

## **SECTION ONE: SIGNIFICANT PROPERTIES**

**Six periods of time are used to describe the progression of the city's growth and, correspondingly, its physical development in terms of historic buildings and features. Within each of these time periods, Significant Properties are placed into one of two sub-sections – one for residential development and another for non-residential properties.**

**For the last period of time -- from 1946 to the present -- there are no Significant Properties illustrated. Except for a couple of major commercial buildings, it appears to be too soon for the community to determine what physical development from post-WWII construction conveys an important story or visual landmark in the city's history.**

## **PRE – 1900: RESIDENTIAL AND NON- RESIDENTIAL DEVELOPMENT**

The decades before 1900 witnessed the first settlements in the Fullerton area. Little structural evidence remains of this period. Of the earliest times -- those before 1890 -- only a very few buildings remain, most of them of no particular architectural style. The Porter House is an excellent example of the type: attractive but undistinguished. However, square Colonial Revival houses, with hipped roofs and verandahs along at least one side, were also common and particularly favored for grove houses. Only with the increased settlements of the 1890s did architecture become more “stylish.” Late Victorian designs, both Queen Anne and Eastlake as well as some idiosyncratic combinations, characterize much of the house building of the time.

In this agrarian era housing was widely scattered, so neighborhoods in the conventional sense were non-existent.

Only one commercial building survives from this era: the Amerige Brothers’ Realty Office -- a structure that has been moved from its original location.

## **List of Properties**

**Porter House, 1882**  
**Henry Hetebrink House, 1886**  
**Russell House, 1898**  
**Amerige Brothers’ Realty Office, 1887**  
**Dr. George Clark House and Office, 1894**  
**Cusick House, 1895**  
**Espinoza Residence, 1895**

**This wood framed grove house is now the oldest home existing in Fullerton. Originally built by John Kerr in 1882, the home first stood in the midst of a vineyard. The growing of grapes subsequently changed to apricots, plums and walnuts, and during the first decade of this century, to oranges.**

**Rufus Porter, son of pioneer rancher Benjamin Porter, bought the property in 1919, and the orange production continued on the 40 acres of land until 1952, at which time a tract of housing replaced the grove. The Porter family continued ownership of the house until 1984, when it was renovated and enlarged for use as a restaurant. It is now being used as a residential rehabilitation facility.**

**Although architecturally unremarkable, this structure is an excellent example of an early Fullerton grove house. The prominent architectural features of the original two-story residence include the compound gable roof with its high pitch, the large mullioned window on the front façade, the clapboard siding, and the verandah along the east side. The addition in 1984 was attached to the north side. It was designed to be visually compatible with the house's architecture but also be different enough to indicate that is not part of the original structure. The reconstructed brick chimney and new stairway provides a logical break between the old and the new.**

**The layout of parking and driveways on the site is in response to preserving as many of the trees that were part of the house's setting.**

**Rufus Porter House  
771 W. Orangethorpe Avenue  
Colonial Revival  
1882**



**Historical Landmark**

**Henry Hetebrink House**  
*Titan House*  
**C.S.U. Fullerton campus**  
**Colonial Revival**  
**1886**



This house is tied to one of the early settlers in Orange County. The Hetebrinks came to California in 1859, and to this area in 1872. Henry Hetebrink built an earlier home on this site in 1875, but it was destroyed by fire in 1884. This second house, constructed with brick made locally, is the only early residence of this type of construction still remaining in Fullerton. While the front porch has been replaced so that it now resembles a terrace, no other major changes have been made. The house features a full basement.

The Hetebrink family used the 160-acre property to operate one of the few dairy farms in the area. The property is now part of the C.S.U. Fullerton campus.

The Russell House has lost some of its original details, but is otherwise unaltered. A rehabilitation of the house by the owner in the 1980s has helped to retain its striking presence. Colonial Revival in style, the house features round pillars as part of the front porch and decorative dormers within the hipped roof. At one time these dormers had small finials along the roof ridge, similar to the roof ornaments on the Kraemer House in Placentia. The symmetrical placement of windows on the second story and horizontal redwood siding are also characteristic of this style.

Little is known about C. S. Russell, for whom the house was built.



**Russell House**  
**516 W. Amerige Avenue**  
**Colonial Revival**  
**1898**

The Amerige Brothers' Realty Office is the oldest commercial building in Fullerton. This simple frame building has had a complex history. Initially placed at the southwest corner of Spadra Road (Harbor Boulevard) and Commonwealth Avenue around 1887, it was the center of business for the town's founders, George and Edward Amerige. After it was moved to Commonwealth Park in 1920, the building served many different functions, including a law office, a milliner's shop, a barbershop, and eventually as a tool shed.

In 1939, the building was renovated under the sponsorship of the Ebell Club and moved to a more prominent location in the park, which was later renamed in honor of the Ameriges. In 1983, the building was once again restored through private donations and volunteer work, and a senior citizens group is now using it.

This little building is an important monument to the Amerige Brothers and their role in the development of the City. Consisting of a cubical single room, the structure has a simple gable roof, and the exterior clapboard walls are painted redwood. The porch and its shingled shed are an addition; originally, only a temporary awning shielded the entrance.

## Amerige Brothers' Realty Office Wood Framed Commercial Amerige Park Ca. 1887



Historical Landmark



**Dr. George Clark House and Office**  
*Heritage House*  
*C.S.U. Fullerton Campus*  
**Eastlake Victorian**  
**1894**

**NATIONAL  
REGISTER  
PROPERTY**

The Clark House is a unique example of the Eastlake style in Fullerton. Moved to the Fullerton Arboretum from its original location at 114 North Lemon Street in 1972, the house was subsequently restored over a number of years and has been given the name Heritage House. The original gabled roof had to be removed for the move; a new roof as well as a double chimney was reconstructed, identical to the original. The interior has been fully restored and refurbished with furniture and medical equipment of the era. A new ramp for handicap accessibility was constructed on the backside.

The Clark House is one of the oldest surviving homes constructed within the city's original townsite. This exquisite home provides a valuable memory of the appearance of a prominent residence in Fullerton around the turn of the century. The treatment of the exterior, the apparent exposure of construction details, the use of beveled and stained glass windows and the balanced format are indicative of the Eastlake style. The setting within the Arboretum has been designed to reproduce an authentic environment for the Clark home – like one that might have been seen in agrarian Fullerton in 1894.

Dr. Clark was one of the most highly regarded individuals in early Fullerton. His house and office was a center for the medical, cultural, and civic activities of the community. He was active in a host of civic and social activities as well as a leader in the local medical profession.

Dr Clark had an active role with the city's incorporation and was elected to serve on the first city council in 1904. He was instrumental in having the Fullerton General Hospital constructed in 1913, at the northeast corner of Amerigo

Amerigo and Pomona Avenues. His professional life reflects the growth of the region: it is estimated that during his career he brought into the world over 2,500 Orange Countians. His dedication to his profession is borne by the fact that he did not retire until he was nearly 80 years of age. The house on Lemon Street served as his residence and office for fifty-five of those years.



**Cusick House**  
**315 E. Amerige Avenue**  
**Queen Anne Victorian**  
**Ca. 1895**

The Cusick House is the only large house in the Queen Anne style intact in Fullerton. Although not an elaborate version of the style, the building shows most of the distinguishing characteristics: a complex roof line, an emphasis on the vertical (particularly in the slender front porch supports), the use of different textures of shingling, the verandah as a key design element, and fine detailing such as the gable's returns reminiscent of pediments. There are reportedly handmade, square nails still visible in some places.

The house was built in the mid-1890s, with the Morris Cusick family gaining ownership by 1903. The Cusick family resided here until the mid-1920s.

The house was saved from a proposed demolition and fully rehabilitated in 1993. The exterior features were repaired or replicated, and the foundation of the house was completely upgraded. With the rehabilitation, the house was converted into two residential units, which required a minor modification on the backside to allow for the entry to the second unit. The three-story "water tower" structure at the rear of the property was also built at that time. Altogether, there are now four residential units on this property.

The favorable resolution of the property's development in 1993, which led to the restoration of this house, had some clear lessons. It showed that a rehabilitation and reuse of older buildings could be a feasible endeavor even when a significant amount of structural repair is needed. Similarly, it showed that a request to demolish a building, based on the owner's claim that there is no economic return otherwise, must be carefully scrutinized.



Historical Landmark

This attractive Victorian cottage is one of a small number of such houses still standing in Fullerton. None is large or particularly ornate and can be understood best as representing the housing of the working class: simple, practical, and with only modest concessions to the prevailing style. The main roof is hipped with gable extensions facing north and east. These gables are trimmed with returns and decorative half moon vents. The use of clapboard siding and the design of the wrap-around verandah with its own low-pitched roof and slender supports and railing are characteristic features.

Constructed sometime in the mid-1890s, the house was originally located at the southwest corner of Pomona and Commonwealth Avenues. The structure was moved to its present lot on Truslow Avenue in 1926, by George Annin, a police officer for the city, who lived there until 1930.

The house is named for the Espinoza family, who bought this property in 1958, and has retained ownership for the last 40 years.

**Espinoza Residence**  
**101 S. Pomona Avenue**  
***324 W. Truslow Avenue***  
**Queen Anne Victorian**  
**Ca. 1895**



Historical Landmark