



NAME	Pacific Building			REF. NO. 188
ADDRESS	225-227 North Broadway and 214, 216, and 220 West Third Street			
CITY	Santa Ana	ZIP	92701	ORANGE COUNTY
YEAR BUILT	1925	LOCAL REGISTER CATEGORY: Key		
HISTORIC DISTRICT	Downtown Santa Ana	NEIGHBORHOOD	N/A	
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Location: Not for Publication Unrestricted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: Italian Renaissance (Late 19th and 20th Century Revivals)

DESCRIPTION/BACKGROUND RELATED TO PERIOD ARCHITECTURE:

The late 19th and 20th century revival of the Italian Renaissance style, also known as the Italian Renaissance Revival, was popular from the late 19th century until 1930. It was inspired by the designs of the palazzi of northern Italy and popularized by American architects McKim, Mead, and White. Utilized on public buildings and ornate homes, the vocabulary of the style also influenced the appearance of commercial buildings. Characteristic features generally include masonry construction, often with different treatments on lower and upper stories; stringcourses or beltcourses between stories; flat roofs screened by parapets or hipped roofs; cornices, dentils, pilasters, quoins, and other classical details; and a balanced, often symmetrical appearance. Taller, more elaborate buildings often feature terracotta facade cladding or ornamentation while more modest one to three-story examples utilize bricks of contrasting colors as trim. Ground floors of multi-story buildings often housed banking rooms; more modest buildings may contain storefronts with recessed entries and large plate glass display windows with transoms and bulkheads. Upper story windows are most commonly one-over-one wood framed double-hung sash.

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

April 18, 1936. Alterations to business room.	July 31, 1975. Interior (Big Johns Restaurant).
September 1, 1943. Alterations to business bldg.	June 6, 1978. Interior partitions and front alterations.
January 24, 1945. Alterations to store building-stg. shelf.	January 23, 1979. Interior partitions.
October 15, 1959. Remove non-bearing partition.	September 27, 1979. Install new door in rear.
April 30, 1969. Interior partitions.	March 11, 1982. 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.)

Located at the southeast corner of Third Street and Broadway, this is a two-story brick commercial building influenced by the Italian Renaissance Revival style. Brown colored brick faces the public elevations, with bricks of contrasting colors used for a stringcourse separating the upper and lower stories and for window surrounds. A terracotta cornice and a solid parapet, ornamented by a triangular pattern over the center of the Broadway façade, top the building. Fenestration on the upper story consists of regularly spaced “Chicago” windows, with a pair of double-hung sash in the middle of the three-bay Broadway façade. Glazed storefronts occupy the street level frontages. A highlight of the building is the original, Beaux Arts influenced, glass and metal entrance marquee, suspended over the sidewalk on cables attached to cast iron lion’s head brackets.

HISTORIC HIGHLIGHTS:

The Pacific Building was constructed in 1925 by developer and contractor Roy Russell and architect Sidney J. Babcock (Thomas). Russell named his new improvement the “Pacific Building”; the first listing for the property under that name in the city directories appears in 1927 (with the address 215 North Broadway). Retail spaces were located on the ground floor and offices in the upper story. Early tenants of the building included a number of building industry-related firms, including the Builders Exchange prior to construction of their own building on Main Street. Post World War II users of the building included the Veterans Administration and military service clubs (Les).

Roy Roscoe Russell (1881-1965) was a prominent builder and developer in Santa Ana, and maintained his own office in the Pacific Building. In 1937 he was joined by his son, Roy Rodney Russell, and in 1945 the two formed a partnership, Roy Russell & Son. The firm was active in the development of Victoria Drive and other residential tracts as well as numerous commercial improvements.

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 Fourth Street, with the heart of the city at the intersection of Fourth and Main Streets (Thomas, 8:1).

The early 1900s witnessed the construction of many new business blocks or remodels along Fourth and the adjacent streets, and by the 1920s Santa Ana’s downtown had expanded in all directions to include both commercial and civic development. The Pacific Building is a fine and intact example of the characteristic type of improvement made during this period of expansion. It is particularly noteworthy for the preservation of its entrance canopy, a feature once common on downtown streets of larger American cities. Character-defining exterior features of the Pacific Building, which should be preserved, include but may not be limited to: the canopy; original finishes including brick and terracotta; architectural detailing such as stringcourse, cornice, and parapet; fenestration pattern and glazing; and storefront configuration.

SUMMARY/CONCLUSION:

This building was listed in the National Register of Historic Places 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 property is included in the Santa Ana Register of Historical Property and has been categorized as “Key” because it has a “distinctive architectural style and quality,” and “is characteristic of a significant period in the history of the City of Santa Ana” (Municipal Code, Section 30-2.2(2)).

OWNER AND ADDRESS: _____

RECORDED BY: (Name, affiliation, and address)
Leslie J. Heumann
Science Applications International Corporation
35 S. Raymond Avenue, Suite 204, Pasadena, CA 91105

DATE RECORDED: July 30, 2001

SURVEY TYPE: (Intensive, reconnaissance, or other)
Intensive Survey Update

REPORT CITATION: (Cite survey report and other sources)
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.)
Harris, Cyril M. *American Architecture: An Illustrated Encyclopedia*. New York, WW Norton, 1998.
Heritage Orange County and the City of Santa Ana. *Downtown Walking Tour*, Santa Ana, 1986.
Marsh, Diann. *Santa Ana, An Illustrated History*. Encinitas, Heritage Publishing, 1994.
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 Dept. of the Interior, 1991.
Whiffen, Marcus. *American Architecture Since 1780*. Cambridge: MIT Press, 1969.
"Rites Pending For Prominent SA Contractor." No source, 8/10/1965.
"Roy Russell, S. A. Builder, Dies on Trip." *The Independent*, 8/19/1965.
"Roy Russell & Son, Bldrs." No source (newsletter), no date (circa March 1995).

EVALUATOR: Leslie J. Heumann **DATE OF EVALUATION:** July 30, 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)
1D: Contributor to a listed district.