

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: (Assigned by recorder) 188 N. Vintage Lane, the Backs house

P1. Other Identifier: The Ferdinand Backs House

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 Location: Not for Publication Unrestricted a. County Orange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 _____ ; B.M. _____

c. Address: 188 North Vintage Lane City Anaheim Zip 92805-3145

d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/ _____ mN

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Map Grid: 769 A4

Tract: 873.00 Block: 6 PM217-9 Par2 & Por of "Vintage Lane"

Parcel No. 035-232-32

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This large two-story Colonial Revival home is clad in narrow clapboards, including a covering for the brick foundation. The roofline is dominated by intersecting gambrels, north-south and east-west, and two hip dormers at the west elevation. The lower pitch of the gambrel roofs and dormer hips are slightly concave, giving a subtle Oriental effect. The roof has been restored to its original splendor with wood shingles and copper flashings and gutters. A curved porch extends from the slanted bay at the northwest corner to another slanted bay in the middle of the south wall. The porch roof, with its carved exposed beams, is supported by columns which bow out at the center and are topped with Corinthian capitals. The north and south gables are dominated by overhangs at the attic level, supported by heavy brackets. Ornamental vents consist of three arched shuttered windows on the south gable and seven square windows on the north gable. The west (front) gable is also supported by brackets and contains a similar three vent pattern. Bay windows, perhaps a remnant of the Queen Anne stylistic traditions, can be found at the formal parlor on the northwest, in the formal dining room on the south, and in the first-floor bedroom facing north. A variety of window sizes and shapes are used in the house. With the exception of those in the dormer, the windows are trimmed with four-inch wide boards topped with one-inch caps. Each bay window has a large picture window in the center with a diamond paned transom over the top and double-hung with almost all having diamond panes in the upper portion.
(Continuation)

P3b. Resource Attributes: (List attributes and codes) HP2 - Single Family Property HP2 - Single Family Property

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

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



P5b. Description of Photo: (View, date, accession #)
front elevation faces west, with chaparral and palm trees lining entrance

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

Begun 1902, finished 1904; National Register Nomination Form

P7. Owner and Address

Ron Waltz
188 N. Vintage Ln.
Anaheim, CA 92805

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

Thomas Kupfrian
City of Anaheim employee/volunteer
201 S. Anaheim Blvd., 2nd Flr
Anaheim, CA 92805-3858

P9. Date Recorded: 5/5/97

P10. Survey Type: (Describe)

Historic House Survey 1996/97

P11. Report Citation: (Cite survey report and other sources, or enter "none")
none

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code

Resource Name or #: (Assigned by recorder) 188 N. Vintage Lane, the Backs house

B1. Historic Name: Backs House

B2. Common Name:

B3. Original Use: Residence

B4. Present Use: Residence

B5. Architectural Style: Colonial Revival

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

Began in 1902, completed in 1904, around 1912 summer kitchen made into bath and utility porch with windows replacing screens

B7. Moved? No Yes Unknown Date: 10/87

Original Location: 225 N. Claudina St, Anaheim (NR)

B8. Related Features: Detached "Carriage House" (2 story) in rear on alley.

B9a. Architect: Louisa Backs

b. Builder: Edward Neihaus of Berkely, CA

B10. Significance: Theme: Residential Architecture

Area: Anaheim Colony

Period of Significance: Early 1900s Property Type: National Register (NR) Applicable Criteria: NR

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

This large two-story Colonial Revival home was built in 1902-1904 by a prominent local businessman, Ferdinand Backs, and his wife, Louise Werder Backs. It is listed in *Architecture in Los Angeles and Southern California* by David Gebhart and Robert Winter, where it is described as "a Gambrel-roof Colonial Revival dwelling with carriage house to the rear". The author remarks upon the "Thick columns which bulge in the middle in contrast with the delicacy of the thin clapboard siding". On page 694 of the same volume, a photograph of the south side of this house is shown as a good example of a Colonial Revival house. Although the house was moved from its original location at 225 N. Claudina St., it was painstakingly rehabilitated by its current owner. Set on a large lot with mature trees and landscaping adds much to its authenticity as the original home of one of the town's leading and most prosperous businessmen and his socially prominent family. This was Ferdinand and Louisa Backs' dream home. The Ferdinand Backs House is the finest example of turn-of-the-century Colonial Revival architecture in Old Anaheim. It is significant for its fine craftsmanship and detailing as well as its graceful and unique design. It has retained its original character and fabric, including the grounds and garden. The owner has been very careful to retain as much of the original characteristics of the house as possible, and has done a thoughtful and sensitive restoration. The Ferdinand Backs House is associated with one of Anaheim's oldest, most prominent families. This house illustrates the style and quality of life as it was lived by a family in the upper social strata of Anaheim society soon after the turn of the century. The design is said to have been Louisa Backs' but the builder, Edward Neihaus, undoubtedly had a great deal of influence concerning even the minor details. Mr. Neihaus was a very prominent builder in Berkeley, California. The finest materials were used to build this beautiful and unique home for the Backs family. Many prominent people visited this home through the years that Louisa and Ferdinand were active in social and civic circles. Notables such as Madam Modjeska, the well-known Polish actress, Andrew Carnegie, Governor Hiram Johnson, and President Warren Harding passed through its doors.

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

HP2 - Single Family Property

HP2 - Single Family Property

B12. References:

National Register Nomination Form

(Sketch Map with north arrow required.)

B13. Remarks:

B14. Evaluator: Thomas Kupfrian

Date of Evaluation: 5/5/97

(This space reserved for official comments.)

CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder)

188 N. Vintage Lane, the Backs house

Recorded by: Thomas Kupfrian

Date 5/5/97

Continuation Update

Primary Record: P3 - Description

Two ornamental oval windows in the second story have curved diamond mullions and carved exterior trim. A balcony which crowns the bay window on the south side above the dining room opens off the upstairs living room. The front door, flanked by long, narrow side lights, has a large rectangular beveled glass panel and is trimmed with dentil trim. The side windows have arched muntins in the tops of the windows with a row of diamond panes at the bottom and dentil trim below the sill. The door and window arrangements are varnished as they were originally. The side door to the south is also varnished and contains a beveled glass window and dentil trim below the sill. The house is painted yellow with a green porch floor, beige trim, and dark green window sash. A two-story carriage house with matching clapboard siding contains a loft with a large rectangular window for loading in hay. Its yellow paint matches the house. This house is virtually unaltered except for the replacement of the screens with glass windows in the summer kitchen to the rear. Part of this area has been made into a bath and utility porch. When the windows and bath were added, the exterior form and siding were unchanged. The changes were accomplished around 1912. The sleeping porch remains above. One piece of trim, a small railing situated between the dormers in front, had been removed before 1910. A pair of mature palm trees and hedges flank each side of the walkway leading to the front entry. The professionally designed and landscaped yard is an integral part of the charm of the house and surrounding gardens. The large side yards contain many trees, including fruit trees, a rose garden, and many assorted flowers.

BSO: B10 - Significance

On June 19, 1957, twenty-two years after Mrs. Backs died, Francis Backs and Emma Backs Johnson held a party on the anniversary of their mother's one-hundredth birthday. Although she was no longer living, her daughters and the members of the community recognized the importance of her place in Anaheim's history and her contribution to their lives. Over 200 prominent citizens attended this lovely memorial party.

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: (Assigned by recorder) *Ferdinand Backs House*

P1. Other Identifier:

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 _____ ; B.M. _____

c. Address: *188 North Vintage Lane* City *Anaheim* Zip *92805* *mN 3145*

d. UTM: (Give more than one for large and/linear resources) _____ ; _____ mE/

e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. *035-232-32*

P3. Description (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This large two-story Colonial Revival home has narrow clapboards, including a covering for the brick foundation. The roofline is dominated by intersecting gambrels, north-south and east-west, and two hip dormers at the west elevation. The lower pitch of the gambrel roofs and dormer hips are slightly concave, giving a subtle Oriental effect. The roof has been restored to its original splendor with wood shingles and copper flashings and gutters.

A curved porch extends from the slanted bay at the northwest corner to another slanted bay in the middle of the south wall. The porch roof, with its carved exposed beams, is supported by columns which bow out at the center and topped with Corinthian capitals.

(Continuation)

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

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

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

P5b. Description of Photo: (View, date, accession#)
front elevation faces west, with chaparral and palm trees lining entrance

P6. Date Constructed/Age and Sources:

Prehistoric Historic Both

Begun 1902, finished 1904; National Register Nomination Form

P7. Owner and Address

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188 N. Vintage Ln.
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*Thomas Kupfrian
City of Anaheim employee/volunteer
201 S. Anaheim Blvd., 2nd Flr
Anaheim, CA 92805-3858
(714) 765-4340*

P9. Date Recorded: *5/5/97*

P10. Survey Type: (Describe)

P11. Report Citation: (Cite survey report and other sources, or enter "none")

Attachments NONE Continuation Sheet District Record Rock Art Record Other: (List)
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

Resource Name or #: (Assigned by recorder) *Ferdinand Backs House*

B1. Historic Name: *Backs House*

B2. Common Name:

B3. Original Use: *Residence*

B4. Present Use: *Residence*

B5. Architectural Style: *Colonial Revival*

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

Begun in 1902, completed in 1904

B7. Moved? No Yes Unknown Date: *10/87*

Original Location: *225 N. Claudina St, Anaheim (NR)*

B8. Related Features: *Detached "Carriage House" (2 story) in rear on alley.*

B9a. Architect:

b. Builder: *Edward Neihaus of Berkely, CA*

B10. Significance: Theme: *Residential*

Area: *Anaheim*

Period of Significance: *Early 1900's* Property Type: *National Register (NR)* Applicable Criteria: *NR*

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

This large two-story Colonial Revival home was built in 1902-1904 by a prominent local businessman, Ferdinand Backs, and his wife, Louise Werder Backs. It is listed in Architecture in Los Angeles and Southern California by David Gebhart and Robert Winter, where it is described as "a Gambrel-roof Colonial Revival dwelling with carriage house to the rear". The author remarks upon the "Thick columns which bulge in the middle in contrast with the delicacy of the thin clapboard siding". On page 694 of the same volume, a photograph of the south side of this house is shown as a good example of a Colonial Revival house. This house is one of the finest examples of turn-of-the-century Colonial Revival architecture in Old Anaheim. Although the house was moved from its original location at 225 N. Claudina St., it was painstakingly rehabilitated by its current owner. Set on a large lot with mature trees and landscaping adds much to its authenticity as the original home of one of the town's leading and most prosperous businessmen and his socially prominent family. This was Ferdinand and Louisa Backs' dream home.

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(Continuation)

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

HP2 - S

B12. References:

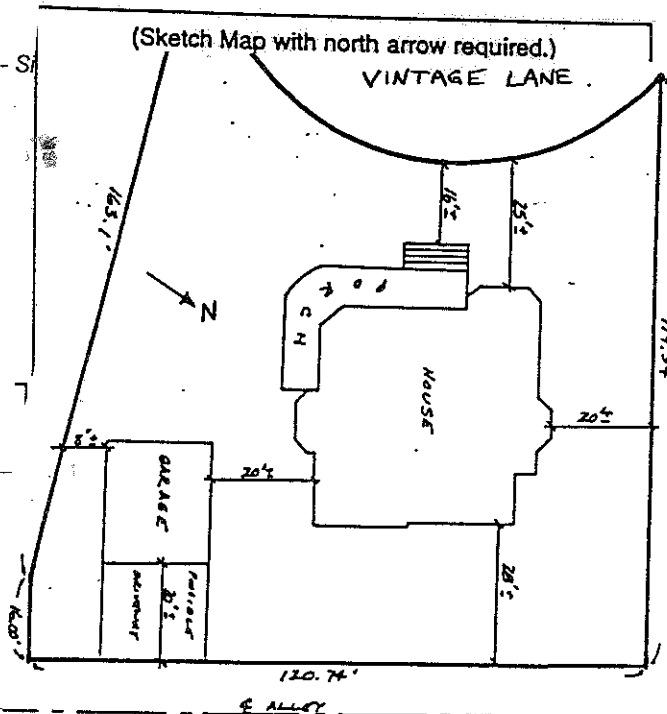
National Register Nomination Form

B13. Remarks:

B14. Evaluator: *Thomas Kupfrian*

Date of Evaluation: *5/5/97*

(This space reserved for official comments.)



CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 3

Resource Name or #: (Assigned by recorder)

Ferdinand Backs House

Recorded by: *Thomas Kupfrian*

Date 5/5/97

Continuation Update

Primary Record: P3 - Description

The north and south gables are dominated by overhangs at the attic level, supported by heavy brackets. Ornamental vents consist of three arched shuttered windows on the south gable and seven square windows on the north gable. The west (front) gable is also supported by brackets and contains a similar three vent pattern. Bay windows, perhaps a remnant of the Queen Anne stylistic traditions, can be found at the formal parlor at the northwest, in the formal dining room on the south, and in the first-floor bedroom facing north.

A variety of window sizes and shapes is used in the home. With the exception of those in the dormer, the windows are trimmed with four-inch wide boards topped with one-inch caps. Each bay window has a large picture window in the center with a diamond paned transom over the top and double-hung with almost all having diamond panes in the upper portion. Two ornamental oval windows in the second story have curved diamond mullions and carved exterior trim. A balcony which crowns the bay window on the south side above the dining room opens off the upstairs living room.

The front door, flanked by long, narrow side windows, has a large rectangular beveled glass panel and is trimmed with dentil trim. The side windows have arched muntins in the tops of the windows with a row of diamond panes at the bottom and dentil trim below the sill. The door and window arrangements are varnished as they were originally. The side door to the south is also varnished and contains a beveled glass window and dentil trim below the sill. The house is painted yellow with a green porch floor, beige trim, and dark green window sash.

A two-story carriage house with matching clapboard siding contains a loft with a large rectangular window for loading hay into the loft. It is also painted yellow.

This house is virtually unaltered except for the replacement of the screens with glass windows in the summer kitchen to the rear. Part of this area has been made into a bath and utility porch. When the windows and bath were added, the exterior form and siding were unchanged. The changes were accomplished around 1912. The sleeping porch remains above. One piece of trim, a small railing situated between the dormers in front, had been removed before 1910.

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BSO: B10 - Significance

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The design is said to have been Louisa Backs' but the builder, Edward Neihaus, undoubtedly had a great deal of influence concerning even the minor details. Mr. Neihaus was a very prominent builder in Berkeley, California. The finest materials were used to build this beautiful and unique home for the Backs family.

Many prominent people visited this home through the years that Louisa and Ferdinand were active in social and civic circles. Notables such as Madam Modjeska, the well-known Polish actress, Andrew Carnegie, Governor Hiram Johnson, and President Warren Harding passed through its doors.

On June 19, 1957, twenty-two years after Mrs. Backs died, Francis Backs and Emma Backs Johnson held a party on the anniversary of their mother's one-hundredth birthday. Although she was no longer living, her daughters and the members of the community recognized the importance of her place in Anaheim's history and her contribution to their lives. Over 200 prominent citizens attended this lovely memorial party.

188 N. Vintage Ln.

Primary Record, Description (continued)

INTERIOR

The interior of this home has long been considered the loveliest of any Colony Revival in this city. Although the basic planning was accomplished by Louisa Werder Backs, the builder, Edward Neihaus of Berkeley, California, had considerable influence on the materials used and finer points of the design. The graceful wooden sawn work and spool and spindle decoration in the formal entry and stairway were milled in Berkeley in Mr. Neihaus' construction company facilities. The white cedar woodwork used throughout the house was also milled there to Mr. Neihaus' specifications. Anaheim was founded upon and still retained its German work ethic and basic attitudes. Mrs. Backs is said to have been worried that her friends would consider her beautiful array of spools, spindles and swirls and curves of carved wood much too ostentatious. It was certainly different from anything else in Anaheim.

The entry way is decorated with this elaborate decorative work in both the archway between it and the formal parlour and the area above the stairway. A carved seat with molding trim sits beneath the stairway balustrade. Doric columns support the fancy work and screen into the parlour. Another archway leads to the family parlour on the opposite side. None of the woodwork has had to be refinished with the exception of the kitchen, and retains a rich patina. The oak flooring has been refinished and is in excellent condition.

The focal points of the formal parlour are the slanted bay windows forming the west wall and the fireplace of birdseye maple. Moss green tiles form the area between the wooden piece and the brass fireplace opening. Doric columns support a cornice and frame a beveled glass mirror.

The family parlour on the other side of the entry has a brick corner fireplace with large egg-and-dart trim on the bottom of the wooden mantle and cast egg-and-dart trim echoing the same pattern in place of the top row of bricks. It contains three large corner windows, forming a three-sided bay window and a side door with beveled glass.

An archway with pocket doors lead to the formal dining room. A slant bay window with a picture window and transom window in the center forms the south wall. An unusually fine built-in buffet and china cabinet has drawers in the bottom half, doors with diamond panes in the top part, and a buffet surface supported by miniature doric columns and backed by a beveled mirror, in the middle section. All doors in the house are five panel doors with oval brass keyplates and door handles trimmed in beadwork. The kitchen is a 15' x 20' room with an adjoining pantry.

A back stairway leads upstairs. The basement was, originally, beneath the south half of the house with brick walls. At its new location, the basement has been enlarged and is constructed of re-inforced concrete. The downstairs bedroom has a bay window in the north wall, facing the garden. A large upstairs hall contains a glass fronted built-in china and linen closet which

houses a collection of old books and art glass. A dormer forms an alcove which holds a desk. A door leads to the open sleeping porch to the rear of the house.

The upstairs bath contains a beveled glass medicine cabinet, a reproduction claw-foot tub and a pedestal sink. The upstairs living room contains the other dormer alcove and runs the entire length of the south side of the house. Three other bedrooms are located upstairs. The steeply sloping ceilings in these rooms gives one the feeling of being in a Swiss chalet.

The owner has made every effort to restore the home in an authentic manner. Wallpaper and paint constituted most of the changes to the house. The necessary plumbing, wiring and carpentry work was accomplished so as to show no structural changes.