

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) *Whitten House*

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*b. USGS 7.5' Quad TCA 1667

*c. Address 1106 South Parton Street

*e. Other Locational Data: Assessor's Parcel Number 013-092-16 N TR 869 BLK A LOT 2

*a. County *Orange County*

Date:

City *Santa Ana*

Zip *92707*

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

Strong horizontal lines and exposed structural elements keynote the design of this one-story Craftsman bungalow. The extremely low-pitched roof is arranged in a cross-gabled configuration, with two gables facing front and an extended side gable topping a continuous front porch and porte cochere. Braces are exposed in the overhanging eaves; rafter tails have been cut off. Truncated pillars sitting on heavy tapered piers support the porch roof. An elaborate design of brackets and beams braced with repeated vertical posts carries the roof superstructure. The porch space is further defined by a wood slat railing punctuated by a tapered pedestal. Clapboard of alternating heights sheathes the building. Two large, fixed windows, each banded by a row of rectangular lights across the top, face the street. The entry is located at the south end of the porch. All of the openings feature extended headers, which reinforce the horizontal theme of the design. Other than the removal of the rafter tails, the bungalow appears unaltered since its move to this location in 1929.

*P3b. Resource Attributes: (list attributes and codes) *HP2. Single-family Property*

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

P5a. Photo



P5b. Photo: (view and date)
*East elevation
September 2003*

*P6. Date Constructed/Age and Sources: ☒ historic
Circa 1920

*P7. Owner and Address:
*Albar and Judith C. Velasco
1106 South Parton Street
Santa Ana, CA 92707*

*P8. Recorded by:
*Leslie J. Heumann
SAIC
35 S. Raymond Ave. # 204
Pasadena, CA 91105*

*P9. Date Recorded:
October 1, 2003

*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)

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 5S1

*Resource Name or #: *Whitten House*

B1. Historic Name: *Whitten House*

B2. Common Name: *Same*

B3. Original Use: *Single-family Residence*

B4. Present Use: *Single-family Residence*

*B5. Architectural Style: *Bungalow/Craftsman*

*B6. Construction History: (Construction date, alterations, and date of alterations): *Constructed circa 1920.*

August 26, 1929. Relocate residence.

September 7, 1943. Reroof.

December 6, 1976. Patio cover.

*B7. Moved? ☐ No ☒ Yes ☐ Unknown Date: August 26, 1929 Original Location: Unknown

*B8. Related Features:

None.

B9a. Architect: *Unknown*

b. Builder: *Unknown*

*B10. Significance: Theme *Residential Architecture*

Area *Santa Ana*

Period of Significance: *circa 1920-1954* Property Type: *Single-family Residence*

Applicable Criteria: *C*

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

The Whitten House is architecturally significant as the best example of the Craftsman style in the Wilshire Square neighborhood. According to previous research (Wilshire Square Neighborhood Association, 1990), it was constructed around 1920. The bungalow was moved in 1929 from an unknown location to its current site, a lot in Wilshire Square purportedly purchased for \$10.00, by Roy Langley, a resident of Cypress Avenue and proprietor of Langley Oil Company. The first occupants following relocation were Herbert and Gladys Whitten. Mr. Whitten was a meat cutter for E. R. Urbine in the Grand Central Market. In 1931, Lawrence Brown, a salesman, and his wife, Ferne, took up residence in the bungalow. Featured in the 1990 Wilshire Square Historic Home Tour, the property also contains three walnut trees in the back yard, a reminder of the earlier agricultural use of the Wilshire Square area.

(See Continuation Sheet 3 of 4.)

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

*B12. References:

City of Santa Ana Building Permits

Santa Ana History Room Collection, Santa Ana Public Library

Sanborn Maps

(See Continuation Sheet 4 of 4.)

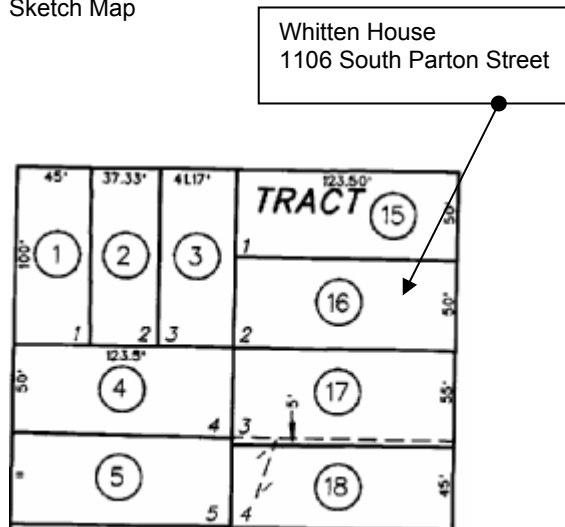
B13. Remarks:

*B14. Evaluator: *Leslie J. Heumann*

*Date of Evaluation: *October 1, 2003*

(This space reserved for official comments.)

Sketch Map



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

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Page 3 of 4

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*Recorded by *Leslie J. Heumann, SAIC*

*Date *October 1, 2003*

☒ Continuation ☐ Update

***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 initially 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.

The Whitten House is located in Wilshire Square, a neighborhood located south of the city center and bounded by West McFadden Avenue on the north, West Edinger Avenue on the south, South Main Street on the east, and South Flower Street on the west. This area remained agricultural in use into the early twentieth century, the landscape dotted with walnut and orange groves. The 1912 plat map of Santa Ana showed South Main Street and Fairview Avenue (now McFadden Avenue) as the only streets in the area, with the majority of the property held by a few landowners: N. Palmer, H. K. Hanson, O'Brien, and Lewis.

*Development of Wilshire Square began circa 1923, when newspaper advertisements for newly subdivided lots costing between \$635.00 and \$1,875.00 boasted "five foot sidewalks, curbs, electricity, gas, sewer, city water and ornamental trees" (*Santa Ana Register*, April 12, 1923). By 1923, all of Flower, Garnsey, Van Ness, Ross, and Borchard and portions of the remaining streets had been laid out. Lathrop Junior High School, designed by architect Frederick Eley in 1921 (demolished circa 1970), was constructed on the southwest corner of Fairview and Main and became an anchor of the neighborhood. In 1925, over 65 homes had been built in Wilshire Square, according to a count of addresses listed in the city directories. A 1927 map indicated that the area was zoned for single-family residences, except the east side of Sycamore, which was set aside for "courts and apartments," apparently as a buffer for the "neighborhood business" zone on South Main Street. By 1930, maps of the City showed that, with the exception of a gap between Borchard and Edinger Avenues on Birch, Broadway, and Sycamore, all the streets in Wilshire Square were in place. Mapped by the Sanborn Company between 1931 and 1940, the neighborhood was substantially developed prior to the beginning of World War II.*

Built in three phases, Wilshire Square primarily showcases the revival architectural styles popular during the first phase, circa 1923 to 1931, when 326 homes were built: variations of the Tudor Revival, the Spanish Colonial Revival, and the Colonial Revival. A handful of Craftsman bungalows completed the picture. A second phase, from 1935 to 1942, marked the recovery from the Great Depression and the war preparation years, and resulted in another 171 homes. The post World War II building boom added 91 homes, many in the newly popular California Ranch style. Enhanced by the canopies of mature trees that line many of the streets, Wilshire Square developed as a middle class neighborhood of white and blue collar workers. Homes were both owner and speculator built, and, regardless of style, are unified by their one-story height, scale, common setbacks, and the placement of detached garages in the rear of each property. Retaining these qualities today (2003), the neighborhood was recognized for excellence in urban design by the Orange County Chapter of the American Institute of Architects in 1997.

The Whitten House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1, as a building with the "distinguishing characteristics of an architectural style or period." It is a well-executed illustration of the horizontal massing and detailing, materials, and exposed structural features associated with the Craftsman era. Additionally, the house has been categorized as "Key" for its distinctive architectural style and quality as an example of the Craftsman style. Character defining exterior features of the Whitten House that should be preserved include, but may not be limited to: materials and finishes (wood, clapboard, stucco); roof configuration and treatment; massing and composition; original doors and windows; porch and porte cochere; and architectural detailing (porch supports, beams and braces, window surrounds).

CONTINUATION SHEET

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Page 4 of 4

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*Recorded by *Leslie J. Heumann, SAIC*

*Date *October 1, 2003*

☒ Continuation ☐ Update

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

Harris, Cyril M. American Architecture: An Illustrated Encyclopedia. New York, WW Norton, 1998.

Marsh, Diann. Santa Ana, An Illustrated History. Encinitas, Heritage Publishing, 1994.

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.

National Register Bulletin 16A. "How to Complete the National Register Registration Form." Washington DC: National Register Branch, National Park Service, US Dept. of the Interior, 1991.

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

Historic maps in the collection of the History Room of the Santa Ana Public Library.

Santa Ana and Orange County Directories, 1905-1931.

Santa Ana Register, April 12, 1923.

"Vintage Santa Ana Right On Track." The Register, January 13, 1990.

"Neighbors Gear Up For Big Project." Los Angeles Times, August 6, 1992.

"Neighborliness Lives On Wilshire Square's Streets." Los Angeles Times, October 5, 1996.

"Wilshire Square—A Profile in Pride of Ownership." City Line, July/August 2001.

Wilshire Square Neighborhood Association, Home Tour Brochures, 1989-1994.

www.wilshiresquare.com

www.geocities.com/Heartland/3383/aia.htm