

P1. Other Identifier: 400 West Park Way

*P2. Location: Not for Publication Unrestricted

*a. County: Orange

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 400 West Park Way

City: Anaheim

Zip: 92805

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Lot 8 of Tract No. 1071 / APN #034-252-26

***P3a. Description:**

This Ranch-style single-family residence is one story in height. It is framed in wood and finished in stucco. The hipped roof, clad in composition shingles, has a medium pitch and a brick chimney rising through the center. The center of the primary (north) façade is recessed between two projecting volumes. The east side of the recessed section contains the main entrance, which comprises a small stoop and a patio that extends west along the recessed portion. The stoop is sheltered by the corner of the roof that extends from the east projecting volume. The corner is supported by a simple wood post. East of the entrance stoop is a large, fixed, multilight wood window flanked by two-over-two, double-hung wood windows. Below the window is a raised brick planter. Smaller grouped windows in the same configuration are located on the projecting volumes at the primary façade. Fenestration on the east façade consists of single and paired double-hung wood windows. The building sits on a large corner lot and is fronted by a wide lawn featuring deciduous and evergreen trees. Concrete walkways lead to the entrances at the north (primary) and east façades. A three-car garage is located south of the residence and is accessed by a wide asphalt-paved driveway. The residence is in good condition. It is a contributor to the Hoskins Historic District.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Residence

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)

Front and east façade, view looking southwest / June 28, 2017

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both

1950 (f) Anaheim Building Permit

*P7. Owner and Address:

Michael J. & Kimberly R. Hart
400 W. Park Way
Anaheim, CA 92805

*P8. Recorded by: (Name, affiliation, and address)

Michael J. & Kimberly R. Hart
400 W. Park Way
Anaheim, CA 92805

*P9. Date Recorded: June 2017

*P10. Survey Type: (Describe) Intensive survey (Anaheim survey for Qualified Historical Structure status)

*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):

B1. Historic Name: The Quast House

B2. Common Name: 400 West Park Way

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. **Architectural Style:** Ranch style

*B6. **Construction History:** (Construction date, alterations, and date of alterations) Constructed in 1950; On September 18, 1950, a building permit was issued to Robert H. Quast for a new dwelling and garage at 400 W. Park Way valued at \$16,500; In September 1950 the water meter was turned on at the request of Robert Quast, indicating the start of construction; Building Permits: Interior remodel (1962); Patio roof at rear (1964); Re-roof (2006).

*B7. **Moved?** No Yes Unknown **Date:**

Original Location:

*B8. **Related Features:** Detached three-car garage with street access, of similar style and materials.

B9a. Architect: unknown

b. Builder: Glenn G. Fry (per Notice of Completion)

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

Area: Hoskins Historic District

Period of Significance: 1950

Property Type: Single Family Residence **Applicable Criteria:**

The property contributes to the significance of the Hoskins Historic District through its representation of the mid-20th century residential streetscapes of the neighborhood due to its age, building type, and architectural style. The property retains its historic integrity.

400 West Park Way is built on a portion of the original Vineyard Lot A-5 deeded to J.R. Vineyard on November 29, 1859. James Russell Vineyard (b. 1804 in Kentucky) joined the Gold Rush in 1849, amassing a fortune. After his family joined him in 1852, they settled in Sacramento, where he was elected to the State Assembly. After his death in 1863, his vineyard was sold to Dietrich Strodthoff on March 31, 1865. Dietrich (b. 1840) and Johanna (b. 1848) Strodthoff, immigrants from Hanover, continued to grow grapes and make wine on the property. After her husband's death in 1886, Johanna Strodthoff began growing citrus following the grape blight and raised five children in their house at 747 N Lemon St.

On February 17, 1906, Johanna Strodthoff sold the 20-acre lot to brothers-in-law, Charles E. Jones and James Owens, and their wives, Mary and Sarah, respectively. Charles and Mary Jones took the northerly 10 acres and settled into the Strodthoff house. James and Sarah Owens settled on the southerly 10 acres and constructed a new house at 703 N Lemon St.

On April 3, 1922, Charles E. and Mary E. Jones sold the northwest quarter of Vineyard Lot A-5 to Andrew H. and Emma Frandsen, life-long residents of Illinois. After owning the property for 19 years, the Frandsens sold the five-acre citrus grove on May 1, 1941, to John E. and Eleanor P. Spielman. John E. Spielman (b. 1912) married fellow Pennsylvania native, Eleanor P. Gerhart (b. 1911) in 1935. The Spielman family, which included daughters Marcia and Carol Spielman, lived in Los Angeles and San Diego while John pursued a career in the aerospace industry (per his obituary, *Altoona Mirror* PA, 12/29/1982). The Spielmans filed the map for Tract No. 1071, which contained 10 residential lots, with Orange County on June 12, 1941. The lots were uniform in size, laid out along two straight streets (Helena St. and Park Way), and were planted with a center median on Park Way. (See Page 3, continuation sheet)

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

B12. References: Chain of Title; Anaheim Building Permit Records; Obituaries published in local newspapers; Anaheim & Orange County directories; Anaheim Building Permits; Anaheim Water Connection Records; Anaheim Property Tax Assessment Records; U.S. Census; California Voter Registration, WWI & WWII draft registration, Naturalization records, Family Trees, etc. at ancestry.com

*B14. **Evaluator:** Jane K. Newell, Heritage Services Manager & Evanne St. Charles, ARG

*Date of Evaluation: September 2017



Recorded by: Michael J. & Kimberly R. Hart

Continuation

Update

B10 Significance (Continued from Page 2)

After being subdivided in 1941, Lot 8 of Tract No. 1071, which comprises 400 W. Park Way, was sold several times before its development in 1950.

On June 5, 1943, John E. and Eleanor P. Spielman sold the unimproved Lot 8 to Charles W. and Lou Jane Demarest. Charles Williamson Demarest (b. 1907), a native of New York, moved to Los Angeles with his family by 1930 (per the U.S. Census). There he married Lou Jane Snyder (b. 1911, Kansas) in 1933. Eight months after purchasing the lot in Anaheim, the family moved to Texas (per grant deed).

Charles W. and Lou Jane Demarest sold the unimproved Lot 8 on February 15, 1944 to Robert E. and Eleanor B. Kennedy. Robert Emmet Kennedy (b. 1897), a California native, married Eleanor Mary Burchard (b. 1902, Montana) in Santa Monica in 1925. A supervisor at Douglas Aircraft in Long Beach, Robert Kennedy and his family, including his wife Eleanor and four children (Marion, Patricia, Robert, Jr., and John), built and lived in the house at 325 W. Park Way (per Robert Kennedy obituary, *Anaheim Bulletin*, 10/1/1973).

On January 30, 1945 Robert E. and Eleanor B. Kennedy sold the unimproved Lot 8 to Charles E. and Alberta M. Rees. Charles Elmer Rees (b. 1908), a Los Angeles native, married Alberta Marie Loes (b. 1907, Iowa) in 1936. The family, including four children (Sally Ann, Sandra, Susan, and Charles), moved to Anaheim and lived at 227 N. Helena St. from 1945 to 1950.

Charles E. and Alberta M. Rees sold the unimproved lot on August 31, 1950 to Glenn G. Fry. Glenn Grosscup Fry (b. 1890), a native of Iowa, married Elizabeth Anna Nagel (b. 1887, Illinois) in 1923 in Illinois (per Illinois County Marriage Index). By 1925 the couple was living in Fullerton, where their son, Glenn Preston, was born. Glenn Fry was a building contractor by trade. After moving to Anaheim in 1931, Fry constructed many residences, including the one at 400 W. Park Way.

On September 18, 1950, a building permit was issued to Robert H. Quast for a new dwelling and garage at 400 W. Park Way valued at \$16,500. That same month, the water meter was turned on, indicating the start of construction. On April 5, 1951, Robert H. Quast signed a Notice of Completion with contractor Glenn G. Fry, acknowledging the completion on March 31, 1951 of a house and garage at 400 W. Park Way.

On June 13, 1951 Glenn G. and Elizabeth A. Fry granted the newly completed house to Robert H. and Doris E. Quast. Robert H. Quast quitclaimed the property on May 1, 1952 to Doris E. Quast as her separate property. Robert Herman Quast (b. 1919), a native of Los Angeles but raised in Anaheim, attended local public schools and graduated from Anaheim High School in 1937 and Fullerton Junior College in 1939. He served in the U.S. Army Air Corps during World War II. Shortly before being transferred to Texas, Quast married Doris Evelyn Gromer (b. 1920, Texas) in July 1943. After his discharge, the couple returned to Anaheim where Robert Quast joined his father's plumbing business, R.J. Quast & Sons (Per Robert H. Quast obituary, *The (Sonora) Union Democrat*, December 7, 2011). The residence at 400 W. Park Way was constructed to accommodate their expanded family, which now included four children (Stanley, Doreen, Jonathan, and Gerald). After residing in the house for five years, the Quast family moved to 1536 W. Brande Ave. in Anaheim.

Doris E. Quast sold the property on September 4, 1956 to William T. and Mary E. Railsback. William Thomas Railsback (b. 1912), a native of Oklahoma, attended Oklahoma State College before moving to California in 1937, where he managed gas stations for Standard Oil. In 1939 William Railsback married Mary Evelyn Hooper (b. 1920, Arkansas) in Los Angeles. After serving as a civilian instructor for the Air Force during World War II, he joined the Alpha Beta supermarket chain, retiring after 40 years as a production manager (Per William Railsback obituary, *werelate.org* & *Orange County Register*, 4/7/2000). Mary and William Railsback raised three children (Edward, Janice, and Linda) in the house at 400 W. Park Way. On October 5, 1990, William T. and Mary E. Railsback deeded the property to the Railsback Family Trust.

Following the deaths of Mary E. Railsback on July 22, 1991, and William T. Railsback on April 6, 2000, their daughter, Linda Diane (nee Railsback) Yardley, resigned as Successor Trustee, and Linda Rogers was appointed as Trustee of the Railsback Family Trust on September 19, 2002. On October 14, 2002, Linda Rogers quitclaimed the property to Linda Diane Yardley. On March 7, 2007, Linda Diane Yardley added her husband, Robert Yardley, to the title.

On January 12, 2016, Robert and Linda Yardley sold the house to the current owners, Michael J. and Kimberly R. Hart.