

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer Jane K. Newell & ARG

Date April 2017

Page 1 of 3

*Resource Name or #: **The McFarlane-Boettger House**

P1. Other Identifier: 510 South Resh Street

*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 Location: Not for Publication Unrestricted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:

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M.D.

B.M.

c. Address: 510 South Resh Street

City: Anaheim

Zip: 92805

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

e. Other Locational Data: Lot 3 in Block B of Tract No. 217 (Nut Grove Tract) / APN #036-162-03

*P3a. Description:

This one story, wood frame, single family residence was built in 1922 as a Craftsman bungalow and remodeled in 1946 in the Minimal Traditional style. The exterior is finished in smooth stucco with wood vertical siding cladding the area within the porch. The medium-pitched, hipped roof is clad in composition shingle. Projecting from the south side of the primary façade is a front gable with horizontal wood siding punctuated by three gable vents. A three sided window bay below consists of double hung six-over-six-light sash flanked with fixed six-light windows. The base of the bay is skirted in brick. Across the remaining front of the house is a large concrete slab front porch sheltered within an extension of the roof at a slightly lower pitch. The porch roof is supported by three sets of paired square posts with decorative cross bracing. On the south end of the porch is a decorative diamond lattice screen that also appears to be an early feature. The nonoriginal front door is set in the center of the facade. A fixed twenty light wood frame window occupies the porch to the north. In the front yard, a straight concrete walkway leads to the front porch where it branches to the north toward the concrete ribbon driveway. On the north side of the house is a wood frame triple multilight casement window original to the 1922 construction. The residence is in good condition and has a high level of historic integrity to the 1946 remodeling.

*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 Façade, looking east
March 6, 2017

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both

1922(f) Anaheim Water Connection Record

*P7. Owner and Address:

Seaver Sizemore and Kelly Ostrand
510 S. Resh St.
Anaheim CA 92805

*P8. Recorded by: (Name, affiliation, and address)
Seaver Sizemore and Kelly Ostrand
510 S. Resh St.
Anaheim CA 92805

*P9. Date Recorded: March 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):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) **The McFarlane-Boettger House**

B1. Historic Name: The McFarlane-Boettger House

B2. Common Name: 510 South Resh Street

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. **Architectural Style:** Minimal Traditional

*B6. **Construction History:** (Construction date, alterations, and date of alterations) Constructed in 1922; Dr. McFarlane turned on the water meter September 7, 1922 indicating the start of construction; Building Permits: October 1946 the Boettgers re-roofed and updated front facade to Minimal Traditional; Reroof (1987); Back bathroom addition (1992); Block wall (1992)

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

*B8. **Related Features:** Detached garage with alley access, not viewable from the street, original to the 1920s.

B9a. Architect: unknown

b. Builder: unknown

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

Area: Anaheim Colony Historic District

Period of Significance: 1922

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

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

The house at 510 S. Resh St. is built on a portion of original Vineyard Lot G-6 deeded to brothers Henry and Christian Kroeger on November 29, 1859. Henry (b. 1830 in Germany) immigrated to San Francisco in 1854, where he opened a cooperage (barrel making) shop. By 1857 he was joined by his brother, Christian. One of the 50 original Anaheim colonists, Henry operated a winery and distillery until the grape blight destroyed the wine industry in 1889. He then set out Valencia and Navel orange trees, as well as some walnut trees. On December 15, 1897 Kroeger sold Vineyard Lot G-6 to Richard Schellens (b. 1867), a recent German immigrant. He moved to San Francisco after selling the 20-acre orange grove to John Knutzen on January 14, 1901. Knutzen (b. 1863 in Germany), immigrated in 1887, settling first in Texas. He and his wife, Ella, visited Anaheim in 1900 while on their honeymoon and decided to stay. On February 16, 1920 John and Ella Knutzen sold the Westerly 10.5 acres of Vineyard Lot G-6 to father and son farmers, Albert P. and Warren Mathis. They in turn sold the 10.5 acres to realtor William J. Elliott and citrus ranchers David W. Anderson and William B. Allen on June 3, 1921. In December 1921 Elliott, Anderson and Allen filed a map of the Nut Grove Tract, dividing the 10.5 acres into 60 residential lots. The tract name is likely a tribute to the walnut industry, second only to citrus in Anaheim.

On Aug 10, 1922 William and Eunice Elliot, David W. and Sarah Anderson, and William B. and Mary C. Allen sold unimproved Lot 3 in Block B to W.S. and Elizabeth McFarlane. On Sept 7, 1922 Dr. McFarlane had the water meter turned on at 510 S. Resh St. indicating the start of construction on a single story Craftsman Bungalow. Walter Scott McFarlane (b. 1871), a native of Canada, immigrated to Michigan where he married widowed Elizabeth (nee Hayward) Wilkins in 1898 (per the Michigan Marriages Index). After receiving his Doctor of Veterinary Medicine degree, the couple moved to Anaheim in 1901 with Elizabeth's two sons (Rolland and Harold). He opened his veterinary surgeon's office and livery stable at 203 S. Lemon St., and in 1923 constructed the McFarlane Apartments at 205 W. Chestnut St. Dr. McFarlane also served for many years as County Veterinarian and County Stock and Milk Inspector. The couple lived out their lives in Anaheim, with Walter McFarlane dying in 1930 and Elizabeth in 1941 (per obituaries published in the *Anaheim Bulletin*). [See Page 3, continuation sheet]

B12. References: Chain of Title; Anaheim & Orange County Property Tax Assessment Records; Anaheim & Orange County directories; Obituaries & news articles published in local newspapers; U.S. Census, Voter Registration, Military Records, Family Trees, etc. from Ancestry.com.

*B14. **Evaluator:** Jane K. Newell, Heritage Services Manager & Jennifer Trotoux, ARG

*Date of Evaluation: April 2017



Recorded by: Seaver Sizemore and Kelly Ostrand

Continuation

Update

B10 Significance (Continued from Page 2)

On March 19, 1926 W.S. and Elizabeth McFarlane sold the house to E.L. and Ethel Greder. Elmer L. Greder (b. 1899, Nebraska) was an automobile mechanic, living in San Diego with his wife, Ethel (per local directories). The couple only owned the house for seven months, perhaps due to Ethel's failing health. Ethel P. Greder died on March 23, 1927 in San Diego.

On October 20, 1926 E.L. and Ethel Greder sold the property to Ella B. Bolte. Ella Jane Mason (b. 1883), a native of Montana, met and married her first husband, Benjamin Franklin Bowman (b. 1871, Illinois) in Illinois circa 1903. Following his death in ca. 1921, Ella joined her parents in Santa Ana with her children (Willard, Marquis, Annabel & Jeanette) [per 1922 OC Directory]. In 1924 Ella married Theodore A. Bolte (b. 1894, Nebraska) [per 3/11/1924 *Santa Ana Register*], and divorced him prior to the 1930 U.S. Census. She married her third husband, George L. Cray (b. 1893, Missouri), in 1935 [per 2/25/1935 *Santa Ana Register*], and together they operated the Mission Beauty Shop in Santa Ana until her death on June 4, 1936.

On January 25, 1935 Ella B. Cray, formerly Ella B. Bolte, granted the property to her married daughters, Annabel Sutherland and Jeanette Piepenbrink, each receiving ½ interest in the home. Jeanette Piepenbrink sold her ½ interest to her sister, Annabel Sutherland, and her husband, Joseph F. Sutherland, on January 13, 1937. During this period, the house was rented per local directories: Adeline M. & Thomas F. McBride, bookkeeper (1934); Virginia A. & Joseph P. Critchfield, purchasing department of the Industrial Fuel Supply Co.

On April 14, 1938 Annabel and J F Sutherland sold the house to Ben A. and Helen C. Boettger. Per Anaheim Building Permit Records, in October 1946 the Boettgers re-roofed and updated the front facade to match the trends of the time and can be credited with giving the home its current Minimal Traditional style. Bernhard "Ben" Albert Boettger (b. 1891) was a native of Iowa, where he met and married Helen Catherine Dinklage (b. 1897, Nebraska) in ca. 1921, following the death of his first wife (Agatha Brummer Boettger) in 1919. By 1929 the couple had relocated to Anaheim, first living in rental property on Pearl St. with their four children (Lorraine, Bernadine, Ben & Arlo) plus one child each from prior marriages (Ninette Boettger & Hetty Rinderhagen). All six children attended the local public schools, with most graduating from Anaheim High School. Following the marriages of the two oldest daughters, the Boettger family moved into the house at 510 S. Resh in 1938. Ben Boettger worked as a mechanic during the 1930s, as a carpenter in the 1940s, and finally as a building inspector/construction engineer for the Anaheim Elementary School District in the 1950s (per local directories). Following the death of Ben A. Boettger on March 7, 1969, Helen C. Boettger became sole owner on April 3, 1969. Helen Boettger, who continued to own the home for an additional 16 years, lived there a total of 47 years.

On June 10, 1985 Helen C. Boettger, a widow, sold the property to Roger S. Deaton and Janet E. Shulze, a married couple. On Aug 28 1985 Roger S. Deaton transferred his interest in the property to Janet E. Shulze making her sole owner.

Janet E. Shulze sold the house to Thomas J. and Donna L. Schaefer, a married couple, on April 26 1988.

On May 8, 1991 Thomas J. and Donna L. Schaefer granted the property to Exchanged Titles, Inc. in an I.R.C. § 1031 tax deferred exchange of real property.

On July 22, 1991 Exchanged Titles Inc. sold the house to Jose Constantino and Sandra Fuentes, a married couple, with Edwardo De La Cruz, a single man, all as joint tenants. Edwardo De La Cruz transferred his interest in the property to Jose Constantino and Sandra Fuentes on February 28, 2001. On September 4, 2007 Jose and Sandra Fuentes added Carlos Ernesto Fuentes, a single man, to the title as a joint tenant.

On July 1, 2015 Jose Constantino and Sandra M. Fuentes defaulted on their mortgage, and the property was foreclosed on by Summit Management Company, LLC. An auction of the house was held on November 3, 2015, with U.S. Bank Trust, N.A. purchasing the property.

On July 26, 2016 U.S. Bank Trust, N.A. sold the house to the current owners, Seaver Sizemore and his wife, Kelly Ostrand.