



NAME	Santora Building			REF. NO. 10
ADDRESS	201-211 North Broadway; 209-217 West 2 <sup>nd</sup> Street			
CITY	Santa Ana	ZIP	92701	ORANGE COUNTY
YEAR BUILT	1928	LOCAL REGISTER CATEGORY: Landmark		
HISTORIC DISTRICT	Santa Ana Downtown	NEIGHBORHOOD	N/A	
NATIONAL REGISTER CRITERIA FOR EVALUATION	C	NATIONAL REGISTER STATUS CODE	1B	

Location:  Not for Publication  Unrestricted

USGS 7.5" Quad \_\_\_\_\_ Date: \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_ ¼ of \_\_\_\_\_ ¼ 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. The Churrigueresque variant features ornate carvings highlighting arches, columns, window surrounds, cornices and parapets.

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

July 10, 1928: Building  
(Multiple building permits for interior partitions and storefront renovations)  
March 30, 1989: Seismic rehab

**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.)

A remarkable example of the Churrigueresque variant of Spanish Colonial Revival design, the two-story Santora Building occupies the northeast corner of North Broadway and West Second Street in downtown Santa Ana. Of brick construction, the building is sheathed with stucco. A parapet hides the roof. The building is dominated by the corner bay, which projects out and up from the rest of the building. Pierced on both levels by large archways, this "tower" is embellished with intricately patterned cast stone spandrels over the upper story arches. Corbels, finials, and wrought iron balconies provide further decorative interest. On the side elevations, storefronts feature transoms with elaborate wrought iron grilles set below the carved soffits of the upper story overhang. Banks of second story windows are separated by pilasters with decorated caps. Additional entries are located at each end of the building on the south and west and midway on the west elevation; these bays echo the design of the corner. Storefronts incorporate tiled bulkheads beneath display windows. Steel casement windows open onto the balconies over the building entries. Other windows are double-hung sash. An engrailed molding marks the cornice. Although the building has experienced changes over the years, it retains a high degree of integrity and the exuberance of its original design remains undiminished.

**HISTORIC HIGHLIGHTS:**

Groundbreaking for the Santora Building took place on July 7, 1928. "Santora" combines the names Santa Ana and Orange. Built by the Santora Land Company, under the guidance of Oliver Halsell, vice-president and manager, the building cost \$150,000 and was constructed on property acquired from the Minter family. Frank Lansdowne, one of the premier architects of the region, designed building. It had ten stores and an entrance lobby on the first floor, 20 shops and a large lobby on the second floor, and a full basement. Following the Long Beach Earthquake in 1933, the building served as city hall for two years while repairs were completed at the North Main Street facility. From 1934 until 1944 Daninger's Tea Room occupied the rooms on the second floor, southwest corner. The restaurant was famous for its home cooked meals and pleasant atmosphere, and attracted a clientele that included Hollywood celebrities Jack Benny, Milton Berle, Billie Burke, Charles Ruggles, Connie Haines, Lucille Ball, Gracie Allen, George Burns, Joan Davis, Rosalind Russell, Robert Young, William Holden and Alan Ladd, all of whom signed the guest book.

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

(HP 6) 1-3 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.)

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. By the end of the 1880s, Santa Ana’s downtown business district was defined by five city blocks of brick commercial buildings on 4th Street, with the heart of the city at the intersection of 4th and Main Streets. (Thomas, 8:1)

The period of 1911-1915 saw many characteristic new business blocks or remodels along Fourth Street, and by the 1920s Santa Ana’s downtown had expanded in each direction to include both commercial and civic development. The California style of living evidenced itself in the abundance of Spanish Colonial Revival style buildings, which were commonly built during the 1920s and early 1930s. Occupying a prominent corner in the downtown business district, the Santora Building is an exceptional example of such an improvement. It is highly significant for both its historical role in Santa Ana’s commercial and civic history and for its architectural merit and association with the career of Frank Lansdowne, one of the premier architects based in Santa Ana during the 1920s. Since the 1980s, the Santora Building has served as an anchor for the developing Artists’ Village.

Character-defining exterior features of the Santora Building which should be preserved include but are not limited to: building scale and configuration on the two public elevations; exterior materials and finishes; all cast stone and other architectural embellishment; wrought iron grillework and balconies; tiled bulkheads; and original fenestration.

**SUMMARY/CONCLUSION:**

This building was listed in the National Register of Historic Places in 1982 as an individual resource and in 1984 as a contributor to the Downtown Historic District. Under the regulations implementing the California Register of Historical Resources, the building is also listed in the California Register. The Santora Building has been included in the Santa Ana Register of Historical Property for several reasons. It is an archetypal example of the Churrigueresque variant of the Spanish Colonial Revival style. It was designed by prominent Santa Ana architect Frank Lansdowne. It is significant for its historic and continuing role in the commercial, public and social life of Santa Ana. The Santora Building has been categorized as “Landmark” because the building “has historical/cultural significance to the City of Santa Ana” and has “unique architectural significance” (Municipal Code Section 30-2.2(1)).

**OWNER AND ADDRESS:**   Santora Partners, LLC  
1200 North Main Street  
Santa Ana, CA 92701-3640

**RECORDED BY:** (Name, affiliation, and address)  
Leslie Heumann  
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. "Santa Ana Historic Survey, Final Resources Inventory: Downtown." May 1980.  
Thomas, Harold M. "Downtown Santa Ana Historic District" National Register nomination form,  
1984.

**REFERENCES:** (List documents, date of publication, and page numbers. May also include oral interviews.)  
Gebhard, David & Winter, Robert. *Architecture in Los Angeles and Southern California*, 1977, p434.  
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)
  - 1B:** Listed in the National Register separately and as a contributor to a listed district.