

# EXECUTIVE SUMMARY

**LEVENGOOD HOUSE**  
**1205 South Birch Street**  
**Santa Ana, CA 92707**

NAME	Levengood House			REF. NO.
ADDRESS	1205 South Birch Street			
CITY	Santa Ana	ZIP	92707	ORANGE COUNTY
YEAR BUILT	1930	LOCAL REGISTER CATEGORY: Contributive		
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Wilshire Square	
NATIONAL REGISTER CRITERIA FOR EVALUATION	C	NATIONAL REGISTER STATUS CODE	5S1	

Location: ☐ Not for Publication ☒ Unrestricted

☐ Prehistoric ☒ Historic ☐ Both

## **ARCHITECTURAL STYLE:** Mission/Spanish Colonial Revival

The Mission/Spanish Colonial Revival style, as its name implies, encompasses two major subcategories. The Mission Revival vocabulary, popular between 1890 and 1920, drew its inspiration from the missions of the Southwest. Identifying features include curved parapets (or *espadaña*); red tiled roofs and coping; low-pitched roofs, often with overhanging eaves; porch roofs supported by large, square piers; arches; and wall surfaces commonly covered in smooth stucco. The Spanish Colonial Revival flourished between 1915 and 1940, reaching its apex during the 1920s and 1930s. The movement received widespread attention after the Panama-California Exposition in San Diego in 1915, where lavish interpretations of Spanish and Mexican prototypes were showcased. Easily recognizable hallmarks of the Spanish Colonial Revival are low-pitched roofs, usually with little or no overhangs and red tile roof coverings, flat roofs surrounded by tiled parapets; and stuccoed walls. The Spanish vocabulary also includes arches; asymmetry; balconies and patios; window grilles; and decorative elements of wood, wrought iron, tile, or stone.

## **SUMMARY/CONCLUSION:**

The Levengood 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.” Additionally, the house has been categorized as “Contributive” because it “contributes to the overall character and history” of Wilshire Square and “is a good example of period architecture” as an illustration of the Spanish Colonial Revival style (Municipal Code Section 30-2.2).”

## **EXPLANATION OF CODES:**

- **National Register Criteria for Evaluation:** (From Appendix 7 of Instructions for Recording Historical Resources, Office of Historic Preservation)  
**C:** that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- **National Register Status Code:** (From Appendix 2 of Instructions for Recording Historical Resources, Office of Historic Preservation)  
**5S1** Is separately listed or designated under an existing local ordinance, or is eligible for such listing or designation.

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 \_\_\_\_\_

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

**P1. Other Identifier:**

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

**\*b. USGS 7.5' Quad** TCA 1667

**\*c. Address** 1205 South Birch Street

**\*e. Other Locational Data:** Assessor's Parcel Number 013-152-02 TR 921 LOT 31

**\*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.)

*Substantially intact and enhanced by its landscaping, this is an example of a modestly sized Spanish Colonial Revival home. The tiled roof is cross-gabled and moderately pitched over the front of the building, while the rear of the house is flat-roofed and circled by a tile-edged parapet. Smooth stucco covers the exterior of the building. Clay pipe vents pierce the gable ends. A porch is recessed beneath the side gable on the north half the façade. Wooden posts with carved brackets support the roof overhang and a waist high stucco wall encloses the porch space. A tripartite window and the entry open onto the porch. In an unusual departure from a standard Spanish roof configuration, a small, front gabled dormer is located above the porch. The southern half of the façade contains a large, picture window, to which an aluminum canopy has been added, offset to the south and a tall, slender window to the north. A three-sided bay projects from the south elevation. Although re-roofed, the house retains its design integrity.*

**\*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)  
*West elevation*  
*September 2003*

**\*P6. Date Constructed/Age and Sources:** ☒ historic  
*1929/ Source: City of Santa Ana Building Permits*

**\*P7. Owner and Address:**  
Brian A. and Lisa Bist  
1205 South Birch 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**

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\*NRHP Status Code 5S1

\*Resource Name or #: *Levengood House*

B1. Historic Name: *Levengood House*

B2. Common Name: *Same*

B3. Original Use: *Single-family Residence*

B4. Present Use: *Single-family Residence*

\*B5. Architectural Style: *Mission/Spanish Colonial Revival*

\*B6. Construction History: (Construction date, alterations, and date of alterations): *Constructed in 1930.*

*July 5, 1930. Residence and garage.*

*June 11, 1943. Reroof.*

*October 6, 1952. Reroof residence.*

*June 26, 1986. Wood patio deck, spa.*

*February 8, 1990. Reroof house and garage.*

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

\*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 Levengood House is architecturally significant as a representative example of the Spanish Colonial Revival style, one of many that characterize the Wilshire Square neighborhood. The house and garage were constructed in 1930 at a cost of \$3,650.00 for Mrs. Mary Leavengood, who had occupied the residence by 1931. The house remained in the Levengood family until at least 1952, according to city building permits. According to the 1991 Wilshire Square Home Tour brochure, Mary Levengood was the widow of Frank Levengood, a farmer who struck oil in his bean fields. Mrs. Levengood raised her granddaughter in this house, and lived here until she died in the late 1950s. She also built the house next door, on the corner, for her son.*

*(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*

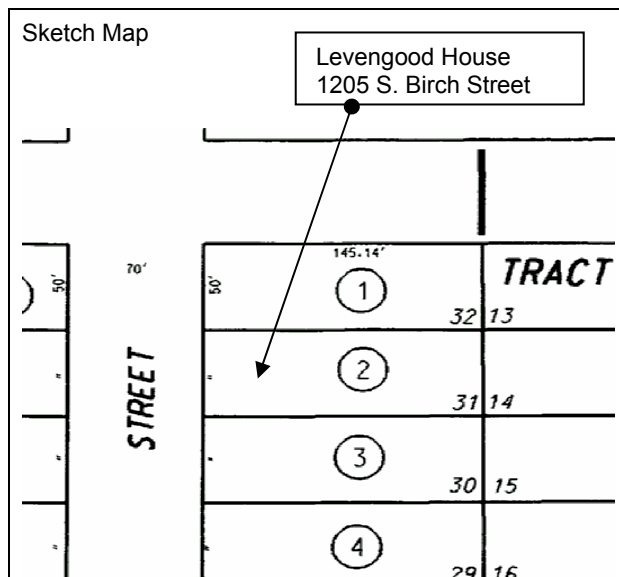
*(See Continuation Sheet 4 of 4.)*

B13. Remarks:

\*B14. Evaluator: *Leslie J. Heumann*

\*Date of Evaluation: *October 1, 2003*

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

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Resource Name or # (Assigned by recorder) Levengood House

\*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 Levengood 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 Levengood 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." The combination of stucco walls and tiled roof and treatment of the patio with its rustic wood posts exhibited on the house are typical features of the Spanish Colonial Revival and demonstrate that the style could be used effectively on both large as well as relatively modest homes. Additionally, the house has been categorized as "Contributive" because it "contributes to the overall character and history" of Wilshire Square and "is a good example of period architecture" as an illustration of the Spanish Colonial Revival style. Character defining exterior features of the Levengood House that should be preserved include, but may not be limited to: materials and finishes (stucco, wood, tile); roof configuration and treatment; massing and composition; original doors and windows; porch; and architectural detailing (porch posts, brackets, and beam).*

**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

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Resource Name or # (Assigned by recorder) Levengood House

\*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](http://www.wilshiresquare.com)

[www.geocities.com/Heartland/3383/aia.htm](http://www.geocities.com/Heartland/3383/aia.htm)