placentia.....	1
Volunteers	3
Survey Methodology	4
Placentia Historical Time Line.....	6
Placentia Townsite Historic District.....	9
Primrose-Orange Grove Historic District.....	19
La Jolla Historic District.....	27
Richfield-Atwood Historic District.....	31
Placentia Packing House Historic District.....	35
Historic Buildings Not in a District.....	39
Conclusion.....	53
Bibliography.....	55

HISTORICAL MYSTERY SESSION

One of the most delightful and successful study sessions was the evening spent with approximately forty of Placentia's long-time residents. Slides of historic buildings were shown and the audience soon came alive with recollections of "how it really was" in Placentia in years past. Those attending were able to provide much valuable information and the session was taped for later use. Sheets of paper with photos of the buildings were displayed on large tables. Guests were invited to write any recollections they had of specific buildings beside the photographs. Most stayed for refreshments and a chance to talk to old friends.

COMMITTEE REVIEW

The Historical Committee spent several sessions reviewing the completed state forms and rating the buildings into categories. The findings included the formation of five historic districts:

The Placentia Townsite Historic District covered the area of the townsite founded in 1910 and bounded by Alta, Murray, West Chapman, and Crowther Avenues. The prime settlement period was 1910 to 1925.

The Primrose-Orange Grove Historic District highlights Placentia's residential development during the 1920's, 30's and 40's. Many of the city's prominent citizens settled in this neighborhood during those years.

The La Jolla Historic District, located between Orangethorpe and La Jolla Streets and to the west of South Melrose Street, and settled in the late 1920's, is still a recognizable community.

The Richfield-Atwood Historic District highlights two important communities at the east end of the city. Richfield, founded in 1888 is to the north of Orangethorpe, and Atwood, settled in 1924, is to the south.

Six buildings are included in the Placentia Packing House Historic District. It runs between the railroad tracks and Crowther Avenue and is connected with the very important citrus industry that was the foundation of the area's prosperous citrus economy which lasted from 1905 to 1960.

In addition, individual buildings were reviewed by committee members and each was given a rating based on its architectural and historical importance.

PLACENTIA'S HISTORIC DISTRICTS

Historic Districts are geographically defined areas which possess a common theme period, architectural style, or other area of significance. The survey team discovered five historic districts in Placentia. All are listed as local historical districts in the survey report. Three of the districts show potential for qualifying as National Register of Historic Places historic districts. This process would require the filing of an application with the State Office of Historic Places. The local districts are explained in the text. Each has a special significance and theme.

PLACENTIA TOWNSITE HISTORIC DISTRICT: In 1910 A group of ranchers worked together to bring the railroad through Placentia. That same year the townsite was laid out and the first lots were sold. Brick buildings began to appear along Santa Fe Street. Craftsman and California Bungalows were being built in the north two-thirds. The new citrus packing houses were located along the southern border.

PLACENTIA PACKINGHOUSE HISTORIC DISTRICT: The citrus industry produced most of the wealth that financed the development of Placentia from the 1880's through the early 1920's. There are five packinghouses and a fruit exchange building still existing along the railroad tracks.

PRIMROSE-ORANGE GROVE HISTORIC DISTRICT: Subdivided in 1924 by Rev. Charles Fuller, who was to become a nationally-known radio evangelist, this small tract contains a variety of architectural styles. Many of Placentia's most important merchants and professional persons purchased lots and built homes here.

LA JOLLA HISTORIC DISTRICT: La Jolla was settled in the mid-to-late 1920's when J. K. Norstrom and G. H. Nichols sold lots to individual families, most of whom had Hispanic surnames. The new owners built bungalows and most settled down to stay for several years.

RICHFIELD-ATWOOD HISTORIC DISTRICT: Richfield, founded in 1887, by J. W. Shanklin, once had over 90 families. Only a few houses remain at the site, located to the north of Orangethorpe. Atwood, to the south of that street, was subdivided in 1924 and consisted of single-story bungalows.

Copyright 1989 © by the City of Placentia. All rights reserved.
No part of this book may be reproduced in any form without the
written permission of the City of Placentia or its designated
representatives

FORWARD

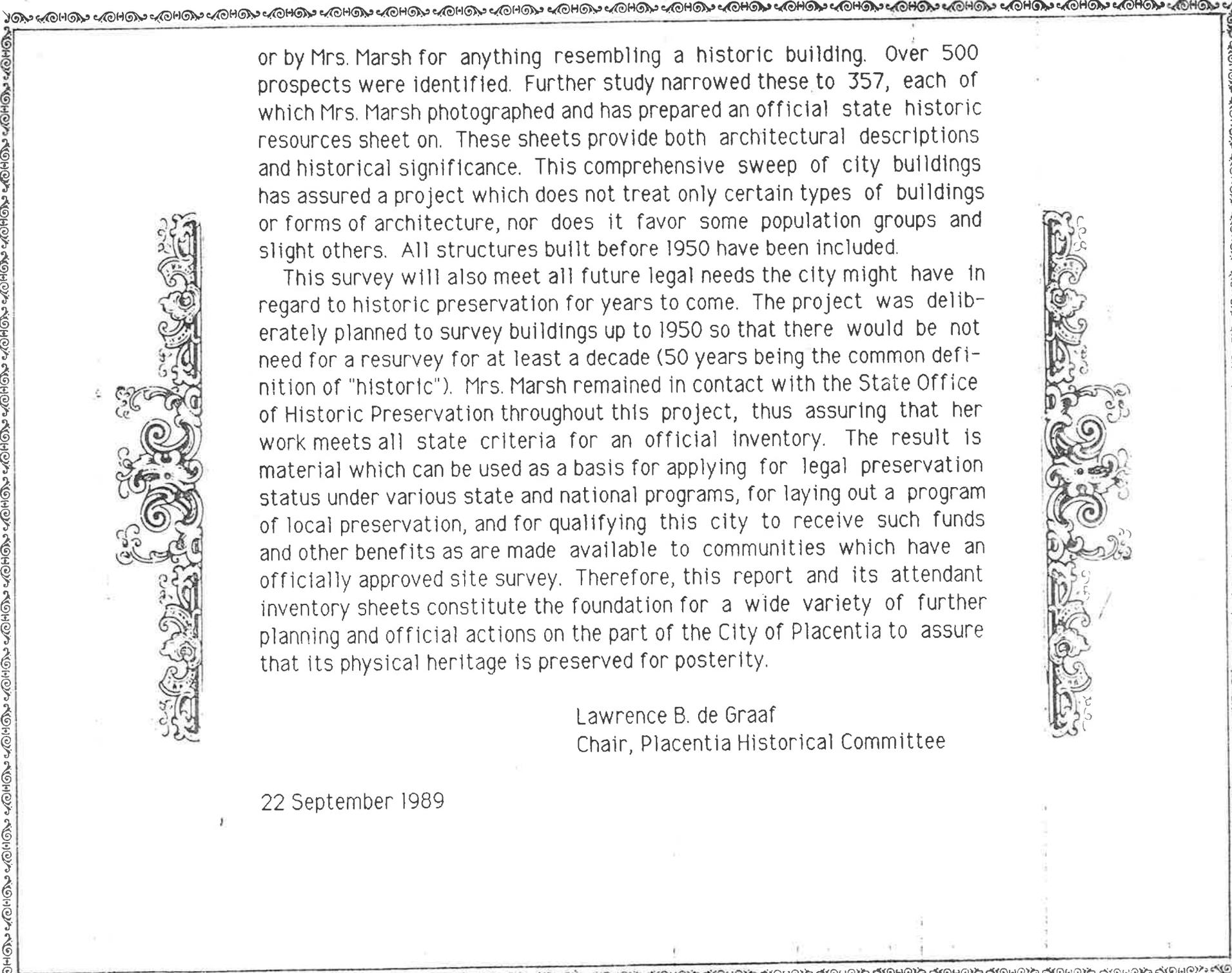


Preserving the tangible history of a community is a vital part of maintaining the civic health of a locality. The homes, offices, and industrial sites of past generations afford the lasting monuments to generations before, who built and maintained an area, and preserving representative samples of these structures is the most direct way a town can honor their contributions. Historic sites and structures also can provide an educational resource by which successive generations can obtain a sense of what life was like in earlier periods and thus better understand their own lives and environment. Finally, historic structures are aesthetically attractive, reflecting nostalgic memories to long-time residents and a distinctive charm to tourists and newcomers. To assure the preservation of significant and authentic structures, a systematic preservation program has been established. Its key dynamic is community-level action. Its essential beginning step is a comprehensive survey of all historic sites and structures. With the completion of this historic resources inventory Placentia has taken its first step and is in a position to secure lasting benefits from further preservation efforts.

This project has long been on the minds of many of Placentia's leaders and residents. In 1975, a volunteer intern recorded the history of 20 structures belonging to prominent old families. The Mayor's Historical Task Force report in 1986 made a survey of historical structures its first recommendation, and the long-range plan developed by the Placentia Historical Committee, which was formed as a result of that task force echoed this priority. In 1988, the City Council voted funds to hire a professional preservation consultant to work in conjunction with the Historical Committee and other volunteers to carry out a comprehensive historic site survey. Mrs. Diann Marsh was selected as that consultant, and this report culminates her work on the site survey.

This survey has taken longer than was anticipated; it has covered many more structures than the committee thought Placentia had; it has turned out to be an excellent work in all respects. First, it has been very comprehensive. Every block of the city has been canvassed either by volunteers





or by Mrs. Marsh for anything resembling a historic building. Over 500 prospects were identified. Further study narrowed these to 357, each of which Mrs. Marsh photographed and has prepared an official state historic resources sheet on. These sheets provide both architectural descriptions and historical significance. This comprehensive sweep of city buildings has assured a project which does not treat only certain types of buildings or forms of architecture, nor does it favor some population groups and slight others. All structures built before 1950 have been included.

This survey will also meet all future legal needs the city might have in regard to historic preservation for years to come. The project was deliberately planned to survey buildings up to 1950 so that there would be not need for a resurvey for at least a decade (50 years being the common definition of "historic"). Mrs. Marsh remained in contact with the State Office of Historic Preservation throughout this project, thus assuring that her work meets all state criteria for an official inventory. The result is material which can be used as a basis for applying for legal preservation status under various state and national programs, for laying out a program of local preservation, and for qualifying this city to receive such funds and other benefits as are made available to communities which have an officially approved site survey. Therefore, this report and its attendant inventory sheets constitute the foundation for a wide variety of further planning and official actions on the part of the City of Placentia to assure that its physical heritage is preserved for posterity.

Lawrence B. de Graaf
Chair, Placentia Historical Committee

22 September 1989

DEDICATION:

This book is dedicated to those who have worked in the past and those who will continue to work in the future to preserve Placentia's unique history:

George G. Key--George has not only written a very valuable book about Placentia's old families and the history of the city, but has also created a museum of north Orange County memorabilia. His memory garden, now part of Key Ranch Historical Park, reminds us of the importance of returning to our basic beliefs.

Virginia Carpenter--Virginia, who worked at the Placentia Library for many years, has researched and written a detailed and comprehensive book about the city's history. She wrote about the people who kept the city in running order: the postmasters, the store owners, the newspaper editors, and the people who lived up the block.

The Placentia Historical Committee and Staff-- this dedicated group of people has displayed a sensitivity and awareness concerning the city's unique history. In the future it will make a noticable difference in the preservation of Placentia's past.



PUBLIC
PLACENTIA LIBRARY



OLD PLACENTIA PUBLIC LIBRARY
Now called the Edwin T. Powell Building
143 South Bradford Avenue

GROWING UP IN PLACENTIA

The first big Placentia event I clearly remember was the school fire of 1934. We were living at 601 North Bradford Avenue then and we only had to cross the street to see the smoke and flames.

At that time the orange groves were only two houses away, to the north, and one of my good friends lived in the ranch house which is now St. Joseph's parsonage.

The next few years I watched the first buildings of Valencia School go up, was pleased that the swimming pool was built and opened, saw the cornerstone laid for the auditorium, and remember summers spent downtown watching boys older than I working at the packing houses, unloading picked fruit and loading box cars. A big steam engine would come and "switch" cars and form a train. I loved the sound of the train.

At night it was quiet and the steady chug of pumping oil well would be broken by the sound of coyotes. On the first warm days the air was sweet with orange blossoms.

The flood was in 1938. I went with my dad as we looked at the destroyed Yorba bridge, the line of oranges left by the water along the top of the railroad tracks next to Orangethorpe, and the houses, occupied in some cases by school mates, which had been flooded or moved by the water. I knew that 11 people had been drowned near the La Jolla School and that the Principal, Chet Whitten, had saved many lives. I volunteered to sweep and work in the emergency headquarters which was set up next door to our newspaper office on Bradford Avenue.

My eighth grade year was in one of the new buildings I had watched them build. It is just south of the auditorium, the planting out front is from the old school and that building now houses the English Department of Valencia High School.

I thoroughly enjoyed my four years at Valencia. Most of my friends were involved in the orange industry. It was not a large school then so all of us participated to the fullest.

Those early day Placentians, many still alive when I was young, were

true pioneers. First they had to find a place, then water, then a product. I remember being present in 1934 when a ceremony was held marking the first commercial orange grove, located on Placentia Avenue, and meeting Mr. Gilman who had planted the trees.

Placentia changed in the 1960's and I saw all that as well. Many of the people who came were those who sold themselves on driving 10 miles more and paying \$10,000 less for a new home.

They made some choices we are enjoying today. They decided to pay a little more tax and have a little less growth. They voted for schools and parks and invested in the future.

I figure that reading about El Dorado's success in baseball, watching my own high school play in championship games is the pay-off for that investment. Seeing Janet Evans win in the Olympics was just icing on the cake. That a long-time friend and fellow West Atwood Yacht Club member is her father is nice also.

Walking into the Key House grounds is, for me, a time warp. I got the same feeling at the Cal State Arboretum. I grew up visiting places like that. We can't go back, but we can remember.

History is important. I was active in groups which were involved in preserving the Yorba Cemetery, the Old County Courthouse, and the George Key House. I supported the preservation of the A. S. Bradford House.

This report, a gathering of material about Placentia in response to a request from the Placentia Historical Committee by City Council will be invaluable for our next generation.

Many of us can remember the orange groves, the sounds and the sights of a different time and place. These pictures and works may be the only connection for those who will live here in the next century, a mere ten years in the future.

We can't go home again but we can visit, if we preserve carefully, mark certain spots, save certain artifacts, and make our investment in the future by such means as this.

Cecil F. Rospaw
Placentia Historical Committee

VOLUNTEERS

In the fall of 1988, the Placentia Historical Committee made plans to conduct a historic resources survey of the entire city of Placentia. The Committee decided that it would like to take an active part in the survey process. Members of the committee, several interested citizens, and students from Cal State Fullerton worked together to produce a detailed comprehensive survey. The volunteer method of conducting a historic survey is preferable over having the survey conducted by a consultant only. The volunteers get to see the historic resources of the community first hand, learn about local architectural styles, polish their historic research skills, and take an active part in determining which properties are significant. The following persons were very helpful in accomplishing the goals of the survey:

Larry de Graaf	Pat Jertberg	Marie Schmidt
April Octavian	Elvia Torres	Cecil Rospaw
Karen Aunis	Karen Nebeker	Joan Clark
Robert Carlson	Deborah Deeble	Timothy Nagle
Gretchen Snyder	Gloria Villareal	William Myers
Laura Turner	David Cox	Alice Gardner
Gwendolyn Pickens	Judy Haas	

The survey team wishes to thank the City of Placentia for providing meeting rooms when needed and for the guidance of Mr. John Slota who serves as staff to the Placentia Historical Committee.



SURVEY METHODOLOGY

WINDSHIELD SURVEY:

The survey team drove the streets of the city, making a preliminary list of all properties built before 1950. The information recorded included an address, an architectural style, approximate date of construction, degree of alterations, and a preliminary rating as to the building's significance. To the team's surprise, there were more than 500 pre-1950 buildings in the city. Of those, 357 were considered significant enough to photograph and record. The others were either too altered or not considered significant. In areas where pre-1950 buildings were grouped together (Primrose, Melrose, North Bradford and Orange Grove Avenues) or where a specific theme was present (La Jolla), the potential for a historic district became evident.

ARCHITECTURAL WORKSHOP

A slide show providing an overview of the most prominent architectural styles in Placentia opened the Saturday architectural workshop. Each participant received a packet of information explaining how to describe a historic building and write an architectural description. Several persons agreed to take four or five buildings to survey. After lunch together at a local restaurant, the group were invited to the historic Basten House to practice their architectural writing skills.

HISTORICAL WORKSHOP

In February the Historical Committee and Dr. de Graaf's class from Cal State Fullerton met in City Council Chambers to discuss the methodology of recording the history of each building to be studied. Virginia Carpenter, historian, was the guest speaker. Diann Marsh showed slides of the five Sanborn maps available for Placentia and explained how to write a significance section on a state historic resources form. Several students and committee members agreed to research specific properties and write about their significance.

PLACENTIA HISTORICAL TIME LINE

- 1769 Gaspar de Portola is the first white man to see Orange County lands.
1810 Jose Yorba and Juan Portola granted Rancho Santiago de Santa Ana.
1837 Juan Pacifico Ontiveros granted Rancho San Juan Cajon de Santa Ana by Mexican Governor Alverado.

Early Settlement Period

- 1841 Ontiveros builds an adobe home on his property
1857 Ontiveros sells 1165 acres to Froeling and Hansen, who represented the Los Angeles Vineyard Society. It would become Anaheim.
1863 Ontiveros deeds 3900 acres to his sons Patricio and Juanito
1864 Patricio and Juanito sell their 3900 acres to Augustus Langenberger and Benjamin Dreyfus for \$3480.
1865 Daniel Kraemer buys the 3900 acres, including the adobe, for \$4600.
1869 Will McFadden buys 91 acres and moves his family here.
1872 Several families including the Gilmans, Bastenchurys, Hansens, Tuffrees, Wagners, and Hetebrinks, have settled in the area.
1874 Cajon School District formed and builds school on Orangethorpe.
1875 Southern Pacific Railroad comes to nearby Anaheim.
1875 Cajon Irrigation District formed to bring water from Santa Ana River at Bedrock Canyon.
1878 School District name changed to "Placentia"; school moved to Chapman and Placentia Avenues.
1880 Richard Gilman plants the first commercial Valencia Orange Grove.
1884 Water companies consolidate into Anaheim Union Water Company.
1887 Fullerton founded by George and Edward Amerige

Placentia, a part of Orange County

- 1889 Orange County formed
1890 Albert Bradford buys 25 acres and founds the Tesoro Ranch.
1893 George B. Key buys 20 acres of land for \$2800.
1894 First packing house: The Placentia Orange Growers Association.

- 1894 C. C. Chapman founds the Santa Ysabel Ranch.
- 1894 First Sunday School, with Rev. Toombs as spiritual leader.
- 1896 First Store on corner of school grounds; Hugo Wetzel, owner.
- 1898 First baseball team: Placentia Union League and Pastime Club.
- 1902 Placentia Round Table Club organized.

Placentia Townsite

- 1910 Santa Fe Railroad expands from Fullerton to Richfield.
- 1910 Plat of townsite of Placentia filed by A. S. Bradford and Richard Melrose. The town is directly north of the new railroad tracks.
- 1910 Placentia Mutual Orange Assn. builds first packing house in town.
- 1912 New Bradford School built on 11 acres on North Bradford Avenue.
- 1913 A. S. Bradford organized the Placentia Domestic Water Company.
- 1914 Bradford erects twin water towers at Chapman and Main.
- 1918 Placentia Boy Scouts organized
- 1919 Oil discovered in Placentia (Placentia-Richfield oil field)
- 1919 Placentia Library District organized.
- 1924 Chamber of Commerce organized with A. S. Bradford as president.
- 1926 New Library built on South Bradford Avenue

Placentia Incorporation

- 1926 City of Placentia incorporated on December 2. Harry Easton was the first Mayor and the population was 800.
- 1933 Long Beach earthquake
- 1933 Valencia High School opened in Bradford School buildings.
- 1935 New Valencia High School built after original building burned.
- 1938 Flood kills 15 North Orange County residents.
- 1939 City Hall built on South Bradford Avenue
- 1970 Atwood annexed
- 1972 Placentia wins All-American City award.
- 1974 New Civic Center built.
- 1980 Population 36,088. The packing houses have been closed and the city is in the midst of a building boom.



Before 1910, the residents of Placentia went to Anaheim or Fullerton to shop, conduct business, and go to church. The Placentia School District was the main institution that bound the community together. In mid-1910 that situation began to change when Bradford, Kraemer, Crowther, Hale, and Chapman worked together to form the Townsite of Placentia. The committee's first objective was to bring the railroad to Placentia and build a depot. This was accomplished when Samuel Kraemer sold six acres to the Santa Fe Railroad for the right-of-way and donated the land for the depot. Plans for packing houses and a business center were made, with the depot as the centerpiece. In the summer of 1910, Richard Melrose, the owner of the land to the north of the tracks, filed the plat map for the Townsite of Placentia. The first section filed was bounded on the north by Chapman, on the west by Melrose, on the east by Bradford and on the south by Crowther Avenues. A year later the land between Melrose and Murray Streets was added and Sam Kraemer filed subdivision plans for Alta Street. Business buildings, some of brick and some of frame construction, began to be built along Santa Fe almost as soon as the lots were laid out. Sam Kraemer built the fine Neo-classical brick building on the corner of Bradford and Santa Fe and Albert Bradford built the Placentia National Bank. Placentia's first church was organized on August 4, 1912. Mr. Bradford offered the Presbyterian Church a free lot on the northwest corner of Main and Center. In 1914 the Church of the Nazarene built a wooden church on Melrose Street. Both are still standing.



Placentia Townsite
Historic District

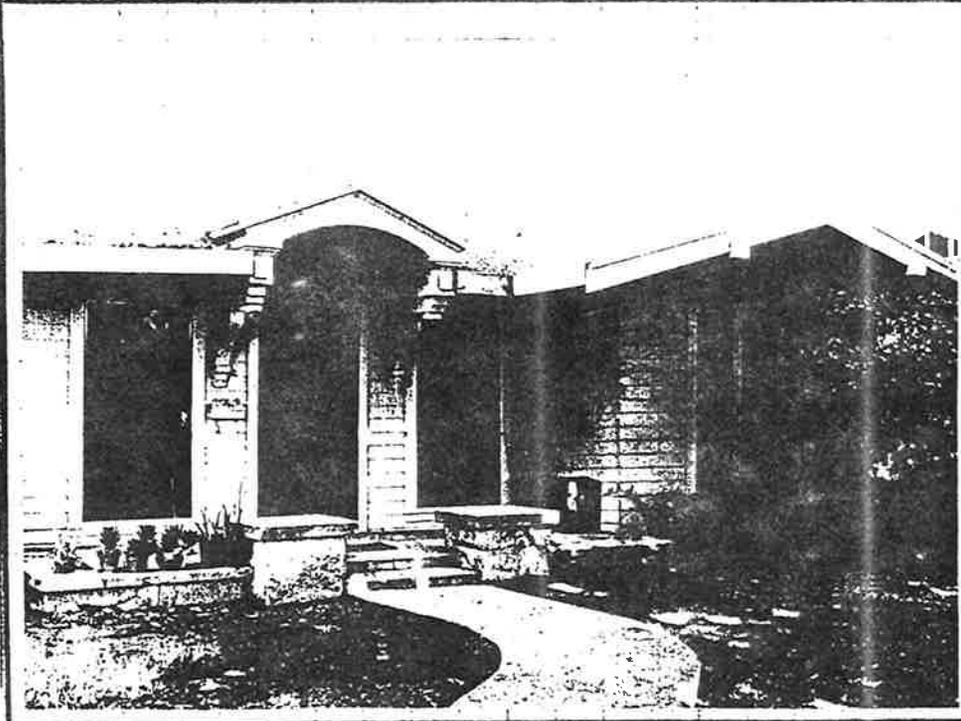
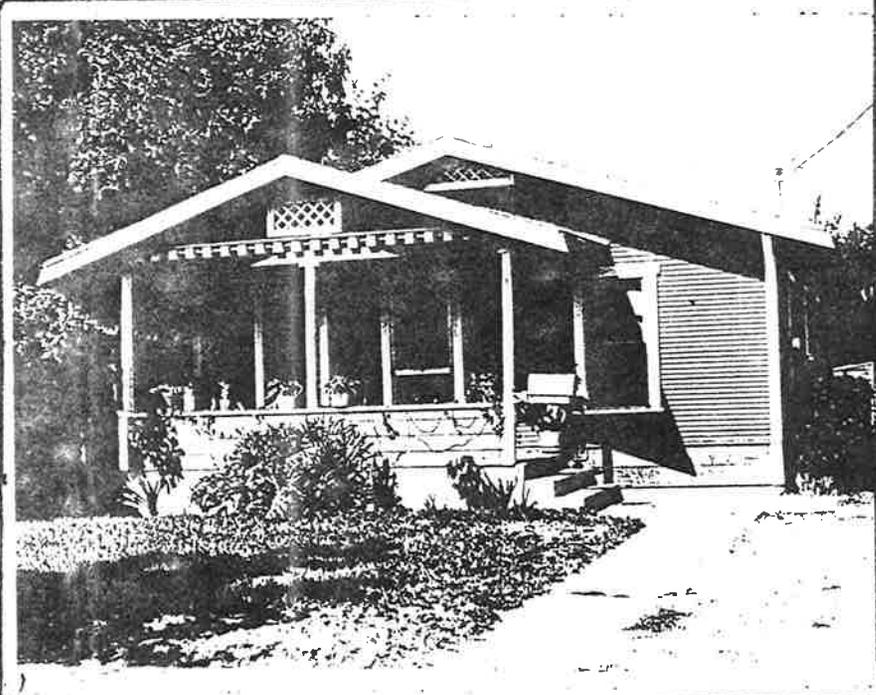
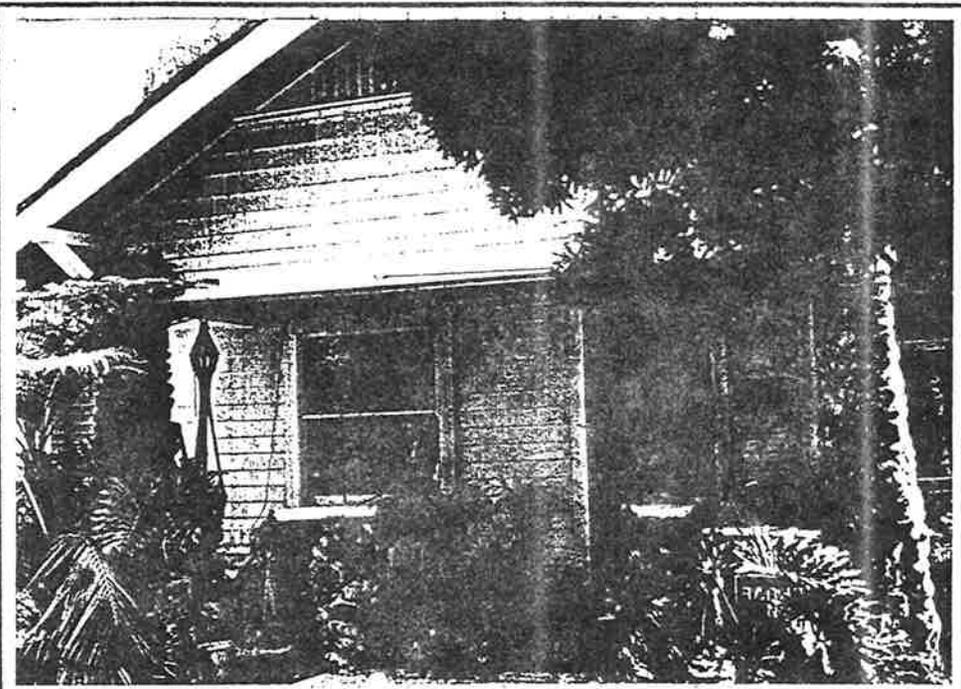
PLACENTIA TOWNSITE HISTORIC DISTRICT



LEGEND: BUILDING CONTRIBUTES TO DISTRICT 
 ELIGIBLE FOR LOCAL REGISTER ONLY ★

California Bungalows

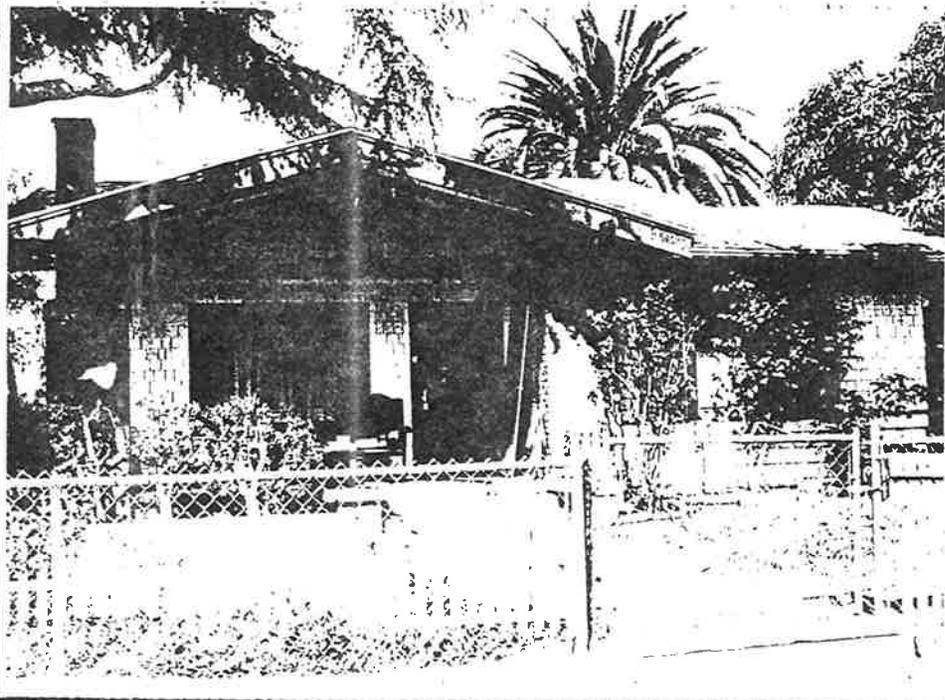
Most of the houses in the Placentia Townsite are single-storied California Bungalows. Some were ordered from kits from such companies as the Redi-Cut Construction Company. Others were built from plans and materials bought through a local lumber company, which often published house plans in the newspaper. The majority of these houses were built between 1911 and 1922. They were built by people who took care of the day-to-day tasks that kept the town functioning. A large contingent worked in the citrus packing houses. In 1919 the oil industry came into its own and crowds of oil workers came to Placentia. Some purchased homes and settled down, while others stayed in the hotels on Santa Fe Avenue.





145 S. Melrose Street Altered ca. 1870's house

The house to the left is a very old house, as can be evidenced by the corner blocks and window trim. There are some 4-over-4 windows in the back that are of an 1870's vintage. This house was moved here in the 1920's and was the home of Erolinda Cota de Yorba, a member of the pioneer Yorba family that came to Orange County in 1810. She died in 1937 and was buried in the Yorba Cemetery.



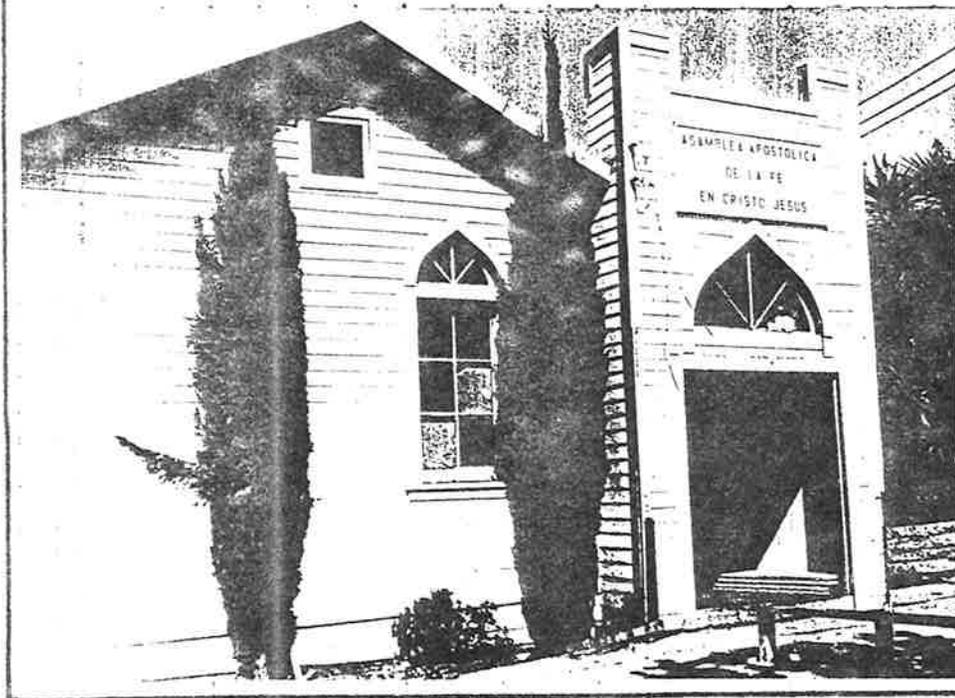
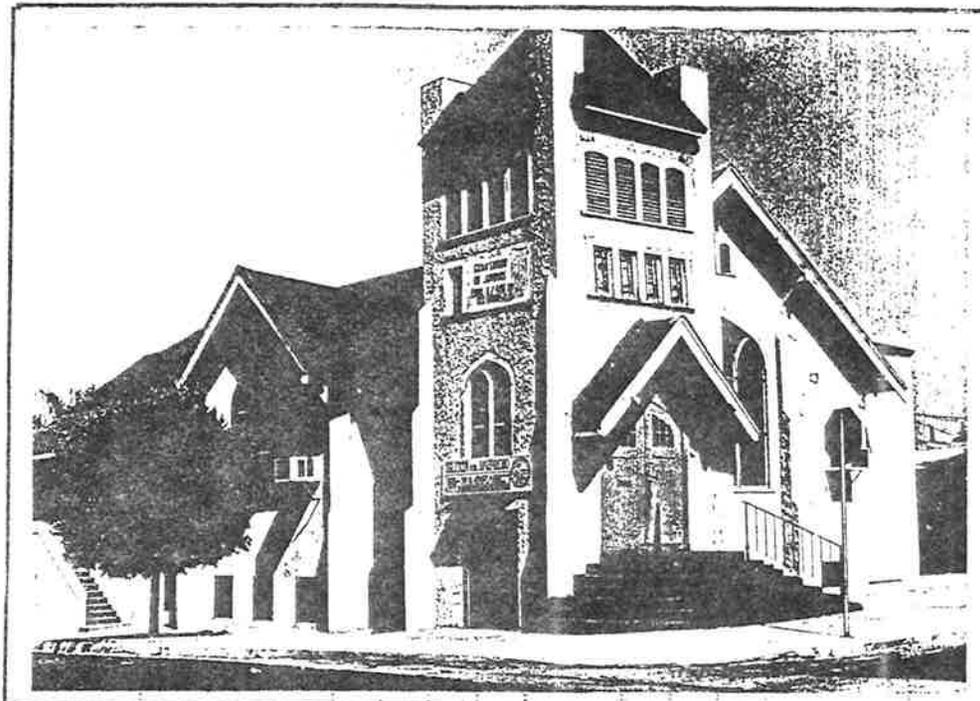
111 South Main St. Craftsman Bungalow

A fine example of a Craftsman Bungalow, the residence in the lower left corner features several Oriental-influenced architectural details. The strong angular structural members in the gable face of the porch, the heavy posts and brick pillars supporting the roof, and the beamed porch ceiling are all elements of the style. The wide Craftsman front door is accented with three square and two tall vertical panes of beveled glass. Wood shingles cover the exterior. The use of red brick was common during the Craftsman era, adding a dash of dramatic color to the earth tones that were in favor. Fred and Nellie Cline were the owners of this house in 1923. Nellie served as City Clerk and Tax Assessor. She was also in real estate. She served as President of the Native Daughters of the Golden West and chairman of the Landmarks Committee in the 1930's. Fred came to Placentia in 1910 as the manager of the Olmstead Lumber Co., and held a variety of jobs through the years.

OLD PLACENTIA PRESBYTERIAN CHURCH

143 S. Main Street

A large square tower, topped with projecting piers and hipped roof, dominates the exterior of the Old Presbyterian Church. Constructed in 1913, this was the first church built in Placentia. On August 4, 1912, the Presbyterian Church was organized here. Prior to the establishment of this church, the families went to Fullerton and Anaheim to attend church. The church bought the old schoolhouse that sat on the corner of Chapman and Placentia, using the materials to build the new church and manse. The first pastor was the Rev. William E. Stone. The Key family did much to establish the church. Ole Christensen was appointed as the building superintendent. The church now belongs to the Western Latin Church.

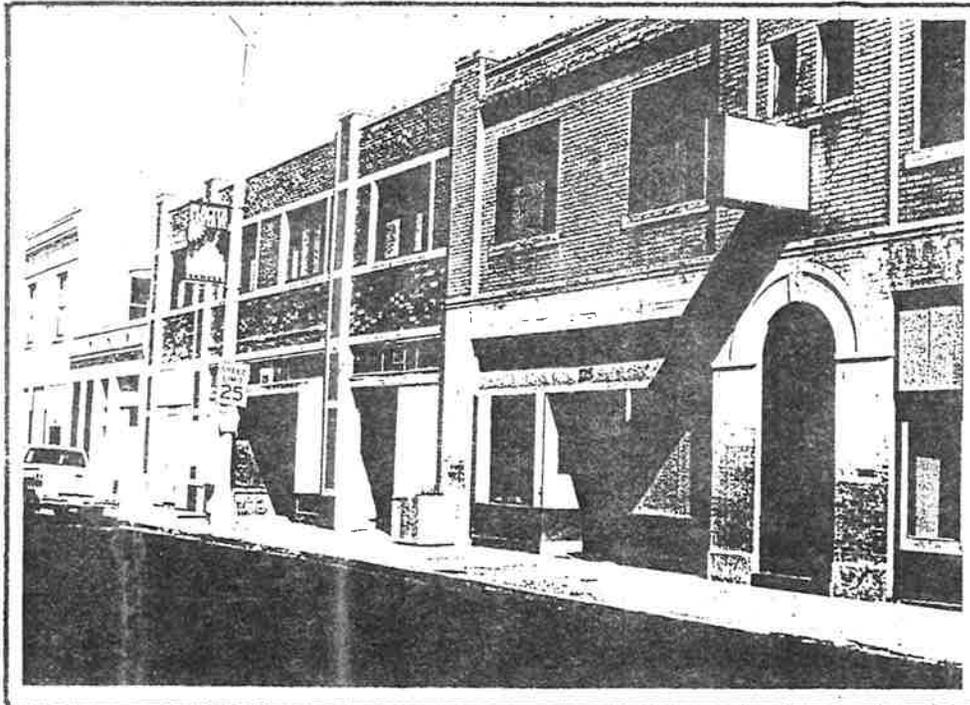
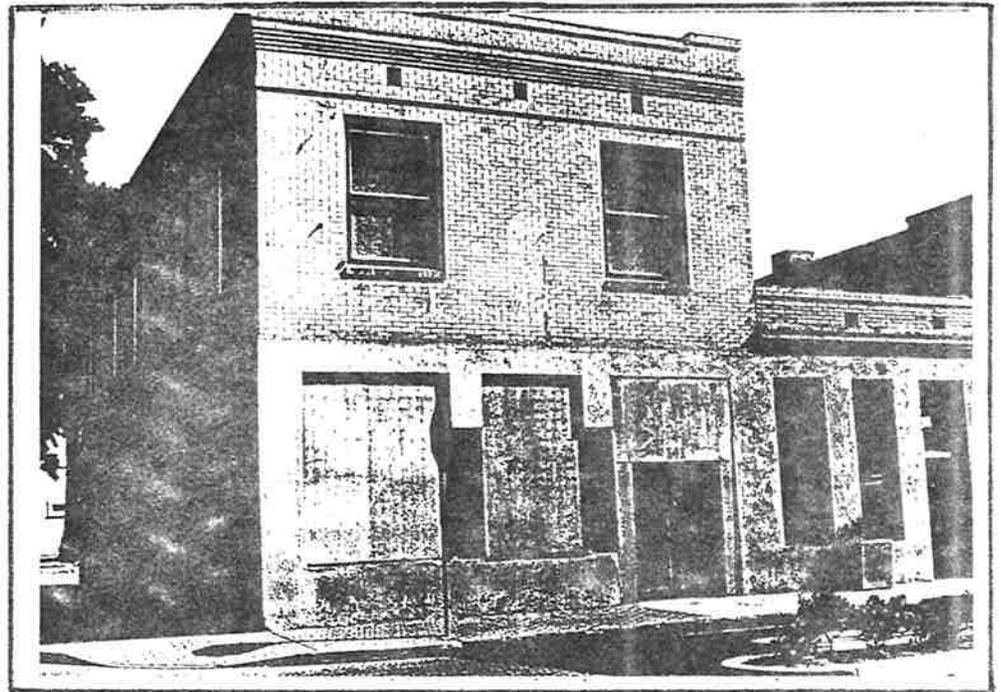


CHURCH OF THE NAZARENE 125 S. Melrose St.

The Church of the Nazarene was organized in 1912 under the leadership of the Reverend James Elliott. Church services were held in a rented hall. A tent meeting, held on this lot in 1915, brought several new converts. The congregation of twenty members decided it was time to build a church. Rev. Frank Hill was the first pastor to serve in the new building. By 1919 there were 41 members in the congregation. In 1924 the building was enlarged and a basement dug to accommodate a Sunday School. The membership organized Nazarene churches in Anaheim and Fullerton and raised thousands of dollars for missionary work.

PLACENTIA NATIONAL BANK
141 West Santa Fe Avenue

A. S. Bradford started this two-story brick building immediately after the Placentia Townsite ceremony in the fall of 1910. It was built to house the new Placentia National Bank on the first floor and a lodge hall upstairs. Bradford was President; Atillio Pierotti, C. C. Chapman, and William Crowther were Directors. In 1926 the Placentia National Bank closed its doors and the manager, John Scott, resigned. In 1930, the Bank of Italy, which became the Bank of America in later years, occupied the first floor. In spite of the boards on the windows, the building has not been significantly altered.



MARJIE BUILDING 121-25 West Santa Fe Ave.

This was the first brick building finished in the townsite. In 1910 Bendix Baker built the two-story hotel and retail building, naming it the Marjie Building. It was completed a few months before the Placentia National Bank building on the corner, so the bank opened its doors in the Marjie Building until its headquarters were finished. The second floor was first called the Hotel Baker and contained 33 rooms. In the 1930's, after the original Placentia Hotel burned, this hotel was called by that name. An important local grocery company, The People's Store, was located in one-half of the building. Placentia's first telephone exchange was established in this building in November of 1913.

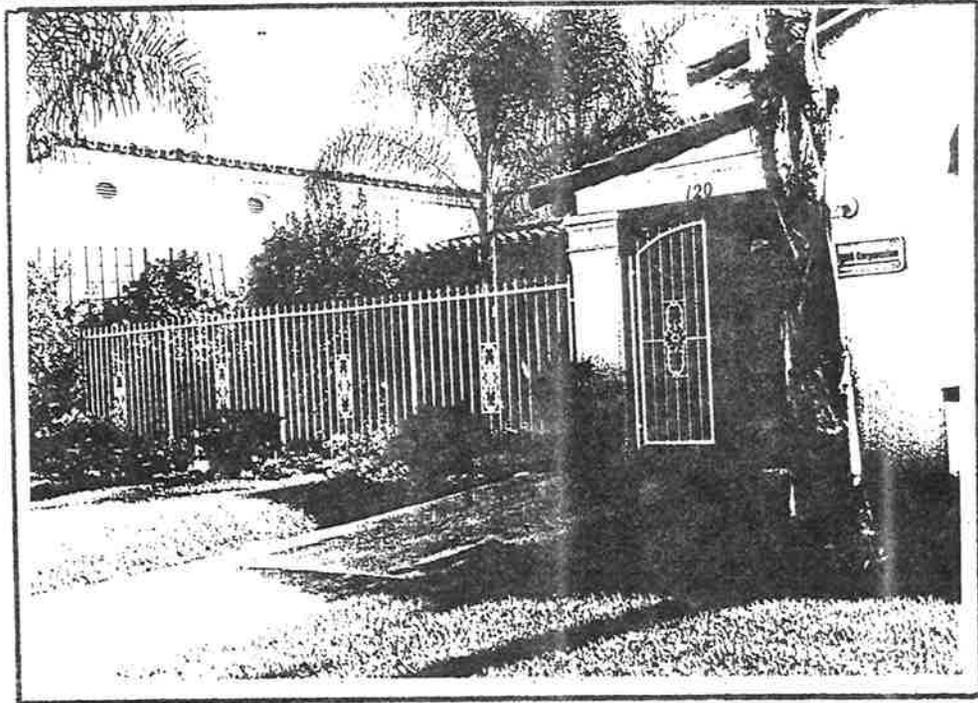


THE OLD PLACENTIA LIBRARY 143 S. Bradford Ave.

The dedication of the Placentia Public Library, which took place on March 7, 1927, was cause for celebration for the whole community. Milton Ferguson, the State Librarian, was the main speaker. Dr. Manshardt gave the invocation. Carleton Monroe Winslow, the architect, also designed the Los Angeles Library, for which he received worldwide recognition. His use of the Spanish style creates a warm and friendly atmosphere. There are spaces of varying sizes, both functional and artistic. There are french doors leading to the patio behind the children's room. The building, which cost over \$30,000, was used by the residents of Placentia as a library for over 40 years. It is now the Edwin T. Powell Senior Center.

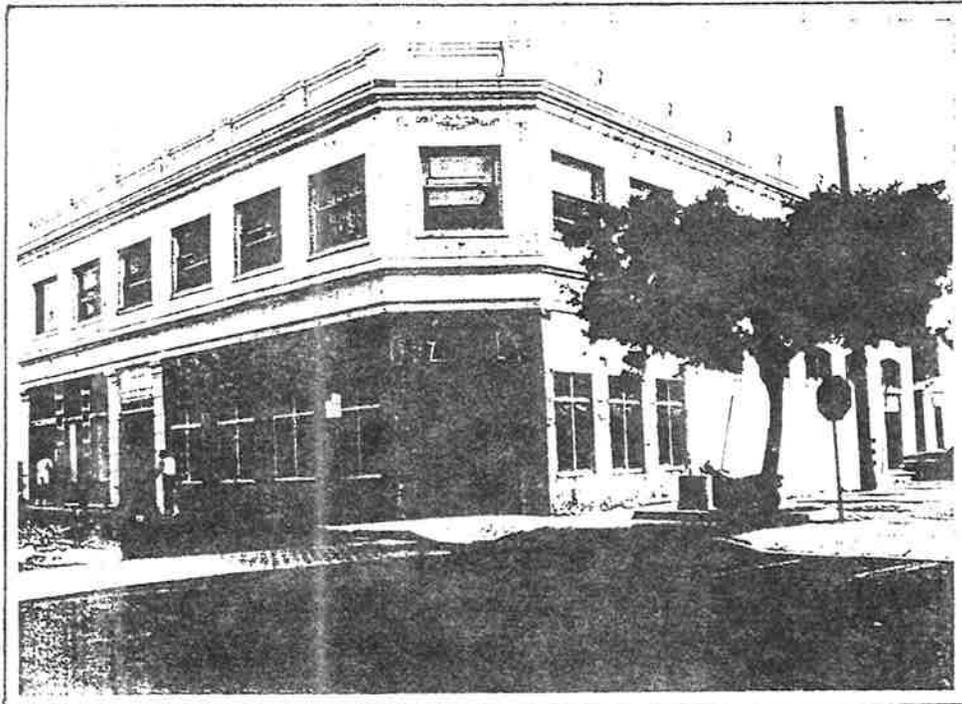
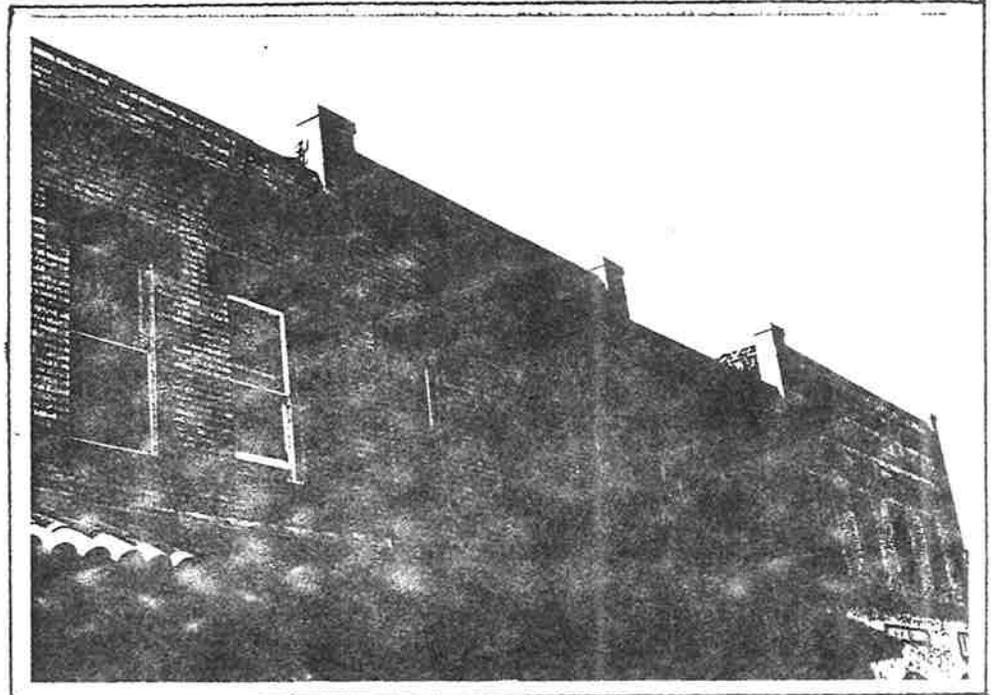
OLD PLACENTIA CITY HALL 120 Bradford Avenue

Built in 1940 by the Works Progress Administration, the Old Placentia City Hall is Spanish Colonial Revival in style. A central courtyard, ringed with an arcade, white stucco exterior walls, heavy square pillars, and a red-clay-tile-clad roof are some of the elements of that style found here. Spanish Colonial architecture was particularly suitable for the center of government of a southern California city. When Placentia was incorporated on December 2, 1926, the first city hall was opened on the second floor of the Placentia National Bank building. In 1939 a bond election was passed. This combination police station, fire station, and city hall cost a little over \$20,000 to build. It served the city well until the new Civic Center was built in 1974.



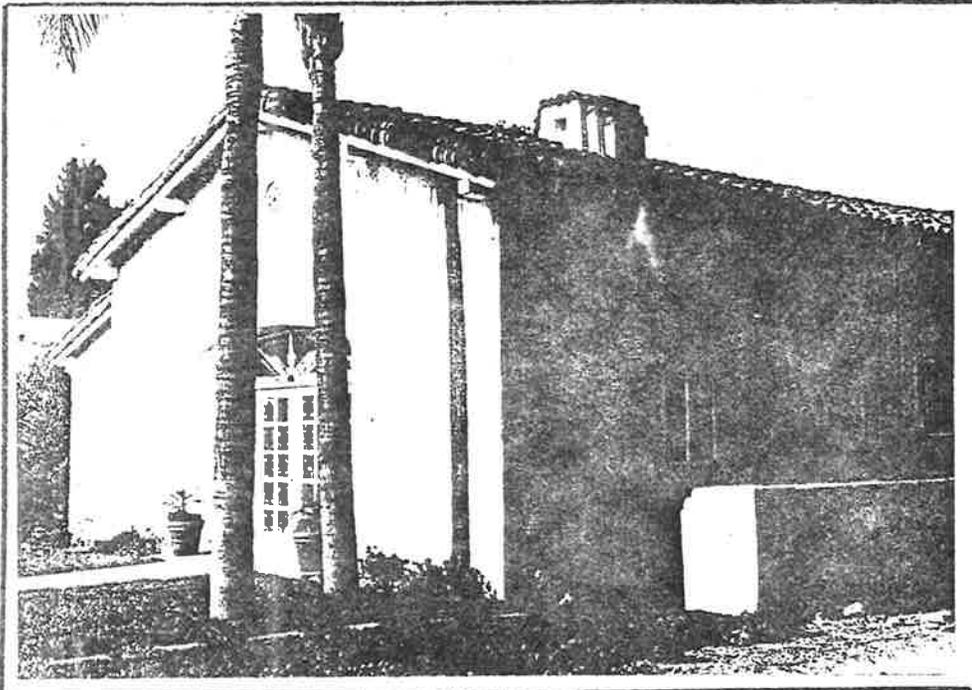
Stradley Building 122-26 W. Santa Fe. Ave.

William Stradley built this two-story brick building in 1912. The first floor contained several shops and the second featured a 37' x 65' hall for public gatherings and a 17' x 65' room that could be rented out. One of the first events held in the Hall was the Volunteer Fire Association benefit dance. Mr. Stradley built several brick buildings in Placentia, but he never lived there. The first floor of the building has now been completely altered, but the second floor appears almost the same as it did in 1912. In later years the Safeway Store was located on this block.



Kraemer Building 240 S. Bradford Avenue

When Samuel Kraemer started construction on this large Neo-classical Revival commercial building in 1912, he promised the town that it would be the "most impressive building in town". Mr. Kraemer was a prominent rancher, developer, landowner, and oilman. This building is made of red brick covered with cream-colored glazed bricks. A parapet of glazed terra cotta piers, banded panels, and cornice molding crowns the top. The main entrance to the second floor is through a recessed entry flanked by classical columns. It cost \$6000 to build. It housed a number of businesses from pool halls to doctor's offices.

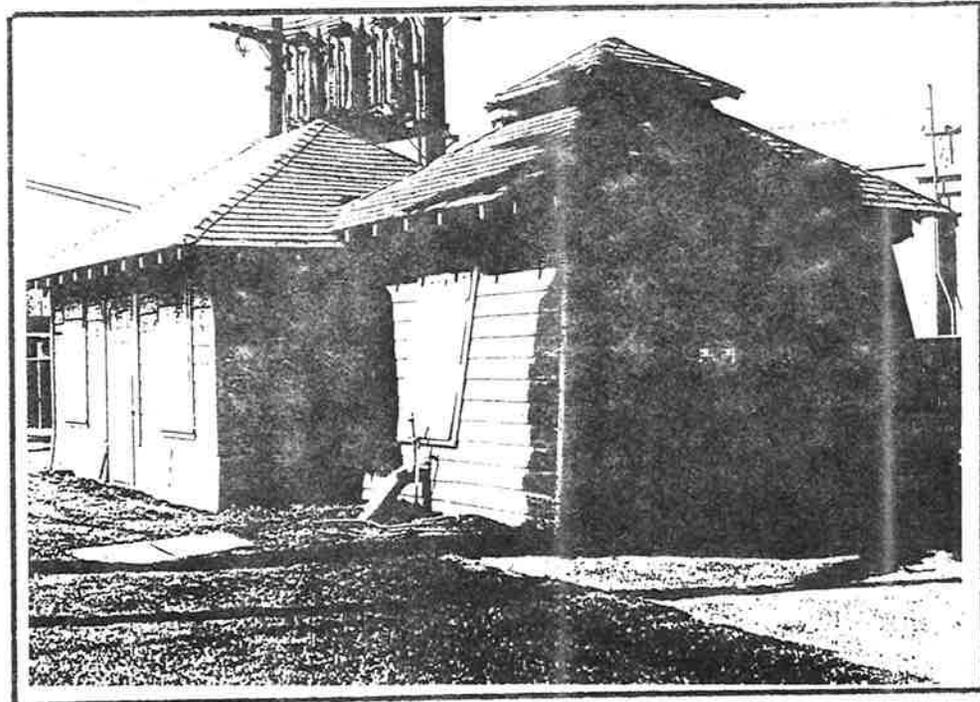


Placentia Telephone Company 125 S. Bradford Ave.

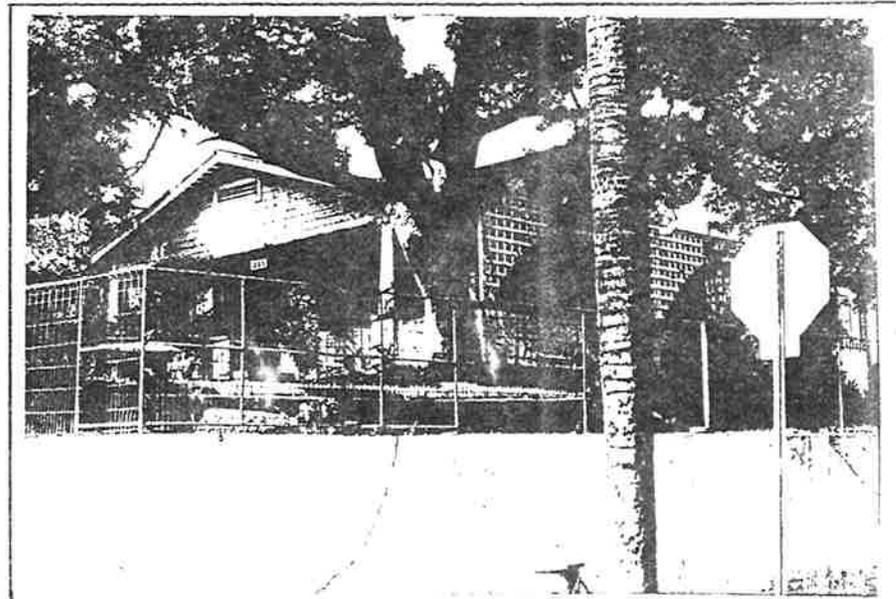
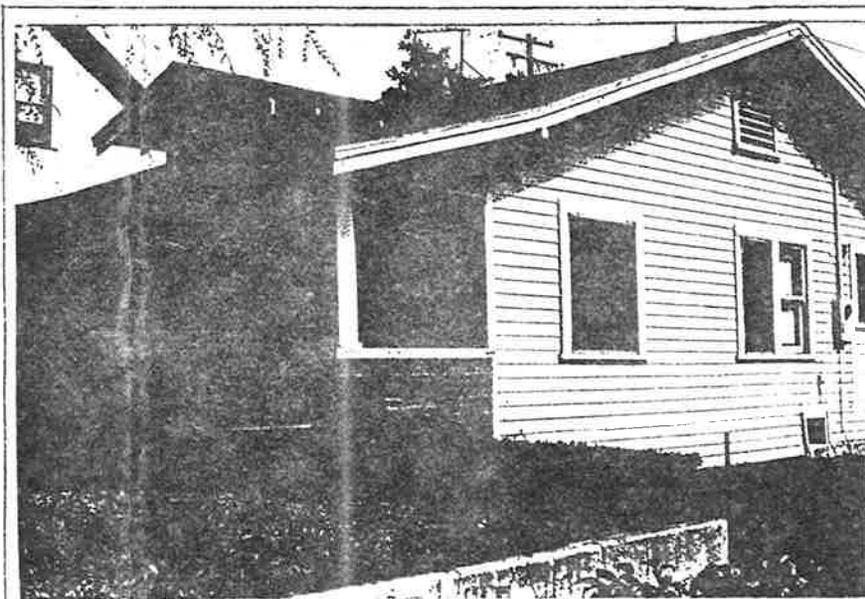
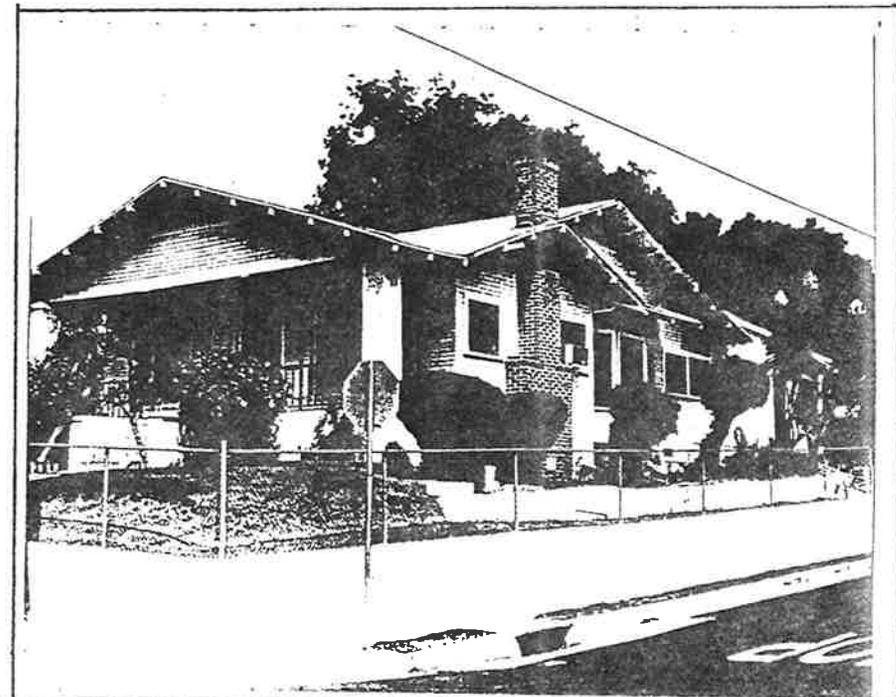
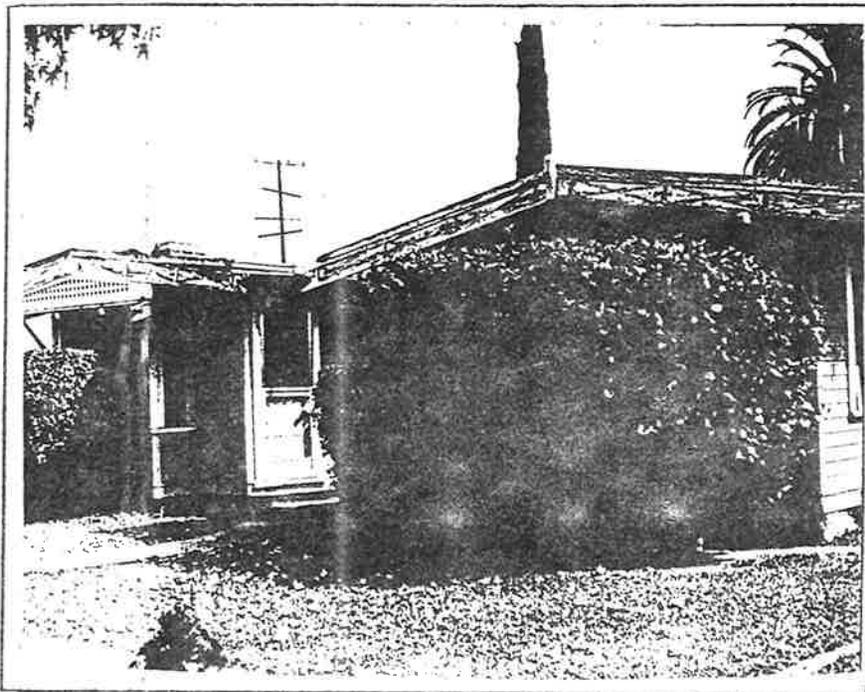
Constructed in 1930, this Spanish Colonial building housed the second telephone exchange in the City of Placentia. It was installed to accommodate the commercial and residential growth that resulted from the Boom of the 1920's, which occurred in North Orange County as a result of the discovery of oil in 1919. The installation of the automatic exchange enabled the telephones in the community to be converted to a rotary dial system. This replaced the older operator-assisted magneto system previously used. Designed by the architect for the Southern California Telephone Company, the Spanish Colonial style was selected to harmonize with the library building.

Water Well building 315 S. Bradford Ave.

This interesting structure, built around 1913, soon after the townsite of Placentia was platted, is believed to be the original supply well of the first water company to supply non-irrigation water service to the City of Placentia. Despite several changes in the ownership of the utility, this building continues to fulfill its original function, thus providing a direct link with the early community. Placentia is quite unusual in Orange County because it is one of only three incorporated cities served by an investor-owned water company. The Townsite and the packing houses along the railroad tracks could not have existed without this system.



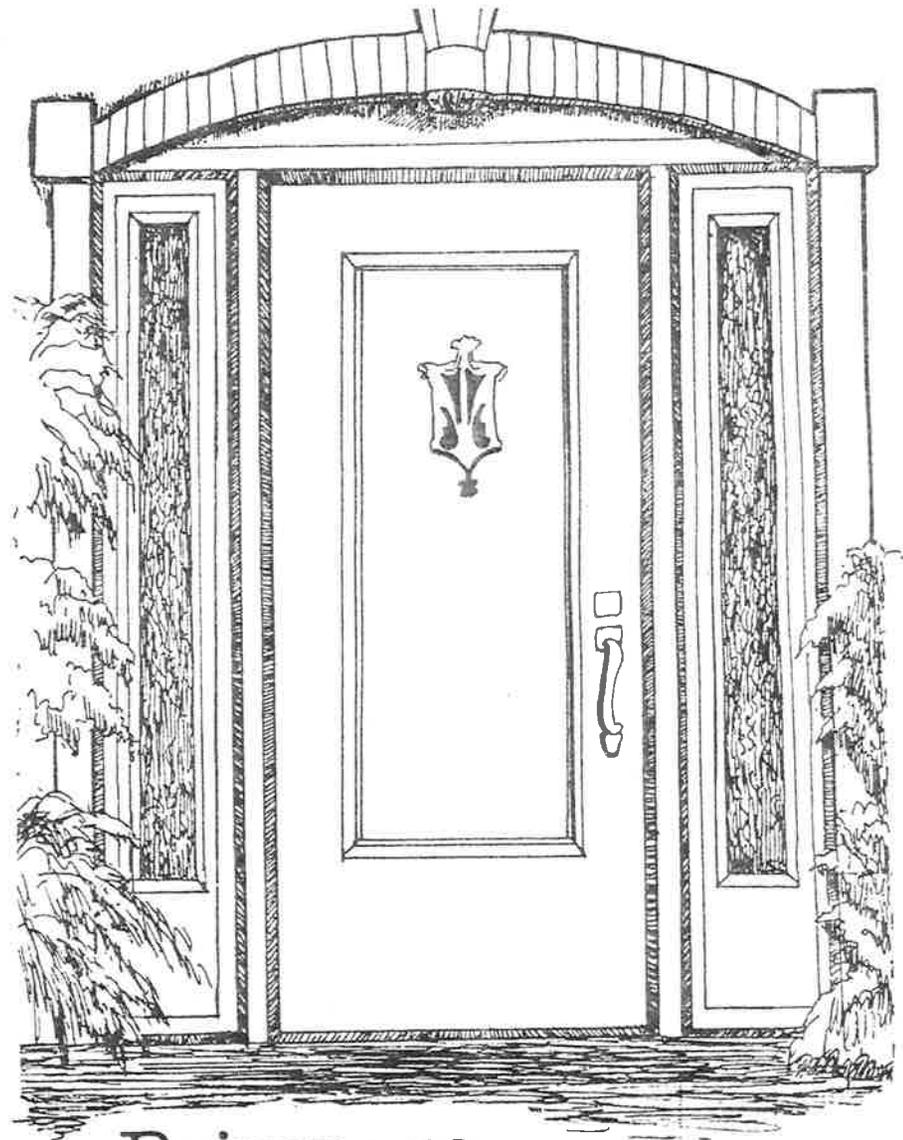
FOUR BUNGALOWS FROM THE PLACENTIA TOWNSITE HISTORIC DISTRICT



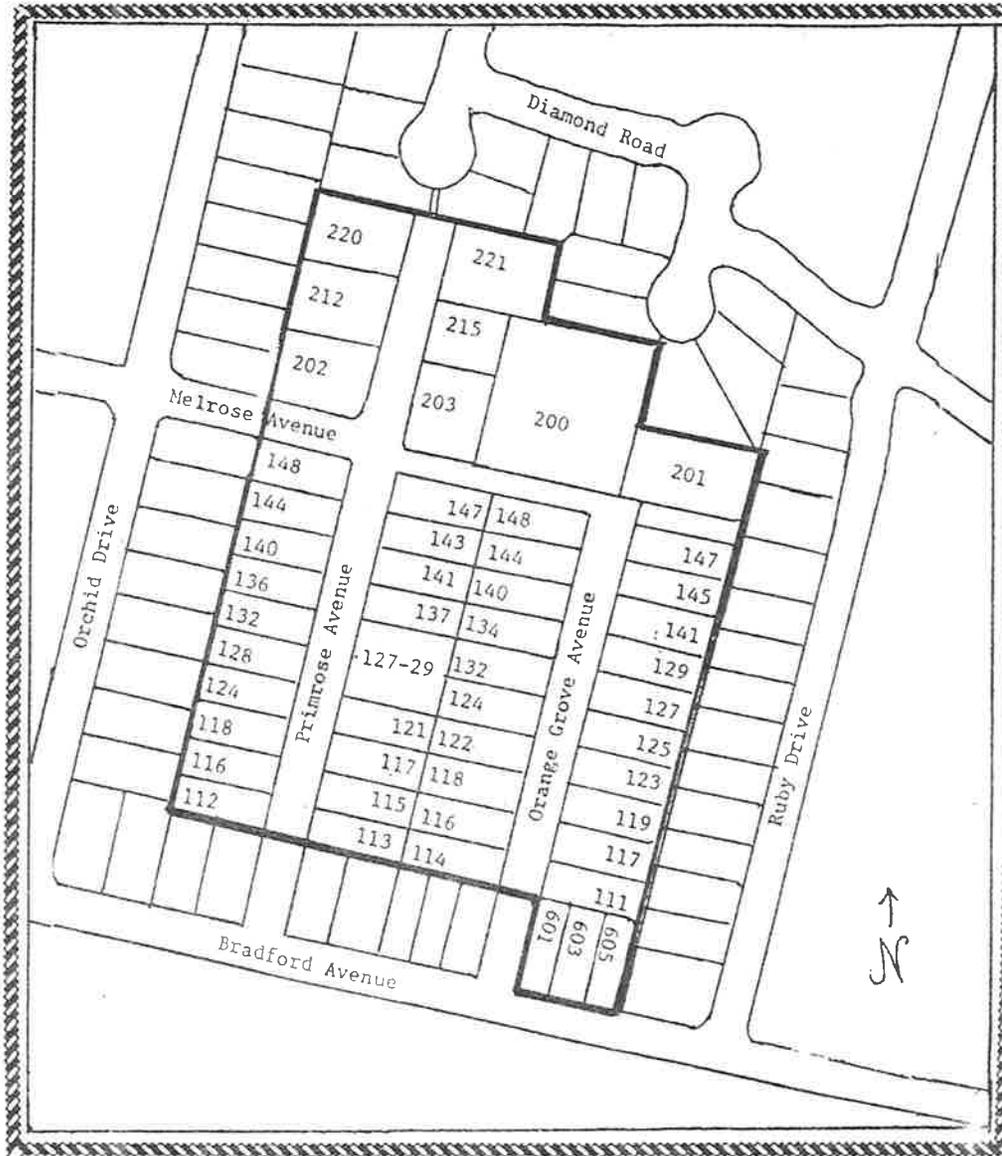
Rev. Charles Fuller, who purchased 20 acres and two houses at the end of a block-long drive from Thomas Strain Jr. In 1923, was one of Placentia's most famous, colorful, and controversial citizens. Arriving in the city in 1913 as a parking plant superintendent, he grew to become a nationally-known radio evangelist (for more on his life please see page 21). He first opened up the long drive to his house to development in 1924 and called the street Orange Grove Avenue. A year later, he recorded the map for the second half of the tract, naming it Primrose Avenue. He sold the lots to individual owners and each built a house in the style of his or her choice.

There seems to be a slight disagreement as to which house was the first to be built in the new neighborhood. The neighbors say that the Colonial Revival bungalow built by Russell Foreman at 116 Orange Grove was the first. Virginia Carpenter, in her book, Placentia, a Pleasant Place, says that the house at 144 Orange Grove, built by Dr. Manshardt, held that honor.

Many of Placentia's most prominent and civic-minded residents bought homes in this development. Among them were the Rospaws, the publishers of the Placentia Courier; Dr. Manshardt, the minister of the Presbyterian Church; Sula Abbott, the Postmaster from 1922 until 1936; Charles Young, a builder and City Councilman; the Pounds, well-known local photographers; Laurence Kraemer, a member of the pioneer Kraemer family; and others. Several of



Primrose ~
Orange Grove
Historic District



MAP
 Primrose-Orange Grove Historic District



Rev. Charles Fuller House

200 Orange Grove Ave.

The Reverend Charles Fuller arrived in Placentia in 1913 to become the manager of the Placentia Mutual Orange Association packinghouse. The frost had killed his orange grove in Redlands in 1911, and he needed a job. In 1916 he was converted to Christianity at the Church of the Open Door in Los Angeles. He started a Bible Class at the Placentia Presbyterian Church and it became so large that the class moved to the Round Table Club House in April of 1921. This action created a controversy because Charles Fuller did not receive the proper permission to do so. The class did not return to the church, and several members of the class joined Fuller in forming the Calvary Church. In 1926 they built the impressive

Gothic style building on the corner of Bradford and Chapman Avenues, at a cost of \$41,000.

When the Santa Ana Register started a small radio station, Rev. Fuller, who was already interested in the wireless, became the first in Orange County to broadcast church services. He resigned from the Calvary Church in order to develop his radio ministry at station KGER in Long Beach. In 1932 he moved to Pasadena, selling all of his property in Placentia. He founded the prestigious Fuller Seminary in Pasadena. He was the originator of the Old-Fashioned Revival Hour, a nationally-broadcast evangelistic program that was on the air for many years. Rev. Fuller died in Pasadena in 1968.

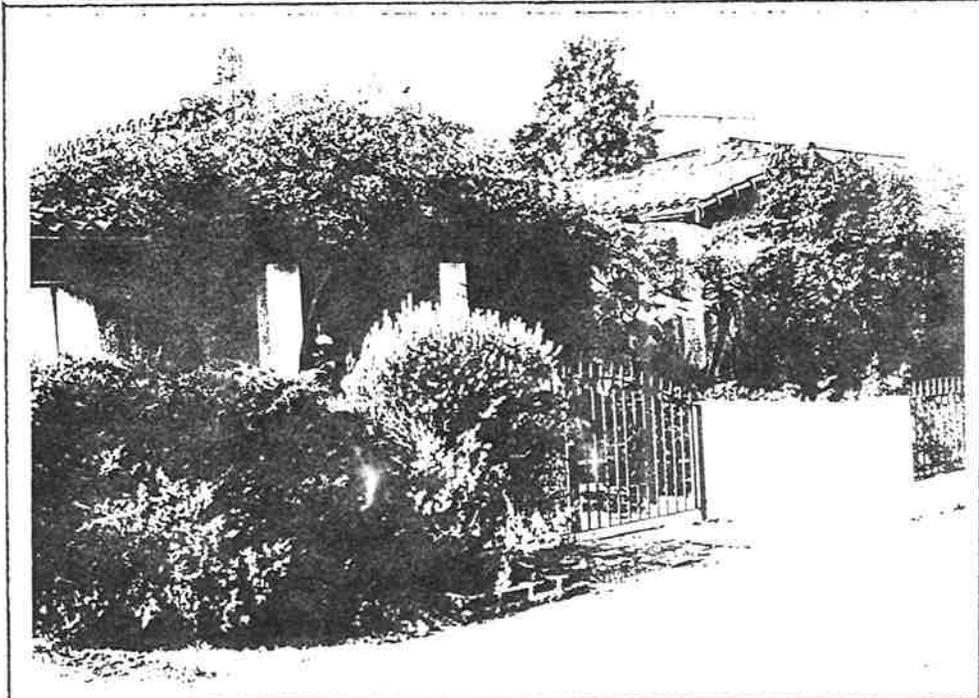


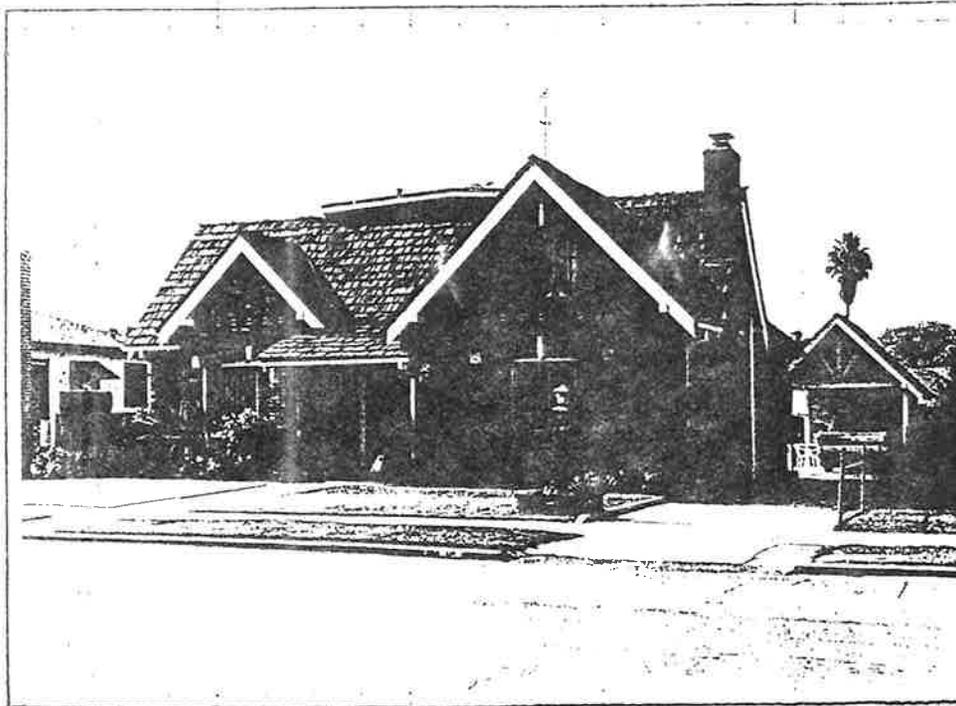
Gillilan House 147 Orange Grove Avenue

Leon and Bertha Gillilan built this shingled Tudor Revival residence in 1938. Leon was the manager of the Fortuna Packinghouse, which leased the old P.M.O. A. building in 1933. In the 1950's he was a foreman for the Babijuce Corporation of California. Mrs. Gillilan was the first President of the Bradford School Parent-Teachers Association in 1928. In the 1950's she was the Manager of the Placentia School District cafeteria. The house has the steeply pitched gabled roof and arched door typical of the Tudor style. However, the 6-over-6 windows and shutters are more Colonial in appearance.

Young-Pound House 114 Orange Grove Avenue

Charles and Harriet Young were the first owners of this colorful Spanish Colonial home in 1930. That was also the year Charles was elected to the Placentia City Council. He went on to become Mayor. He was a carpenter when he first came to the city as a young man, and went on to become a prominent building contractor in the North Orange County area. The Youngs sold the house to Raymond and Janice Pound in 1945. The Pounds operated their photography studio out of this house in the 1950's, but moved the studio to Santa Fe Avenue in downtown Placentia. In 1989 they still own the home and are still in the photography business in the city.



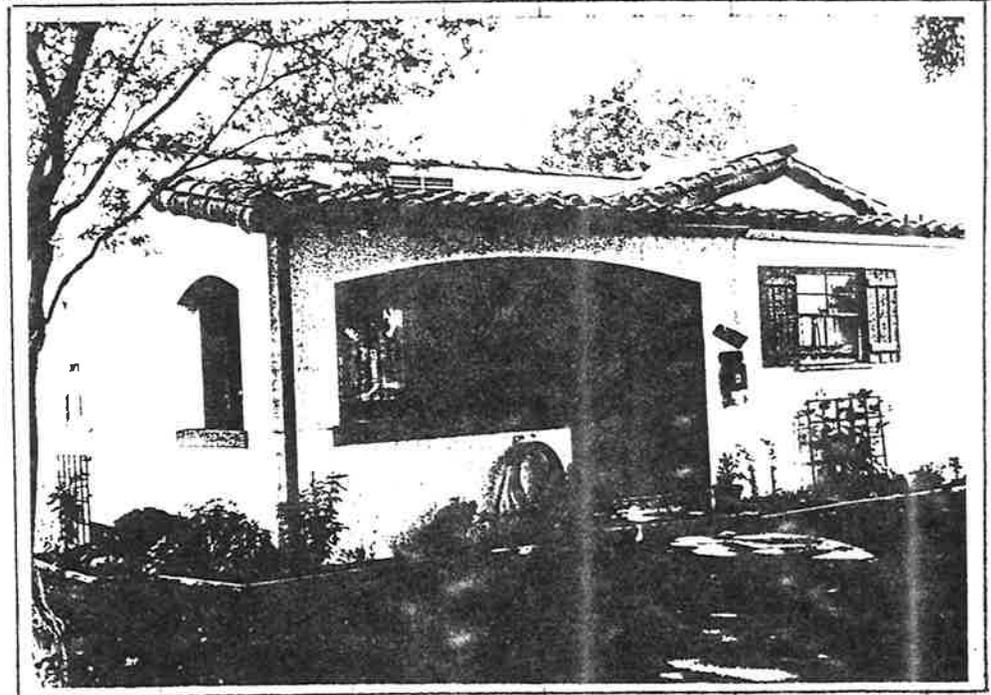


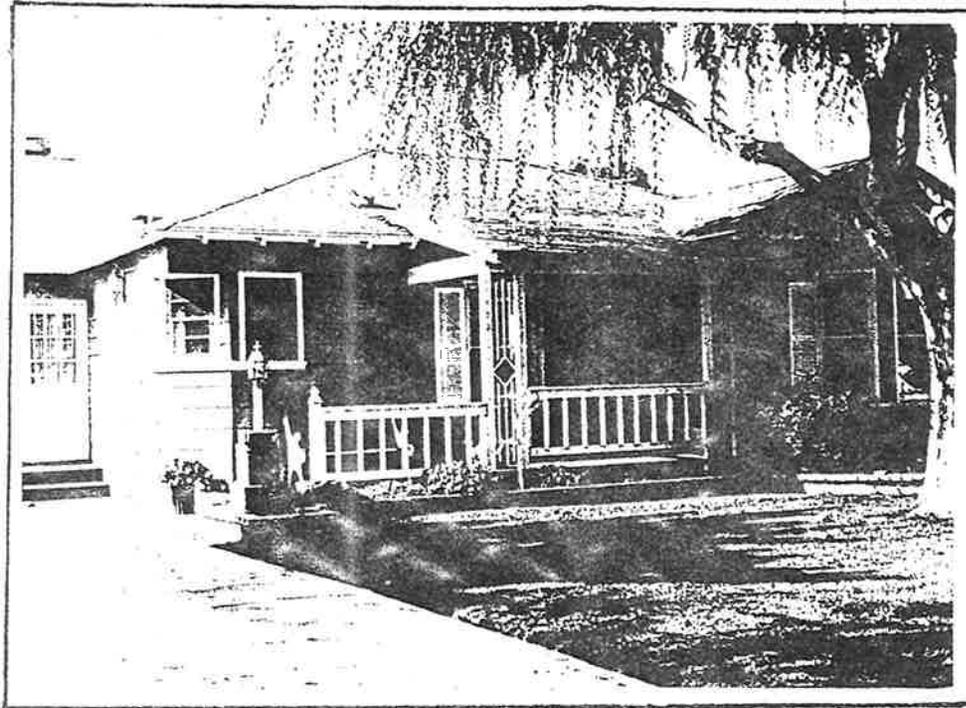
Rev. Manshardt House 144 Orange Grove Avenue

One of the first houses in the new Orange Grove Tract, this brick house was built by Reverend and Mrs. George Manshardt in 1925. He was the Pastor of the Placentia Presbyterian Church from March of 1923 until July of 1928. They came here from Illinois. Rev. Manshardt was very involved in the work of the community and was one of the founders of the Chamber of Commerce. He later organized the local ministerial association. The Manshardts bought the lot from the Rev. Fuller in 1924, after Fuller had left the Presbyterian Church in 1921. They became neighbors in 1925, just before Fuller formed the Calvary Church.

Rospaw House 601 North Bradford Avenue

In 1929 Frank and Myrtle Rospaw moved from Yorba Linda into this brand new home. The publishers of the Yorba Linda Star since 1923, they became the owners of the Placentia Courier in 1928. The Rospaws added new equipment to the Courier printing department, which was headed by Frank's brother, R. L. Rospaw. They moved the paper's headquarters from the Stradley Building to the Kraemer Building. Mrs. Rospaw was the business manager of the paper and was involved in civic organizations. She was President of the Placentia Round Table Club in 1935. In 1941, the family moved to 111 Orange Grove Ave.





Miller House 128 Primrose Avenue

Earl Miller and his wife, Bonnie, built this single-story house in 1939. He was a buyer by occupation. Mrs. Orpha Deichen, a widow, purchased the house in 1945. The hipped roof, exposed rafter tails, vertical scalloped gable faces, and wide clapboard siding are typical of the Early Tract style. The house has two-over-two windows, divided horizontally. This style of window was available for a short period from the late 1930's until the late 1940's, when it passed out of style. The diagonal corner by the driveway is unique. The garage is located in the back yard, as it almost always was before 1950. There are several of the Early Tract style homes in this neighborhood.

continued from Page 19

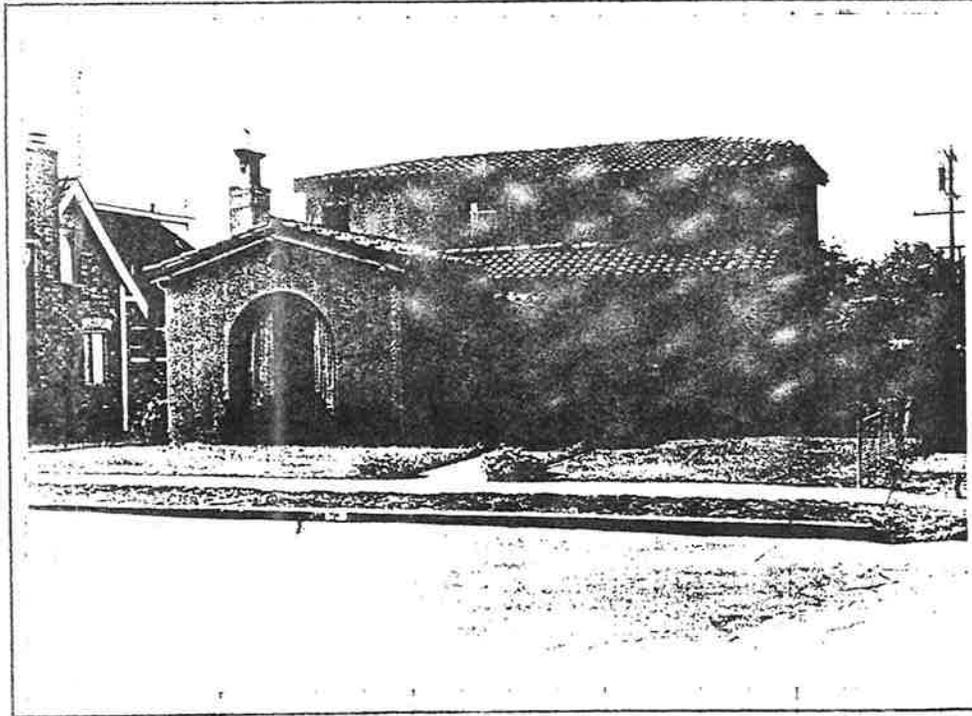
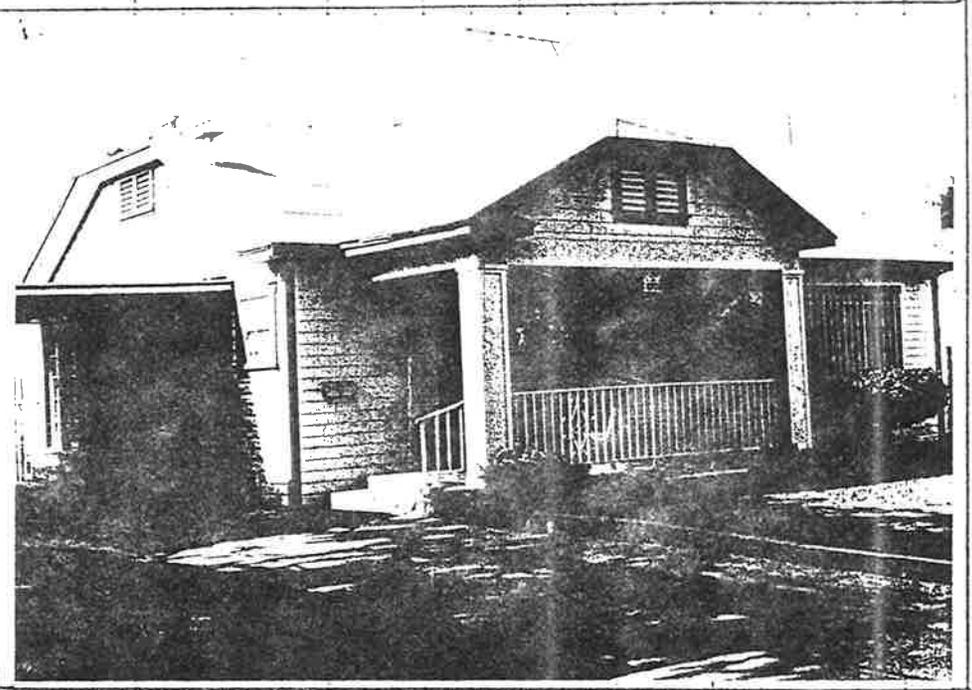
the residents taught in the Placentia school system, and many worked in the citrus and oil industries. Three physicians, Dr. Kay, Dr. Duncan, and Dr. Brunemeier lived here. During the 1950's, Fred Johnson, a Yorba Linda citrus rancher, moved six historic houses to the 200 block of Primrose Avenue. Civic leaders, such as Ina Robinson, who was on the Placentia Library Board for many years, settled here. She and her husband owned the city's first drug store. Other merchants, such as George and Bessie Cowan, who owned the Valencia Theatre, lived in the neighborhood. The Presbyterian and Calvary Churches both had parsonages here.

As the neighborhood developed from about 1917 to the late 1950's, a variety of housing styles appeared. All of the pre-1924 houses were moved to the neighborhood. Rev. Fuller's Craftsman Bungalow and the Craftsman Bungalow to the north of it were moved to that location around 1917. The oldest houses are the Victorian and Colonial Revival houses at 202 and 212 Primrose, and were among those moved in by Fred Johnson.

Most of the houses built in the neighborhood after the tract opened in 1924 reflect the styles popular from 1924 to 1940. Spanish Colonial and Tudor Revivals head that list. There were few houses built during the worst of the Depression, and the streets were dotted with vacant lots. In the late 1930's most of the lots were purchased and Early Tract houses filled in almost all of the vacant spaces. In 1950, the neighborhood appeared much as it did today. It has retained its architectural integrity and its historic character.

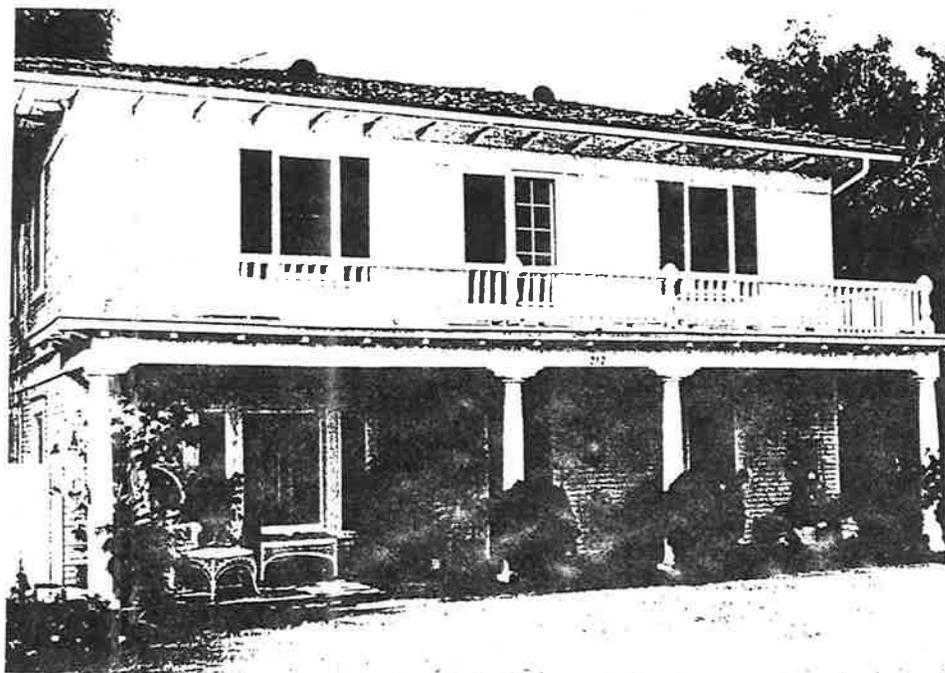
Eisenacher House 128 Primrose Ave.

Earl and Elsie Eisenacher built this attractive Craftsman Bungalow in 1926. Mr. Eisenacher was a field superintendent for the Placentia Mutual Orange Association until 1932, when he purchased the Sun-kist Service Station. After he died his wife continued to live in the house until Harold and Rose Farmer purchased it in 1940. They were the owners of the Farmer's Market in downtown Placentia. He was also the Manager of the Safeway Market, the city's only grocery chain store, on Santa Fe Ave. for a few years. The hips at the peaks of the gabled roof and the returns at the lower corners of the gables are Tudor in origin. The large square pillars are Craftsman elements.



Spezia House 148 Orange Grove Avenue

When Louis and Ethel Spezia finished building this picturesque Spanish Colonial Revival house in 1930, they invited the public to a giant open house celebration. The Spezias owned the Sanitary Market, located at 132 East Santa Fe Avenue. The Spezias sold the house to Dr. Ralph and Mrs. Dolly Duncan. Dr. Duncan was a much-loved family doctor who served patients in the Placentia, Fullerton, and Anaheim areas. The varied red-tile-clad roof line, rounded entrance porch, and deeply recessed arched plate glass window in the front wing are some of the features that make this house such a fine example of Spanish Colonial architecture.



200 Block Primrose Avenue

Fred Johnson undoubtedly had a love for old houses. He was a farmer and citrus grower from Yorba Linda who purchased 10 acres of Rev. Charles Fuller's orange grove and developed the eastern-most five acres into a short street to which historic houses could be moved. He was responsible for the moving of the houses at 202, 212, 203, and 215. He sold the land to other persons who moved the houses at 220 and 221.

The Colonial Revival House (top left) was moved by Stanton House Movers to this lot in 1954. It was built by Henry Schulz in 1905 and was originally located at 605 E. Chapman Avenue, but was later moved to Raymond Street. At one time the house was owned by a Mayor of Fullerton, Mr. Montague.

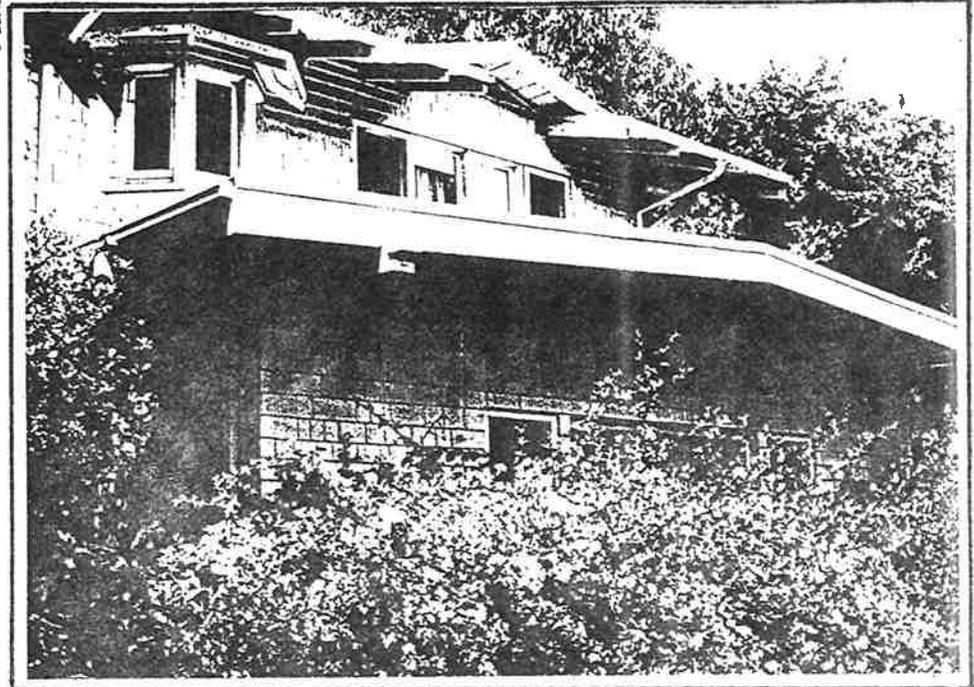
The Queen Anne Victorian at 202 (bottom left) was the first house moved to the street by Mr. Johnson in 1954. Stanton House Movers performed the task. This is supposed to be the Rufus Porter House from West Fullerton. However, this has not been verified. James Dunn was the person who purchased the house from Mr. Johnson and restored it in the mid-50's. The delicate front porch posts, railing, and fretwork form the focal point for the house.

Two Tudor Revival, a Craftsman Bungalow, and a large Tudor-style Bungalow make up the rest of the street. The house at 220 was moved by Mr. Long in the late 1950's.

Mr. Johnson gave those who drive along this street much pleasure by saving these grand homes and seeing that they were preserved.

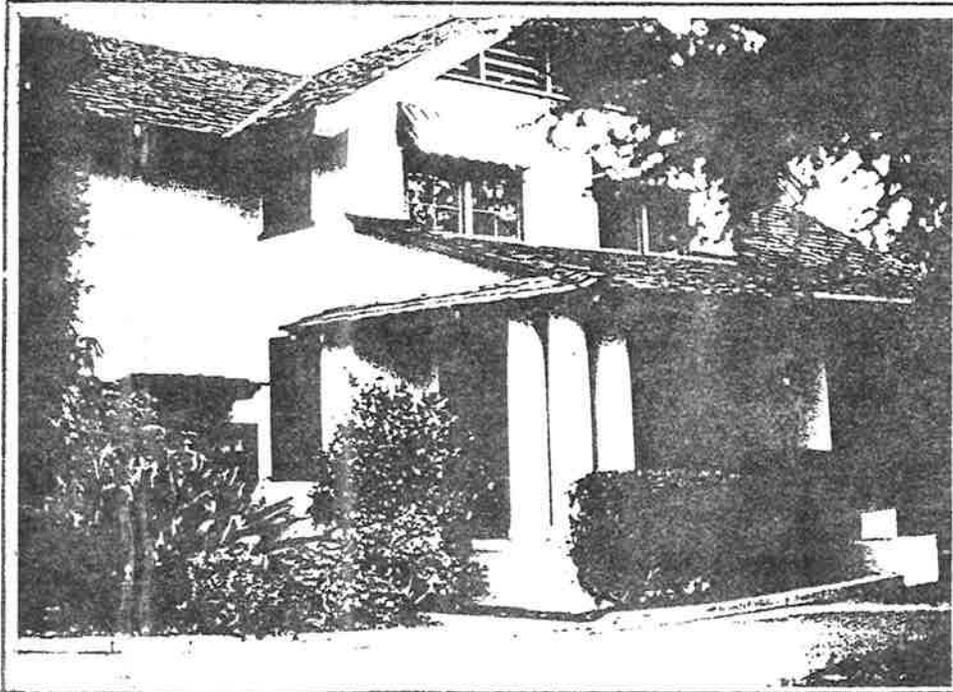
WICKETT HOUSE 805 E. Alta Vista Lane

C. C. Chapman, one of Placentia's most prominent businessmen, built this spacious Craftsman Bungalow on his ranch at Chapman and Cypress (now State College) in 1912. It was to serve as the home of his ranch manager. It is called the Wickett House because it was occupied by Dr. and Mrs. William Wickett, Chapman's daughter and son-in-law, for several years, beginning in 1921. The Wicketts were socially prominent and often had large gatherings in this house. The young Judy Garland is said to have sung at Bill Jr.'s graduation party in the 1930's. In 1954 it was moved to this site and became the home of some cousins of the Chapmans.



JOHN WAGNER HOUSE 1542 N. Valencia Ave.

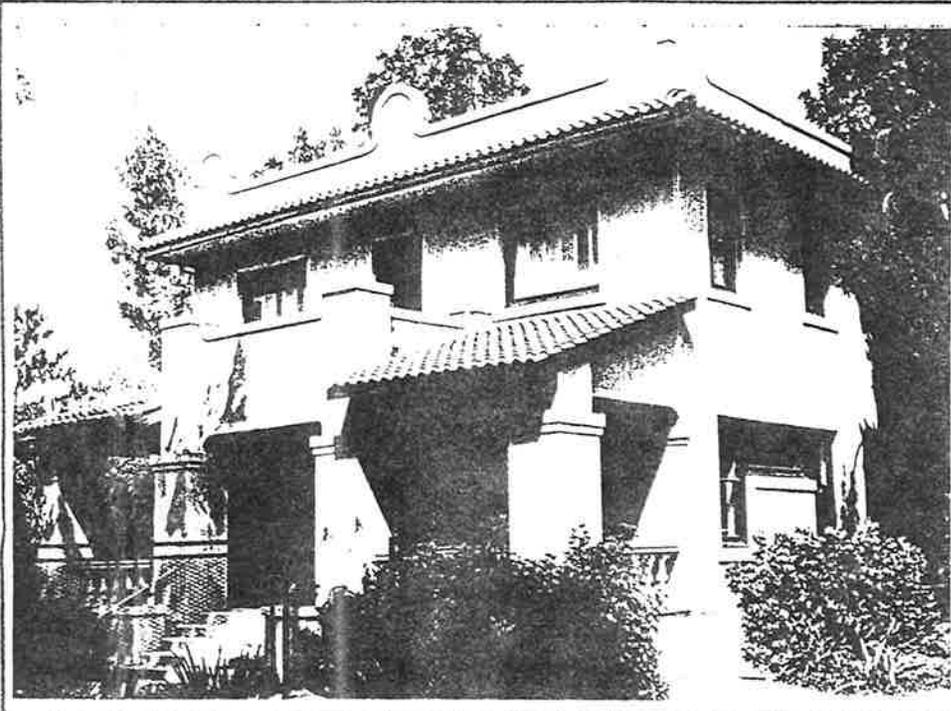
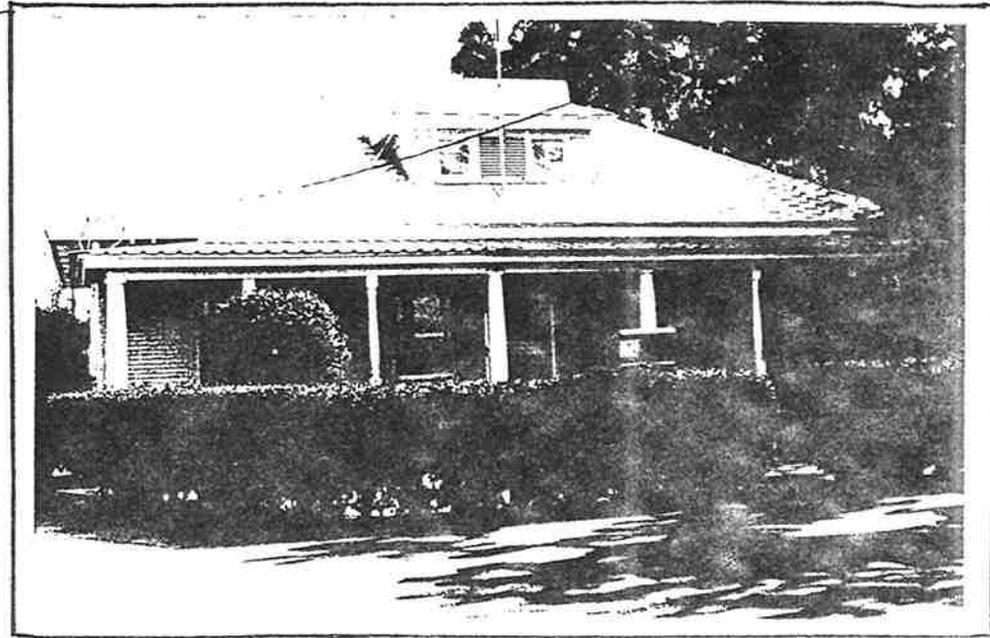
John Wagner and his wife, Lena Hansen Wagner, built this large Craftsman Bungalow in 1907-08 on the 27 acres of land he inherited from his parent's estate. He and his twin brother, Joseph, his older brother, Charles, and his sisters, Lucy and Josephine, were all prominent members of Placentia society and built large residences in the city. Three years before this house was built, John and Lena moved into the tank house that still sits in the back yard. John, who loved horses, was one of the outstanding show horse riders in the state. He was in the Pasadena Tournament of Roses parade for 16 years and showed his horses at the Los Angeles County Fair.



Allec House

560 Porter Lane

Now situated in an industrial area south of East Crowther Avenue, the Allec House is the only remaining building left at the Ontiveros-Kraemer-Allec ranch location. Built ca. 1905, the house is one of the best surviving examples of the early Colonial Revival style of architecture in Placentia. Peter Allec came from France to Anaheim in 1888. He went to work for a cousin who had a ranch there. Two years later, his sister, Mary, and his brother, John, arrived in Anaheim. John and Peter went into the sheep business in the 1890's. Mary married Benjamin Kraemer and they had a large family. In 1900 John bought 10 acres from the Kraemers for \$65 an acre. He married Clemence Phillips in 1902 and built this house about that time.



Ranney House

161 East Orangethorpe Ave.

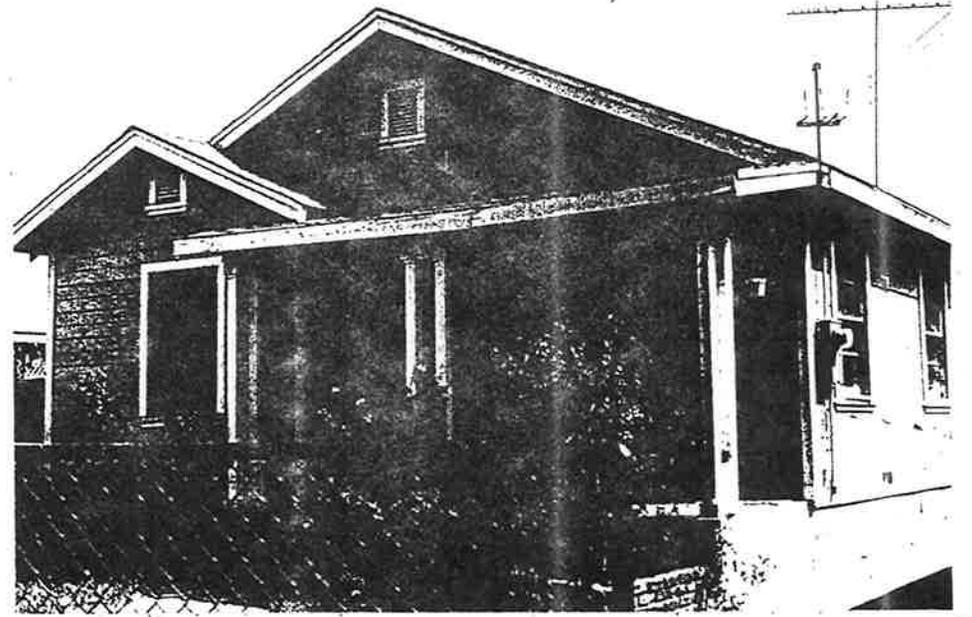
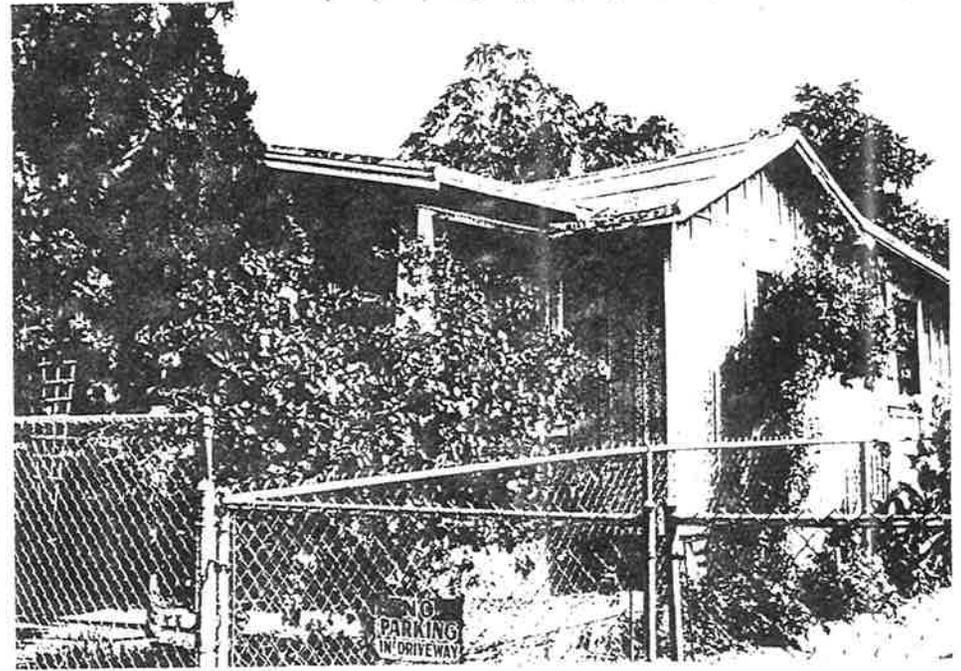
This fine imposing Spanish Colonial Revival residence can be found in a surprising location. It sits in the center of the Hacienda Mobile Home Park on East Orangethorpe. Once the home of the E. L. Ranney family, the house now serves as a meeting center for the mobile home park, which is still owned by the family. E. L. Ranney was a rancher and his wife was a school teacher. The house features large plate glass windows in most of the spacious rooms. The woodwork is made of eucalyptus wood, popular during the late 1920's and early 1930's. The large dining room contains an impressive eucalyptus-wood buffet. The breakfast room features bowed windows on three sides.

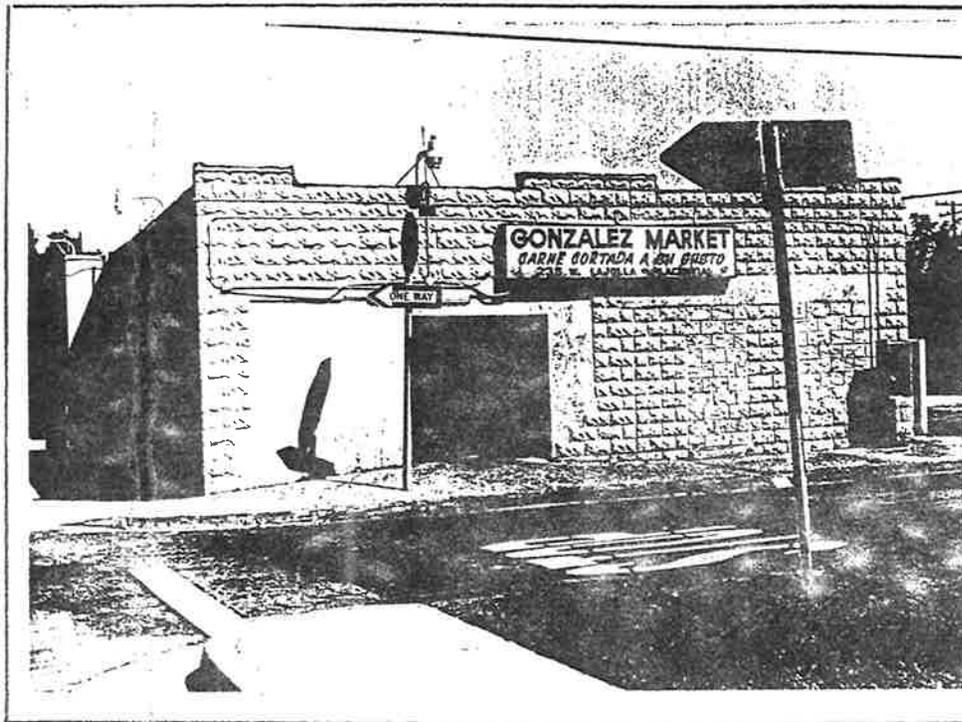
The settlement we now call La Jolla was originally named La Villa Carlos. It is a stable family community with approximately the same boundaries as it had during the 1920's. La Jolla Street was opened in 1918 and the land subdivided in 1924. However, the development plans for this neighborhood began years before it actually became a reality. Samuel Kraemer, one of Placentia's most prominent landowners, sold a large tract of land to Jacob Sterns, a developer who was a partner in the Golden State Realty Company. He subdivided the land into large sections in 1906. In January of 1907, one of the large tracts of land was sold to E. Leon Kornfeld. By 1909 the Anaheim Land Company was in control of the property. The Anaheim Eucalyptus Water Co. was established in 1912, and designated to serve this area. J. D. Norstrom bought the vacant section of land in 1921, and he and G. H. Nichols began to sell lots in 1924. The first person to buy a lot was real estate investor, Nellie Cline, who purchased a commercial lot on La Jolla. Among those who bought residential lots from 1924 to 1929 were Aguilas Estavillo, Micalla Enriquez, Emily Munoz, Albert Lemon, Luis Torres, Paul Martinez, Patrocino Gaitan, Frank Ogas, Francisco Urrutia, Alfred Martinez, Miguel Belmontez, Aniseto Rios, Floren시오 Carrillo, and Maximimia Marmolejo. In 1928 the Nichols family sold the remaining unsold lots to Fred and Adelaide Krause. Many of the founding families remained in La Jolla for several years, surviving the Depression and raising their children.



La Jolla Historic District

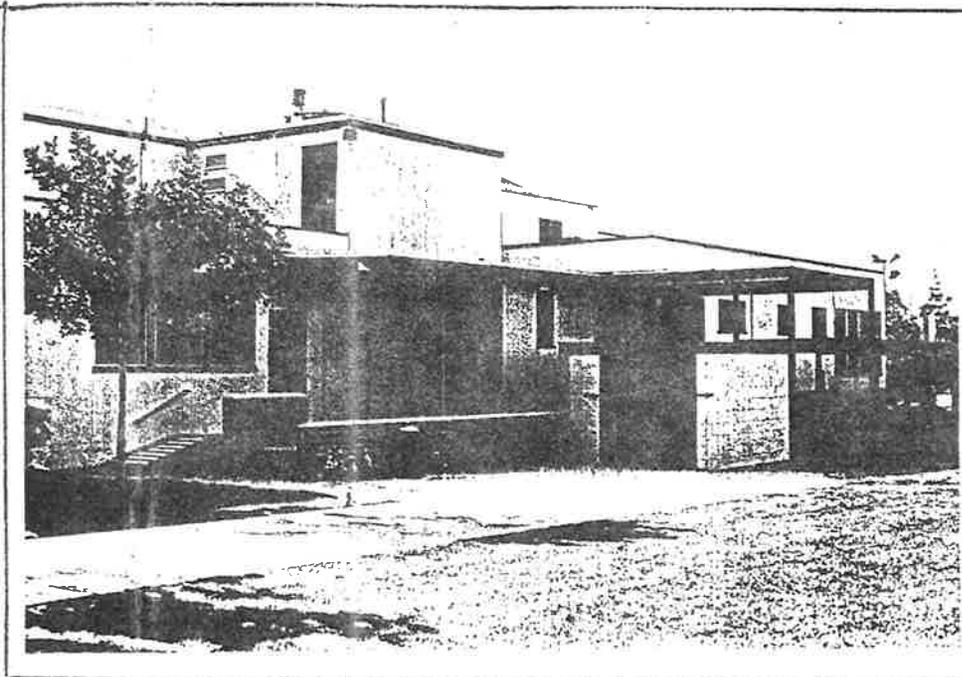
Most of the homes in the La Jolla Historic District are California Bungalows. Several lumber companies, including Reliance, Gibbs, Ganahl, Patton, and Davis were involved with the homeowners in building the residences. Several appear to be mail order houses that came in a kit, arriving by railroad car. Others came as kits from the local lumber companies. Some of the houses were obviously moved in because they are older than 1924 and there were no buildings here at that time. Two common architectural elements seen in the neighborhood are medium-width clapboard and square wooden porch posts. Some of the houses do not have foundations and rest on concrete piers. The community was almost completely settled by the late 1930's. Approximately 88% of the home presently standing in La Jolla today were built before 1940. Two major events have impacted the community: the flood of 1938 and the swath cut through the center by the 57 Freeway. The picturesque board-and-batten bungalow at the top right features elephantine porch posts, resting on piers. The house below was probably moved here, as it appears to be older than 1924. La Jolla continues to be a quiet community with wide streets and no sidewalks. Many of the occupants have lived here for many years. Children and dogs play in the yards, often watched over by grandparents as they garden.



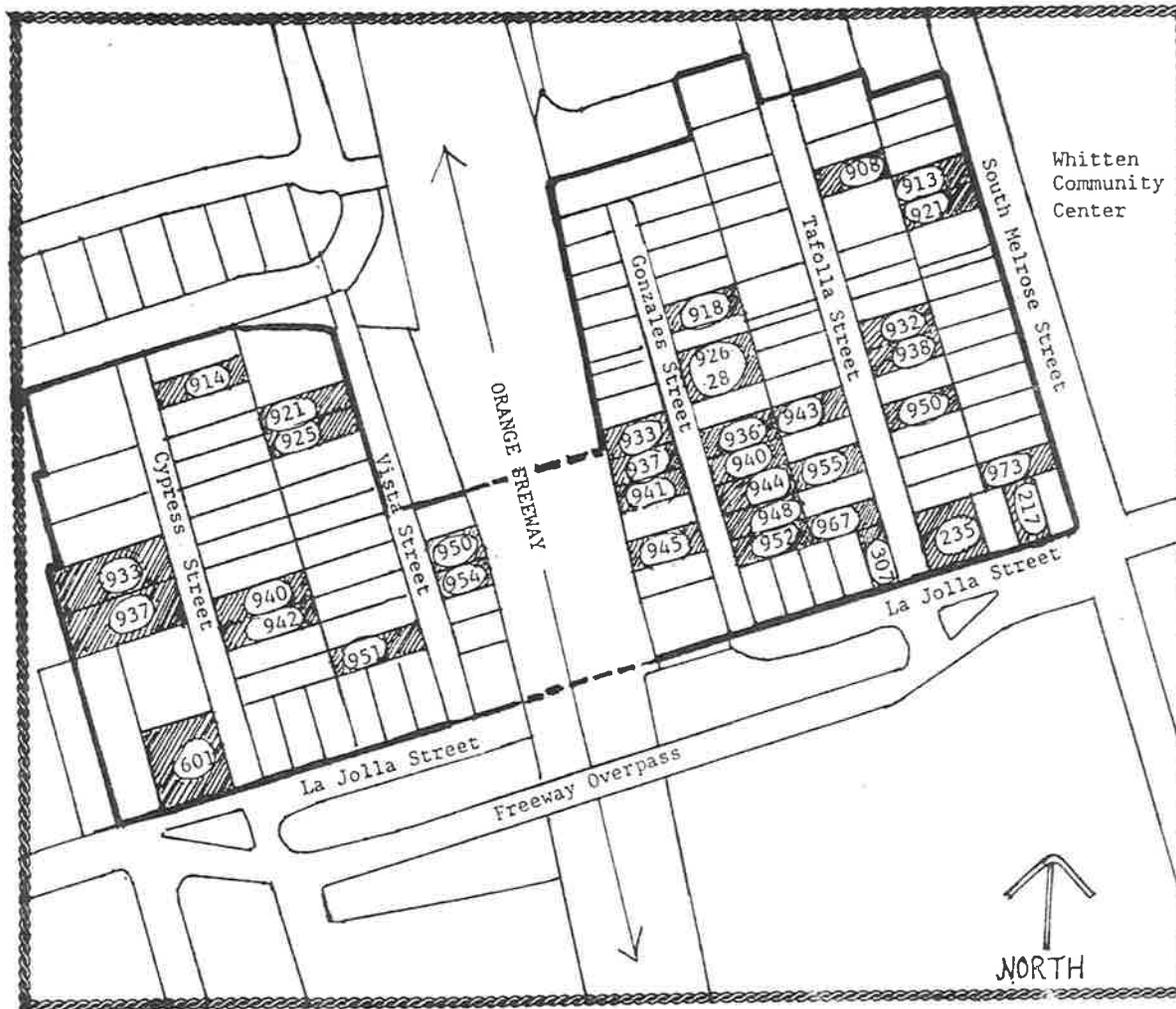


There are a handful of manufactured stone homes and buildings in La Jolla. This method of construction was popular from about 1900 to 1915. A builder could either buy the blocks at a lumber yard or they could be made at the building site, with the use of a special form. This is an early form of concrete block, made to look like handhewn granite blocks. The store building shown here was built in the late 1920's, long after this type of block had gone out of style. There were a handful of stores and businesses along La Jolla Street. These, the Catholic Church on Melrose, and the La Jolla-McFadden School across the street were the social centers of the community.

THE COMMUNITY RECOGNIZES A HERO



On March 3, 1938, a little after midnight, a wall of water swept through La Jolla and Atwood, a community to the east of Placentia. It was the result of several days rain and floodwaters covered most of north Orange County. The Principal of the La Jolla School, Chester Whitten, gathered approximately 400 La Jolla residents in the sturdy school buildings and was proclaimed a hero for saving many lives. Five of the nineteen persons who died in the flood were from La Jolla. The school, which is pictured to the left, is now a community center, named after Mr. Whitten. He served as Principal from 1935 until 1968, and never missed a day of school. He still lives in Placentia.

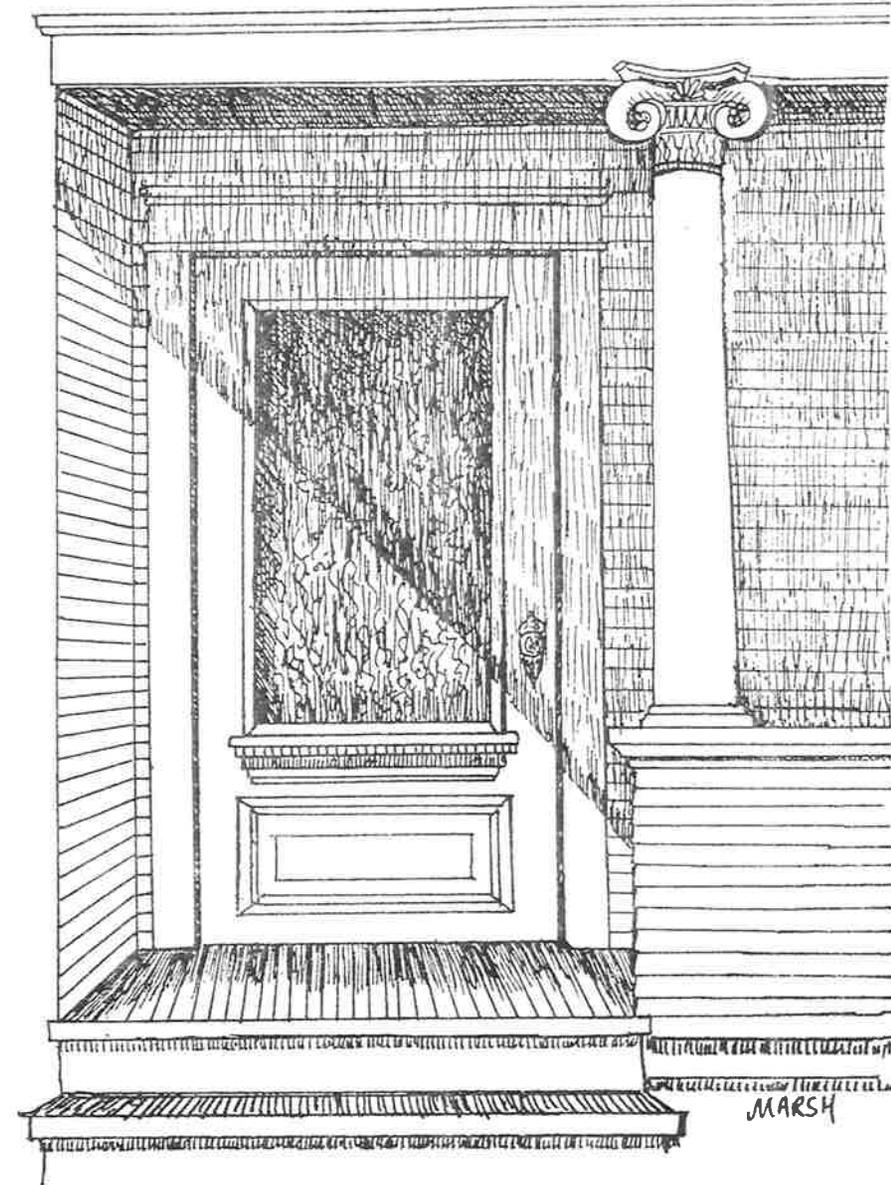


MAP OF LA JOLLA HISTORIC DISTRICT

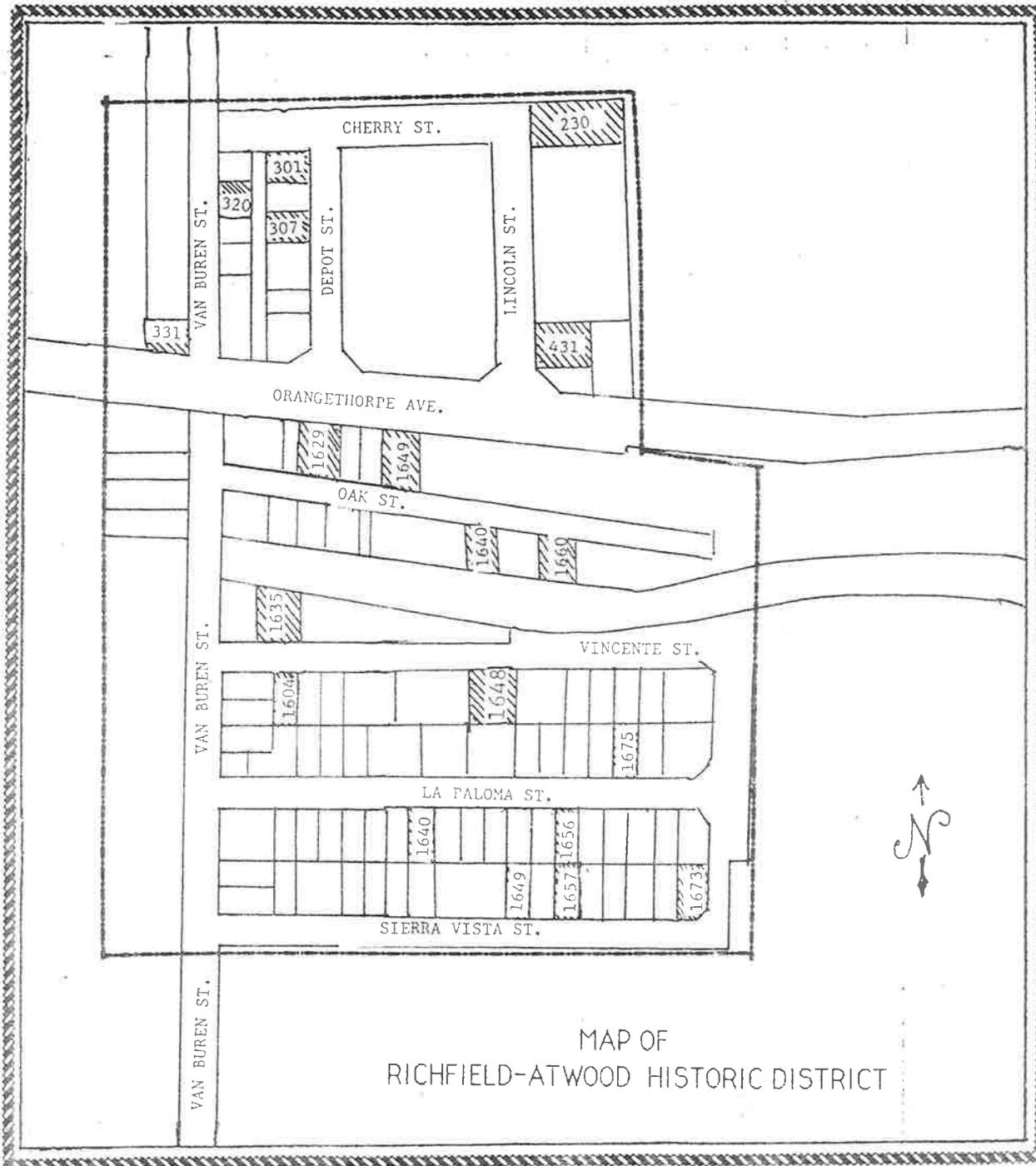
The Richfield-Atwood Historic District has been given this honorary designation because it is important to identify locations which were significant to Orange County's past. Richfield, once a thriving town founded in the 1880's, and Atwood, subdivided in 1924, were not originally a part of Placentia. However, they had strong connections to Anaheim, Placentia, and Fullerton.

The community now called Atwood is really two towns which came into being forty years apart. The town of Richfield, which once boasted over 2000 persons, was located to the north of Orangethorpe Avenue. 37 years later Atwood was laid out to the south of Orangethorpe.

Richfield, founded in 1887, was a subdivision of the ranch owned by J. W. Shanklin, who founded the town. Legend says that it was called Richfield because of its rich oil fields; however, the oil resources were not actively tapped until 1919, when Chapman's No. 1 well became a gusher. Richfield had a school, a depot, and a commercial strip along Orangethorpe. The depot was moved to north Placentia and converted to a home. A school was built for the lower grades on the northeast corner of Richfield St. and Orangethorpe Avenue. In the 1920's the school was surrounded by oil wells. Many new families were moving into the town because the fathers had found work in the oil fields. By 1940, however, the town was almost a ghost town and the school was closed. The derricks which had dominated the skyline were taken down and replaced with modern pumps that are still operating in Richfield today.



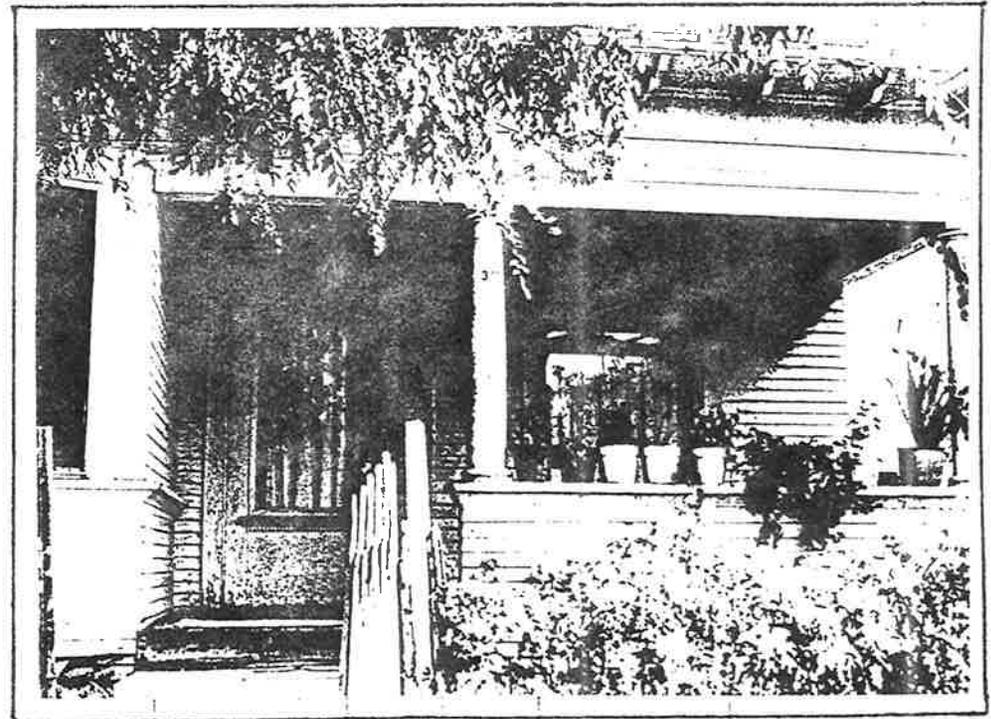
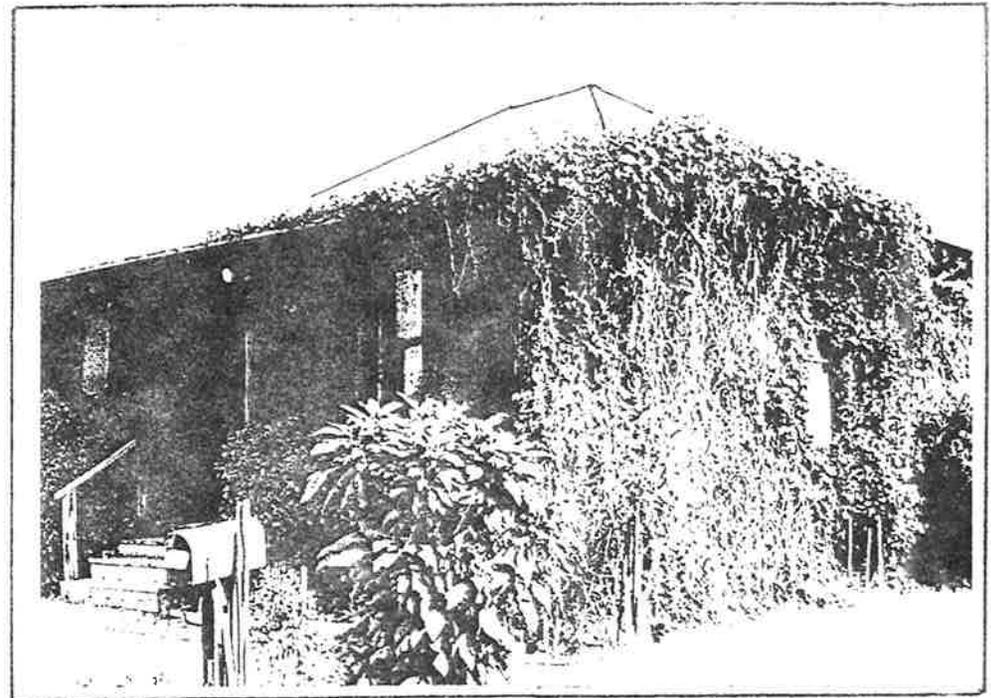
Richfield-Atwood Historic District

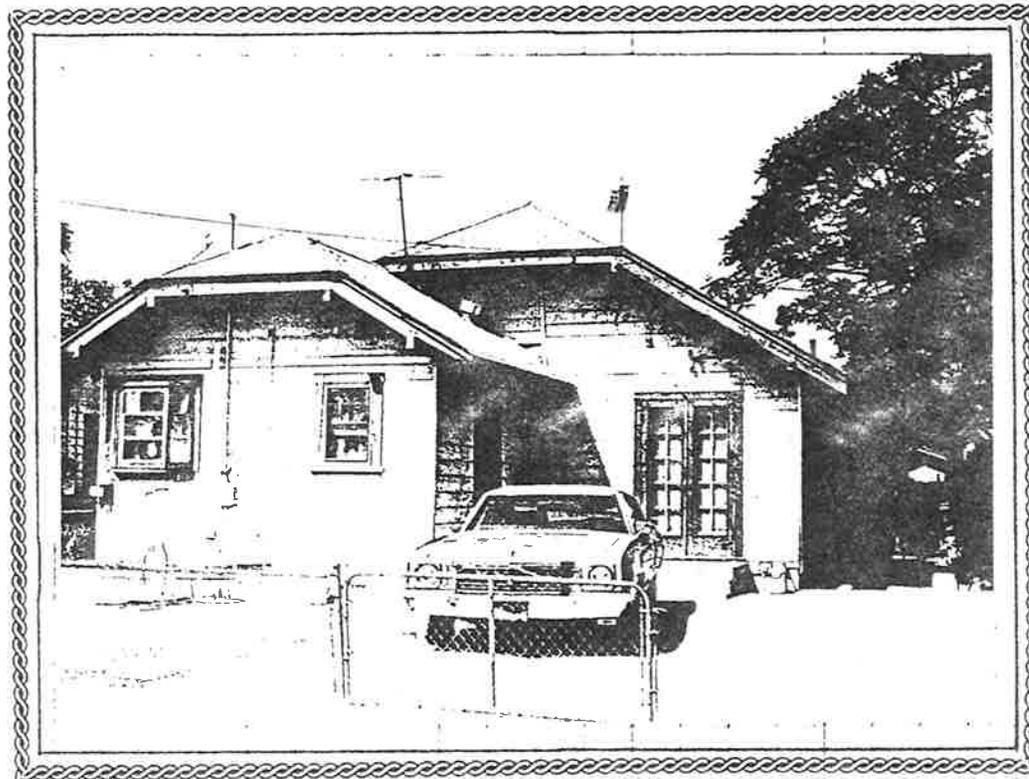


MAP OF
 RICHFIELD-ATWOOD HISTORIC DISTRICT

There are a few scattered historic houses in Richfield today. An empty lot, populated with an active oil pumper, is located in the center of town. The original commercial strip was demolished when Orangethorpe was widened and has been replaced with new buildings. A picturesque cottage (top right) of board-and-batten stands at the north end of Lincoln Street, watched over by the large barn in the back yard. An impressive Tudor Revival residence (lower right) is the only other building on Lincoln Street. Four old houses line the alley between Depot and Van Buren Streets and a few are scattered along Van Buren. New developments have recently been built to the north and east of Cherry and Depot Street.

Atwood was founded by Joe Wagner and Clarence McFadden in 1924. Both were the sons of early Placencia pioneer families. They ran a big ad for the Atwood Home Tract, calling it the "beautiful new development in Richfield" with half acre lots. The ad said that there was good train service available, and motor transit buses ran regularly. Water, lights, gas, a school, and shops were some of the attractions. Atwood was named for W. J. Atwood, a popular purchasing agent for the Chanslor-Canfield Midway Oil Company, which once owned most of the land in the area. Some of the descendants of the Hispanic families who bought land and built homes in the 1920's, still live here. The town of Atwood received severe damage during the 1938 flood. The residents rebuilt, however, and the town still has its strong sense of community spirit.



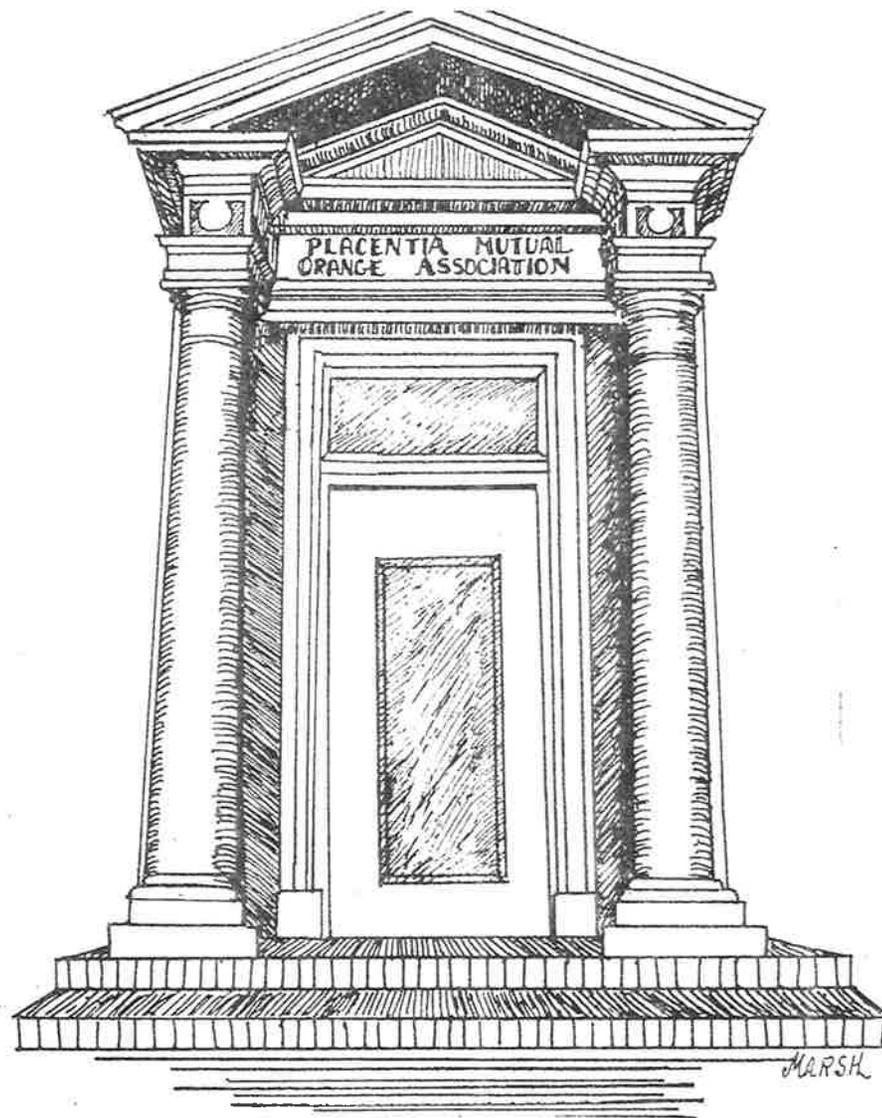


This is one of several California Bungalows built in the south section of Atwood in the Mid-1920's. The streets were lined with these pleasant homes. The flood of 1938 destroyed many of the original homes. During the 1940's and 50's several old houses were moved in to fill the empty lots. In 1969 the City of Placentia annexed Atwood and worked with the residents to plan the upgrading of the neighborhood streets and housing stock.

Until the 1950's, almost all of Orange County's well-established cities and towns had several citrus packing houses along the railroad tracks. The earlier packing houses were large buildings constructed of wood and topped with gabled roofs. The rooms inside were large, with elaborate truss-work visible in the open ceiling. Because several of the early wooden buildings burned down, those built in the last 1910's, 20's, and 30's were usually constructed to be more fire resistant. The old Kraemer Packing House at 101 E. Crowther is an example of early wood construction. In later years it was covered with stucco. The Placentia Mutual Orange Association building, located at 341 South Melrose, was constructed in 1920 of stucco and hollow core blocks. The earlier packing houses did not have an architectural theme, but the office portion of the P. M. O. A. building was designed in a formal Neo-classical motif, while the packing house section has a Spanish Colonial influence. The P. G. O. A. building at 207-09 West Crowther (1935), the Placentia Orange County Exchange building at 211 W. Crowther (1935), and the Placentia Cooperative Orange Association packing house at 202 East Santa Fe (1930) are all Moderne in design.

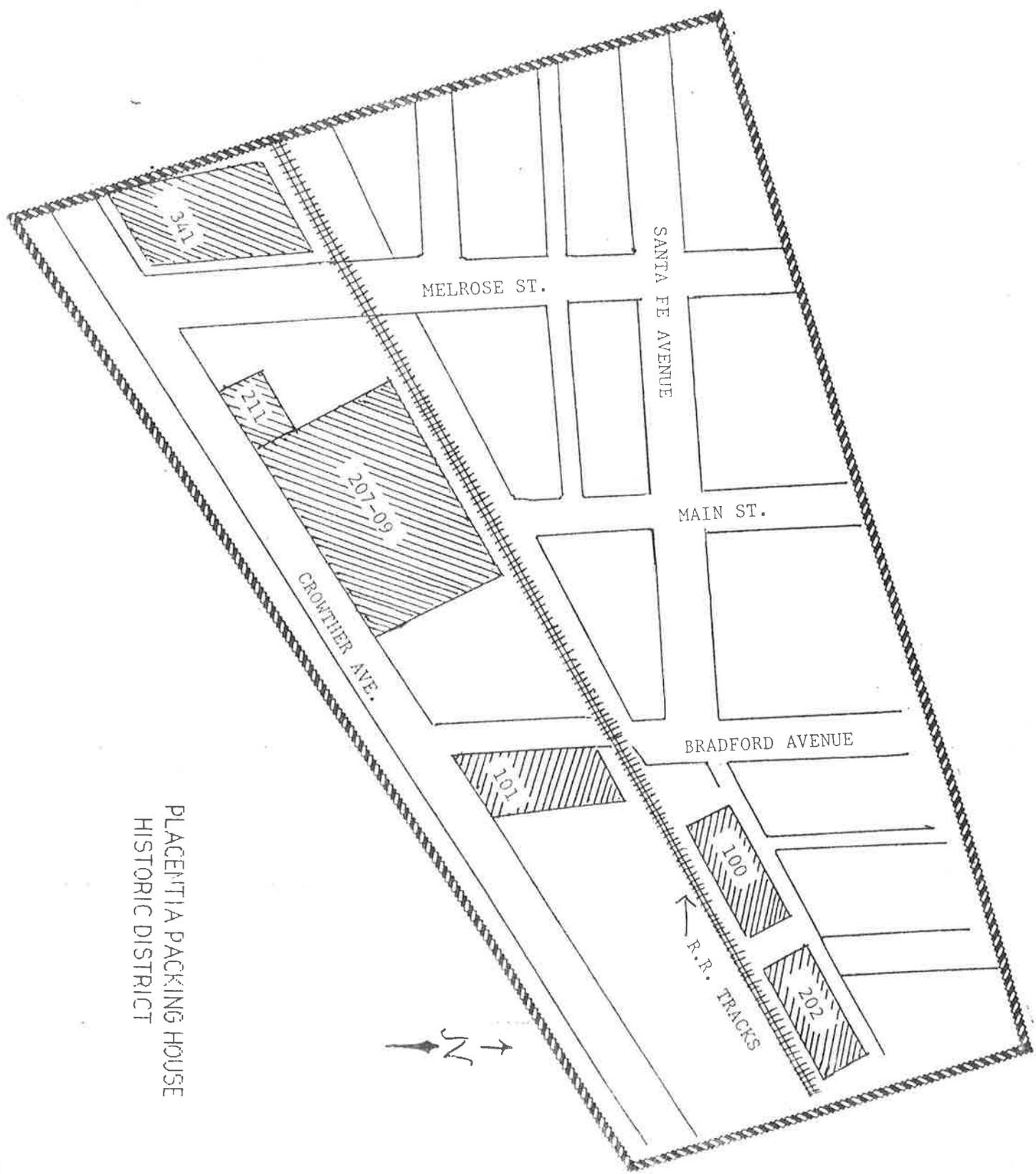
There are five packing houses and one fruit exchange office building still standing along the Santa Fe tracks, in Placentia. Although they now have other uses, the buildings are representative of the most important economic force in Placentia. The citrus industry, which George Key says started

(Continued on page 37)



Placentia Packing House Historic District

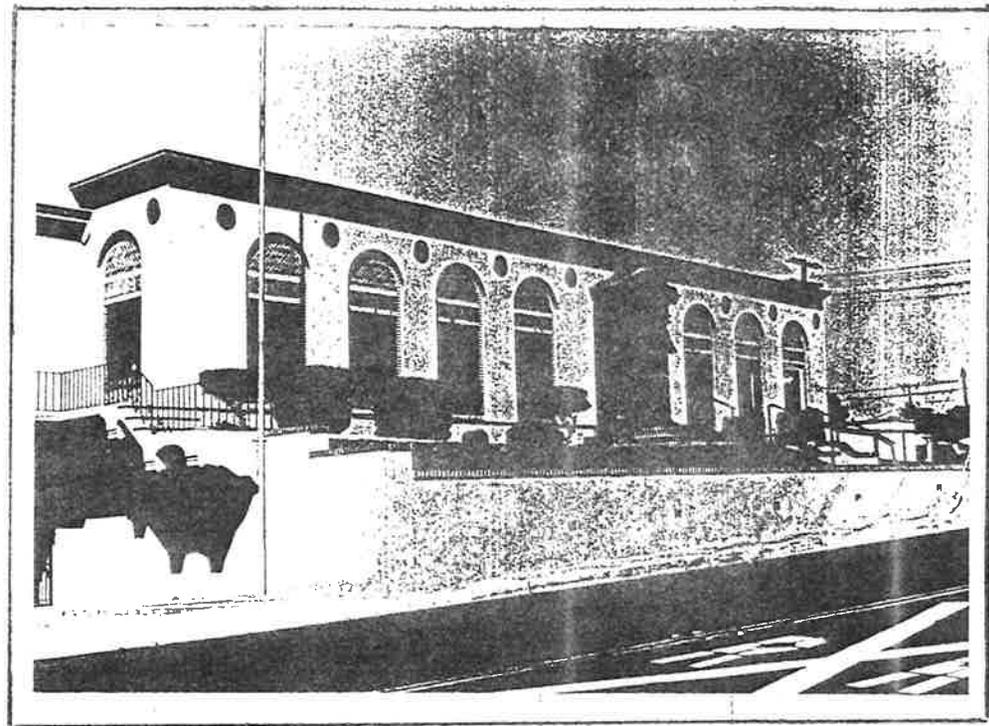
PLACENTIA PACKING HOUSE
HISTORIC DISTRICT



(Continued from page 35)

when Richard Gilman of Placentia planted the first commercial Valencia grove in 1880, was the backbone of the settlement of the area during the 1880's and 90's. Starting about 1906, the prosperous local ranchers began to build new large homes on their property. The early ranchers traveled to Fullerton and Anaheim to have their fruit packed, shipped and marketed. It was in 1891 that the ranchers decided to get together and market their fruit in a cooperative venture. The system worked so well that in 1894 they incorporated the Placentia Orange Growers Association. They rented a packing house in Fullerton for several years.

In 1910 a committee consisting of Albert Bradford, Samuel Kraemer, Harry H. Hale, William Crowther and C. C. Chapman succeeded in getting the Santa Fe Railroad Company to build a spur line from Fullerton to Richfield. It was announced that a depot and packing houses would be erected. A business district and bank were also established in 1910. Because housing was needed for the people who would work in the fruit packing plants, several blocks of residential lots were laid out. Those who worked at the packing houses could walk to work. Not until oil was discovered in the eastern half of Placentia in 1919 did any other industry have a major economic impact on the city. For 40 years, from 1910 until the early 1950's, Placentia's packing houses were some of the most successful citrus-packing plants in California.



Placentia Mutual Orange Assn. 341 S. Melrose St.

The building shown above was built in 1920 and is the second location for the P. M. O. A. The association was organized October 12, 1910 and Samuel Kraemer built a packing house for the company on the northeast corner of Bradford and Crowther. That building still stands. It was the first packing house in the city and was completed in time to handle the 1911 crop. J. C. Tuffree was the first president of the association and ranchers Benjamin Kraemer, James Forbes, John Nenno, C. H. Lee, and J. J. Schneider were members of the first board. In 1920, after several years of very successful operation, the association moved to the very large new building shown above.

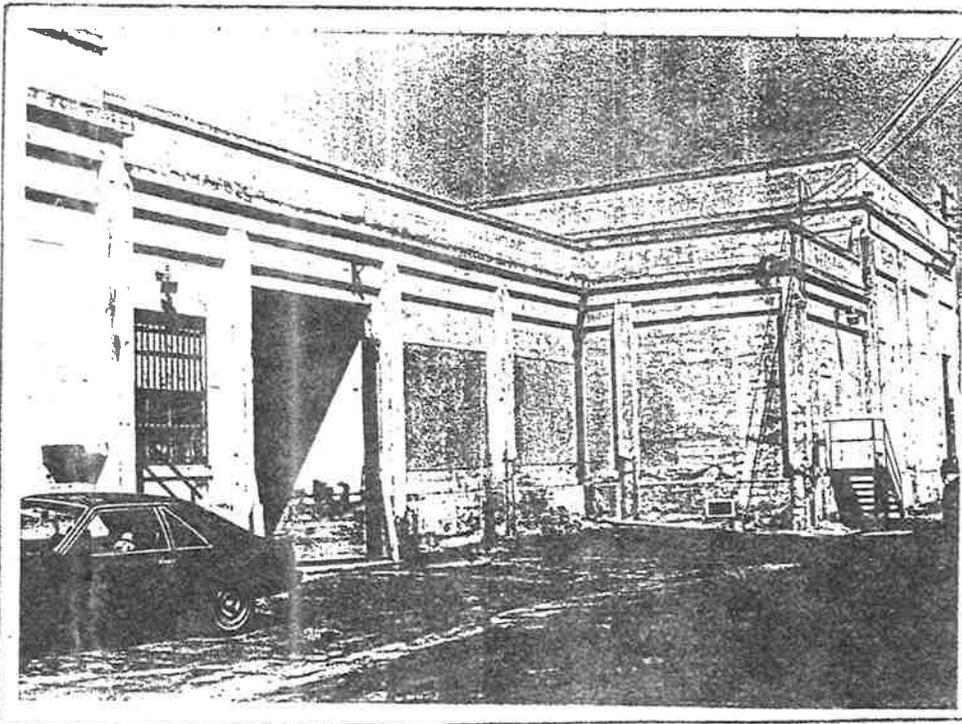
Bradford Bros. Packing House 100 E. Santa Fe Ave.

Albert Bradford, sometimes called the Father of Placentia, and his son, Warren, constructed this packinghouse in 1922. They packed their own fruit, using the Tesoro (Treasure in Spanish), California Dream, Miracle, and Green Mill brands. They also packed oranges for some of the other ranchers, charging by the box. They were not a cooperative association, but did belong to the California Fruit Growers Exchange, which shipped and marketed the fruit. Albert's grandson inherited the packing house and it was in business for over 40 years.

Placentia Orange Growers Assn.

207-09 West Crowther Ave.

The P. O. G. A packing house (shown below) is a



very large Moderne building constructed in 1935, on the site of the original 1910-era building. The P. O. G. A., founded in 1894, was the first cooperative association in the Placentia-Fullerton area, and one of the first two in Orange County. It was in business until 1963. Their brands were California Belle, Carmencita and Columbo.

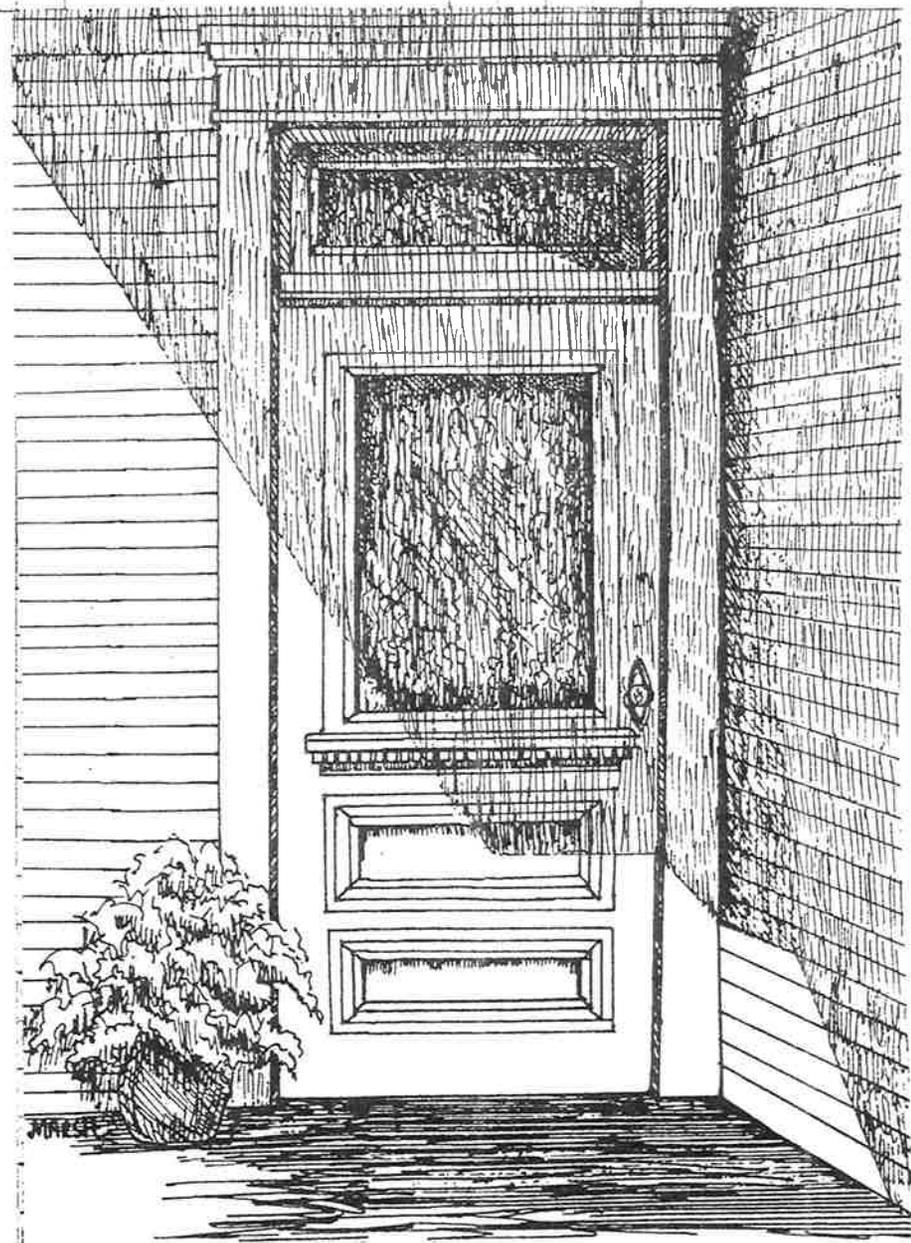
The Samuel Kraemer Packing House, 101 E. Crowther Ave. This is the oldest packing house in the city, having been built in 1910 by Samuel Kraemer, a member of the pioneer Kraemer family that purchased 3900 acres of land here in 1865. This building is of frame and clapboard construction, but now has a coat of stucco on the exterior. It was the original Placentia Mutual Orange Association building until 1920 when that organization moved to 341 S. Melrose.

Placentia Cooperative Orange Assn., 202 E. Santa Fe Ave. Founded in 1925 as a cooperative venture involving several ranchers, the P. C. O. A. bought a packing house from J. H. Strait and Company. In 1930 they donated the old wooden building to the American Legion, who moved it to Bradford Avenue, and built this new Zigzag Moderne building.

Placentia Orange County Exchange, 211 W. Crowther Ave. This small Moderne building, constructed in 1935, was not a packing house, but was an office for the Placentia Orange County Exchange. The Exchange handled the marketing of fruit shipments from 9000 acres of orange groves.

In the 1950's most of Placentia north of Chapman was covered with citrus groves. The exception was the oil land to the east of Bradford, on both sides of Alta Vista. The Chapmans owned a large parcel of land on the north side of Alta Vista and the Kraemers had developed their land on the south side of the street as an oil field. There is still ample evidence of oil production on both properties, even though the derricks are gone. Part of the Chapman site has been converted to a country club.

When the first pioneers arrived in Placentia in the 1860's, 70's, and 80's, they built small homes usually constructed of wood. The Kraemers lived in the ca. 1835 adobe built by the Ontiveros for several years. During the 1890's a handful of impressive Victorians were built. All of these homes are now gone. As the citrus crops came into full production, many of the ranchers became successful enough to build fine new residences. During the period starting soon after the turn of the century and lasting until the Depression, several of the ranch families built fine new homes in place of their original residences. They followed the popular styles of the era: Colonial Revival from 1900 to 1910, Craftsman from 1905 to 1925, and Spanish Colonial, Tudor, and American Colonial Revival during the 1920's. Several of these homes still survive and are well maintained. They are shown on the following pages.



Historic Buildings Not in a District

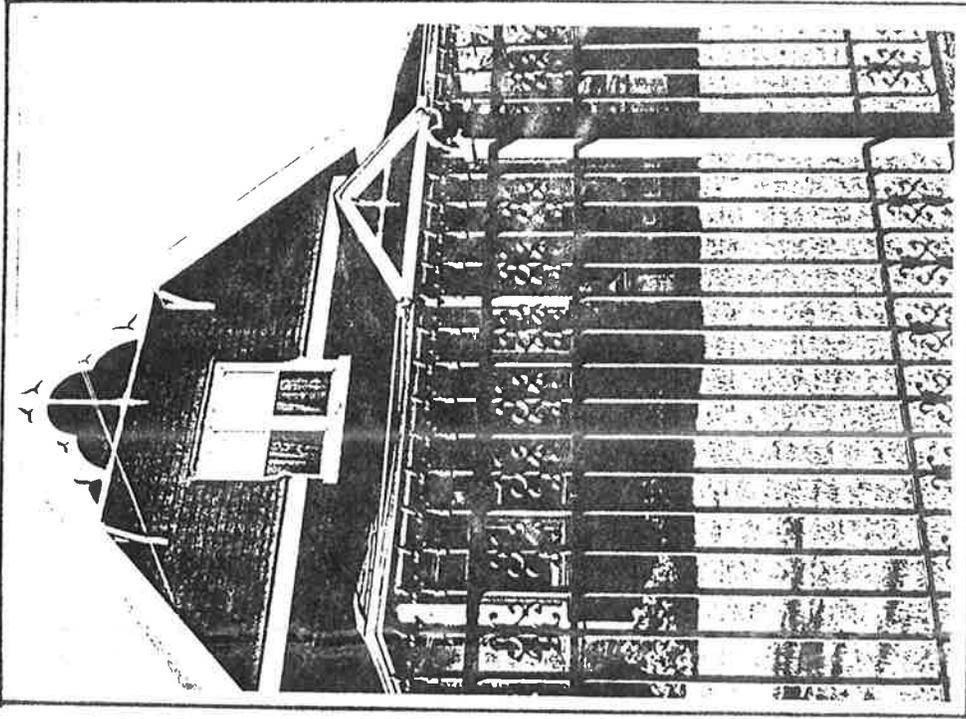


A. S. BRADFORD HOUSE
136 Palm Circle

Surrounded by a tree-shaded park, the Bradford House is now a beautifully restored house museum, dedicated to the remembrance of Placentia's pioneer families. Albert S. Bradford, who came to California in 1888, purchased 20 acres of Placentia land in 1901. He planted oranges, walnuts, and row crops, and moved a small house from the townsite of Carlton to provide shelter for his family. In 1908 he bought 20 more acres and called the property Tesoro (Treasure) Ranch. He went on to become one of the area's most prominent citizens. He raised much of the citrus nursery stock that helped make Placentia so prosperous. Mr. Bradford laid out the original 60-acre townsite in 1910, working to convince the Santa Fe Railroad to run a cut-off line from Fullerton to Richfield, and helping to raise the \$25,000 needed to purchase the right-of-way. Mr. Bradford was involved in every facet of Placentia's civic, economic, agricultural, and social life. The Bradford House serves as an elegant reminder of the life style of Placentia during the height of its agricultural prosperity.

THE LEMKE FAMILY

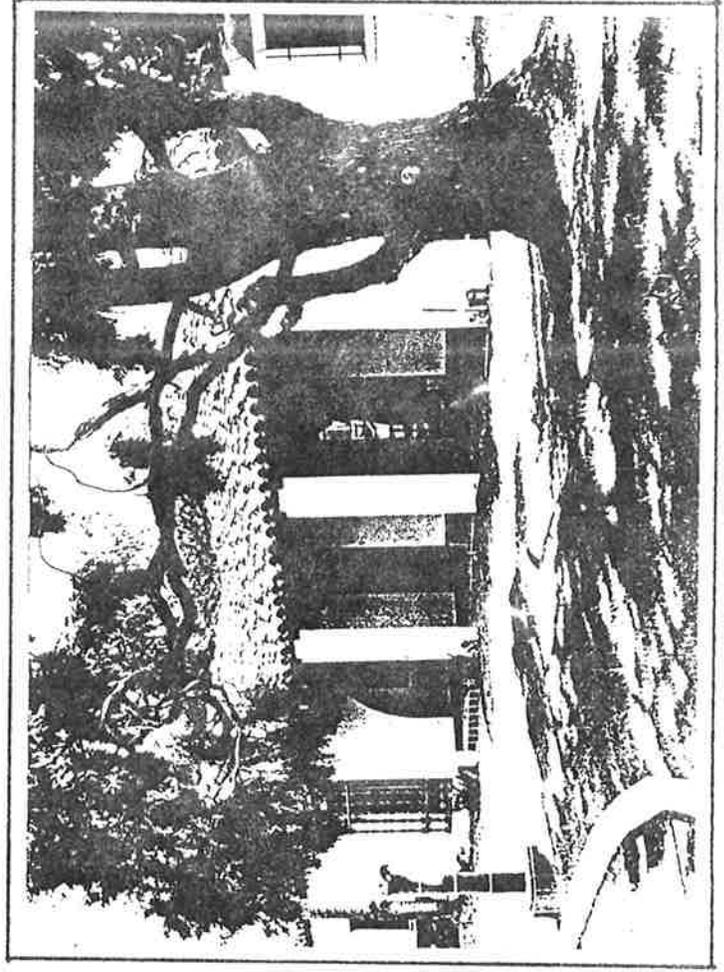
John Lemke left Poland in 1875, landing in New York with nothing but the clothes on his back. By 1883 he had worked his way to Placentia. He and his wife, Anna Edwardson Lemke, purchased this 20-acre ranch and, a year later, built this impressive brick residence. With unusual foresight, the Lemkes built the house further from the road than usual, explaining that Placentia was going to grow and that some day the road would have to be widened. The Lemkes had eight children and the whole family worked hard to make a success of the ranch. David Lemke inherited the family home and lived there until 1971. Lewis built the spacious Spanish Colonial home in 1928

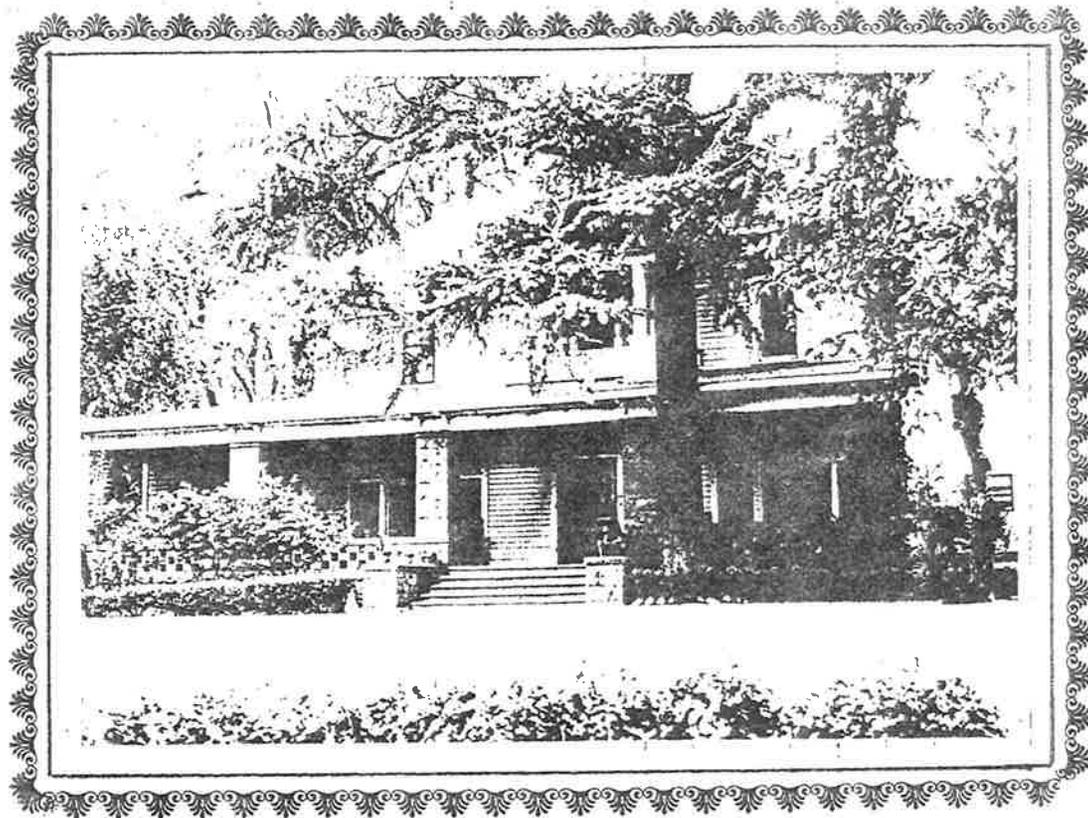


LEMKE HOUSES

Shown above is the John Lemke House at 2131 N. Valencia Avenue. Built in 1903, it is a combination of Colonial Revival and Stick styles.

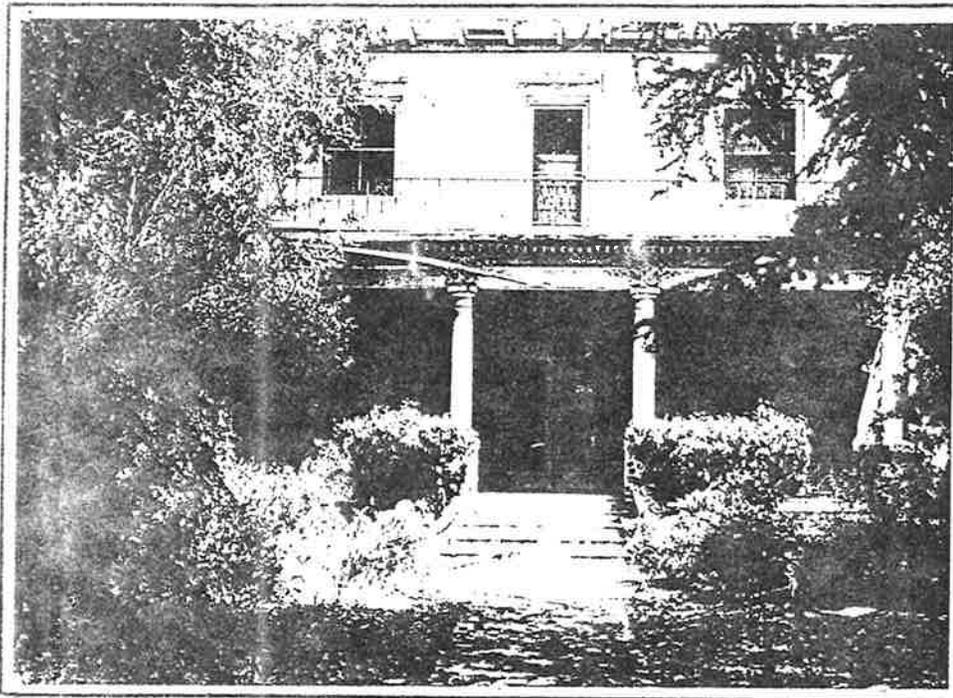
To the right is the home of John's son, Lewis, built in 1928 in the Spanish Colonial Revival style. It is at 414 N. Placentia Avenue.





KEY RANCH
625 Bastenchury Road

The George G. and Hannah Key House, situated in a tree-shaded hilltop haven in north Placentia, provides the visitor with a step back in time, to the days when Orange County was a quiet, but prosperous, agricultural community. The house was built by George's father, George B. Key, in 1898. In 1908, when the ranch was in full production, the house was enlarged and significantly remodeled. George G. moved away when he married Hannah. They returned in 1945 to live out the rest of their lives on the ranch. When a tract was built around the house, they wisely retained the beautifully landscaped grounds surrounding the residence. George, who had a love for the past, collected Placentia and Fullerton memorabilia for over 40 years, making the second floor of the house into a museum. The outbuildings and grounds hold a remarkable collection of farm machinery and items from Orange County's rich agricultural past. The County of Orange now owns the property and this treasure trove of Orange County will be preserved as a significant landmark and museum.



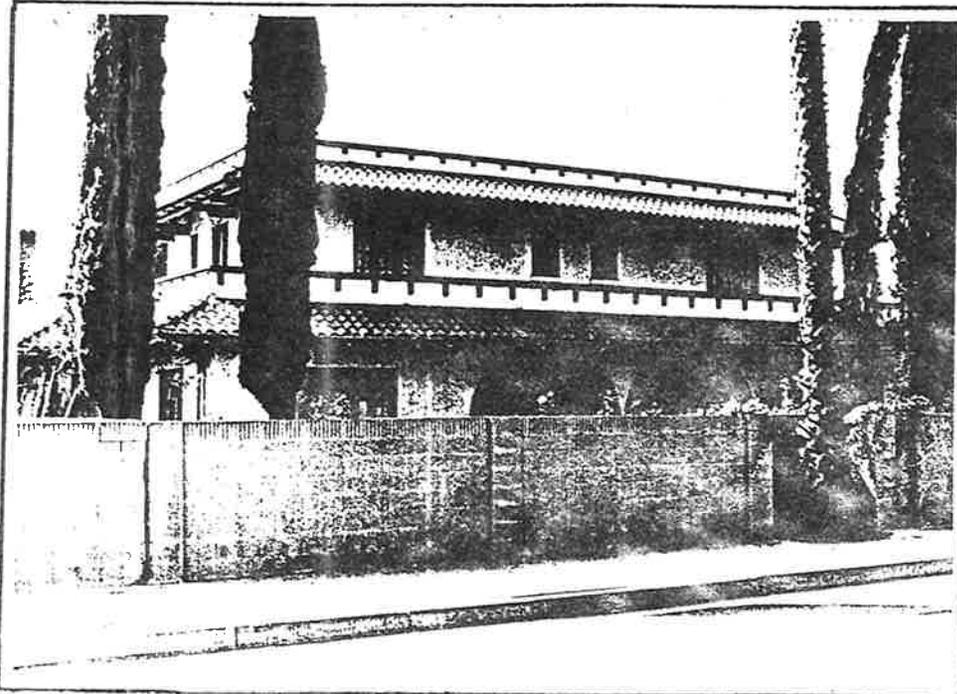
SAMUEL KRAEMER SR. HOUSE 230 Angelina Drive

Samuel Kraemer Sr. was one of Placentia's most prominent pioneer ranchers and oil men. This was his home ranch and center of all of his activities. The impressive brick Colonial Revival house was built in 1904, after the Victorian family home burned to the ground. He and his wife, Angelina Yorba Kraemer, raised ten children here. In addition to farming large citrus holdings, Samuel Kraemer worked with other prominent citizens to establish the Townsite of Placentia in 1910. His father, Daniel Kraemer, who purchased a 3900-acre ranch here in 1865, was the first white settler outside of Anaheim in what was to become north Orange County.

GILBERT KRAEMER HOUSE 525 N. Angelina Dr.

Gilbert Kraemer was one of ten children born to Samuel Kraemer and his wife, Angelina Yorba Kraemer. The Kraemer boys were known for being hardworking industrious ranchers. They devoted large amounts of land to citrus and later developed business buildings in Anaheim and Fullerton. Gilbert is still involved in a thriving family oil business. He and his wife, Esther Munger Kraemer, built this impressive Spanish Colonial house across the street from his parents home in 1918. It has a spacious central patio and an open floor plan, making the house ideal for entertaining.



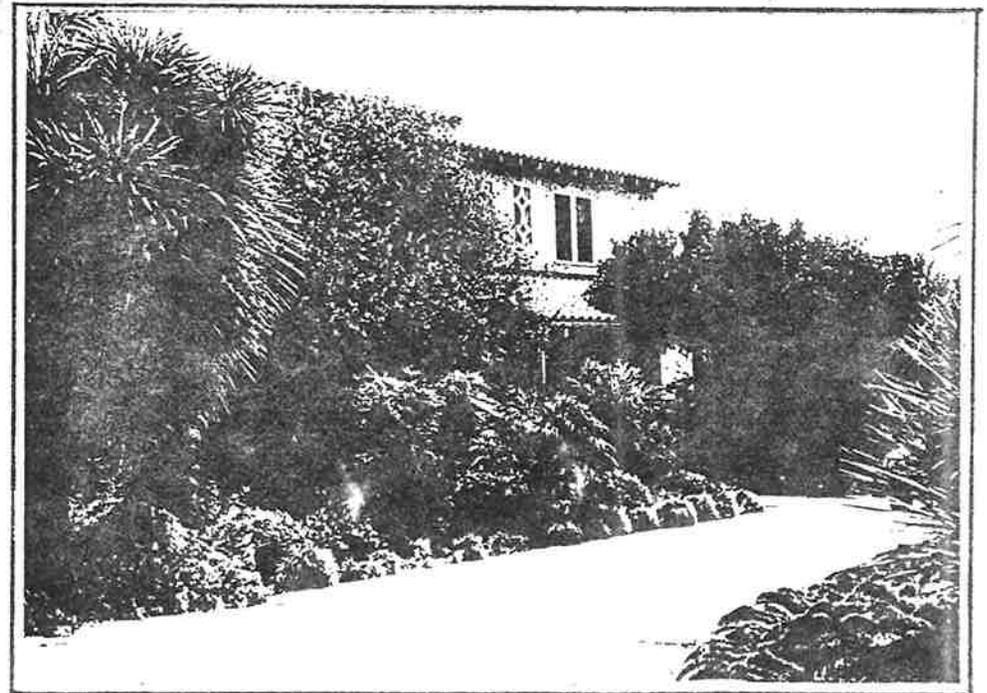


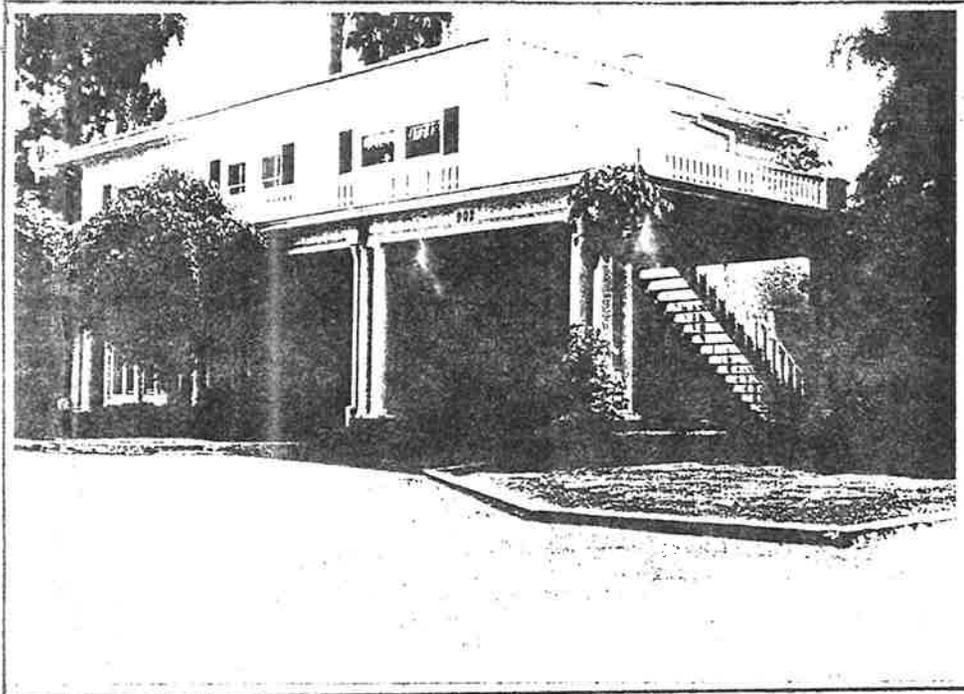
JOHN TUFFREE HOUSE 1612 Kingston Street

John Tuffree was born on November 17, 1878 on his parent's 662-acre Buena Vista Ranch in north Placentia. The large property was bounded by Palm Drive on the south, Placentia Avenue on the west, Golden Avenue on the north, and Valencia Avenue on the west. John and his wife, Mabel Lee, lived in a small home on their 40-acre citrus ranch until they built the Spanish Colonial house shown above in 1918. John was active in water conservation and serving on the Board of the Anaheim Union Water Company for 32 years. He was president of the Placentia Mutual Orange Association for 25 years. They often opened this lovely house for gatherings and were known for being generous with their time and money.

FRED TUFFREE HOUSE 2092 N. Placentia Ave.

Clad in pink-tinted stucco, the Fred Tuffree House is a fine example of the Spanish Colonial Revival style of architecture. Constructed in 1928, the house cost \$35,000, a large sum in the 1920's. Fred was one of nine children born to pioneer John Tuffree, and his wife, Carolina Polhemus Tuffree. John and Carolina received 662 acres of land as a wedding present in 1870. This home is on the forty-acre portion of the family ranch inherited by Fred and his wife, Mildred Normandy Tuffree. They lived in a small home on the property for several years before building this fine large house. It illustrates the success and prosperity of the citrus industry during the years from approximately 1905 to 1930.



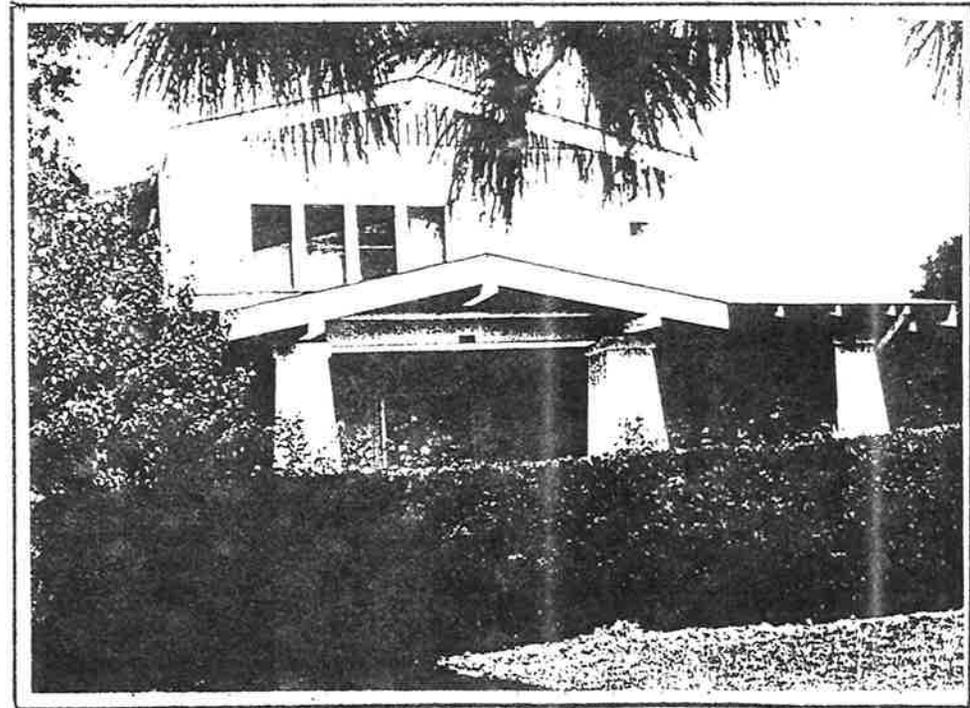


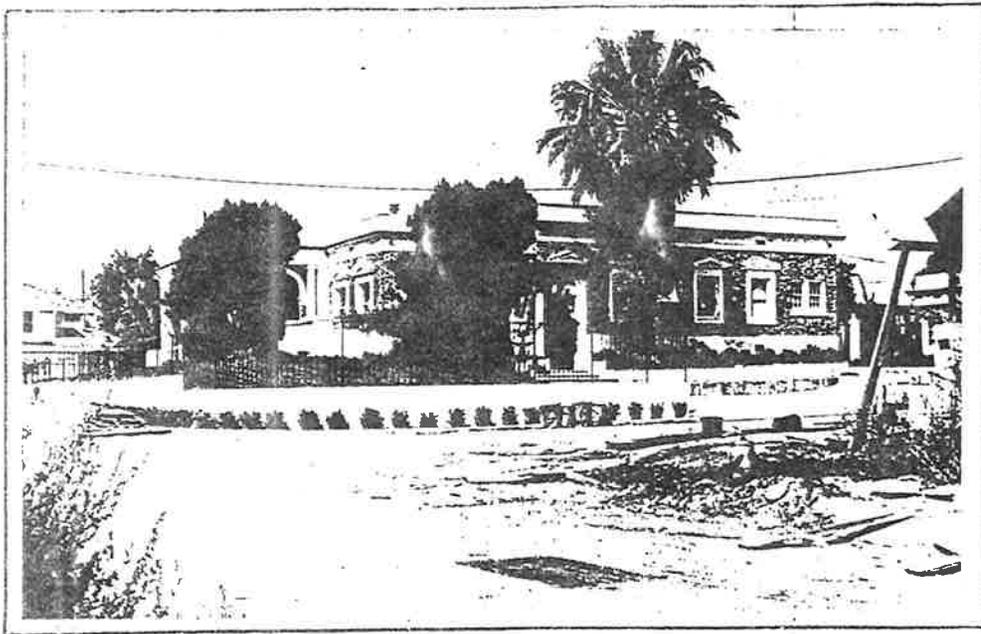
CHARLES WAGNER HOUSE 903 E. Yorba Linda Blvd.

Charles Wagner and his wife, Maude Taylor Wagner, built this fine Colonial Revival mansion in 1920. Charles, like his twin brothers, Joseph and John, was the son of pioneer, Charles Wagner Sr., who arrived in the Placentia area in 1871. Charles Jr., a citrus rancher, helped organize the Placentia Orange Growers Exchange and the Placentia Mutual Orange Association. After living in the original Wagner Ranch home for many years, they decided to build this fine large residence as a place to entertain friends. They used only the highest quality materials in the construction of their dream home. Charles said the new house was built to last and would look the same 200 years from now.

JOSEPH WAGNER HOUSE 705 E. Yorba Linda Blvd.

The Joseph Wagner House, a good example of an Airplane Craftsman Bungalow with Swiss chalet influences, was the home of a second-generation Placentia pioneer. Joseph and his wife, Maude, built this fine house in 1919, on 27 acres of land. In addition to raising oranges and walnuts, they were poultry fanciers and had a flock of over 500 chickens. As the owner of Joe Wagner Realty in Anaheim, he was one of the founders of the Anaheim Board of Realtors.¹ Along with Clarence McFadden, he was the developer of the Atwood Home Tract in 1924. An accomplished baseball player, he was on the Olinda team with famed baseball great, Walter Johnson.





Berkenstock House

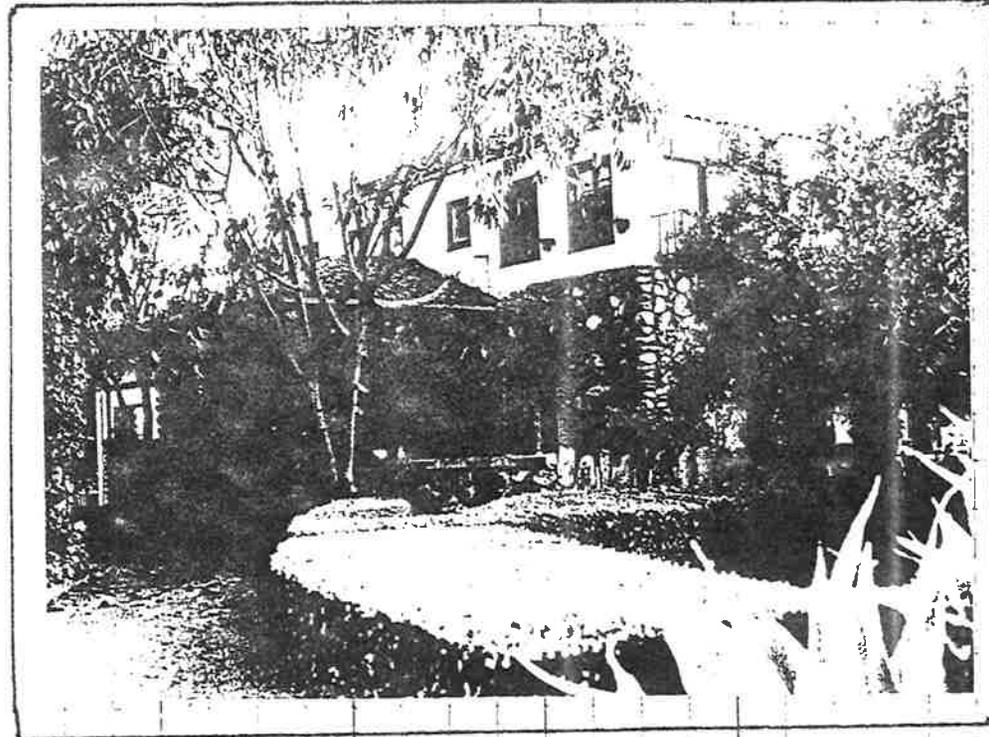
829 Berkenstock Lane

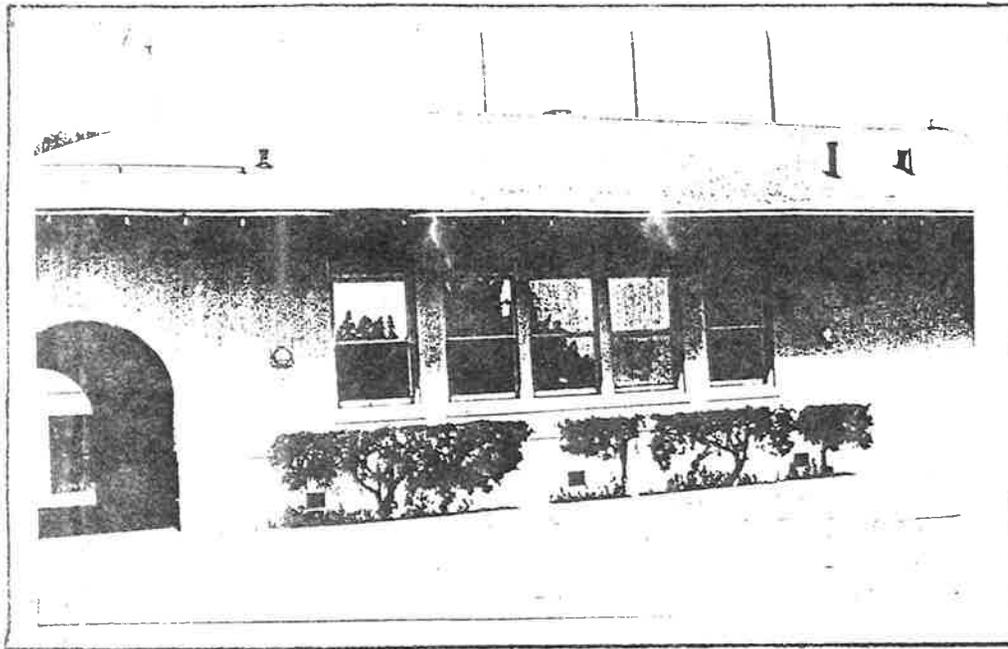
Italian Renaissance in style, the gold and tan brick facade of the Berkenstock House contrasts beautifully with the cream-colored classical porch columns, cornice and window trim. Built in 1913, this was the second house on the 160-acre ranch, and was designed by architect Frederick Eley to be a showplace with every comfort. Mr. Berkenstock made his fortune as a fumigator and citrus rancher. He loved automobiles and his early collection of 6-cylinder cars included a Moline and a red Franklin. He enjoyed riding to the hounds and was a member of the Placentia Hunt Club.

Basten House

830 Berkenstock Lane

When A. H. Basten purchased his ranch in 1889, he christened it Rose Hills Orchards. The 40 acres was purchased for \$65 an acre. This is the second house on the property and was constructed in 1909 by Mr. Basten and his son, Evlon. They hauled the rocks for the first story exterior from Santiago Creek. Evlon was one of the most popular men in Placentia and is long remembered for his generosity, his untiring work with the youth of community, his ready smile, and his great sense of humor. He was one of the area's hardest working ranchers, often working from early morning until late at night in his orchards. He and Celia Larson were married in 1910. They were both very involved in the Placentia Presbyterian Church. When the ranch was subdivided in 1965, the house was preserved and is beautifully maintained.





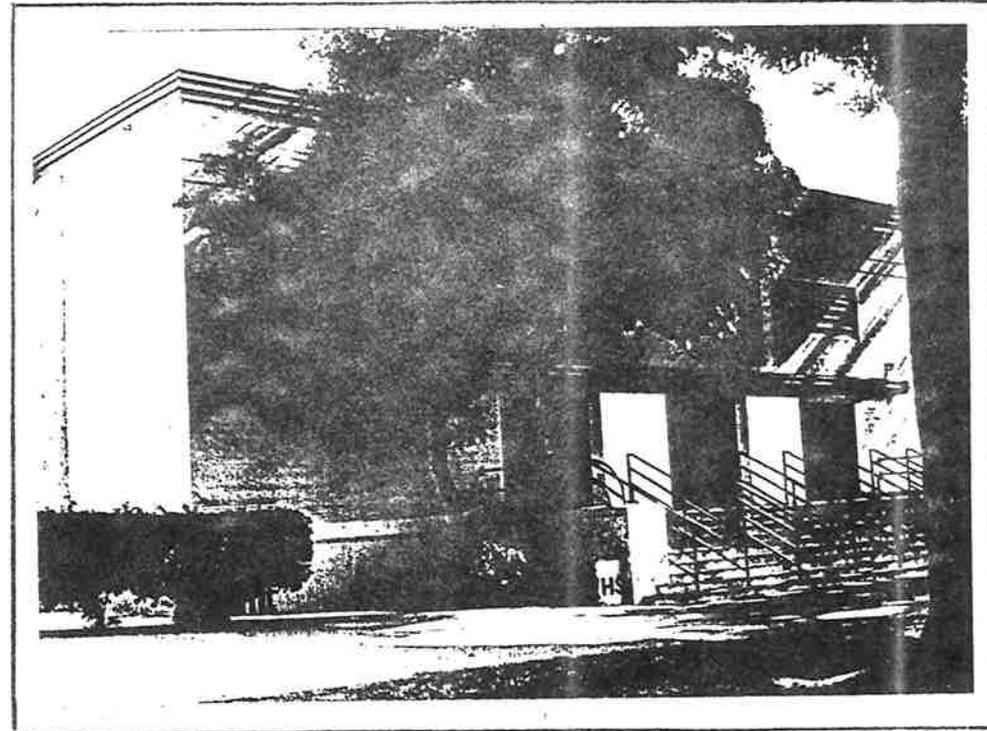
Bradford School

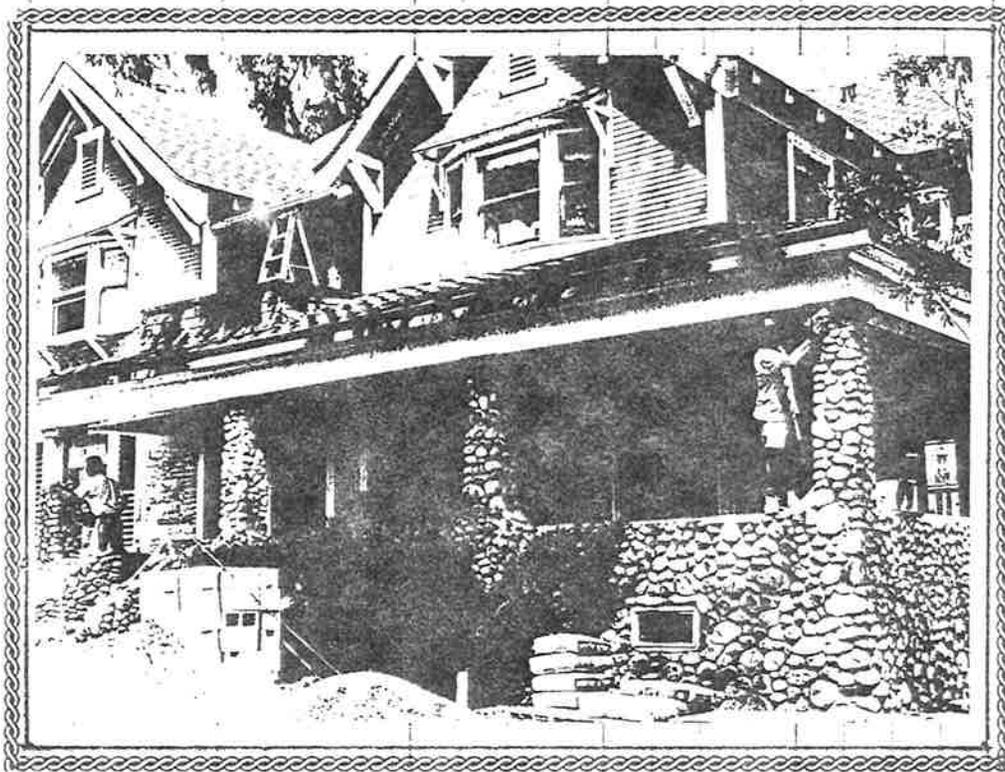
Valencia High School campus

In order to view the remnant of the 1912 Bradford School that still exists on the Valencia High School campus, you must go around to the back of the Auditorium. The remaining wing is distinctively Mission Revival in style, with an arched colonnade along the front facade. In 1911 the School Board, recognizing that a new school campus was needed as soon as possible, because the Placentia Townsite, founded a year before, was filling up with new houses. Eleven acres was purchased on Bradford Avenue and a school bond for \$44,000 was passed by a vote of 86 to 13. The impressive Mission-style building was constructed in 1912. It served well until it burned in 1934. Luckily they were able to save this wing.

Valencia High School 500 North Bradford Avenue

Until 1933 Placentia students attended high school in Fullerton. Placentia's first high school classes were held in the Mission-style Bradford Elementary School that year. Roy Tillery was the only graduate in the Class of 1934. On October 10, 1934 the entire school except the primary wing burned down. Temporary school quarters were found in the Calvary Church at the corner of Bradford and Chapman Avenues. The new 1000-seat Moderne-style auditorium, designed by T. C. Kistner, was built from funds from the PWA and SERA. It was ready for use in September of 1935. A long wing, in the same style, was built in 1937. An impressive Moderne gymnasium and cafeteria were built during that same time period. These buildings are being preserved and well maintained.





NENNO HOUSE
503 Palm Drive

THIS IS PROGRESS !

The scene of many of Placentia's loviest parties, the Nenno House is undergoing a remarkable restoration. Originally built on a 9-acre ranch in 1907-08, the house is a mixture of Craftsman and Colonial Revival architecture. John and Antoinette Nenno came to Placentia in 1892 from Pasadena, three years after they were married. John worked as a fumigator for William Berkenstock. Meanwhile, the family purchased the ranch, built a small home, and planted a grove of small orange trees. By 1907 the grove had been in production for several years and the Nennos had become very successful. It was then that they built this large home, living out the rest of their lives here. After their daughter, Faustina, died in 1958, the home became a fraternity house. It is in the process of being returned to its original beauty and will house professional offices.

When I first saw Placentia around 35 years ago, it resembled a sea of orange groves. Here and there, along the quiet two-lane roads were well-tended grove houses, several of which were in the Spanish Colonial style. A surprisingly large number of these houses still exist and have not changed much. However, the surrounding territory has and these homes are now located along heavily-traveled roads, amid a sea of tract houses.

As part of my responsibility in conducting the historic resources survey, I was required to drive each street in the city, armed with previous information gathered by the Placentia Historical Committee. Together, we found many wonderful treasures and have documented over 350 of them. We saw lots of neighborhoods, some new and some old, and were very impressed with much of the new as well as the old.

It was a pleasure to work in Placentia. It is such a beautiful city. The Placentia Historical Committee, which helped to make this survey a reality, is a dedicated group. I'm sure they in the years to come, they will add much to the work already completed. I really enjoyed working with the Committee and the City Staff of Placentia.

Diann Marsh

BIBLIOGRAPHY

- Armor, Samuel *History of Orange County California*; Los Angeles
Historic Record Company 1911
- Armor, Samuel *History of Orange County California* Los Angeles
Historic Record Company 1921
- Carpenter, Virginia *Placentia, A Pleasant Place* Friis Pioneer Press
Santa Ana, CA 1977
- Key, George *Early Placentia, Its Background and Settlers, Development
Schools, and Memories* Environmental Management Agency of the
County of Orange 1986
- First American Title Insurance Company records 1889 to 1965
- Orange County Assessor's Records; Hall of Records, 630 North
Broadway, Santa Ana, CA
- City Directories: *North Orange County 1919-20; North Orange County
1921-22*; Orange County Directories 1924 through 1951
- Pleasants, Mrs. J. E. *History of Orange County, California* J. R. Finnell and
Sons; Los Angeles 1931
- Talbert, Thomas *Historical Volume and Reference Works* Orange County
Historical Publishers 1963
- Works Progress Administration *Orange County History Project No. 3105*
Santa Ana; 1936 Santa Ana History Room
- Nenno, Faustina *Placentia Round Table Club; the First Thirty-five Years
1902-1937* Placentia Courier Publishing Company; Placentia, CA 1938
- Orange County Register *A Hundred Years of Yesterdays: A Centennial
History of the People of Orange County and their Communities* 1989
Orange County Register, Santa Ana, CA
- Orange County Historical Society *Orange Countiana IV* Premier Printing
Company, Brea, CA 1989
- Placentia Presbyterian Church Golden Anniversary booklet 1962
*Silver Anniverary Edition of the Placentia (California) Courier 1910 to
1935* Placentia Courier, Placentia, CA

