

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 5 Resource name(s) or number (assigned by recorder) *Woitke House*

**P1. Other Identifier:**

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 Location:** ☐ Not for Publication ☒ Unrestricted

**\*a. County** Orange County

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

**Date:** 2022

**\*c. Address** 925 North Lowell Street

**City:** Santa Ana

**Zip:** 92703

**\*e. Other Locational Data:** Assessor's Parcel Number 405-183-01

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

*The Woitke House is a one story, single-family, Spanish Revival Style residence located on a modestly sized parcel in the Washington Square neighborhood (Figure 1). The asymmetrical residence exhibits a rectangular-shaped plan with a hipped roof clad in clay tiles that has a flat roof at its center. The roof has minimal eave overhang. The exterior of the house is clad in a coarse/textured stucco finish. The primary (west) façade is divided into three bays. A partially enclosed covered patio with multiple arched openings encloses the northern two bays, which features a tripartite wood window and the main entrance. The tripartite window has two casement windows with a centered fixed window and upper multi-light transoms at all three window segments (Figure 2). The main entrance door is composed of a single wood frame door with obscure glass, including metal hardware and decorative metal ornamentation fixed to the door's exterior (Figure 3). The southern third bay contains a smaller version of the tripartite wood window that is located in the front porch.*

(See Continuation Sheet 3 of 5.)

**\*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 (West) elevation, view east, August 2023*

**\*P6. Date Constructed/Age and Sources:** ☒ historic  
*1928/ Orange County Assessor's*

**\*P7. Owner and Address:**  
*Kelly and Bethany Thomas  
925 North Lowell Street  
Santa Ana, CA 92703*

**\*P8. Recorded by:**  
*Andrea Dumovich Heywood  
City of Santa Ana  
20 Civic Center Plaza M-20  
Santa Ana, CA 92702*

**\*P9. Date Recorded:**  
*January 11, 2024*

**\*P10. Survey Type:**  
*Intensive Survey Update*

**\*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 5S3

\*Resource Name or #: Woitke House

B1. Historic Name: Woitke House

B2. Common Name: Same

B3. Original Use: Single-family Residence

B4. Present Use: Single-family Residence

\*B5. Architectural Style: Spanish Revival Style

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

1928. Original building permit not uncovered.

November 1, 1939. Reroof residence. \$65.

January 8, 1991. Add bathroom.

January 15, 1991. Reroof residence. \$2,500.

December 20, 2019. Stucco and roof repair. \$8,000.

March 16, 2021. Remove a non-bearing partition wall to enlarge kitchen.

November 28, 2023. Legalize kitchen window (north façade) change out that occurred in 2021: removal of two wood hung windows and one centered casement window and replacement with a compatible, single wood window with a multi-light transom to match original window style on the primary façade.

Unknown. Front, side (north), and rear door replacement; restucco exterior with coarse/textured stucco; garage door replacement.

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

\*B8. Related Features: Detached garage, partially enclosed patio at front façade, north side yard patio, north side yard hedge, and two mature palm trees, shrubs, bushes, lawn, and small-and-medium sized trees in front yard.

B9a. Architect: Unknown

b. Builder: Unknown

\*B10. Significance: Theme Residential Architecture

Area Santa Ana

Period of Significance: 1928

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 Woitke House is architecturally significant as an intact example of a Spanish Revival style house in Santa Ana. The original building permit was not uncovered, however County Assessor's data notes its build date as 1928. The address first appears in city directories in 1929. The original architect and builder are unknown. From 1929 to 1932, the subject property was owned by F E Woitke. Russell Munro occupied the property for one year in 1933. From 1934 to 1935, E E Sidnam owned the property. D D Hilyard then bought the property and resided in it from 1936 to 1944. The property is listed as "vacant" in the 1945 city directory and there was no city directory available for 1946. From 1947 to at least 1962, G N Ginther owned the property. No records were available between 1963 and 1964, and in 1965 the address is not listed in the city directory. No records were available from 1966 to 1978, and the address was not listed in 1979-1990. (See Continuation Sheet 3 of 5).

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

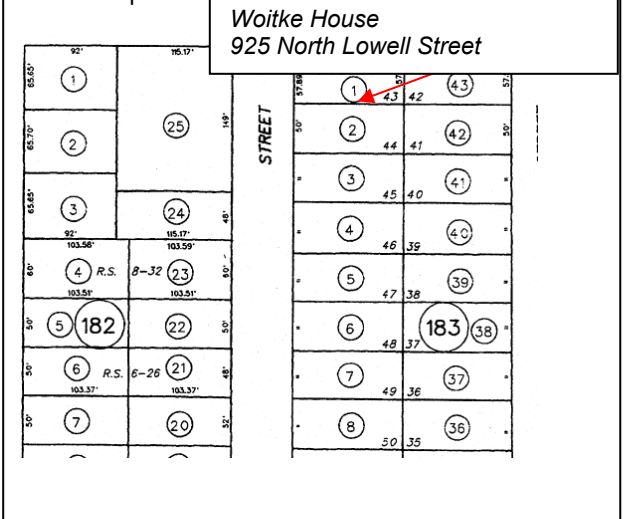
Sanborn Maps

(See Continuation Sheet 3 of 5.)

B13. Remarks: None

(This space reserved for official comments.)

Sketch Map



\*B14. Evaluator: Andrea Dumovich Heywood, City of Santa Ana.

\*Date of Evaluation: January 11, 2024

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**CONTINUATION SHEET**

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Resource Name: Woitke House

\*Recorded by Andrea Dumovich Heywood

\*Date January 11, 2024 ☒ Continuation ☐ Update

DPR 523B (1/95)

\*Required information

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

*Fenestration on the side (north) façade features a mix of window types, including paired, single-light casement wood windows; a wide fixed wood window with upper multi-light transoms; a tripartite wood-frame multi-light side door with a central door flanked by narrower doors that is located within an arched recessed porch; and one-over-one double-hung wood windows (Figures 4 and 5). Similarly, the side (south) façade's fenestration is a mix of double-hung wood windows and fixed wood windows. The rear (east) façade contains single-light casement wood windows, a fixed wood window, and double-hung wood windows, along with two wood doors, one of which is a multi-light door and the other has a single upper light (Figure 6). All windows throughout the residence contain a prominent wood window sill.*

*Additional architectural features include terra cotta tile flooring at the main entrance walkway, front and side porches, and rear entrance steps; decorative tiles within the terra cotta flooring. The rear yard contains a single-story, detached garage with a square footprint and a flat roof with parapet. Clay tile coping wraps around the garage's parapet roofline, with a clay tile roof awning at the primary (north) façade. Garage fenestration consists of a metal roll up door at the primary (north) façade, and a wood door and fixed wood window at the side (west) facade (Figure 7). The property is landscaped with a front lawn, two mature palm trees that flank the entrance walkway, additional medium-sized mature trees, along with shrubs, bushes, small palm trees and succulents. A tall, manicured hedge wraps around the side (north) façade, which is contained by a small metal fence.*

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

*In the 1999-2000 Criss-Cross directory, Herbert McCoy is listed as the building occupant. The present-day owners, Kelly and Bethany Thomas, have owned the property since 2003. No additional information was uncovered regarding the past owners and tenants.*

*The Woitke House is located in Washington Square, a neighborhood located northwest of the city center bounded by West Seventeenth Street on the north, West Civic Center Drive on the south, North Flower Street on the east, and North Bristol Street on the west. Most of this area was owned by the family of Jacob Ross, who had purchased portions of the Rancho Santiago de Santa Ana in 1868 and 1869. Walnuts and other crops were grown in the area during the late nineteenth and early twentieth centuries, with a few farmhouses, most notably the Ross-McNeal House at 1020 North Baker Street, dotting the landscape. By 1905, Baker and Towner were the only streets in the neighborhood, which extended from Hickey (now Civic Center) only as far as Washington and which contained only about a dozen homes. The status quo had not changed much by 1915, when a brick yard was located at the northern terminus of Olive Street at Hickey. In 1925, the beginning of the development that would convert this largely agricultural area into a middle class neighborhood of single-family homes over the next 25 years had begun. In the late 1920s and early 1930s, the Tudor Revival and Spanish Colonial Revival homes were the standard, with American Colonial Revival saltboxes and other ranch style homes favored in the years before and after World War II. During the 1930s, many of the homes were built by local contractor Emmett Rogers, who sold lots and built homes according to standard plans, which individual property owners could customize to their tastes ("Washington Square: A Neighborhood of Pride," Washington Square Neighborhood Association). With the return of servicemen following the war and the accompanying demand for homes in southern California, the development of Washington Square was all but completed.*

*The Woitke House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1 as an intact example of a Spanish Revival style home in Santa Ana. Located in Washington Square, the house was built in 1928. The recommended categorization is "Contributive" because it contributes to the overall character and history of Washington Square and is a representative example of Spanish Revival architecture in Santa Ana (Santa Ana Municipal Code, Section 30-2.2(3)). Character-defining features of the Woitke House include, but may not be limited to: Rectangular-shaped building footprint and massing; asymmetrical primary façade; hipped roof clad in clay tiles that has a flat roof at its center; minimal eave overhang; original smooth stucco siding (to be restored with or without trowel pattern); a partially enclosed covered patio at the primary façade with multiple arched openings; a covered patio at the side (north) facade with an arched opening; two tripartite wood windows at the primary (west) façade that each contain two casement windows with a centered fixed window and upper multi-light transoms at all three window segments; additional windows including single-light casement wood windows, a tripartite wood-frame multi-light side door with a central door flanked by narrower doors, fixed wood windows, one-over-one double-hung wood windows; rear, single and multi-light wood-frame doors; prominent wood window sill on all original windows; terra cotta tile flooring at the main entrance walkway, front and side porches, and rear entrance steps; decorative tiles within the terra cotta flooring; detached garage with a flat roof and parapet that has clay tile coping and a clay tile roof awning at the primary (north) façade; and front yard landscaping including small and mature palm trees and succulents.*

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Resource Name: *Woitke House*

\*Recorded by *Andrea Dumovich Heywood*

\*Date *January 11, 2024* ☒ 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*

*Newspapers.com (Orange County Register and Santa Ana Register)*

*Branch, National Park Service, US Dept. of the Interior, 1991.*

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

*Whiffen, Marcus. American Architecture Since 1780. Cambridge: MIT Press, 1969.*

*Santa Ana and Orange County Directories, 1928-2008.*

*Talbert, Thomas B. The Historical Volume and Reference Works: Covering Garden Grove, Santa Ana, Tustin. Volume 1: Orange County. Whittier: Historical Publishers, 1963.*



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Additional Figures:



Figure 2. Original tripartite window that has two casement windows with a centered fixed window and upper multi-light transoms at all three window segments, facing northeast.



Figure 3. Main entrance door that is composed of a single wood frame door with obscure glass, including metal hardware and decorative metal ornamentation fixed to the door's exterior, facing east.



Figure 4. Fixed wood window with upper multi-light transoms, facing south.



Figure 5. Tripartite wood-frame multi-light side door with a central door flanked by narrower doors, facing south.



Figure 6. The rear (east) façade's wood door with a single upper light and an adjacent fixed wood window, facing west.



Figure 7. Detached garage with a flat roof with parapet. Clay tile coping wraps around the garage's parapet roofline, with a clay tile roof awning, facing south.