



NAME	Yale Apartments			REF. NO.	101
ADDRESS	1007-1009 North Broadway				
CITY	Santa Ana	ZIP	92701	ORANGE COUNTY	
YEAR BUILT	1928	LOCAL REGISTER CATEGORY: Contributive			
HISTORIC DISTRICT		NEIGHBORHOOD	Midtown		
NATIONAL REGISTER CRITERIA FOR EVALUATION	C	NATIONAL REGISTER STATUS CODE	5D1		

Location:  Not for Publication  Unrestricted

USGS 7.5" Quad \_\_\_\_\_ Date: \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_ : \_\_\_\_\_ B.M.

Prehistoric  Historic  Both

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

**DESCRIPTION/BACKGROUND RELATED TO PERIOD ARCHITECTURE:**

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

**CONSTRUCTION HISTORY:** (Construction data, alterations, and date of alterations)

February 8, 1928: Construct 4 family flat and garages  
January 17, 1949: Enlarge dining room  
December 13, 1960: 2 single garages and laundry room  
December 4, 1992: Replace existing stairs and landing

**RELATED FEATURES:** (Other important features such as barns, sheds, fences, prominent or unusual trees, or landscape)

None

**DESCRIPTION:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, settings, and boundaries.)

This two story, rectangular fourplex apartment building is located on the east side of North Broadway between 10th and Washington Streets. The building has a flat roof with a parapet, stucco siding, and aluminum framed picture windows on the front elevation. Side elevation windows appear to be intact wood sash. Brick facing accents the façade beneath the lower level windowsills. Symmetrical in composition, the three bay façade is dominated by a projecting two story front porch in the center. On the first floor, the porch contains the building entries within a flat-headed recess while a flattened arch opening frames a balcony on the second floor. A pent-roof clad in red clay tile, with decorative paired brackets punctuating the boxed soffit, wraps the façade and side elevations. The building has been altered by the removal of the original front windows and their replacement with aluminum sash picture windows.

**HISTORIC HIGHLIGHTS:**

This fourplex apartment building was built in 1928 by Mr. and Mrs. N.B. Yale at a cost of \$15,000. Honer, Herzig and Farney were the building contractors. A modern 1920s building, the apartments were equipped with radio aerials, electric refrigerators, gas furnaces, shower baths, telephone booths, and built-in mailboxes. The first tenants were Jeannette McFadden (a librarian for the Santa Ana Public Library), Mark and Hazel Felber (editor of the Santa Ana Times), Fred and Elizabeth Catlin (salesman), and Allen Wood.

**RESOURCE ATTRIBUTES:** (List attributes and codes from Appendix 4 of Instructions for Recording Historical Resources, Office of Historic Preservation.)

HP3. Multiple-family Property

**RESOURCES PRESENT:**

Building     Structure     Object     Site     District     Element of District     Other

**MOVED?**  No     Yes     Unknown    Date: \_\_\_\_\_ Original Location: \_\_\_\_\_

**STATEMENT OF SIGNIFICANCE:** (Discuss importance in terms of historical or architectural context as defined by theme, period, geographic scope, and integrity.)

Santa Ana was founded by William Spurgeon in 1869 as a speculative townsite on part of the Spanish land grant known as Rancho Santiago de Santa Ana. Early growth and development was stimulated by the arrival of the Southern Pacific Railroad in 1878 and the Santa Fe Railroad in 1886. Following its incorporation as a city in 1886, Santa Ana was recognized as one of the leading communities in the area in 1889 when it became the seat of the newly created County of Orange. Beginning in the 1880s and continuing through the first three decades of the 20<sup>th</sup> century, Broadway emerged as a prominent residential corridor and was eventually lined by comfortably scaled homes shaded by rows of street trees. In the 1920s and 1930s, Broadway experienced new growth as elegant multiple family residences, several of which were oriented around interior courtyards, were introduced to the street. Several examples of both periods of development have survived, evoking, as a district, a distinctive sense of time and place, when a Broadway address was a distinguished and desirable one.

The building is representative of the later period of development on Broadway, when spacious and modern apartment buildings provided a multiple family alternative to single family dwellings. Fourplexes are a building type closely associated with the late 1910s and the 1920s in Southern California urban communities. Earlier examples displayed Craftsman and Prairie influenced styling while mature examples exhibited the characteristics of popular revival styles. On the interior, the individual units were often comparable to single-family homes in square footage. The Yale Apartments are a relatively intact example of the genre. Character-defining exterior features of this building which should be preserved include, but are not limited to: smooth stucco siding, clay tiled pent roof; bracketed overhangs; open porch and balcony; and original wood-framed sash where extant.

**SUMMARY/CONCLUSION:**

The property is currently listed in the Santa Ana Register of Historical Property. It is significant under Criterion 1 in that it embodies the distinguishing characteristics of an architectural building period associated with a specific period of development. The Yale Apartments have been categorized as “Contributive” because the building “contributes to the overall character and history” of North Broadway, “is good example of period architecture,” and “has not been substantially altered” (Municipal Code, Section 30-2.2).

**OWNER AND ADDRESS:** One Broadway Plaza LLC  
1200 North Main Street, Suite 900  
Santa Ana, CA 92701

**RECORDED BY:** (Name, affiliation, and address)

Leslie Heumann & Liz Carter

Science Applications International Corporation

35 S. Raymond Avenue, Suite 204, Pasadena, CA 91105

**DATE RECORDED:** February 28, 2001

**SURVEY TYPE:** (Intensive, reconnaissance, or other)

Intensive Survey Update

**REPORT CITATION:** (Cite survey report and other sources)  
City of Santa Ana. *Santa Ana's Historic Treasures*.  
Les, Kathleen. *Historic Resources Inventory 1007-09 N. Broadway*, May 1980.

**REFERENCES:** (List documents, date of publication, and page numbers. May also include oral interviews.)  
Harris, Cyril M. *American Architecture: An Illustrated Encyclopedia*. New York, WW Norton, 1998.  
McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.  
National Register Bulletin 16A. "How to Complete the National Register Registration Form."  
Washington DC: National Register Branch, National Park Service, US Department of the Interior, 1991.  
Whiffen, Marcus. *American Architecture Since 1780*. Cambridge: MIT Press, 1969.

**EVALUATOR:** Leslie J. Heumann **DATE OF EVALUATION:** February 28, 2001

**EXPLANATION OF CODES:**

- National Register Criteria for Evaluation: (From Appendix 7 of Instructions for Recording Historical Resources, Office of Historic Preservation)
  - C:** that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- National Register Status Code: (From Appendix 2 of Instructions for Recording Historical Resources, Office of Historic Preservation)
  - 5D1:** Is a contributor to a fully documented district that is designated or eligible for designation as a local historic district, overlay zone, or preservation area under an existing ordinance or procedure.