

POST WORLD WAR II

Since World War II Fullerton has grown ten-fold in size. What was a small town of 12,500 people with an agricultural base in 1946, is now a suburban city with a population of over 125,000 and a balance of residential, commercial, industrial and institutional land uses. Among the enormous amount of building that has taken place in the last half century, it is perhaps too early to indicate those properties or developments that should be designated landmarks.

Certainly there will be candidates for such a designation, including commercial office buildings, industrial structures, educational complexes and even large conventional single-family residential tracts. Over time, when and if such developments become an icon in the city -- establishing an identity or special ambience that endears the community's residents -- a potential local landmark will be created. It will take a future generation of people to determine what is important to honor and preserve from this latest era of the city's physical development.

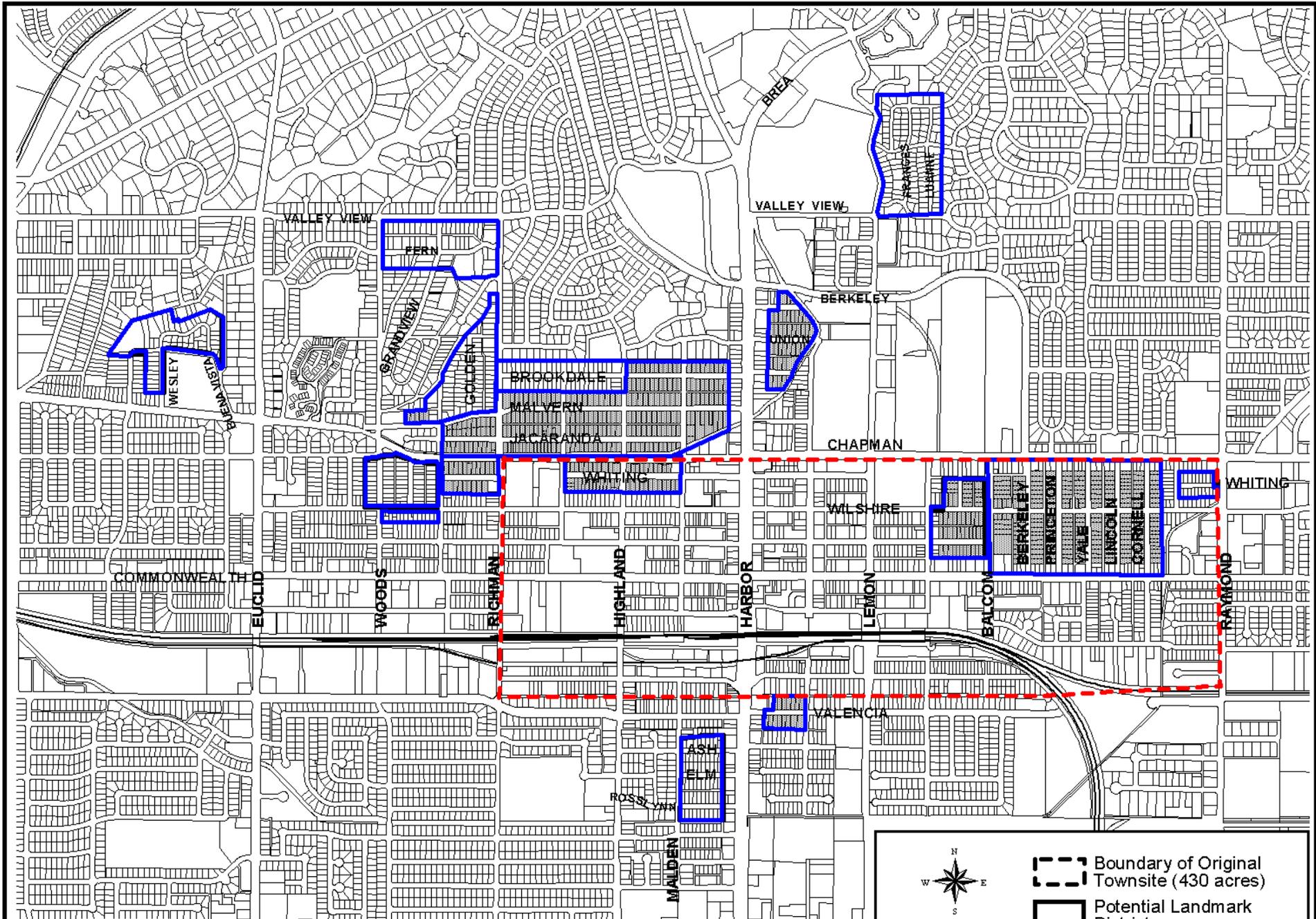
SECTION TWO: POTENTIAL LANDMARK DISTRICTS

The history of the city's early growth is reflected by the development of its residential subdivisions, especially those created in the 1920s. A number of distinct neighborhoods have emerged from these subdivisions, characterized by the layout of streets and alleys, building setbacks, age and style of housing, and associated public facilities. Sixteen such neighborhoods or districts are identified (see map on the following page), and each is briefly described with text and photos of representative housing.

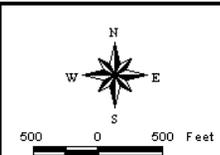
The size of a district may vary from one having no more than several houses to one comprising many blocks with hundreds of residences. The common trait is that all have substantially retained their original pattern of development and, collectively, they provide a historical snapshot of where and how the city grew prior to its dramatic expansion after World War II.

A good number of the residential Significant Properties described in Section One are located within these neighborhoods or districts. In many cases, a Significant Property is an established point of reference or physical landmark for the neighborhood.

In several of these potential landmark districts, the property owners have requested and received a special kind of zoning classification: a residential preservation zone (see map on the following page). The purpose of this special zoning classification is to ensure that the physical integrity of the neighborhood is not destroyed with an incompatible design for improvements to the original housing stock or from entirely new construction. To this end, specific design guidelines have been adopted that provide assistance and direction to property owners within these residential preservation zones.



Residential Preservation Zones and Potential Landmark Districts



-  Boundary of Original Townsite (430 acres)
-  Potential Landmark Districts
-  District With a Residential Preservation Zone

Barranca



125 East Union Avenue



115 East Brookdale Place

The 100 blocks of East Brookdale Place, Union Avenue, and Glenwood Avenue comprise a pocket neighborhood of single family residences built between Harbor Boulevard (Spadra Road) and the Brea Creek (or “barranca”, as it was commonly referred to). The majority of these houses are California bungalows of simple detailing and features, constructed during the first two decades of the 1900s.

This neighborhood has some amount of post-WWII apartment development, but most of the lots retain the original housing stock. In 1997, the city applied a residential preservation zone (R-2P) to this neighborhood as a way to encourage the long-term investment of these single-family residences as well as to ensure a compatible pattern of development for future improvements to these properties.



Brookdale Heights



312 West Brookdale Place



333 West Brookdale Place

The Brookdale Heights district was a focal point of residential construction in Fullerton from 1926 to 1928. Originally promoted as an area of superior housing and attractive views, the lots in the 300 and 400 blocks of West Brookdale Place initially sold for the comparatively expensive average price of \$2,500, and the cost of the average house was between \$8,000 and \$9,000. During this time over 70% of the lots in this two-block tract were purchased and homes constructed, but the area never fully developed until the 1950s.

The competition from the tracts in the Golden Hill and Skyline Park neighborhoods in the late 1920s may have been responsible for why the initial development of these two blocks was only partially successful. Nevertheless, its hillside lots, beautiful Jacaranda trees, distinctive street lamps, and multi-level homes show clearly why the street was known as Hospitality Lane. Today, the original ambience is still intact, with remodeling and new construction having been discreet and well adapted to the setting.





400 West Brookdale Place



440 West Brookdale Place

Buena Vista / Rose Drive

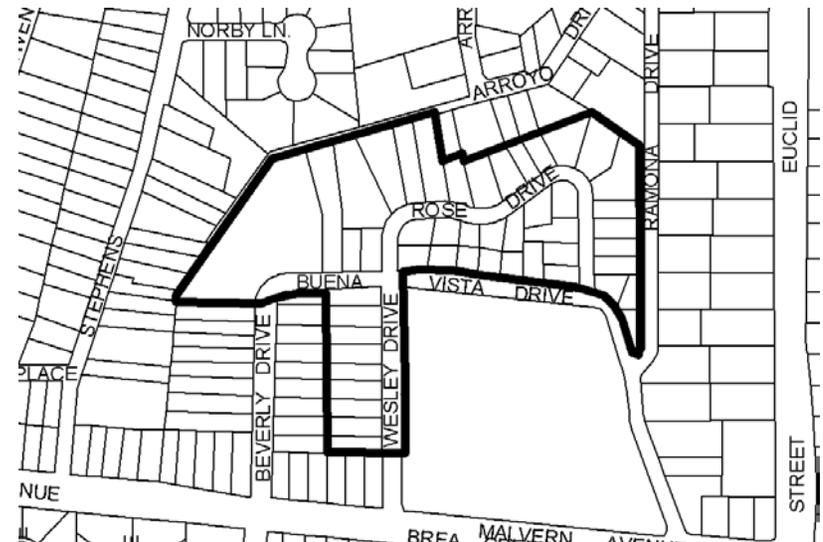


105 Rose Drive



117 Rose Drive

This district is composed of portions of two subdivisions created in 1923-24, by Walter Muckenthaler and Thomas Eadington to develop a part of the Carhart Rancho. The area was marketed as “Acacia Park.” Rose Drive is the heart of the district – a 40-foot wide loop street where the majority of the early houses were built between 1927 to 1930. Most of these residences exhibit revival architecture, either Spanish Colonial or Cottage styles. The lots along Wesley Avenue have later housing constructed in the 1930s through 1950s. The coherence of the district is achieved by its physical relationship with the Muckenthaler grounds (many of the lots overlook the open space afforded by this property) and its relatively isolated setting due to the established street pattern. The eclectic mix of architecture and mature landscaping on these blocks also provide an underlying cohesiveness.

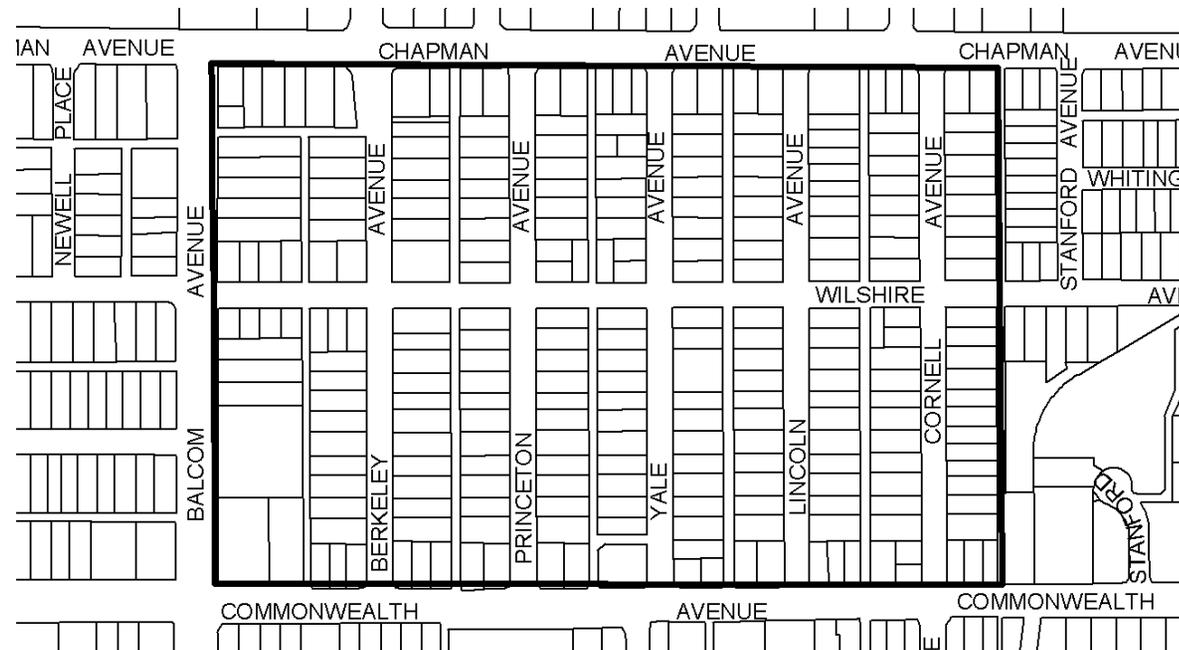


College Park

This twelve-block area documents the architecture of the 1920s to meet the tastes and aspirations of the city's working class. These blocks were part of the original townsite but were not platted for residential lots until 1922. The area grew gradually and was never the focus of development like the tracts of the Brookdale Heights, Golden Hill, or Skyline Park districts. Construction was piecemeal, taking place only as lots were purchased. Often built from pattern books, these houses were modest in scale and design. The prevailing style of housing is the California bungalow, with a scattering of attractive Spanish Colonial Revival and Cottage styles located in the area.

Several lots that were redeveloped in the 1960s and 1970s exhibit no sensitivity to the earlier 1920's pattern of development. As a way to deter the inappropriate design of new construction, the district's property owners requested and obtained the adoption of a residential preservation zone (R-2P) in 1979. This zone classification ensures that new residential construction will be compatible with the prevalent traditional architecture and streetscape design.

The R-2P zone does not include the lots fronting Chapman and Commonwealth Avenues. Most of these lots have been given a commercial zone that does not offer the same protective measures as the residential preservation zone.





150 North Berkeley Avenue



200 North Cornell Avenue



228 North Yale Avenue



209 North Cornell Avenue

East Valencia Drive



127 East Valencia Drive



147 East Valencia Drive

The 100 block of East Valencia Drive is representative of the kind of working class neighborhoods built in Fullerton prior to the end of World War I. Most of the homes are of modest size, reflecting the stylistic elements popular in Fullerton between 1908 and 1915. The block can be seen as a progression from the later part of the Colonial Revival period, to the prototype California bungalow forms, to the types of houses often found in city's "boom" neighborhoods of the 1920s.

The block retains a great deal of visual unity due to the continuity of scale, the presence of mature street trees, and the relative lack of major alterations visible from the street. A residential preservation zone (R-3P) was applied to this district in 1990, at the request from a majority of its property owners. Recent development has been designed to fit with the prevailing early 20th century architecture.



East Whiting Avenue

The 1100 block of East Whiting Avenue displays an unusual mix of the two most popular revival styles in Fullerton: the Spanish Colonial and Cottage. Constructed in two phases, this block is primarily the work of Ernest S. Gregory, the prodigious residential builder of the 1920s, and characterizes his interest in developing moderate cost housing. The Spanish Colonial Revival houses on the south side of the street were constructed in 1925, while the Cottage style residences on the north side date to 1928. These residences all sold from \$1,000 to \$2,000 less than other housing that was built in Fullerton at the time.

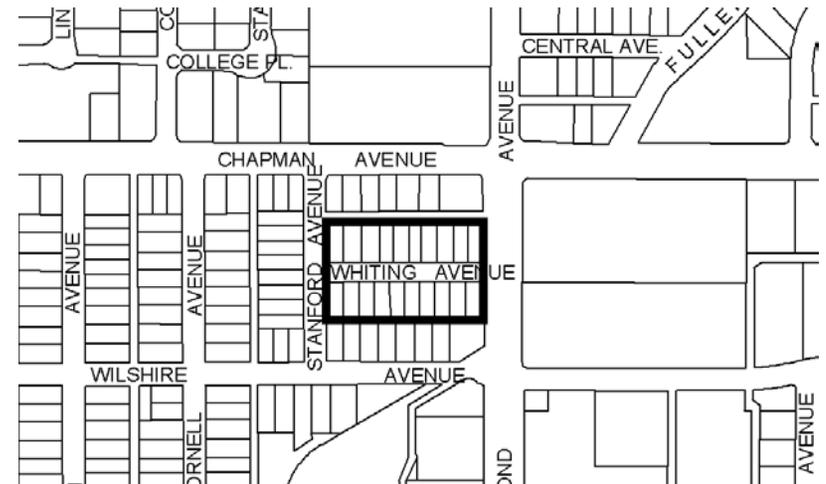
This block distinguishes itself as one of city's first planned tracts. Generally at this time, development occurred in a piecemeal fashion, with builders starting construction of a house only after the buyer of the lot commissioned it.



1118 East Whiting Avenue



1125 East Whiting Avenue



Jacaranda / Malvern / Brookdale

The 260-plus lots that entail several blocks of Jacaranda Place, Malvern Avenue and Brookdale Place represent the most extensive, intact collection of 1920s housing in Fullerton. While few of the houses in this district are exceptional architecturally, nearly all are attractive and most have been well maintained.

The earliest residences, built just after WWI, are situated in the 100 and 200 blocks of West Jacaranda Place and Malvern Avenue; the majority of the housing was constructed in the mid-1920s. In recent years, a second detached dwelling has been added to some of the lots on blocks that have alleys.

After 80 years, the pattern of building additions and front yard landscaping retain a traditional appearance. The legacy of old street lamps, sidewalk paving, and mature Magnolia and Jacaranda trees from the 1920s unifies the streetscape of this sizable area and strongly contributes to this district's present day ambience.

This district's property owners requested and obtained a residential preservation zone (either the R-1P, R-2P, or R-3P classification) in 1997. With this type of zoning, adopted design guidelines ensure that new construction and improvements will be in keeping with the traditional architecture and streetscape design.





214 West Malvern Avenue



217 West Brookdale Place



420 West Malvern Avenue



335 West Jacaranda Place

Lower Golden Hill



601 North Richman Avenue



625 West Malvern Avenue

The lots on the 600 blocks of North Richman, Golden, and Drake Avenues were created with a subdivision of the Concoran ranch in the early 1920s. As a remnant of the large ranch property, the Concoran house still stands at the southwest corner of Richman and Union Avenues.

In the mid-1920s, the lots on Golden and Richman Avenues were extensively promoted. Developed on a hillside, the area enjoyed an unimpeded view to the south. Many of the houses on Golden Avenue were designed with Spanish Colonial architecture, while those fronting along Richman and Malvern Avenues were typically a Cottage style. While several are quite distinctive, these residences were less grand than those constructed further to the north. Nevertheless, the careful landscaping, elevated building pads, and generous setbacks create a quiet spaciousness to the neighborhood.





656 North Golden Avenue



648 North Golden Avenue

Rosslynn Park



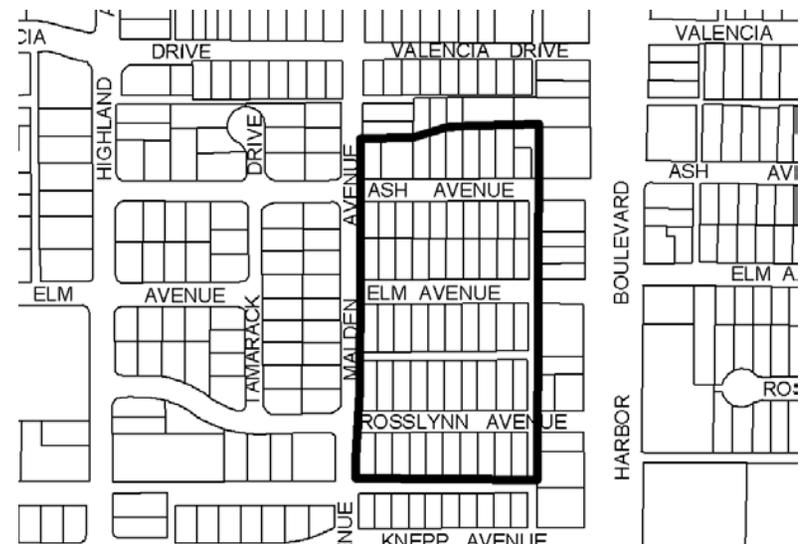
125 West Ash Avenue



136 West Ash Avenue

The subdivision comprising the 100 block of West Ash, Elm and Rosslynn Avenues was promoted as “Rosslynn Park.” This subdivision, created by Walter Muckenthaler in 1923, was one of several residential tracts composed of modest sized lots for home construction. The majority of the lots were sold and developed as single family residences between 1925 and 1930; since then, very little additional construction to these structures has taken place, so the integrity of the district is largely intact.

The majority of the residences are one-story with a Spanish Colonial Revival architecture (especially on Ash Avenue), but there are examples of Cottage and Craftsman bungalow styles as well. Most lots were improved with houses having a detached garage accessed from a public street, which provides a distinct pattern of development.





144 West Elm Avenue



121 West Rosslenn Avenue

Skyline Park



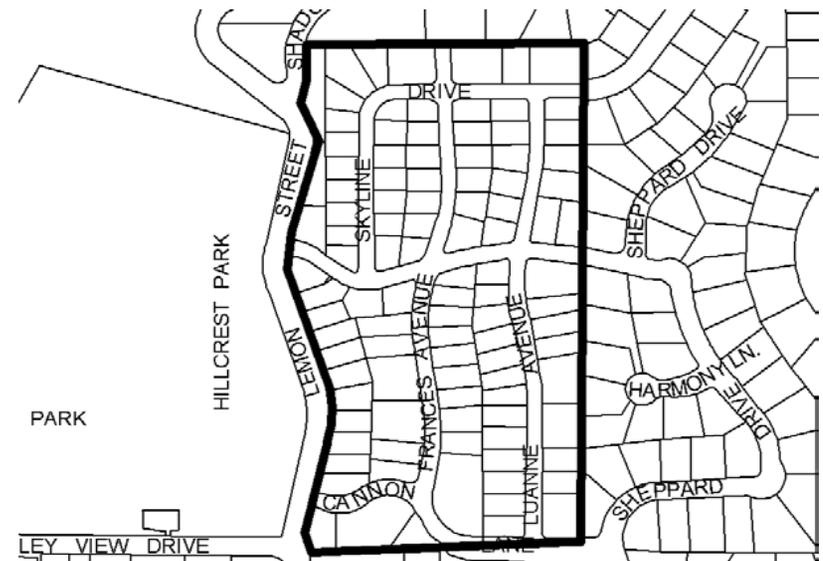
1241 Luanne Avenue



1325 Frances Avenue

This neighborhood, just to the east of Hillcrest Park, was one of the most highly publicized developments in Fullerton during the late 1920s. No doubt the vested interest of Arthur Crooke, then mayor of Fullerton, was an important contributing factor. Located on the crest of a hill, these properties enjoyed an unparalleled view, ensured by the developer's underground placement of all electrical power lines. Lot sizes were not particularly large, but spacious custom homes were built with exceptional detail and refinement, making it a prestigious area for residency. Perhaps the most celebrated residence is the Bridgford House, a two-story Spanish Colonial Revival completed in 1927, at the corner of Francis Avenue and Cannon Drive.

Much of the 1920's flavor remains, with mature landscaping, elegant metal street lamps, and the features from most of the original housing still intact.





1204 North Lemon Street



1306 North Lemon Street

Townsite, East



412 East Wilshire Avenue



432 East Wilshire Avenue

This four block area is named the East Townsite District, because it lies within the platted blocks of the original townsite and illustrates the basic pattern of development occurring in Fullerton between the late 1890s to the early 1920s. The oldest residence in this district is the Potter House at 214 North Lawrence Avenue with an estimated construction date of 1895.

Ernest Gregory constructed many of the houses along the 400 blocks of East Wilshire and Amerige Avenues around 1919, and most of the single family residences along the 300 blocks of North Newell Place and Balcom Avenue were built by W. A. Holtby at the same time.

Most of the original housing remains unaltered. Some of these lots now exhibit the construction of a detached second unit, usually along a public alley at the rear of the property. The R-2P zone classification that has been applied to these blocks allows for the development of a second unit as long as its design is in keeping with the older residence.





320 North Newell Place



425 East Amerige Avenue

Townsite, West



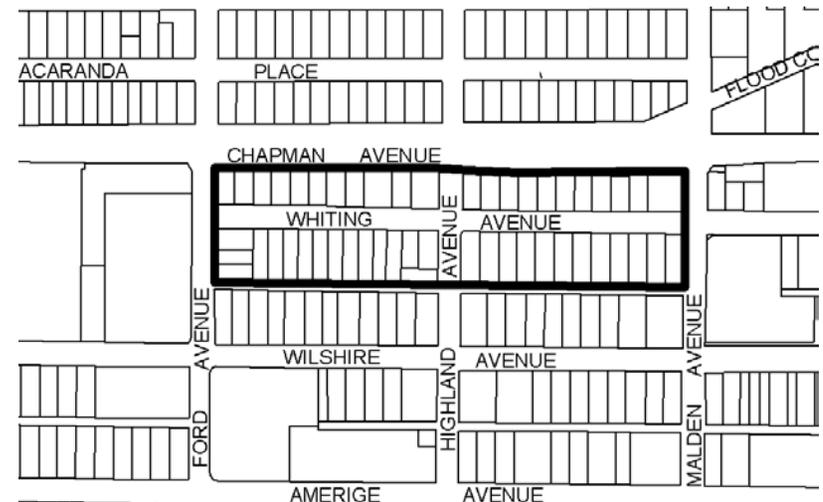
221 West Whiting Avenue



318 West Whiting Avenue

The 200 and 300 blocks of West Whiting Avenue represent the best-preserved west side neighborhood within the original townsite. Splendid Italian cypress trees, old street lamps and classic one-story bungalows characterize these blocks. Most of the houses were built in the early 1920s, and the majority of the original construction remains intact, although a number of additions are apparent.

This district was the first to be given a residential preservation zone (R-3P). At the request of its property owners, the zone was applied in 1984. This zone classification has successfully restricted the demolition of existing housing and promoted the design of compatible new construction, the most recent example being the two single family residences on a long-vacant parcel at the northeast corner of Whiting and Malden Avenues.





202 West Whiting Avenue



303 West Whiting Avenue

Upper Golden Hill

In the mid-1920s this area was subdivided to create lots for an upper-income residential neighborhood. It was the first of a series of tracts for expensive homes developed in the hillside areas north of the original townsite. The intensive newspaper promotion at the time emphasized the view as well as the attention to detail, quality of construction, and spaciousness of lot area.

Fern Drive was the first block to be extensively developed, with residences on Valley View Drive and Grandview Avenue coming later. Large scale and distinctive architecture characterize the homes in this area, and all appear to be the work of local contractors. Elegant metal lampposts and majestic palms were crucial streetscape elements, and landscaping with large front yards was an important feature for the individual lots.



865 North Grandview Drive



520 West Valley View Drive





865 North Richman Avenue



531 West Fern Drive

West Whiting Avenue



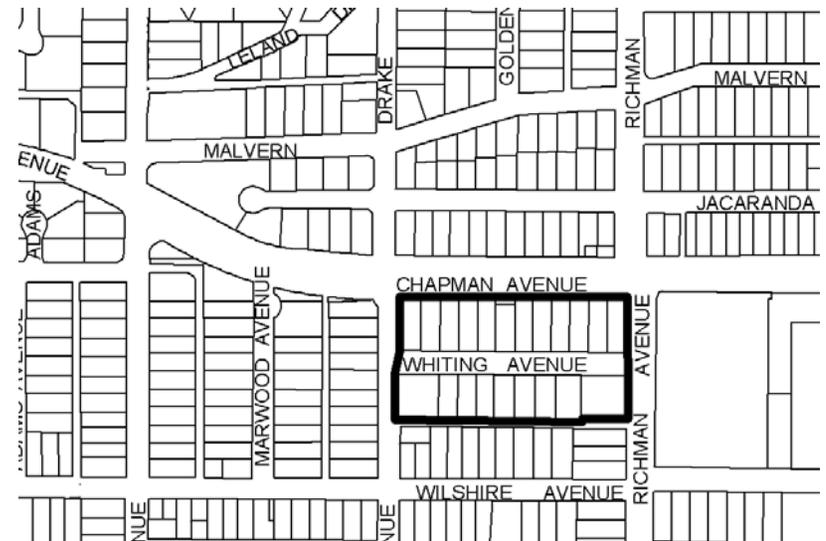
538 West Whiting Avenue



545 West Whiting Avenue

This block's development of single-family residences dates primarily to the mid-1920s, so revival styles are more prevalent than bungalows. The block does have a rare example of a Spanish style bungalow court – one of the few constructed in Fullerton – at the northwest corner of Whiting and Richman Avenues. A quiet charm rather than architectural daring characterize the court's design, much like the other properties on the block.

Several houses constructed in recent years have been designed in the style and manner consonant with earlier architecture, and mature landscaping and old street lamps help retain the early ambience of the neighborhood. At the request of property owners in 1997, a residential preservation zone (R-1P) was applied to the block as a way to protect and preserve the traditional streetscape design.



West Wilshire Avenue

The dozen residences on the south side of the 600 block of West Wilshire Avenue may be rightfully identified as the first planned development in Fullerton. Constructed in 1922, these small houses were on postage-stamp lots originally no more than 2,250 square feet in area. E. S. Gregory, the builder, constructed the houses in response to the very real housing shortage that quickly materialized after World War I. The residences were no more than 1,000 square feet and sold for around \$2,000. Their construction is the first documented example in Fullerton of an entire tract of houses being built at one time and in accordance with a few basic designs. Gregory used a simple cubical shape for these houses, alternating between a California bungalow and Spanish Colonial style. The exception to this pattern is the house at 622 West Wilshire Avenue, where a later residence was built after the abandonment of the Marwood Avenue right-of-way.



620 West Wilshire Avenue



642 West Wilshire Avenue



Wickett Square



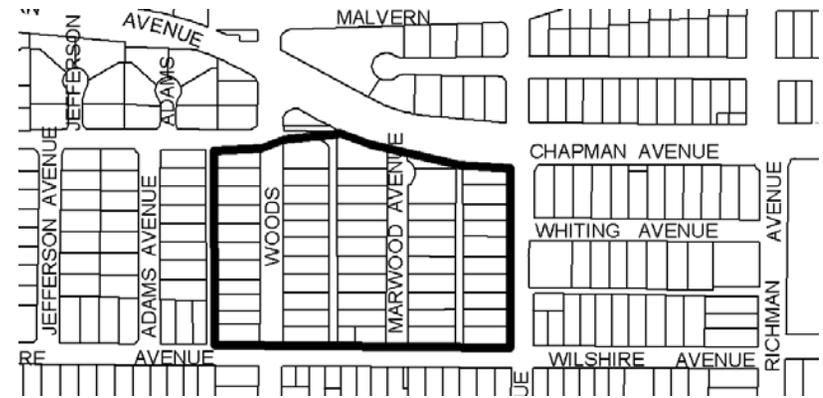
312 North Marwood Avenue



332 North Marwood Avenue

This district is named after the landowner of the 1922 subdivision that created the lots on the 300 blocks of Drake, Marwood, and Woods Avenues. Like most development of the time, the houses were not constructed by one builder, but rather were the work of many. These blocks feature housing from the three particularly active builders in Fullerton during the 1920s: Ernest S. Gregory, E. J. Herbert, and Mortimer Carroll.

A mix of California bungalow, Cottage and Spanish Colonial architectural styles is found on these blocks, with each house slightly different from another. Although never a focus of development like the Brookdale Heights or Golden Hill areas, these streets featured houses of good quality that were attractive to white-collar workers of the day. The district has aged well; mature Jacaranda and Magnolia trees now front these streets, the original sidewalks are still intact, and most of the subsequent alterations and additions to these residences are successful in scale, if not in their design and finish.





319 North Drake Avenue



304 North Woods Avenue