

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

JUN 16 1982

**1. Name**

historic Rankin Building

and/or common Standard Concrete Products

**2. Location**

street & number 117 West 4th Street N/A not for publication

city, town Santa Ana N/A vicinity of congressional district 38

state California code 06 county Orange code 059

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <span style="margin-left: 100px;"><input type="checkbox"/> museum</span>
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial <span style="margin-left: 100px;"><input type="checkbox"/> park</span>
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <span style="margin-left: 100px;"><input type="checkbox"/> private residence</span>
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment <span style="margin-left: 100px;"><input type="checkbox"/> religious</span>
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government <span style="margin-left: 100px;"><input type="checkbox"/> scientific</span>
	<input checked="" type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <span style="margin-left: 100px;"><input type="checkbox"/> transportation</span>
		<input type="checkbox"/> no	<input type="checkbox"/> military <span style="margin-left: 100px;"><input type="checkbox"/> other:</span>

**4. Owner of Property**

name Horowitz Brothers Trust

street & number 117 West 4th Street

city, town Santa Ana N/A vicinity of state CA 92701

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Orange County Records Office

street & number 630 N. Broadway

city, town Santa Ana state CA

**6. Representation in Existing Surveys**

title Santa Ana Historic Survey (Tax Certification, Part I, 4/28/82)  
has this property been determined eligible?  yes  no

date March 1980  federal  state  county  local

depository for survey records State Office of Historic Preservation, P. O. Box 2390

city, town Sacramento state CA 95811

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## 7. Description

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**Condition**

excellent  
 good  
 fair

**Check one**

unaltered  
 altered

**Check one**

original site  
 moved date N/A

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**Describe the present and original (if known) physical appearance**

The Rankin building is a three story commercial structure located at the N.E. corner of Fourth and Sycamore in downtown Santa Ana. The building is a rectangular, sand colored brick structure featuring a grey pressed metal Corinthian cornice, modified Chicago style upper level windows, and a blue grey ceramic brick first story. The structure has embellished cartouches located above the storefronts that display a raised "R" standing for the Rankin business. The upper level building body has brick pilasters with embellished capitals and in each bay midway between the second and third floors are three stylized cartouches. The transom windows are now clear glass, three panels to each store bay and original storefront display windows have been replaced by tripart clear glass panels. The original marble store front bulkheads have been replaced by wood bulkheads on the store bays, but marble has been replaced at each column base. The interior of the building has been recently remodeled (1981) to extend the mezzanine level across the entire building thus adding a new floor to the original 3 story building. The mezzanine floor is not visible from the exterior as fixed blue canvas awnings hide a wood panel covering the anchoring points of the new mezzanine level. The wood storefronts are stained a dark brown and simple wood trim embellishes each storefront.

The structure has changed from it's original configuration on the interior and storefronts. The entire historic interior was altered in a 1950 remodel by local architect Evertt Parks and a 1965 remodel removed the original luxor glass transoms and marble storefront bulkheads. The historic integrity of the exterior has not been altered above the storefronts and the entryways have been maintained in terms of proportion and scale in the 1981 remodel. The original structure had large single pane showcase windows at the storefront level and ornate entry marquees over each street entrance. These marquees were removed in the 1950 renovation and the showcase windows were altered in size during the 1981 renovation. The building has maintained it's historical integrity through three major renovations and the 1981 renovation restored such elements as entry tile, transom windows and marble bases on the columns.

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–1917	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

**Specific dates** Nov. 1917      **Builder/Architect** George Preble/Elwing & Tedford

### Statement of Significance (in one paragraph)

The Rankin Building is of National Register significance in the local context due to its association with the commercial history of Orange County, its association with a pioneer merchant family and its distinctive architectural prominence in the county's history.

#### Commercial History

The Rankin Building was constructed in 1917 by Henry T. Rutherford under lease to pioneer merchant John H. Rankin. The structure was the largest single dry goods establishment in the county and Orange County's first example of a modern department store. The Rankin business was the only retail establishment in the county over two stories and appears to have been the largest single retail building in the county. Investigations in the neighboring cities of Anaheim and Fullerton confirm that while several bank and office buildings were larger, Rankin's was the largest single retail establishment of its time and continued to be so until the World War II era. The business was the first county retail department store in that goods once sold in several different types of stores were consolidated under one roof in different departments. Such goods included millinery, china, jewelry and women's clothing. This was the first local example of this type of modern retail innovation.

#### Pioneer Merchant Family

John H. Rankin arrived in Santa Ana during the boom of 1888 and set up business as Rankin and Huff's in 1894. (He returned to the east to move his family in the years 1889-93). He continued in business until his death in 1947 and the store retained his name until 1965. John H. Rankin was prominent in Santa Ana civic affairs as a founding and lifelong elder of the First Presbyterian Church (1894-1953). His son Herbert who managed the business from 1909 to 1947 was a community leader and financier. He served as President of the Broadway Development Company, a director of the Bowers Museum and actively gave extensive gifts to area churches, schools, and hospitals. His development company built most of the commercial buildings fronting Broadway (a main thoroughfare) during the 1920's.

#### Architectural Prominence

The Rankin Building today substantially maintains the architectural integrity of the original design. The structure has recently been rehabilitated with the removal of alterations dating from 1952 and 1965 remodelings. The rehabilitation has resulted in storefront alteration. However, the alteration has not resulted in substantial loss of historic fabric and maintains an identifiable relationship with the commercial history of the structure. The entry proportions and transom windows have been retained in an historically valid manner. The upper floor facade has not been altered from the original construction and the ceramic brick of the lower story facade has been cleaned and retained.

# 9. Major Bibliographical References

Santa Ana Register	March 15, 1944
Santa Ana Register	November 17, 1947
Santa Ana Register	February 1953
Santa Ana Register	August 14, 1961
Santa Ana Evening Blade	November 8, 1917 (Continued)

# 10. Geographical Data

Acreeage of nominated property .177  
 Quadrangle name Tustin Quadrangle scale 1:24000

UMT References

A	<u>1</u> <u>1</u>	<u>4</u> <u>1</u> <u>9</u> <u>6</u> <u>4</u> <u>0</u>	<u>3</u> <u>7</u> <u>3</u> <u>4</u> <u>3</u> <u>8</u> <u>0</u>	B	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
C	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	D	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>
E	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	F	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>
G	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	H	<u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u> <u> </u>

Verbal boundary description and justification The westerly 77 ft. of lots 2 and 3 of Block 14 of Town of Santa Ana, County of Orange, California. Assessor Parcel Nos. 398-258-03 and 398-258-04. Building occupies the entire (77' x 100') property described above; boundaries encompass the historic limits of the property.

List all states and counties for properties overlapping state or county boundaries

state	<u>N/A</u>	code	county	code
state	<u>N/A</u>	code	county	code

# 11. Form Prepared By

name/title Harold Thomas  
 organization Santa Ana Historic Trust date June 1982  
 street & number 206 W. 4th Street, #316 telephone 714-835-7287  
 city or town Santa Ana state CA 92701

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature K. Mellon

title State Historic Preservation Officer date 1/17/83

For HCRS use only  
 I hereby certify that this property is included in the National Register  
 Entered in the National Register date 2/24/83  
 Keeper of the National Register  
 Attest: \_\_\_\_\_  
 Chief of Registration

FHR-8-300A  
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

The structure has a distinctly different architectural style than the predominately Beaux-arts influenced commercial structures of similar scale. The modified Chicago commercial style upper floor facade sets the building apart from the architecture of the surrounding two story commercial structures. The building was clearly designed for retail exposure and prominence in what was the thriving commercial center of Orange County.

FHR-8-300A  
(11/78)

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CONTINUATION SHEET

ITEM NUMBER 9 PAGE 2

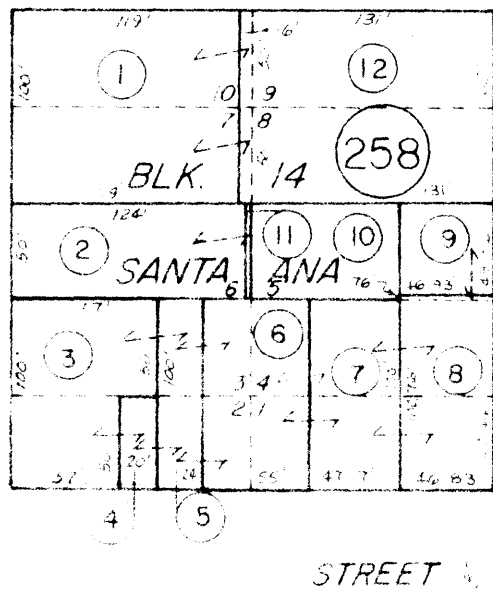
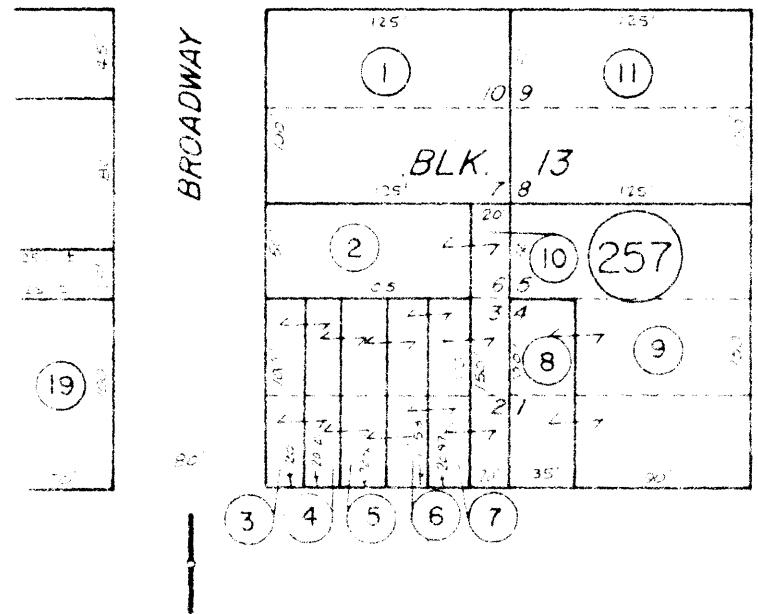
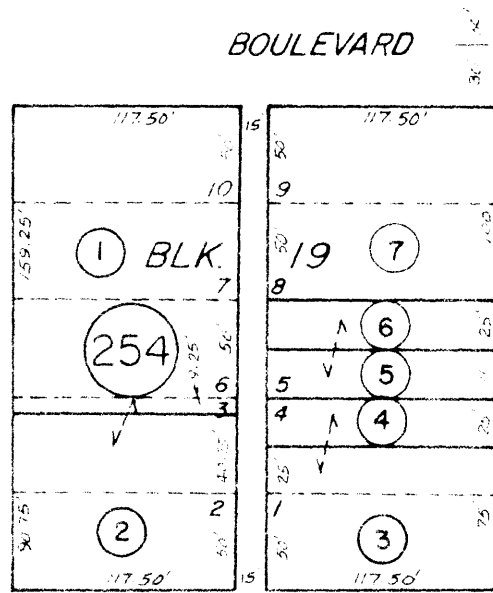
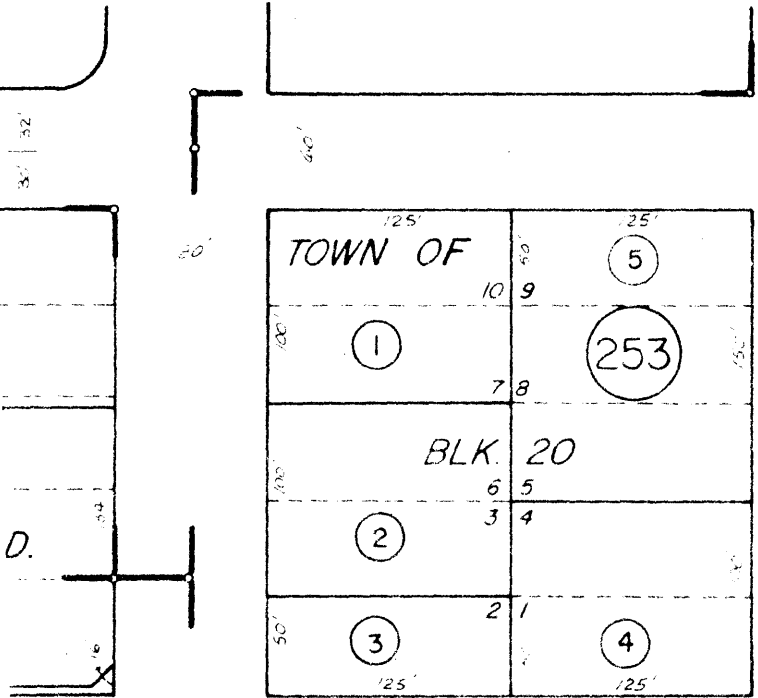
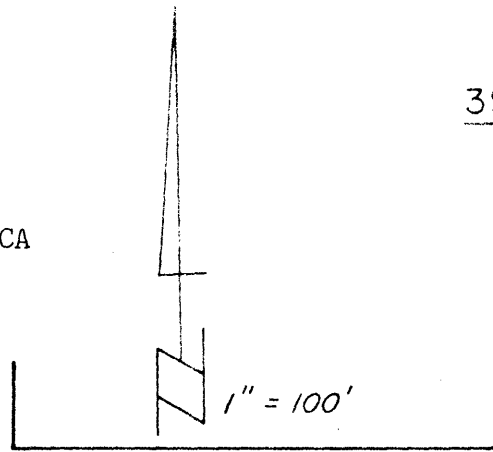
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Conversation with Adeline Walker - Santa Ana Cultural Heritage Chairwoman  
3/17/82

Conversation with Diane Marsh - Anaheim Historical Society - 3/17/82

RANKIN BUILDING, SANTA ANA, CA  
(Orange County)

24



RANKIN BUILDING  
117 West 4th Street, Santa Ana, CA

1-8  
1-32  
-73

DATE APPROVED: OCT 3 1980  
PROJECT NUMBER:  
SHEET NO. 24

CITY OF SANTA ANA  
PLAT NO. 398-25  
PAGE 25  
COUNTY OF ORANGE

9-02

