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United States Department of the Interior National Park Service

National Register of Historic Places Inventory—Nomination Form

received DEC 2.3 1985 date entered JAN 2.3 1986

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

Type all entries	s—complete appl	icable section	ıs	•		
1. Nam	le *(note:	Common r	name is pre	ferred for t	his nomi	nation)
historic Aud	itorium Thea	ater/ San	ta Ana Bath	House and A	Athletic	Club
and/or common	Yost Theate	er/ Rita 1	Hotel *			•
2. Loca		SI/ RICZ I	10001			W
<u> </u>		·				M 1
street & number	301- 307 1	N. Spurge	on St.		N/A no	ot for publication
city, town Sa	nta Ana]	¥∕Avicinity of			
state Calife	ornia	code 06	county	Orange		code 059
	sificatio		· · · · · · · · · · · · · · · · · · ·			·
Category district _X building(s) structure site object	Ownership public private both Public Acquisit In process being consid N/A	ion Acc	tus occupied unoccupied work in progress essible yes: restricted yes: unrestricted no	Present Use agricultu commerc educatioX entertain governm industria military	re cial nal ment ent	museum park private residence religious scientific transportation other:
4. Own	er of Pro	perty				
name CM- R	itz, a Calii	fornia pa	rtnership	(see continual		eet for
street & number	313 N. Bird	ch St.				
city, town Sai	nta Ana	I	N∠A vicinity of		state CA	92701
5. Loca	ation of I	Legal D	escripti	on		
courthouse, regis	stry of deeds, etc.	Orange (County Reco	rder's Offic	ce	
street & number			Broadway			
Street & Humber					CA	92701
city, town		Santa Ai			state CA	92701
6. Repi	resentat	ion in I	Existing	Surveys		
title Santa	Ana Histori	ic Survey	has this p	operty been determ	nined eligible	? yesX_no
date June	1980			federal	X state _	county local
depository for su	ırvey records	Cali	fornia Off	ice of Histo	oric Pres	ervation
Sacran city, town	nento		D. Box 2390		CA state	95811

7. Description

Condition excellent	deteriorated	Check one unaltered	Check one X original s	ite		
_X good	ruins	_X_ altered	moved	date	N/A	
fair	unexposed					

Describe the present and original (if known) physical appearance

The Yost Theater and Ritz Hotel buildings were constructed in 1913 on two independent legal lots. These two strongly classical buildings were compositionally one large two story corner building located immediately southeast of the Downtown Santa Ana National Register Historic District. The buildings were of mixed brick and poured in place concrete construction, with the south and west facades of the Ritz building being concrete. These two story structures were designed by noted local architect Fred Eley in a classical pedimented format popular in the pre- WWI progressive era. The building was altered in 1919 with the addition of a flyloft and a larger stage on the rear of the theater half of the building. The existing theater marquee is a c.1935 design. The building has maintained its integrity over time with minor modifications to area below the theater marquee. The southerly Ritz building is unaltered on the exterior from its 1913 design.

The Spurgeon St and 3rd St. elevations are excellent examples of commercial Classical Revival architecture. The two fronts show a pedimented cornice line centered over each entryway atop four simple pilasters. Each building front is identical in design however the theater front is partially obscured by the later theater marquee. The upper story fenestration is formed by three sets of double hung windows. Each set contains three windows and each building has three sets. The windows in the theater are covered by a decorative metal grill of a non-permanent nature. The Ritz retains its original transom glass inserts and typical commercial storefronts from the period of significance.

The theater building was altered in 1919, c 1935, and with the addition of seismic reinforcement on the exterior north and rear elevations. The seismic reinforcement was accomplished in 1983. The 1919 alteration was the addition of 30 ft. of stage and flyloft above. The mid 1930's alteration was the theater marquee and box office on the Spurgeon St. elevation. The earlier alterations appear to be within the period of significance of the theater building and sesmic reinforment is designed to be compatible with moderne theater marquee.

The interior of the theater is currently and was historically simple and without elaborate embellishment. The stage area shows a decorative embellishment on its border that is significant.

The Ritz interior was converted from a gym and pool building to a residential hotel in the 1920's. The interior wood work and design is plain, simple and in a decayed condition due to years of rooming house use. The major significance of the buildings lie in the exterior design. The interior basement of the hotel building is the original pool, however it has been out of use since the early 1920's and is in a degraded condition.

8. Significance

Period prehistoric 1400–1499 1500–1599 1600–1699 1700–1799 1800–1899 1900–	Areas of Significance—C archeology-prehistoric archeology-historic agriculture architecture artX commerce communications		ng landscape architectur law literature military music	re religion science sculpture social/ humanitarianX theater transportation other (specify)
Specific dates	1912-1913	Builder/Architect T	.H. Fowler Builder	
		F:	red Eley Architect	

Statement of Significance (in one paragraph)

The building constructed for the Auditorium Theater and the Santa Ana Athletic Club is significant for its architectural style and its use as Santa Ana's earliest extant theater building. The building contains the county's oldest continuous theater business predating the West End and West Coast Theaters by two and ten years respectively. The building was constructed in a prominent classical revival commercial style that is unrepresented by historically intact examples in downtown Santa Ana.

This symmetrical, double pedimented architectural composition was designed by noted architect Fred Eley, whose civic and cultural buildings were evidenced by the classical United Presbyterian Church, the Spanish Revival YMCA building, and Spanish influenced Ebell Clubhouse, all of Santa Ana.

The commercial Classical Revival style is evidenced by one other extant sturcture, the Orange County Savings and Trust building, which was compromised in 1949 by radical removal of the lower half of the structure. The Yost/Ritz building as it is commonly known remains intact with only minor cosmetic and seismic changes. A c. 1935 Moderne-styled marquee was added to the Theater half of the building.

The Yost/Ritz building is significant for its entertainment use in Orange County. The Auditorium theater opened in 1913 and soon thereafter became the Clunes theater. In 1919 Ed Yost purchased the building and a new larger stage and flyloft. The Yost Theater was known county wide for its first run films, Broadway productions and top acts from the Pantages and Orpheum circuits. Yost was a prominent Santa Ana business man and owned the West End Theater.

In 1952, the Yost began showing Spanish language movies and occasional live performances. The theater was the first theater to show Spanish language movies in Orange County and has continued in that use for 33 years.

The Santa Ana Athletic Club and Bath House opened in 1913 with a pool on the first floor and a gymnasium upstairs. The venture was backed and organized by Elton E. Remsberg the brother-in-law of President Warren G. Harding. Remsberg, a local machinery manufacturer, was joined by C.D. Ball, the president of the Orange County Title Company, Director of the First National Bank and two-term state assemblyman.

The venture was intended to provide a first rate athletic and swimming facility but was unsuccessful after the untimely death of a local swimmer. The club closed in 1919 and was converted to hotel and retail use in the 1920's and early 1930's. The gympasium area was converted to hotel rooms

9. Major Bibliographical References

Santa Ana Daily Evening Blade Newspaper 4/25/13, 6/16/13, 7/11/13, 9/20/13, 10/3/13, 11/1/13, 8/25/21, 2/22/22, 3/24/22 1/31/24.

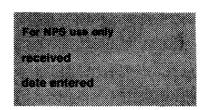
The Santa Ana Register Newspaper 8/1/81

he Los A	Angeles Ti	mes Newsp	aper	6/30/68,	5/1/83/			
10. G	eograp	hical [ata					
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	tes and countie		_			boundaries	·	
state	N/A	CC	ode	county	N/A		code	
state		CC	ode	county			code	
name/title organization street & num	106 M	Thomas Orange C			date	Oct. 1,		
								
12. S	Santa An tate His		Pres	ervatio	state on Off		ertificatio	n
	d significance of		within the					
665), I hereby according to		property for inc procedures set	lusion in t t forth by t	the National Re	gister and c		t of 1966 (Public Law 8 as been evaluated	19 –
State Historic	C Preservation O	incer signature	-	Jacobiya		walle	15/11/1	
For NPS 1 hereb		e graspacity to the	area p		- 10 m	date	12/11/83	

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Continuation sheet

Item number

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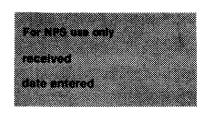
Owners of Property

Auditorium Theater 307 N. Spurgeon St.

Al and Lewis Olivos 2224 Greenleaf Santa Ana CA 92706

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Continuation sheet

Item number

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Significance continued-

and the pool was planked over in the 1920's.

The structure, legally subdivided into two halves, forms a single harmonious unit which is located immediately southeast of the Downtown Santa Ana Historic District. The Yost Theater and the Ritz hotel building form an important element of the eastern portion of the downtown commercial core. The intact architectural design and integrity of use renders the building unique among the remaining downtown commercial buildings.

YOST THEATER/RITZ HOTEL 301-307 N. Spurgeon St. Santa Ana, Orange County, CA

