

**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



15

1. Name

historic The Bank of Santa Cruz County

and/or common 1955 - County Bank of Santa Cruz

RECEIVED

AUG 9 1980

2. Location

street & number 1502 Pacific Avenue

OHP
not for publication

city, town Santa Cruz vicinity of _____ congressional district 16th District

state California code 06 county Santa Cruz code 087

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name County Bank of Santa Cruz (a California Corporation)

street & number 1502 Pacific Avenue

city, town Santa Cruz vicinity of _____ state California

5. Location of Legal Description

courthouse, registry of deeds, etc. Recorder's office - County Courthouse

street & number 701 Ocean Street

city, town Santa Cruz state California 95060

6. Representation in Existing Surveys

title City of Santa Cruz Historic Building Survey, by Charles Hall Page & Associates has this property been determined eligible? yes no

date 1976 federal state county local

depository for survey records City of Santa Cruz Planning Department

city, town Santa Cruz state California

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 type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

Describe the present and original (if known) physical appearance

Located on the corner of Pacific Avenue and Cooper Street, the two story County Bank of Santa Cruz is a Renaissance revival building in excellent condition. With a 101 foot facade on Pacific Avenue and a 108 foot facade on Cooper Street, it serves as a major focal point in the downtown commercial district.

Built in 1894, the building underwent a major remodelling and enlargement in 1910, when the entry was moved from the corner to the center of the Pacific Avenue facade. The bank is currently being enlarged, with an addition designed to match the existing architectural design.

A portico on Pacific Avenue forms the focal point of the principal facade. Sandstone ashlar columns and pilasters flanking the slightly recessed entry establish the material and patterning of the masonry spacing for the ground floor walls. The column bases align with the slightly extended base of the building. Their six inch smooth-finish horizontal bands are continued in rock-faced courses which alternate with fourteen inch course of smooth-finish sandstone ashlar. Capitals are enriched with egg-and-dart moldings. Tall arched windows flank the portico. Matching windows are under construction in the Pacific Avenue addition.

The portico entablature terminates at the top of the belt course. The bank's name is carved into its frieze. Dentils alternate with modillions to support a thin band of ashlar forming the corona. The belt course is capped by a dentilled sill course and marks the base of the second story windows.

The second story facade is made of brick. It is divided by terra cotta pilasters into alternating bays of double and single windows. The round arched windows are enriched by terra cotta surrounds and acanthus-leaved keystones.

The terra cotta pilasters support a highly enriched cornice. Above is a terra cotta capped brick parapet accented at a double bay above the entry by a terra cotta panel with the dates of the bank's founding (1870) and its major remodelling (1910). The Cooper Street facade repeats the Pacific Avenue patterns. The ground floor entries are in line with the arched windows which they closely resemble. On the second floor, the bays contain doubled windows, except for the two farthest from Pacific Avenue, where the windows are tripled.

Inside, the marble floor, teller counter and vault facing, and the wooden coffered ceiling date from 1894 and are largely intact. The remaining interiors have been or are in the process of being modernized.

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 type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> * 1600-1899	<input type="checkbox"/> * commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1600-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1894, 1910, 1920, 1980 **Builder/Architect** Van Siclen & Haynes, Ward & Blohme, M.G.

West Co., Melvin A. Rojko AIA & Associates, Inc.

Statement of Significance (in one paragraph)

County Bank of Santa Cruz has been a part of the Santa Cruz community since 1870 and is the only surviving independent bank of that era in Santa Cruz County.

It is significant as a dominant element of the historic commercial center as a highly successful adaptation of Romanesque revival design to Beaux-Arts Classicism. County Bank has also been significant in providing financial services for the past 110 years. It has played a major role in the development of Santa Cruz County.

Designed in 1894 by local architects W. D. Siclen and C. L. Haynes, the bank was enlarged and remodelled in 1910 by the San Francisco firm of Ward and Blohme. It represents an interesting stage in the work of Clarence Ward, relating designs done with his early employer Edward Swain to independent commissions executed in his mature style. The County Bank and Cooper House (former County Courthouse), the Romanesque revival building across the street, create a focal point at the termination of Cooper at Pacific. Together they symbolize the significance of this area at the turn of the century.

A fire in 1894 necessitated extensive rebuilding in Santa Cruz. At this time the bank purchased a lot across the street from its original site and commissioned Van Siclen and Haynes to design the original structure at this site. This was a two story building with an entry and curved second story wall at the corner, topped by a cupola. The design reflects the materials and proportions of its earlier Richardsonian-inspired appearance.

1910 marked a period of optimism in Santa Cruz. With tourism booming and trade temporarily on the upswing, the bank purchased the adjacent property (21' x 90') on Pacific Avenue and decided to hire the firm of Clarence Richard Ward and J. Harry Blohme to enlarge and remodel its offices.

Clarence Ward (1870-1939) was a prominent San Francisco architect. He was employed at the office of Burnham and Root, among others, then moved in 1984 to San Francisco and the office of Edward Swain, designer of the Whittier House (1894-96), now the California Historical Society, and McLaren House (1895, now the Golden Gate Park Headquarters). Ward associated in about 1900 with Frederick Meyer; their major achievement, the Alaska Commercial Building

9. Major Bibliographical References

ACREAGE NOT VERIFIED

- Chase, John 1979 revision edition The Sidewalk Companion to Santa Cruz Architecture
Page 182-(47), 183-(48), (49)

10. Geographical Data

Acreeage of nominated property .2988 Acres Parcel #'s 005-051-08 and 005-051-04
 Quadrangle name Santa Cruz Quadrangle scale 1:2400

UMT References

A	<u>110</u>	<u>586760</u>	<u>4092370</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

Verbal boundary description and justification

See Continuation sheet

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

state	<u>N/A</u>	code	county	code
state	<u>N/A</u>	code	county	code

11. Form Prepared By

name/title Norma Carter, Operations Analyst

organization County Bank of Santa Cruz

date July 30, 1980

street & number 1502 Pacific Avenue

telephone 408-423-8200, Ext. 339

city or town Santa Cruz

state California 95060

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

title _____ date 1-26-82

For HCRS use only

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

Delores Byers
Keeper of the National Register

Entered in the National Register

date 3/13/82

Attest: _____ date _____

Chief of Registration

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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(1908), was a significant structure in San Francisco until its controversial demolition in 1975.

The County Bank is an early Ward and Blohme collaboration. This firm designed more than 100 buildings following the 1906 earthquake and fire, including several hospitals and fire stations. After the remodel of the County Bank, they helped rebuild the damaged Memorial Chapel at Stanford University and designed the Machinery Building for the Panama-Pacific Exposition of 1915.

In a style reminiscent of his work with Swain, Ward transformed the Romanesque features of the early structure into a contemporary, formal, Beaux Arts classical design. The building is unified by the strong horizontal banding of the stonework and the regular succession of bays. Variety is created with the play of rough and smooth textures and the changing shadows cast by architectural details. The design reflects a strong overall concept, establishing an unexpected relationship between disparate Romanesque revival and classic Beaux Arts Styles.

In 1920 the adjacent property on Cooper Street (18' front x 76') was purchased by the bank. The firm of M. G. West Company of San Francisco was employed to enlarge the building 18 feet east on Cooper Street. The same architectural design was maintained with the extension.

As the bank grew in volume, more office space was required. In 1962 additional property was purchased adjacent to the bank on Pacific Avenue, and in 1980 the enlargement of the bank began. The architect selected for the remodel and extension of the building was Melvin A. Rojko AIA and Associates, Inc., San Mateo.

The second floor of the purchased property which had previously been a hotel was condemned by the city for occupancy and use. During renovation serious architectural faults were discovered.

The front facade had become separated from the side walls causing it to lean forward. In addition the brick construction had begun to disintegrate causing bricks to fall out. The chief building inspector of the City of Santa Cruz reviewed the integrity of the facade, and, due to the hazards posed to passersby, mandated that the wall be removed immediately. It was also recommended that the bank and new extension be made earthquake resistant.

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The whole building underwent seismic reinforcement with steel bands and wooden beams. Again, the same architectural integrity is being maintained with the extended facade as was maintained in 1910 and 1920 enlargements.

The extension of the bank facade has proven to be a major undertaking. Gladding McBean, the only American manufacturer of this particular terra cotta, was employed to produce the terra cotta for the second story portion of the facade. In their archives they found the exact molds needed for most of the design. The facade consists of over 700 pieces assembled together to produce the same architectural design as was originally designed by W. D. Van Siclen and C. L. Haynes in 1894. Lafayette Manufacturing Company was employed to produce the sandstone like materials on the lower portion of the facade.

Photo #1 shows County Bank of Santa Cruz as it was originally built in 1894.

Photo #2 shows County Bank after the remodel and enlargement of 1910. This photo also includes the enlargement of 1920 on Cooper Street.

The facade on the new addition is not complete, therefore an elevation of the Pacific Avenue facade is submitted for review with a photo to follow upon completion of the work (4 to 6 weeks).

County Bank has played an important role in the development and growth of Santa Cruz County. Because of its interest and investments (financial and staff community involvement), residents take pride in County Bank and consider it a stable influence and staunch supporter of the business, cultural and educational community.

It has given financial support to various charity organizations throughout the years. In addition to its monetary contributions, the bank's staff members have donated their time and efforts to numerous community, civic and charitable projects.

County Bank's involvement and influence in the business community has been virtually unsurpassed by any other single bank in the County. The bank finances the highest percentage of the county's businesses including real estate and construction (commercial and residential), auto dealerships, auto loans and agricultural loans in Watsonville and along the northern coast. Historically the bank has been involved in promoting tourism in Santa Cruz County. It has enjoyed a long association with the Seaside Company.

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In 1868 John Leibbrandt built the first public bathhouse on the Pacific Coast at the mouth of the San Lorenzo River. Two years later this seashore operation later known as the Seaside Company, sent to New York for stock of bathing apparel for their summer business. The then fledgling Bank of Santa Cruz County gave the financial assistance needed. During the span of more than a century, County Bank has provided backing on many occasions for the continuing betterment of the Santa Cruz shoreline. In 1960 the Seawall construction at the east end of the Seaside Company property began. This project was the largest of its kind ever undertaken by them. It recaptured three and a half acres of developable land. It now represents the Cave Train and Autorama complex. County Bank played a major role in the financing of this improvement program.

The bank has also been involved in the financing of businesses on the Santa Cruz Municipal Wharf for the Stagnaro Corporation. County Bank has provided counsel and financial backing for the Corporation's fishing boats and restaurants.

The bank has also shared in the burdensome times Santa Cruz has experienced in the past. In 1955 Santa Cruz and Soquel experienced a flood which covered the entire downtown areas. Businesses suffered great losses in damages to goods and premises. The federal and state agencies set up offices at County Bank to process applications for assistance. County Bank, in conjunction with the Small Businessmen's Association, provided financial assistance for the rehabilitation of damaged property.

Although Santa Cruz did not experience the impact other areas of the country did during the 1930's depression, it was a time when the community held together through the hard years. The bank remained solvent. The government ordered all banks closed for fear there would be a panic money run on banks. Those few days were named "The Banker's Holiday." County Bank's stability made it one of the first group to re-open its doors to the public.

Throughout its history various County Bank directors and presidents have emerged as outstanding citizens who have played great roles in molding this history rich county. From its inception through its present, County Bank members have sought the personal gratification of contributing to the development and growth of the state and county in their own unique manner. Some of its more noted board and staff members were, William T. Jeter, Judge John H. Logan, Henry Cowell, Benjamin F. Porter, Raymond J. Seller and E. Reese Davis.

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William T. Jeter - County Bank President and Board member (1893-1930)

William T. Jeter was one of the most colorful, well liked, futuristic individuals Santa Cruz has ever had. He had boundless energy and a feel for what the future of Santa Cruz could be. His accomplishments are many.

William Jeter was associated with County Bank for 37 years. In addition he campaigned for (against great odds) and held the office of District Attorney for 3 terms. He was sworn in as Lieutenant Governor of California in 1896 and held that office until 1899.

He took particular interest in the growth of Santa Cruz County and worked to turn it from a pioneering lumber and agricultural county into a nationally known resort center. He was a member of the Common Council and head of the Ordinance and Finance Committees in Santa Cruz. During that time he worked tirelessly for the success of every proposition involving the material interest of Santa Cruz. At this time the initiative step was taken to secure public ownership of a water supply, and the result is the splendid water system owned and operated by the city. An excellent sewer system was constructed. In addition, the city of Santa Cruz gained a reputation for having more first class sidewalks than any city in the world of like population. The County Development Association, of which Mr. Jeter was a director, was established and an adjunct improvement society formed, all of which have contributed to placing Santa Cruz in the front row of wide-awake, enterprising cities.

He was extremely involved in the State Park System and was particularly tenacious in his fight to see the Welch Grove of Redwoods belong to the people of Santa Cruz County. In 1930 his dream was realized.

Judge John H. Logan - County Bank President (1888-1893)

The hobby of Judge John H. Logan, president of County Bank and arbiter of the Superior Court, was horticulture. In 1890 he was trying to capture domestically the tangy flavor of the wild blackberry by crossing it with a tame variety. However, he had also casually planted the Antwerp Raspberry nearby. While his original experiment was successful, resulting in the Mammoth Blackberry, fame came from the "accident". There was an unintended cross-pollination between the raspberry and the wild blackberry. The particularly delicious Loganberry was born. The Judge gave both berries to the University of California for free distribution and the

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Loganberry was soon famous throughout the country.

Henry Cowell - Board of Directors President (1875)

Henry Cowell and his family are famous throughout the state for their generosity and their outstanding business ventures. As one of the state's foremost families, they were philanthropists, benefactors of thousands of University and college students and donors of magnificent gifts.

In Santa Cruz they are particularly recognized for the generous gifts made to the city and county. The UC Regents selected the beautiful Cowell Ranch as the site for the University campus. Several sites had been considered in Santa Clara, San Benito and Monterey counties. The Cowell Foundation deeded 2000 acres to the Regents for the campus. In addition, the Cowell Foundation gave Cowell Beach in 1953 to the City of Santa Cruz. In honor of his father, Harry Cowell gave 1600 acres of valuable redwood timberland to the State of California for the Henry Cowell Redwood State Park in Felton. Other contributions were made to the University of Santa Cruz Health Center, Cowell Hospital at UC Berkley, art galleries and a home for the blind.

Although personal happiness eluded the Cowell family, their generous endowments have made possible health, happiness and education for countless people.

Benjamin F. Porter - A founding director of County Bank (1875-1885)

Benjamin Porter was one of the founding directors of County Bank and since then there has always been a Porter family representative on the Board of Directors. Presently, J. Boit Sesnon, great-grandson of Benjamin Porter is serving on the Board.

Benjamin Porter and his cousin Frank formed the Porter Tannery in Soquel in 1880. The Tannery was the mainstay of the Soquel economy and ranked second in the county for turning out hides and unfinished leather, most of which was shipped from Capitola Wharf to leather processors in New England.

The Porter family is largely responsible for the existence of the Soquel Library. They donated the land and helped raise funds for the building of the library.

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UCSC has also been the recipient of Porter Sesnon family donations. In 1961, 100 acres of ocean front property was donated to the University. In addition, funds were provided to establish the Sesnon Art Gallary.

The family residence was conveyed to the Salesian Society in 1940. In 1973 the home and adjoining land was acquired by Cabrillo College. Construction is in progress to build a regional occupation training center on the grounds. Restoration of the home to its original state will begin soon.

Raymond J. Seller - County Bank President and Chairman of the Board (1924-1980)

Raymond Seller was particularly instrumental in the growth of County Bank throughout Santa Cruz County. Under his direction the bank grew from its one flagship branch to 13 full service branches. County Bank was the first to offer banking services in Felton, Boulder Creek, Scotts Valley, Capitola and Aptos. Its assets grew from \$5 million in 1925 to \$304 million in 1980. In addition, County Bank presently employs 500 Santa Cruz residents. This bank is now the largest independent bank in the central coast region.

Raymond Seller took personal interest in the community and offered his counsel to a number of fledgling businesses. The Santa Cruz Pacific Garden Mall was of particular interest to him. He was a primary advisor to Chuck Abbott in the overall plan for the development of the mall. He served as a member of the Santa Cruz County Industrial Commission. Their primary function was to involve county government and private individuals in the development of a wider tax base and to provide additional employment opportunities for the county's residents. Raymond Seller was also a member of the Cabrillo College Advisory Committee; Dominican Hospital Advisory Board; member and holder of various positions in the California Bankers Association and Independent Bankers Association.

E. Reese Davis - President and Chairman of the Board (1974-present)

Reese Davis believes in a healthy, well-rounded community and through his involvement in organizations and affiliations he has proved a powerful, positive influence in the community and banking.

He is a member of the Financial Institution Services Inc. Through this organization County

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Bank is one of the first in California to offer package banking (BanClub). He is also treasurer of the Executive Council of the Western Independent Bankers Association and president of Independent Bankers Association of Northern California. Locally he is a member of the Economics Concern Committee - Chamber of Commerce; vice president of the Kay Dillon Miss California Scholarship Foundation; member of the UCSC Affiliates; treasurer and board member of Santa Cruz County Cultural Action Plan and president of the Santa Cruz Church of Jesus Christ of Latter Day Saints.

County Bank historically has had a pioneering spirit and has strived to serve its community in the most up-to-date manner while still maintaining a small town bank atmosphere tailored to the community needs. In its true pioneering spirit, County Bank was the first in the county to offer drive-up services at its branches and most recently was the first to offer electronic banking through Automated Teller Machines. Another facet of electronic banking is SurePay, a paperless system whereby the customer can have deposits and payments made to or from their accounts automatically.

County Bank continues to share in making history at Santa Cruz and will be an appropriate addition to the National Historic Register.

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-
2. Charles Hall Page & Associated, Inc. 1976 Santa Cruz Historic Building Survey
Page 86
 3. David Gebhard, Roger Montgomery, Robert Winter, John Woodbridge, Sally Woodbridge
revised edition 1976, A Guide to Architecture in San Francisco & Northern California
Page 468 #18
 4. Francis, Phil 1896 Beautiful Santa Cruz County, Press of H. S. Crocker
Page 37, 38

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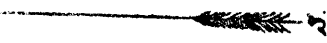
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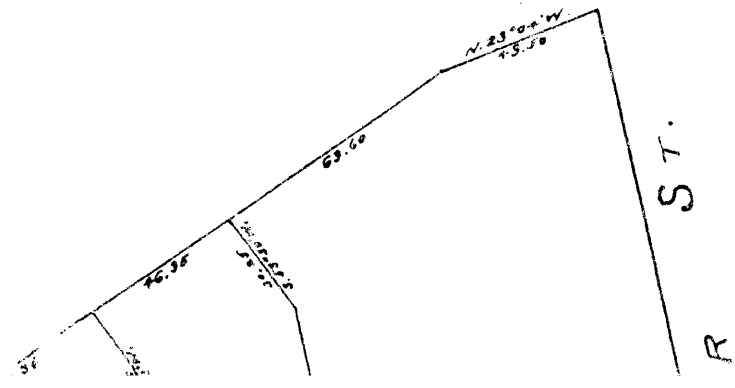
Beginning at a point on the east side of Pacific Avenue, as widened, being the North-western corner of the tract of land, as described in the deed from Joseph R. Alcantara, Et Al to County Bank of Santa Cruz, dated March 8, 1962, recorded March 20, 1962, in book 1461 of official records of the County of Santa Cruz, at page 576; thence along the Northern line thereof

- (1) North $75^{\circ} 33'$ east, 148.40 feet; thence
- (2) North $52^{\circ} 28'$ east, 29.91 feet to the northeastern corner of said tract, on the western line of Front Street; thence along the line common to said tract and said Front Street
- (3) South $38^{\circ} 03'$ east, 39.52 feet to the southeastern corner thereof; thence along the southern line of said tract
- (4) South $75^{\circ} 25'$ west, 84.04 feet to the northwestern corner of Ritchey III, et al, to Stephen Wyckoff, dated January 6, 1976, recorded January 8, 1976, in book 2474 of official records, at page 419, thence along the western line of said parcel
- (5) South $13^{\circ} 41'$ east, 76.02 feet (shown in said deed as "76 feet") to the southwestern corner thereof, on the northern line of Cooper Street as shown on said map; thence along said line of said street 108.01 feet to the east line of Pacific Avenue, as widened, thence along said line north $13^{\circ} 41'$ west, 100.98 feet to the point of beginning.

APN: 5-051-04
5-051-08



Block 5
 City of Santa Cruz, Cal.
 Scale 50ft. = 1 inch.



FRONT ST.

LOT 6

EXTENSION 1980
 Staffler

25.85

EXTENSION 1980
 Staffler

Staffler

EXTENSION 1910
 C. Hoffmann

ONE BLOCK 1894
 Bank

EXTENSION 1920
 Formerly Sylvan

23.78

23.78

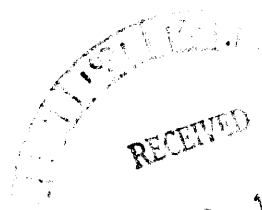
27

23.00

PACIFIC AVE.

ST.

COOPER



RECEIVED
 FEB 8 1922
 NATIONAL
 REGISTER

Lot 7 in Block 5

Scale 30 feet to an inch.