

RECEIVED
AUG 22 1983

**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

1. Name

historic Downtown Santa Ana Historic Districts (North-Government/Institutional)
(South-Retail)

and/or common Downtown Santa Ana Historic District

2. Location

street & number An irregular area bounded roughly by First Street, Ross Street, Spurgeon Street and Civic Center Drive N/A not for publication

city, town Santa Ana N/A vicinity of Civic Center Dr. congressional district 38th

state California code 06 county Orange code 059

3. Classification

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

4. Owner of Property

name See Continuation Sheets

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Orange County Recorder's Office

street & number 630 North Broadway

city, town Santa Ana state California

6. Representation in Existing Surveys

(see Continuation Sheet)
title Santa Ana Historic Survey has this property been determined eligible? yes no

date 1979-80 federal state county local

Office of Historic Preservation, State of California

depository for survey records P.O. Box 2390

city, town Sacramento state California 95811

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input checked="" type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u> N/A </u>
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Downtown Santa Ana Historic District includes 99 buildings which remain from the early part of the century when they served as the commercial core of Santa Ana and as the retail center of the larger Santa Ana region. The predominantly two story business blocks with ground level retail uses and upper story residential or office uses are complemented by a scattering of taller structures, the largest of which is six stories. The buildings date from the late 1870's to the post earthquake reconstructions of 1934 and include commercial buildings, churches, fraternal halls and civic buildings which remain as a collection of historically and architecturally significant buildings that typify a complete small city urban environment as it would have existed in the first third of the century. The district is represented by several stylistic eras, but the dominant image is set by the preponderance of 1920's Spanish colonial revival influenced commercial architecture. Despite some facade changes of the 1950's and later, the district has retained the better part of its historic and architectural integrity. The district boundaries are formed by distinct edges which now define the historic core; the district is bounded on the north and south by major transportation arterials, on the west by the presence of new redevelopment construction and on the east by old and new industrial buildings. Because of a break in integrity, the district is divided into two sections; northern and southern.

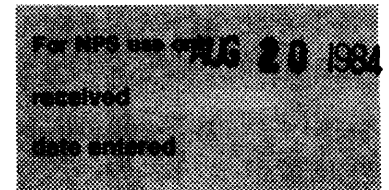
The Santa Ana of the 1880's consisted of five brick business blocks along 4th Street straddling the intersection with Main Street. The architecture, characterized by articulated cornices, Italianate window hoods and large wood and iron storefronts, is no longer in evidence from the street view. One small building at 118 E. 4th retains a late Victorian pressed metal cornice and several cast-iron storefront pieces that were uncovered in recent renovations are extant, but generally only inspection of these buildings from the back alleys reveals the Victorian architecture. The two most prominent early remnants are the Ernest Coxhead designed Church of the Messiah (1888) and the Old County Courthouse (1901), both at the northerly end of the district.

The prosperity of the Progressive Era of 1911 - 1915 which proceeded World War I has left many more local examples than the earlier boom of the 1880's. The pre - WW I architectural period was characterized locally by the use of glazed multi-colored brick in adventurous combinations and patterns. The city's finest terra cotta building, the Orange County Savings & Trust, was constructed in this same period as was the Spurgeon Building, then the largest office building. Growth in the Progressive Era was evidenced by the prominent, classical Trinity United Presbyterian Church at the northerly boundary of the district. Santa Ana of the Progressive Era was a town with many new classical buildings of large and impressive scale.

The 1920's meant exploding population growth in Orange County and Santa Ana was the primary beneficiary. The California style of architecture and living evidenced itself in the Spanish Colonial Revival influenced buildings. The entire historic district south of 4th Street was constructed in the 1920's and many of the storefronts and upper level facades date from the 1920's. Those facades that were not remodeled in the 1920's generally did not survive the earthquake and come to us today with post-earthquake Moderne style fronts. The business blocks that presently front Main Street north of 4th Street all date from the 1920's.

**United States Department of the Interior
National Park Service**

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

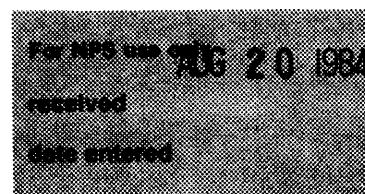


Continuation sheet Item number 4 Page 1

A-1	Orange County Civic Center Authority Real Property Division 515 N. Sycamore St. Santa Ana, CA 92701	211 W. Santa Ana Blvd.	398-242-01
A-2	Church, 1st Presbyterian of Santa Ana 601 N. Sycamore St. Santa Ana, CA 92701	601 N. Sycamore	398-243-02
A-3	Church, 1st Presbyterian of Santa Ana 601 N. Sycamore St. Santa Ana, CA 92701	601 N. Sycamore	398-243-01
A-4	Orange County Civic Center Authority Real Property Division 515 N. Sycamore St. Santa Ana, CA 92701	120 E. Civic Center Dr.	398-243-01
A-5	World Travel Bureau Inc. 618 N. Main St. Santa Ana, CA 92701	618 N. Main	398-243-04
A-6	Church, 1st Presbyterian of Santa Ana 601 N. Sycamore St. Santa Ana, CA 92701	601 N. Sycamore	398-243-04
A-7	Lee, Mark Y. 604 N. Main St. Santa Ana, CA 92701	604 N. Main	398-243-03
A-8	Pacific Latin American District Council of 109 E. Santa Ana Blvd. Santa Ana, CA 92701	601-605 N. Main St.	398-234-03
A-9	Horton Bldg. Partnership c/o Linden, Thomas 500 Newport Center Dr. Suite 450 Newport Beach, CA 92660	519-523 N. Main	398-321-01

**United States Department of the Interior
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**National Register of Historic Places
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Continuation sheet

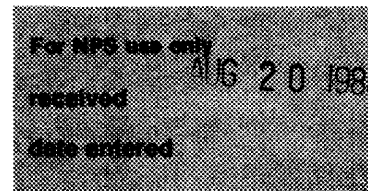
Item number 4

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A-10	Arcade Partnership 106 W. Fourth St. Suite 309 Santa Ana, CA 92701	515 N. Main	398-321-02
A-11	Pacific Latin American District Council of 109 E. Santa Ana Blvd. Santa Ana, CA 92701	115 E. Santa Ana Blvd.	398-234-04
A-12	Pacific Latin American District Council of 109 E. Santa Ana Blvd. Santa Ana, CA 92701	610-612 N. Bush	398-234-05
A-13	Church of the Messiah c/o Church Office 614 ^N Bush St. Santa Ana, CA 92701	614 N. Bush	398-234-06
A-14	Church of the Messiah c/o Church Office 614 ^N Bush St. Santa Ana, CA 92701	614 N. Bush	398-234-06
A-15	United States of America U. S. Postal Service c/o Postmaster 615 N. Bush Street Santa Ana, CA 92701	615 N. Bush	398-235-01
A-17	Orange County Civic Center Authority Real Property Division 515 N. Sycamore St. Santa Ana, CA 92701	211 W. Santa Ana Blvd.	398-242-01
A-18	Orange County Civic Center Authority Real Property Division 515 N. Sycamore St. Santa Ana, CA 92701	120 E. Civic Center Dr.	398-243-01
A-19	Pacific Latin American District Council of 109 E. Santa Ana Blvd. Santa Ana, CA 92701	607 N. Main	398-234-02

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Continuation sheet

Item number **4**

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- | | | | |
|----|---|-------------------|------------|
| 1. | Bank, Lloyds Cal
Properties Dept.
P.O. Box 54445
Los Angeles, CA 90054 | 102-106 W. Fourth | 398-264-07 |
| 2. | Lopez, Adolfo M.
24025 Zancon
Mission Viejo, CA 92692 | 108 W. Fourth | 398-264-06 |
| 3. | Beem, Richard A.
12362 Yorba St.
Orange, CA 92669 | 114 W. Fourth | 398-264-03 |
| 3. | Beem, Richard A.
12362 Yorba St.
Orange, CA 92669 | 112 W. Fourth | 398-264-04 |
| 3. | McCulloch, Jack G.
116 W. Fourth St.
Santa Ana, CA 92701 | 110 W. Fourth | 398-264-05 |
| 4. | McCulloch, Jack G.
12717 Barbata Rd.
La Mirada, CA 90638 | 116 W. Fourth | 398-264-02 |
| 5. | Wood, Carl L.
501 W. First St.
Tustin, CA 92680 | 120 W. Fourth | 398-264-01 |
| 6. | Watson, Donald E.
18982 Chadbourne Ln.
Santa Ana, CA 92705 | 101-103 W. Fourth | 398-258-08 |
| 7. | P & B
107 W. Fourth St.
Santa Ana, CA 92701 | 105-107 W. Fourth | 398-258-06 |
| 7. | P & B
107 W. Fourth St.
Santa Ana, CA 92701 | 105-107 W. Fourth | 398-258-07 |
| 7. | P & B
107 W. Fourth St.
Santa Ana, CA 92701 | 105-107 W. Fourth | 398-258-10 |

United States Department of the Interior
National Park ServiceNational Register of Historic Places
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For NPS use only

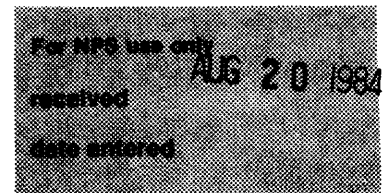
received AUG 20 1984

date entered

Continuation sheet	Item number	4	Page 4
8.	Powers, Eugene E. 2009 N. Bristol St. Santa Ana, CA 92706	113 W. Fourth	398-258-05
9.	Rodriguez, Ramon Alberto c/o Carls Jewelers 115 W. Fourth St. Santa Ana, CA 92701	115 W. Fourth	398-258-04
10.	Horowitz, David L. TR P.O. Box 15326 Santa Ana, CA 92705	117 W. Fourth	398-258-03
11.	Ranchaire Corp. 206 W. Fourth St. Suite 410 Santa Ana, CA 92701	206 W. Fourth	398-264-15
12.	McCulloch, Jack G. 12717 Barbata Rd. La Mirada, CA 90638	214-218 W. Fourth	398-264-16
13.	McCulloch, Jack G. 12717 Barbata Rd. La Mirada, CA 90638	220 W. Fourth	398-264-17
14.	Unnerud, Harold Saadi, Joseph I. 1500 E. Katella Ave., #2 Orange, CA 92665	222 W. Fourth	398-264-18
15.	Fainbarg, Allan TR 300 Via Lido Nord Newport Beach, CA 92663	201-207 W. Fourth	398-257-09
16.	Elias, Jose G. 1310 E. Greenview Ave. Orange, CA 92666	209-211 W. Fourth	398-257-08
16.	Elias, Jose G. 1310 E. Greenview Ave. Orange, CA 92666	209-211 W. Fourth	398-257-10
17.	Robbins, Avron L. 9761 Rangeview Dr. Santa Ana, CA 92705	213-215-217 W. Fourth	398-257-06

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Continuation sheet

Item number

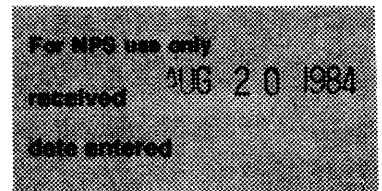
4

Page 5

- | | Item number | | Page |
|-----|---|-----------------------|------------|
| 17. | Robbins, A. Leonard
9761 Rangeview Dr.
Santa Ana, CA 92705 | 213-215-217 W. Fourth | 398-257-07 |
| 18. | Shane, Yuri David
11557 Aquamarine Cir.
Fountain Valley, CA 92708 | 219 W. Fourth | 398-257-05 |
| 19. | Uyesugi, Masao TR
4250 Park Newport Dr.
#409
Newport Beach, CA 92660 | 221 W. Fourth | 398-257-04 |
| 20. | Beem, Richard A.
12362 Yorba St.
Orange, CA 92669 | 223 W. Fourth | 398-257-03 |
| 21. | Gilmaker, Joseph L.
308 W. Fourth St.
Santa Ana, CA 92701 | 302-308 W. Fourth | 398-262-05 |
| 22. | Gilmaker, Joseph L.
308 W. Fourth St.
Santa Ana, CA 92701 | 310 W. Fourth | 398-262-04 |
| 23. | Gilmaker, Joseph L.
308 W. Fourth St.
Santa Ana, CA 92701 | 312-314-316 W. Fourth | 398-262-03 |
| 24. | Santa Ana Redev. Agency
20 Civic Center Plaza
Santa Ana, CA 92701 | 318-320 W. Fourth | 398-262-02 |
| 25. | C.M. Properties
414 1/2 W. Fourth St.
Santa Ana, CA 92701 | 324 W. Fourth | 398-262-01 |
| 26. | Roelofs, Ronald L.
307 W. Fourth St.
Santa Ana, CA 92701 | 307-309 W. Fourth | 398-255-21 |
| 26. | Phillips, Audrey E.
11255 Canton Dr.
Studio City, CA 91604 | 305 W. Fourth | 398-255-20 |
| 26. | Phillips, Audrey E.
11255 Canton Dr.
Studio City, CA 91604 | 301-303 W. Fourth | 398-255-19 |

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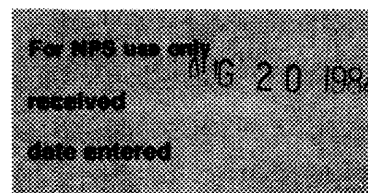


Continuation sheet Item number 4 Page 6

- | | | | |
|-----|--|-------------------|------------|
| 27. | Wilcox, Hollis J. and
Freeman, Velma L.
1501 N. Lowell St.
Santa Ana, CA 92706 | 311-313 W. Fourth | 398-255-22 |
| 28. | Wilcox, Hollis J.
1501 N. Lowell St.
Santa Ana, CA 92706 | 315 W. Fourth | 398-255-23 |
| 29. | Uyesugi, Masao TR
4250 Park Newport Dr.
#409
Newport Beach, CA 92660 | 317 W. Fourth | 398-255-24 |
| 30. | C.M. Properties
414 1/2 W. Fourth St.
Santa Ana, CA 92701 | 400-402 W. Fourth | 398-261-09 |
| 30. | Odelle and Blanche Marks
1402 Carfax
Tustin, CA 92680 | 400-402 W. Fourth | 398-261-09 |
| 31. | Broadway Improvement Inc.
13177 Harbor Blvd.
Garden Grove, CA 92643 | 404-406 W. Fourth | 398-261-18 |
| 32. | Keiser, Steven J.
10631 Cowan Heights Dr.
Santa Ana, CA 92705 | 408 W. Fourth | 398-261-17 |
| 33. | Keiser, Steven J.
10631 Cowan Heights Dr.
Santa Ana, CA 92705 | 412 W. Fourth | 398-261-16 |
| 34. | Keiser, Steven J.
10631 Cowan Heights Dr.
Santa Ana, CA 92705 | 414 W. Fourth | 398-261-15 |
| 35. | Klein, Alvin TR
102 E. Fourth St.
Santa Ana, CA 92701 | 102 E. Fourth | 398-501-01 |
| 36. | Foigelman, Aaron TR
c/o Norbert Foigelman
10371 S. Balliet Dr.
Villa Park, CA 92667 | 104 E. Fourth | 398-501-02 |

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National Park Service**

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Inventory—Nomination Form**



Continuation sheet

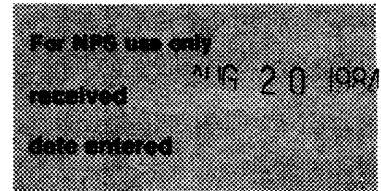
Item number 4

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- | Item number | Address | Item number | Page |
|--|--|-------------------|------------|
| 37. | Hansen, George M.
106 E. Fourth St.
Santa Ana, CA 92701 | 106 E. Fourth | 398-501-03 |
| 38. | McCulloch, Jack G.
116 W. Fourth St.
Santa Ana, CA 92701 | 108-110 E. Fourth | 398-501-04 |
| 38. | Fainbarg, John S.
2306 N. Rosewood Ave.
Santa Ana, CA 92706 | 112 E. Fourth | 398-501-05 |
| 39. | Perez, Juan M.
2373 Camino Rey
Fullerton, CA 92633 | 114 E. Fourth | 398-501-06 |
| 40. | Fainbarg, Robert D.
2204 Greenleaf St.
Santa Ana, CA 92706 | 116 E. Fourth | 398-501-07 |
| 41. | Ruiz, Francisco
1402 S. Kilson Dr.
Santa Ana, CA 92707 | 118 E. Fourth | 398-501-08 |
| 42. | Yanez, Raul
120 E. Fourth St.
Santa Ana, CA 92701 | 120 E. Fourth | 398-501-09 |
| 43. | Morisch Enterprises
c/o G.G. Isaacson
5482 Dahlia Dr.
Los Angeles, CA 90041 | 202-204 E. Fourth | 398-503-01 |
| NOTE: Numbers 44-46 have been deleted from the nomination. | | | |
| 43. | Morisch Enterprises
c/o G.G. Isaacson
5482 Dahlia Dr.
Los Angeles, CA 90041 | 206-210 E. Fourth | 398-503-02 |
| 47. | Michele Tamma
c/o G.G. Lemecks
1801 W. 17th
Santa Ana, CA 92706 | 305 N. Main | 398-501-15 |
| 48. | Oddfellows Bldg. Partner.
c/o Theel, Robert C.
31878 Camino Capistrano
Suite 278
San Juan Capistrano, CA | 309 N. Main | 398-501-14 |

**United States Department of the Interior
National Park Service**

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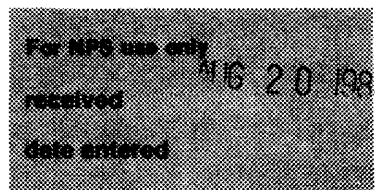
Continuation sheet

Item number

4

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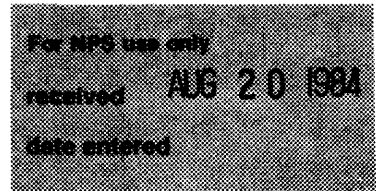
- | Continuation sheet | Item number | Page |
|---|---------------------|------------|
| 49. Foigelman, Aaron TR
c/o Norbert Foigelman
10371 S. Balliet Dr.
Villa Park, CA 92667 | 311 N. Main | 398-501-02 |
| 50. Satnick, Soll R.
784 San Lorenzo St.
Santa Monica, CA 90402 | 410 N. Main | 398-258-09 |
| 51. Santa Ana Redev. Agency
20 Civic Center Plaza
Santa Ana, CA 92701 | 312 N. Main | 398-264-08 |
| 52. Compton, Blanche M.
2224 Greenleaf St.
Santa Ana, CA 92706 | 308 N. Main | 398-264-09 |
| 53. Jensen, Arthur E.
11372 Skyline Dr.
Santa Ana, CA 92705 | 302-304 N. Main | 398-264-10 |
| 54. Lambert, Ray
A to Z Investors No. 2
c/o Chomsky, Nina R.
35 S. Raymond Ave.
4th Floor
Pasadena, CA 91105 | 202-208 N. Main | 398-268-04 |
| 55. Santa Ana Masonic Temple
505 N. Sycamore St.
Santa Ana, CA 92701 | 501 N. Sycamore | 398-254-02 |
| 56. Ramona Bldg. Partnership
118 W. Fifth St.
Santa Ana, CA 92701 | 421-431 N. Sycamore | 398-258-01 |
| 57. Ramona Bldg. Partnership
118 W. Fifth St.
Santa Ana, CA 92701 | 413-415 N. Sycamore | 398-258-02 |
| 58. Universal Terminals Inc.
3755 Market St.
Riverside, CA 92501 | 201 N. Sycamore | 398-268-03 |
| 59. Parker, Forrest M.
117 N. Sycamore St.
Santa Ana, CA 92701 | 117-119 N. Sycamore | 398-274-01 |

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National Park ServiceNational Register of Historic Places
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Continuation sheet	Item number	4	Page	9
60.	Heinz, Kenneth Robert 1432 Kenmore St. Anaheim, CA 92804	115 N. Sycamore	398-274-02	
61.	Fainburg, Robert 2204 N. Greenleaf St. Santa Ana, CA 92706	106 N. Sycamore	398-273-03	
62.	Southern Calif. Edison Co. Real Estate Division 100 Long Beach Boulevard Long Beach, CA 90801	200 N. Sycamore	398-267-06	
62.	Southern Calif. Edison Co. Real Estate Division 100 Long Beach Boulevard Long Beach, CA 90801	200 N. Sycamore	398-267-05	
63.	Fainburg, Allan TR 2323 N. Tustin Ave. Santa Ana, CA 92705	413-419 N. Broadway	398-257-01	
64.	Beem, Richard A. 12362 Yorba St. Orange, CA 92669	409-411 N. Broadway	398-257-02	
65.	Old Pacific Building Star Rt. Box 620 Orange, CA 92667	227 N. Broadway	398-267-01	
66.	Gilmaker, Joseph L. 308 W. Fourth St. Santa Ana, CA 92701	217-221 N. Broadway	398-267-02	
67.	Kilkenny Associates 207 N. Broadway Santa Ana, CA 92701	207 N. Broadway	398-267-03	
68.	Santa Ana Investment Properties Mark Two 22952 Alcalde Dr., #140 Laguna Hills, CA 92653	207 W. Second	398-267-04	
69.	Greenberg, Harry 34545 Camino Capistrano Capistrano Beach, CA 92624	202-222 W. Second	398-273-04	

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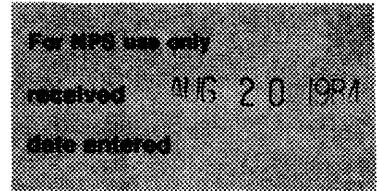


Continuation sheet Item number 4 Page 10

- | | | | |
|-----|--|---------------------|------------|
| 70. | Greenberg, Harry
34545 Camino Capistrano
Capistrano Beach, CA 92624 | 113-117 N. Broadway | 398-273-01 |
| 71. | Dennis, Carlyle TR
c/o Dennis Printers
23456 S. Pointe Dr.
Laguna Hills, CA 92653 | 114-116 N. Broadway | 398-272-04 |
| 72. | McMahan Furniture Assoc.
2121 Wilshire Blvd.
Santa Monica, CA 90403 | 118-122 N. Broadway | 398-272-03 |
| 73. | Broadway Associates
1000 Fremont Ave.
So. Pasadena, CA 91030 | 202-208 N. Broadway | 398-266-05 |
| 74. | Matilla, Raul
218 N. Broadway
Santa Ana, CA 92701 | 214-218 N. Broadway | 398-266-06 |
| 75. | Gilmaker, Joseph L.
308 W. Fourth St.
Santa Ana, CA 92701 | 302-310 N. Broadway | 398-262-07 |
| 76. | Gilmaker, Joseph L.
308 W. Fourth St.
Santa Ana, CA 92701 | 312 N. Broadway | 398-262-06 |
| 77. | Phillips, Elizabeth J.
11255 Canton Dr.
Studio City, CA 91604 | 410 N. Broadway | 398-255-18 |
| 78. | Broadway Improvement Co.
13177 Harbor Blvd.
Garden Grove, CA 92643 | 416 N. Broadway | 398-255-17 |
| 79. | Broadway Improvement Co.
13177 Harbor Blvd.
Garden Grove, CA 92643 | 302-310 W. Fifth | 398-255-16 |
| 80. | C.M. Properties
414 1/2 W. Fourth St.
Santa Ana, CA 92701 | 313 N. Birch | 398-262-10 |
| 81. | Munoz, Gregory
315 W. Third St.
Santa Ana, CA 92701 | 315 W. Third | 398-262-08 |

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Item number

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82.	Gilmaker, Joseph L. 308 W. Fourth St. Santa Ana, CA 92701	309 W. Third	398-262-07
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FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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

FOR HCRS USE ONLY	
RECEIVED	AUG 20 1984
DATE ENTERED	

CONTINUATION SHEET

ITEM NUMBER 6 PAGE 1

Title: Santa Ana Historic Property Survey
Santa Ana Transportation Terminal

Date: February, 1980

Depository: Orange County Transit District
Acacia Parkway
Garden Grove, California

Eligible: Yes. Federal (Criteria A, C). 11/12/80

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

FOR HCRS USE ONLY	
RECEIVED	AUG 20 1984
DATE ENTERED	

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

The Spanish building fronts were generally either earth tone "wire-cut" brick or white stucco and the architects of the periods used extensive wrought iron and Renaissance ornamentation. The clean classical lines of the Progressive Era gave way to the Renaissance details of the Spanish revival era.

Art Deco and other Moderne influences began to be seen in the late 1920's in new construction. The Horton Furniture building (1929) shows excellent Art Deco metal work and building lines, but the earlier earthtone brick is the main building material. The Spanish style Santora Building (1929) also shows Moderne influenced tile work and cornice lines.

The facade destruction caused by the 1933 earthquake resulted in the reconstruction of building fronts in the many Moderne designs seen on 4th street; the earlier Victorian buildings with their heavy cornices could not survive the tremor. Public buildings that could find reconstruction funds from the federal government were rebuilt in the W.P.A. Moderne style. The primary example is the Old City Hall (1935). Public construction-capital was limited, however, and many buildings owners who were left to provide their own funding simply performed inexpensive remodels on the facades and left the Victorian interiors alone.

The historic district underwent substantial changes along West 4th Street in the period 1955-1958. However, capital shortage again prevented severe modernizations on upper floor interiors and exteriors. The late 1950's saw the acceleration of suburbanization in Orange County and downtown Santa Ana suffered from lack of investment. Facade changes were generally stucco neo-modern panels and aluminum coverups. In the early 1960's the downtown business decay accelerated until the late 1970's. The result of these economic trends was that the historic integrity of the buildings was kept intact or superficially covered with easily removable alterations.

Redevelopment and civic center construction in Santa Ana has sharpened the identity and boundaries of the Downtown Santa Ana Historic District. New construction flanks the district to the west and north and residential and industrial uses are to the south and east. The Downtown Santa Ana Historic District has maintained historic integrity over time as a collective grouping of historically and architecturally significant buildings.

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DOWNTOWN SANTA ANA HISTORIC DISTRICT - NORTH Contributing Buildings

- A1. 211 W. Santa Ana Blvd. Built: 1901
Old Orange County Courthouse Architect: C.L. Strange
Builders: Chris McNeil and Willis Blee

This individually listed National Register building is the oldest county courthouse in Southern California and is one of the most significant examples of Richardsonian Romanesque in the State. A tower originally placed on the upper part of the building was damaged in the 1933 earthquake and was removed soon after. The interior is used as a museum and archives for the Orange County Historical Society. This building was placed on the National Register in 1971 and is State Historic Landmark #837.

- A2. 601 N. Sycamore Street Built: 1906
First Presbyterian Church Facade: 1937

This Gothic influenced church building is now a 1937 remodel of what was originally an ornate baroque church building. The remodel stripped much of the unstable ornate decorative material to render the building earthquake-safe. Additions were made in a simplified Gothic manner.

- A4. 120 E. Civic Center Drive Built: 1889
Howe Waffle House Architect: George Stoughten
Moved: 1973

The outstanding example of Queen Anne residential Victorian architecture was moved to this site in 1973 from the northwest corner of Bush and Civic Center Drive. This preservation effort and subsequent restoration as a city house museum resulted in the house being individually listed on the National Register of Historic Places. The structure and free-standing carriage house show such Queen Anne features as turrets, decorative iron roof cresting and extensive ornate millwork.

- A5. 618 N. Main Street Built: 1921
Dr. Wehrly Medical Building Architect: Unknown

This two-story brick retail and office building was constructed in 1921. The structure while still historic in appearance, has been severely sandblasted in early redevelopment activity (1973).

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- A7. 604 N. Main Street
Hotel Cooper
- Built: 1922
Architects: Ruoff and Munson
(Los Angeles)

The Hotel Cooper was constructed by the Fairhaven interests in 1922 and 1923. H.J. Forgy, General Manager, was in charge of the project. The three-story brick structure was designed to accommodate 70 rooms and was built for a cost of \$300,000. The structure is in a Renaissance Revival commercial style using old rose brick and terra cotta decorative panels at the cornice line. The contractor was R.C. McMillian and the hotel once had an annex addition to the north. The storefronts have been modified in the mid-50's and early 1960's with the exception of 610 N. Main which is the representative historic storefront.

- A8. 601-605 N. Main Street
California Hotel
- Built: circa 1890
Architect: Unknown

This Victorian era hotel and apartment building was heavily remodeled and plastered in 1922. The exterior of the building was cleared of all projecting cornices after the 1933 earthquake.

- A9. 519-523 N. Main Street
Horton Furniture Building
- Built: 1929
Architect: Allen Ruoff (Santa Ana)
Contractor: Winton-Bever Construction
Company

This two-story wire-cut brick furniture store was constructed in 1929 as part of an entire block face of new "modernistic" designed structures. The early Moderne influenced design by Allen Ruoff was completed at both ends of the block but excluded 315 N. Main. The block was voluntarily set back for a future street widening and the Horton building showed unique decorative metal work and showcase bay windows for display of furniture settings. The building shows a unique Art Deco influenced design that was most progressive for its time.

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- A10. 515 N. Main Street
McFadden Public Market
- Built: 1925
Facade: 1930
Facade Architect: Milo Berenson
(Santa Ana)

This handsome two-story Mediterranean revival style business building achieved its present form in 1930 for \$20,000; This major remodeling set back the facade even with the Horton Building to the north and the Syndicate (Sears-Roebuck) Building to the south. The structure has three large arched openings fronting Main Street under a large second story covered balcony. The structure has an arcade at ground level extending through the rear parking lot.

- A11. 115 E. Santa Ana Blvd.
United Presbyterian Church
- Built: 1911
Architect: Frederick Eley

This church, built with strong classical influences, was designed in the Beaux Arts style in the early part of the century. It is important as an early church building (which is still used as church today) and is unaltered from its original appearance. Located at the corner of Santa Ana Blvd. and Bush Street, the original pioneer congregation was the fourth organized in Santa Ana (1875). The building has extensive stained glass windows on both the Bush and Santa Ana Blvd. frontages. The building is of brick sheathed in stucco.

- A12. 610-612 N. Bush Street
Residential Duplex
- Built: circa 1910
Architect: Unknown

This small two unit bungalow cottage is clapboard sided and is located between two church buildings. Originally a residence, the building has been used as for office/retail purposes for many years.

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A14. 614 N. Bush Street
Church of the Messiah

Built: 1888
Architect: Ernest Coxhead

This highly significant structure was designed by noted English architect Ernest Coxhead then of Los Angeles. This version of an English Gothic country church was altered in 1910 by the addition of a raised brick basement. The alteration is in the same historic period style and does not detract from the significant design of this building. The building is listed as an Orange County Historical Landmark.

A15. 615 N. Bush Street
United States Post Office
Spurgeon Station

Built: 1931
Architect: U.S. Treasury Architect

This large two-story Spanish style U.S. Post Office was constructed in 1931 by R.J. Chute Company of Los Angeles at the cost of \$148,000. The structure combined classic Southern California Spanish elements using terra cotta ornamentation, large arched windows of steel casement design, and wrought iron decorative features.

A19. 607 N. Main Street
Paul's Tailors

Built: c 1910
Architect: Unknown

This small two-story wood frame building shows a stucco Mission style front from a 1924 remodel. The second floor of the building was added during the 1924 alterations.

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**DOWNTOWN SANTA ANA HISTORIC DISTRICT - NORTH
Non-Contributing Buildings**

- A3. 601 Sycamore Street Built: 1955
Christian Education Building
First Presbyterian Church

This two story block church annex building was constructed in 1955 to adjoin the sanctuary building of the main church. The addition is in the style of the original architecture although it is too new to be a contributing building.

- A6. 614 N. Main Street Built: 1972
McFarland Hall Architect: Culver Heaton

This two-story parking garage and social hall was constructed with a large windowless wall on Main Street. Above the garage entrance a rough pattern of small marble pieces forms the unusual facade.

- A13. 614 N. Bush Street Built: 1955
Church of the Messiah Annex

This non-contributive annex houses the assembly room and offices of the Church of the Messiah. The annex is constructed in a historically compatible manner and does not alter the architectural integrity of the church.

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A17. 628 Sycamore Street (Annex Three)
623 - 625 N. Broadway, 220 Civic Center Drive West (Annex Two) Built: circa 1965
County Administrative Offices

These "temporary" tilt-up concrete buildings were constructed on the site of the Hall of Records to house the County Engineering staff overflow. They are intrusive and architecturally incompatible with the Old County Courthouse, and are planned for eventual removal.

FHR-8-300A
(11/78)

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**DOWNTOWN SANTA ANA HISTORIC DISTRICT - NORTH
Parking/Vacant Lots**

A18. 615 N. Sycamore
Parking Lot

This vacant lot was the former site of the Orange County Jail.

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DOWNTOWN SANTA ANA HISTORIC DISTRICT - SOUTH Contributing Buildings

1. 102-106 W. 4th Street
First National Bank Building
- Built: 1923
Architects: John Parkinson (Los Angeles)
Eugene Durfee (Anaheim)

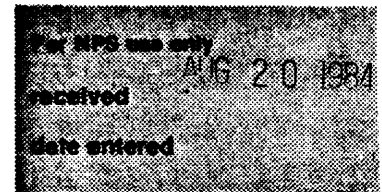
This six-story Beaux Arts highrise was Santa Ana's first steel frame terra cotta clad building. The structure, built with bank facilities on the first floor and professional offices above, was constructed at a time of considerable Beaux Arts high rise construction in Southern California. The building is unaltered from its 1923 appearance.

2. 108 W. 4th Street
Titchenal Block/
Santa Ana Hardware Company
- Built: 1887, remodeled 1928
Architect: H.H. Roper

This two-story brick Victorian-era structure is the remaining half of the 1885-87 Titchenal brick business block. The easterly half was removed in 1923 by the construction of the First National Bank. The appearance of the upper facade dates from 1928 when the often remodeled Victorian front was incorporated into a single facade as part of the adjacent 110-114 West Fourth remodel. The storefront retains the original stairway and cast iron columns from 1887. The current storefront design is a recreation of the mid-1920's retail showcase window and transom window format. The existing upper level facade was the only exposed remnant prior to the restoration of 108 and 110-114 W. Fourth in 1982-83.

3. 110 W. 4th Street
112 W. 4th Street
114 W. 4th Street
- Built: 1887, remodeled 1928
Architect: H.H. Roper

This Victorian-era two-story brick business block was constructed in 1887-88 under one facade with three store bays. The building has characteristic Victorian cast iron pilasters separating the store bays and the upper level showed Victorian fenestration with the circa 1888 cornice atop the window level. In 1928 the three structures were joined under one classical upper level facade with the addition of the remaining Titchenal building at 108 W. 4th. This classical upper facade was covered in the late 1950's and early 1960's with large stucco panels at 110, 112 and 114. The upper level facade was restored to its 1928 configuration by a restoration in 1982-83. The storefronts were altered in the mid-1920's (112 W. 4th was altered in 1923, 114 W. 4th was altered in 1921.) and again in the late 1950's. The storefront renovation of 1982-83 is based upon the documented mid-1920 storefront appearance.

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4. 116 W. 4th Street
Orange County Savings & Trust
- Built: 1911
Architect: Train & Williams
(Los Angeles)

This Classical Revival "Temple of Finance" building has been extensively altered below the second story. The columns on the structure were cut off in 1952 and a stucco panel extended above the storefronts. This structure was renovated in 1983 and the stucco panel was removed and replaced with a similar feature. The renovation showed that terra cotta cladding continued below the panel and the original transom window frame detail was partially in place. This structure contains enough historic fabric on the interior and exterior to restore the building in a future renovation.

6. 101 W. 4th Street
408 N. Main Street
Otis Building
- Built: 1889
Architect: Unknown
Facade: 1925

This four-story brick commercial building is a remodeled Victorian-era bank building. The building was extensively remodeled in 1925 to the simplified Renaissance influenced structure of today. This corner building has its primary upper level access off North Main Street. The storefronts at 101/103 W. 4th were altered in the mid-1950's or early 1960's. The remaining upper-level floors are unaltered from the major 1925 remodel.

8. 113 W. 4th Street
Tinkers Jewelry
- Built: 1888
Facade: 1933

The original two story Victorian-era common-wall brick building was remodeled in 1933-34. The zig-zag Moderne design replaced the original following damage caused by the 1933 earthquake.

The interior is in an unaltered Victorian-era style upstairs and at street level. The first story retains the original pressed metal ceiling which is now located above a dropped ceiling.

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10. 117 W. 4th Street Built: 1917
The Rankin Building Architects: Elwing and Tedford
(Santa Ana)

A four-story* retail structure located at the N.E. corner of 4th and Sycamore Streets. It is a rectangular sand colored brick building featuring a grey pressed metal cornice, modified Chicago style upper level windows, and blue-grey ceramic brick on the first story. The building was rehabilitated in 1982 and the present storefront design dates from that rehabilitation program. The building is individually listed on the National Register. (1983)

11. 206 W. 4th Street Built: 1913
Spurgeon Building Architect: Metcalf and Davis
(Long Beach)

This four-story office and retail building is of brick construction and exhibits a large clock tower above the building at the 4th and Sycamore corner. The structure built by the city's founder, William Spurgeon, was the largest building in the city prior to 1923. The structure is unaltered except for street level storefronts facing 4th and Sycamore. The building was individually listed on the National Register in 1980.

12. 214-218 W. 4th Street Built: 1886
Riverine Block Facade: 1933

The original two-story hotel and rooming house was constructed during the 1888 boom and remodeled after the 1933 earthquake. The front consists of simplified Moderne detailing above the storefronts and 1950-era storefronts at street level.

14. 222 W. 4th Street Built: 1923-23
Moore Building Architect: H. Newton Thornton
(Santa Ana)
Storefront: c 1934

This four-story office building has retail space on the street level. The late Mission Revival influenced brick building is unaltered above the transome window area. The street level shows the effects of the remodelings from mid-1930's and the mid-1950's.

*Building has 4 interior stories, but appears as 3 stories on the exterior.

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16. 209-211 W. 4th Street Built: circa 1885
Semi-Tropic #2 Facade: c 1933

The original two-story brick Victorian-era hotel and restaurant was constructed prior to 1885. The Zig-Zag Moderne upper level and fenestration dates from remodeling after the 193 earthquake and a recent 1982-83 uncovering and restoration. The storefront was altered in a 1924 remodel and again in the mid-1950's. The current 1982-83 remodeling is based upon the mid-1920 commercial storefront design. The storefront retains the remaining circa 1885 Victorian iron columns on the center and west sides.

17. 213 W. 4th Street Built: c 1885
215 W. 4th Street Facade: 1920
217 W. 4th Street Contractor: George Preble (Santa Ana)

This one-story commercial storefront consisting of three retail store bays was originally Victorian-era common-wall retail shops. 213 W. 4th Street and 215-217 W. 4th Street were joined in 1920 under one upper level facade of ivory colored glazed brick. The storefronts were altered and transom windows were covered in the 1950's. These alterations have been removed above the transom line and the storefronts have been remodeled in the 1982-83 period. The current storefronts are loosely indicative of the typical 1920's era retail storefronts.

19. 221 W. 4th Street Built: 1886
20. 223 W. 4th Street Architect: 1926-Frank Lansdown
Beem Block (Santa Ana)
Facade: 1926, 1929, 1956, 1982-83

This brick structure includes two separate, two-story, individually owned commercial buildings. The easterly half (221) has been remodeled several times. In 1929 the storefront was remodeled for the Turner Radio Company. *The current 4th Street facade dates from the most recent (1958) remodeling which altered it in a historically incompatible manner.

The westerly half (223) was originally a simplified Victorian-era market building with lodgings on the second floor. It was significantly remodeled in 1926 to feature a modified Spanish Revival style. The structure was altered in 1956 by the removal of all cornice elements on the 4th Street frontage. A major remodeling in 1982-83 restored some of the Spanish style elements although the tile roofs were not restored.

*This remodeling replicated the 1926 design of its neighbor on the west, unifying the two buildings behind a single Spanish Revival facade.

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22. 310 W. 4th Street Built: circa 1915 , remodeled c. 1933
Bon Ton Bakery Architect: Unknown

This small one-story common wall brick retail building, constructed in 1915 was the last infill building on the block. The tenant remained at the site until the 1940's. The building retains its circa 1933 tilework on the storefront bulkhead and at the upper level. The facade dates from the remodel of the adjacent hotel building after the 1933 earthquake.

23. 312-314-316 W. 4th Street Built: 1888
Semi-Tropic Hotel Architect: Unknown
Facade: c 1933

today The original two story Victorian-era hotel had retail space on the street level. The structure retains the Victorian hotel interior and the exterior shows a storefront and upper level that resulted from remodeling immediately after the 1933 earthquake. At that time the cornice and bay windows were removed and replaced by metal casement windows above and tile storefronts at street level replaced the wood and iron Victorian fronts.

25. 324 W. 4th Street Built: 1915
West End Theater Architect: J. Flood Walker
(Santa Ana)
Facade: Altered 1966; restored 1984

This ornate two-and-one-half-story early brick movie house was constructed by contractor A.C. Black of Santa Ana for movie operator A.L. Schlesinger. The structure above the marquee was covered by a large vertically attenuated metal cover, recently removed to reveal the original two-color enameled brick facade by brick mason E. Levenspire. The building has a central hipped roof tower topped by pressed metal in the shape of Spanish roof tiles. A large central arched opening is flanked by smaller archways containing retail stores.

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26. 301-309 W. 4th Street
Phillips Block
- Built: (301-303) 1909 - (305) 1909-1910 -
(307-309) 1923
Architect: Unknown

Although appearing to be a single structure, this large two-story business block is composed of three buildings unified by a single facade.

The building at 103-303 W 4th Street is poured-in place concrete and the other two buildings are of brick construction. Each is two stories with retail space on the ground floor and offices or apartments above 301-303 W. 4th Street. The building at 307-309 W 4th Street was a one-story brick livery stable that was converted to two stories in 1923. Each of the buildings has a simplified classical pressed metal cornice at the roof line and double-hung windows on the second story. Unique ornamental attic portals give the building a stylistic identity. The storefronts were altered several times over the life of the structure. 301 W 4th Street was altered in 1925 by Architect Frank Lansdown into a Italian renaissance style building and all of the storefronts underwent modifications in the mid-1950's and early 1960's.

27. 311-313 W. 4th Street
Wilcox Block
- Built: circa 1885

The original one-story pioneer-era retail store bay was constructed under a Victorian-era cornice that covered four store bays (311-31 W. 4th Street). The entire cornice and transom windows at 311 remain intact from an early turn-of-the-century remodel. The storefront at 311½ W. 4th Street was altered in a representative Art Deco remodel and 313 W. 4th Street shows a mid-1920's storefront.

30. 400-402 W. 4th Street
Company L. Armory
- Built: 1889
Upper Facade: 1915
Store Front: c 1945

This two-story brick structure was the first brick building in the 400 block of W. 4th Street. Past remodeling has left the building with a simplified cornice and pilasters giving the structure a classically influenced identity. The storefront was altered in 1945 when the building housed the Savoy Restaurant. This building is currently undergoing rehabilitation to its 1915 appearance.

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31. 404-406 W. 4th Street
Lawrence Building

Built: 5/21/15
Architect: J. Flood Walker
(Santa Ana)

This two-story brick commercial building was constructed by contractor A.J. Crawford of Los Angeles in May 1915. The building with its "rug and tapestry brick," trimmed in enamel brick was an unusual, if somewhat garish, design. Each store bay is delineated by thin pilasters. The building was renovated in 1983 and the exterior was left intact.

32. 408 W. 4th Street
Clausen Block

Built: 1921
Architect: Unknown

This two-story brick business block was the first brick building constructed on the block and was built to house the furniture store of George Clausen. The building features a simplified cornice line and four double-hung windows at the upper level. The structure was constructed of a pressed brick material. In 1980 the store front was altered by renovation. The building was seismically upgraded at the time of a major 1980 interior and exterior remodel.

33. 412 W. 4th Street
Parsons Apartments Building

Built: circa 1915

This two-story brick commercial building was constructed in approximately 1915 adjacent to a two-story wood market building. The building shows a pressed metal classical cornice and four wide double-hung windows, typical of the pre-WWI period in Santa Ana. The structure's storefront was remodeled in 1981 to a Neo-Colonial appearance. The storefront windows were salvaged from a remodeled 1920 brick auto repair building at 506 N. Broadway in 1980 which was then occupied by Santa Ana First Federal Savings.

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34. 414 W. 4th Street Built: 1922
Parsons Market Building Architect: W.W. Kays

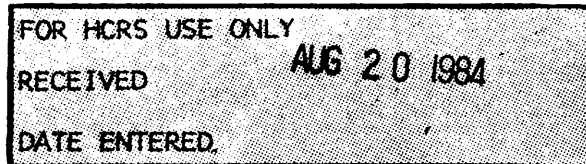
This two-story brick commercial building was constructed with a classical cornice and was originally joined under one front with the building to the west. The structure contained apartments above and retail space on the first floor. The current storefronts date to 1981 when a major remodel altered the historic storefront of this building and of the entire front of the adjacent building to the west.

35. 102 E. 4th Street Built: 1885
Dibble Building Facade: 1915
Contractor: 1885 - George E Bessonett
(Santa Ana)
Designer/Contractor: 1915 - J.S. Fluor

This two-story brick commercial building has been extensively remodeled. The current exterior facade is the result of Contractor J.S. Fluor's 1915 remodel which exhibited a simplified Classical cornice and multicolored glazed ceramic brick. The storefronts and transom windows are the result of a 1949 remodeling and are typical of the early 1950 storefront designs.

36. 104 E. 4th Street Built: 1885
Dragon Confectionary Contractor: George P. Bessonette
Facade: c 1933

This two-story brick common-wall commercial building was originally a high Victorian commercial structure with a Classical cornice and Beaux Arts influenced detailing. In 1906 the first floor of the structure was remodeled and a new building was attached to the rear with frontage on Main Street. The current facade dates from the earthquake of 1933 when the facades both 104 and 106 E. 4th Street were destroyed and rebuilt with the existing Moderne design. The storefront is a circa 1950 remodeling.



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37. 106 E. 4th Street
Built: 1901
Builder: A.C. Black
Contractor: George Kuchel
Facade: c 1933

This two-story brick common wall building was constructed for an undertaker in 1901 in a late Victorian commercial style. The building was remodeled in the mid-teens and again after the 1933 earthquake. The present upper facade joining 104-106 E 4th Street is a Moderne design with casement windows. The current storefront is circa 1960 sheathing over and remodeling of the 1933 facade reconstruction.

38. 108 E. 4th Street
110 E. 4th Street
112 E. 4th Street
Shaffer-Wakeham Building
Built: 1877
Built: 1886-87
Built: 1886-87
Facade: 1923
Facade Architect: Frank Lansdown

The row of three two-story brick pioneer-era retail buildings was joined under one uniform facade by 1887. The structure at 108 E. 4th Street is one of the three earliest brick structures, all being located in this block. The Victorian cornice and iron store fronts were remodeled at various times from 1920 onwards. The current upper facade dates from 1928 at 112 E. 4th Street and this similar design had, in 1928, extended over three fronts. The upper level cornice and pilasters were removed at 108 and 110 E. 4th Street sometime about 1960. Portions of the 1920's ground floor are still visible.

39. 114 E. 4th Street
George Edgar Block
Built: circa 1883, altered 1933

The original brick Victorian structure was constructed with a classically influenced cornice and Italianate window hoods. The structure was altered on the upper facade following the 1933 earthquake by the removal of the cornice and a widening of the window openings. The storefront was stuccoed in the mid-1960's. The walls retain the original historic fabric above the transom window line.

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40. 116 A E. 4th Street
116 E. 4th Street
Brunner Building
- Built: 1877
Facade: 1931

The original two-story brick commercial building was built in a Victorian commercial style with a simplified brick cornice. The facade was altered in 1931 by replacing the narrow Victorian windows and refacing the front with glazed brick in simplified Zig-Zag Moderne style which is retained today. The Victorian storefront was remodeled in 1920 and again in the mid-1960's to a nondescript commercial style. A small concrete addition occupies a single bay on the east side (designated 116A E. 4th Street).

41. 118 E. Main Street
Kryhl Building
- Built: 1877
Facade: 1902 , 1923

This one-story Victorian-era store bay shows a pressed metal cornice above the storefront dating to a 1902 remodel. The current store front is an unaltered 1923 remodel with copper showcase windows and hexagonal tile in the entry way. The interior is largely unaltered from the 1902 reconstruction.

42. 120 E. 4th Street
California Commercial Bank
- Built: 1877
Architect: B. Elwing
Contractor: Chris McNeil (Santa Ana)

This was the first brick building in Santa Ana, but was subjected to a major remodel in 1911. At that time, this two-story bank building was fashioned in classic "Temple of Finance" architecture. The building has been altered on the ground floor, including the classical columns which were removed in the 1950's,

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43. 202-210 E. 4th Street
Hervey-Finley Building

Built: 1899
Architect: Hugh Todd

This two-story Victorian influenced commercial brick building is actually two buildings located under one common facade. The two were designed by one individual but built by two contractors; J.W. Blee (202-204 E 4th Street) and Chris McNeil (206-210 E. 4th Street). The second floor was an assembly hall and the first floor contained retail store bays. In 1928 the structure at 202-204 was altered by the removal of the corner turret and the storefronts for the Commercial Bank. The building portion at 206-210 E. 4th Street has not been altered from its original design, as severely as the other portions. The ground floor has been modernized in both portions.

NOTE: Buildings 44, 45 and 46 were reevaluated during an on-site review, and have been deleted from the application due to substantial loss of integrity.

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48. 309 N. Main Street
Oddfellows Temple

Built: 1905
Architect: C.B. Bradshaw
Contractors: Funk & Bird

This three-story brick fraternal lodge building was constructed in 1905 in a classically influenced commercial style. The building has a large pressed tin cornice, round head windows on the third floor, and circa 1920 transom windows on the southerly store bay. The northerly store bay was altered in the mid-1950's but cast iron storefront columns still remain at each side of the front. The original turn-of-the-century features including the assembly hall still remain on the interior. Listed in the National Register in 1983.

49. 315 N. Main Street
Carey Smith Building

Built: c 1906
Architect: C.M. Jordon
Facade: 1934
Facade Architect: C. Harold Hopkins

This small brick retail and commercial building was constructed on the rear of the Dibble Block lots facing Main Street in 1906 for the Dragon Confectionary. The structure was remodeled in Zig-Zag Moderne design by C. Harold Hopkins of Balboa after the 1933 earthquake. The building has a whimsical cast concrete figure of a dozing fisherman at the cornice line facing the side alley. A pipe emitted steam from a tailor's press below through the fisherman's pipe. The structure has a unique intact Moderne storefront to compliment the upper level.

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52. 308 North Main Street
Fox West Coast Theater
This terra cotta faced
Spanish Renaissance Revival movie house was constructed by the firm, House and Graham of Los Angeles. The exterior of the building was altered in the mid-1930's with an Art Deco marquee and terrazzo entry way. The interior of the structure shows strong Moderne detailing and a large proscenium of gold leafed plaster. The structure is the most ornate theater of its kind in Orange County. The building was listed on the National Register of Historic Places in 1982.
- Built: 1923
Architect: Carl Boller (Los Angeles)
Contractor: House & Graham
54. 202-208 N. Main Street
Builders Exchange Building
- Built: 1928
Architect: C.A. Lansdown (Santa Ana)
- This prominent brick two-story business block was constructed as a model project of the Builders Exchange Association. This building was designed in a classically influenced style with extensive decorative terra cotta on the Main Street and Second Street frontages. The builder, William Rohrbacker, constructed the building with extensive steel reinforcement and a large basement. The transom windows at the northerly store bay were altered prior to 1939 and the store fronts were rebuilt in a 1983 restoration of the building. The entire interior was reconstructed and retail space eliminated in the 1983 remodel. The structure was individually listed on The National Register of Historic Places in 1982. It was substantially damaged by fire in December of 1983, but is proposed for restoration.
55. 501 North Sycamore Street
Masonic Temple
- Built: 1930
Architect: W. Horace Austin
(Long Beach)
- This three-story brick Masonic Lodge building was constructed in a "modified Gothic" style at the beginning of the Great Depression. The structure consists of retail store bays along Fifth Street and lodge rooms above. The structure shows the influence of the Moderne style in its clean lines and simplified design. Minor exterior alterations of the upper level window openings have been imposed on the building.

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56. 421-431 N. Sycamore
Ramona Building
- Built: 1922
Architect: W.W. Kays

This two-story large brick commercial business block was built by owner L.D. Mercereau in 1922 for a combination office and retail space. The building, constructed of wire-cut dark earth tone brick, was the location of such commercial tenants as the Irvine Company in 1935. The structure retains its architectural integrity although storefronts on Sycamore Street were modified in 1981-82. The structure's interior was altered in the same period but burned completely in 1983. The building's exterior and a representative storefront remain intact despite the fire.

57. 413-415 N. Sycamore Street
Rohrs Building
- Built: 1924
Contractor: George Preble

This two-story brick commercial establishment has retail space on the ground floor and office space at the second level. The structure is unaltered above the ground level storefronts and is faced with a salmon-colored, ceramic brick. The building shows modified tri-partite double hung windows and a building insignia with the owner's name at the cornice. The structure maintains historic integrity despite a mid-1960 alteration to the storefronts and transom window openings.

59. 117-119 N. Sycamore Street
Parker's Auto Body
- Built: 1922

This ornate automobile dealership building was constructed for the local Nash auto dealer, the May Motor Co. The building employed patterned glazed brick and large showcase windows to display the new autos to the motoring public. Slight mid-1960 window alterations show on the Sycamore Street frontage.

60. 115 N. Sycamore
Central Auto Body Works
- Built: 1923
Architect: Unknown

This inexpensive simple brick warehouse building was part of the extensive auto-related buildings constructed at the southern end of the Historic District. The building originally was painted and there have been no exterior alterations.

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61. 10⁸ N. Sycamore Street Built: 1923
Zerman's Feed and Fuel Architect: H. Newton Thornton

This is another one of the simple brick warehouse buildings built in the early part of the 1920's near 1st Street. The simplified stepped parapet occurred frequently on warehouse buildings. The building was built at the same time as the Grand Central Apartments.

63. 413-419 N. Broadway Built: circa 1909
Fine Block Facade: 1926, altered c. 1933
Architect: 1909 - C.M. Jordon
Architect: 1926 - Frank Lansdown

This one-story corner grouping of four store bays faces Broadway and 5th Street. The current facade dates from the 1926 remodel by Frank Lansdown. The store bays facing 5th Street were created at the time of the 1926 major remodel. The structure at 419 N. Broadway was altered after the 1933 earthquake by the removal of a low decorative tower of about four feet in height. This feature balanced the architectural symmetry of the building and lended a more Mediterranean appearance to the complex.

64. 409-411 N. Broadway Built: 1926
Beem Building Architect: Frank Lansdown
407 N. Broadway Built: 1924
J.J. Wilson's Shoeshine Parlor Architect: Frank Lansdown
Facade: 1926

This two-story brick commercial building is composed of three structures under one facade constructed in 1926 for the same owner. The building was built in a modified Spanish style in the same style as buildings which stood north and south and by the same architect. The building employed cantilevered tile hoods flanking a central parapet and rejas in the transom openings to denote the Mediterranean imagery. The building was rehabilitate in 1982 to show the original parapet, tile hoods and historically contributive storefronts.

The current building at 407 N. Broadway was a one-story shoeshine shop that was integrated into the building with a new second story in 1926.

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65. 227. N. Broadway
Pacific Building
- Built: 1925
Architect: Sideny J. Babcock
Contractor: Sidney J. Babcock

This two-story 1920's brick business block was constructed with steel reinforcement and decorative terra cotta trim. The building was "designed to withstand earthquake shocks" and consisted of store bays on the ground floor and offices upstairs. Two large Beaux Arts influenced entry marquees are located on Broadway and 3rd Street.

66. 217-221 North Broadway
Gilmaker Auto Agency Building
- Built: 1931
Architect: Unknown

This small one-story style infill brick building is only approximately 30 ft. deep. The building was built as the front office on an auto sales lot and was expected to be used on a temporary basis, but the Depression precluded replacement by a larger building. This structure has two store rooms flanking an auto passage to the rear of the lot. A clay tile roof completes the Spanish style design.

67. 207 N. Broadway
Santora Building
- Built: 1929
Architect: Frank Lansdown
(Santa Ana)

This architecturally unique business block was constructed in the Spanish Renaissance Revival style with strong Churrigueresque influences. The two-story brick building has concrete ornamentation on the street frontages. Moderne influences of the late 1920's are seen in the tile work and cornice line. The structure was individually listed on the National Register in 1982. The building remains unaltered from its original configuration.

68. 207 W. 2nd Street
Southern Counties Gas County
- Built: 1923
Architects: Walker and Eisen
(Los Angeles)

This building was built by a Los Angeles contracting firm known as the Clark Brothers. This Georgian influenced brick business building was listed on The National Register of Historic Places in 1983. Architecturally unique in Orange County, it was restored to its original configuration in 1982.

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69. 200-222 W. 2nd Street
116-120 N. Sycamore
Grand Central Apartments

Built: 1924
Architects: H. Newton Thornton
(Santa Ana) and
F.L. Lindsay
(Long Beach)

A two-story brick apartment building, this building was constructed with retail store bays on the street level and apartments above. It was constructed in a simplified Spanish style of wire-cut brick and was added to the smaller Grand Central Market Building. Many of the storefronts have been altered during the 1950's and 1960's, but the structure is unaltered above the transom window line.

70. 113-117 N. Broadway
Grand Central Market

Built: 1922
Architect: W.W. Kays (Santa Ana)

This large market complex was modeled after the Los Angeles market of the same name. This one-story brick building was constructed with large trussed ceiling elements in an open warehouse format. The market contained stalls where individual merchants sold produce and goods. The structure is unaltered on the Sycamore Street frontage. The Broadway front entrance was modified in the mid-1960's.

71. 114-116 N. Broadway
Flagg Building

Built: 1924
Architect: Unknown

This two-story gray brick commercial building was built as a printing plant for A.G. Flagg. The structure showed a modified commercial Renaissance Revival front with double hung windows on the upper level. The building remains unaltered from its original construction.

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73. 202-208 N. Broadway
Empire Market Building
- Built: 1933
Architect: Unknown

This two-story brick Moderne styled business building is sheathed in concrete on its street facades. The building, with its monumental pilasters separating the retail store bays, is an local example of Zig-Zag Moderne building and the only extant Moderne commercial structure built in Santa Ana during the Depression. Art Deco grillwork shows over the transom window and Zig-Zag geometric cornice lies atop the building. The building has had only minor alterations since its construction in 1933.

74. 212-218 N. Broadway
Broadway Development Block
- Built: 1928
Architect: Unknown

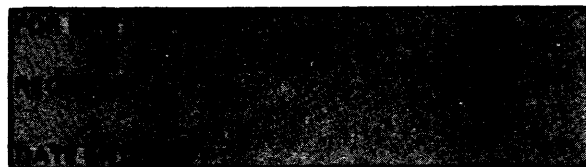
This one-story retail building is constructed of brick and extends over the entire corner from W. 3rd Street to Broadway. The present building retains the original format although a three foot high band of blue tile work below the cornice line was removed or covered in the mid-1950's. The many small retail space in the building are separated by classical columns the height of the storefront. The structure was speculative venture of the Santora Land Company, the development division of the Fairhaven Cemetery Corporation.

75. 302-310 N. Broadway
Gilmaker Broadway Block
- Built: 1922
Architect: Unknown

This large brick business block appears as one facade but was constructed as two buildings by two development groups at the same time late in 1922. The building on the corner was constructed by Joe Gilmaker and the northerly structure was constructed by the Santa Ana Development Company. Each structure is of earth tone wire-cut or "ruffled brick" and shows a classically influenced terra cotta frieze near the cornice line which extends the length of the structure. The storefronts underwent evolutionary remodeling throughout the 1940's and 1950's.

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76. 312 N. Broadway Built: 1910-11
Gerwig Bicycle Shop Architect: Unknown

The Gerwig Bicycle Shop building is a simple one-story poured-in-place concrete building. The building retains its transom windows and early storefront. The building is said to be the earliest poured-in-place concrete building, but recent research reveals that 302-304 W. 4th Street, a concrete building constructed one year earlier, has that distinction.

77. 410 N. Broadway Built: 1926
Broadway Barbershop Contractor: Justus Birtcher

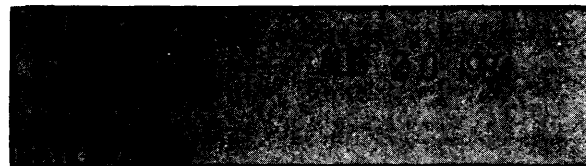
This small one-story barbershop building was built in a modified Spanish style and continued as a barbershop until late 1982. It retains its Spanish tile roof although the storefront was altered in the mid-1960's.

79. 422 N. Broadway
302-310 W. Fifth Street Built: 1926
Knights of Pythias Hall Architect: Godfrey Bailey (Santa Ana)
Contractor: Wm. Rohrbacker

This two-story plaster-covered brick fraternal hall has retail store bays on the street level and a large open hall on the second floor. The structure was built in the "Spanish" Style as was the description in 1926. The building is faced in plaster scored to resemble stone and has large Spanish parapets over the entry way and along the Broadway frontage. The building was constructed to mimic the Moorish motif of the Broadway Theater to the south and was built by the same architect.

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80. 313 N. Birch Street
American Legion Hall
- Built: 1911
Facade: 1934
Architects (Facade): Louis Dixon,
Christian E. Choate
and Curtis Bowman
(Santa Ana)

The existing American Legion Building dates predominately to the 1933 post earthquake reconstruction when the Italian Renaissance style was conveyed to the building. The two-story brick building then had a new construction performed on the front facade courtesy of the Reconstruction Finance Corporation grant of \$15,000 in 1934. The rear extension of the building was constructed in 1922 when a second floor was extended over the original drill hall.

The Birch Street frontage was altered in the 1960's when the stucco was removed from the brick on the front exterior. The building suffered severe fire damage in 1982, and was rehabilitated in 1984.

81. 315 W. Third Street
Dr. Horton Building
- Built: 1928
Architect: Fay R. Spangler (Santa Ana)

This small, well-constructed Spanish Revival professional office building, was constructed of brick and included such details as a courtyard with a fountain and a fish pond. The contractor was R.L. McMillian, a local builder, and building was landscaped and furnished with such classic California furnishings as American Indian baskets and cactus gardens.

82. 309 W. Third Street
- Built: 1932

This small brick one-story building was added after the construction of the Horton Building. It was constructed in a Spanish Style.

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**DOWNTOWN SANTA ANA HISTORIC DISTRICT - SOUTH
Non-Contributing Buildings**

5. 120 W. 4th Street Built: 1920
Don Roberto Jewelry Architect: W.W. Kays (Santa Ana)
Facade: 1937

This two-story brick commercial structure was constructed with a classical Greek influenced pediment and cornice. The structure was altered in approximately 1937 and the pediment was removed. The storefronts were altered from the original 1920 commercial design in the late 1960's and again in 1983.

7. 105-107 W. 4th Street Built: pre-1885
109 W. 4th Street Built: 1888
Pedrini's Building Architect: Antonio Covarrubias
Facade: 1983

This pair of two-story brick commercial buildings were extensively altered in 1983. All historic fabric was removed from the facades of both structures.

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9. 115 W. 4th Street Built: 1888
Home Mutual Building and Loan Building Architect: Unknown
Contractor: Chris McNeill
Facade: 1915 , 1950's

The original two-story Victorian-era common wall retail building was built during the railroad boom in 1888. The structure was subsequently remodeled in 1915 to show a large Renaissance influenced arch on the retail level and a Chicago style window above. The classical cornice was removed after the 1933 earthquake and the front was remodeled in the mid-1950's. The current facade dates to that remodel and the large stucco panel above the store front is covering the 1915 facade.

13. 220 W. 4th Street Built: 1888 , Remodeled 1919
Ed Waites Saloon & Billard Hall Facade: 1955

The original one-story brick Victorian retail building has a 1919 retail storefront that has been covered with historically non-conforming signage in the 1950's - 1970's. The upper level and transom area is obscured by signage and a flush stucco panel.

15. 201 W. 4th Street Built: 1952
Woolworths Architect: Gilbert Stearns

The large one-story retail building with a hanger-shaped truss roof was constructed on the site of the 1888 Brunswick Hotel.

18. 219 W. 4th Street Built: 1885 , Altered 1950's , 1983
Crabtree Saloon Architect: Unknown

This small one-story brick retail structure was a Victorian-era saloon building until the local prohibition of 1906. This building was extensively altered in the mid-1950's when most historic fabric was removed. The current facade dates from the 1983 remodel of the 200 block of W. 4th Street when the front was rebuilt using ceramic brick.

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21. 302-308 W. 4th Street
Gilmaker Block
- Built: 1920
Architect: Edwin C. Thorne
(Los Angeles)

This single story brick commercial block was built on the foundation of the first pioneer general store by R.C. McMillian, Contractor. The structure of old gold pressed brick with ivory white glazed brick inset with tile. The building has been altered along the 4th Street frontage by the addition of a stucco veneer, removal of a cornice detailing, and the addition of an aluminum canopy above the storefronts. The storefront at 302 W. 4th Street was altered in the mid-1960's by the addition of aluminum windows.

28. 315 W. 4th Street
Wilcox Block
- Built: circa 1885

This small pioneer-era retail store bay is one story and was originally part of a group of four adjacent pioneer-era retail stores under one Victorian cornice. The front of this building was altered in the late 1930's to render the building architecturally non-contributive.

29. 317 W. 4th Street
Montague Building
- Built: pre-1885
Facade: 1948

The original small single story pioneer brick commercial building's front was completely remodeled in 1948 rendering the building architecturally non-conforming. The building originally shared a Victorian-era cornice with the three single story store bays to the east.

47. 305 N. Main Street
- Built: circa 1900

This small brick one-story retail building of 65 feet in depth was constructed around 1900 as a retail shop. The storefront was remodeled in the late 1920's to integrate the front with 301-303 N. Main Street. The current front is the result of a mid-1970's remodel that stuccoed over all the historic features.

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50 410 N. Main Street Built: circa 1888
A.W. Stahl Building Facade: 1929

This two-story brick structure was built in the late 1880's and remodeled several times afterward; The facade dates principally to 1929. The most current remodel is a circa 1965 stucco panel that completely covers the upper level. Storefronts date to the mid-1960's. The building is connected to the rear of 105 and 107 W. 4th Street and was used as the Main Street entrance for a variety of retail stores at the 4th Street location.

53. 302-304 N. Main Street Built: 1921
Andre Building Facade: 1937

This simple, one-story brick commercial building was constructed with three retail store bays along Main Street under a simple classical cornice. A 1937 remodeling has altered the exterior of the building and changed the historic character of the structure.

58. 201 N.Sycamore Built: 1937
Greyhound Bus Terminal Facade circa 1965

This simple, streamline moderne supermarket building was altered in the mid-1960's when it became an automobile dealership. Some potential exists for recovering the original Sycamore Street facade.

72. 118-122 N. Broadway Built: 1928
Montgomery Ward Building Architect: Unknown
Contractor: Wilson & Beaver

This two-story Spanish style brick building was constructed by the Santa Ana Development Company, builders of the Grand Central Building, under lease to Montgomery Ward Company. The current exterior and interior appearances date to a September 1950 remodel but the overall form remains intact. The local offices of the Depression-era Relief Administration were located in this building.

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78. 416 N. Broadway
Broadway Theater
- Built: 1925
 Facade: circa 1955
 Architect: Godfrey Bailey (Santa Ana)
 and Carl Boller (Los Angeles)
 Contractor: C.T. McGrew & Sons

This ornate local version of the Paramount Theater in Los Angeles burned in the mid-1950's and was remodeled in the International-influenced style employed in the present facade. The earlier historic fabric was completely altered in the fire and the subsequent remodel.

DOWNTOWN SANTA ANA HISTORIC DISTRICT - SOUTH Parking/Vacant Lots

24. 318-320 W. 4th Street
Burned Building Site
- Built: c 1920

This two story brick commercial block was burned in 1978 and is now a vacant lot with basement.

51. 312 N. Main Street

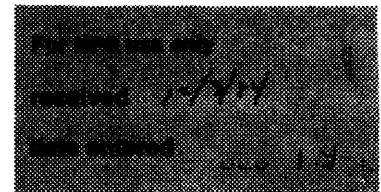
Parking lot

62. 200 N. Sycamore
Electrical Substation Yard
- Built: N/A
 Architect: N/A

This electrical substation is being used ass a utility yard for the Edison Company. It was formerly the site of the Southern County Gas Company utility yard.

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DESCRIPTION: Supplementary Information
November 1984

The following properties have been re-evaluated in accordance with National Register guidelines to determine if they contribute to the districts.

CONTRIBUTING PROPERTIES

12 214 - 218 W. 4th Street
Riverine Block

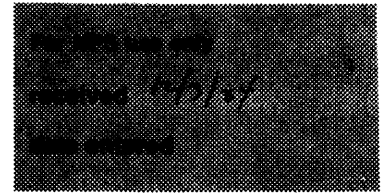
Building's appearance dates from a 1933 remodeling following the earthquake. This remodeling falls within the period of significance of the district, which terminates with the rebuilding or remodeling of many buildings within the district in 1933-34. The earthquake was a major event in the history of the district, and its effects are still represented in the district by numerous remodelings in the Art Deco and Moderne styling popular in the early 1930s. The subject building still retains its appearance from the post-earthquake remodeling. The upper two thirds of the facade still retains its 1933 integrity of design and makes a positive contribution to the streetscape; only the lower one third, the store fronts, have been modernized.

22. 310 W. 4th Street
Bon Ton Bakery

This small building still retains its appearance from its post-Earthquake 1933 remodeling. The Moderne treatment of the building is typical of the remodelings that occurred at this time, reflecting the final phase of development within the district: the rebuilding after the Earthquake. The building retains its appearance from the period of significance of the district and makes a positive, if modest, contribution to the district.

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CONTRIBUTING PROPERTIES (Cont.)

23 312 - 316 W. Fourth Street
 Semi Tropic Hotel

The 1888 building was substantially remodeled in 1933 styling following the Earthquake. It retains its appearance from the period of significance of the district. Its visual continuity with the streetscape has been strengthened by the recent removal of signage and sheathing over much of the ground floor, returning the facade to its 1933 appearance. The current appearance is documented in supplementary photograph #4 of 13.

25 324 W. Fourth Street
 West End Theatre

The building is currently undergoing rehabilitation in accordance with the Secretary of Interior's Standards. The metal sheathing has been removed, revealing the original polychrome brick facade. Supplementary photo 5 of 13 shows the current appearance of the building.

26 301-309 West Fourth Street
 Phillips Block

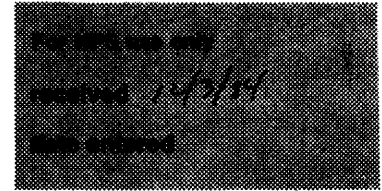
The building retains its 1925 appearance, created when three earlier buildings were unified behind a common facade. The building was covered by a metal screen in the 1960s; this feature has now been removed revealing the entire 1925 facade which makes a strong positive contribution to the district. The building is currently undergoing rehabilitation utilizing the Secretary of the Interior's Standards. Supplementary photo 6 of 13 shows the current appearance of the building.

27 311-313 West Fourth Street
 Wilcox Block

This one-story commercial building was recently restored to its early 1930s appearance, within the period of significance of the district. Although several different storefront remodelings are evident, all date from the 1920s and early 1930s and contribute to the historic character of the building. Although small, this building still makes a positive contribution to the district. The current appearance of the building is shown in supplementary photo 7 of 13.

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CONTRIBUTING PROPERTIES (Cont.)

30 400-402 W. Fourth
 Company L. Armory

The 1889 building was remodeled in 1915, then covered over by later alterations. The later exterior sheathing was removed earlier this year (1984), and the building was restored to its 1915 appearance utilizing the Secretary of the Interior's Standards. It now makes a positive contribution to the character of the district. Supplementary photo 8 of 13 shows the current appearance of the building.

34 414 W. Fourth Street
 Parsons Market Building

The building contributes to the streetscape through compatible scale, materials, and age. Integrity of design has been compromised by recent rehabilitation work, which removed the store bays on the ground floor. Since the upper story remains intact, as well as the entrance in the most westerly bay on the ground floor, it was felt that the building contributes to the district.

37 106 E. Fourth Street

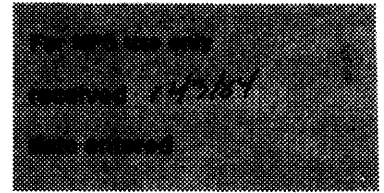
The present facade dates from a 1933 reconstruction after the earthquake, and represents an appearance which is within the period of significance of the district. The 1933 wall surface above the store front is intact, but obscured by present signage. This alteration is easily reversible.

40 116 E. Fourth Street
 Brunner Building

The facade of the building dates from a major remodeling in 1931, within the period of significance of the district. The polychrome brick treatment makes a positive contribution to the district. The transoms are covered with removeable metal sheathing, an easily reversible alteration. Only the lower third of the building has been altered substantially.

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CONTRIBUTING PROPERTIES (Cont.)

42 California Commercial Bank
120 E. Fourth Street

This early building was totally remodeled in 1911 to a Classical Revival appearance, an appropriate image for a banking institution of the period. The entire second story remains intact, but is covered by metal signage on the facade and on a portion of the side. This alteration is easily reversible. Although the ground floor was heavily altered in the 1950s, it was felt by the Review Board that the building, although compromised, still makes a positive contribution to the district.

NON-CONTRIBUTING PROPERTIES

A-2 First Presbyterian Church
601 N. Sycamore Street

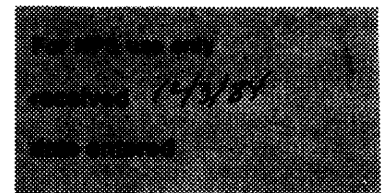
The original 1906 building was substantially remodeled in 1937; its present exterior appearance dates from that time. The simplified Gothic styling is pleasant and the scale and character of the building is compatible with its neighbors. Although the building makes a positive contribution to the visual quality of the area, the quality of its 47 year old exterior is not exceptional enough to exempt it from the criteria consideration regarding buildings less than 50 years of age.

4 Orange Savings
116 W. 4th Street

Building was viewed on site by the review board and determined to be contributing on a split vote. Integrity of this two story building has been impaired by severe ground floor alterations. While the quality of the remaining second story is outstanding, the ground floor is new and bears no relationship to the historic character of the building or the district. The loss of the base of the massive terra cotta columns severely compromises the original architectural intent of the building.

**United States Department of the Interior
National Park Service**

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



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NON-CONTRIBUTING PROPERTIES (Cont.)

- Beem Block
19 221 W. 4th Street
20 223 W. 4th Street

The building was the subject of considerable discussion by the Review Board and approved as contributing on a split vote. Integrity has been severely compromised. The right half (No. 19 at 221 W. 4th) has lost its integrity of design and does not contribute to the district. The left portion (No. 20 at 223 W. 4th) has lost the ornamentation on its facade, as well as the cornice. Since a large portion of the 1926 Spanish Colonial Revival remodelling of the earlier 1886 building still remains on the West side, the review board felt the beem block contributed to the streetscape on Broadway. Viewed as a percentage of the whole building; however, it does not appear to have sufficient overall integrity to qualify the beem block as a contributor

- 32 Clausen Block
408 W. Fourth St.

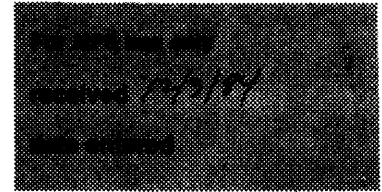
This two story brick building was built in 1908-09 and remodeled in 1921 to house the Clausen Furniture Company. Although the upper story and cornice of the building complement the rhythm, scale and character of the streetscape, a 1980 ground floor renovation seriously detracts from the historic character of the building. Because the ground floor remodeling now dominates the composition, a re-evaluation of the building to non-contributing status appears to be justified.

- 38 Shaffer-Wakeham Building
108-112 East Fourth Street

Three 19th century buildings were unified behind a common facade in 1887 to create The Shaffer-Wakeham Building. The building was subsequently remodelled in 1928 and 1932. Only the easternmost third of the building retains its appearance from the period of significance of the district. While this portion makes a strong contribution to the streetscape, the building as a whole retains less than half of its historic appearance; this issue was discussed by the review board, whose members were divided in opinion on the building's ability to contribute to the district.

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NON-CONTRIBUTING PROPERTIES (Cont.)

39 George Edgar Block
114 E. Fourth Street

The massive ground floor alterations detract substantially from this two story building's ability to make a positive contribution to the district. While the masonry pattern of the second story appears to match that of the original, the windows have been enlarged and the cornice removed.

77 Broadway Barbershop
410 N. Broadway

This small 1926 building was designed in the popular Spanish Colonial Revival styling of the period. Its contribution to the district is minimal, as the sloping tile roof is the only reminder of its original design. The entire storefront was removed in the 1960s, so that only a fraction of the original facade remains.

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 checked="" 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 checked="" type="checkbox"/> 1800–1899	<input checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input checked="" type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1877-1934 **Builder/Architect** See Description

Statement of Significance (in one paragraph)

The Downtown Santa Ana Historic District is significant as the largest and most representative collection of downtown commercial buildings in Santa Ana and Orange County. As the county seat of Orange County and the county's largest extant historic downtown, Santa Ana was the commercial, governmental and professional center of Orange County from the mid 1880's until the post-World War II era. The district shows the physical evidence of the cycles of commercial growth and prosperity that characterized the county from its founding in 1889 to the great earthquake of 1933. The stylistic and design features of each of the predominant Southern California architectural periods are embodied in the physical structures in downtown Santa Ana. These structures show the collective work of several generations of regional architects and the collection of buildings conveys a strong sense of time and place. The district maintains design integrity that is reflected in the changes in architectural fashion over time and preserves key individual examples of important periods of architectural development.

Santa Ana was founded by William Spurgeon in 1869 as a speculative townsite on part of the Spanish land grant known as Ranch Santiago de Santa Ana. Early growth and development was stimulated by the arrival of the Southern Pacific Railway in 1878 and the Santa Fe Railroad in 1886. By the end of the 1880's Southern California railroad boom, Santa Ana's downtown business district was defined by five city blocks of brick business building on 4th Street with the intersection of 4th Street and Main Street as the heart of the city. Few exterior examples remain from Santa Ana's Victorian era although, several upper floors of business block interiors along 4th Street retain intact Victorian features.

The regional pre-World War I prosperity of Southern California has left more visible examples in Santa Ana. The period 1911-15 saw many characteristic new business blocks or remodels along 4th Street and new civic buildings constructed to the north near Civic Center Drive and Main Street. The extensive use of glazed or ceramic brick is characteristic of Santa Ana architecture of this period. The finest example of this significant type is seen in the National Register listed Spurgeon Building (1913). New buildings on the west end of 4th Street such as the West End Theatre (1915) and the Lawrence Building (1915) are other significant examples of this period.

Santa Ana's downtown expanded in the 1920's and the growth was in the form of new construction instead of rehabilitation and reconstruction as was often the case in 1911-1915. The 1920's brought rapid automobile-based commercial expansion. New construction along North/South arterials such as Main Street and Broadway extended the footprint of the downtown to the present National Register boundaries. The commercial center along 4th Street now served a much larger county population as growth in small cities in the area spurred Santa Ana's commercial prominence. Santa Ana was the professional center of Orange County in the 1920's as prominent lawyers and doctors located in equally prominent new highrises at 4th and Main (First National Bank Building, 1923) and executive office spaces (Santora Building, (1929).

9. Major Bibliographical References

1. Cultural Heritage Reports, City of Santa Ana Cultural Heritage Committee, 1972-1983.
2. Historic Property Survey, Santa Ana Transportation Terminal, Appendix D. Orange County Transit District, February 1980.

10. Geographical Data

Acreeage of nominated property 24.5 ac.

Quadrangle name Tustin, Orange

Quadrangle scale 1:24000

UMT References

A

1	1	4	1	9	8	8	0	3	7	3	4	7	2	0
Zone		Easting						Northing						

B

1	1	4	1	9	8	8	0	3	7	3	4	1	0	0
Zone		Easting						Northing						

C

1	1	4	1	9	3	3	0	3	7	3	4	1	0	0
Zone		Easting						Northing						

D

1	1	4	1	9	3	3	0	3	7	3	4	7	2	0
Zone		Easting						Northing						

E

Zone		Easting						Northing						

F

Zone		Easting						Northing						

G

Zone		Easting						Northing						

H

Zone		Easting						Northing						

Verbal boundary description and justification

The district is divided into ²_A sections: northern and southern. The northern section encompasses the civic and institutional section of the old downtown, while the southern section is the commercial core. Boundaries are based upon remaining integrity as discussed in the text, and are shown on attached Legal

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

Boundary Plan.

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title Harold M. Thomas

organization Heritage Orange County

date July 1983 (updated 4/84)

street & number 106 W. Fourth Street

telephone (714) 835-7287

city or town Santa Ana

state California 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

Miriam Mitchell-Ulson

title

Deputy State Historic Preservation Officer

date 8/13/84

For HCRS use only

I hereby certify that this property is included in the National Register

Carol D. [Signature]

12-19-84

Keeper of the National Register

Attest:

Chief of [Signature]

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

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The primary historic significance of downtown Santa Ana is found in its 1920s commercial and architectural identity. The architecture of the 1920s was Spanish Colonial Revival in style with numerous regional adaptations. The local "Spanish Style" covered the range from the Churrigueresque Santora Building (1929) to the more Mission-influenced Broadway Development Block (1928). In the 1920s Santa Ana experienced two distinct growth periods centering around the years 1922 and 1928.

While the historical and architectural significance was primarily a result of changes in the 1920s, the earthquake of 1933 left more visible physical alterations than any other event in Santa Ana's history. The earthquake came at a time of economic collapse, so the reconstruction of the physical fabric of the city was simple in design and inexpensive in character.

Elaborate cornices on classical facades were replaced by simple Moderne geometric designs. The present day absence of exterior Victorian architecture was the result of the loss of entire blocks of Victorian-era brick cornices and Italianate features. The post-earthquake materials were predominately stucco and concrete and replaced the brick construction of earlier growth periods. Storefronts were not so severely affected and many contributive structures retain 1920s storefronts with Moderne post-earthquake upper levels (113 W. 4th Street).

The architectural significance of the downtown includes the immediate post-earthquake reconstruction because of the great number of facade alterations of this period.

As the county seat and professional center of Orange County, Santa Ana was beneficiary of a great amount of work by regional architects. Such recognized Los Angeles architects as Ernest Coxhead (Church of the Messiah, 1888), John Parkinson (First National Bank, 1923) and Walker and Eisen (Southern Counties Gas Company, 1923) all produced work in Santa Ana. Several other active and prominent architects who deserve more historic recognition include Horace Austin of Long Beach who designed city halls in at least three Orange County cities and the Masonic Temple (1932) in Santa Ana. Additionally, Frederick Ely (for institutional buildings) and Frank Lansdowne (for commercial structures) deserve recognition for major impacts on the architectural face of downtown Santa Ana. These latter two architects were based in Santa Ana.

The historic district boundaries reflect the impact of "modern" changes in the period 1950-1980. The 4th Street commercial strip is without significant intrusion, however, the district is divided into northerly and southerly components to reflect intrusive changes between the elements. This division has historical precedent as the civic and religious activities have been historically segregated along what is now Santa Ana Boulevard and Civic Center Drive. These civic and religious structures have always been functionally separate from the retail and professional business area.

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The district south of 4th Street extends along the two major north/south arterials, Broadway and Main Street. The boundary has been drawn to reflect the lack of historic integrity along 3rd Street and Sycamore Street.

Many of the listed noncontributive structures show evidence of potential historic fabric, and recent renovations of historic structures in the 100 and 200 blocks of West 4th Street confirm the presence of such historic elements under circa 1955 signage and similarly aged stucco modernizations. It is estimated that less than 10% of the district is comprised of non-contributive buildings without potential for retaining historic fabric beneath their present facades.

In conclusion, the Downtown Santa Ana Historic District is significant for the following reasons:

1. The district has retained its historic integrity from the period of significance as the professional and commercial center of Orange County.
2. The district strongly conveys a sense of time and place as the commercial heart of Santa Ana.
3. The district shows the major architectural phases of historic urban development in the county from the 1880's until the time of the 1933 earthquake .
4. The district constitutes a significant architectural assemblage containing numerous individually distinguished buildings and the works of notable regional and local architects.

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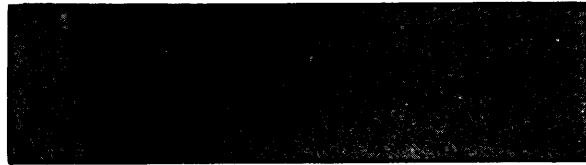
CONTINUATION SHEET

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3. Santa Ana's Architectural Heritage, Santa Ana Historic Survey, 1980.
Kathleen Les, et al. Private
4. Santa Ana Historic Register, City of Santa Ana,
City Clerk's Office, 1982 to date.
5. Santa Ana Historic Survey Files, Heritage Orange County, Inc.
1979-80, Vol. 1.
6. Sleeper Historical Collection and Files, Jim Sleeper.
Tustin, California; 1970-1983.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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



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PAGE

ILLUSTRATION KEY

**Downtown Santa Ana Historic District
Santa Ana, Orange County, California**

The following symbols are used to indicate the location of buildings and photos on the attached exhibits.

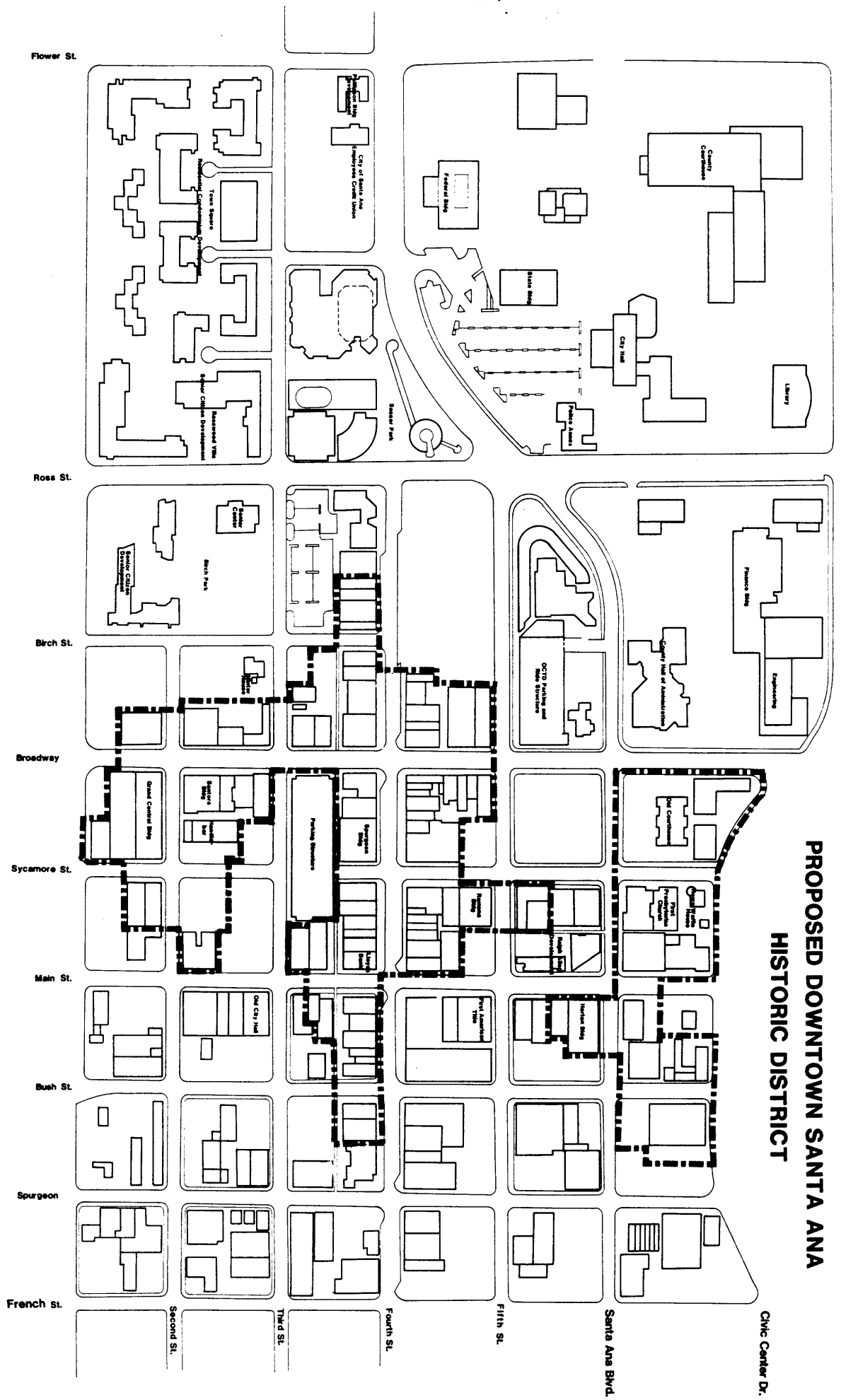
A1-A18. The northerly portion of the Historic District is keyed with numbers prefaced by "A". This key system is found on the illustrative exhibit, individual building photographs, and in the text description.

#'s 1-85. The southerly portion of the Historic District is identified with numerical keys. These numbers identify buildings in the text, on the illustrative exhibit, and individual building photographs.

S1-S14. All block by block streetscape photographs are numbered S1 through S14 and the location is identified by the key # on the photo location map.

H1-H10. These symbols identify historic photos of 4th Street and important individual buildings that are still standing.

PROPOSED DOWNTOWN SANTA ANA HISTORIC DISTRICT



Civic Center Dr.

Santa Ana Blvd.

Fifth St.

Fourth St.

Third St.

Second St.

French St.

Spurgeon

Bush St.

Main St.

Sycamore St.

Broadway

Birch St.

Ross St.

Flower St.

Trans Square
Historical Commission Building
Renaissance Villa
Spur Clinic Development

City of Santa Ana
Employee Credit Union
Federal Bldg

Saner Park
State Bldg
City Hall
Public Affairs

Library
County Courthouse
City Hall
Public Affairs
State Bldg
Federal Bldg

Birch Park
County Courthouse
County Hall of Administration

Various building footprints

Various building footprints

Francis Bldg
County Hall of Administration
Expanding
OCTD Parking and Auto Structure

Grand Central Bldg
Various building footprints

Various building footprints

Various building footprints

Old City Hall
Various building footprints

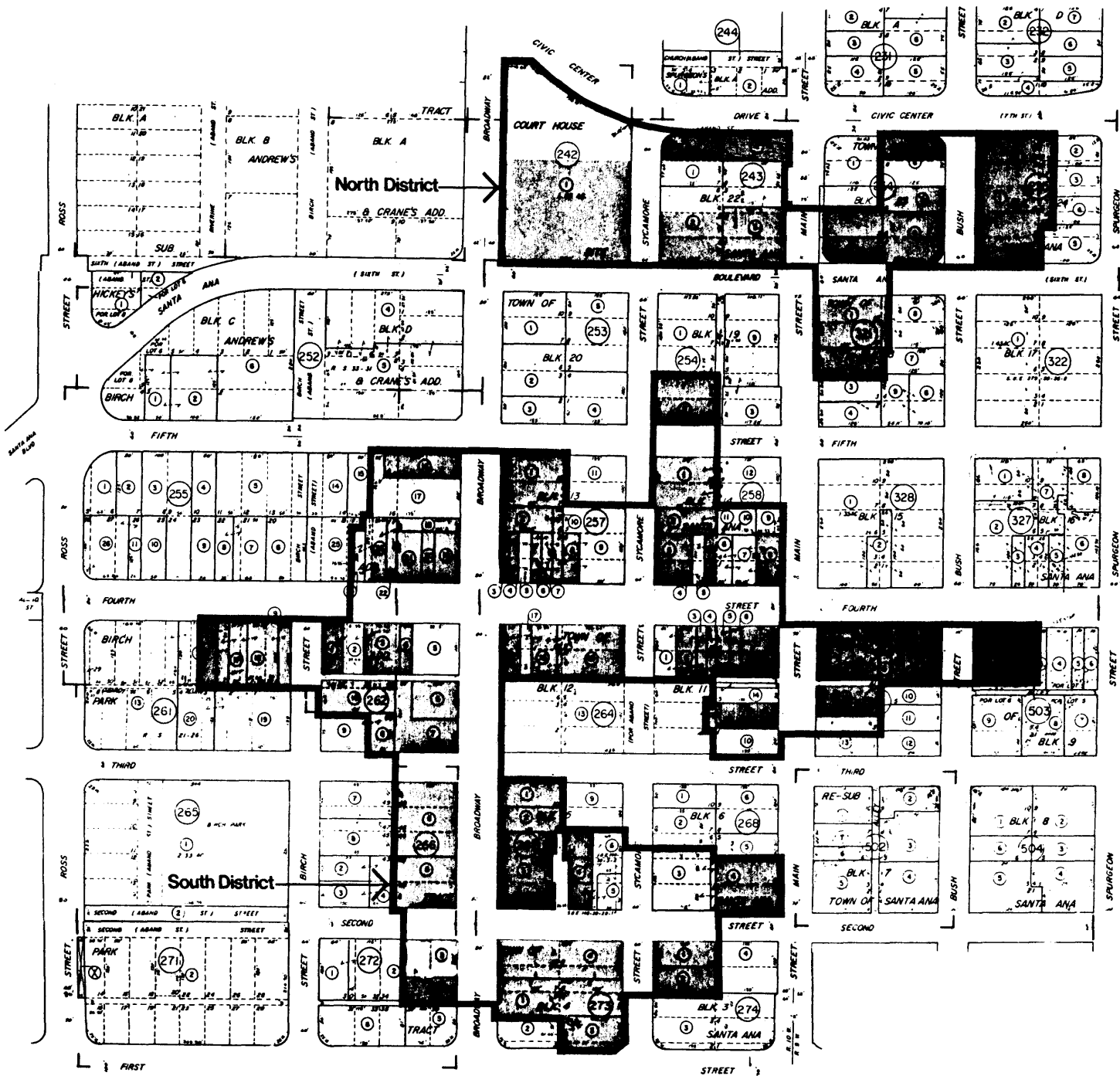
Various building footprints

Various building footprints

Various building footprints

Various building footprints

Various building footprints



Legal Boundary Plan

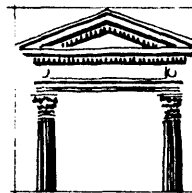
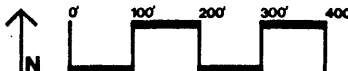
LEGEND

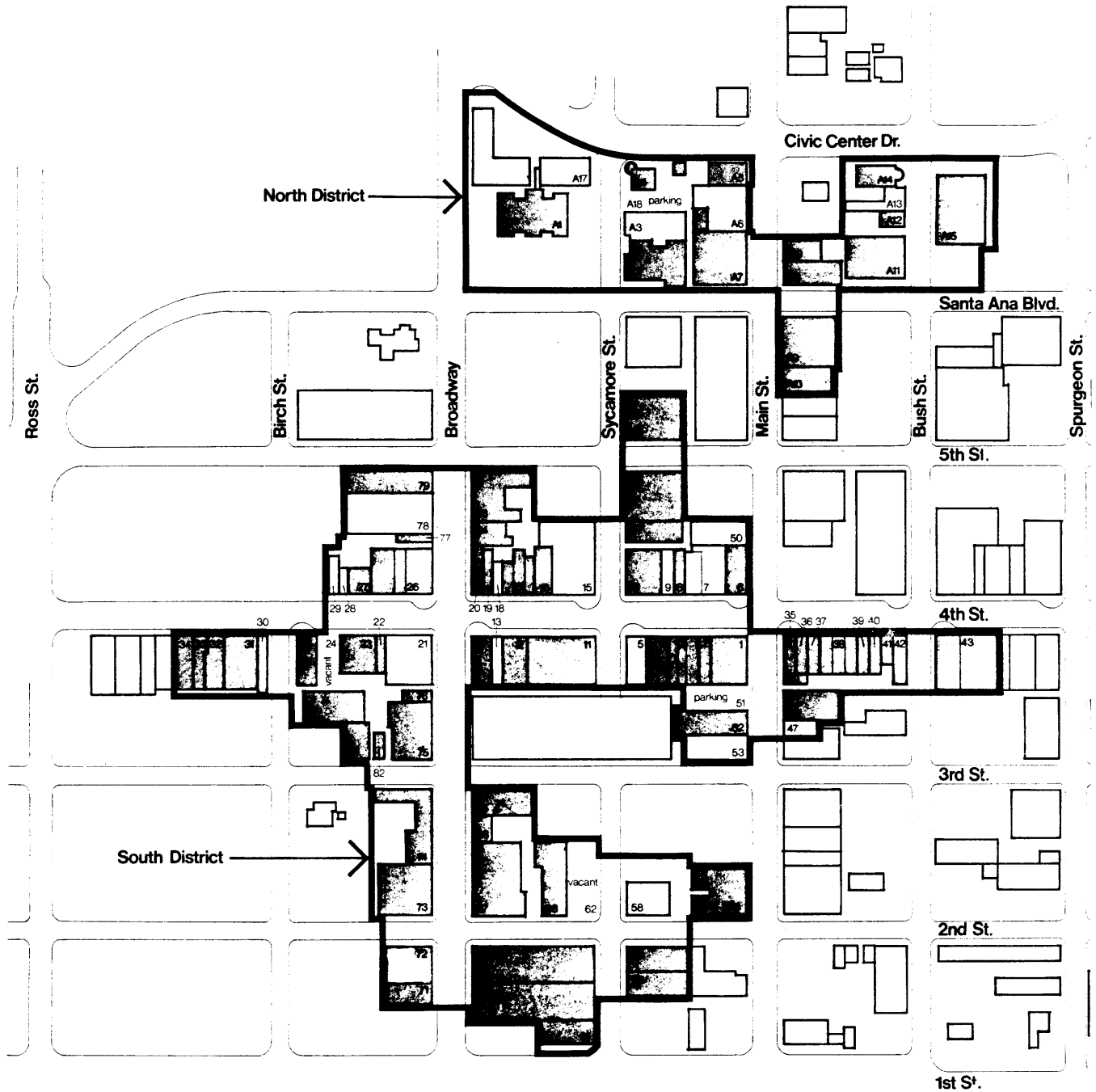
-  Contributive
-  Noncontributive

Prepared by:
Heritage Orange County
Michael B. Weidman AIA
Architect

Downtown Santa Ana Historic District

National Register of Historic Places





Illustrative Plan

(Building numbers shown)

LEGEND

-  Contributive
-  Noncontributive

Prepared by:
Heritage Orange County
Michael B. Weidman AIA
Architect

Downtown Santa Ana Historic District

National Register of Historic Places



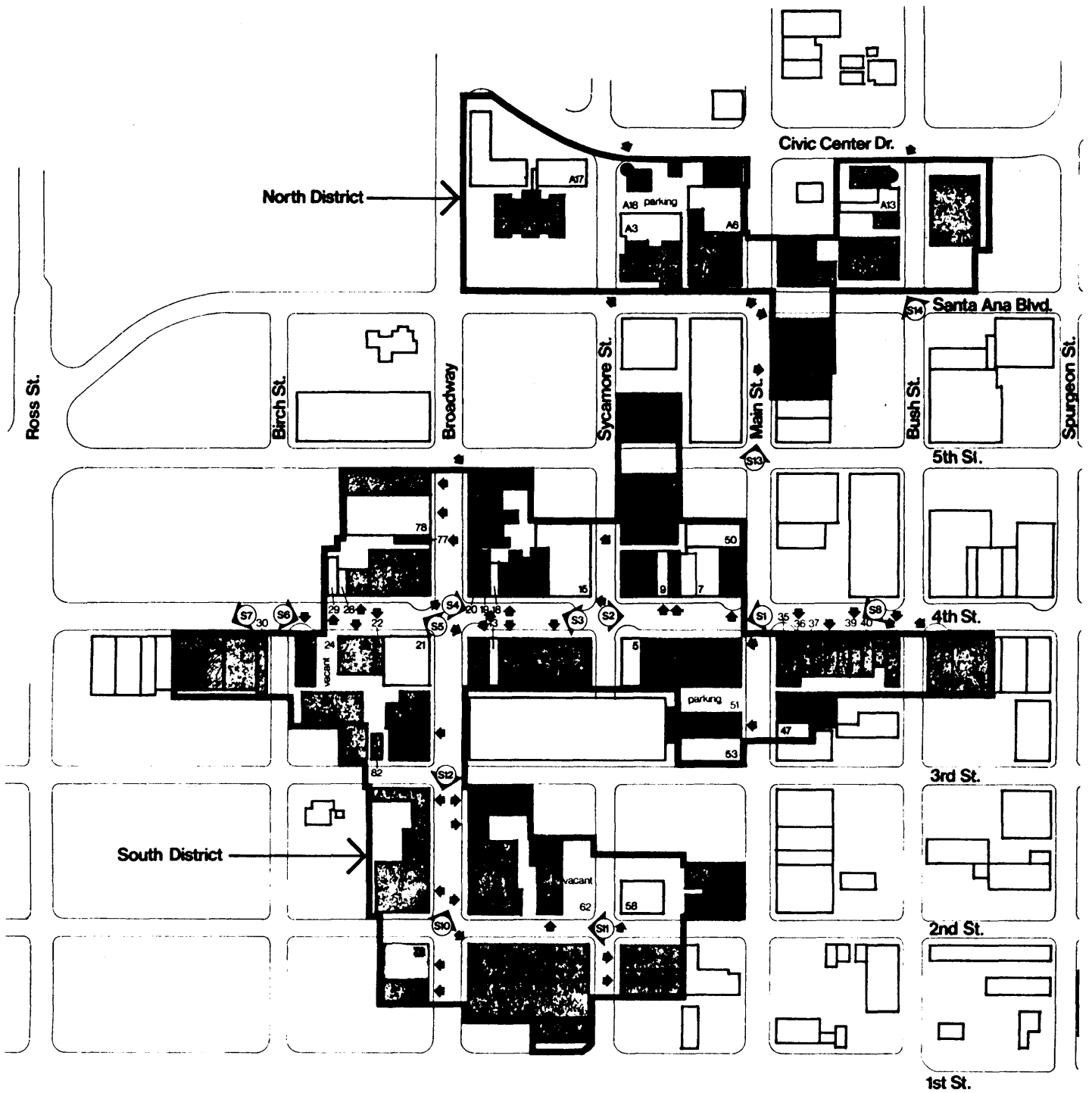




Photo Location Plan

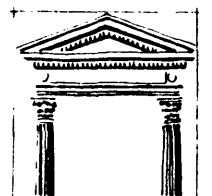
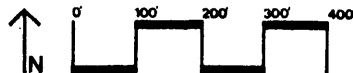
Downtown Santa Ana Historic District

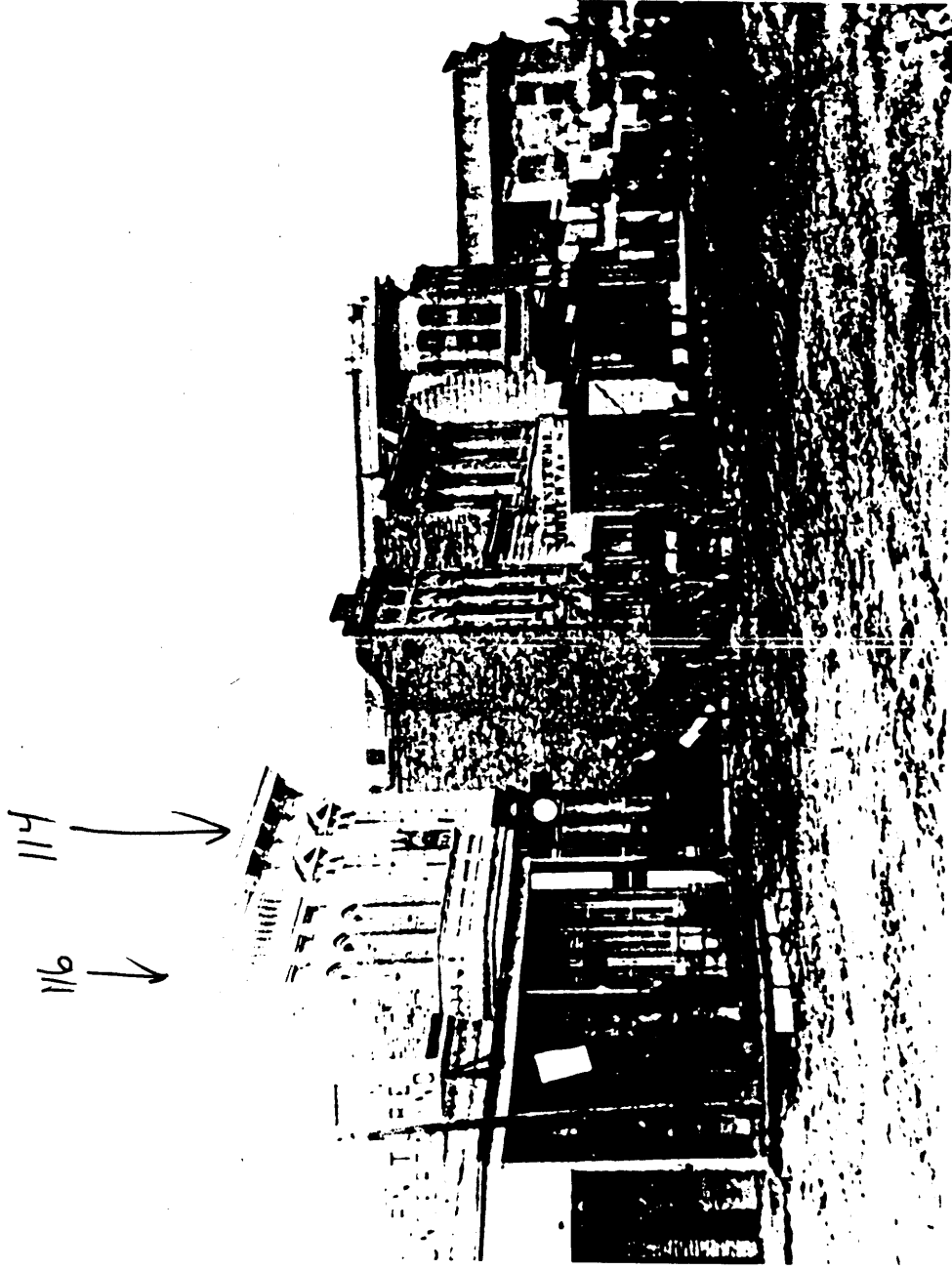
National Register of Historic Places

LEGEND

-  Streetscape Photographs
-  Building Facade Photographs
See text for street address

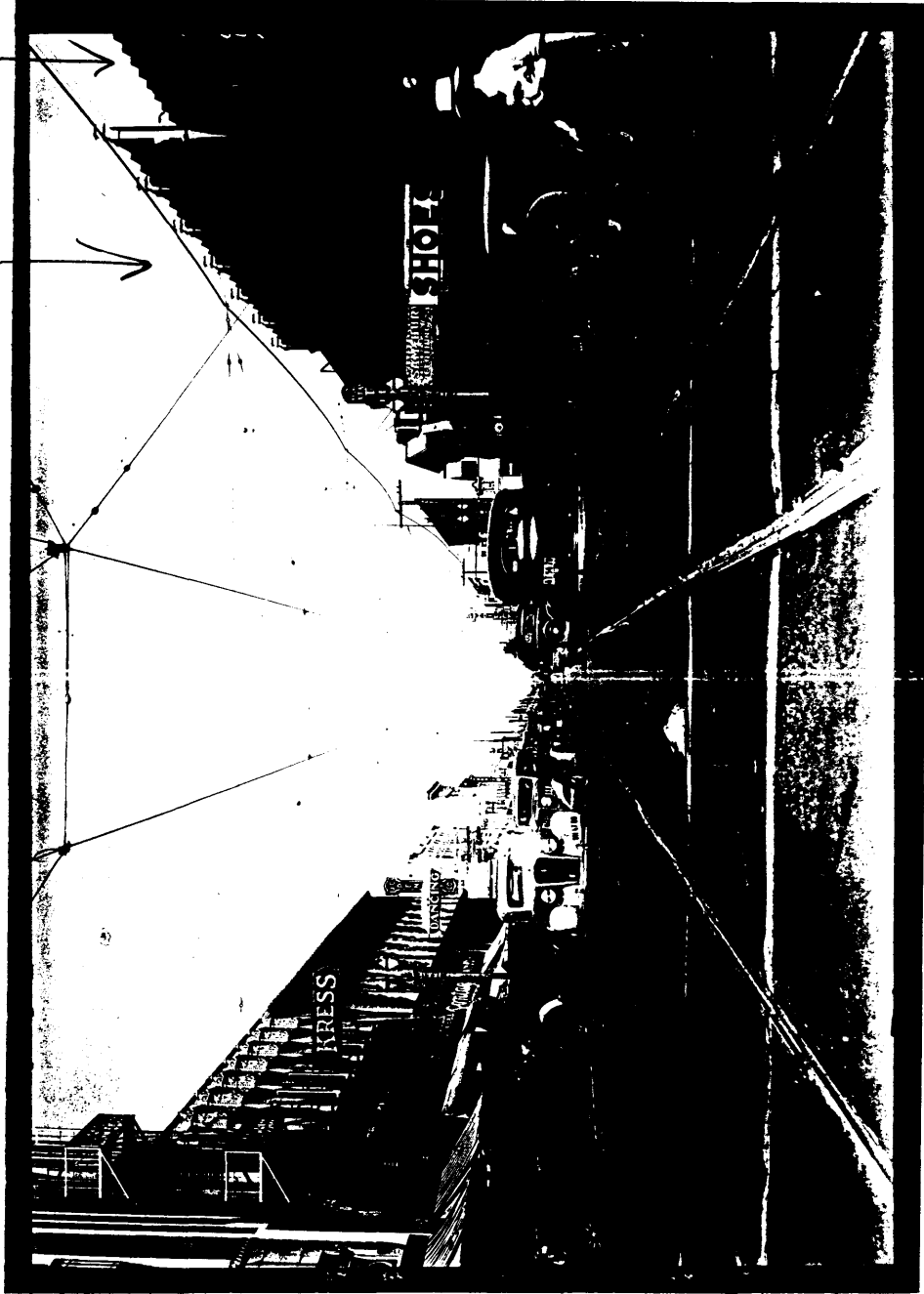
Prepared by:
Heritage Orange County
Michael B. Weidman AIA
Architect





ca 1895

108-112 E. 4TH 106 E. 4TH



ca. 1935



. ca. 1924