

Other Listings  
Review Code

Reviewer

**DRAFT** Date

Page 1 of 8

\*Resource Name or #: Prescott Allen House

**P1. Other Identifier:** 1282 La Colina Drive Tustin, CA

**\*P2. Location:**  Not for Publication  Unrestricted

**\*a. County:** Orange

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

**\*b. USGS 7.5' Quad:**

**Date:**

**T ; R ; ¼ of ¼ of Sec ; M.D. B.M.**

c. Address: 1282 La Colina Drive

City: Tustin

Zip: 92870

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: 103-142-40

Irvine Sub Lot 334 Block 13 NWLY 75ft. SELY 150ft. NWLY ½ NELY ½ NWLY 1/2

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

This Swiss-Chalet style Craftsman residence was originally constructed on a walnut farm in Santa Ana, Ca. located at what is now 614 S. Grand Avenue, previously 614 S. McClay Street. The residence was divided front to back in two pieces and relocated to its current site in 1981 by a house moving company in the employe of the private property owners obtaining the house. The restoration of the residence appears to conform to the Secretary of the Interior's Standards for the Treatment of Historic Buidings, and setting and context were maintained to the extent possible for the relocation of a historic residence, Original features have been maintained and restored. A full description of original features follows on continuation pages 3 and 4 of 8 pages.

**\*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,  
January 2013

**\*P6. Date Constructed/Age and**

**Sources:**  Historic

Prehistoric  Both

1909-1910

**\*P7. Owner and Address:**

George and Maria Lazaruk

1282 La Colina Drive

Tustin, CA 92780

**\*P8. Recorded by:**

Cynthia Ward, Preservation

Consultant

703 N. Lemon Street

Anaheim, CA 92805

**\*P9. Date Recorded:** Oct 2012 to

Jan 2013

**\*P10. Survey Type:** (Describe)

California Register

Nomination

**\*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**

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\*NRHP Status Code

\*Resource Name or # (Assigned by recorder) Prescott Allen House

B1. Historic Name: Prescott Allen House

B2. Common Name: 1282 La Colina

B3. Original Use: Single Family Residence

B4. Present Use: Single Family Residence

\*B5. Architectural Style: Swiss Chalet Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
1909-1901 relocated to current site 1981

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

614 S. McClay or 614 S. Grand Avenue Santa Ana, CA

\*B8. Related Features:

Non-Contributing 2-car garage, workshops, guest house

B9a. Architect: A.H. Cogswell

home developer Thomas Dawes

b. Builder: Unknown, may have been grandson and

\*B10. Significance: Theme: Residential Architecture

Area: Unincorporated Orange County

Period of Significance: Early 20<sup>th</sup> Century

Property Type: Occupied/Private Ownership

**Applicable Criteria:**

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

The property owners are submitting an application for the California Historic Register, as they believe the house fits the following criteria;

As the home of Prescott Allen and later A.H. Allen, individuals significant to the development of the English Walnut as a commercial crop in the early to middle decades of the 20<sup>th</sup> Century, the house appears to fit Criterion 2; Associated with the lives of persons important to local, California, or National history. Also while the designer was not an architect of note he was a member of a family significant to California history, and the forefathers of A.H. Allen, Prescott Allen, and the Cogswells were important to National history, as the direct descendants of Nathaniel Allen, the Revolutionary War hero.

The Swiss-Chalet Craftsman style residence appears to embody the distinctive characteristics of a type, period, region, or method of construction or represents the work of a master or possesses high artistic values under Criterion 3.

See full history of the house and its occupants listed on continuation pages 5, 6, and 7 of 8.

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

\*B12. References:

Chain of Title; Grant Deeds at Orange County Clerk Recorder and Orange County Archives, County Building Permits, CADI, SSDI, US. Census Records, Santa Ana City Directories, Los Angeles City Directories, family history records (Allen family, Dawes Family, Cogswell family descendants) James Miller Guinn's Historical and Biographical Record of Southern California, Samuel Armor's History of Orange County, Los Angeles Herald newspaper, Santa Ana Register newspaper

B13. Remarks:

\*B14. Evaluator: Cynthia Ward, Preservation Consultant

\*Date of Evaluation: October 2012-January 2013

(Sketch Map with north arrow required.)

Please See Continuation Sheet  
Page 8 of 8

**CONTINUATION SHEET**

**Physical Description, continued from page 1 Primary Record form**

This Craftsman style single-family residence was constructed in Santa Ana, CA between 1909-1910, and relocated to its current site in Tustin in 1981. The original setting had been agricultural, on a farm bearing walnuts, although some acreage may have borne citrus in later years. The relocated structure maintains an east facing elevation, and the roughly 50' setback is similar to that of the original site facing into McClay Street/Grand Avenue in Santa Ana. A building lot of 200' in length and 75' wide provides the "feel" of a more rural setting than most urban or even suburban lots in the area, generally half the size of this. The residence measures 41' deep and 40' wide.

Mimicking the original pergola seen in period photos of the original location, a new pergola was constructed on site which helps to visually integrate a gate and fence into the residence, creating an enclosure for the garage and yard while lessening the impact of security features. The garage, which permits reflect was constructed in and around 1993, sits to the northwest of the residence, while aerial photos show outbuildings originally sited directly behind the residence in its earlier setting. Also differing from the original site, the surrounding landscape features a suburban plant palette of lawn and foundation beds, while the original setting featured rows of walnut trees as income producing crops.

The residence itself retains original features throughout. The medium pitch roofline is covered in earth-toned composition shingles. The roofline is interrupted by a large, front-gabled dormer expanding the 2<sup>nd</sup> floor. Exposed rafter tails extend beyond the roofline. Decorative half-timbers set within a textured stucco surface lend the home a Swiss Chalet style, popular in the early decades of the 20<sup>th</sup> century. A band of four windows, featuring eight-over-one panes in wood frames, lights the bedroom within.

The primary roofline shelters the front elevation, with a deep overhang that encompasses the front porch. The house is clad in wood shingles, which flare toward the bottom. The front elevation features a porch measuring 11'10" deep, and covers the southern 25' of the 40' wide front of the house. Windows that accent the living room along the porch wall feature a tripartite band of casements, with narrow openings flanking a larger central window. The wood frames surround six over one divided light windows. A very wide, wooden entry door hung on iron strap hinges appears to retain the original hardware, including a thumb latch handle set. A wood frame screen door buffers the entry door. To the north of the porch, on the front elevation is another tripartite band of wood framed windows, repeating the six-over-one pattern of casements.

The house appears to retain original windows, which have been restored or rebuilt, and energy or sound issues addressed by wood-framed storm windows hung over the original windows, crafted to exactly match the muntins, sashes, and frames in the windows beneath so as to visually disappear. The custom window treatment essentially creates a modern "dual pane" type window without compromising the integrity of the original fenestration.

The front porch is supported on stout wood columns, slightly tapered toward the top, and set atop river rock piers, with cement caps. The porch foundation and surround are crafted from river rock, mimicking the original rock work created at the McClay Street location.

Following the pergola on the northern side of the house, the north side elevation appears to retain its original features, including wood framed windows, shingle cladding, on a side gabled body. The upper floor of the side elevation features textured stucco, highlighted by decorative half timbering. Exposed corbels support the roofline on the side gables.

**CONTINUATION SHEET**

\*Recorded by: Cynthia Ward \*Date: Oct 2012-Jan 2013

**Physical Description Continued from page 3 of 8**

The rear elevation also appears original, and a two-sided oriel window highlights the first floor fenestration pattern. A bulkhead entry door allows entry to the basement. The second floor of the rear elevation features the screened sleeping porch described in family records, originally designed for Margaret Allen's consumption. The space has now been adaptively reused as a family room/den, maintaining the original fenestration while crafting a modern use. When first relocated to the site, former owners had constructed a deck along the rear elevation, but that feature was removed roughly 10 years later by the Kreugers, and the bulkhead doors to access the basement were then constructed.

The south side elevation also appears original, repeating the cladding pattern of wood shingles on the first floor and decorative half timbers set in stucco on the 2nd level. Wood windows appear either original or replicated to original standards.

**Non-Contributing Features:**

Building permits show a guest house to the rear of the residence had been built in the early 1970s, and was likely the home of the owners who relocated the historic building to the site, giving them living quarters while restoring the main residence. It is possible that exterior features may have been added to adapt the appearance of the guest house to the main house.

A garage of compatible design was constructed after the relocation of the primary residence, and attached workshops complete the complex of accessory buildings.

Non-contributing buildings on the lot complement the design and style of the historic building without creating a false sense of history, as they were constructed in such a way that they do not appear older than their true age, thus conforming to the mandate of the Secretary of the Interior.

**CONTINUATION SHEET**

**History of ownership and occupancy**

On June 23, 1897, Miss Lilly Winbigler of Tuscon, Arizona Territory, sold a 5 acre farm to Mr. Prescott Allen. The 5 acres were purchased for \$1,500, with Deed # 10628 recorded at the County of Orange on page 299 of Book 43. Prior to ownership by the Winbiglers, a family long associated with established propriety in Santa Ana, as mortuary owners, the land had been owned by W.C. McClay in 1874, thus explaining the location of McClay Street, which ran along the eastern border of the property. The transaction between Miss Winbigler and Mr. Allen was recorded in the July 2, 1897 edition of the Los Angeles Times in addition to being recorded with the County.

Prescott Allen was born June 13, 1836 in Ontario, Canada. His grandfather was Reverend John Allen, and according to Prescott Allen's obituary, Rev. Allen's Puritanical oratory style earned him an invitation to leave England, banding together with a group of Puritan believers they settled in New York State. Prescott's father, Nathan Allen, went to Canada shortly after the War of 1812, where they were still living when Prescott was born to Nathan and his wife, Armena Mott, in 1836. Prescott's older sister, Mary Lucretia Allen was born on Dec ember 23, 1830. Mary grew up to marry the Revered Asa Horatio Cogswell, on January 5, 1858 5 Jan in Ontario Canada. The Cogswell family left for California, beginning a connection that would become important to Prescott Allen later in life.

After his older sister left home for married life, Prescott came to the U.S. by way of the Isthmus, headed for San Francisco. The timing may well have put him in the area during the Gold Rush, a common event for young men of ambition. After 3 years adventure he returned to Canada where on November 21, 1867, Prescott married Lydia J. Talbot, the daughter of Edward Allen Talbot and Phoebe Smith. Lydia Jemima Talbot was born around 1836 in Niagara, Canada. Together they had 4 children, 1870 Census shows the couple living in Iowa, with Lydia's younger sister, Maggie Talbot, living with them and working as a "milliner." Daughter Margaret "Maggie" Allen was born November 1874, in Iowa, likely named for her aunt. The 1880 Census shows Allen working as a merchant, still in Iowa, by then 3 of the 4 children were born, and they were also living with Lydia's mother, sister, and family friend named George Hopkins, a merchant from England.

The 1890 census was destroyed by fire, but it would likely have shown the family residing in New Mexico. Lydia Talbot Allen died in New Mexico on March 30, 1892. It was shortly after her death that the grieving widower arrived in Orange County and purchased farmland from the Winbiglers.

Prescott Allen already had family in Southern California, his brother-in-law, Reverend Asa Hawley Cogswell had passed away in 1895, leaving widowed Mary in their home at 642 Athena Street. Their son, Prescott F. Cogswell was farming his own patch of land in El Monte, while his son Asa Horatio Cogswell was attending school at Berkeley, completing the graduating class of '00, and returning briefly to Los Angeles to visit his father and grandmother. It was likely on one of his visits to family that Asa Horatio Cogswell, who sometimes went by the nickname "Ray" Cogswell made his home in Alameda, where he settled into a routine, not as an architect, but as a Music Teacher. He married Florence, and within the first decade of the 20<sup>th</sup> century he also built a Craftsman style home for his bride on Bay Avenue, similar to the Prescott Allen house in Santa Ana

Prescott Allen lived out the rest of his days in the house on McClay Street, with his unmarried daughter, Maggie. Margaret suffered from tuberculosis, or what they called consumption, and a large sleeping porch on the second floor of the house faced away from the street, giving Maggie plenty of privacy in which to sleep in the fresh air and heal her lungs.

**CONTINUATION SHEET**

**History of ownership and occupancy cont'd from page 6**

Receipts, permits, notes, drawings and other construction documents which remained with the house and passed from owner to owner show a record that Steve and Lauren Elliano restored the house over the next few years. The documents handed down to subsequent owners included well worn copies of the Secretary of the Interior's Standards for the Treatment of Historic Properties, and Technical Preservation Briefs for each aspect of the restoration, as well as receipts and meeting notes for workshops and conferences with groups like California Preservation Foundation. All documents point to an effort to restore the house correctly.

On July 29, 1987, the Elliano family sold the not-yet restored home to Leland and Hope Krueger. Leland appears to have worked as an engineer, and public records show he was granted a number of patents for inventions dating from the 1970s through at least 2008. The patents appear to relate to packaging technology, primarily for the food service industry.

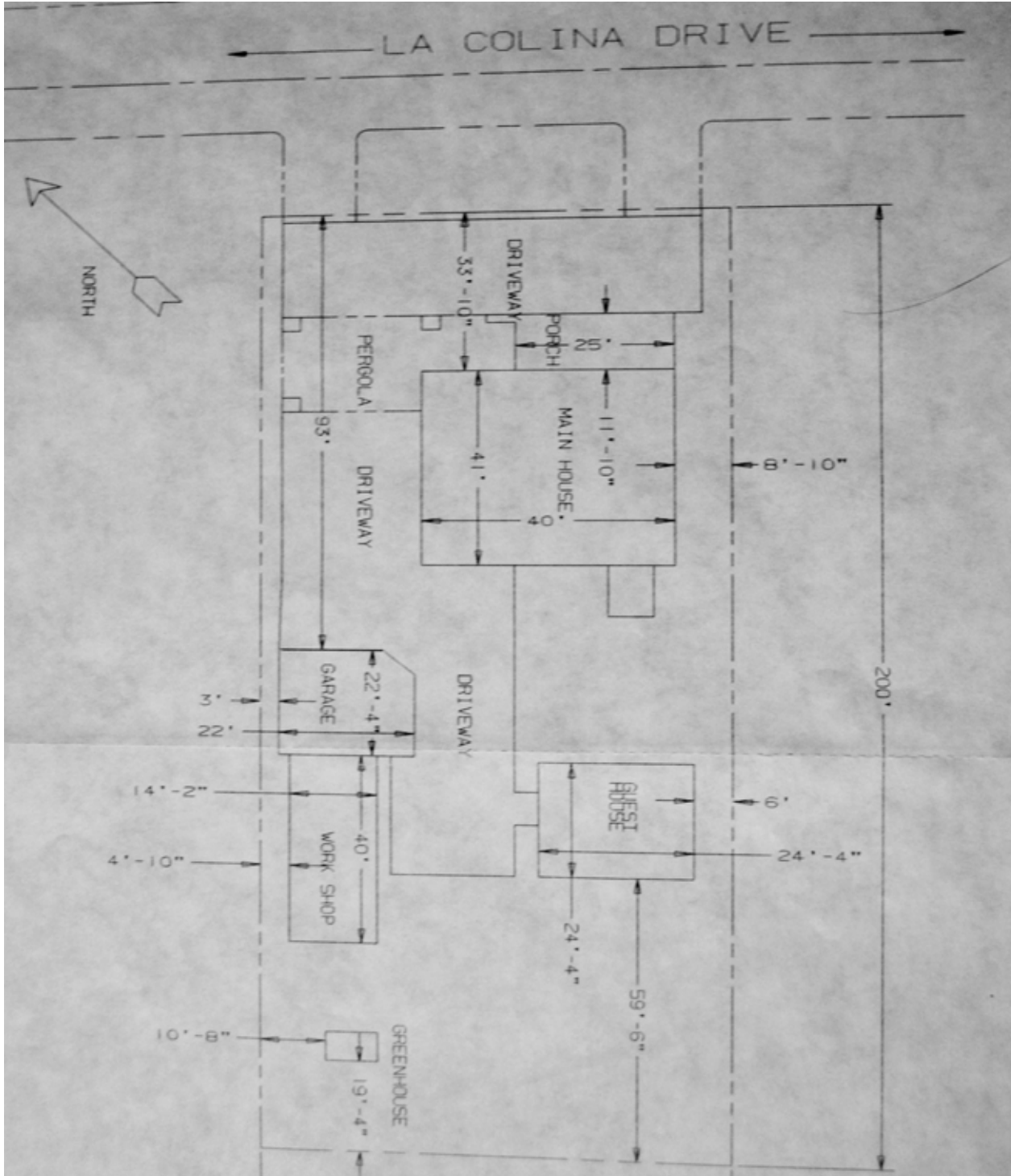
Krueger's training as an engineer enabled him to calculate loads for roof trusses and other complicated designs related to the continued restoration of the house, and development of the grounds. Permits reflect the Kruegers demolished a deck on the rear elevation of the residence, and replaced it with exterior access doors to the basement. Permits and engineered drawings executed by Mr. Krueger show he designed the two car garage constructed to the northwest of the residence, in 1993. On April 5, 1994, the Kruegers transferred ownership to the Krueger Family Trust.

On April 14, 2004, Michael and Donna Pyatt bought the house, with a 75% interest, along with widower Noble O. Hurst who purchased a 25% interest. The Kruegers appear to have moved to nearby Santa Ana. Noble Orgal Hurst passed away on June 24, 2006, at the age of 86. He had been born on May 1, 1929 in Arkansas, coming to California when he was 1 year old. He worked for the U.S. Postal Service as a mail carrier for 30 years prior to his retirement. Following his passing and burial at Fairhaven Memorial Park, his estate was left to his daughter, Cynthia Hill and Granddaughter Donna Pyatt, who already owned the other share in the ownership.

George and Maria Lazaruk purchased the home from the co-trustees Pyatt and Hill on September 7, 2006. Materials handed over to the new owners during escrow include original drawings from designer A. H. Cogswell, engineered drawings covering all aspects of renovation following the relocation, receipts for materials and labor, and even plans for secondary buildings on the property, all carefully catalogued and handed down from owner to owner, allowing each generation to understand what type of work has been done to the house, and when.

The Lazaruks maintain the house as their primary residence, and are currently seeking recognition for their home as historically significant through the State of California's Office of Historic Preservation. The Lazaruks sought the help of local historian Cynthia Ward, to research, and record the property and its history in an effort to request listing in the California Register of Historic Places.

# SKETCH MAP



NOTE: Include bar scale and north arrow.



L to R  
Prescott Allen, Maggi Allen, —  
Lucius E Allen, Georgia Allen, Augustus H. Allen  
Horatio A. Allen, Emma Allen, Miss Talbot,  
Vera Allen (Mrs L E) Children of L E +  
Vera - Lorcia, Kustineo.  
  
Approx. 1914 @ 614 S. Grand

Family photo showing house in the background, Prescott Allen family ca. 1914