

EXECUTIVE SUMMARY

ELLIOTT HOUSE 1904 North Heliotrope Drive Santa Ana, CA 92706

NAME	Elliott House	REF. NO.	
ADDRESS	1904 North Heliotrope Drive		
CITY	Santa Ana	ZIP	92706 ORANGE COUNTY
YEAR BUILT	1931	LOCAL REGISTER CATEGORY: Landmark	
HISTORIC DISTRICT	N/A	NEIGHBORHOOD	Floral Park
NATIONAL REGISTER CRITERIA FOR EVALUATION	C	NATIONAL REGISTER STATUS CODE	3S

Location: Not for Publication Unrestricted

Prehistoric Historic Both

ARCHITECTURAL STYLE: Italian Renaissance (Late Nineteenth and Twentieth Century Revivals)

The late nineteenth and twentieth century revival of the Italian Renaissance style, also known as the Italian Renaissance Revival, was popular from the late nineteenth century until the 1930s. 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 commercial buildings, the vocabulary of the style also influenced the appearance of ornate homes. Characteristic features associated with the residential usage of the style generally include masonry or stucco exteriors; hipped tile roofs; pilasters, columns, quoins, and other classical details; and a balanced, often symmetrical appearance. Lower stories are generally emphasized through their proportions and fenestration. Arches are incorporated into the majority of the designs, often referring to Palladian precedents.

SUMMARY/CONCLUSION:

The Elliott House qualifies for listing in the Santa Ana Register of Historical Property under Criterion 1 for its exemplification of the distinguishing characteristics of the Italian Renaissance (Late Nineteenth and Twentieth Century Revivals) style. The house also contributes to the historic character of Floral Park through its age, style, scale, and historic association with a member of the local professional community. Additionally, the house has been categorized as "Landmark" for its unique architectural significance as an intact and graceful interpretation of the Italian Renaissance (Late Nineteenth and Twentieth Century Revivals) style. (Municipal Code, Section 30-2.2).

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)
 - 3S:** Appears eligible for separate listing.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource name(s) or number (assigned by recorder) *Elliott House*

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County *Orange County*

*b. USGS 7.5' Quad *TCA 0054*

Date:

*c. Address *1904 North Heliotrope Drive*

City *Santa Ana*

Zip *92706*

*e. Other Locational Data: Assessor's Parcel Number *002-093-05; TR 748 LOT 36, SEC 1 T 5 R 10 LOT 53 X 155 FT.*

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

Located on a double lot at the northwest corner of Heliotrope Drive and Nineteenth Street, this is a generously scaled home in the Italian Renaissance Revival style. The "T" shaped building consists of a larger, two-story rear (west) wing and a smaller, one-story front wing, both of which are covered with stucco and topped by hipped tile roofs. Oriented towards Heliotrope Drive, the façade is nearly symmetrical in composition. The predominant motif of the design of the house is the arch, used for openings on all three sides of the one-story wing, for a recessed, three-bay, arcaded entry porch at the southeast corner of the two-story wing, for a second arcade at the northeast corner, and for lower story windows on the south elevation. Detailing includes cast stone impost moldings and column capitals. The windows are primarily paired, multi-paned casements and French doors. The monumental round-headed openings on the one-story wing feature muntins arranged in a radiating pattern. Iron-railed balconies are centered on the south elevation upper story and recessed above the northeast arcade. Columns provide support for the arcades and divide the balconies into bays. A balconet is centered above the entry

(See Continuation Sheet 3 of 3.)

*P3b. Resource Attributes: (list attributes and codes) *HP2. Single-family Property*

*P4. Resources Present: Building Structure Object Site District Element of District Other

P5a. Photo



P5b. Photo: (view and date)
*South and east elevations
December 2002*

*P6. Date Constructed/Age and Sources: historic
1931/Source: Building Permit

*P7. Owner and Address:
*Clark S. & Patricia L. Paddock
1904 North Heliotrope Drive
Santa Ana, CA 92706*

*P8. Recorded by:
*Leslie J. Heumann
SAIC
35 S. Raymond Ave. # 204
Pasadena, CA 91105*

*P9. Date Recorded:
January 2, 2003

*P10. Survey Type:
Intensive Survey Update

*P11. Report Citation: (Cite survey report and other sources, or enter "none")

None.

*Attachments: None Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (list)

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or #: *Elliott House*

- B1. Historic Name: *Elliott House*
- B2. Common Name: *Same*
- B3. Original Use: *Single-family Residence*
- B4. Present Use: *Single-family residence*

*B5. **Architectural Style:** *Italian Renaissance (Late Nineteenth and Twentieth Century Revivals)*

*B6. **Construction History:** (Construction date, alterations, and date of alterations): *Constructed in 1931. September 2, 1931. Residence and garage. August 17, 1944. Addition to residence, 15 x 22. April 15, 1957. Swimming pool. January 30, 2001. Reroof, reusing existing tile. February 28, 2001. Remodel kitchen.*

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. **Related Features:**
Garage, palm trees, concrete paths.

B9a. Architect: *Unknown* b. Builder: *Ball and Honer*

*B10. **Significance: Theme** *Residential Architecture* **Area** *Santa Ana*
Period of Significance: *circa 1888-1953* **Property Type:** *Single-family Residence* **Applicable Criteria:** *C*
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The Elliott House is architecturally significant as a characteristic example of the comfortably sized and fashionably detailed revival styled homes that were built in Floral Park during the 1920s and 1930s. This Italian Renaissance styled home was built for Dr. Arthur C. Elliott by developers Ball and Honer, using in-house designers. The 1931 cost of construction for the ten-room house was \$20,000, a significant sum at the time. The Elliotts retained possession of the property until at least 1975, although the initial resident of the house, according to the 1933 city directory, was Mrs. Marie Turley (no occupation given). Dr. Elliott maintained an office in Anaheim in the late 1930s and early 1940s; he apparently moved into this house in the mid 1940s.

(See Continuation Sheet 3 of 3.)

B11. Additional Resource Attributes: (List attributes and codes) _____

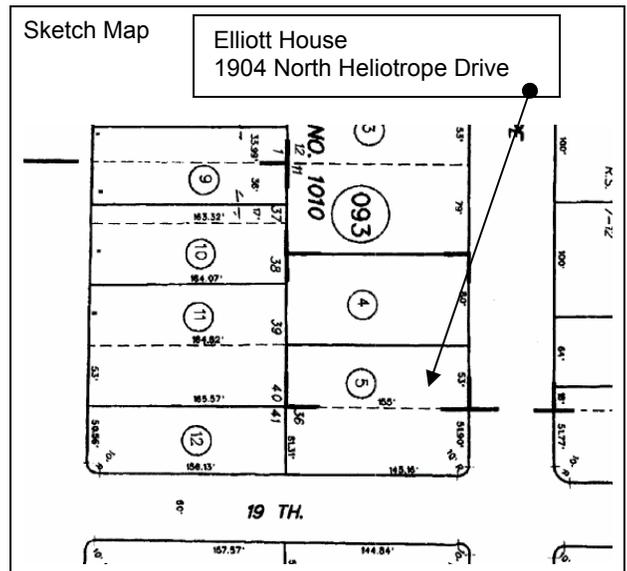
*B12. **References:**
*City of Santa Ana Building Permits
 Santa Ana History Room Collection, Santa Ana Public Library
 Sanborn Maps*

(See Continuation Sheet 3 of 3.)

B13. Remarks:

*B14. Evaluator: *Leslie J. Heumann*

(This space reserved for official comments.)



*Date of Evaluation: *January 2, 2003*

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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Resource Name or # (Assigned by recorder) *Elliott House*

*Recorded by *Leslie J. Heumann*

*Date *January 2, 2003* Continuation Update

***P3a. Description (continued):**

arcade. A classical balustrade, punctuated by urn-topped pedestals, defines a terrace that wraps both street elevations. Curved concrete paths, scored to resemble flagstones, lead from both streets to the terrace. Palm trees stud the front lawn. In the rear, a one-story guest wing that may be an addition is attached to a hipped roof garage. No other alterations were noted to this highly intact and well-maintained residence.

***B10. Significance (continued):**

*The Elliott House is located in Floral Park, a neighborhood northwest of downtown Santa Ana bounded by East Seventeenth Street, North Flower Street, Riverside Drive, and Broadway. Groves of oranges, avocados, and walnuts and widely scattered ranch houses characterized this area before 1920. Developer and builder Allison Honer (1897-1981), credited as the subdivider and builder of a major portion of northwest Santa Ana, arrived in Santa Ana from Beaver Falls, New York in 1922 (Talbert, pages 353-356). "Before nightfall on the day of his arrival, Mr. Honer purchased a parcel of land. And that month, he began building custom homes in Santa Ana" (*Orange County Register*, September 15, 1981). The parcel chosen became the Floral Park subdivision between Seventeenth Street and Santiago Creek. "When built in the 1920s, the Floral Park homes were the most lavish and expensive in the area. They sold for about \$45,000 each" (*Orange County Register*, September 15, 1981). Revival architecture in a wide variety of romantic styles was celebrated in the 1920s and 1930s and Floral Park showcased examples of the English Tudor, French Norman, Spanish Colonial, and Colonial Revival. The Allison Honer Construction Company went on to complete such notable projects as the 1935 Art Deco styled Old Santa Ana City Hall, the El Toro Marine Base during World War II, and the 1960 Honer Shopping Plaza. Honer lived in the neighborhood he had helped to create, at 615 West Santa Clara Avenue.*

In the late 1920s and 1930s, another builder, Roy Roscoe Russell (1881-1965), continued developing the groves of Floral Park. An early Russell project was his 1928 subdivision of Victoria Drive between West Nineteenth Street and West Santa Clara Avenue. The homes were quite grand and displayed various revival styles, including Russell's own large, Colonial Revival mansion at 2009 Victoria Drive. In the early post World War II years, Floral Park continued its development as numerous, smaller, single-family houses were built. Continuing in the Floral Park tradition, they were mostly revival in style. In the 1950s, low, horizontal Ranch Style houses completed the growth of Floral Park. Today (2003) Floral Park maintains its identity as the premier neighborhood of Santa Ana, historically home to many affluent and prominent citizens.

The Elliott House qualifies for listing in the Santa Ana Register of Historical Property under Criterion 1 for its exemplification of the distinguishing characteristics of the Italian Renaissance (Late Nineteenth and Twentieth Century Revivals) style. Notable in this regard are the symmetrical massing, hipped roof configuration, lower story emphasis through greater height, the use of stucco and tile, the incorporation of arches, and the classical detailing of columns and impost moldings. The house also contributes to the historic character of Floral Park through its age, style, scale, and historic association with a member of the local professional community. Additionally, the house has been categorized as "Landmark" for its unique architectural significance as an intact and graceful interpretation of the Italian Renaissance (Late Nineteenth and Twentieth Century Revivals) style. All original exterior features of the Elliott House are considered character-defining and should be preserved, including, but not limited to: materials and finishes; roof configuration, materials, and detailing; massing; windows and doors; terrace, balconies and arcades; chimney; architectural details such as arches, columns, capitals, impost moldings, wing wall, garage; and original landscape features such as the palm trees and concrete paths.

***B12. References (continued):**

- Harris, Cyril M. American Architecture: An Illustrated Encyclopedia. New York, WW Norton, 1998.*
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.
Office of Historic Preservation. "Instructions for Recording Historical Resources." Sacramento: March 1995.
Whiffen, Marcus. American Architecture Since 1780. Cambridge: MIT Press, 1969.
"Alison Honer Dies at 84," The Santa Ana Journal, September 21, 1981.
"Builder of Honer Plaza Dies," Orange County Register, September 15, 1981.
"History of Floral Park." <http://www.floral-park.com/page2.html>
Talbert, Thomas (editor-in-chief). Historical Volume and Reference Works Including Biological Sketches of Leading Citizens. Volume I. Whittier, Historical Publishers, 1963.
Santa Ana City Directory, 1932, 1933, 1939, 1941, 1947.