

United States Department of the Interior
National Park Service

AUG 06 1993

National Register of Historic Places Registration Form

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NHP

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name PIEROTTI, ATTILIO AND JANE, HOUSE

other names/site number same

2. Location

street & number 1731 N. Bradford Avenue

Not for publication

city, town Fullerton

vicinity

state California

code CA

county Orange

code 059

zip code 92631

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u>2</u>	<u>0</u> buildings
<u>1</u>	<u>0</u> sites
<u>3</u>	<u>0</u> structures
	<u>0</u> objects
	<u>0</u> Total

Name of related multiple property listing:

N/A

Number of contributing resources previously listed in the National Register

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official *Stande N. Craig* Date 8/2/93
 California Office of Historic Preservation

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- entered in the National Register. See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Entered in the
National Register

Delores Byer

9/2/93

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: Single dwelling

Current Functions (enter categories from instructions)

Domestic: Single dwelling

7. Description

Architectural Classification (enter categories from instructions)

Late 19th and 20th Century Revivals: Neo-classical Revival

Materials (enter categories from instructions)

foundation Brick
walls Wood siding/wood pergola/corrugated metal over frame on garage
roof shingle on house/corrugated metal on garage
other

Describe present and historic physical appearance.

The Pierotti House is a large, impressive two-story wood frame and wood sided Neo-classical residence constructed in 1909. The building is characterized by modillioned roof and porch supported by paired Ionic columns, and a sweeping second story balcony with a distinctive balustrade which extends across half of the front elevation and over the side porte cochere. The house, inside and out, is very little altered from its date of construction. Roof top balustrades on the front elevation have been removed and a two-story addition and pergola were added to the south elevation in 1913. The house originally sat on a twenty acre orange grove; today less than an acre remains. Several orange trees remain, along with a garage to the rear of the property, a pergola, and the formal Italian gardens dating to 1927.

Roofscape:

The main side-facing gabled roof is centered with a prominent front-facing gabled and pedimented portico. The underside of the enclosed eaves are lined with carved brackets and the pattern is repeated on the underside of the gabled roof line. Keystones, molded lintels, fanlight windows, and dentilwork enhance the strong classical appearance of the side-facing gables. The shape and design of the main roof are repeated in the offset wing to the south and the large wing on the west. A cream-colored brick chimney extends from the center of the ridge of the main roof. One of the few alterations to the house involved the removal of a pair of six-foot-long roofline balustrades from each side of the front portico. The only other exterior change was the construction of the south wing and pergola in 1913.

A spacious open porch, bordered with an Oriental-style railing, forms the roof for the single-storied front porch and the adjoining porte cochere. The design of the railing features square balusters with an inset pattern of criss-crossed balusters and a rectangular inner frame. Rows of dentil trim and decorative knobs run along the frieze below the porch roof.

Front Facade:

Long paired fluted wooden columns, resting on rectangular wood-clad piers, support the prominent two-story-high pedimented portico which provides an important focus for the front facade. Ionic capitals accent the tops of the fluted columns. A wooden sunburst, carved brackets, and dentil trim decorate the pedimented gable. Clad in narrow lapped boards, typical of the style, the house has a foundation covering of wide boards, placed horizontally. The varying textures of the fluted columns, wide boards and lapped siding provide an interesting background for the many decorative elements and bays.

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The house presents a variety of slanted and square bays; however, the basic system of ranking windows and entrances in vertical sets is retained. Six-over-one double-hung windows provide most of the fenestration for the house. Fluted pilasters, accented along the top with molding, provide the trim between the windows. On the second floor is a cantilevered slanted bay window on the south side of the portico, and a square bay on the north. A door opens out from the second floor hallway onto the second floor porch. The first floor windows on the south side of the portico are crowned with a wooden arch, accented with a keystone and a sunburst. To the north of the front door is a wide plate glass window, flanked by six-over-one double-hung windows and capped with a cornice trimmed in dentil molding. Molding-trimmed pilasters separate the windows.

A massive cornice tops the natural finish oak front door surround, accented by fluted pilasters. A large window of beveled glass is centered in the door, which also features the original brass hardware. Fluted columns, topped with Ionic capitals and resting on square wood-clad piers, support the porch roof and the port cochere, which extends from the north end of the house. The railings on the first floor are similar to those bordering the second floor porch.

North Facade:

The north facade is topped by a side-facing gable, centered with a Palladian window, accented with a keystone and flanked by horizontal louvered vents. Several six-over-one double-hung windows look out onto the large open porch above the port cochere. A door leads from the central hallway inside. The north facade is dominated by the large side porch and adjacent port cochere. A square bay is centered in the north facade and features a door in each side, double-hung windows, and a large square bay window. Round fluted columns, which match the porch columns, support the north end of the port cochere. They rest on rectangular three-foot-high piers clad in shiplap siding. The wide driveway continues through the port cochere to a large parking area and the garage.

South Facade:

The wide pedimented side-facing gable which tops the south facade matches the one on the north facade, and is visible above the two-story wing located on the west half of the south facade. The wing is topped by a matching south-facing gable. Six-over-one double-hung windows used both singly and in pairs, provide the second floor fenestration. An elongated square bay, accented with a horizontally-placed stained glass window, denotes the location of the dining room. The stained glass window, which is of an exceptionally high quality, portrays a scene in Venice, Italy. An original painted door, centered with a window, is located on the east (front) side of the wing and leads to the open porch immediately adjacent to the pergola. The pergola, constructed in 1913, is attached to the front of the east side of the wing and is supported by fluted columns with Ionic capitals. The two-story wing was added to the back section of the south side of the house in 1913 and contains a sunporch above and a breakfast room below.

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West Facade:

The two-story rear-facing wing, topped with a pedimented gable accented with carved brackets, a louvered vent, and dentil trim, extends from the rear of the west facade. It features ribbons of double-hung windows on the second floor and single-paned stationary windows on the first floor. A door to the basement is located in the ell of the second floor created by the main section of the house and the wing. Below, a door leads to a small porch, covered by an awning. A square bay, consisting of a trio of double-hung windows and accented along the bottom with carved brackets, is located to the south of the porch.

Garage:

The garage is located approximately fifteen feet from the west (rear) facade of the house. It was built for the family's first car, an Auburn, in the early 1910's. In 1919 the garage was expanded to hold a new Cadillac. The garage is frame, with a corrugated metal exterior and roof. The door is not original.

Interior:

The beautifully-detailed Craftsman-inspired interior of the house remains much as it did when the house was constructed. The living room, which opens directly from the front door, is 14' x 26' and features an inglenook on the axis from the dppr/ A fireplace, flanked by built-in cabinets and benches, is the centerpiece of the inglenook. The cabinets feature stained and leaded glass panels. The floors are clad in the original oak flooring. The dining room, separated from the living room by wooden columns resting on wooden piers, features a built-in buffet with stained glass doors. The large stained glass piece which crowns the buffet depicts a scene from Venice, Italy. A large breakfast room is located directly behind the dining room and the original kitchen, with painted wood cabinets, is centered behind the living room. The graceful stairway at the north end of the first floor features wood paneling and curved steps. The changes to the first floor involve the closing off of the rear half of the house as a separate apartment. Bookcases were installed between the living room and entry hall and a small kitchen was installed in a large closet off of the living room. The breakfast room, original kitchen, maid's room and bath constitute the rear apartment. However, the connecting doors were retained and are locked when a tenant is in residence.

The second floor is spacious and light filled, with two doors leading to the open porch above the port cochere and the second floor of the front portico. A glassed in porch is located on the south end, with another in the west (rear). The house was redecorated in the 1970's, being careful to retain the integrity of the original spaces. The rich woodwork in the house has never had to be refinished.

Gardens:

Mrs. Pierotti, after a visit to Lucca, Italy in 1927, designed the gardens around the house to reflect what she saw there. The gardens have matured under the careful management of her daughter, Leonora Pierotti. Photos 1 and 2 show the house in 1911 and 1915, before the gardens were planted. Photo 3 shows the house shortly after the gardens were planted. The formal sunken garden, with its fountain and steps, the border of rose bushes along the driveway, and the majority of the shrubs had been planted. The pergola sports the wisteria which is still in existence today. The orange trees are to the left of the pergola.

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Significant mature plantings and specimen trees include Deodor Cedar, Redwoods, Magnolias, Star Pines, Balhemias, Silk Flass trees, Black Pines, Cypress, Juniper, Western Cedars, Goulengiana, Japanese and Norfolk Pines. Gardenias and Azaleas have grown to the size of small trees. Among the Valencia and Naval orange trees in the southwest corner of the property, thirteen are almost 90 years old. Other fruits include lime, lemon, grapefruit, tangelo, avocado, fig, plum, peach, kiwi, apple and persimmon trees. King Palms, purchased from the Huntington Library in San Marino, are among several species of palm which still survive. The layout of the gardens provides for small intimate spaces with a high degree of privacy on the north and south sides and a magnificent formal sunken garden in the front (east) yard.

8 Statement of Significance

certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Commerce

Social History

Period of Significance

1909-1941

Significant Dates

1909

Cultural Affiliation

NA

Significant Person

Pierotti, Attilio and Jane

Architect/Builder

Shattuck, Charles (Architect)

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Pierotti House is significant under Criterion B in the area of commerce for the association with Attilio Pierotti who built the house in 1909 and lived here until his death in 1939. Pierotti arrived in the Placentia-Fullerton area in 1878 and would play a significant role in the early commercial history of the area, most importantly in the packing house industry and with water rights and distribution. The Pierotti House is significant under Criterion B in the area of social history for the association with Jane Pierotti, wife of Attilio, who made significant contributions in the cultural life of Placentia-Fullerton. Pierotti was a strong supporter of the performing arts and often invited artists from Los Angeles to perform in the community. She was a founding member of the local woman's club and the Philharmonic Society. Pierotti continued her work in the cultural life of the area until she moved away in 1941. The Pierotti House is also significant under Criterion C in the area of architecture as a very fine example of a Neoclassical designed residence in the North Orange County region. In quality of design and execution, the building is unique.

Context:

Architecture: The Pierotti House is an outstanding example of Neoclassical architecture and no other North Orange County residence of that style can be compared with its beauty. There are around 30-40 Neoclassical residences in Fullerton, Placentia, Yorba Linda, La Habra, Brea and Anaheim, but most are single-storied and modest in form. The Pierotti House was a departure from the typical Craftsman Bungalows and Colonial Revival grove houses being built between 1900 and 1920. Those built after 1920 were mostly Spanish Colonial in style.

Grove houses were the center of the 10 to 20 acre citrus ranches that covered much of North Orange County. The citrus industry was the prime industry that provided the economic force to sustain the towns mentioned above. The large ranch houses were a visual statement which revealed the prosperity and fine life style of the successful ranchers. Fullerton and Placentia have been intertwined since Fullerton was founded in 1887. Placentia, the town, was not founded until 1910, years after the Placentia School District was founded by local ranchers in 1874. Local families went to Fullerton for their town needs and to attend high school. The Pierotti House is legally in Fullerton, but the family has always considered itself as part of Placentia.

Commerce: Mr. Pierotti was one of six to eight prime movers in the Fullerton, Placentia area. Their names have shown up on the founding boards of almost every packing

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house, bank, school board, water company, community organizations and executive boards. Mr. Pierotti was one of the founders of the first packing house in the area, the Placentia Orange Growers Association, founded in 1910. The need for the association was inspired by the low prices paid and unfair shipping practices in existence at the turn of the century. By banding together and forming their own packing, marketing, and shipping facility, the citrus growers were able to become more successful in their industry. Mr. Pierotti was well known for his work with water and water rights. As a member of the Tri-State Conservation League, he was able to help shape early water policies and distribution. Serving on the Anaheim Union Water Company board for several years enabled him to be a part of North Orange County water distribution. One of the Directors who helped found the Farmers and Merchants National Bank in Fullerton in 1904, Mr. Pierotti also was on the board of the Bank of Italy in Placentia. As influential citizens often did, he served on the boards of the Placentia School District and the Fullerton Hospital Association Board. He served as president of the hospital board in the early 1910's. Mr. Pierotti undoubtedly provided much service to the citrus industry and local civic organizations. He was still active in various activities until his death in 1939.

Social: The Pierottis had season tickets to the opera, philharmonic and Shakesperean Players in Los Angeles. They often brought artists from these performing organizations to their home to perform for their friends and the community. Leonora Pierotti remembers well the very large tenor from the Chicago Opera Company who visited them when she was a child (early 1920's). The local Philharmonic Society was formed in the living room of this house. Mrs. Pierotti was a founding member of the Placentia Round Table Club, begun in 1910, a year after the Philharmonic Society. The Round Table Club, which still exists today, is part of the Federation of Women's Clubs. Mrs. Pierotti was on the board when the organization built their club house. The family contributed \$25.00 of the \$175.00 needed to buy a second lot to add width to the property. Mrs. Pierotti continued to work almost full time with her cultural persuits until she moved to the coast in 1941. Her daughter, Leonora, and son, Donald, shared the house from that time until Donald died in the 1960's. Leonora is now the owner and occupant of the house. Her interest in gardening has led her to spend much of her time seeing to the preservation and maintainance of the house and gardens.

Charles Shattuck, Architect

Charles Shattuck, listed in the Biographical Dictionary of American Architects Deceased, was a prominent Los Angeles architect for over fifty years. He came from New Hampshire in the early 1880's and practiced in Los Angeles until his death in November of 1944. He pioneered in the designing of country clubs, and prepared the plans for Los Angeles' first produce market. He also designed Southern California's first mausoleum and many large business structures in the Los Angeles area. He personally supervised the construction of the Pierotti house, coming from Los Angeles at least once a week.

9. Major Bibliographical References

Please see attached continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 57) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Fullerton City Hall and Library

10. Geographical Data

Acreage of property less than one acre

UTM References

A 11 419940 3749740
 Zone Easting Northing

C

B
 Zone Easting Northing

D

See continuation sheet

Verbal Boundary Description

The property included in the application is the entire property owned by Leonora Pierotti. It begins forty feet from the center line of Bradford Avenue and runs 170 feet west to the northwest corner, turns south for 231 feet, turns east for 170 feet, and north for 231 feet, to the starting point.

See continuation sheet

Boundary Justification

The property included in the application is the remaining piece the family owns after selling the rest of the original twenty acres several years ago.

See continuation sheet

11. Form Prepared By

name/title Diana Marsh
 organization _____ date March 24, 1993
 street & number 321 E. Eighth St. telephone 714/541-2441
 city or town Santa Ana, state CA zip code 92701

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Extensive interviews with Leonora Pierotti, descendant of Jane and Attilio Pierotti, the original owners of the house

Carpenter, Virginia Placentia, A Pleasant Place Friis Pioneer Press 1977 Santa Ana California

City of Fullerton: City of Fullerton Historical Building Survey; Heritage Revisited
City of Fullerton Planning Department 1979

Key, George Early Placentia; Its Background and Settlers, Development, Schools and Memories Orange County Environmental Management Agency, Santa Ana, 1986

Valencia High School The History of Placentia Schools 1940

De Graaf, Lawrence, The Pierotti-Strain House and Gardens Cal State Fullerton

Whitney, Harry F. Biographical Dictionary of American Architects Deceased 1970

Fullerton News Tribune, Pierotti Family Helped Build Placentia 11-15-66

Silver Anniversary Edition of the Placentia California Courier 1910-1935
Article: Round Table Club

Orange County Illustrated: The Duke of Orange

Daily Star Progress, Leonora Pierotti Cultivates a Garden of Talents 9-22-88

Placentia Courier, A. Pierotti 60 Years Resident, Called By Death 3-25-38

Daily News Tribune, Nov. 29, 1911 (Pierotti elected to founding board of the Placentia Orange Growers Association)

Fullerton Hospital Association certificate

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HISTORIC PHOTOGRAPHS:

1. Pierotti House in 1911 (The pergola and south wing had not been constructed yet)
2. Pierotti House in 1915 (Pergola and wing are in place)
3. Pierotti House in 1927, soon after the gardens were laid out.

Recent photographs:

Pierotti House

1731 N. Bradford Avenue

Fullerton, CA 92631

Taken: May 1992

Photographer: Diann Marsh

Location of negatives: 1731 N. Bradford Avenue
Fullerton, CA 92631

4. Front Facade: Taken from the northeast; Light line across the bottom is the central section of the circular drive.
5. Front Facade: Closeup view of second floor of main portico, taken from the east. Note the slender carved brackets lining the eaves and the underside of the eaves.
6. Front Facade: The first floor trio of windows is topped with dentil work, cornice, carved wooden sunburst with acanthus leaves, and a keystone. The second floor cantilevered bay is decorated along the bottom with brackets.
7. Front Facade: Front door, taken from east. Note fluted pilasters and original hardware. The door leads directly into the living room, across from the inglenook.
8. Front Facade: Door at north end of front facade, leads to interior stair hall. It also has fluted pilasters and heavily-detailed cornice, as well as the original hardware.
9. Front Facade: the porte cochere, on the north end of the front facade, is supported by round wooden columns, topped with Ionic capitals and resting on bases clad in shiplap siding.
10. North Facade: This view of the north facade is taken from the northwest. The porte cochere is to the left of the left edge of the photo. From here can be seen the rear sleeping porch, north gable face, corner of second floor porch, and square bay below the porch railing.
11. Rear (west) Facade: The two-story sleeping porch and first floor enclosed porch form a wing at the north end of the west facade. Taken from south end of house.
12. Rear (west) Facade: Taken from northwest, the two-story sleeping porch and enclosed porch on the north end of the west facade. The corrugated metal-clad garage is located on the right side of the photo (ivy covered structure).
13. Interior: The south wall of the dining room contains a stained and varnished built-in buffet, accented with stained glass doors, and a stained glass window featuring a scene of Venice. The hardware is original.
14. Interior: The inglenook, located directly across the living room from the front door, is the focus of the room. Cabinets with stained glass doors and a bench are on the right of the fireplace.
15. The Pergola: Taken from the east, the pergola, constructed in 1913, is located to the south of the southeast corner of the house.
16. Sunken Garden: Taken from the northwest, the sunken garden is located between the street and the circular driveway. The street is beyond the trees in the background.

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Pierotti, Attilio and Jane, Hou
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17. Sundial Garden: Taken from the southeast. The Sundial Garden is one of several garden retreats on the property.

Additional Photographs:

Taken: April 1993

Photographer: Diann Marsh

Negatives: Leonora Pierotti

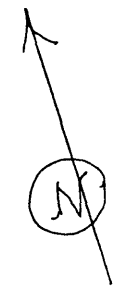
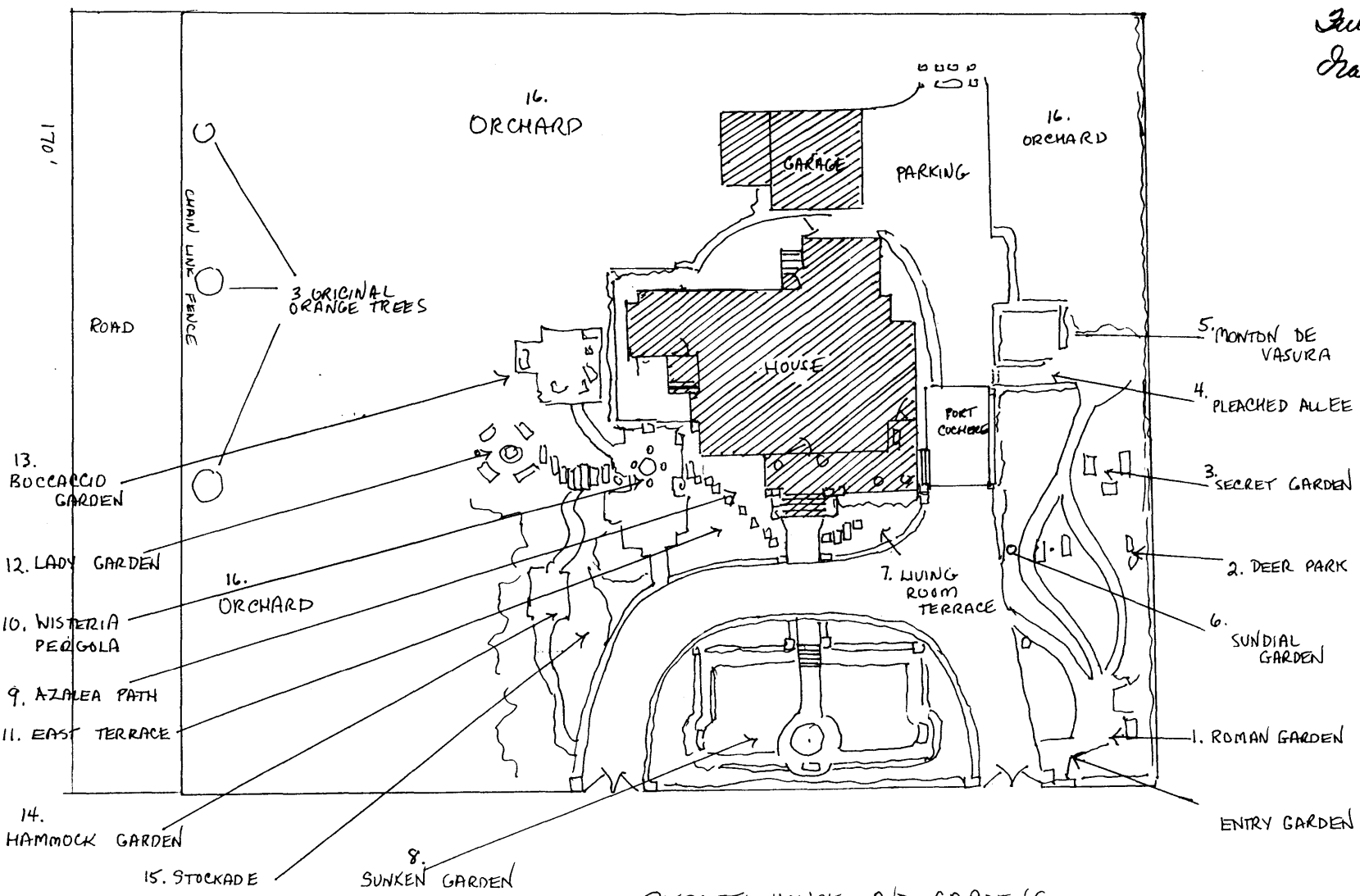
1731 N. Bradford Avenue
Fullerton, CA 92631

- A. Front Facade: taken from east (street side)
- B. Front Facade: taken from east (street side), slightly to the north of photo A
View is of north end of front of the house and porte cochere.
- C. Front Facade: Taken from northeast, with porte cochere on right and main portico on left.
- D. Pergola: taken from south side
- E. Garage: taken from the north side, garage is immediately to the west of the house
- F. West Facade of garage: taken from northwest

As you can see from the photos, the mature foliage that adds to the character of the setting also restricts the view of the architecture.

Pierotti House
 1731 71. Bradford Ave.
 Fullerton, CA
 Orange County

231'



SCALE: 1" = 25'

PIEROTTI HOUSE AND GARDENS