

United States Department of the Interior
National Park Service

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National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name FARMERS AND MERCHANTS BANK OF FULLERTON
other names/site number Fullerton Music Building

2. Location

street & number 122 N. Harbor Boulevard not for publication
city, town Fullerton vicinity
state California code CA county Orange code 059 zip code 92630

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input checked="" type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site		sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure		structures
	<input type="checkbox"/> object		objects
		<u>1</u>	<u>0</u> Total

Name of related multiple property listing:
N/A

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 30. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Cheryl Tidell
Signature of certifying official

3/9/94
Date

California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

- ~~entered~~ in the National Register.
- See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain) _____

Paul R. Ferguson
Signature of the Keeper

4/12/94
Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Commerce/Trade:

Business, professional, financial institution

Current Functions (enter categories from instructions)

Commerce/Trade:

Business, professional, specialty stores

7. Description

Architectural Classification

(enter categories from instructions)

Materials (enter categories from instructions)

foundation _____ granite _____

walls _____ concrete _____

_____ terra cotta _____

roof _____ terra cotta _____

other _____ stucco _____

Beaux Arts

Describe present and historic physical appearance.

Accented with ornate classical motifs, the Farmers and Merchants Bank is Beaux Arts in style. Two stories high, it sits on a prominent corner in the center of Fullerton's historic commercial center. The original construction dates to 1904 and the Beaux Arts facade was installed over the original fabric in 1922. A dramatic diagonal corner entrance, crowned with a decorated parapet, provides the focus for the front (north and west) facades. Shields, recessed panels, faux stone, molded trim, classical and floral motifs accent the exterior of the north and west facades. Shed-style red-clay-tile-clad roofs cap the north and west facades, between the entrance parapet and the matching corner parapets at each end. When the building was rehabbed in 1989, the windows on the second floor were removed and narrow wrought iron rails installed near the bottom. The fabric of the first floor appears much as it did after the 1922 remodel. Glazed terra cotta tile in a rich honey color forms the pilasters and cornice of the first floor. The central entrance on the first floor, west facade, was changed from the south end to the center. The Farmers and Merchants Bank is the only Beaux Arts building surviving in downtown Fullerton and possesses high artistic value.

Roofscape:

The majority of the roof of this two-story building is flat and fronted with three shaped parapets on the north and west sides. The main parapet is located above the diagonally-placed entrance on the corner, with one other two parapets located at the east and south ends of the two main facades. Narrow shed-style roofs, clad in red clay tiles, extend from the center parapet to each corner parapet. The building is square, with dimensions of 100'x 100'.

Front Facades:

Both the north and west facades, which face major streets, are equally important to the architectural character of the Farmers and Merchants Bank building. The diagonally-placed grand entrance on the corner is topped by a decorated stepped parapet with wings extending to the east and to the south. Each parapet extension is capped with an arched decoration. Approximately two feet below the parapet is a prominent cornice edged in a narrow band of classical Adams-style trim. Recessed panels, bordered with contrasting molding, outline the arched openings in the center and on each side of the diagonally-placed entrance. The arched openings on the sides replace two sets of arched windows. Cartouches crown each of the three arches. A larger cartouche accents the blind arch above the opening on the second floor of the diagonal section. Wrought iron railings, added when the building was rehabbed, occupy the bottom third of each opening. Faux stone pilasters flank the openings on each side of the diagonal corner.

Large dentil trim forms a row between the eave of the red-clay-tile-clad roof and the frieze. A wide band, featuring recessed panels and circular decorations, borders the bottom of the frieze. Rectangular paired and individual openings form a row the north and west facades at the second floor. Each opening is topped by a decorative

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetFarmers and Merchants Bank
Fullerton, Orange County, CASection number 7 Page 2

MAR 15 1994

NATIONAL
REGISTER

panel with a circular design in the center.

The first floor front facades are clad in honey-colored glazed terra cotta tile with a wide matching cornice forming a beltcourse between the two floors. Classical pilasters, accented with recessed panels, and topped with Adams-style capitals, separate each store bay. Light grey granite is used on the bulkheads below each window and at the bottom of the pilasters. A narrow molding-trimmed frieze runs across the tops of the doors and windows. An inset lintel, decorated with inset panels and a circle in the center, is located at the top of each bay. There are eight bays in the north facade and five bays and a stair entrance in the west facade. The windows are Chicago-style, with a plate glass section flanked by narrow fixed panes in each bay. Three-light transoms top the windows. All of the doors feature a narrow wood border with a large plate glass window filling most of the space.

East (Rear) Facade:

The rear facade is clad in stucco, over red brick. The first floor features two Chicago-style windows which match those on the north and west facades. A wrought iron stairway leads to the second floor, from the center of the rear facade. The walls of the east side are plain, with plain cornices at the roof line and between the two floors. The east facade borders the alley.

South Facade:

Only a small section of the south facade is visible from the south, in the alley, because it shares a common wall with the building to the south. The portion of the wall is clad in stucco and has no architectural elements.

Although the Farmers and Merchants Bank building was rehabilitated in 1989, it continues to retain its integrity of location, setting, design, materials, workmanship, feeling and association. It is the only Beaux Arts commercial building in the city of Fullerton.

B. Statement of Significance

Identifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Architecture

Period of Significance

1922

Significant Dates

1922

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Architect of the Beaux Arts facade:
Denchley, Frank

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Farmers and Merchants Bank building, constructed in 1904, received its beautifully detailed Beaux Arts facade in 1922. It is significant under Criterion C as the only remaining example of a Beaux Arts commercial building in the City of Fullerton and for its high artistic value. The bank played a significant role in the economic development of the city because it was the first bank in Fullerton and served the community until 1944.

Context:

The historic commercial center of Fullerton is located along Harbor Blvd., with businesses extending to the east and west for several blocks. The Farmers and Merchants Bank building is the only surviving Beaux Arts building. The Chapman Building, located at 110 E. Wilshire Avenue (one block north) is a version of the Chicago School of Architecture and is much plainer than the Farmers and Merchants Bank building. Another classical building at 201 N. Harbor has been altered, due to a recent fire. The dominant architectural style for Fullerton's commercial structures is Spanish Colonial Revival, although there is a handful of Moderne buildings in the downtown area.

Because the appearance of the bank building dates from the 1922 remodel, it is identified here as relating to that period. Fullerton's most significant economic period was from approximately 1910 until 1929, when the Great Depression began. The orange industry, which could only rely on local markets in the beginning, was given a major boost in the late 1890's when C. C. Chapman began sending citrus fruit all over the country in refrigerated railroad cars. By the time the small orange trees planted from the late 1890's through the early 1900's had reached a substantial maturity, the countryside was filled with fine successful groves. Grove owners built large new homes and the commercial center of the city was converted from the original smaller buildings to large brick commercial buildings. Those associated with the founding and continued success of the Farmers and Merchants Bank, and later the Bank of America, were also the leaders of the success of the citrus industry. There was a close economic tie between the bank and Fullerton's

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetFarmers and Merchants Bank
Fullerton, Orange County, CASection number 6 Page 2

main industry through the participation of such local leaders as C. C. Chapman, Attilio Pierotti, Samuel Kraemer, E. K. Benchley, August Tousseau, and others. All of these gentlemen were active in the citrus ranching and packing house industry and owned large ranches. Many of these same persons continued their directorships and official capacity at the bank until the 1930's. The list of directors and officers at the bank contains the same names as the list of community leaders that shaped the city during the era from the 1890's through the 1930's.

History of the Bank:

Founded in 1904 by Fullerton's leading citizens, this was Fullerton's first bank. The building was designed specifically for the purpose of housing the Farmers and Merchants Bank. In 1922 architect Frank Benchley added the Beaux Arts embellishments to the existing building. E. K. Benchley was the first president of the bank and Attilio Pierotti the first vice-president. C. C. Chapman, called the "Father of the Valencia orange", and probably Fullerton's most prominent citizen, was a member of the Board of Directors and served in several capacities until the early 1930's. In 1919 the Bank advertised that it had 4% savings accounts, burglar-proof vaults, safe deposit boxes, and a ladies restroom. It called itself, in the ad "The Home Bank". In 1926 the name of the bank changed to the Bank of America and C. C. Chapman is listed as vice-president and Waldo O'Kelly as manager. Bank of America occupied the building until it was purchased by the Fullerton Music Company in 1944.

9. Major Bibliographical References

Fullerton Historic Resources Survey form
 Terry Galvin, Emily Miller, City of Fullerton: Historic Building Survey; Heritage Revisited 1979
 Sanborn Maps
 North Orange County directories: 1920-1945
 Fullerton Building permits

 See continuation sheet

Previous documentation on file (NPS):

- preliminary determination of individual listing (33 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository:

Fullerton City Hall/Fullerton Library

10. Geographical DataAcreage of property _____ less than one acre

UTM References

A	11	41	4	5	90	3	7	4	8	0	60
	Zone		Easting				Northing				

B											
	Zone		Easting				Northing				

C											
	Zone		Easting				Northing				

D											
	Zone		Easting				Northing				

 See continuation sheet

Verbal Boundary Description

The building covers the entire plot (100' x 100') on the corner of Harbor Blvd. and Amerige Avenue. It is lot 1, tract 022, located on map 33, County of Orange Assessors map.

 See continuation sheet

Boundary Justification

The boundaries included in this application are the same as those of the building. 10-foot-wide sidewalks are located on the north and west sides, and are not included. The back wall of the building coincides with the boundary of the alley, and a common brick wall connects another building on the south to the bank building.

 See continuation sheet**11. Form Prepared By**

name/title Diann Marsh

organization _____ date June 15, 1993

street & number 321 E. Eighth Street telephone 714/541-2447

city or town Santa Ana state CA zip code 92701

United States Department of the Interior
National Park Service

Farmers and Merchants Bank
Fullerton, Orange County, CA

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page 1 Photographs:

1. Historic Photo taken in late 1920's
2. Historic Photo taken in the 1970's, when the building was the Fullerton Music Co.

Contemporary Photos:

Taken: May 1993

Photographer: Diann Marsh

Negatives: City of Fullerton

303 W. Commonwealth Ave.

Fullerton, CA 92632

3. North Facade: The north facade faces Amerige Av. Photo taken from northwest
4. North Facade: Photo taken from the north is a close-up of diagonal corner and the westernmost portion of the north facade.
5. North Facade: Center section of the north facade, taken from the northwest. The end of the building coincides with the left hand margin of the photograph.
6. North and West Facades: Taken from the northwest, this photo shows the diagonal corner, all of the north facade (on the left) and a portion of the west facade.
7. North Facade: Close-up of north facade, taken from west. The pilasters and frieze are honey-colored glazed terra cotta tiles.
8. West Facade: Facing Harbor Blvd., Fullerton's main north-south commercial street. Photo taken from northwest. Words "Landmark Plaza" denote where the entrance is now located. The original entrance to the second floor was at the south end.
9. Northeast Corner: The rear of the building faces the alley and is not very visible from the street. Stucco cladding covers the red brick.
10. South Facade: The south facade, as seen from the southeast. It shares a common wall with the building on the south and is only visible from the alley. Stairs in the photo lead to the second floor of the building to the south.