

**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 Lewis Ainsworth House

and/or common

**2. Location**

street & number 414 East Chapman Avenue \_\_\_ not for publication  
 city, town Orange \_\_\_ vicinity of congressional district 35th  
 state California code 06 county Orange code 059

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>	
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> museum (in preparation)
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<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 City of Orange  
 street & number 300 E. Chapman Avenue  
 city, town Orange \_\_\_ vicinity of state California 92666

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Orange County Recorder  
 street & number 630 North Broadway  
 city, town Santa Ana state California 92701

**6. Representation in Existing Surveys**

title has this property been determined eligible? \_\_\_ yes  no  
 date \_\_\_ federal \_\_\_ state \_\_\_ county \_\_\_ local  
 depository for survey records  
 city, town state

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## 7. Description

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**Condition**

excellent  
 good  
 fair

deteriorated  
 ruins  
 unexposed

**Check one**

unaltered  
 altered

**Check one**

original site  
 moved      date \_\_\_\_\_

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**Describe the present and original (if known) physical appearance**

The Lewis Ainsworth House is located on the south side of the 400 Block of East Chapman Avenue in Orange, California. Although surrounded to the east and west by modern office buildings of one or two story height, the house is situated within one of the most historic portions of the City of Orange. It stands within four blocks of the Plaza, a property listed in the National Register, and one block from the pending National Register Orange Plaza Historic District.

The Ainsworth House is a wood frame structure with a foundation of simulated stone concrete block. It was built in 1910 when the bungalow was beginning to become popular. The Ainsworth House is symmetrical in design on the exterior and in the interior floor plan. It has a distinct formality due to its geometry and has an interesting arrangement of three medium gables over the front veranda. Each gable contains a small window and flanking louvered attic vents in a Palladian manner. The veranda is broad, gracious and curved over the entrance steps. Two sets of concrete steps,  $\frac{1}{4}$  circular in plan, lead from the two entrances on the veranda to paired sidewalks leading to the street. At the top of the veranda posts is ornate scroll work which is sheet metal made to resemble wood; this is an unusual feature for such a building in Orange County. The remainder of the trim is reserved and in keeping with the formality of the building. With the exception of two later rooms added in the rear, now removed, the house has remained essentially unchanged over the years.

The interior of the house reflects the geometric formality of the exterior. The six rooms are arranged with two in the middle flanked by the other four. The front middle room is connected to the side from two rooms by sliding doors. The attic space within the roof is quite substantial.

The Ainsworth House is currently owned by the City of Orange, and a citizens' committee has been established to oversee the building's restoration as a representative of 1910 Orange and as a community museum. This effort was set back with the theft of the original doors, cut window glass, and birds-eye maple fireplace mantel. However, replacements have either duplicated the lost items or they have been replaced with items compatible with the 1910 date. The wood shingle roof has been recently replaced since the older one was in a deteriorated state. A flagpole has been added in front of the house.

## 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 type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" 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 1910

Builder/Architect

Ina Ainsworth Butler

### Statement of Significance (In one paragraph)

The seventy year-old Ainsworth House is significant to the broad patterns of local history in the areas of commerce, settlement and architecture. It is directly associated with a person important in the early 20th century development of the local business community, is a remnant of a settlement pattern exemplified by economic growth on the edge of the original community core around the Orange Plaza, and is a notable example of early 20th century residential architecture in the bungalow mode by the owner's artist daughter.

#### Commerce

The significance in this category is based upon the building's association with its original owner, Lewis Ainsworth. Samuel Armor, in his History of Orange County, commented about Ainsworth: "He was a builder and an upbuilder to the city and county ...A prominent businessman of Orange, whose healthy influence was felt far beyond the confines of both county and state." Born in Vermont in 1829, Ainsworth's life reads as a relentless search for financial betterment. After moving to Iowa with his parents, he participated in the 1849 California Gold Rush, crossing the plains that year in an ox-team train. Thereafter, he made a number of trips via Panama to the East and Midwest. The 1860's saw Ainsworth engaged in a lumber and mining business in Trinity County, California. From 1869 to 1888 he pursued farming enterprises in Iowa and Kansas. In the 1890's, he founded the Ainsworth Bank with his sons at Glasco, Kansas. In these later years, Ainsworth had been spending his winters in California. In 1900 he settled permanently in Orange, and again with his sons, organized the Ainsworth Lumber and Milling Company, the first planing mill in Orange. He built the Ainsworth Building on the Plaza Square in 1905. He was a stockholder in the First National Bank of Orange and the Orange Savings Bank. Ainsworth lived at this address from 1910 until his death on March 22, 1914, at the age of 84. He left an estate valued at an estimated \$90,000.

#### Settlement

The house reflects the "post-pioneer" period of settlement in Orange's history. The pioneer period begins in 1870 with the survey of the town of Orange and lasts through the famous Southern California land boom of the 1880's. With the city's incorporation in 1888, any doubt as to the community's permanent character had come to an end. With well-established railroad and other transportation links, organized schools and a library along with the growing citrus industry, the elements were in place for the consolidation and steady growth of the post-pioneer period. The Ainsworth House, through its association with Lewis Ainsworth and location in the zone of early expansion from the old community centered upon the Orange Plaza, remains as an artifact of its time in an area now largely replaced by modern development.

# 9. Major Bibliographical References

Armor, Samuel, History of Orange County, 1921  
Records of the Orange City Clerk  
Records of the Orange City Planning Department

UTM NOT VERIFIED

# 10. Geographical Data

Acreeage of nominated property .165 acre  
Quadrangle name Orange

ACREAGE NOT VERIFIED

Quadrangle scale 1:24000

### UMT References

A 

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

B 

Zone			Easting				Northing							

C 

Zone			Easting				Northing							

D 

Zone			Easting				Northing							

E 

Zone			Easting				Northing							

F 

Zone			Easting				Northing							

G 

Zone			Easting				Northing							

H 

Zone			Easting				Northing							

**Verbal boundary description and justification** Boundaries encompass original lot. Lot 19 of Block B of P. J. Shaffers Addition located on the south side of Chapman Avenue 99 feet east of the centerline of Center Street and measuring 66 feet by 108.80 feet.

### 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 Paul F. Clark, President\* Fred Buss, Assistant Planner\*\*

organization Orange Community Historical Society\*  
Planning Department, City of Orange\*\* date May 16, 1980

street & number 300 E. Chapman Avenue\*\* telephone (714) 532-0434\*\*

city or town Orange\*\* state California 92666

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:  
 national  state  local *see phone report 3/12/81*

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 *K. M. Ellen*

title State Historic Preservation Officer date 1/22/81

For HCERS use only  
I hereby certify that  
*Paul F. Clark*  
Keeper of the National Register  
Attest: *[Signature]*  
Date: *3/12/81*

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR HCRS USE ONLY	
RECEIVED JAN 29 1981	
DATE ENTERED	MAR 13 1981

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 2

Architecture

The Ainsworth House bridges the transition from Victorian to Bungalow residential construction. Its horizontal emphasis and simple, functional design shows the increasing popularity of the bungalow. Some Colonial Revival elements have also been incorporated into the design. However, the treatment of the veranda and its filigreed metalwork, as well as other elements, indicates that the Victorian era still remained in the mind of the home's designer. The designer was the daughter of Lewis Ainsworth, Ina Ainsworth Butler. She was known to be an artist and is said to have won prizes for her work at the 1893 Chicago World's Fair. Little is known of her work, although the citizens' restoration committee is searching for examples. Mrs. Butler apparently sought to capture in her house design the simplicity of the bungalow without rejecting the Victorian age in which her father had lived and contributed. The house remains a strong example of the early 20th century domestic architecture of the City of Orange. Its restoration will provide the public direct access to an important link with the community's past.

