

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 October 2014

Page 1 of 3

*Resource Name or #: **The Hall House**

P1. Other Identifier: 612 South Dickel 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 Location:** Not for Publication Unrestricted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:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: **612 South Dickel Street**

City: Anaheim

Zip: 92805

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

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
Lot 11 in Block B of Tract No. 406 (California Square) / APN #036-225-24

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

This one-story, wood frame California Bungalow type residence is typical of the homes that were built throughout the Anaheim Colony in the first decades of the twentieth century. The house is built on a raised foundation and has a shallow pitched roof covered in composition shingle, with deep overhang and pointed rafter tail ends. Gable-end vents with vertical slat screens cool the attic in pre-air conditioned structures. The exterior is clad in medium width wood clapboard siding. The entrance consists of a glazed, marginal nine-light door with matching sidelights with an elongated nine-light muntin pattern. Other fenestration throughout is single-light, double-hung, wood frame windows on the front and secondary facades. Two rounded columns with no railing support the offset-gabled front porch, which has a concrete base and side steps leading from the driveway. The ribbon driveway along the south side passes a secondary entrance at the dining room, where a non-historic pergola with metal supports spans the driveway. The driveway leads to a detached one-car garage constructed at the same time as the house with the same material and design. The residence is in good condition and has high integrity.

***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, view facing west
July 2014

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

Prehistoric Both

1925(f) City Water Connection Records

***P7. Owner and Address:**

Victoria Ramirez
612 S. Dickel Street
Anaheim, CA 92805
(714) 809-7176

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

Victoria Ramirez
612 S. Dickel Street
Anaheim, CA 92805

***P9. Date Recorded:** 07/22/14



***P10. Survey Type:** 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):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) **The Hall House**

B1. Historic Name: The Hall House

B2. Common Name: 612 South Dickel Street

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. **Architectural Style:** Craftsman Bungalow

*B6. **Construction History:** (Construction date, alterations, and date of alterations) The house was constructed in 1925; Per the Anaheim Water Connection Record, the water meter was turned on at 612 S. Dickel St. on July 2, 1925 at the request of A.C. Vary, indicating the start of construction; Per the 1926/1927 Anaheim Property Tax Assessment Record, taxes were paid for the first time on improvements valued at \$1,830. Building permit was issued in 2014 for electrical rewiring.

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

Original Location:

*B8. **Related Features:** Detached garage constructed in 1925 with the same materials and design.

B9a. Architect: Unknown

b. Builder: Adelbert C. Vary

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

Area: Anaheim Colony Historic District

Period of Significance: 1925

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.

612 S. Dickel St. was part of 20-acre Vineyard Lot H-5, originally planted with wine grapes by Anaheim colonists F. Bachman, Louis Dorr and Henry Boege. For nearly twenty-five years Anaheim was the greatest wine-producing district in California. But in 1885 a strange disease attacked the vines and within five years the two million vines that made up this huge vineyard were dead. After the destruction of the grape vines, an effort was made to raise a variety of agricultural products (grain, strawberries, etc.), but the majority of Anaheim residents planted Valencia orange and walnut trees. A few vineyardists chose to subdivide and sell off portions of their parcels for residential and commercial development. Following the death of Henry Boege in 1893, the northerly 9.13 acres of Vineyard Lot H-5 were sold to John Meredith.

John Meredith (b. 1828), was a native of England who emigrated to the U.S. with his parents in 1840, where they settled in Missouri. John moved to Sierra County, California during the gold rush and engaged in mining (per the 1852 California Census). There he met and married in 1857 Harriett (Libbey) Staples (b. 1825 in Maine), a widow with three children (Albert, Roscoe and Harriett Adelaide). In 1859 they moved to Anaheim, where they raised sheep on 100 acres east of Anaheim (per Harriett Meredith's obituary published in the *Anaheim Gazette*, 1/19/1905) and grew walnuts and apricots on Vineyard Lot H-5. After John's death on May 2, 1901, the 9.13 acres in Vineyard Lot H-5 became the sole property of Harriett Meredith. Following Harriett's death on January 8, 1905, the property was inherited by her married daughter, Mrs. Harriett A. Kelly.

On May 4, 1909, Harriett A. Kelly sold the 9.13-acre property to W.W. Adams. Adams and his wife, Carrie, quickly sold the parcel to Fred Wiese on June 10, 1910. Wiese then sold the property to Charles E. Cowan. Cowan and his wife, Nora, sold the parcel to Peter Rueter on October 21, 1911.

On September 14, 1920, Peter Rueter entered into an agreement with Paul H. Kammrath to sell 7.5 acres in Vineyard Lot H-5 for \$55,000. In January 1923, Peter Rueter and Paul H. and Katie Kammrath subdivided the 7.5-acre portion in the northwest corner into the California Square Tract, with 42 residential lots. (See Page 3, continuation sheet)

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

*B12. **References:** Sanborn Fire Insurance Maps; Anaheim and Orange County directories; Chain of Title Report; Anaheim Property Tax Assessment Records; Anaheim Water Connection Record, 1918-1947; Obituaries published in local and other newspapers.

B13. Remarks:

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

*Date of Evaluation: October 2014



Recorded by: Victoria Ramirez

Continuation

Update

B10 Significance (Continued from Page 2)

Peter Rueter (b. 1860) was a native of Germany, who emigrated to the U.S. in 1874 and settled in Nebraska. Following the death of his first two wives, he moved to Anaheim in 1912. Here he married a widow, Philippina Butler (b. 1869 in Germany), in 1916 and was a citrus rancher (per Peter Rueter's obituary published in the *Anaheim Bulletin*, 1/3/1932). Paul H. Kammrath (b. 1888), was born in the neighboring town of Olive, where he also was a citrus rancher. In 1908, Paul married Katherine Sandersfeld (b. 1886 in Iowa) and they had four daughters (Elsie, Esther, Stella and Margaret) The family moved to Anaheim in 1920, where Paul owned and operated a service station on Anaheim Blvd. at Water St. (per Paul Kammrath's obituary published in the *Anaheim Bulletin*, 9/7/1941).

On June 20, 1925, Peter Rueter and Paul H. and Katie Kammrath sold unimproved Lot 11 in Block B to Earl S. and Alice Hall. The couple hired Adelbert C. Vary, an Anaheim resident (500 N. Vine) and building contractor, to construct their house at 612 S. Dickel St. Vary pulled a water connection permit on July 2, 1925, indicating the start of construction. Earl Sebastian Hall (b. 1877) was a native of Kansas, where he met and married Claudia Alice Junkins (b. 1879 in Illinois) in circa 1902 (per U.S. Census records). The couple settled first in Colorado Springs and then moved to Lemoore, California in 1911. In 1923, Earl and Alice Hall moved to Anaheim with their three children (Donald, Dorothy and Kathleen). Earl found work as a clerk and window trimmer at the Emporium in Fullerton (1923-1933), then worked as a window trimmer for Bell Dry Goods Co. (1934-1937), and finally as a window decorator for Montgomery Ward & Co. (1938-1953). Earl Hall passed away on December 5, 1953, shortly after he retired. His obituary in the *Anaheim Gazette* noted that Earl Hall was a longtime member of the White Temple Methodist Church and was laid to rest at the Melrose Abbey in Anaheim. Following his death, Alice Hall became the sole property owner. She continued to live in the house until the end of 1958, and passed away on December 11, 1959.

On October 16, 1958, Alice Hall sold the house to Chester and Mary E. Brightwell. Chester Brightwell (b. 1894) was a native of Missouri, where he met and married Mary Ethel Shaffer (b. 1902, Missouri) on June 20, 1920 (per Mary Brightwell's obituary published in the *Slater News-Rustler*, 12/8/1988). They continued to live in Missouri, where they had one daughter (Genevieve), and Chester worked as an insurance agent. The Brightwells moved to Anaheim in 1958, following Chester's retirement. Mary Brightwell found work as a salesclerk in the SQR Department Store. Per his obituary published in the *Anaheim Bulletin*, Chester passed away on November 12, 1968 at the age of 75. Mary Brightwell added her married daughter, Genevieve Drummond, to the property title on January 27, 1969. When Mary passed away at the Buena Vista Convalescent Hospital in Anaheim on December 4, 1988, the house became the sole property of Genevieve Drummond.

Genevieve ("Genny") Brightwell (b. 1921 in Missouri) married Leo Drummond (b. 1922 in Missouri) in Kansas City on February 9, 1944. Leo was stationed at the Los Alamitos Naval Base during World War II, and graduated from the University of California with a degree in accounting. By 1950 the couple had relocated to Anaheim. Although the Drummonds did not live in the 612 S. Dickel home, for over 20 years they operated his accounting/tax business, known as "Leo Drummond P.C.," out of the house (per Leo E. Drummond's obituary published in the *Marshall Democrat-News*, 6/19/2013). On August 27, 2009, Genevieve Drummond placed the property in the Drummond Family Trust, with Leo as co-trustee. In January 2013, Genevieve and Leo moved back to Missouri, and Leo passed away soon after on June 17, 2013.

On April 30, 2014, Patrick Drummond, Trustee of the Drummond Family Trust, granted the property to current owner, Victoria Ramirez.