

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

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: The Frank House

P1. Other Identifier: The Frank House

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County: Orange

*b. USGS 7.5' Quad:

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 325 N. Pine 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: 034-212-19 Lot 6 Block B Tract 423, St. Catherine's Addition

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

This two story asymmetrical Spanish Eclectic home features a side gabled roofline capped with Spanish "S" curve" red clay tiles, with Mission half-barrel red clay tiles accenting the ridgeline and eaves. Shallow overhangs are highlighted by distinctive, carved wood bracket-like rafter tails on the East and West facades. The rectilinear design runs parallel to Pine Street, with a small shed roofed bump out on the south gable end. The north elevation features a miniature flying buttress and chimney. The three large arches atop wide columns on the front elevation are the home's most remarkable feature, and are flanked by two slightly smaller arches on either side. A fluted rib is located two-thirds of the way up each column. The long colonnaded arcade is a recessed porch covered by the cantilevered bedrooms above. The central arch leads to the original custom made mahogany entry door, which features original hardware, including hinges, handle and deadbolt, along with the small arched speakeasy window popular during the period of significance. The doorbell also appears to be of the period, a small metal dome with a push button. The porch is enclosed on the northeast corner by a partial wall and two half-size window arches placed perpendicular to each other. The south porch end is arched and open with three cement steps leading down to the driveway on the south side of the property. Exposed beams (painted French Roast by Sherwin-Williams) reminiscent of the vigas found in southwestern architecture punctuate the plaster surface above the archways on the eastern elevation, and their placement is aligned with the arches rather than with the rafter tails above, indicating a decorative element, rather than structural. (See Continuation Sheet, page 3)

*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,
 November 2006

*P6. Date Constructed/Age and

Sources: 1931 Historic

Prehistoric Both

*P7. Owner and Address:

Mark Anthony Gallo and Karen
 Smith Gallo

325 N. Pine Street

Anaheim, CA 92805

(818) 632-5996

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

Karen Smith Gallo, homeowner

*P9. Date Recorded: November
 2006

*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

*Resource Name or # The Frank House

B1. Historic Name: The Frank House

B2. Common Name:

B3. Original Use: Single Family Residential

B4. Present Use: Single Family Residential

***B5. Architectural Style:** Spanish Eclectic

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

1930-1931 with addition to the rear in the 1980s

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

Original Location:

***B8. Related Features:** Original garage

B9a. Architect: Unknown

b. Builder: Unknown

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

Area: Anaheim Colony Historic District

Period of Significance: 1930s

Property Type: Residential

Applicable Criteria:

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

Located in the St. Catherine's Addition, this housing subdivision was carved from the old vineyard Lot C6, which had been owned by the Sisters of St. Dominic. After the St. Catherine's Orphanage (later to become St. Catherine's Military School) was built, the Sisters received permission from their bishop to sell the remaining lands, which greatly improved their financial reserves, allowing the Sisters to care for the orphans entrusted to them. Lot 6, Block B of the St Catherine's Tract was sold to Frank and Marie Koss, who sold the property to A.H. Johnson on December 1, 1930, with a mortgage valued at \$4,500 indenture to Bank of America Trust and Savings Association, with payments of \$52.50 due monthly. A.H. Johnson was granted City Building Permit #3478 for a new dwelling valued at \$6,000, in December of 1930, and the house was completed in 1931. There is no evidence that Mr. Johnson lived in the house. By December 14, 1932, Mr. Johnson was considered to be three months in arrears on the mortgage, not an unusual state of affairs considering the national economic collapse, and the bank foreclosed. The Savings, Loan, and Building Association of Anaheim purchased the house for the remaining balance of the mortgage, and they sold the house to Charles and Erma Frank on September 5, 1940, with a loan of \$4,200.00 mortgage. Mr. Frank appeared in City Directories to work as a salesman for AAA and various insurance companies. The Frank family remained in the house longer than any other owners, suggesting them to be the persons of significance for the house and therefore the historic name of Frank Family Home. The Franks sold the house to Robert and Muriel Kraszewski on February 2, 1967. On June 19, 1972, Douglas and Setsuko Hiener purchased the house, selling to Lawrence and Sara Lautika-Burke on October 7, 1980. The Burkes registered several interspousal transfers, possibly as refinance efforts, as they also created additions and remodeling projects that would need to be financed. In March 1993, Mr. Burke signed ownership over to Mrs. Burke, apparently signifying the end of the marriage, as on October 8, 1997, Mrs. Burke appears as Sara J. Berthrum, and husband Dennis Berthrum granted full ownership to his wife. The Berthrums sold the house to Paul Graves and Lisa Tilley on October 7, 1997. Interspousal transfers recorded until the Graves sold the house to Barbara Storm on March 3, 2000. On September 23, 2000, Melissa Rice bought the house from Ms. Storm. On October 10, 2003, Ms. Rice, a real estate agent, fulfilled a life long dream of moving to Eureka, CA, and sold the house to Karen Smith Gallo. Karen and her husband Mark live in the home with their young daughter, where they enjoy the family friendly environment in a home with character. Dr. Smith-Gallo is a Licensed Educational Psychologist, and Mr. Gallo is an aerospace engineer.

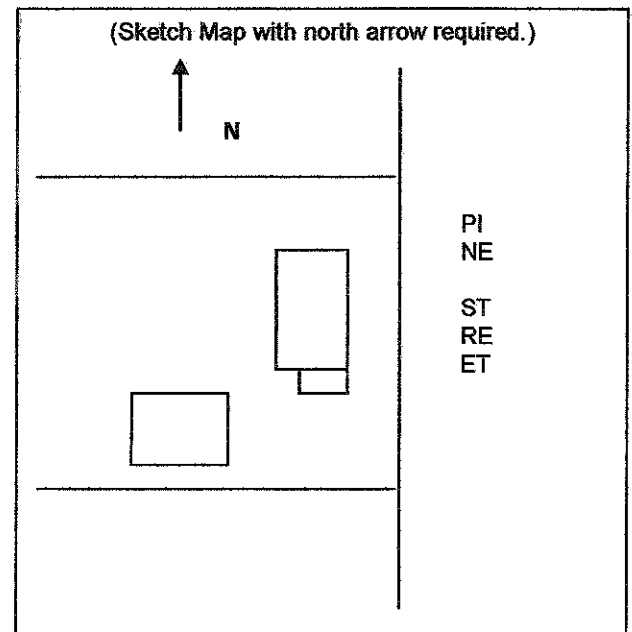
B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:** City Directories, City Tax Records, Orange County Recorder, City Building Permits, Grant Deeds, Aerial Photo: Whitehurst Aerial Surveys Los Angeles, Photo collection of Fred Frank, former resident.

B13. Remarks:

***B14. Evaluator:** Karen Smith Gallo, homeowner

***Date of Evaluation:** November, 2006



CONTINUATION SHEET

The divided light casement windows on the ground floor are deeply recessed into the walls, with no sill. Identical casement windows on the upper floor feature a protruding sill, and the windows are seen in the Frank Family photographs of the 1940s, indicating an original feature. Window sash trim is white, with sills matching the brown of the exposed woodwork. The exterior is clad in rough stucco applied in a circular pattern, likely an attempt to repeat the original plaster surface seen on the home's interior, when the bathroom was added in the early 1980s. Underlying stucco samples indicate the original color was likely eggshell white, where the stucco is now pale terra cotta. A short stucco parapet wall encloses the front courtyard. A cement driveway leads to the original detached garage on the southwest corner of the property, which features a simple wooden door replacing the metal door added during the 1980s renovation. Overall condition of the property is excellent, and it fits appropriately in a streetscape of distinctive homes in the St Catherine's Addition. The atypical structure, proportions, and characteristics make this house emerge grandly from its neighbors. The long, arched asymmetrical porchway, with ribbed columns and timbered projections make this house a remarkable architectural achievement in this area. The cantilevering of the bedrooms above the porch serves to aggrandize the house, making its proportions appear much larger than they actually are inside. It was, and remains, a rare two-story house in a neighborhood of mostly single-story residences, which makes it all the more unusual. This is also documented by an Anaheim aerial photograph, circa 1955, in which the house is quickly spotted among the surrounding homes. This house belongs to a neighborhood with many original owners, and is an important landmark on its street and in its community.

*Recorded by: Karen Smith Gallo
DPR 523L (1/95)

*Date: November 2006

Continuation

Update
*Required information