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United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

JUN 30 1989

NATIONAL  
REGISTER

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 PARKER HOUSE  
other names/site number \_\_\_\_\_

2. Location

street & number 163 South Cypress Street N/A not for publication  
city, town Orange N/A vicinity  
state California code CA county Orange code 059 zip code 92666

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>1</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		<u>1</u>	<u>1</u> Total

Name of related multiple property listing: N/A  
Number of contributing resources previously listed in the National Register 0

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 *Kathryn Guattieri* Date 6-26-89

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:) \_\_\_\_\_

Signature of the Keeper *Amy Schlager* Date of Action 8/10/89

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

single dwelling  

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Current Functions (enter categories from instructions)

single dwelling  

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**7. Description**

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Architectural Classification  
(enter categories from instructions)Italianate  
Stick/Eastlake  

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Materials (enter categories from instructions)

foundation brick  
walls weatherboard  

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roof asbestos  
other \_\_\_\_\_  

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**Describe present and historic physical appearance.**

The largest and finest Italianate/Stick residence still surviving in Orange, the Parker House retains the majority of its integrity of location, design, workmanship, materials, setting, feeling, and association. There are fewer than a dozen two-story Italianate and Stick style homes existing in Orange County today. The original home on this block, the Parker House sits in the center of the block, surrounded by smaller Colonial Revival and California Bungalow homes. The Parker House exhibits an unusual attention to detail for such a rural area. It retains its original use as a residence and exhibits the character and integrity of a significant Italianate/Stick building, now a rare sight in Orange County.

**Roof:**

The hipped roof, centered with a large truncated section, features enclosed eaves. Carved brackets, accented with teardrops, decorate the eaves, and horizontal panels, edged in moulding, accent the frieze. Large pedimented gables, which face front (west), north, and south, are clad in bands of fancy-cut fishscale and diamond-shaped shingles. Ornate stickwork adds fine detailing to the gable faces. The original red brick chimney extends from the rear quarter of the roof. The iron cresting around the truncated roof section was removed over 75 years ago.

**Front Facade:**

Wide shiplap siding, trimmed with moulding-topped corner boards, covers the exterior of the house. A pair and a single double-hung window, capped with hoods and accented with brackets, are located in the second floor of the front facade. Horizontal panels of moulding decorate the lintels. The front door, topped with a transom, is original. The plate glass window and transom next to the door appear to have been added between 1900 and 1905, replacing a pair of original double-hung windows. The shed-style wrap-around porch, supported by the original turned posts with chamfered corners, reaches across the front facade and runs down the entire south side. The two-story square bay shape is imitated by the porch roof.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 7 Page 2

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South Facade:

A two-story bay window, topped with one of the elaborate pedimented gables, is centered in the south facade. The enclosed eaves, carved brackets, and moulding-trimmed frieze continue the decorative roof pattern of the front facade. The six double-hung windows on the second floor are all topped with hoods and brackets.

Horizontal moulding-trimmed panels decorate the lintels. The shed-style wrap-around porch follows the outline of the square bay, creating a rectangular wing on the south side. The same style of turned posts, resting on the wooden porch floor, are visible. Panels of latticework, which are removable, connect the posts along the rear half of the porch. Doors in the center of the section to the west of the bay and in the west side of the bay appear to have replaced two of the original windows. Typical of the late Teens, when they were installed, the doors feature large windows bordered with narrow glass muntins along the sides and square muntins at the corners. The pair of double-hung windows in the center of the bay and the kitchen window to the east of the bay are original and match the rest on the first floor.

North Facade:

A matching, pedimented gable, enclosed eaves, carved brackets, and moulding-trimmed panels continue the pattern used on the south and west facades. A two-story square bay, featuring pairs of double-hung windows, accented by hoods, moulding-trimmed lintels and brackets, is centered in the north side. Matching windows are located on the east side of the bay, on the first floor. The window closest to the front on the first floor is offset to the west to allow for the interior stairway.

Rear Facade:

The rear facade is capped by the truncated roof and edged with enclosed eaves, carved brackets, and moulding-trimmed frieze as the other three facades. A double-hung window in the center of the second floor is original and features plain trim. A wood sliding window, added in the 1920s, is located to the south of the original windows. The first floor has seen some alterations, but the original kitchen door is still in use. A pair of small double-hung windows, ca. 1910, were installed when the kitchen sink and counter were built. A small door, with its sill at the same height as the original first floor windows, lead to a narrow back stairway. This passageway is reached through an inverted cross door and appears to have been added at this end of the

(continued)

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Section number 7 Page 3

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kitchen around the turn of the century. A shed-style lean-to has been added to the north end of the shed-style porch. Latticework has been added around the north half of the porch. A metal water heater shed has recently been attached to the north side of the lean-to.

**Setting:**

The house and neighborhood appear essentially as they did in 1916, when the last house was constructed on the block. A row of Colonial Revival cottages and California Bungalows extends from each side of the Parker House. A concrete fountain is centered in the front yard. The driveway extends along the south side and leads to a 1940s clapboard-sided garage with a front-facing gabled roof. The owner plans to install landscaping appropriate to the historic character of the house.

**Interior:**

The interior retains a substantial majority of its original integrity. The 1880s staircase is anchored by the original newel post at the bottom. The turned balusters extend gracefully up the north side of the entry hall, creating a curved hallway with an arched ceiling underneath the stairway, after it turns south to the upstairs hall. The original woodwork, with rosette corners, frames the doors and windows throughout the house. A wide cornice forms a band around the parlour and dining room, located to the south of the entry hall. A bedroom occupies the space to the east of the stairway and north of the dining room. The kitchen appears to have been modernized around the turn of the century and retains the character of that era. The pantry and back stairway replaced the north half of the large kitchen at that time. A rare turn-of-the-century water heater is located in a cabinet next to the chimney. It is no longer used for safety reasons. The carsiding walls are still in place, and the pantry has a carsiding-clad ceiling. It is located on the north side of the kitchen. The upstairs features woodwork with rosettes, but, as often was the case, the trim boards are plain instead of scored like those on the first floor. A small sewing room or nursery is located at the top of the stairs. Three large bedrooms occupy the rest of the second floor. A bathroom with carsiding walls appears to have been an original room, without the fixtures. The current fixtures were installed in the 1920s. The back stair hall is now a closet, closing off the back stair at the top. A small maid's room is located in the southeast corner of the second floor.

The Parker House is the finest Italianate/Stick style home in Orange and one of the few of the style remaining in Orange County. It retains a high degree of integrity with only minor alterations having occurred over the years. The degree of fine detailing and construction make it a fairly rare representative of 1880s residential architecture.

**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  
Exploration-settlement  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Period of Significance

1887-1896  
 \_\_\_\_\_  
 \_\_\_\_\_

Significant Dates

1887  
 \_\_\_\_\_  
 \_\_\_\_\_

Cultural Affiliation

N/A  
 \_\_\_\_\_  
 \_\_\_\_\_

Significant Person

Parker, I.H.  
 \_\_\_\_\_

Architect/Builder

Parker, I.H., Builder  
 \_\_\_\_\_  
 \_\_\_\_\_

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

The Parker House appears to be eligible for the National Register of Historic Places under Criterion A: its association with the Boom of the Eighties, an important settlement pattern in the history of southern California; Criterion B: its association with I. H. Parker, a prominent early settler; Criterion C: as the finest Italianate/Stick style home in Orange and one of the few remaining in Orange County. The primary growth period of the City of Orange occurred during the Boom of the Eighties (1885-1889). I. H. Parker was a prominent local builder who was known for his well-built houses. The Parker House is representative of Boom architecture and one of the few survivors of that important era. Brought on by the arrival of the Santa Fe Railroad, the Boom was a result of a price war among the railroads. The Boom brought an avalanche of homeseekers from 1885 until the Boom went bust in 1889.

Historic Context:

There are approximately 12 remaining pre-1890 houses in the City of Orange. Some of these are Queen Anne in style. This house is large and well-detailed and a unique representative of the Italianate and Stick architecture, a relatively rare combination in Orange County. This house and a house on North Center are approximately the same age; however, the roof line of the other house has been significantly altered. Orange, noted for its tree-lined streets of historic homes, is predominantly a city of Colonial Revival, Craftsman, and Spanish Colonial Revival houses. Most of the residences built during the Boom of the Eighties were close to the center of town and have been replaced by commercial buildings. The Parker House was evaluated as part of the Orange Historic Resources Survey and is listed as individually eligible for the National Register. In a pamphlet showing the results of the survey, the house is called "one of the few true Victorian homes in Orange".

**9. Major Bibliographical References**

Title Company records/chain of title, First American Title Insurance Company  
City and County Directories: 1901 to 1955, Santa Ana History Room, Santa Ana  
Public Library and Orange Community Historical Society Archives  
Orange City Historical Resources Survey: Parker House form  
W.P.A. Series: Special Subjects Volume 1936  
Daily Evening Blade, 1/23/06  
Sleeper, James, Turn the Rascals Out, 1973  
Interview with Judith Owens, granddaughter of Mrs. Josephine Parks  
Orange Tribune, April 10, 1886  
Orange News, March 27, 1895

See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) 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 # \_\_\_\_\_

Primary location of additional data:

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

Specify repository:

City of Orange Historical Survey

**10. Geographical Data**

Acres of property Less than one acre

UTM References

A 

1	1
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4	2	0	7	5	0
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3	7	3	8	6	4	0
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Zone Easting Northing

C 

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B 

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Zone Easting Northing

D 

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See continuation sheet

Verbal Boundary Description

The property included here is a single lot listed as Block 662, Lot 6, of Chubb's Addition. It is reached by proceeding north from the corner of Cypress and Almond for 120 feet; proceed north across the front of the property for 59.40 feet; turn east for 132 feet and south for 59.40 feet, reaching the southwest corner of the lot and the point of beginning.

See continuation sheet

Boundary Justification

The boundaries of the property coincide with those of the single-family lot on which the house and garage are located, and is the exact amount of property in the legal description. This is all that remains of the historic property.

See continuation sheet

**11. Form Prepared By**

name/title Diann Marsh  
organization N/A date November 1, 1988  
street & number 321 East Eighth Street telephone 714/541-2441  
city or town Santa Ana state CA zip code 92701

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number 8 Page 2

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History:

Title company records show that I. H. Parker purchased four lots from Dr. O. P. Chubb on July 2, 1887, soon after Dr. Chubb subdivided the land on February 4, 1887. I. H. Parker was a local builder who, according to the Orange Tribune of April 10, 1886, was responsible for many fine homes in Orange. He came to Orange County in the late 1870s, along with his wife, Annie, and two children (listed in 1880 census). He apparently did well enough during the Boom of the Eighties, a significant period during which much building was done in Orange, to buy four lots and build this house for himself and his family. By 1896, he had expanded his property to nine lots and had planted a walnut grove. In 1895, he built a 14-foot water wheel for the Santa Ana Valley Irrigation Company (Orange News March 27, 1895). After he died in 1896, his wife, Annie, continued to live in the home. On September 22, 1904, she sold it to James D. Moore for \$4,000.

James Moore was a prominent local merchant and partner in the firm of Moore and Moore, a truck and transfer business. After he acquired the house and walnut grove, he began to sell off the other eight lots, one by one.

In 1937, the property was sold to Mrs. Josephine Parks, the grandmother of the present owner. Before her retirement, Mrs. Parks operated a popular restaurant in Santa Ana. Her daughter, Flora Parks Wiley, inherited the house from her in 1950. Flora Parks Wiley, once a legal secretary in Los Angeles, was instrumental in the development of Toastmasters International from 1951 until she died in 1986. At that time, she served as head of the Administration Department.

The Parker House, one of the finest historic homes in Orange, is representative of the Boom of the Eighties, and significant for its associations with I. H. Parker.

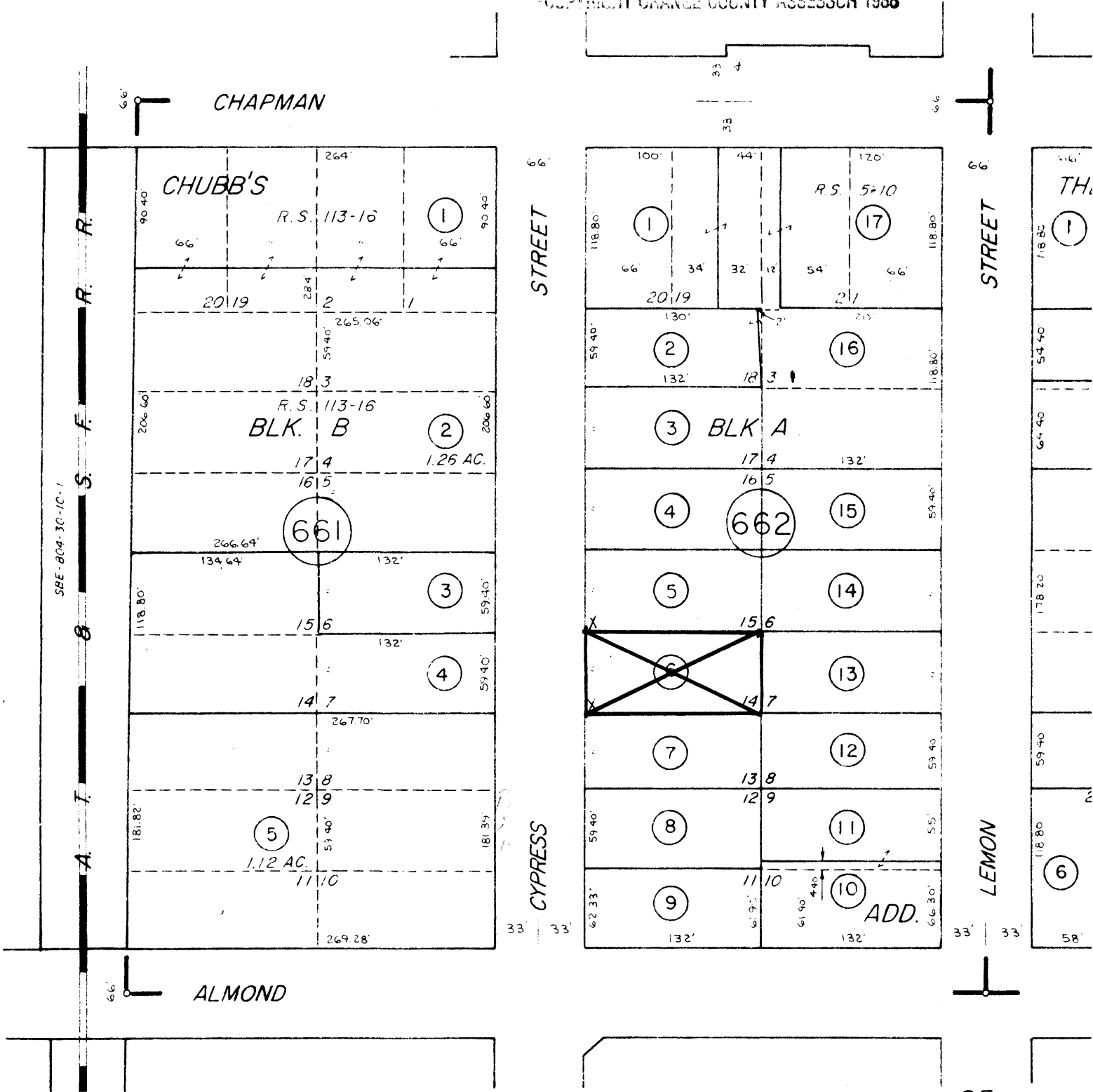
ASSESSOR'S MAP

PARKER HOUSE  
163 S. Cypress St.  
Orange, CA 92666

Orange County

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39-17



MARCH 1983

THE TOWN OF ORANGE  
CHUBB'S ADDITION

65  
L.A. 1-17, 18  
L.A. 1-110