



NAME	Otis Building			REF. NO.	187
ADDRESS	101 West Fourth Street				
CITY	Santa Ana	ZIP	92701	ORANGE COUNTY	
YEAR BUILT	1889	LOCAL REGISTER CATEGORY: Key			
HISTORIC DISTRICT	Downtown	NEIGHBORHOOD			
NATIONAL REGISTER CRITERIA FOR EVALUATION	C	NATIONAL REGISTER STATUS CODE	1D		

Location:  Not for Publication       Unrestricted

USGS 7.5" Quad \_\_\_\_\_ Date: \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ ¼ of \_\_\_\_\_ ¼ of Sec \_\_\_\_\_ : \_\_\_\_\_ B.M.

Prehistoric       Historic       Both

**ARCHITECTURAL STYLE:**      Renaissance (originally built as a Queen Anne in 1889)

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

The architectural style terminology is adapted from the National Register Bulletin 16A. The Renaissance style is one of the Late Victorian styles that spanned from 1820 to 1920. This style had two periods of prominence. The first occurred between 1820-1860 and the second reached its peak between 1890-1920. Scale and size distinguish the later Renaissance from the earlier Renaissance. The buildings of this style show a definite studied formalism of symmetrical composition of early sixteenth century Italian elements. Characteristics include finely cut ashlar or marble that may be accentuated with rusticated quoins and first floors, architrave framed windows, and doors supporting entablatures or pediments. Stories are organized into distinct horizontal divisions by pronounced belt or stringcourses. Enriched and projecting cornices are supported with large modillions or consoles.

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

Built	1889
Alterations:	March 4, 1925
Alterations:	November 10, 1932
Repair & alter storefront	February 16, 1937
Alterations	January 21, 1949
Reroof	October 26, 1950
Seismic Retrofit	October 5, 1984
Demolish interior partitions	May 29, 1985
Interior rehabilitation only	August 27, 1985
Install new elevator	February 24, 1988
Close access to basement	July 25, 1991

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

None identified

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

This rectangular shaped four-story retail and office building has a façade of brick with coursed smooth ashlar. The storefronts are 1950's commercial on the first story with deep bays flanked by display windows. The upper façade is of a Renaissance style with simplified elements. Two ornate cartouches are located beneath the second story and each level has a different articulation. Six double hung windows are vertically segmented in three divisions and the building has three upper floors of which the topmost is delineated by a simple belt course. Two small square attic windows flank decorative medallions on the upper level. A mansard roof of asphalt shingle caps the building.

The present façade dates from 1925 when an extensive remodeling of the old First National Bank building resulted in the H. H. Helbush Building with its main entrance at 408 N. Main. The building was sold next year and was renamed the Otis Building by its new owners.

**HISTORIC HIGHLIGHTS:**

This building housed the First National Bank from 1889 until 1925. Mr. Miles Crookshank, an early Santa Ana banking pioneer, was the president at the time the bank opened. The structure also housed the Oddfellows Hall until 1905, when they built their own new building. This site was formerly the Santa Ana Hotel, then in existence since 1871.

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

HP 7 3+ story commercial building

**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.)

This example of commercial development architecture during the City of Santa Ana’s early development year is typical of the retail buildings of the turn of the century. Downtown evolved from a small wood frame dry goods store in 1869 on the southwest corner of Fourth and Broadway to the county seat by 1886 and the leading commercial and agricultural center in the region by 1920. This building is a representative example of commercial structures of the time, when buildings built in the 1880’s were remodeled in order to preserve their economic viability. The cycles of this building reflected the cycles of growth and prosperity that characterized the county from its founding to the great earthquake in 1933. The current façade shows no remains of the original Victorian style façade that originally existed. The upper portion of the building is well preserved and remains virtually unchanged since the 1920’s remodel.

**SUMMARY/CONCLUSION:**

This building is characteristic of a significant period in the history of the City of Santa Ana. It was built during its early years of the formation of downtown. This building shows the physical evidence of the cycles of commercial growth that the City went through, and has been listed as a contributor to the historic fabric of the Downtown Historic District. This site has been in continuous use since the first recorded maps of Santa Ana where published.

**OWNER AND ADDRESS:**   Hand Shake Properties c/o Joskowicz Mala  
729 N. Genesee Avenue  
Los Angeles, CA 90046

**RECORDED BY:**                    (Name, affiliation, and address)  
Lucy Linnaus  
City of Santa Ana, Planning Division  
20 Civic Center Plaza M-20, Santa Ana, CA 92702

**DATE RECORDED:** November 9, 2000

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

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**REPORT CITATION:** (Cite survey report and other sources)  
Application for National Register of Historic Places, Downtown District  
Santa Ana Historic Register Application Form

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**REFERENCES:** (List documents, date of publication, and page numbers. May also include oral interviews.)

National Register Bulletin 16A

Identifying American Architecture by John J.-G. Blumenson

American Architecture Since 1870 by Marcus Whiffen

Marshall Duell, curator for Old Courthouse Museum, Orange County

Orange County Assessors Office

City of Santa Ana Building Division Records

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**EVALUATOR:** \_\_\_\_\_

**DATE OF EVALUATION:** \_\_\_\_\_

**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)
  - 1D:** Contributor to a listed district.