

EXECUTIVE SUMMARY

Levengood-Bist House
1205 South Birch Street
Santa Ana, CA 92707

NAME	Levengood-Bist House					REF. NO.		
ADDRESS	1205 South Birch Street							
CITY	Santa Ana			ZIP	92706		ORANGE COUNTY	
YEAR BUILT	1929			LOCAL REGISTER CATEGORY: Key				
HISTORIC DISTRICT		N/A			NEIGHBORHOOD		Wilshire	
CALIFORNIA REGISTER CRITERIA FOR EVALUATION				B/2; C/3	CALIFORNIA REGISTER STATUS CODE			5S3

Location: ☐ Not for Publication ☒ Unrestricted

☐ Prehistoric ☒ Historic ☐ Both

ARCHITECTURAL STYLE: 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-Bist House qualifies for listing in the Santa Ana Register of Historical Properties under Criterion 1, and was listed thereon in the category “Contributive” in 2003, as a building with “distinguishing characteristics of an architectural style or period” and as an intact example of a Spanish Colonial Revival-style home in Santa Ana. Moreover, it was listed 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). Staff research conducted in 2024 found the Levengood-Bist house also qualifies under Criterion 4(b) due to its historical associations with Lisa and Brian Bist, who are significant people in Santa Ana’s history. Therefore, the recommended categorization is “Key” because it is site has “distinctive architectural style and quality” and because it is “associated with a significant person or event in the City” (Santa Ana Municipal Code, Section 30-2.2).

EXPLANATION OF CODES:

- California Register Criteria for Evaluation: (From California Office of Historic Preservation, Technical Assistance Series # 7, "How to Nominate Resources to the California Register of Historical Resources," September 4, 2001.)

2: It is associated with the lives of persons important to local, California or national history.

3: It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values.

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5S3: Appears to be individually eligible for local listing or designation through survey evaluation.