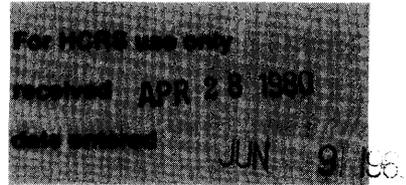


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**



See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic GEORGE W. MINTER ^{House} RESIDENCE
and/or common Minter House

2. Location

street & number 322 West Third Street not for publication
city, town Santa Ana vicinity of congressional district 40th
state California code 06 county Orange code 059

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Fairhaven Memorial Park Inc.
street & number 1702 E. Fairhaven Avenue
city, town Santa Ana vicinity of state California 92701

5. Location of Legal Description

courthouse, registry of deeds, etc. Orange County Recorders Office
street & number 400 Civic Center Drive or P.O. Box 238
city, town Santa Ana state California

6. Representation in Existing Surveys

title Inventory of Cultural Heritage has this property been determined eligible? yes no
Committee of Santa Ana #C-10
date March 1973 federal state county local
depository for survey records Santa Ana History Room, c/o Public Library
city, town Santa Ana state California

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The George W. Minter House is a two-story Italianate style house which was built by Henry C. Berry in 1877. The house has remained in good condition since the original owner and occupant, George Minter, resided in the house and it now stands as one of the last of the pioneer residential structures within the City of Santa Ana. The Minter house originally faced Third Street but was turned around to face Birch Street in 1900 so that the window on the front of the home could face Birch Park.

The House is well built and stands on a 1/2-acre lot with the original water tower and barn. Adjoining the house on the south is a spacious side yard containing fruit and stately ornamental trees as well as vegetable and flower gardens which contribute to the setting of the house.

The house sits on its original brick foundation with substantial concrete stabilization in the cellar. Roofing consists of asbestos sheet shingles. The Minter house is comprised of 3,539 square feet including seven bedrooms, a library, parlor, kitchen and pantry, dining room and 2 1/2 baths. The northwest corner of the house by all appearances was added on subsequent to the original construction. (The City building permits which originated in 1919 show a record of a building modification at 322 W. Third Street for the year 1933 at a sum of \$2,200. The architecture and foundation of the added wing, however, appears to have been constructed prior to 1919 and therefore no record of it exists.)

The two-story residence is built on a brick foundation and has a ship-lap siding. The home has a gabled roof with the gable ends being treated in a classical manner common to the Greek Revival architectural influences of the time. The detail around the gables includes a modified Greco-Roman cornice containing crown and bed molds, a fascia, dentils and frieze. Wood quoins covering the siding are placed on the corners of the building. Long narrow double hung, four paned windows, (except the casement windows on the later added on portion of the house) adorn the home.

Over the main entrance facing Birch Street is a neo-classic architrave supported by side brackets. The brackets are of the kind which were popular during and after the Civil War. The roof of the side porch facing Third Street is supported on wood columns. The porch rail is of wood supported by turned balusters. The side door and small bay windows on the north have colored glass details often used in later architectural styles further supporting the concept that the northwest corner on the home is a later addition.

The interior of the Minter house is a conventional layout typical of the times with central hallways leading to interior rooms. For the most part, walls are of painted plaster and floors are redwood and a fireplace is located in each the parlor and second floor bedroom with that in the bedroom being of marble. The bathrooms and kitchen were each remodeled sometime during the 1950's and bear little likeness to the originals.

On the whole the house interior has been subjected to remarkably little alteration. Upstairs and downstairs rooms remain in their original configuration. For the most part, all the original wood of the wainscotting, doors and window frames remains unpainted and exposed. Many of the doors have a transom above with several of these being of stained glass. A handsome built-in wood cabinet is located in the dining room.

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The water tower east of the house is of the same ship-lap siding as the residence and is of a height comparable to the house. The water tank has a cornice and brackets which are a simplified version of those on the home. The water tank is two stories with an exterior stairway leading to the top floor. The first floor includes a small unused studio-type apartment with a bathroom with inoperative tub and sink.

The barn on the property is a board and batten, white-washed redwood structure that dates from the early 1900's. Approximately 800 sq. ft. of space for wagons, cars, storage exists behind three sliding wooden doors, under a "second story" hay gate that served the hayloft in the gable. Unlike the house, the barn is in a dilapidated condition, with sagging walls and a sagging composition roof. It has lost all association with a farm, due to urban encroachment. To rehabilitate the house and water tower for a use consistent with surrounding zoning (office/commercial), the barn would have to be demolished for parking. No local individuals or organizations have offered to rehabilitate the structurally unsound building. Since the strength of the property's nomination lies with the house's architecture and association with a civic leader, the barn's association with earlier farm activities would not appear to be significant.

A photograph of the Minter house taken in 1913 (see attached) shows the home to have the same architectural features and distinction that it does today. The Minter home is characteristic of homes built by the wealthier Santa Ana families in the 1870's. In the words of local architect Gates Burrows, A.I.A., "the Minter house complex is an excellent example of the architecture of the eighteen seventies and every effort should be made to preserve it in its present location, which contributes greatly to its value as an historic edifice."

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1877 **Builder/Architect** Henry C. Berry

Statement of Significance (in one paragraph)

The George W. Minter home is significant both for its architecture and for its history as the long time home for one of Santa Ana's early pioneer families and businessmen.

Architecturally, the Minter home is one of the few last remaining Italiante style homes in Santa Ana and nearby communities. It comes extremely close to being of the pure Italianate style as commonly manifested in Southern California in the mid 1800's. The Minter home bears a nearly identical resemblance to the characteristic description and photo given to the Southern California Italianate style by David Gebhard and Robert Winter in their book, A Guide To Architecture In Los Angeles and Southern California.

The Minter home is in good condition and unlike many of the local homes, has been subjected to remarkably little alteration and modification (see 1913 photo attached). The accompanying water tower is one of only a few (probably not more than five) such remaining water towers in the City. Such water towers had been quite common among the wealthier families prior to the more sophisticated water distribution systems which later evolved.

George W. Minter, original owner and occupant of the Minter house, arrived in Santa Ana in 1874 and involved himself in many profitable ventures. As a younger man he was a successful walnut grower and in his later years concerned himself with real estate, banking and civic offices. Minter Street in Santa Ana continues to bear his name.

George Minter was an active civic leader who served on the Santa Ana Park Commission and as a director of the First National Bank in the City. He also served on the committee which raised funds for the completion of the original Town Park (presently Birch Park) in 1910 which was the City's first park.

George Minter resided at his home for 47 years and during the early part of his residence was employed as the Deputy Assessor of Los Angeles County, (prior to creation of Orange County in 1889), and was a primary leader in promoting the separation of Orange County as a separate county. In addition, he started the first street car line in the County, and was active in many real estate ventures.

George W. Minter married Elizabeth Berry (daughter of Henry C. Berry) on October 9, 1879. Elizabeth's older sister Louisa was the wife of Albert W. Birch and mother of Emma and Otis Birch. Albert Birch died in 1872.

In 1897 Emma and Otis Birch donated land across the street from the Minter house to Santa Ana for park purposes and by April 1900 the deed was completed and the property became Birch Park in honor of their father.

9. Major Bibliographical References

- Orange County WPA Biographies p. 99
- Pleasant's History of Orange County, Vol. 2, p. 72
- Plat Book of Orange County p. 39
- Register Newspaper May 16, 1927 "G.W. Minter, Pioneer local Citizen, Dead"

10. Geographical Data

UTM NOT VERIFIED

ACREAGE NOT VERIFIED

Acreeage of nominated property .49 acres
 Quadrangle name Tustin Quadrangle Quadrangle scale 7.5 minute series

UMT References

A	10	419420	3734230	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification The property includes the southeast corner Third and Birch Street in Santa Ana, California; comprised of a portion of Lot 49 (75' x 125') of the Park Tract Addition to Santa Ana as per map recorded therof in Book 1, page 30 of Licensed Surveyors Maps, records of Orange County Recorders Office.

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
state	code	county	code

11. Form Prepared By

name/title Harold M. Thomas, Executive Director
 organization Environmental Coalition of Orange County date June 25, 1979
 street & number 206 W. 4th Street Suite 316 telephone (714) 836-4314
 city or town Santa Ana state California 92701

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Kingman Ellen

title _____ date 3/6/80

For HCRS use only	
I hereby certify that this property is included in the National Register	
<u>Sally G. Alden</u> Keeper of the National Register	date <u>6/9/80</u>
Attest: <u>[Signature]</u> Chief of Registration	date <u>6-3-80</u>

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The Minter house is tied to Birch Park both physically (it is located directly across the street) and through family ties (George Minter's sister-in-law's husband is the one for whom Birch Park was commerated and George Minter himself was instrumental in seeing that the park was established.). Birch Park today still remains as one of the pleasanter open space parks in the City and is regularly used by the senior citizens living in the nearby and recently constructed government housing project adjacent to the park.

(The City of Santa Ana currently has plans to expand the Birch Park westerly to the Minter House property line. Additionally the southerly *portion* of the Minter property will be included in the park expansion. City planners and decision-makers have indicated a desire for preservation of the Minter House as a complimentary feature to the park. Several proposals are currently being submitted to the City from private parties interested in restoring the Minter House and property.)

The Minter Home is significant because it is a fine example of Santa Ana architecture during the early development of the City in the 1870's and because it remains as one of the last homes of an early Santa Ana pioneer family. The Minter Home survives as an architectural and historical reminder of one of Santa Ana's leading commercial pioneers.

FHR-8-300A
(11/78)

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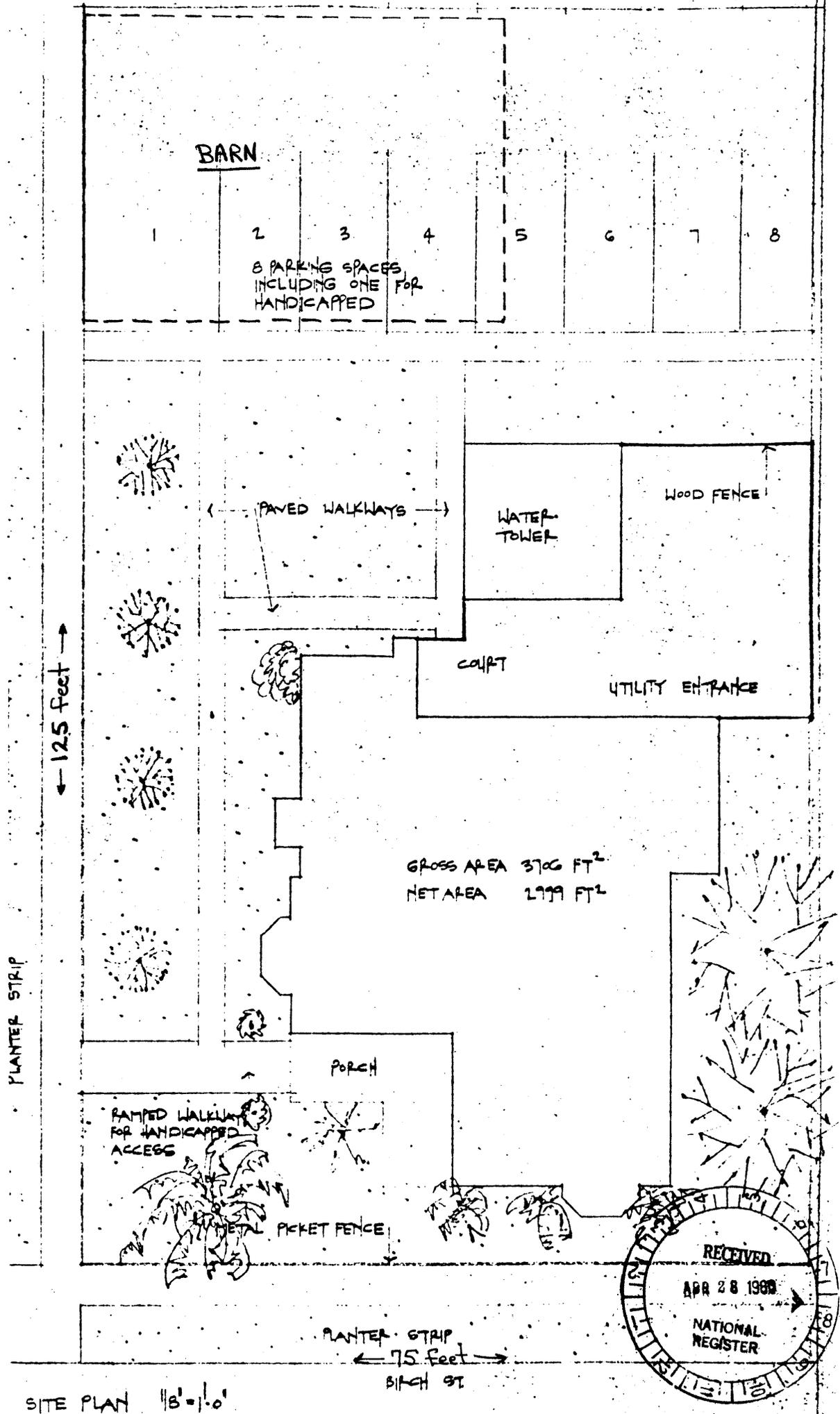
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1

- Register Newspaper Sept. 12, 1964 "Santa Ana Pioneer Rites Slated Today"
L. Minter
- Register Newspaper April 1, 1971 "Santa Ana Links To A Colorful Past"



SITE PLAN 1/8" = 1'-0"

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MINTE R HOUSE PHOTOGRAPH - 1913 ca.



APR 28 1980

