

1900 – 1917: RESIDENTIAL DEVELOPMENT

In this period a major change occurred in the design of housing. Although some of the 19th century styles continued to be used, there were two new types of architecture that appeared. One was the Mission Revival style that celebrated California's past in its conscious use of elements from the Missions. Most frequently used in public structures, the style also appears occasionally in private residences. Contemporaneous with this backward-looking style was one that pointed to the future: the Craftsman bungalow. It emphasized traditional crafts in revealing the structural truths of a building, while at the same time providing economical, attractive housing. The bungalow was adapted to California's climate by its deep eaves and low profiles. Heating costs were reduced and interiors were functional.

Many of the important residences in this era are the grove houses of the community's ranchers. Several were constructed away from the city's townsite – either along Orangethorpe Avenue or east along Chapman and Commonwealth Avenues. Some housing of this period exists because it was later moved from its original location when economic conditions warranted a more productive use of the property.

The Chapman House was probably the most remarkable local residence of this era, but unfortunately, it was demolished in 1960.

The first neighborhoods began to establish themselves as lots are bought and improved with housing. Only a few additional subdivisions of land were platted for residential development outside of the original townsite.

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This Colonial Revival house was built on a lot at the northwest corner of Commonwealth and Pomona Avenues for Richard Thomas Davies, a prominent Fullerton businessman of Welsh descent. Davies worked in the fruit packing industry in Fullerton, becoming the manager for the Fay Fruit Company, and was deeply involved in civic activities for over 26 years until his death in 1930.

The house is a particularly good example of the Colonial Revival style, so popular in Fullerton at the turn of the century. Exceptionally striking is the wrap-around porch that helped position the house to its original corner site.

In 1981, this structure was moved to 150 Marion Boulevard, where it has been restored and enlarged for its use once again as a residence. At this location on a hillside lot, the house was placed on top of a new basement and garage, so the structure now appears to be two stories in height.

Davies House
145 East Commonwealth Avenue
150 Marion Boulevard
Colonial Revival
1900



Historical Landmark

**Noutary House
213 Claire Avenue
Colonial Revival
1901**

This fine, well-maintained Colonial Revival house is one of a very few in Fullerton that still allows one to see the way much of the area must have looked originally. Nearby pepper trees are as old as the house, and while the landscaping around the home differs from that first planted, the prevailing environment with its open fields and empty spaces may recall an earlier time.

The house is cubical in shape with hipped roof and redwood siding. A verandah sheltered by a shed roof and supported by slender wood posts extends along the south-facing front. The open railing of the porch is original, but the east side of the verandah has been removed. Additions include a carport on the west side and a freestanding light fixture in the front yard.

The house sits on land formerly owned by the Stern family. The Noutary family came to Fullerton from France in 1905. Mr. Noutary originally rented from Abel Stearn, but he acquired the house as well as the immediately adjacent lands outright in 1924. Five of the six Noutary children were born in the house, with Dr. George Clark attending.

The farmhouse was the only building in this part of town until the 1930s, when the Northgate Heights area was subdivided for residential development.



Historical Landmark

This small Victorian cottage is one of the best-preserved examples of a turn-of-the-century house in Fullerton. The house contains the attention to detail and craftsmanship that make Victorians so pleasing. On the exterior, the proportions of the structure's features and the incorporation of the bay windows, small paned glass, dormer detail, porch column, and roof shape all bear evidence of the Craftsman influence. The interior contains similar Victorian features including scroll work in the living room ceiling plaster, wood doorway trim, and built-in cabinets.

This house, originally located on Pomona Avenue, was built for Ben Dauser, a partner in the Brown and Dauser Lumber Company in Fullerton. Mr. Dauser was only part of this company for about five years, after which he moved to Anaheim and started his own business there.

In 1982, the structure was moved to 720 Barris Drive in a plan to save it from demolition. The owner of this property acquired the house from the Fullerton Redevelopment Agency, with the promise of moving and restoring it. As part of its restoration, the owner constructed the two-car garage on the lot in a design compatible with the Victorian architecture of the house. In 2000, the residence was enlarged with an addition that connected the house with the garage. The addition, which included an extension of the roof as well as the covered porch, was designed and constructed to match the original architecture of the house.

Dauser House
117 S. Pomona Avenue
720 Barris Drive
Queen Anne Cottage
1902



Historical Landmark

Chapman Park, dedicated by the Chapman family to the City of Fullerton in 1955, is the only reminder of the once famous and impressive Chapman Ranch complex that was situated in this part of the town. It was the home of Charles C. Chapman, Fullerton's first mayor in 1904, and a persuasive force in the area's history. In the early 1900s the Chapman house (pictured), which was situated at the northeast corner of what is now Commonwealth Avenue and State College Boulevard, became the center of business and social activities. As one of the largest residences in the county, and it was often used as a public meeting auditorium, ballroom, and roller skating center. Unfortunately, the house was destroyed in 1960.

The ranch property, consisting of nearly 500 acres in its prime, contained both walnut groves and America's oldest Valencia orange trees. Mr. Chapman developed new techniques for grading and marketing this particular variety of orange, and by the 1920s Charles Chapman was widely known as "the father of the Valencia orange industry."

The Chapman family was the moving force in some of the major development activities of the time. The Chapman Building, the California Hotel (Villa del Sol), and the Alician Court Theatre (Fox Theatre) are three landmark properties in Fullerton attributed to the efforts of the Chapman family. In the city of Orange, he founded the educational institution that became Chapman College.

Located at the northeast corner of the park, a bronze plaque commemorates the Chapman house and ranch as well as the historic first shipment of Valencia oranges to the East Coast.

Chapman House and Ranch
Chapman Park
2515 San Carlos Drive
1903; destroyed in 1960



Historical Landmark

**Ruddock House
520 W. Amerige Avenue
Queen Anne Victorian
1905**

This late Victorian house has an “L”-shaped plan with a first-story bay window on the north-facing wing facing Amerige Avenue. Prominent architectural details include the steep, compound gable roof, a “balloon” wood frame construction featuring extensive wood siding and trim work, and the sheltered wood porch. The house was originally more ornate than its present condition; spindlework once filled the gables and were part of the porch design, while finials decorated the roof ridges.

The house is unaltered in design, but the front porch has been reworked. A low-profile section at the rear of the house appears to be an addition, unknown in date. The present owners of this house, who secured it to a new foundation in the early 1990s, are slowly restoring it to its past glory.

The detached, two-story structure at the rear of the property was constructed in 1939, and is not related historically or architecturally to the front house.

Originally, the home belonged to Charles Ruddock. He and his family came to the area from Wisconsin in 1897. Ruddock eventually owned a considerable amount of unimproved land in the Fullerton-Placentia area where he grew oranges and walnuts. He later became active in local government, serving on the police force for some time and seeking office of County Sheriff in 1910.



Historical Landmark

Constructed in the early 1900s, this house was a parsonage for the Methodist Church for nearly 40 years. In 1985, the present owners bought the property, and the house was completely restored while being converted to its current use as a beauty salon.

The house is one of the finest examples of Colonial Revival architecture now found in Fullerton. The exterior is finished with redwood clapboard. The presents a classic balance and detailing for the type and size of the structure. The porch roof is supported by four, carefully formed Doric columns. The hipped roof has an intersecting gable over the porch forming a boxed pediment; decorative brackets are found under the eaves on all sides. The front windows and doors are uniformly trimmed. The full-length porch provides a strong relationship to the street, complimented by a well-maintained landscaping.

Methodist Parsonage
Les Beaux Cheveux
142 E. Amerige Avenue
Colonial Revival
1905



Historical Landmark

**Storts Residence
320 N. Adams Avenue
Victorian
Ca. 1905**



This modest one-story residence actually has a blend of styles featuring both Victorian and bungalow traits. The structure's hipped roof and decorative front facing gable are combined with a sheltered porch supported by concrete pilasters with pedestals and tapered posts. In this case, the result provides a well-proportioned, coherent design.

The house may have been constructed in the early 1900s and moved to its present location in 1917. As an example of turn-of-the-century working class housing, it shows how Victorian and bungalow features were mixed in simple residential construction. The house is named for its present owners, Roger and Cheryl Storts.

This one-and-half story structure, now situated on a corner double lot, is the oldest house in the Golden Hills neighborhood. The residence has typical features of an early California bungalow: a low-pitched gable roofs with wide eaves; banks of fixed or casement windows on all sides; and plain detailing or trim work. Over the years the structure has been slightly altered as part of a conversion to create multiple units.

When built for Robert Concoran in 1906, the house was far removed from the city's townsite. Mr. Concoran owned the Corcoran Paper Company on South Spadra Road (now Harbor Boulevard), a prominent business in Fullerton in the early 1900s.



**Concoran House
761 N. Richman Avenue
California Bungalow
1906**

This unusual house exemplifies the Colonial Revival style by the symmetrical placement of first and second story windows on either side of the entrance, the oversized wood pillars for the porch, the clapboard siding, and the broad gable roof.

The enclosure of the balcony on the second story with its small window, was a later addition as part of repairs, after an automobile damaged the porch in the 1920s. (It is rumored that the first lady driver in Fullerton hit the porch; no documentation of this event is available.)

Beginning in the 1920s, the Carl Klose family occupied the house and operated a little market that Mr. Klose had built in 1910, at the rear of the property. During the 50 years that he lived there, the small market proved to be a primary shopping place for the local residents – clearly an important feature for the neighborhood.

**Klose House
434 W. Amerige Avenue
Colonial Revival
1906**



Historical Landmark

**Fallert House
123 E. Valencia Drive
Colonial Revival
1908**



With its absolutely unique design, this house is one of the most remarkable from turn-of-the-century Fullerton. Two dramatic south-facing gables, one sheltering a recessed balcony behind an arched opening, contrast with the gable on the west-facing dormer. Other features include the shingling on the upper story, the porch's unusual design with the pseudo-Doric columns, and the massive pieces of sandstone that sheath the ground level.

A second residence was constructed on the property in 1959, at the rear of the lot.

Very little is known about the original owner, John Fallert, a rancher who lived in the house until 1921.

This large, one-and-half story wood-framed structure is one of the few remaining grove houses constructed by Fullerton's pioneering families. The house was originally situated at 419 South Spadra Road (Harbor Boulevard). The initial owner, Eugene Livingstone, was a rancher who owned land south of the Santa Fe Railroad. He subdivided the property that is now along West Valencia Drive in 1913, and moved his house only a short distance to its present lot in 1925. The Livingston family resided there until the 1950s.

Except for the apparent enclosure of the front porch, the house has not been significantly altered since its move to a double lot in 1925.



**Livingston House
419 S. Harbor Boulevard
117 W. Valencia Drive
Craftsman Bungalow
1908**

This outstanding Mission Revival house was constructed for William Lee Hale in 1908. Mr. Hale built this house on his 28-acre ranch among walnut and orange groves. The ranch and home was considered one of the showplaces of Orange Country in the early 1900s. The residence had ten rooms as well as a bath and kitchen, each finished in elegant detail. Mr. Hale was instrumental in promoting the citrus industry in Southern California, and he was very active in civic affairs, serving eight years on the Fullerton City Council starting in 1928.

The Mission Revival style was not commonly used for residences. The desired romantic flavor of the house was accomplished by the use of arches, columns and decorative balusters but with a clear overall look. Constructed with brick, the structure has a square, two-story (plus basement and attic) floor plan. The primary architectural features are the four finely detailed mission parapets and two massive porches. Many other design elements of the house use Colonial Revival, Islamic and craftsman detailing that was popular at the time. For example, the front side of the house features a series of craftsman windows and doors with elaborate detailing and beveled glass. The wooden pergola, which obstructs the view of the structure from Chapman Avenue, is another craftsman feature and is part of the original design of the site.

The house was converted to a Montessori School in the 1970s. In 1984, a sizeable expansion of the facility included new construction of classrooms on the east and west sides of the residence, but no major alterations to the house itself.

Hale House
Montessori Child Development Center
2025 E. Chapman Avenue
Mission Revival
1908



Historical Landmark



Pierotti House and Gardens
1731 N. Bradford Avenue
Neo-Classical Revival
1909

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Historical Landmark

The two-story, 4,000-sq.-ft. Pierotti House is the finest example of Neo-Classical residential architecture in the Fullerton area. Designed by Charles Shattuck of Los Angeles, the redwood-sided house features a diversity of architectural elements. Prominent among these are two pairs of fluted Ionic columns made from redwood, which support a richly detailed pedimented portico. The front balcony extends to the north to form the top of the portico. Palladian-style fans accent some of the windows, and the variety of bays and window arrangements contributes to the appearance of intricate detailing. The interior features rosewood paneling, ceiling beams and cabinetwork. The house was built with a cellar that still contains a coal-fired furnace to heat the rooms above.

A portion of the gardens and orchard that were part of the original 40-acre ranch still surrounds the structure. As an important part of the overall character of the property, the grounds contain mature plantings, special garden areas, a sunken court, and some of the original orange trees planted by Mr. Pierotti.

Mr. Pierotti commissioned Charles Shattuck to design and supervise the construction of the house. Mr. Shattuck was a prominent architect from the Los Angeles area for over fifty years. He is noted for designing several large business structures in Los Angeles, including several country clubs, the city's first produce market, and its first mausoleum. While the Pierotti House was under construction, Mr. Shattuck traveled from Los Angeles at least once a week to the property to monitor personally the progress.

The Pierotti family was one of the earliest to settle in the Fullerton-Placentia area. Attilio Pierotti played a key role

in the development of organized packing, shipping, and marketing of the citrus from the area. Born in Lucca, Italy in 1857, he came to the United States in 1874, and settled in Orange County two years later. By 1909, he had acquired 40 acres of land and had enjoyed enough success in the orange-growing business so that he was able to build his two-story house for his wife, Jane, and their four children. Mr. Pierotti was actively involved with the business affairs of the community for many years, and his wife promoted many cultural activities of the era. Their house was used frequently to entertain prominent local persons and friends from Los Angeles, where the family had social connections.

Although now nearly hidden from public view behind fencing and high shrubs, the house and grounds are an excellent example of the beautifully landscaped homes of Orange County's prominent orange ranchers who gained their fortunes from the late 1890s through the 1920s. Today, the remnant .9-acre property is still owned and used as a residence by the Pierotti family.



Jacob Yaeger House
602 S. Harbor Boulevard
200 E. Elm Avenue
Craftsman Bungalow
1910



This Craftsman bungalow is another example of housing built for an early settler. The house was originally constructed on the 600 block of South Spadra Road (now Harbor Boulevard) for Jacob Yaeger, who made his living by mining. When frontage along this street became more valuable for commercial development, the house along with the garage was moved to its present lot in 1951.

The house has not been significantly altered since its relocation, but some of the windows appear to have been replaced. The one-and-half story design is virtually identical to the Burdorf House, which was built during the same era.

This outstanding two-story frame structure is an exceptional example of the Shingle style in Fullerton. Wood shingles on the second story replace the clapboard siding on the first story. Exposed rafters at both levels emphasize the Craftsman association with this style.

Little is known about the house except that it first appears on the maps of the Sandborn Insurance Company in 1917, and is not there in 1911. For a short time the house was owned by J. R. Gallemore, who was the president of the Fullerton News Publishing Company until 1922.



Gallemore House
419 W. Commonwealth Avenue
Shingle Style
1913

**Fuller House
150 Hillcrest Drive
Craftsman Bungalow
1913**

This house has a classic Craftsman design incorporating two full stories – an uncommon feature for this style of architecture. Representing a very characteristic element of the bungalow style, the deep porch extends across the entire front and wraps around the north side; it is integral to the living room that surrounds it. The redwood clapboard is original, as is the solid oak front door with its large cut-glass window. The interior of the house is also intact, with extensive use of golden oak for floors, bookshelves, moldings, and wainscoting. The river rock for the wall and pilasters that define the porch is new, constructed in the early 1990s.

This house was the first built in the Hillcrest Tract. It was constructed for Samuel Fuller and later was the home of his son, Fred Fuller. Both men were instrumental in the business affairs of Fullerton's early years of development. Sam Fuller was heavily involved in real estate, creating several of the community's earliest residential subdivisions, including the Hillcrest Tract. Fred Fuller served as the City Treasurer in the 1920s, and later as an officer for various financial institutions, he played a prominent role in the city's post-World War II development.

This residence is one of several on Hillcrest Drive that was built on the tract's original large lots. The tract never fully developed as planned, and subsequent lot splits have created an enclave of housing that is diverse in age and styles. The Fuller House, basically unaltered from its original construction, stands out as a landmark property in this pocket neighborhood.



Historical Landmark

**Henry Kroeger House
609 N. Raymond Avenue
Colonial Revival
1913**



This one-story structure reflects no definitive architectural style, having only vague references to Colonial Revival, Craftsman, and Cottage designs. The house was constructed for Henry Kroeger, a prominent rancher and early owner of a large tract of land north of Chapman Avenue and west of Raymond Avenue. Originally situated closer to Chapman Avenue, the house was moved to its present location in 1952, to accommodate the development of Raymond Elementary School. The Kroeger family also owned the house at 901 East Chapman Avenue.

There have been no significant changes to the house since its move, but the present-day north façade may have been the side facing Raymond Avenue at its former site.

This one-and-half story house exhibits a combination of Victorian and Craftsman architecture. The high gable roof that extends the entire length of the structure has Victorian roots; the layout and detailing of the porch reflects Craftsman traits.

This was a ranch house for the son of one of the community's early settlers, Henry Burdorf. Henry Burdorf, a German immigrant who came to the area in the 1870s, first maintained a ranch and farmed land in the Orangethorpe district. His oldest son, Henry Jr., built this house in 1915, as part of a 20-acre ranch that included land where Maple School and Lemon Park are now situated. The Burdorf family lived in this house until the 1950s.



**Burdorf House
247 E. Valencia Drive
Victorian / Craftsman
1915**



John Hetebrink House
515 E. Chapman Avenue
Mission Revival
1914

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Historical Landmark

This magnificent structure is the finest example of residential Mission Revival architecture in Fullerton. This residence features unique detailing, and its prominent parapet, scalloped arched openings on the centered balcony, Egyptian-influenced columns and capitals, leaded and beveled glass windows, arched doorway and sidelights, bands of casement windows, and open porches with large cast concrete urns, distinguish the house like no other in Fullerton.

The house and a detached garage set back well over 200 feet from the street. A long, horse shoe-shaped driveway has been retained like its initial layout and provides a remarkable setting for the residence.

The two-story structure contains approximately 4,500 square feet including a basement. The original garage, located about 50 feet to the north of the house, is designed in the same style and materials. Like the house, red clay tiles cover a hipped roof and a parapet crowns the front façade. Two types of cement brick were used for the house: a gray granite-faced cement brick for the first story and a white cement brick elsewhere. All of the brick were made on the property.

The interior has its original detailing and materials. Segmented arches, friezes, wood pilasters and cornice molding are character-defining features in the main rooms. Australian red gum and oak are used for woodwork and paneling in the house. The fireplace is built with dark shades of red and brown tile.

The house was built for John Hetebrink, a son of Henry Hetebrink who was one of the early settlers to the area. (The Hetebrink family is associated with two other significant properties, both of which are situated on what

is

is now the campus of C.S.U. Fullerton.) John Hetebrink became a successful farmer who made his own fortune in the tomato, walnut and citrus industries. This residence was once part of a 40-acre ranch north of Chapman Avenue where walnut and orange trees were propagated. The Hetebrinks were involved with many community activities, and the residence was often the site of meetings, events and parties.

Ownership of the property remains with the Hetebrink family, and it continues to be used as a residence.

The house is a unique example of the Craftsman tradition, which frequently worked with the Mission style. The exterior is completely intact, and the interior has seen few changes in its 85 years. The house and grounds truly retain the integrity of location, setting, design, workmanship and materials.



This impressive Craftsman style bungalow was built in 1915 for Edward K. Benchley, a prominent businessman and Fullerton's second mayor. Edward Benchley, along with Charles Chapman, helped initiate and promote the orange packing industry. He was also active in banking concerns, in particular starting the Farmers and Merchants Bank.

The design of this house has been attributed to Benchley's son, Frank, a local architect who worked primarily in Fullerton and Anaheim. In addition to this house, Frank Benchley is credited with designing several other landmark properties in Fullerton: the bungalow apartments at 314 North Pomona Avenue; the original California Hotel, now Villa del Sol; and the former Masonic Temple, now the Spring Field Conference Center.

Although now in the middle of a busy commercial area, the house retains its original ambience with its attractive grounds and harmony of building and environment. The house remains essentially unaltered since its original construction, even with its conversion as a group home in 1991. The conversion, however, required the construction of a new exterior staircase at the rear of the house.

The actual design of this house is less remarkable than some of the other major Craftsman bungalows in Fullerton, but it still shows the sense of restraint and balance seen in most of Frank Benchley's work.

Edward K. Benchley House 604 N. Harbor Boulevard Craftsman Bungalow 1915



Historical Landmark

**Song Residence
147 W. Ash Avenue
Craftsman Bungalow
Ca. 1915**

This residence may have been constructed in the early 1900s elsewhere in town and later moved to its present location in the 1920s. The house's two chimneys were certainly constructed at that time. The house may have been a "catalog" design offered by Sears, Roebuck Company or Aladdin Redi-Cut. (In the early 1900s, people could simply pick a house out of a catalog and send away for it; the house components, including doors, trim, and even plumbing, were packaged and transported, usually by train, complete with instructions for assembly once a foundation was constructed.)

However constructed, this unusual one and a half story residence exhibits classic Craftsman detailing: multiple, low-pitched gable roofs supported by decorative outriggers; wide eaves on all sides; all major windows treated alike; and a combination of horizontal wood siding and rustic shingles on all sides of the house. Plastered plinths with elaborate wooden posts composed of multiple brackets -- suggesting the influence of Japanese architecture on Craftsman designs -- hold up the main front porch gable. The metal grillwork (bars) were placed on all windows in the early 1950s -- the only insensitive addition to the house after its construction on this lot.

The present owners, the Songs, have resided here since the 1970s, and they use the front yard as a garden for propagating exotic plants.



Historical Landmark

**Stuelke House
502 E. Chapman Avenue
Craftsman Bungalow
1916**

As a classic one and a half-story Craftsman bungalow, this house appears unaltered from its original design. Although modestly designed and detailed, the customary features of bungalow architecture are all prevalent: low-pitched gable roofs with deep eaves, exposed rafters and the use of brackets; horizontal redwood siding; a flared base; and a well proportioned, coherent window design throughout all sides of the structure. Typically, the second story is set back from the first, providing a pleasing and unimposing appearance for the neighborhood.

The residence was constructed for Albert Stuelke, a longtime music teacher for the Brea-Olinda High School, who lived there until the 1940s. The property continues to be owned by the Stuelke family.

With its prominent location on a corner lot along busy Chapman Avenue, the house's modest but true Craftsman architecture has become a visual landmark for the community.



Historical Landmark

**Clarence Spencer House
1400 W. Orangethorpe Avenue
Craftsman Bungalow
1917**



This Craftsman bungalow is one of a series of former grove houses that dotted the land between the townsites of Fullerton and Anaheim early in the 20th century. As one of the better preserved examples, the house has architectural interest in the use of stone, a practice promoted by the founders of the Craftsman movement but rarely seen in Fullerton. Similarly, the bank of windows in the upper story denotes the link between the Craftsman and Prairie styles.

The house was built for Clarence Spencer, whose family also constructed the house at 1520 West Orangethorpe Avenue. Clarence Spencer was active in forming the short-lived community of Orangethorpe in the 1920s.

This imposing two-story Craftsman style bungalow was one of several grove houses that once formed the community called Orangethorpe. It was constructed in 1918, for the Spencer family, who owned a total of 40 acres of land south of Orangethorpe Avenue. Mary Spencer was the widow of Dr. Thomas Spencer, who bought the property in 1888, but died several years later.

The arrangement of the upper story, the particularly deep front porch, and the integrated design of the porte-cochere make this house unique to Fullerton. The structure is essentially unaltered from its original construction and setting. The original wood exterior, however, is now covered with a well-crafted metal siding.



**Mary Spencer House
1520 W. Orangethorpe Avenue
Craftsman Bungalow
1917**