

**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

RECEIVED

SEP 14 1982

**1. Name**

OHP

historic Santora Building

and/or common Santora Building

**2. Location**

street & number 207 N. Broadway n/a not for publication

city, town Santa Ana n/a vicinity of congressional district 38th

state California code 06 county Orange code 059

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input 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 type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name Kilkenny Associates, a California limited partnership

street & number 567 San Nicholas Drive

city, town Newport Beach n/a vicinity of state CA 92660

**5. Location of Legal Description**

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

street & number 630 N. Broadway

city, town Santa Ana state CA

**6. Representation in Existing Surveys**

title Santa Ana Historic Survey (contributor to district) has this property been determined eligible?  yes  no

date March 1980  federal  state  county  local

depository for survey records State Office of Historic Preservation

city, town Sacramento state CA

# 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	n/a
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

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

The Santora Building is a prominent example of the Spanish Renaissance revival theme popular in Southern California in the late 1920's. The building is built of brick faced in mortar. The two story structure at the northeast corner of Second and Broadway provides retail store bays on the lower floor arranged around a central courtyard above.

The building is conceived in a symmetrical format utilizing prominent bay divisions to emphasize balance and harmony seen in the interplay of arches, windows, and wrought iron transom elements. The wide bay divisions--three along Broadway and two along Second Street--are ornamented with Churrigueresque elements which include scrolls, demonic figures, urns and emblems. These cast concrete features are gathered above ornamentally arched window hoods and raised parapets. The large multi-paned windows are delineated with balconies below. The central bay division along Broadway forms the main entry and includes additional Spanish Renaissance detail echoing that of the window hoods.

The ground level storefronts are unaltered from their original construction. Large fixed-pane display windows are separated by recessed store entrances.

The store bays have sunburst terrazzo patterns and art deco influenced tilework along the bulkhead.

The entry lobby features a vaulted ceiling contrasted by a large sunburst pattern terrazzo floor, and display cases are located in the large entry area.

The interior second floor area is reached from a large split level staircase which rises beneath a vaulted ceiling. On either side of the main stairwell a skylight of polychromed cathedral glass lights an interior courtyard. The retail spaces and offices of the upper level are arranged around a central common area which is framed by columns with large baroque capitals. The interior is unaltered from its original composition and construction.

# 8. Significance

Period	Areas of Significance—Check and Justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-1929	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 7/7/28-5/29      **Builder/Architect** Frank Lansdowne - architect  
 W. H. Bowman, contractor

**Statement of Significance (In one paragraph)**

The Santora Building is one of Santa Ana's most architecturally important structures. It was designed in 1929 by architect Frank Lansdowne who specialized in the Spanish revival style of architecture. This building was his largest and most ornate in the Spanish style and was the last large structure built in the City of Santa Ana prior to the Depression of the 1930's. The Santora Building is architecturally unique in the local community; its striking Churrigueresque ornamentation is the most elaborate in the city of Santa Ana. The cast concrete decorative work combined with extensive ornamental ironwork at the transoms give the structure an architectural presence otherwise unknown in Orange County.

The Spanish Renaissance detailing shows the strong architectural influence of the California Pacific Exposition in Balboa Park, San Diego in 1915, which helped to popularize a type of architectural design that exhibited itself in such structures as the Santora Building. This is Orange County's major building that showed a high degree of architectural uniformity within the Spanish Renaissance style.

The building has such fine elements as sunburst patterned terrazzo, free-standing display cases and a large interior courtyard space under a vaulted ceiling.

The interior features are significant and include ornate capitals, period light fixtures, and skylights of cathedral glass. The office spaces on the second floor are arranged around the central court into which rises the main stairwell amid detailed wrought ironwork.

The structure has historical significance for its use as the City Hall after the 1933 earthquake had damaged the then existing City Hall. The building was also the location of a famous tea room run by Irene Daniger. This restaurant, famous in the late 1930's, was a popular stopping place for Hollywood stars after touring the orange groves surrounding Santa Ana. Such notables as Jack Benny, William Holden, Barbara Stanwyck, and Rita Hayworth signed the register at Daniger's Tea Room.

The Santora Building derived its name from the contraction of 'Santa Ana' and 'orange', and was the name of the development group responsible for its construction.

## 9. Major Bibliographical References

Santa Ana Daily Register Newspaper - 5/11/29, p.24  
 Santa Ana Daily Register Newspaper - 12/12/34  
 Irene Daniger, "Her Recollections"  
 Ebell Society of the Santa Ana Valley, 1980

## 10. Geographical Data

Acreeage of nominated property .43

Quadrangle name Tustin

Quadrangle scale 1:24000

### UMT References

A 

1	1	4	1	9	5	3	0	3	7	3	4	1	9	0
Zone		Easting				Northing								

C 

Zone		Easting				Northing			

E 

Zone		Easting				Northing			

G 

Zone		Easting				Northing			

B 

Zone		Easting				Northing			

D 

Zone		Easting				Northing			

F 

Zone		Easting				Northing			

H 

Zone		Easting				Northing			

**Verbal boundary description and justification:** Assessor's Parcel # 398-267-03.  
 Lots 2, 3, and 6 of Block 5 of the Town of Santa Ana in the city of Santa Ana, County of Orange, State of California.  
 The building occupies the entire parcel. The property is located at the (continued)

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

state	n/a	code	county	n/a	code
state	n/a	code	county	n/a	code

## 11. Form Prepared By

name/title Harold Thomas

organization Heritage Orange County date 9/2/82

street & number 206 W. 4th Street, Suite 316 telephone (714) 835-7287

city or town Santa Ana state CA 92701

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:  
 national  state  local

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

State Historic Preservation Officer signature K. Mellon

title State Historic Preservation Officer date November 9, 1982

**For HCERS use only**  
 I hereby certify that this property is included in the National Register

Melona Byer Entered in the National Register date 12/27/82  
 Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_  
 Chief of Registration

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

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

For NPS use only
received
date entered

Bush Street-Cottage  
Continuation sheet Row Historic District Item number 4

Page 1

4. OWNERS OF PROPERTY

1. Jeff Zeman & Sandra Hsu  
133 Quintara Street  
San Francisco, CA 94116 (for 2101 Bush)
2. Roger Basso & Paul E. Guest  
2103 Bush Street  
San Francisco, CA 94115
3. Arthur Mejia, Jr.  
2105 Bush Street  
San Francisco, CA 94115
4. Robert E. Fowler & Cecil W. Alton  
2107 Bush Street  
San Francisco, CA 94115
5. George Stewart Properties Cottage Row Gardens  
1737 Webster Street  
San Francisco, CA 94115 (for 2109-2111 Bush)
6. John Drum, Jr.  
2115 Bush Street  
San Francisco, CA 94115
7. George E. Stewart  
1737 Webster Street  
San Francisco, CA 94115 (for 2117 Bush)
8. George E. Stewart  
1737 Webster Street  
San Francisco, CA 94115 (for 2117-B Bush)
9. Gerold E. O'Neal  
2119 Bush Street  
San Francisco, CA 94115
10. Palmer D. Sessel  
2121 Bush Street  
San Francisco, CA 94115
11. Dmitri Vedensky & Gerald K. Lee  
2123 Bush Street  
San Francisco, CA 94115

(See Continuation Sheet 2.)

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

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

For NPS use only

received

date entered

Bush Street-Cottage  
Continuation sheet Row Historic District Item number 4 (cont.) Page 2

4. OWNERS OF PROPERTY (cont.)

12. Wm. S. Curlin & Brenda L. Berlin (for 2125 Bush)  
653 Arkansas Street  
San Francisco, CA 94107
13. George Stewart Properties Cottage Row Gardens (for 6 Cottage Row)  
1737 Webster Street  
San Francisco, CA 94115
14. Judy M. Tisdale  
5 Cottage Row  
San Francisco, CA 94115
15. James R. Stockton  
4 Cottage Row  
San Francisco, CA 94115
16. Epimaco & Katie Mansueto  
3 Cottage Row  
San Francisco, CA 94115
17. Bette L. Weinstock (for 2 Cottage Row)  
1103 Keeler  
Berkeley, CA 94708
18. Johnnie & Julia Johnson  
1 Cottage Row  
San Francisco, CA 94115
19. San Francisco Redevelopment Agency (for Cottage Row walkway)  
939 Ellis Street  
San Francisco, CA 94109
20. San Francisco Redevelopment Agency (for Mini Park)  
939 Ellis Street  
San Francisco, CA 94109
21. Aprille J. & Kai H. Pihl (for 1942 Sutter)  
1550 Bay Street  
Apartment 145  
San Francisco, CA 94133
22. Blair E. & Mary J. Stamates  
1948 Sutter Street  
San Francisco, CA 94115

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
DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 6 PAGE 1

6. Representation in Existing Surveys (continued):

Downtown Santa Ana Historic District (Santa Ana Transit Terminal Project)

11/12/80                      X   Federal

Determination of Eligibility, Federal Highways Administration

Documentation filed with National Register of Historic Places  
Washington, D. C.

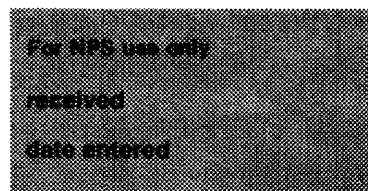
**United States Department of the Interior  
National Park Service**

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

Bush Street-Cottage

Continuation sheet Row Historic District Item number 6

Page 3



6. REPRESENTATION IN EXISTING SURVEYS

Here Today (San Francisco Junior League Survey)

1967 -- county

San Francisco History Room

San Francisco Public Library

Civic Center

San Francisco, CA 94102

Architectural Survey, San Francisco Department of City Planning

1976 -- county

Department of City Planning

450 McAllister Street

San Francisco, CA 94102



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  
DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER 10 PAGE 1

Verbal Boundary Description and justification (continued):

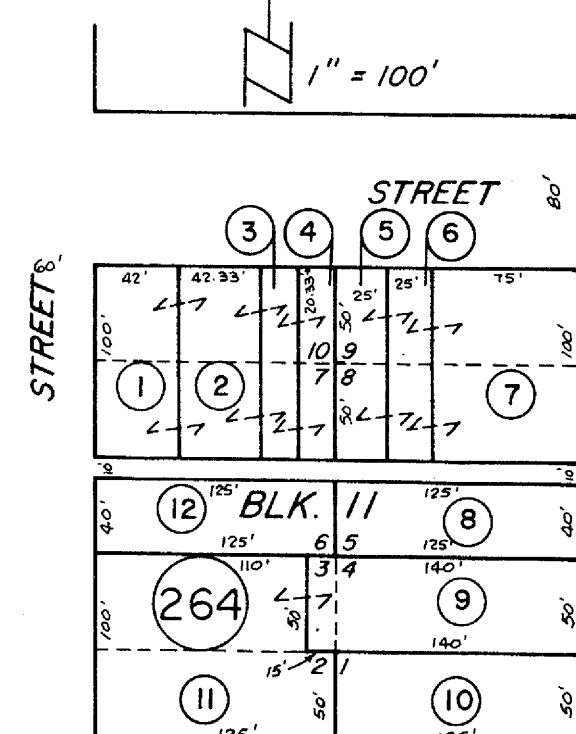
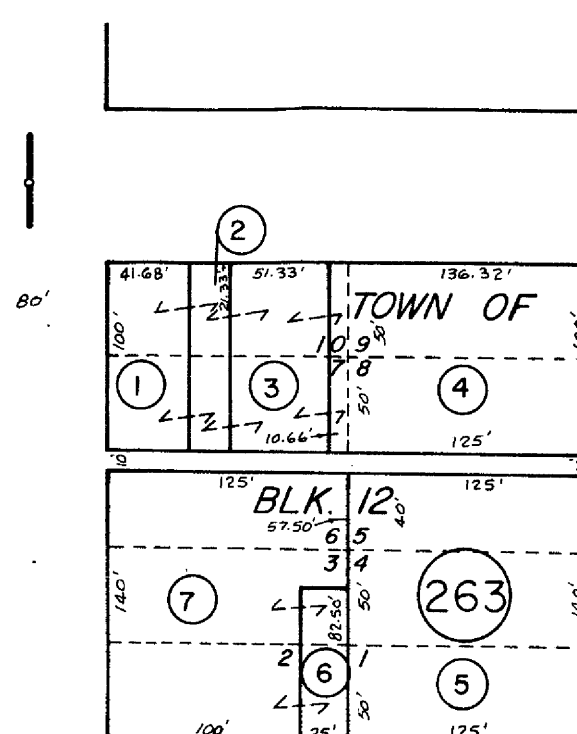
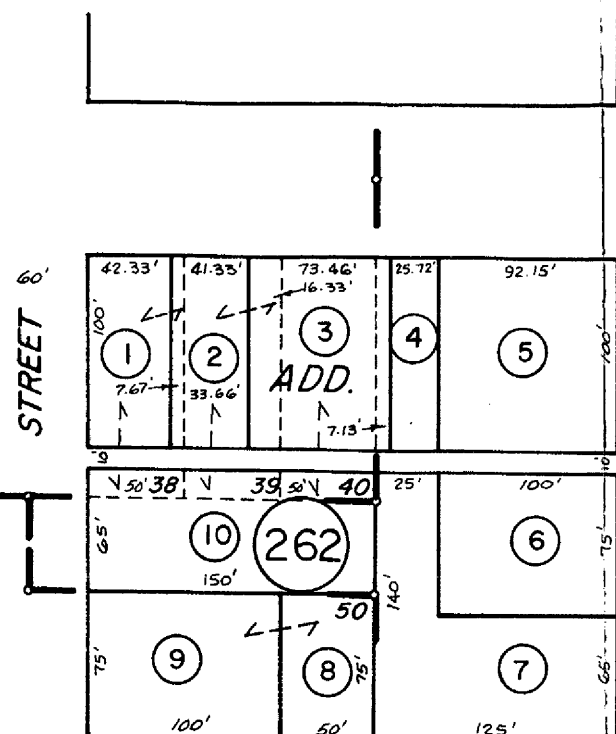
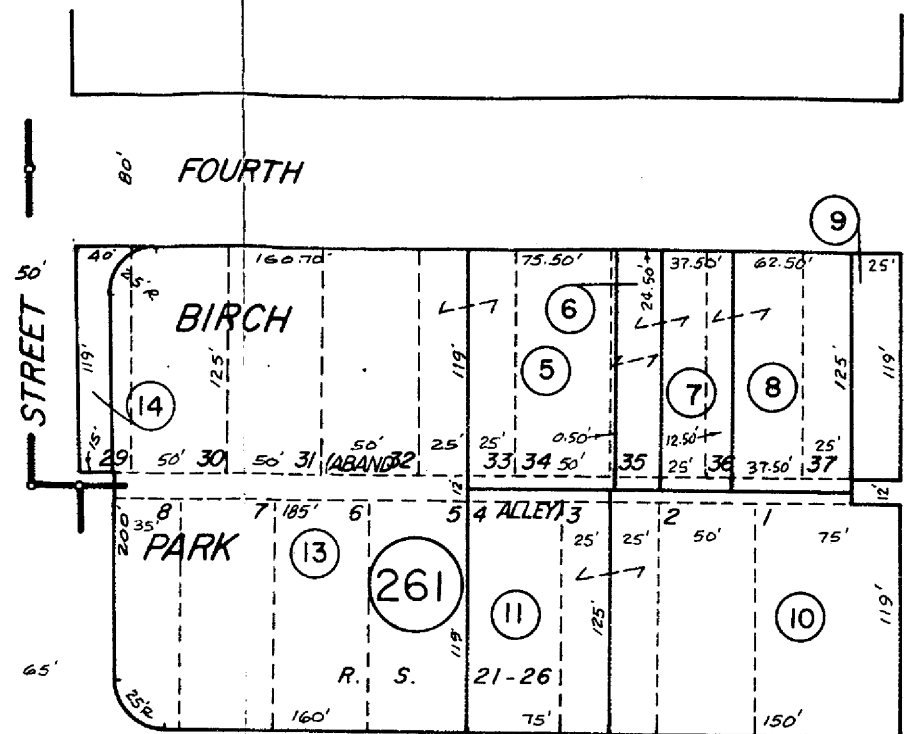
northeast corner of Second Street and Broadway, occupying a parcel roughly  
115' x 150'; exact dimensions are shown on the attached assessor's map.

25

Santora Building  
207 North Broadway  
Santa Ana County of Orange CA  
AP# 398-267-03

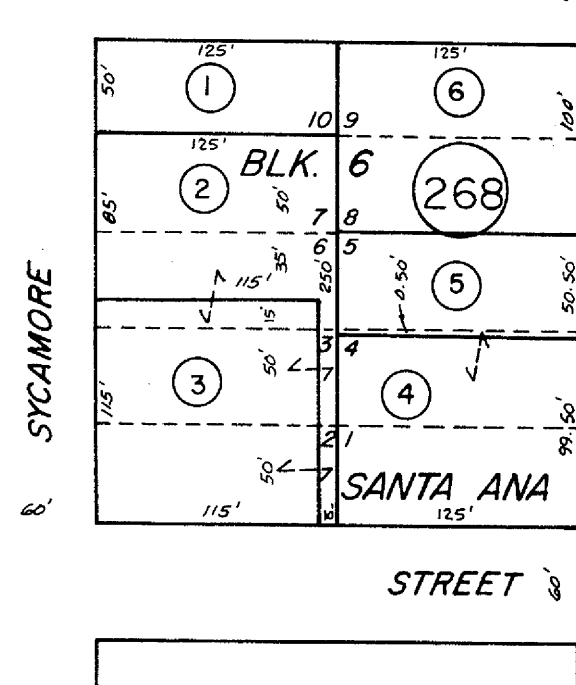
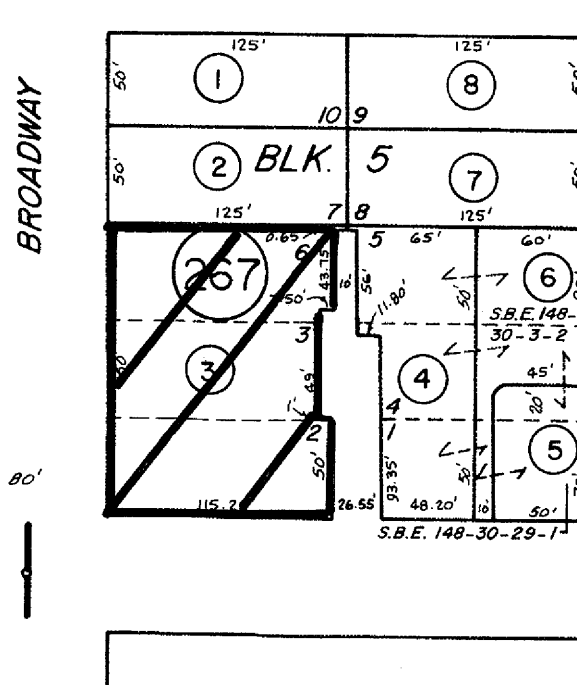
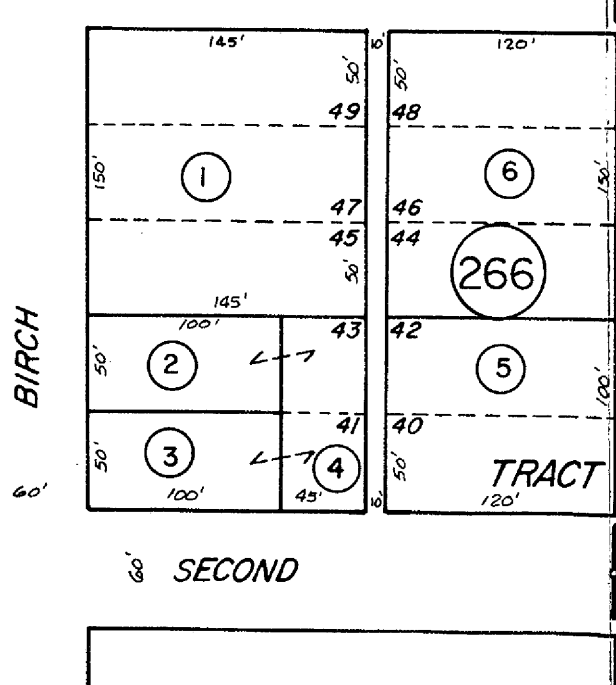
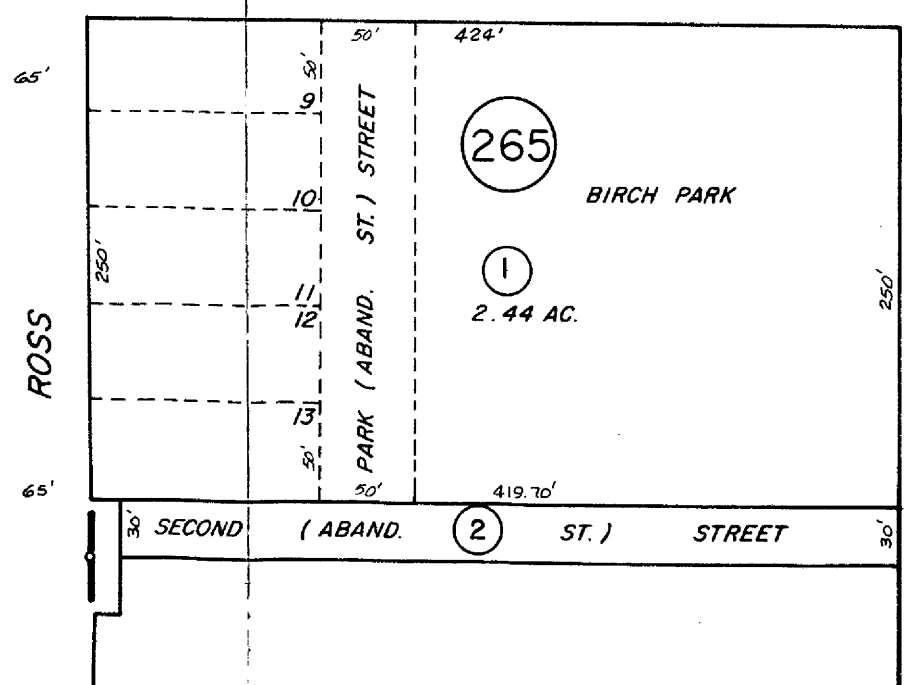
1" = 100'

22



9-03

THIRD



MAIN

MARCH 1981

TOWN OF SANTA ANA  
BIRCH ADD.  
PARK TRACT

L. A. 1 - 8  
L. A. 1 - 32  
R. S. 1 - 30

NOTE - ASSESSOR'S BLOCK &  
PARCEL NUMBERS  
SHOWN IN CIRCLES

ASSESSOR'S MAP  
BOOK 398 PAGE 26  
COUNTY OF ORANGE

27

