

**PRIMARY RECORD**

Primary #

HRI #

Trinomial

NRHP Status Code

Other Listings

Review Code

Reviewer Jane K. Newell & ARG

Date July 2016

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\*Resource Name or #: **The Ross-Stokes House**

**P1. Other Identifier:** 616 South Helena 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 Location:**  Not for Publication  Unrestricted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: **616 South Helena 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 10 in Block C of Tract No. 406 (California Square) / APN #036-222-05

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

This one-story, single-family Craftsman bungalow has three overlapping, low-pitched front gables. The roof is clad in composition shingle and each gable end has extended purlins and a decorative pattern of vertical slats in the vent. Two of the front windows, below the left and porch gables, are tripartite windows with fixed plate glass flanked on each side by single-light, double hung windows, with that on the porch being larger. Operable fenestration on the front consists of single-light, double-hung wood sash that replaced deteriorated similar sash. Other fenestration has been replaced with vinyl. The right gable shelters the porch, supported by two plain colonial columns set on each side of the concrete porch with a step to the side onto a concrete walkway next to the driveway. Centered on the façade, to the left side of the porch, is the original oak entry door with three beveled glass lights. A detached two-car garage constructed at the same time as the house is set back at the rear of the property with the driveway leading to the single-car entry door. A second single-car door gives garage access from the alley behind.

**\*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 looking east  
June 2016

**\*P6. Date Constructed/Age and**

**Sources:**  Historic

Prehistoric  Both

**1923(f)** Anaheim Water Connection Record

**\*P7. Owner and Address:**

Jack Adam Fitzgerald  
616 South Helena Street  
Anaheim, CA 92805

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

Jack Adam Fitzgerald  
616 South Helena Street  
Anaheim, CA 92805

**\*P9. Date Recorded:** June 2016

**\*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  Rockrt Record  
 Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

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\*NRHP Status Code

\*Resource Name or # (Assigned by recorder) **The Ross-Stokes House**

- B1. Historic Name: The Ross-Stokes House  
B2. Common Name: 616 South Helena 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) Constructed in 1923; Water meter turned on November 5, 1923 indicating the start of construction; Sometime during the 1950s or 1960s the front porch columns were replaced with wrought iron and the front casement windows and right side living room, dining room and kitchen windows were replaced with louvered windows. In 2016 the columns and windows have been replaced to replicate the originals. The kitchen was remodeled (2006-2008) and a second bath was added replacing the breakfast nook to open to the rear bedroom. The main bathroom, second bathroom were gutted and remodeled (2014-2015) to similar style of the period and the interior walls, woodwork, built in hutch and linen closet and living room and dining room floors were stripped and refinished. All lighting fixtures were replaced. Building Permits include: Garage remodel, including demising wall and electrical (2011).

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

\*B8. **Related Features:** Detached one-car garage in southeast corner, of similar style and construction.

B9a. Architect: Unknown

b. Builder: Unknown

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

**Area:** Anaheim Colony Historic District

**Period of Significance:** 1923

**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 20<sup>th</sup> century residential streetscapes of the neighborhood due to its age, building type, and architectural style. The property retains its historic integrity.

616 S. Helena 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.

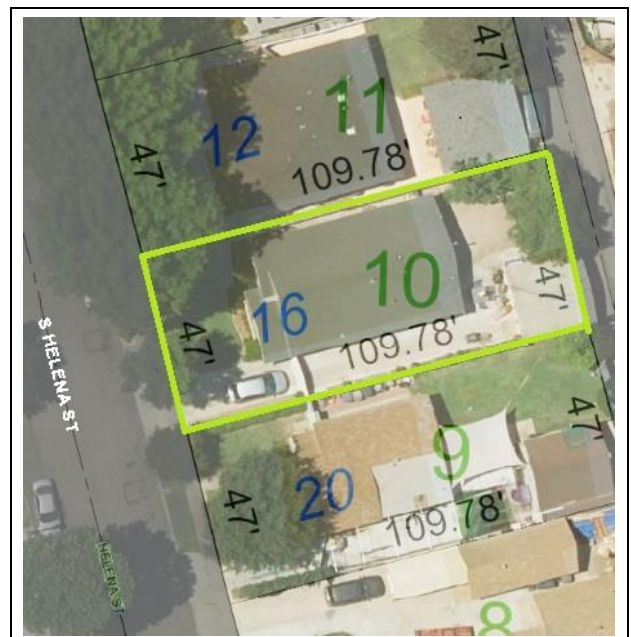
On May 4, 1909, Harriett A. Kelly sold the 9.13-acre property to W.W. Adams. Adams and his wife, Carrie, quickly sold the parcel to Fred Wiese on June 10, 1910. Wiese then sold the property to Charles E. Cowan on April 8, 1911. Cowan and his wife, Nora, sold the parcel to Peter Rueter on October 21, 1913.

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. 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). (See Page 3, continuation sheet)

\*B12. **References:** Anaheim & OC Directories; Anaheim Water Connection Records & Property Tax Assessment Records; Chain of Title; Obituaries from local newspapers; U.S. Census, California Voter Registration, Family Trees from Ancestry.com.

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

\*Date of Evaluation: July 2016



CONTINUATION SHEET

Recorded by: Jack Adam Fitzgerald

Continuation

Update

**B10 Significance** (Continued from Page 2)

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).

In January 1923, Peter Rueter and Paul H. and Katie Kammrath subdivided the 7.5-acre parcel into the California Square Tract (No. 406), with 42 residential lots. Soon after, unimproved Lot 10 in Block C was purchased by Thomas R. Morris. On November 5, 1923 T.R. Morris had the water meter turned on at 616 S. Helena St., indicating the start of construction. Thomas Rodman Morris (b. 1883), a native of Indiana but raised in Kentucky, moved in 1904 to a citrus ranch in Buena Park [per his obituary, *Anaheim Bulletin*, 4/26/1952]. In 1910 he met and married Juliet Hobbs (b. 1886, Texas). The couple lived out their lives on their ranch, raising three daughters (Virginia, Marian & Anna).

Thomas R. Morris entered into an "Agreement for the Sale of Real Estate," including improvements, with H. S. and Lois D. Ross on January 15, 1924 for the sum of \$6,800. The first property tax paid on improvements, assessed at \$2,300, was in the fiscal year 1924/1925. Harry Shultz Ross (b. 1886) was a native of Iowa, where he met and married Lois Duncan (b. 1891, Indiana) in circa 1908 (per 1930 U.S. Census). The couple and their four children (Harry, Janet, Jack and Betty Lou) moved to Anaheim in late 1923. After living at 616 S. Helena St. for three years, by 1927 the family had moved to Los Angeles (per local directories & U.S. Census).

From 1927 through 1936, the house was rented, with occupants (per local directories) including: Rosa and Henry O. Mace, Salesman for Peerless Spray Co. (1927-1928); William F. Chamberlin, printer (1933); Ray B. Walker, truant officer (1934); Helen and Harold Wilson (1936).

On November 2, 1932 H.S. and Lois D. Ross quitclaimed the property back to Thomas R. and Juliet Morris. On June 5, 1933 Thomas R. and Juliet Morris in turn quitclaimed the property to the "heirs and legatees of Peter Rueter, deceased" – the original owner of the parcel. Paul H. and Katie Kammrath also quitclaimed the property to the Peter Rueter estate on August 28, 1936.

Philippina Rueter, administratrix of the estate of Peter Rueter, sold the property at auction on August 14, 1936 for \$2,500 to R.T. and Reina M. Sheets. The sale was confirmed by the Orange County Superior Court on August 28, 1936, and the couple obtained a loan for \$2,000 from The Saving, Loan and Building Association of Anaheim. Robert Theodore Sheets (b. 1903), a native of Iowa, moved with his family to Pomona, California with his family in 1907 (per local directories & U.S. Census records). In 1924 he married Reina Lena Munson (b. 1903, New Mexico) in Ontario, California. In 1936 Robert Sheets, the district manager for the Brogdex Co., moved his family (including children, Dale and Donna) to Anaheim. After two years, the family moved to Arizona (per 1940 U.S. Census).

On July 1, 1938 A.C.W and Helen E. Stokes purchased the home from R.T. and Reina M. Sheets. Albert Charles Wesley Stokes (b. 1907) was a native of Indiana but raised in Oklahoma, where he met and married Helen Elizabeth Wilkins (b. 1913, Missouri) in circa 1930. By 1935 the couple had moved to Anaheim, where Albert found work as a clerk with a local Safeway grocery store (per local directories & 1940 U.S. Census). He worked for Safeway until 1954, when he became an assembler with the Kwickset Lock Company in Anaheim, a job he held until he retired. Together he and Helen raised two sons, Albert "Paul" and Wesley "Dean," who attended local schools. Dean became a teacher and Paul a probation officer. Albert and Helen Stokes lived out their lives in the house, Albert dying in 1992 and Helen in 1998. Their oldest son, Albert Paul Stokes, as successor trustee of the Stokes Family Trust dated August 4, 1988, sold the property to his younger brother, Wesley D. Stokes, and his son, Devin Stokes, on April 10, 1998. On December 3, 1999 Wesley D. Stokes quitclaimed his interest in the property to his son, Devin Stokes, a single man. Following his marriage, Devin's wife, Nicci Stokes, acknowledged the house as his sole and separate property on March 27, 2002. Devin and Nicci Stokes continued to reside in the house until the end of 2003, marking 65 years of ownership by the Stokes family.

Devin B. Stokes sold the property to Donna Dang, an unmarried woman, on November 3, 2003 for a price of \$315,000. On July 28, 2005 her new husband, Hoai Vu Trinh acknowledged that the house was her sole and separate property. Per local directories, Donna Dang and her husband never lived in the house, but instead rented it to Joseph Davis (2004-2005).

Rigoberto and Arminda Benitez purchased the home from Donna Dang for \$552,000 on July 28, 2005 and lived there for 3 ½ years.

On February 18, 2009 the Benitezses sold the property for \$297,000 to Nicolas and Estrella Infante, who resided there for the next 5 years.

(See Page 4, continuation sheet)

**CONTINUATION SHEET**

**Recorded by:** Jack Adam Fitzgerald

Continuation

Update

**B10 Significance** (Continued from Page 3)

The current owner, Jack A. Fitzgerald, purchased the house from Nicolas and Estrella Infante on April 25, 2014 for \$415,000. Jack is restoring both the interior and the exterior of the house, keeping many of the original features and maintaining the historic character of the home. Jack is employed with the University of California Irvine, Medical Center as the Disability and Return to Work Consultant. He has three adult children, all married, and three grandchildren.