

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4 Resource name(s) or number (assigned by recorder) *Buckheim House*

P1. Other Identifier:

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** Orange County

***b. USGS 7.5' Quad:** *Anaheim Quadrangle California-Orange County 7.5-Minute Series*

Date: 2022

***c. Address** 1113 West Riviera Drive

City: Santa Ana

Zip: 92706

***e. Other Locational Data:** Assessor's Parcel Number 001-171-08

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

The Buckheim House is a highly intact example of a one-story, Ranch-style, single-family residence with a detached garage (Figure 1). Constructed on a generally rectangular plan, the residence is capped with a cross-hipped roof with wood shake shingles and moderate to broad eaves. Cladding on the front-facing south façade is principally board-and-batten but also includes fieldstone-veneer wainscoting and within the full height of the recessed porch (Figure 2). Use of such fieldstone cladding is repeated in the exposed internal chimney, an integrated planter on the south façade, and a short blade wall extending toward the driveway (Figure 3). Secondary-façade cladding alternates between stucco and board-and-batten. The front recessed front entrance includes a door with molded paneling and a fanlight, flanked by similar partially glazed panels, all of which appear non-original per visual observation (Figure 4). Windows are wood casements throughout, and have been replaced in-kind at the rear of the house (Figure 5). Also at the rear of the residence, a wood-framed sliding glass door opens north toward a landscaped backyard featuring a below-ground swimming pool (Figure 6). The residence is adjoined to the detached garage by a covered walkway with a gable-roof structure. The walkway is separated from the adjacent backyard by a breeze-block partition.

(See Continuation Sheet 3 of 4.)

***P3b. Resource Attributes:** (list attributes and codes) *HP2. Single-Family Residence and HP4. Ancillary building*

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photo



P5b. Photo: (view and date)

(Figure 1) Primary (south) facade, view northeast, July 2024

***P6. Date Constructed/Age and Sources:** ☒ historic
1956/ Original Building Permit

***P7. Owner and Address:**
Charles and Molly Martin
1113 West Riviera Drive
Santa Ana, CA 92706

***P8. Recorded by:**
James Williams
City of Santa Ana
20 Civic Center Plaza M-20
Santa Ana, CA 92702

***P9. Date Recorded:**
July 3, 2024

***P10. Survey Type:**
Intensive Survey

***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

Page 2 of 4

*NRHP Status Code 5S3

*Resource Name or #: *Buckheim House*

B1. Historic Name: *Buckheim House*

B2. Common Name: *Same*

B3. Original Use: *Single-family Residence*

B4. Present Use: *Single-family Residence*

*B5. Architectural Style: *Ranch*

*B6. Construction History: (Construction date, alterations, and date of alterations):

May 28, 1956. Permit to construct a seven room residence and garage. \$25,000.

July 26, 1956. Permit for plastering. No valuation provided.

June 24, 1960. Permit to construct pool by Tahitian Pools. \$2,500.

June 28, 1999. Permit to remove and replace in kind wood shake roof shingles. \$9,800.

January 13, 2011. Permit to remodel interior and extend exterior wall of master bedroom within existing roof overhang; remove chimney; replace windows. \$54,400.

June 5, 2012. Permit to remove and replace in kind wood shake roof shingles on residence and garage. \$17,584.

January 2, 2014. Permit to replace in-kind four windows at the rear of the residence. \$5,000.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original location: _____

*B8. Related Features: *Detached garage*

B9a. Architect: *Unknown*

b. Builder: *Hugh Neighbor, Jr. (contractor)*

*B10. Significance: Theme *Residential Architecture* Area *Santa Ana*

Period of Significance: *1956*

Property Type: *Single-family Residence*

Applicable Criteria: *C/3*

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

*The Buckheim House is architecturally significant as an intact example of a Ranch-style house in Santa Ana. The original building permit is dated May 26, 1956, and indicates it was built as a single-family residence and garage for owner Robert F. Buckheim for \$25,000. The contractor was Hugh M. Neighbors, Jr. Although available sources do not confirm the property's designer, it is possible Neighbors, a builder since 1946, designed the property as he was known to have included the design of custom houses as part of his building practice between the late 1940s and early 1960s (*Santa Ana Register* August 21, 1946, December 11, 1948, *The Register* July 4, 1954, August 30, 1959, December 16, 1962). A review of City of Santa Ana property ownership data shows that Buckheim family, including Robert and Marion K. Buckheim, owned the property until 2009, when it was acquired by Charles and Molly Martin, the property's current owners.*

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

*B12. References:

Ancestry.com. U.S., City Directories, 1822-1995 [database online]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2011.

(See Continuation Sheet 3 of 4.)

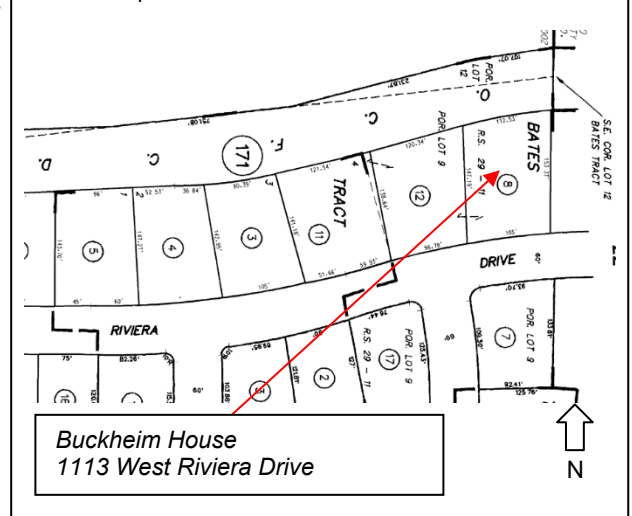
B13. Remarks: *None*

*B14. Evaluator: *James Williams, City of Santa Ana.*

*Date of Evaluation: *July 18, 2024*

(This space reserved for official comments.)

Sketch Map



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 4

Resource Name: *Buckheim House*

*Recorded by *James Williams*

*Date *July 18, 2024* ☒ Continuation ☐ Update

***P3a. Description (continued):**

The detached garage, located northeast of the residence, has an appearance and materials generally consistent with those of the residence. Specifically, the rectangular-plan building culminates in a pyramidal roof with shake shingles and is clad entirely in stucco (Figure 7). The glazed, paneled garage door at its primary (south) façade fronts a long, paved driveway leading to West Riviera Street. There are additionally three standard-size wood doors, two on the east façade, and one on the north. A single steel casement window is present on the east façade.

***B10. Significance (continued):**

Santa Ana was founded by William Spurgeon in 1869 as a speculative town site on part of the Spanish land grant known as Rancho Santiago de Santa Ana. The civic and commercial core of the community was centered around the intersection of Main and Fourth Streets. Stimulated by the arrival of the Santa Fe Railroad and incorporation as a city in 1886, and selection as the seat of the newly created County of Orange in 1889, the city grew outwards, with residential neighborhoods developing to the north, south, and east of the city center. Agricultural uses predominated in the outlying areas, with cultivated fields and orchards dotted with widely scattered farmhouses.

Since the second half of the twentieth century, the neighborhood in which the Buckheim House is located has been known as West Floral Park. Bounded by Santiago Creek on the north, West Seventeenth Street on the south, North Flower Street on the east and North Bristol Street on the west, this residential area largely developed after 1947. Prior to that time, the area was primarily agricultural, and other than Flower Street, which was improved with houses during the 1920s and 1930s, contained only a handful of residences on Baker and Bristol Streets, the City Water Works pumping plant at 2315 North Bristol Street, and the Animal Shelter and City/County Pound at 2321 North Bristol Street. Between 1947 and 1950, around two dozen homes were constructed on Baker, Olive, Towner, and Westwood Streets. Construction boomed throughout the neighborhood during the 1950s, with the California Ranch emerging as the favored residential style.

The Buckheim House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of Ranch-style home in Santa Ana. Located in West Floral Park, the house cost \$35,000 to build in 1956. The recommended categorization is "Contributive" because it is a good example of the Ranch style and contributes to the architectural character of the neighborhood (Santa Ana Municipal Code, Section 30-2.3). Character-defining features of the Buckheim House include, but may not be limited to: generally rectangular plan; asymmetrical primary façade at the south; moderate-pitch hipped roof with wood shake shingles; broad roof overhang; board-and-batten, stucco, and fieldstone veneer exterior cladding; fieldstone-veneer-clad chimney, integrated planter, and blade wall; wood casement windows; recessed front (south) entrance with fieldstone veneer and board-and-batten cladding; detached garage; covered walkway linking residence and garage and featuring a gable roof shelter with exposed trusswork; front yard lawn with landscaping including mature trees and shrubs, and backyard with landscaping, breeze-block partition, and swimming pool.

***B12. References (continued):**

McAlester, Virginia savage. A Field Guide to American Houses. New York: Alfred A. Knopf, 2013.

Newspapers.com (Santa Ana Register, The Register)

Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento: March 1995.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 4
*Recorded by James Williams

Resource Name: *Buckheim House*
*Date July 18, 2024 ☒ Continuation ☐ Update

Additional Figures:



Figure 2. At the primary (south) façade, cladding at the front porch is representative of the exterior surfaces throughout the front of the residence, facing northeast.



Figure 3. Detail of primary (south) façade, featuring the fieldstone-veneer-clad chimney.



Figure 4. Detail of the primary (south) façade, showing likely non-original front door assembly, facing north.



Figure 5. This tripartite wood casement window located on the main (south) is representative of nearly all windows throughout the residence, facing north.



Figure 6. This overview of the backyard depicts the swimming pool, landscaping, breeze block partition, and east elevations of the detached garage and walkway shelter, facing west.



Figure 7. The detached garage, located southeast of the primary residence, contains a pyramidal roof clad in wood shake shingles to match the residence; a portion of the walkway cover is visible to the right, facing north.