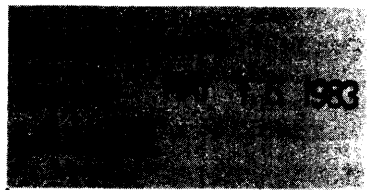


**United States Department of the Interior
Heritage Conservation and Recreation Service**

**National Register of Historic Places
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections



Final

MAY 27 1982

1. Name

historic SAMUEL KRAEMER BUILDING (AMERICAN SAVINGS BANK/FIRST NATIONAL BANK)

and/or common OLD EL CAMINO BANK BUILDING

2. Location

street & number 76 S. CLAUDINA ST.

n/a not for publication

city, town ANAHEIM

n/a vicinity of

congressional district

39th

state CALIFORNIA

code

06

county

ORANGE

code 059

3. Classification

Category

- district
- building(s)
- structure
- site
- object

Ownership

- public
- private
- both
- Public Acquisition**
- in process
- being considered
- n/a

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:

4. Owner of Property

name URO INVESTMENTS, A General Partnership

street & number 2102 Business Center Drive, Suite 100

city, town Irvine

n/a vicinity of

state California 92715

5. 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 92701

6. Representation in Existing Surveys

title none

(Tax Certification, Part I, 8-4-82)

has this property been determined eligible? yes no

date

federal state county local

depository for survey records

city, town

state

①

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u>n/a</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Samuel Kraemer Building is an excellent example of Renaissance Revival architecture and is one of the last buildings remaining in Anaheim which features the extensive use of terra cotta glazed tiles. The rich use of Gladding-McBean tile on the entire south and west facades made it the most outstanding building in North Orange County when it was built in 1924. Built by Samuel Kraemer, one of Orange County's most influential men, it contains six floors of office space, a basement, a mezzanine, and a penthouse. When its exterior was altered in the late 1960's, the Gladding-McBean tiles and the glazed brick were covered with chicken wire, stucco, metal grills, and long metal panels. With all of these awkward components removed, the building looks as it did when it was built. The original rose-colored tiles and cream glazed brick were again revealed.

All of the decorative trim is used on the south and west facades which face the corner; the south facade contains the front door located on Old Lincoln Ave and the west facade contains the entrance to the lobby at the north end of the building and faces Claudina St. The back side, which faces the alley, and the east side, the lower half of which is presently attached to another building, are of cream-colored brick. Six sets of windows face Claudina (west) and three sets of windows face the front (south).

One of the most prominent features of the lower floor is the pairs of rose-colored pilasters topped with Corinthian capitals. They are located between each set of windows and doors, with seven pairs facing Claudina and four facing Lincoln. A frieze with garlands links the capitals above each window and door. The twisted columns in the original rectangular wood-framed transom windows were cut off in the remodeling; they will be duplicated and replaced.

The lower portion of the window remains unaltered. Narrow side windows frame the large central panel. Twisted iron posts decorated at each end with palm leaves are placed between the window panels and at the outside edge of the window sets.

The front door has its original stamped metal door frames and trim. The double doors were replaced in the 1968 remodeling and new doors appropriate to the style of the building will be added. The original ornamentation on the door frame and side lights features wreaths and ribbons in the panels below the side lights and urns at the base of each column. All are trimmed in acanthus-leaf trim. The twisted metal columns which are placed on each side of the door and side lights are trimmed in palm leaves and support a metal cornice with maidens and garlands extending horizontally over the entire door frame. The window above is being reconstructed to match the original, as are all the other transom windows.

The door in the north end which leads to the upper floors is also surrounded by the original stamped metal frame and sidelights. However, it is simpler in design. Doors appropriate to the style of the building will be replacing the ones placed here in the late 1960's

Rows of classical Greek motifs form the frieze below the cornice. A row of rectangular tiles with a plain circular medallion above each capital retains its original terra cotta coloring. Bead-and-reel trim, dentil trim, and acanthus leaf trim form horizontal bands which run the length of the south and west facades and create a beautiful cornice which frames the top of the first floor. The top row of trim makes a strong statement as it juts out above the rows of trim.

Floors two through six are identical on the west and south facades. Towering vertical rows of cream colored brick flank pairs of double-hung matching windows. These pairs run in six vertical rows on the east side and three vertical rows on the west side. A rectangular terra cotta glazed tile featuring an elaborate cornucopia design is placed below each set of windows. There are fifty-four of these tiles. During the building's altered state,

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these lovely decorative elements were covered by metal louvered panels. Metal arches which covered the edges of these panels, spanned the entire portion of the entire upper level, and have been removed. The owners and architects were pleased to discover that this metal came off quite easily, exposing the original elements of the building.

The sixth floor is decorated with cornices of terra cotta tile trim at the bottom and crowned with an elaborate tile cornice at the top. Between each set of windows on the sixth floor is a 7 foot high Gladding-McBean tile vertical panel depicting urns, leaves, flowers, and scrolls. A molding of acanthus leaves runs below this panel. Stylized palm leaves decorate the bottom of the frieze. Above this, a row of medallions, centered in rectangular insets, features monkey heads. More acanthus-leaf trim, large dentil trim, and egg-and-dart trim band the area below the top cornice. These bands run the entire perimeter of the south and west facades of the building. The building wears a crown of shields and scrolls made of cream terra cotta tiles which jut out above the horizontal row of stylized leaf-and-feather trim and a ledge of plain tiles. This crown is certainly the most splendid of any in Orange County.

The rear of the building, facing onto the alley, is of cream-colored brick. It has several rows of double-hung and multi-paned windows. The double row of windows on the east corner denotes the staircase which winds its way from cellar to penthouse. The windows to the west end of the north facade open into the lobbies of the upstairs office suites. All are original. The small room with the small window visible at the very top of the building is the elevator machine room.

The east facade has a smaller building attached to its side. This building will be removed and a walkway with trees will be created in this space. Windows in the side of the east facade are original, wooden, double-hung, and placed evenly from the third to the sixth floors. This side of the building is not easily visible at this time.

Interior:

The lobby in the rear has grey marble walls with green travertine marble baseboards, all in very good condition. The floor is banded in the same green travertine marble and has grey rectangular marble slabs covering the stairs and the floor. A metal railing leads to the stairway which runs from the basement to the penthouse. A classically-styled cornice at the ceiling features crown molding. The original ceiling medallions and light fixtures are in good repair. The pride and joy of the lobby area is the brass mail box located on the south wall. The mail comes down a brass and glass chute from the floors above for the mailman to pick up each day. A brass cornice, egg-and-dart trim, and a wreath decorate this large brass box. This is an original feature and will remain.

The contractor has discovered that the beams in the central core of the building are in good condition and structurally sound. As the upper offices had already been altered beyond recognition and the walls were constructed on hollow clay tile, it was decided that the second through sixth floors would be gutted and new office spaces created. The lower floor, until recently a bank, will be converted to commercial use. A restaurant has been suggested for this area and the basement. A green and gold cast-plaster ceiling has been uncovered in the central area of the bank lobby. Octagonal coffers featuring large stylized flowers and surrounded by a formal geometric pattern form the interior of the piece which measures 18 by 32 feet. A row of gilt acanthus-leaf trim and dentil molding border the perimeter. Posts at each corner of the ceiling will remain. A stamped metal cornice featuring fanciful garlands and scrolls, topped with dentil molding was uncovered over the main entrance door.

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A second set of stairs, as required by the fire department, have been placed inside the building to the east of the front door and will not disturb the exterior facade. The mezzanine level, which has always been offices and storage space, will be extended and become part of the use of the lower floor.

A penthouse on the top floor will be faced with a greenhouse addition on the west and south sides. This will become a useful space with the addition of the greenhouse windows.

A canopy which shaded the lobby entrance in the west facade will be reconstructed to resemble the original as closely as possible. This canopy was removed a number of years ago and appeared to be made of brass and glass construction.

This building was an excellent candidate for restoration. The sensitivity and creativity which will make it a successful project will serve to show the viability, charm, and beauty that can be generated by restoring a historical building. The work is being done in accordance with the Secretary of the Interior's Standards for rehabilitation.

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 checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input 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 type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input 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			

Builder: Wilson and Bever

Specific dates Built 1924 Builder/Architect Architect: Eugene Durfee

Statement of Significance (in one paragraph)

From the 1920's to the 1960's the Samuel Kraemer building was North Orange County's tallest and most elaborate skyscraper. The lavish use of terra cotta tiles (made by Gladding-McBean Co.) accentuated the fine quality of its design. During the late Teens and Twenties, when Anaheim's commercial district experienced a hectic building boom, almost every early wooden and brick structure was replaced by a substantial and ornate building in the Neo-Classical style. Unfortunately, the Samuel Kraemer building will soon be the sole survivor of that era in Anaheim when business was booming and the commercial district was the largest and most prominent in North Orange County. Its builder, Samuel Kraemer, was one of Orange County's five most influential citizens at that time. Prominent in oil and banking, he also pioneered in the county's all-important water system. Although he lived in Placentia, he played an important part in several areas of development in Anaheim. Prominent local architect, Eugene Durfee, designed about half of the buildings in downtown Anaheim during the 1920's boom. Contractors Wilson and Bever headed one of the two firms which built virtually every building in the downtown area. This building is one of the few remaining monuments to the extensive, high-quality work accomplished by these men in Anaheim. The building has been in constant use since its grand opening in 1924 and for many years housed Anaheim's most influential people as well as serving as the home for several banks. Designed to house the American Savings Bank, it became instead the home of the First National Bank. With its cast plaster ceiling and marble counters it was representative of the banking institutions of the era. Neo-classical banks with fancy cast ceilings and ornate decor once were fairly common along Lincoln Avenue, but now none exist except this building.

M. Eugene Durfee was a prominent local architect who had a taste for the Classical Revival style. He designed almost half of the commercial buildings which were built in Anaheim from 1915 to 1927. Records show that he also designed hotels, theatres, and stores in Fullerton, Huntington Beach, Orange and Long Beach, California and in Tuscon and Globe, Arizona.

The East-West Building War: In 1915 Anaheim was just starting to replace its downtown buildings. What started as a trickle of building activity in 1915 became a roar by 1922. By 1927 almost every building had either been demolished and replaced with the latest in Neo-Classical Revival or had its facade designed and replaced in that same decor. Substantial buildings of brick and terra cotta tile lined Lincoln from Harbor to Olive. Each was a badge of the success of its owner. The East West Building War lasted through mid-Twenties. The East-West dividing line was Anaheim Blvd. (then Los Angeles St.) In 1921 the West end won the battle for the new post office which was to be located in the new Eisenhauer Building (now demolished). The merchants in the East end became so angered by this defeat that they promptly began to built taller and fancier buildings. The New City Hall, built on the site of the old City Hall, was built across the street from the future site of the building we are discussing here. Samuel Kraemer and his son, Arnold, built other buildings on the East end. In 1924 Samuel Kraemer rose to the challenge with the construction of the American Savings Bank building and it was the tallest and most ornate for all of the area north of Santa Ana. The hectic building boom came to an end toward the end of the decade as the Depression arrived.

Samuel Kraemer, in his speech given at the dedication of this building said, "When I was a boy I always had a good time in Anaheim. I always wanted to do something to show I remembered." Samuel came to California with his family in 1867 when he was ten years of

9. Major Bibliographical References

Placentia: A Pleasant Place by Virginia Carpenter
History of Orange County California with Biographical Sketches Samuel Armor
Historic Buildings of Pioneer Anaheim Leo Friis
Anaheim Bulletin May 10, 1937; December 27, 1941; February 9, 1967
Anaheim Gazette October 4, 1923; 1924; 1925

10. Geographical Data

Acreeage of nominated property - .098 acre
 Quadrangle name Anaheim Quadrangle scale 1:24000

UMT References

A	1 1	4 1 5 5 4 0	3 7 4 4 1 4 0	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification Assessor's Book 34 P.592
 The perimeters of the building are the perimeters of the property. A public sidewalk and alley border the building on three sides and a publicly-owned lot on the east side runs to the edge of the building. Building is 47' 11 1/2" by 90' 11 1/2" and starts 10' from the corner of Claudina and Old Lincoln Ave.

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	n/a	code
state	n/a	code	county	n/a	code

11. Form Prepared By

name/title Diann Marsh, Preservation Chairman
 organization Anaheim Historical Society date May 12, 1982
 street & number P. O. Box 247 telephone 714-635-9249
 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

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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature K. M. Ellen

title State Historic Preservation Officer date 12/1/82

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I hereby certify that this property is included in the National Register

[Signature]
 Keeper of the National Register

Entered in the
 National Register

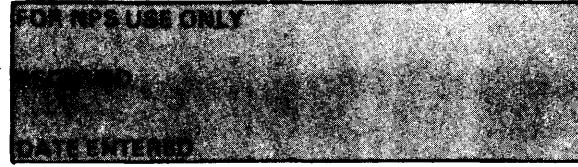
date 6/16/83

Attest:

Chief of Registration

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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age. His father, Daniel, purchased 3900 acres of raw desert with little water supply in the area, to the east of Anaheim. The Kraemer family's belief in the land proved prophetic as they became not only successful ranchers, but also oil millionaires. They helped bring water to the whole area by digging the Cajon Canal. In 1909 Sam was one of the principal founders of the city of Placentia. Sam is credited with having much influence concerning the development of the water system which was necessary for the phenomenal growth of Orange County. He served as a member of the Board of the Union Water Company in Anaheim and worked long and hard for a successful solution to the water problem. Mr. Kraemer was also prominent in banking circles. He began to purchase land here and build upon it in 1906. In 1914 he built a hospital here and served as its president for years. Mr. Kraemer also was forward-looking and innovative. In 1911 he supervised the building of a flying machine.

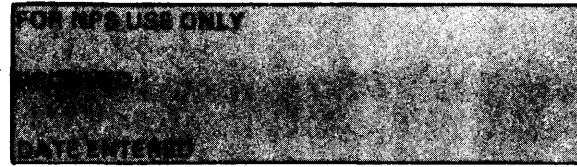
Samuel Kraemer, along with John Hartung and A. S. Bradford, became partners in the First National Bank in the early 1900's. It had been called the Bank of Anaheim when it was organized in 1876 and was the first bank in Orange County. However it had several owners and problems before it became nationalized in 1902. Kraemer was a Director from that time until after the Kraemer Building was built. In 1923, the American Savings Bank and the First National Bank occupied the same quarters and Sam Kraemer was a Director in both. As each business expanded, the space became cramped. Sam Kraemer agreed to put up a building for the Savings Bank on the Old Boston Bakery site at the corner of Claudina and Lincoln. At the same time, Mr. Kraemer's friend (and rival) C. C. Chapman, was planning the Chapman building in neighboring Fullerton. When Kraemer heard that the Chapman building was going to be five stories, he had Mr. Durfee add another story and a penthouse so that his building would be the tallest. After the building was started, it was decided that the First National Bank needed the new space even worse than the American Savings Bank, so it was moved into the new building instead.

This building was considered to be one of the most splendid banking houses in Southern California. The owner and architects are using great sensitivity in restoring the building. Their attention to detail and interest in authentic restoration are resulting in a successful restoration project. It has given a lovely classical, elegant and unique building a new lease on life. This building will be a tribute to the memories of Samuel Kraemer, Eugene Durfee, and Wilson and Bever, all of whom have left a mark on Anaheim's history.

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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Anaheim Gazettes of 1924, 1925

City of Anaheim Planning Booklet for the El Camino Bank Building 1966

Southwest Builder and Contractor July 1921, August 1921, March 1923, April 1923, February 1924, March 1924, April 1924, September 1924, February 1927, January 1930, October 1930

NEW LINCOLN AVE

SENIOR
CITIZEN'S
HOUSING

ALLEY

CLAUDINA ST.

EMPTY
LOT

90' 1/2"

SAMUEL
KRAEMER
BUILDING

EMPTY
LOT
(BUILDING
DEMOLISHED)

47' 1/2"

SIDEWALK

ANAHEIM BLVD.

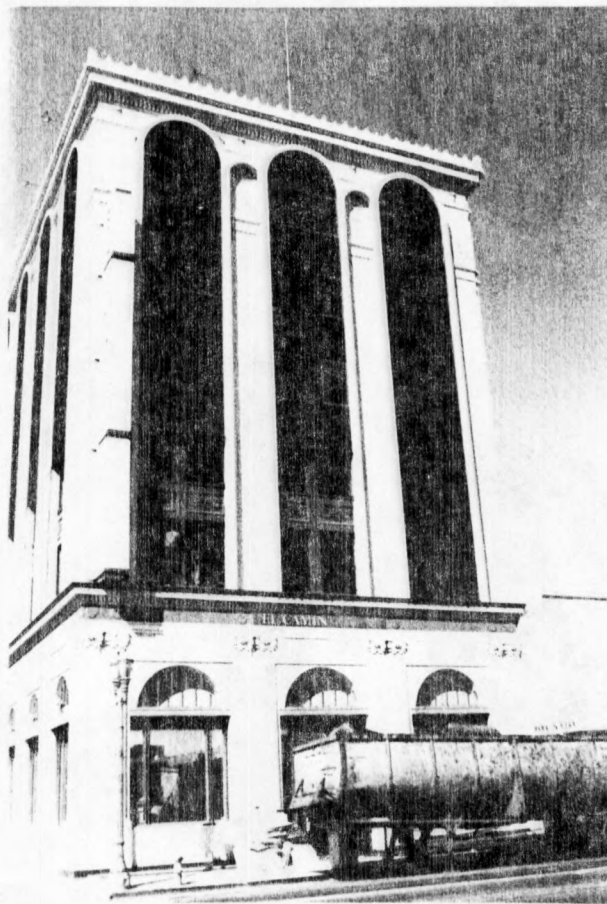
OLD LINCOLN AVE



Altered Appearance
(early 1982)

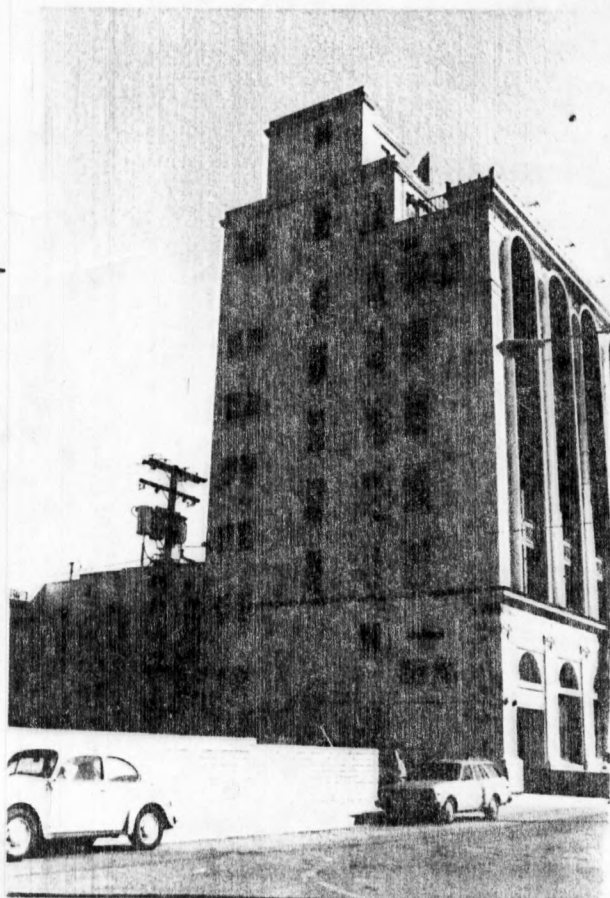
Samuel Kraemer Building
76 S. Claudina Anaheim, Ca.

Detail of front facade (south) as screens are being removed to reveal the decorative panels. Aluminum windows are being removed to be replaced by double-hung wooden-sashed replicas of the original.



Samuel Kraemer Building
 76 S. Claudina Anaheim, Ca.
 Building in very beginning of res-
 toration. A few panels in the middle
 of the building had been removed,
 but the lower story and metal arches
 have not yet been removed. The dec-
 orative panels under the metal screens
 are revealed where they have been
 removed.

Altered
 appearance
 prior to
 rehabilitation -
 (early 1982)



Samuel Kraemer Building
 76 S. Claudina St. Anaheim, Ca.
 Rear of building facing north. Face
 material is cream-colored glazed brick.
 Windows are double-hung with a few
 transom windows. This surface was not
 altered when the rest was done in
 1968.