

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Jan Kyphian Date 10/13/04

Page 1 of 4

*Resource Name or #: Shipman-Fuller House

P1. Other Identifier: 615 N. Lemon 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 Location: Not for Publication Unrestricted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 ; 1/4 of 1/4 of Sec ; M.D. B.M.

c. Address: 615 N. Lemon 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:

APN 034-264-12 Tract 170 Block B Lot 4

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries) This one story Colonial Revival cottage is an excellent example of housing types constructed during the early decades of the 20th Century.

The side gabled house is capped by a composite shingle roof of medium brown, the gables are clipped on both ends to create a slight monk's hood effect. A wood clapboard sided chimney, painted white, pierces the northern end of the roofline. Raked moldings highlight the primary fascia boards at all rooflines.

The symmetrical design of the façade is centered with a circular porch, supported by classical round columns, painted white. The front door sheltered by this short porch is a white, wooden "cross and bible" design, covered by a wood framed screen. Divided light sidelights flank both sides of the doorway. The porch is approached by a series of 4 brick steps. A poured cement walkway leads to the entrance through the lawn.

*P3b. Resource Attributes: (List attributes and codes)

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

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo:
(View, date, accession #)
Front Elevation, East Facing
January 2004

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both
1921

*P7. Owner and Address:

Franklin C. Aghassi
615 N. Lemon St.
Anaheim, CA 92805

*P8. Recorded by: (Name, affiliation, and address)
Cynthia Ward, Architectural Historian

123 S. Melrose Street
Anaheim, CA 92805

*P9. Date Recorded: January 2004

*P10. Survey Type: (Describe)
Historic Home Survey, Anaheim Colony Historic District

*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

Page 2 of 4

*NRHP Status Code

*Resource Name or # (Assigned by recorder) Shipman-Fuller House

B1. Historic Name: Shipman-Fuller House

B2. Common Name: 615 N. Lemon

B3. Original Use: Single Family Residential

B4. Present Use: Single Family Residential

*B5. Architectural Style: Colonial Revival Cottage

*B6. Construction History: (Construction date, alterations, and date of alterations)
1921

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Residential Architecture

Area: Anaheim Colony Historic District

Period of Significance: 1920s, Early 20th Century

Property Type: Single Family Residential

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house is located on what was originally the Langenberger family Vineyard Lot. After the death of Clementine Langenberger, her heirs, driven by the massive building boom of the 1920s, sub-divided the family land into the Park View Tract for housing lots. Johann Heinrich Seimers became the owner of significant holdings within this area, when the Park View tract was developed in June of 1921. On October 17, 1921 he had sold Lot 4 Block B to Fannie H. Shipman. While Building Permits for this time period are unavailable, records do show that Water Connection # 1701 was issued to Dr. W. Shipman for 615 N. Lemon in October of 1921, giving a rough date of construction for the home. . On April 20, 1922, Fannie Shipman sold the house to Charlie and Mary Fuller, who appear to be the first resident-owners. Charles Fuller is listed in the City Tax Assessment Records as paying taxes on \$2,250.00 in improvements on the land that was valued at \$750.00. The 1924 City Directory shows Charles employed as an oil worker, and several other Fuller families, employed by Union Oil, are found living at the Nebelung Apartments a few blocks north at 205 N. Lemon, which may indicate a family connection in the area.

(continued)

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

*B12. References:

Chain of Title Courtesy Meghan Shigo, City Directories, City Tax Assessment Records, City Water Permits

B13. Remarks:

*B14. Evaluator: Cynthia Ward, Architectural Historian

*Date of Evaluation: January 2004

(Sketch Map with north arrow required.)
See continuation page

(This space reserved for official comments.)

CONTINUATION SHEET

Page 3 of 4

*Resource Name or # (Assigned by recorder) Shipman-Fuller House 615 N. Lemon

*Recorded by: Cynthia Ward, Architectural Historian

*Date: January 2004 Continuation Update

The house is clad in cream colored, horizontal wood siding, emphasizing the Colonial character of the home.

Balancing the homes fenestration are banks of windows on both sides of the doorway. These are central picture windows capped with non-operable divided light transoms of 4 over 4 design, white wood muntins. Flanking the central windows are vertical casements, capped in 2 over 2 rectangular panes. These window banks are surrounded with a wide wooden frame, painted white.

The gable face on the south side of the house features a rectangular bump-out, possibly a piano niche. Further back on the lot, the house features a small cross gable that appears to house a side door, possibly a service porch or kitchen entrance. A small poured cement walk or the remains of what had been a ribbon drive seem to lead to this doorway, although the view is obscured by a wooden fence that lends privacy to the backyard. The roofline on this wing matched the upper roof, with a clipped gable and medium brown shingles.

Landscape for this property consists of a lawn, and shrubbery type foundation plantings.

Overall condition of the property appears good.

CONTINUATION SHEET

Page 4 of 4

*Resource Name or # (Assigned by recorder) Shipman-Fuller House 615 N. Lemon

*Recorded by: Cynthia Ward, Architectural Historian

*Date: January 2004 Continuation Update

On January 19, 1927, William L. and Fannie Shipman sold the house to Charles and Rose Lamblin. By 1928 the City Directory shows C.J. and Rose Lamblin living at the house. The house then goes through a series of renters, including William Morgan and Jennie Gilette, and their son, William Jr. William's occupation is that of an engineer and William Jr. is shown as a driver for Shipkey and Pearson. By 1939 the house is rented to Charles and Emma Lawrence. Charles was a manager for the Central Orange County Citrus Exchange. The house is then rented to Lee and Roselind Hasenjaeger. Lee was a book-keeper for the Anaheim Community Growers.

While the Chain of Title skips at this point, City Directories show the home occupied by William J. and Mary Adams in 1945. No occupation is listed for William, but the directory does indicate ownership of the property. The Chain of Title then resumes, and shows Mary E. Hines Adams quitclaiming the property over to W.J. Adams. On March 28, 1958, the deed transfers from the Estate of William J. Adams, (deceased) to Margaret Simpson Haugh. A search of California Death Index shows Willaim J. Adams died in 1957.

On August 28, 1961, Margaret Simpason Haugh sold the house to Fred and Margaret Hauff. California Death Index shows that Margaret passed away in November of 1966 at the age of 78. Her widower, Fred, petitioned for the full deed to the home on March 28, 1967. A new Joint Tenancy Grant Deed was issued on May 27, 1977 for Fred and Marla Jan Hauff. This was common in the case of remarriage or when a parent wished to pass property to a child. On March 19, 1987, Fred Hauff quitclaims the property over to Marla Jan Hauff as a single woman, which seems to fit the profile of a father passing property to his daughter. California Death Records indicate that Fred passed away in Anaheim in 1990.

On December 7, 1990, Marla Jan Hauff sold the house to Thomas A. and Sabra A. Colicchio. On August 16, 2003, the Colicchios sold the house to Franklin C. Aghassi.