

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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RECEIVED OCT 10 1979

DATE ENTERED

DEC 31 1979

# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME**

HISTORIC Pickwick Hotel

AND/OR COMMON

**LOCATION**

STREET & NUMBER 225 S. Anaheim Boulevard

CITY, TOWN

Anaheim

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

39

STATE

California

CODE

06

COUNTY

Orange

CODE

059

**CLASSIFICATION****CATEGORY**

DISTRICT  
 BUILDING(S)  
 STRUCTURE  
 SITE  
 OBJECT

**OWNERSHIP**

PUBLIC  
 PRIVATE  
 BOTH  
**PUBLIC ACQUISITION**  
 IN PROCESS  
 BEING CONSIDERED

**STATUS**

OCCUPIED  
 UNOCCUPIED  
 WORK IN PROGRESS  
**ACCESSIBLE**  
 YES: RESTRICTED  
 YES: UNRESTRICTED  
 NO

**PRESENT USE**

AGRICULTURE  
 COMMERCIAL  
 EDUCATIONAL  
 ENTERTAINMENT  
 GOVERNMENT  
 INDUSTRIAL  
 MILITARY  
 MUSEUM  
 PARK  
 PRIVATE RESIDENCE  
 RELIGIOUS  
 SCIENTIFIC  
 TRANSPORTATION  
 OTHER:

**OWNER OF PROPERTY**

NAME Mr. and Mrs. Frank A. Dusek

STREET & NUMBER 306 N. Spurgeon Street

CITY, TOWN

Santa Ana

VICINITY OF

STATE

California

**LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC. Orange County Hall of Records

STREET & NUMBER 630 N. Broadway

CITY, TOWN

Santa Ana

STATE

California

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE None

DATE

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

# 7 DESCRIPTION

## CONDITION

EXCELLENT       DETERIORATED  
 GOOD             RUINS  
 FAIR              UNEXPOSED

## CHECK ONE

UNALTERED  
 ALTERED

## CHECK ONE

ORIGINAL SITE  
 MOVED      DATE \_\_\_\_\_

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Pickwick Hotel was the only Spanish Revival hotel built in Anaheim in the Twenties. Of stucco and frame construction, its four story tower with a cupola on top dominates the long rectangular building. The exterior walls are a rock form white stucco with green window frames and a red tile roof. The ornamental iron, heavy wood beams, ornate entrance below the tower, and arched first story windows contribute to the definite Spanish feeling. The large windows and doors in the rear open out onto a covered bus platform. Very few alterations have taken place in either the exterior or interior of this building.

The main entrance to the bus station waiting room is through the ornate entrance below the tower. Now used for storage, the waiting room is huge with two-story-high ceilings, sky lights, and large square pillars. The old wooden benches are still there, but not in place. The kitchen, large and sparse, is immediately adjacent to the waiting room. In the wall between are large fold-up doors over a serving counter.

The hotel lobby, which is two stories high, is open on one side to the mezzanine, a large, low ceilinged room with a feeling of intimacy and quiet conversation. An ornate iron stairway, original light fixtures, furnishings and decorations reflect the Spanish flavor so popular in the 1920's. There is one large store on the northwest corner and several small stores leading to the Anaheim Boulevard side. Only one storefront, in the southern front corner, has been altered.

The rooms upstairs have much of the original furnishings and are in use as hotel rooms.

Architect Durfee's precise, detailed instruction, specifications, and building plans survive in the local history room. His original specifications state that:

"All further mahogany and brick finish, including stairs, be given a cost of approved walnut oil stain, coat of white shellac, and two coats of Val Spar varnish and them rubbed down with pumice stone and oil to an egg shell finish."

In 1973 a reporter and a couple of hotel employees tried to find an entrance and use for the tower. They found the trap door covered over with no visible way to get into the tower. They came to the conclusion that the tower is for looks and atmosphere.

This building has excellent possibilities for rehabilitation. There is a variety of usable large and small spaces. There is a need for a residential hotel in the downtown area. The old waiting room would make a good restaurant with its high ceilings, sky lights and large, square pillars. This building is directly across from the new city hall and provides an effective contrast. ]

# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES Opening: 12/6/26

BUILDER/ARCHITECT Architect: E. Durfee

Builder: Wilson and Bever

## STATEMENT OF SIGNIFICANCE

The Pickwick hotel opened amid much fanfare and an eight-course dinner party amid flowers and plants. First named the El Torre (the Tower in Spanish) it was built by the Pickwick Stage Company. The land was originally leased from Fred Rimpau, descendant of Theodore Rimpau, one of Anaheim's original pioneers. Total cost of the building was \$110,000, and it served as a combination first rate hotel, restaurant, and bus terminal. The Anaheim Gazette describes the Hotel as follows, "Spaciously and exquisitely appointed lobby...soft glowing lights blend well with the golden-tinted stucco walls and ceiling...comfortable lounging and reading room, equipped with overstuffed chairs and electric lamps." Special feature of the hotel was its coffee shop, which was the only one in Orange County equipped with "compressed air utilities" and an electrically operated soda fountain.

In 1929 the name of the hotel was changed to the Pickwick, possibly for convenience and its alliance with the Pickwick Stage Company which was owned by Union News Company.

This is Anaheim's only remaining bus terminal. Long-time Anaheimers will tell you about the adventure of waiting on the platform for the bus, the hustle and bustle of the waiting room. Many future Anaheim citizens stepped upon its soil for the first time at the Pickwick Hotel and Stage Stop, as it is often called.

All of Anaheim's 1910 to 1930 commercial structures are scheduled to be demolished. The entire historic town center of Anaheim, including the street patterns, will be destroyed. Certainly the buildings which have been obliterated in the last few months, such as the SQR Store, the California Building, the Fox Theatre Block, and the Fairyland Theatre, make those buildings that are left even more rare and valuable. The argument that these buildings were not the original buildings of the commercial section of Anaheim and are only fifty years old is not a valid one. The Pickwick's unaltered state and possibilities for restoration increase the value of the building. It should stand as a reminder of the past of a first class hotel of the 1920's, 1930's, and 1940's, where people came to stay when they visited Anaheim, and the huge motel-hotel complex near Disneyland was an orange grove. For most of our children, who have probably only stayed in motels, the charm of an old hotel could be a pleasant discovery. Disneyland so over-shadows the rest of Anaheim that has been a thriving community for 122 years, that people need to be reminded that there is this other Anaheim. The new high rise buildings and shopping center will just be a continuation of the type of building going up around the southern part of the city. Twenty-five years from now, the Pickwick will be seventy-five years old,

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

Anaheim Bulletin, July 3, 1976  
Anaheim Gazettes, January, March, and May of 1926  
Mother Colony History Room Files (Original Building Specifications on File)

## UTM NOT VERIFIED

### 10 GEOGRAPHICAL DATA

Quadrangle Name - Anaheim, California

ACREAGE OF NOMINATED PROPERTY .51 acres

Auadrangle Scale - 1:24000

UTM REFERENCES

A 11 415525 3743940  
ZONE EASTING NORTHING  
C               

B                 
ZONE EASTING NORTHING  
D               

#### VERBAL BOUNDARY DESCRIPTION

Southwest corner of Anaheim Blvd. and Chestnut Streets. Northern 171 feet of the block between Chestnut and Broadway on Anaheim Blvd. Easternmost 130 feet of Chestnut between Anaheim Blvd. and Lemon.

#### LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

### 11 FORM PREPARED BY

NAME / TITLE

Andrew L. Deneau

Original 5/15/78 Present 3/12/79

ORGANIZATION

Anaheim Historical Society

DATE

(714) 635-9249 (Marsh)

STREET & NUMBER

P.O. Box 247

TELEPHONE

CITY OR TOWN

Anaheim

STATE

California

92805

### 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL     

STATE     

LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Henry Miller*

TITLE

DATE

9/28/79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

*Carol D. Skell*

DATE

12-31-79

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE

12/26/79

KEEPER OF THE NATIONAL REGISTER

**NATIONAL REGISTER OF HISTORIC PLACES  
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and life will have changed more drastically than it is even possible to contemplate. The "look back into time" afforded by a visit to buildings built in the Twenties will be an important and pleasurable experience. The character of the unique exterior will be a feature noted by the historians of the future.

**Pickwick Stage Lines**

According to local historian, Homer Wallace, the Pickwick Stage Lines was originally started in neighboring Santa Ana, and was called the Crown Coach Lines. Before the Pickwick was built in 1926, the Pickwick Stage Lines stopped across the street at the Ideal Cafe for one year. The hotel was called, in 1926, the El Torre, but was changed to the Pickwick Hotel in 1928. The Pickwick Stage Lines stopped at El Paso, San Diego, Los Angeles, San Francisco, Portland, and Seattle, and points in between. Greyhound Bus Lines purchased the Pickwick Bus Line in 1928, and the Greyhound buses stopped at the Pickwick until approximately 1967.

DESCRIPTION

CONDITION

CHECK ONE

CHECK ONE

- EXCELLENT
- GOOD
- FAIR

- DETERIORATED
- RUINS
- UNEXPOSED

- UNALTERED
- ALTERED

- ORIGINAL SITE
- MOVED DATE \_\_\_\_\_

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Historic Resource Area consists of the commercial district and earliest residential neighborhoods of the original Anaheim Colony. The level terrain lies on the Santa Ana River flood plain just west of the Santa Ana mountains and is primarily sand desert. The resource area has long been built up making archeological research difficult. Records kept by the original colonists indicate that no significant man-made or fossil artifacts were ever found on the townsite other than a few arrowheads near the north gate.

The resource area was initially an agricultural area specializing in viticulture with 20 and 40 acre vineyard lots laid out around a 20 acre town lot divided into 1/2 acre parcels. The first subdivision of vineyard lots started about 10 to 15 years after the colony's founding when the grapes began to die from disease. The first structures were small and primitive territorial styles in wood and adobe. Landscaping was minimal as water was precious and there was no natural forestation on the townsite.

As the residents prospered, the building styles began to change in quality and substance. Between 1900 and 1925 most of the present commercial district was built. Generally the structures are 2 to 4 stories common wall construction of pressed, common, or glazed brick with cast tile or metal ornamentation. Light earth colors of tan, brown, and red predominate along the streets west of Anaheim Blvd., while cream, white, and grey are most evident in the eastern area.

The residential section is a homogenous mix of styles, building types, and periods. With building materials at a premium, many early primitive homes were moved from town lots, now nearly all commercial, to vineyard lots being subdivided for residential use. Most were relocated prior to 1900. The new Southern Pacific Railroad line, successful sugar beet and citrus crops, and a rising merchant class led to the construction of several important residences after 1880. The years 1890 to 1905 saw the construction of numerous Queen Anne, Colonial Revival, and Craftsman style homes. Between 1900 and 1920 groupings of smaller bungalow homes filled out the most central vineyard lots to the limit of this resource area.

In 1921, with prosperity fairly assured, the city fathers set out to build a municipal park on 20 acres of former vineyard just 2 blocks north of the central business district. The City Park completed in 1923 included a baseball grandstand, swimming pool with bathhouse, and open air theater with spanish influence arcade.

The predominating character of the resource area is one of low built scale, close proximity of goods and services, and accessibility to the walking community. Residential, commercial, and civic/public functions all occur within a 6 block radius of the center in a harmonious and congenial relationship.

cont.

Copied from MR. non files 10-22-79

## Significance Section

The birth of a new community in a new land is by no means a rarity when the pioneer spirit prevails. That pioneer spirit, hope for new opportunities, ran strong in California's early settlers, but the price of success was as high as the mortality rate. There were countless forgotten towns and countless forgotten faces with too few success stories. Among these, the Anaheim Colony seemed blessed from the start.

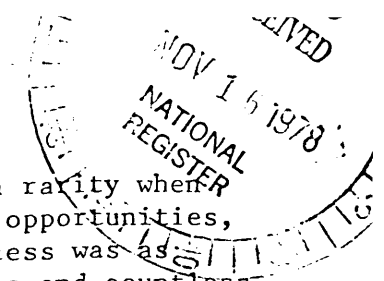
The combination of gold fever and a bloody peasant revolt brought to California several thousand German immigrants from Bavaria and Westphalia. They came by clipper ship to New Orleans, by packet to Panama, mule train across the Isthmus, then waited for a steamer to San Francisco. "By the time we reached Balboa City all our luggage was gone." "What hadn't been lost in the swamp had been stolen by the Indians", recalled pioneer Hermann Werder. Yet in spite of the hardship several hundred German families were camped on the Berkeley hills by 1855.

The chancy fortunes of prospecting were not the way to wealth for these industrious souls. They were content to practice their mercantile trades and relieve the miners of their weighty profits. A small band of merchants, not content with the life in lawless goldrush towns, engaged surveyor George Hanson to assist them in a noble endeavor, founding a Mother Colony. They formed the Los Angeles Vineyard Society and instructed Hanson together with member John Frohling to go south and find land suitable for growing grapes and starting the colony. This was indeed a remarkable request from a group of which not one had any experience farming or making wine.

Hanson and Frohling located a suitable parcel of 1165 acres 2.5 miles square just west of the Santa Ana River where it runs through the Rancho San Juan Cajon de Santa Ana. Acting on behalf of the Society, they purchased the property for \$2330.00 from Juan Pacifico Ontiveros on September 12, 1857. The townsite was divided into 50 twenty-acre vineyard lots and in the center a rectangle of 64 1/2 acre town lots. Streets were laid out, a water system of canals and "water alleys" installed, and the parcels awarded by drawn lots.

Those first years were spent breaking the wilderness and learning to live with hardship. Vineyards were planted, businesses established, and homes built. The crops prospered and the colony grew steadily until 1885 when disaster struck. In less than 2 years nearly 40,000 vines died from a mysterious disease. The residents, though faced with economic disaster, pooled their resources and made a substantial recovery. Sugar beet and citrus crops were planted and a thriving merchant trade was encouraged. The Southern Pacific rail line of 1876 provided the needed access to market for the colony's products. New successes followed and by 1900 the colony was again on stable ground. The commercial district as we see it today was being started. Old wooden and adobe buildings were giving way to more impressive ones of brick and stone.

1900 saw the Anaheim Colony entering its most impressive period of growth: from frontier town into a modern, cosmopolitan community. The first electric lights were installed in 1895 and in 1907 the first municipal steam power plant was built across town from the gas works. In the summer of 1910 residents watched the main streets being paved for the first time; and in 1915 the installation of electric street lights and purchase of the first motorized fire engine. 1905-07 marked the beginning of the new commercial district with groundbreaking for the Yungbluth and Strodthoff buildings. Progress was slowed slightly by World War I. The war generated much anti-German sentiment causing many business and street names to be changed, but the war also dragged the last of the old colonists firmly into the 20th Century.



war recovery was not a problem for Anaheim as foundations had been laid much earlier and residents picked up where they left off. At the time of Armistice in 1918, city fathers boasted a community with hotels, theaters, an opera house, and too many saloons.

1920 marked the opening of the new Grand Opera House on east Center St. The 1300-seat California Theater and business block followed a year later on west Center St. thus beginning an east-west building war lasting throughout the 1920's. The battle of the new post office ended in August 1921 with acceptance of Frank C. Eisenhower's bid to house it in his fine new commercial building on west Center St. This defeat so angered the east end as to encourage oilman Samuel Kraemer to construct his new commercial building adjacent to the new city hall. Halls on the second floor connected the two buildings so patrons of city hall could use the automatic elevator in the Kraemer Building. City Hall (1922) designed in the neo-classic style projected an image of lasting stability. Samuel's son Arnold, not to be outdone, constructed his fine two-story office building in January 1922 across from his father's building. The elder Kraemer countered by breaking ground for the Angelina Kraemer Hotel, advertised as "the country's first fireproof hotel". Meanwhile the west end was adding new facades monthly; Rust's open-air market (November 1921), Knights of Pythias Lodge (1923), Rose-Marie Apartments (1924), and the SQR Store (1925). The SQR Store on west Center St. at Lemon St. was a magnificent three-story emporium with marble trim and a pneumatic tube system that carried sales receipts from the offices to all parts of the store. Again Samuel Kraemer rose to the challenge with construction of his new office building (1926). The seven-story building was the county's first "skyscraper", tallest until the 1950's. The hectic building boom drew to an end with the depression of 1929, but not before Rimpau had constructed his El Torre Hotel and Pickwick Stage Company Building at south Los Angeles St. and Chestnut St. The two-story spanish revival hotel crowned by a four-story tower was the last major structure in the new commercial district and served as the social center of town throughout the dark depression days.

The city fathers, at last content the basic problems of survival had been solved, set about attending the town's leisure needs. Their first action was to devise a plan for a municipal park to compliment the privately owned theaters and community social group's activities. The Anaheim Gazette, December 3, 1925 reported, "In October, 1920, a bond issue of \$100,000 was voted for a municipal park, and the H.A. Dickle tract of a fraction less than 20 acres, lying between Palm and Lemon streets and north of Cypress street, was purchased for \$70,000. The tract, when purchased, was planted to oranges and lemons, and very little was done toward park improvements until 1923, when a bond issue for another \$100,000 was voted for improvement purposes. Plans were then drawn for the park by Cook & Hall, landscape architects of Los Angeles, and the buildings designed by City Engineer E.P. Hapgood."

"In August, 1923, a swimming pool and bathhouse was built at an initial cost of \$37,000. The pool is 50X150 feet and from 2½ to 9 feet in depth and is equipped with a complete Sirch repurification plant, which is known as the most modern development in water purification, and insures the maximum number of days of operation of the pool with the lowest maintenance cost. The water in the pool is so clear that it has attracted wide notice, and so sterile as to meet the highest standards for water supplies; namely, the United States standard for water supplies used on common carriers engaged in interstate commerce. The bathhouse is modern in every



respect, has 100 dressing rooms, rest rooms, a complete laundry for towels, suits, etc., lockers, first aid room and everything necessary to make it one of the most complete and up-to-date municipal plunges in Southern California, and as it stands today is an investment of over \$52,000."

"In the near future a pergola is to be erected around the front and two ends of the pool and will eventually be covered with blue wisteria and Oregon evergreen grape. These two plants have already been set around the concrete walk surrounding the pool."

"Immediately in front of the plunge is to be erected a massive arcade administration building at a cost of \$40,000. This building will be divided into office rooms for all Anaheim civic organizations."

"Next year a band shell will be erected near the flag pole and facing the plunge. Between it and the site of the administration building a large music court, or amphitheatre, will be built, with a seating capacity of 1500 persons. It is estimated that this improvement will cost in the neighborhood of \$20,000."

"West of the bathhouse is the athletic field, 330X350 feet, equipped with a recently installed overhead lighting system, making the field suitable for evening ball games. At present four games a week are being played on the field and each Tuesday night a band concert is given by the Anaheim city band. Twelve of these concerts are planned for the summer months. A grandstand has been erected on the southern edge of the field, which has a seating capacity of 750 persons. The lower part of the grandstand if divided into dressing rooms for men and women, and are equipped with hot and cold showers."

"On the north side of the park and paralleling Sycamore street is a lagoon, bypaths crossing rustic bridges, mammoth water-lillies in profusion, gold fish, shrubs, flowers and sheltered nooks. To the lover of nature this is the most beautiful spot in the park, and within the next few years will be one of the show gardens of Southern California."

"Anaheim is to be congratulated on her park as it is today, for it is one of the most beautiful spots in Orange county. She is also to be congratulated on the way it is managed and the work being done by the city fathers, City Engineer Hapgood and Park Superintendent Ashleigh to improve it. One feels safe in predicting that in less than 10 years it will be one of the show spots of Southern California and an asset to the city of Anaheim on which no monetary valuation could be placed."

The Anaheim Colony's built environment, 1900-1929, remains largely intact today and is a remarkable achievement created by determined, collective efforts. In a brief 50 years a band of strangers from a foreign land settled and conquered the hostile wilderness. Their joint efforts produced a strong sense of individual and community pride exhibited in fine commercial and residential buildings, churches and public improvements, and finally culminating in a beautiful municipal park. The Anaheim Colony is the American Dream realized and those pioneer efforts to build a better world can only be matched by our efforts to preserve that legacy.

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PICKWICK HOTEL

The hectic building boom which encompassed Anaheim's commercial downtown from 1910 to the late 1920's virtually replaced the entire commercial district of Anaheim. Down came the frame and adobe structures. The Queen Anne turrets and false-fronted wooden stores were replaced by rectangular Neo-classical Revival buildings embellished with glazed bricks and rich terra cotta decorative work by the Gladding-McBean Tile Co. These new buildings of brick, stone, and concrete were a statement of Anaheim's commercial stability and led to Anaheim's undisputed position as the commercial center of North Orange County. As individual buildings, they served as the badges of success of their owners, and the race to create the most beautiful and opulent building occupied much of their time and money. Competition was strong, not only among individual builders and merchants, but also between the East and West sides of the commercial district.

The building boom came to an end with the Depression of 1929, but not before Mr. Rimpau had constructed his El Torre Hotel and Pickwick Stage Company building on South Los Angeles St. (now Anaheim Blvd.), just south of Lincoln Avenue. The two-story Spanish Revival Hotel, crowned by a four-story tower, was the last major commercial structure in the district. The innovative style was a radical departure from neo-classical buildings which were its neighbors and created much comment. The Spanish Revival design was typical of Mr. Rimpau who had a reputation as a maverick in the business world. It became the unofficial theme of the burgeoning transportation industry which rapidly opened Southern California for development. In the late 1920's the Pickwicks unique Spanish styling set the hotel apart as the jewel of the commercial district.

Mr. Rimpau's stated purpose in building the hotel and stage building was to secure for Anaheim the first regularly scheduled auto, trolley, and bus service through Orange County to San Diego. The Pickwick played a unique part in the pattern of life in Anaheim. It served as the social center for the town during the dark days of the Depression. Its opening was honored by a grandious dinner party and dance at which the finest food was served. The excellent reputation of the restaurant and roof garden entertainment area resulted in its being the "in" place to have your special entertainments for the first few years of its life. But as hard times descended the bus station and coffee shop became an integral, hard-working part of the Anaheim community scene. People passing through Anaheim on the bus remembered the sturdy bustling little city and many returned to stay, particularly after World War II.

The Pickwick Stage Co. played a real part in the formation of the Greyhound Bus Lines which grew at a phenomenal rate in the 1930's to blanket the entire nation with 40,000 route lines. During the war the bus station played an important part in the lives of North Orange County's citizens, the beginning and the end of many peoples relationships with a growing community, Anaheim.

FHR-8-300A  
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

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INVENTORY -- NOMINATION FORM**

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**Bibliography:**

Anaheim Bulletin

Anaheim Gazette

An era of Excellence: A History of Greyhound

Southern California Auto Club Archives

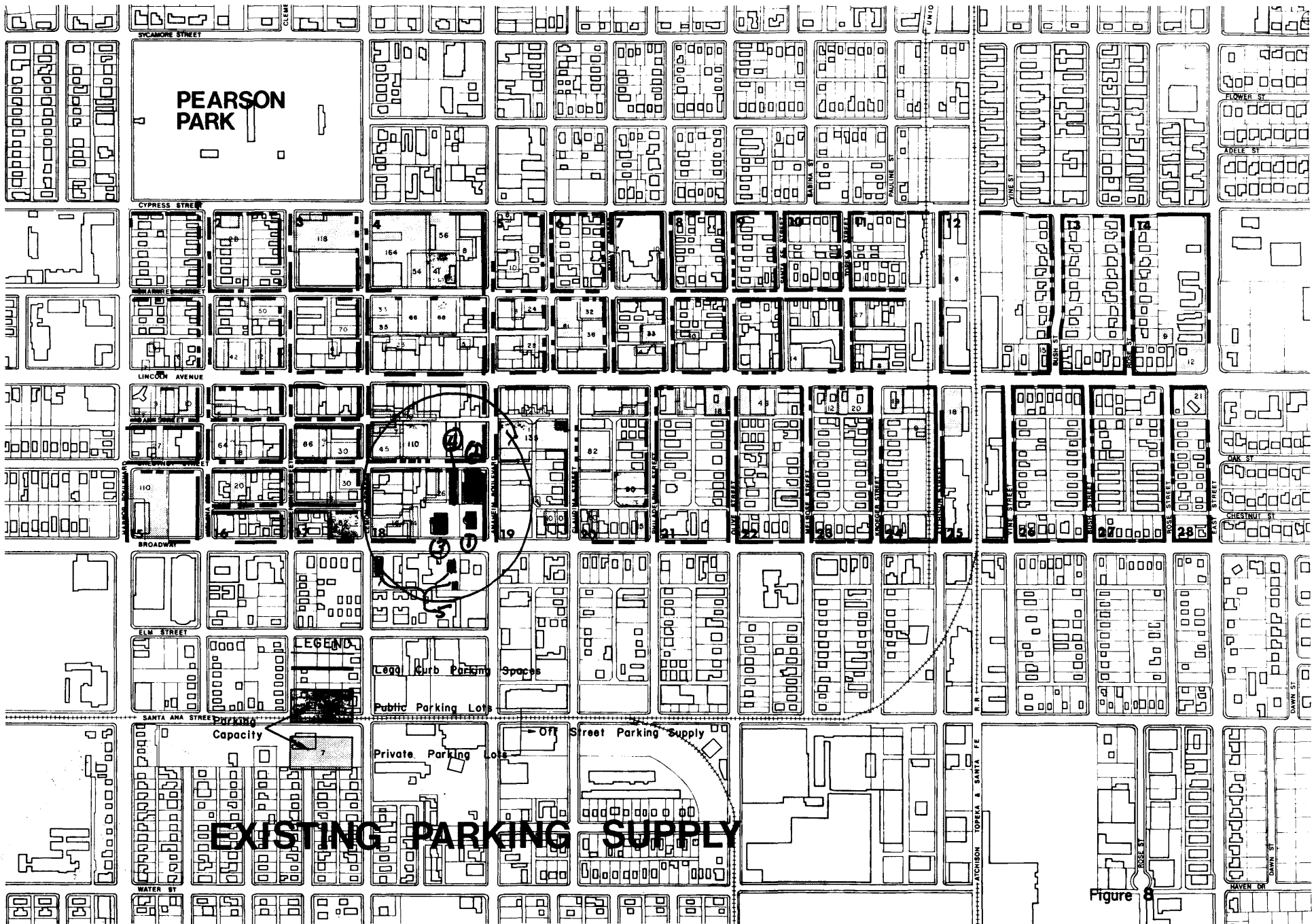
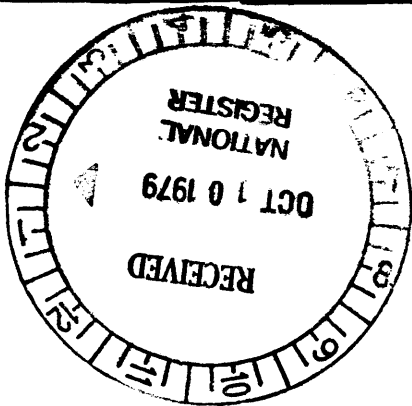


Figure 8

5. OTHER  
OLDER  
STRUCTURES  
THAT WILL  
REMAIN

1. CARNEGIE (REGISTER APPLICATION IN WASHINGTON) DESIGNATED AS A MUSEUM
2. PICKWICK
3. POST OFFICE (1933)
4. GARAGE (TO BE DEMOLISHED FOR PARKING)



OTHER BUILDINGS ON BLOCK TO BE REMOVED



OLD GARAGE  
  
TO BE DEMOLISHED FOR PICKWICK PARKING

CHESTNUT ST.

135.42'

PRIVATE ALLEY  
BUS LOADING DOCK

PICKWICK (1926)

181.50'

ANAHEIM BLVD

PARKING

POST OFFICE (1933)

ALLEY

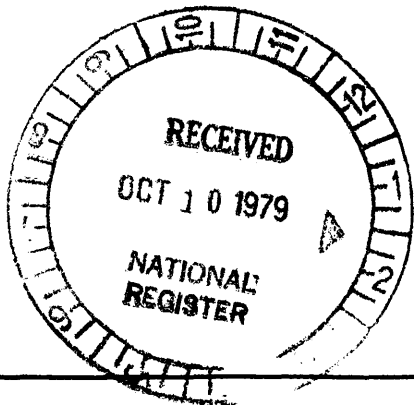
FUTURE CARNEGIE MUSEUM (1907)  
(HAS BEEN NOMINATED TO REGISTER)

LAWN

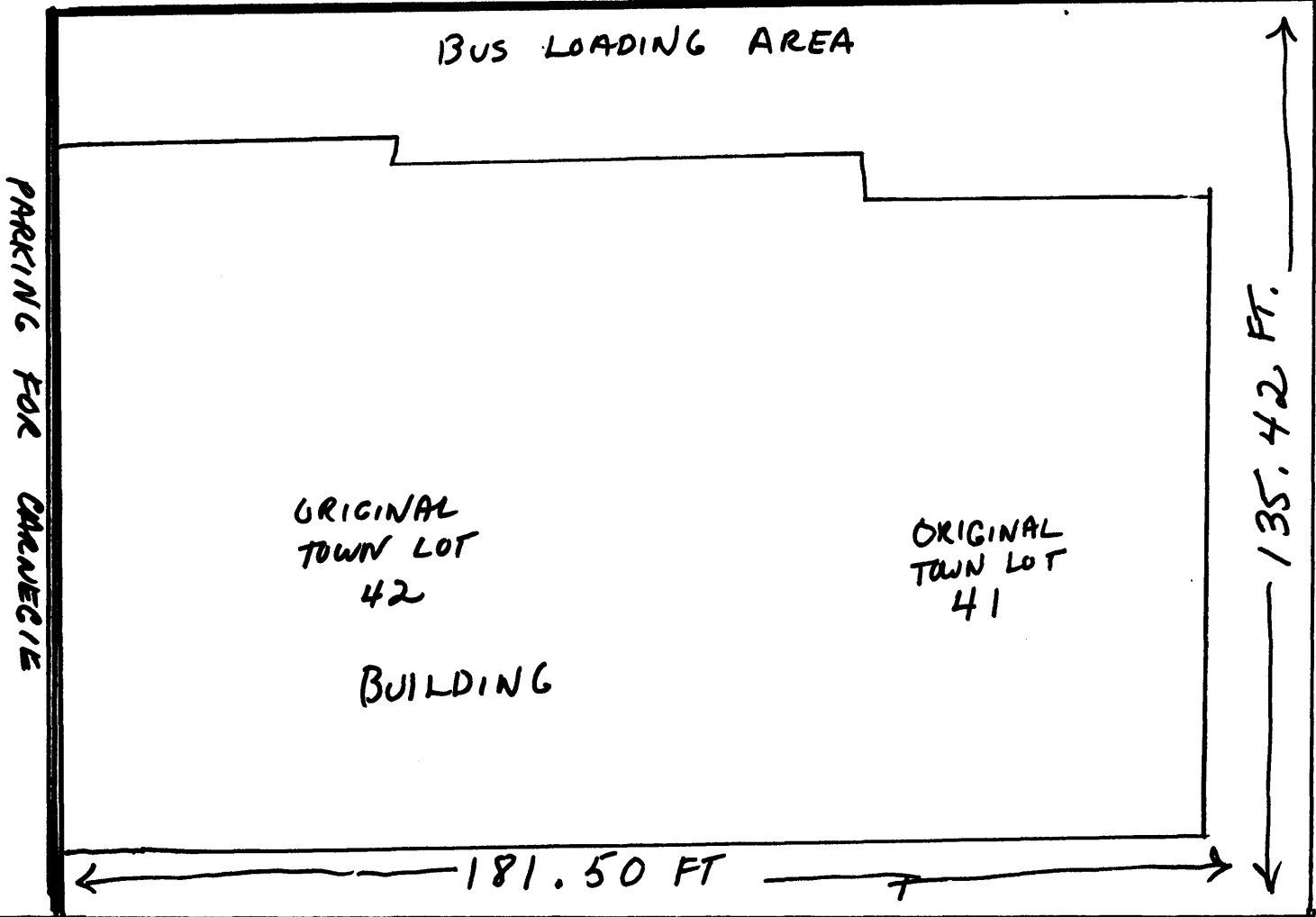
BROADWAY

(MAP NOT TO SCALE)

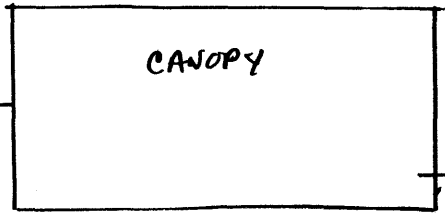
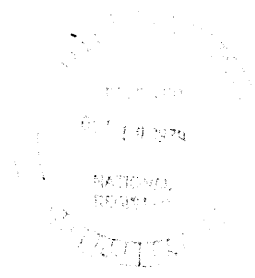
THE DUSEKS OWN TWO PIECES OF PROPERTY SIDE BY SIDE. THEY ARE SEPERATE PIECES OF PROPERTY LISTED SEPERATELY ON THE TAX ROLLS. THE ONE INCLUDED IN OUR APPLICATION IS THE ONE ON WHICH THE PICKWICK STANDS. THE FOLLOWING INFORMATION WAS TAKEN FROM THE LEGAL DESCRIPTION. (BOOK 4 PAGES 6-9 AND 630 OF DEEDS)



SEPERATE  
OLD GARAGE  
OWNED BY DUSEKS  
(TO BE TORN DOWN FOR  
PARKING FOR PICKWICK)



ANAMEIM BLVD.



PRIVATE ALLEY

FORMER ROOF GARDEN

Rooms



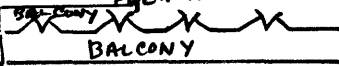
BALCONY

TO ROOMS

TWO STORY LOBBY

MEZANINE LOUNGE

FRENCH DOORS



SECOND FLOOR

Rooms

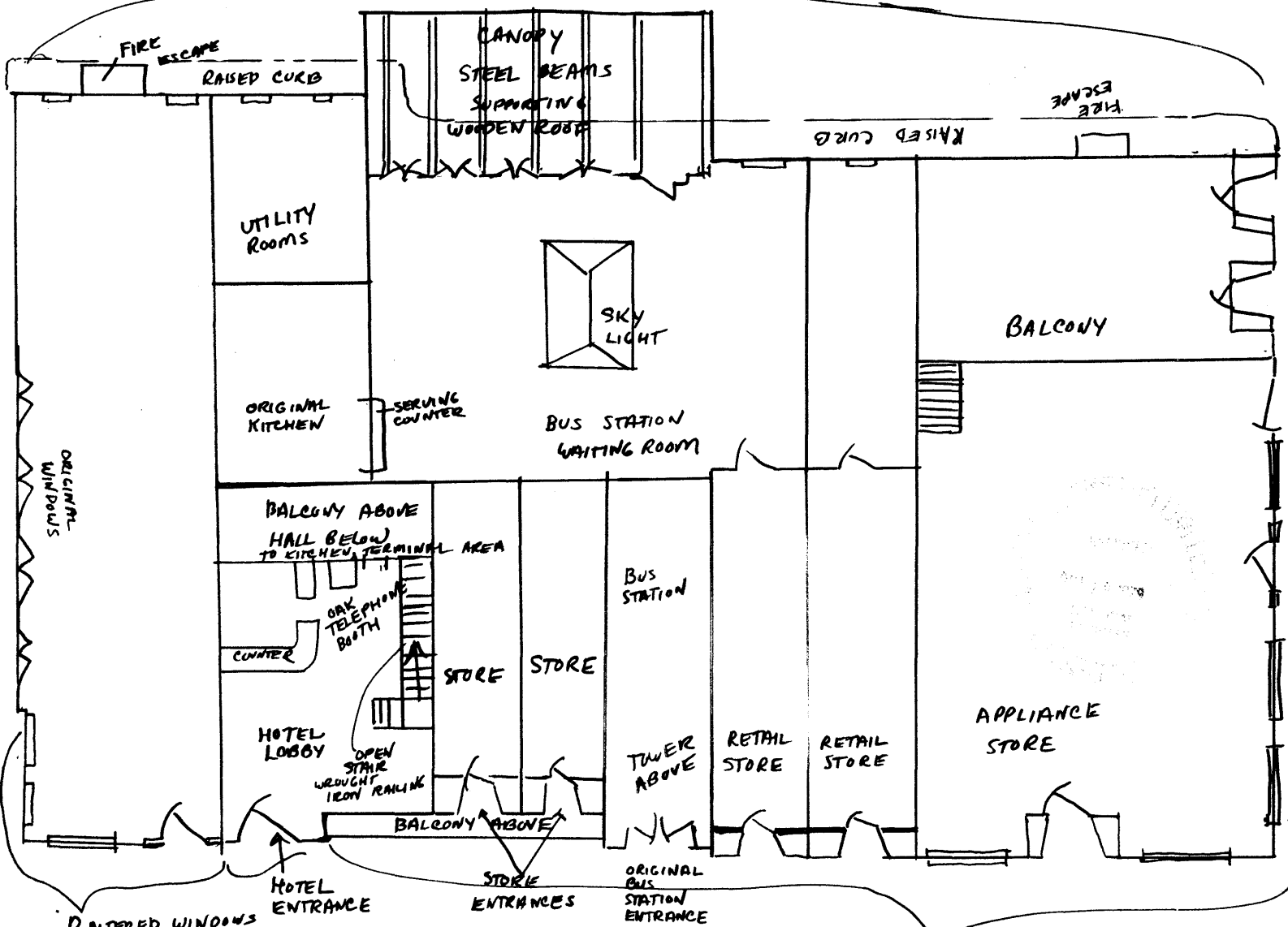
(ALL DOORS AND WINDOWS ORIGINAL)

ANAHEIM BLVD.

CHESTNUT STREET

PRIVATE ALLEY  
BUS LOADING AREA

ORIGINAL  
DOORS AND  
WINDOWS



PARKING FOR CARNEGIE LIBRARY

ORIGINAL  
WINDOWS

CHESTNUT STREET  
ALL WINDOWS AND DOORS UNALTERED

3 ALTERED WINDOWS  
2 ALTERED DOORS  
CUT IN ORIGINAL

FIRST FLOOR

ANAHUIM BLVD

WINDOWS, DOORS UNALTERED

(MAP NOT TO SCALE)