

FULLERTON THROUGH THE YEARS



A Survey of Architectural, Cultural & Environmental Heritage

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ACKNOWLEDGMENTS

FULLERTON CITY COUNCIL, YEAR 2001-2002

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**ON THE COVER: CHARLES C. CHAPMAN HOUSE, circa 1925.
See page 14 for the former location of this destroyed residence.**

INTRODUCTION

This survey describes the City of Fullerton’s official list of Historic and Cultural Resources as identified in the Resource Management Element of the General Plan. This list is composed of 1) “Significant Properties” – individual buildings, sites or features conveying historical and/or architectural distinction and 2) potential Landmark Districts – a block or a group of blocks of pre-1940s housing that is primarily intact and retains an integrity to its original pattern of development.

This document also identifies several additional properties that could be placed on the city’s official list at some future date.

ORGANIZATION OF THE SURVEY

The survey is composed of three sections. The first section describes the 125+ “Significant Properties.” They are presented within groups, based on periods of the city’s growth and type of development. As of the date of this publication, 72 “Significant Properties” have been designated a local Historical Landmark by the City of Fullerton. The owners of these properties requested this official designation, and each is identified with the city seal.

Eleven of the “Significant Properties” have been placed on the National Register of Historic Places -- the nation’s official registry of cultural resources worthy of preservation, primarily based on its

significance to the local community. Each is identified with a special logo.

The survey’s second section identifies 16 potential Landmark Districts. All of these districts consist of residential development; each is defined in area, and examples of representative housing in this area are pictured.

A third section identifies a number of potential “Significant Properties” – buildings that qualify as a local Historical Landmark, but to date the property owner has requested that the property not be so listed. These properties are not protected under the city’s adopted Historical Landmarks Ordinance.

OVERVIEW OF THE CITY'S DEVELOPMENT

While the settlement of the Fullerton area by pioneer families started in the 1860s, the actual founding of the Fullerton townsite by the Amerige Brothers was not until 1887, at what is now the corner of Harbor Boulevard (Spadra Road) and Commonwealth Avenue. Most of the very earliest commercial buildings, especially the wooden structures from the start of the community in the late 1880s until the early 1900s, have been replaced. However, an extensive amount of construction from incorporation to the 1940s is largely intact, well maintained, and a source of pride to the community.

The range of architectural styles in Fullerton reflects the city's development. This variety is apparent in both the quality and the quantity of monuments in various forms. Pre-1900 Fullerton is represented by only a small number of Colonial Revival and late Victorian houses. While some of these are certainly of high quality, none of them is particularly large or flamboyant. There is also a very small group of houses of this time, which are in what could be most aptly termed a vernacular, undistinguished style.

A second group of buildings constructed between the turn of the century and the end of World War I is more impressive and includes some of the most imaginative architectural projects undertaken in Fullerton. The Mission Revival style is used both

for public buildings and for private homes, nearly always in a particularly noteworthy manner. Contemporaneous are the few Craftsman style houses, which are attractive but lack the devotion to detail so apparent in the best of the type.

The 1920s "boom" in growth and prosperity is well reflected in the city's historic properties. The design of non-residential structures was greatly influenced by the unofficial but applied city policy, established in 1920, of encouraging a Spanish Colonial Revival architecture for all public and semi-public buildings. The many institutional buildings constructed from the 1920s to the 1950s evidence adherence to this policy.

The rapid expansion of the City in two spurts during the 1920s can be seen in houses built for lower income groups as well as for the more affluent families of the population. The first phase, from 1918 to 1925, is typified by the California bungalow; a broad range of this style appears during this time. The few surviving large homes of this period are in the Spanish Colonial Revival mode. Fullerton's only outstanding commercial structure -- the Chapman Building -- was built at this time, reflecting an architectural style used for major buildings in business districts of larger cities.

The second period of development was from 1926 through 1930, and it is represented by more varied architectural styles that, nevertheless, remain much less fanciful in practice here than is often the case in Los Angeles. Primarily evident are variations on the Spanish Colonial style and the Cottage style in residential construction. These houses tend to be somewhat more ambitious than the bungalows.

Two other trends may be noted: in this period the first exclusive neighborhoods are developed and most of the characteristic brick commercial structures are constructed.

In the decade after the onset of the Depression starting in 1930, building activity was greatly reduced. Only in the late 1930s were houses constructed again in any quantity, and by this time the California ranch house had been introduced. A few outstanding Streamline Moderne buildings and one Zigzag Moderne façade were constructed in Fullerton. Additionally, the 1930s provided a significant group of structures by the Works Project Administration (WPA). Most were designed with a Spanish Colonial architecture, which seems to have been the preferred style for public buildings.

Fullerton grew at a fast pace after World War II, both with development of many residential tracts and the construction of an array of commercial and industrial buildings. As these properties reach 50 years of age -- a normal threshold for consideration as an historic resource -- some are likely to become nominees for listing as a “Significant Property.”

HISTORIC PRESERVATION IN FULLERTON

Prior to the 1970s, activities directed at promoting and preserving the heritage of the community were virtually non-existent. Events in the 1970s brought more awareness of the city's past and the real threat of losing landmark properties, particularly within the blocks of the original townsite. In 1977, the City Council adopted a Historical Landmarks Ordinance to establish the criteria for property being eligible as a local landmark and to specify a review procedure and restrictions for proposals affecting designated local landmarks.

1979 HISTORICAL BUILDING SURVEY

A major survey to inventory and assess the city's past development -- its buildings, sites and significant features as well as distinct neighborhoods -- was undertaken in 1979. The survey was conducted under contract with the State Office of Historic Preservation, and the results of that effort were documented with the City of Fullerton 1979 Historical Building Survey.

This Survey identified over 90 individual buildings or features and a dozen distinctive neighborhoods, which met criteria for designation as either a local landmark or a landmark district. As a result of these findings, in 1980, the City revised its Historical Landmarks Ordinance to recognize these identified

buildings, sites and features as "Significant Properties," which would be subject to adopted review procedures and restrictions to help ensure their preservation.

TWENTY YEARS OF PROGRESS

With the completion of the 1979 Historical Building Survey -- an effort that was conducted largely by volunteers from the community -- interest in preservation issues became much more evident. The Survey laid a solid foundation on which both private and public actions have constructed an impressive record of historic preservation. Within the last twenty years the preservation movement has grown, aided by the following:

- The City of Fullerton made a conscious policy decision to revitalize its downtown by emphasizing a conservation of historic, in-place buildings rather than planning a complete reconstruction of the area. At the same time, millions of dollars were invested to upgrade public facilities to assure private property owners that the area would continue to be the commercial and social center of the community.
- The Fullerton Redevelopment Agency established a program to assist financially an owner of a downtown commercial property who proposes to rehabilitate and restore the building in accordance with the Secretary of the Interior's Standards for Rehabilitation. This program has been used extensively, and most owners of the many "Significant Properties" in the original townsite have taken advantage of this type of assistance.

- A number of residents formed a non-profit organization called Fullerton Heritage with the goal to promote an awareness of the city's past as well as to help protect and preserve historic buildings and districts.
- At the request of Fullerton Heritage, the City Council adopted several residential preservation zones as part of the Zoning Ordinance and approved a set of design guidelines for these zones. Subsequently, residential preservation zones were applied to a number of the city's older neighborhoods.
- Fullerton, A Pictorial History by Bob Ziebell was published, presenting a very readable and most complete historical account of the city's development. This 165-page book contains numerous photos and maps showing the progression of the community, and this documentation has brought increased interest in preserving the important buildings and features that are part of the City's heritage.

UPDATE TO THE HISTORICAL BUILDING SURVEY

The initial survey, completed in 1979, was never considered a comprehensive inventory of the City's buildings and historic resources; time and manpower limitations had prevented a thorough assessment of all properties. In 1996-97, the City worked with Fullerton Heritage, a local preservation group, to establish a process that would recommend revisions and additions to the official list of potential historical properties and districts. The culmination

of that process is the publication of this document, identifying more than 125 "Significant Properties," 15 potential landmark districts, and 11 potential "Significant Properties," all of which are eligible for official designation as either a local Historical Landmark or a Landmark District.

"Those who cannot remember the past are condemned to repeat it."—George Santayana

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

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.

List of Properties

Davies Houses, 1900
Noutary House, 1901
Dauser House, 1902
Chapman House and Ranch, 1903
Ruddock House, 1905
Methodist Parsonage, 1905
Storts Residence, 1905
Concorran House, 1906
Klose House, 1906
Fallert House, 1908
Livingston House, 1908
Hale House, 1908
Pierotti House, 1909
Jacob Yaeger House, 1910
Gallemore House, 1913
Fuller House, 1913
Henry Kroeger House, 1913
John Hetebrink House, 1914
Edward Benchley House, 1915
Burdorf House, 1915
Song Residence, 1915
Stuelke House 1916
Clarence Spencer House, 1917
Mary Spencer House, 1917

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

**NATIONAL
REGISTER
PROPERTY**



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 porte-cochere. 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

NATIONAL
REGISTER
PROPERTY



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**

1900 – 1917: NON – RESIDENTIAL DEVELOPMENT

The growth of the community through the end of World War I is characterized by brick commercial buildings replacing the initial wood framed structures in the center of town and a steady, if modest, construction of housing within the blocks of the original townsite. The City of Fullerton incorporated in 1904, and while civic pride led to street improvements, no lasting public buildings were constructed in this era. Spadra Road (Harbor Boulevard) and Commonwealth Avenue witnessed the bulk of commercial development.

List of Properties

Dean Block, 1899-1901
Masonic Temple, 1901
Schumacher Building, 1905
Methodist Church, 1909
Crystal Ice House, 1910
Stedman Jewelers' Clock, 1910
Fullerton General Hospital, 1913

This is Fullerton's oldest surviving commercial building block. The structure was erected in three phases: the north half with a basement in 1899, the south half shortly thereafter in 1901, and the back added several years later. The building is known as the Dean Block, because it was erected for E. W. Dean, a prominent merchant in Fullerton's early years. The Dean Hardware Company was a major business in Fullerton in the early 1900s and was recognized during that time as a leading hardware store in Orange County.

The building's complete rehabilitation in 1997 restored the second story's original features: the arched brick openings and wood framed windows, a decorative cornice line, and second story pilasters. Over the years the ground story had been reworked many times. The rehabilitation in 1997 created a new storefront similar with how the building appeared in the 1930s. On the back side, stucco was removed to expose the brick walls. Many of the original features were restored, including the openings for windows and the large delivery door that was used to bring goods to the upper level.

**Dean Block
111 - 113 N. Harbor Boulevard
Brick Commercial
Ca. 1899 - 1901**



Historical Landmark

Constructed in 1901, this two-story building was the original Masonic Temple. The Masons used the second floor for meetings until the organization moved to its larger facility in 1919, at the northwest corner of Harbor Boulevard and Chapman Avenue.

As an example of turn-of-the-century, semi-classical architecture, this building is distinct from others in the downtown area. The most notable architectural features from the original design are the series of east and south facing windows on the second story and a prominent cornice on the sides facing the public streets. The original building was constructed of brick, and the back third was built or rebuilt sometime after the initial construction. In the 1930s, a stucco finish was applied to the exterior, and in the process, the brick walls were heavily damaged. In 1968, the building façade was extensively altered; it remained that way until it was completely rehabilitated in 1991.

The reconstruction of the building after it was partially destroyed by fire in 1991, was not a faithful restoration of the original design. Notwithstanding a number of deliberate compromises in the reconstruction (for example, an exterior stucco finish was reapplied instead of exposing the original brickwork), the building's basic form and key design features are retained.

The structure is now identified as the Parker Building, named for the family that has owned the property for the last 85 years.

Masonic Temple
Parker Building
201 N. Harbor Boulevard
Semi-Classical
1901



Historical Landmark

**Schumacher Building
212 - 216 N. Harbor Boulevard
Masonry Commercial
1905**

This two-story masonry structure, constructed in 1905 in two stages, has ground level commercial storefronts and a second story façade of rough surfaced stone designed with a series of multi-paned windows under projecting lintels. As one of the oldest commercial buildings in Fullerton, it is remarkable for its stone and concrete block construction – a departure from the commonly used unreinforced brick.

The original owner, P. A. Schumacher, designed part of the second story specifically for his residence – a large six-room flat with modern improvements for its time. Over the years the building has been remodeled several times; in 1993, an extensive rehabilitation of the building returned it back to its original mixed-use. Three large residential units now occupy the second story, with their entry taken from the backside.

The building, now in excellent condition after the work in 1993, is considered a successful rehabilitation, but not one fully restored. The storefront on the first story features piers that have been given a new veneer to simulate the original stonework. The decorative mansard at the top of the building was added with a remodel in 1967; the original parapet had an entablature feature, simple in design.



Historical Landmark



Fullerton First Methodist Episcopal Church
First Church of Religious Science
117 North Pomona Avenue
Gothic Revival
1909

**NATIONAL
REGISTER
PROPERTY**



Historical Landmark

An impressive Gothic Revival structure, this masonry building is the oldest remaining church in Fullerton and has served the needs of three different congregations. The Methodists erected the church in 1909, at a cost of approximately \$20,000. When the Methodists built its present church across the street in the late 1920s, it sold this property to the Seventh Day Adventist Church, which occupied the church until 1964. The Methodist Church took ownership a second time, with the intention of demolishing the building to use the property as a parking lot. That endeavor proved too expensive, so the property was again sold, this time to the First Church of Religious Science.

The church exhibits many features reflecting the New England roots and the British heritage of the Methodist minister who commissioned the construction of the building. The church is set close to the street, and a decorated three-story square tower caps its raised corner entry. Other defining features are the pointed arched windows and entryways, engaged buttresses, and the detailing with brickwork.

The reddish-brown brick used in the construction of this structure were handmade by the Simons Brick Company of Los Angeles. These distinctive bricks, each bearing the Simons stamp, are noted for their superior hardness and were used to construct innumerable Los Angeles-area institutional landmarks and residences. This structure is the only building in Fullerton built with bricks from the Simons Brick Company.

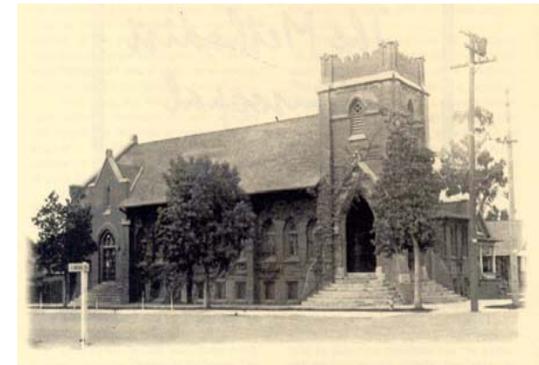
Many of the original Gothic-style appointments and decorative elements of the interior are intact. Among several stain glass windows throughout the church, two feature the use of opalescent glass, noted for its deep, rich

coloring. These are the large 10' x 12' icon on the sanctuary's west side and the north-facing window that is composed of three separate stained glass arches.

The church's interior layout is based upon the auditorium-style Akron Plan. Although the Akron Plan had become the standard for the Methodist and other Christian denominations by the 1890s, this layout was not used in Fullerton until the construction of this church.

This structure was designed by famed Los Angeles architect Albert R. Walker. Walker designed many notable buildings in Los Angeles in the first half of the 20th century. The First Methodist Episcopal Church was one of Walker's first commissions and represents one of only a handful of structures that he designed before forming a series of partnerships with other architects.

Since its acquisition in 1967, the First Church of Religious Science has faithfully restored the building. In 1987, the Whittier Narrows earthquake caused extensive damage. Within three years the church completed the work to retrofit and repair the building at cost of over \$500,000. The Northridge earthquake in 1993, however, again damaged the tall brick chimney on the west side of the building, and the decision was made not to rebuild it.

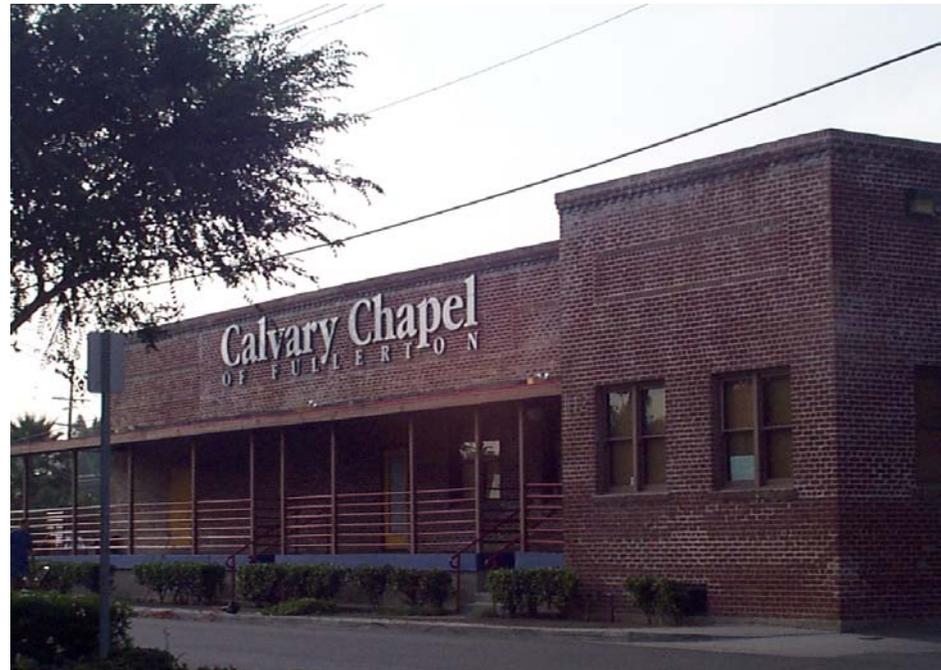


Built by W. R. Davis for \$20,000 in 1910, this building is probably the fourth oldest remaining brick structure in Fullerton today. Known as the Fullerton Ice Company when first started, the business played a major role in the growth of Fullerton as a regional rail center for agricultural products from northern Orange County. The ice plant once provided block ice to keep perishables cool for transport to regional markets as well as serve local residents' needs. With the advent of refrigerator cars and electric refrigerators for the home, the need for this service dwindled after 1945.

The building is a good representative example of the "brick commercial" or "brick vernacular" style of architecture common during the 1880s to late 1920s. Although somewhat nondescript in appearance, the building does have pleasing proportions and reflects authentic turn-of-the-century detailing for the windows, parapet on the north side, and variation of brick courses to achieve decoration, relief or trim. The wood platform and shed roof on the front side is an original feature.

The building was used for ice making until 1986. The last business, the Crystal Ice Company, remained in operation by providing ice deliveries to local restaurants, hospitals and supermarkets. In the late 1980s the building was completely rehabilitated. The brick construction was restored and strengthened to conform to acceptable standards for seismic safety, and the property was improved to accommodate other commercial uses. A church is the current use of this building.

Crystal Ice House
112 E. Walnut Avenue
Brick Commercial
1910



Historical Landmark

This unique street clock is one of the few elements of the earlier streetscape still extant on Harbor Boulevard in the downtown area. The clock was not always at its present location. Originally, this street clock was installed on the east side of Harbor Boulevard – at 112 North Spadra Road – around 1910, for Stalmer’s Jewelers. It remained there until 1940, when Billie Stedman, after purchasing Stalmer’s Jewelers in 1928, moved his business across the street to 109 North Spadra Road. Along with the relocation of the business, Mr. Stedman had the street clock moved as well.

When the Stedman family retired from business operations in 1982, after more than 53 years in downtown Fullerton, the street clock became a victim of vandalism and non-maintenance. As part of an effort to restore the clock in 1995, the Stedman family entered into an agreement with the Fullerton Redevelopment Agency. In exchange for gaining its long term possession and use, the lease specified that the Agency would be responsible for the clock’s restoration and maintenance. After more than 18 months of painstaking labor, including reworking the interior dials, the restoration of its neon lighting, and the repainting the 14-foot high base structure, the clock was re-installed and in working order by January, 1997.

The Agency’s interest in preservation efforts and the Stedman family’s desire to share its heritage combined to fully restore this prominent landmark.

Stedman Jewelers’ Clock
102 N. Harbor Boulevard
109 N. Harbor Boulevard
Ca. 1910



Historical Landmark

**Fullerton General Hospital
201 E. Amerige Avenue
Mission Revival
1913**



This unusual combination of Mission Revival and Craftsman bungalow elements was built originally as the Fullerton General Hospital. The plan is essentially that of a bungalow court. Single-story wings extend from a two-story central structure positioned at the rear of the property to create a well-defined entry courtyard. Mission elements are apparent in the cupola that has an arch in each story and a small copper dome. The construction of the wings, with their exposed rafters, low profiles and gentle roof lines, are linked to the Craftsman tradition. The blend of Mission and Craftsman is not exceptional and can be seen elsewhere in Fullerton, but in no other example is the Craftsman element so strong.

1918 – 1925: RESIDENTIAL DEVELOPMENT

The early 1920s were a time of rapid growth, both economically and physically for Fullerton. Post-World War I prosperity and the demands for housing by a population with greater expectations stimulated the expansion of the housing stock. It is to these years that the oldest neighborhoods in Fullerton date.

The construction of rental housing is another indication that Fullerton was evolving from an agricultural community to one having a more diverse economy.

The California bungalow – a simpler, less detailed version of its Craftsman ancestor – was the predominant type of house being built for modest income families, although a few small Spanish Colonial Revival houses were also constructed. Many of the city's mature street trees were planted at this time, reflecting the heightened concern for landscaping that compliments the architecture of the community. The first real developers, in particular E. S. Gregory, were active at this time.

Much more diversity in style and design was found in housing for the wealthy. These are represented in the several grove and ranch houses scattered throughout the community.

List of Properties

Annin House, 1919
C. Stanley Chapman House, 1919
Bastanchury House, 1921
Osborne House, 1922
Pomona Bungalow Court, 1922
Lyon House, 1922
Kelley House, 1923
Gardiner House, 1923
Muckenthaler House, 1923
Cooper House, 1923
Sans Souci Court, 1924
Grieves Apartments, 1924
Clinton Smith House, 1924
Royer House, 1925
Otto House, 1925

This house is considered a good example of a two-story Craftsman bungalow built for the prosperous families of the era. The stucco exterior is not typical for bungalow architecture, but the low roof pitch, deep overhanging eaves, wood detailing (i.e., exposed rafters, pergolas and casements windows) reflects the Craftsman houses of the early 1900s.

The residence was built for Bert Annin and his wife Mary. Bert Annin was one of the pioneer ranchers who at one time owned 40 acres of land east of Raymond Avenue. He was elected to several terms of the City Council in the 1920s and 30s. His family owned the property until the late 1950s.

The house was converted to a residential care facility for the elderly in 1987, and continues to be used in this fashion. The 1.5-acre site is now developed with additional buildings, but the house remains unaltered from its original design, except for the demolition of the porte-cochere at the east end of the house. The structure has been maintained in an excellent physical condition, and the ample grounds now devoted to landscaping and parking help retain the ambience of the house's original setting.

Annin House
Fullerton Guest Home
1510 East Commonwealth Avenue
Craftsman Bungalow
1919



Historical Landmark

This estate home is the last surviving example of the residences of the Chapmans, considered by many to be the city's foremost pioneer family, and the site is linked to other prominent people of Fullerton's early development. The house is situated on a 3.9-acre parcel, which is the remaining lot of the initial 90-acre El Dorado Ranch. An early owner of this ranch was E. K. Benchley, a leading businessman who served on the first City Council. In 1919, the original two-story house was constructed with a Spanish-style design. Stanley Chapman bought the property in 1931. In the early 1950s, the house was extensively remodeled and enlarged. One-story wings were added to flank the original two-story structure. No alterations have taken place since this remodel, and the house's exterior features, have been carefully maintained.

Stanley Chapman was the son of Charles C. Chapman – the man who brought an enormous boom to the area in the late 19th century with his cultivation and marketing of the Valencia orange. Stanley succeeded his father as president of the Placentia Orchard Company and Chapman Building Company. He constructed the Alician Court Theatre (now the Fox Fullerton) in the 1920s, naming the building after his wife, Alice. Throughout their life in Fullerton, the Chapmans were very active in local educational and philanthropic organizations. The home was used frequently for large gatherings, especially by the Shriners and Masons, to raise funds for their charities.

The current use of the property continues this legacy. Now under the ownership of California State University, Fullerton, the house now serves as the official residence and reception facility for the President of the University.

**C. Stanley Chapman House
El Dorado Ranch
225 W. Union Avenue
California Ranch
1919; remodeled in 1953**



Historical Landmark

**Bastanchury House
419 E. Las Palmas Drive
Spanish Colonial Revival
1921**



This impressive Spanish Colonial style house was apparently the last to be built by the pioneer Bastanchury family. Domingo Bastanchury and his wife, Maria, were Basque immigrants who came to this area in 1870, and immediately bought land in the Fullerton hills for sheep herding. The Bastanchury family acquired more wealth during the oil boom of the 1920s, but their ranch company went bankrupt during the 1930s. At the peak of this family's success, its holdings were so extensive that all three railroads – the Union Pacific, the Santa Fe and the Pacific Electric -- ran spur lines to the ranch house.

The house now is situated among other single-family residences, all on land that was once the Bastanchury ranch.

This house is a fine example of Craftsman bungalow architecture, prominently situated on a corner lot and basically unaltered from its original construction. The rambling floor plan, the deep porch that wraps around the west side from its north façade, and fine, consistent detailing on all sides of the house are true Craftsman bungalow characteristics. The smooth stucco walls are original. The red tile roof replaced the original composition shingle in 1933, when the tiles were salvaged from the demolition of a building on the Ford Elementary School site after the Long Beach earthquake.

The house was built for Herbert Osborne, a civil engineer, who subdivided and developed other lots on the south side of this block in the 1920s.



**Osborne House
546 W. Whiting Avenue
Craftsman Bungalow
1922**

**Pomona Bungalow Court
314 N. Pomona Avenue
Craftsman Style
1922**



An extremely attractive example, this bungalow court is the only Craftsman style court in Fullerton, and it is a peculiarly late version of the type that flourished prior to World War I. Two single-story wings of apartments are linked at the back by a two-story building, while the pergola across the front unifies the visual impression.

Frank Benchley, the son of E. K. Benchley, designed this 10-unit complex. Frank Benchley was the architect for several notable buildings in Fullerton and Anaheim.

The two-story 4-unit apartment building directly to the north is on the same property, but it was a separate development when it was constructed in 1922.

As an attractive two-story Craftsman bungalow, this home is representative of the grove houses built in Fullerton between 1915 and 1925. It is now approached by a short curving drive from Commonwealth Avenue; at the time it was originally built, the house would have been well back from the frontage road.

This house was built for the F. H. Lyon family who resided there for nearly 50 years. Mr. Lyon was Fullerton's city attorney during the 1920s.



**Lyon House
2223 E. Commonwealth Avenue
Craftsman Bungalow
1922**

This one story residence exhibits neoclassical architectural elements with its nearly symmetrical design. The house is slightly elevated on a terraced lot to convey a platform base. Four Doric columns support a trellis of carved wood beams over a wide entry porch. With its flat roof, the house features a custom wood cornice that extends around the entire perimeter.

The residence is a unique example in Fullerton of this architectural style. Constructed for Arthur Kelley in 1923, the house was one of the earliest in the Golden Hills tract. In 1940, the property became the residence of the Warden family, who lived here for nearly 40 years. Hugh Warden owned and operated Service Roofing Company, a well-established business in Fullerton.

**Kelley House
539 W. Fern Drive
Neoclassical Revival
1923**



Historical Landmark

Gardiner House
1155 W. Orangethorpe Avenue
Colonial Revival
1923

This elegant Colonial Revival house was the second residence for one of the area's pioneer families. The house sits on what remains of a 40-acre parcel that was bought by Alexander Gardiner, a Scotsman, who came to the area in the late 1860s. The family's one-story wood framed ranch house that was first constructed on this property was demolished soon after this two-story house was built in 1923.

The Gardiner family was instrumental in the city's early years. Alexander Gardiner was held in high regard as a rancher, and he established the Fullerton Walnut Growers' Association. John Gardiner, one of his five sons, was elected to Fullerton's first City Council after its incorporation in 1904. The house remained in the Gardiner family until 1973, at which time it was sold to the current owner.

The Colonial Revival style for this residence is patterned after a house in Tennessee where the Gardiners lived before coming to California. The residence is oriented with its front facing eastward, overlooking an entry driveway. Careful detailing, a balanced form, and the disposition of architectural elements characterize this style of house. The defining feature is the centrally located entrance, where a large sheltered porch is topped with an impressive balcony enclosed by wrought iron railing. The residence was constructed with a pump house on its north side. Both structures have been well maintained, and apparently, no major exterior alterations have been made to either one.



Historical Landmark



Muckenthaler House and Grounds
Muckenthaler Cultural Center
1201 W. Malvern Avenue
Spanish Colonial Revival
1923

**NATIONAL
REGISTER
PROPERTY**



Historical Landmark

The Muckenthaler Cultural Center is the former estate home of Adella and Walter Muckenthaler, situated on a large lot that is elevated above Malvern Avenue. The main portion of the house is two stories in height, with one-story wings at both ends and a garage on the north side. The two-story portion, which includes a full basement, is an outstanding example of the Mediterranean variation of Spanish Colonial architecture.

This remarkable complex of buildings is complimented by an interior atrium, a stone gazebo with tile roof at the southeast of the house, and a wood arbor on the west side. The grounds around the home are an important part of the property, including the layout of landscaping, walkways and driveways.

The 7,600-sq.-ft. house along with its grounds is one of the most significant Orange County examples of Mediterranean residential architecture. The house's design was influenced by the 1915 Exposition in San Diego. The detailing of the two-story portion is exceptional, emphasized by the low-pitch tile roof, iron grill work, an octagonal solarium at the southeast corner with Palladian windows, the elaborate relief decoration around the main entry, and second floor balconies. Its reflection of an Italian villa is the result of trips taken by the Muckenthaler family to Europe, from where the impressive main interior staircase was imported.

The architect was Frank Benchley, who designed many other significant structures in Fullerton, including the California Hotel, the Farmers and Merchants Bank, the second Masonic Temple, his father's Craftsman style home on Harbor Boulevard, and a well-preserved bungalow court on Pomona Avenue. The contractor, E. J. Herbert, also built the 1930 Santa Fe depot.

In 1918, Walter Muckenthaler married Adella Kraemer, a daughter of the wealthy Kraemer family of Placentia. In the early 1920s he purchased 80 acres of property that was part of the large Carhart ranch. The property extended southward from where the mansion was built in 1923, to Commonwealth Avenue. The majority of the land was devoted to groves of lemons, avocados and walnuts.

Walter Muckenthaler was a prominent person in the community. He served on the City Council and was very active in civic and business affairs from the 1930s through the 1950s. The 8.5-acre property where the house and its grounds are located was granted to the city in 1965, with the stipulation that it be used as a cultural center. Over the years a number of alterations have been made to the house to convert it to its specified use, but none has destroyed the original character-defining architecture. In the early 1990s, additional improvements were undertaken creating an outdoor stage and seating area on the south side of the house and a reception area along the west side. An adopted Master Plan for this property regulates and guides its future development.



**Cooper House
2208 E. Chapman Avenue
Colonial Revival
1923**



The hipped gable roof, the pediment above the front porch and the evenly spaced windows are the trademarks of the Colonial Revival style. There are only a few other houses in Fullerton with this same Neo-Colonial format.

The property has lost some of its front yard with the widening of Chapman Avenue, and the now-modest setback compromises the stately appearance of this house.

Ward Cooper built this two-story house with basement over a number of years starting in 1923, when he was a rancher. Later, Mr. Cooper became a successful stockbroker; he lived in the house until the early 1940s.

A Spanish Colonial architecture was used for this bungalow court, one of the few constructed in Fullerton in the 1920s. Single story buildings on the east and west sides of a small central courtyard flank a two-story structure at the rear of the property. Distinguishing features include a decorative fascia supported by round columns that connects the two single story buildings; the small, enclosed porches for the units; and the use of shed roofs with tile over openings.

In the original development, the two-story building was twice as large as its present size; the back half was demolished when Chapman Avenue was widened in the 1960s, resulting in the loss of three units and garages.



**Sans Souci Court
501 W. Whiting Avenue
Spanish Colonial Revival
1924**

This two-story building is one of two residential properties in Fullerton exhibiting elements of the Santa Fe/Pueblo style as part of a design that is primarily Spanish Colonial architecture. The Pueblo style is reflected with the building's refined blocky form, the setback for the second story portion that creates the wrap-around balcony, and the design of the flat roof with a modest parapet detail on both stories. The use of arched openings, as part of the design of the sheltered entry areas for the individual units (two along Commonwealth Avenue and a third facing Berkeley Avenue) is the other distinguishing feature in this building. The building is unaltered from its original construction except for the apparent re-stuccoed walls.

Constructed in the mid-1920s, this is one of the earliest properties developed for rental units in Fullerton. Little is known about the original owner, but in the 1940s, the Grieves family, who has retained ownership to the present day, acquired the property.

The structure was extensively rehabilitated in late 1998.

**Grieves Apartments
529 - 531 E. Commonwealth Avenue
Spanish Colonial Revival
1924**



Historical Landmark

**Clinton Smith House
763 N. Euclid Street
Spanish Colonial Revival
1924**

This large, two-story house has a distinctive appearance, given its melding of Spanish Colonial architecture with a form and massing of the Pueblo style. Smooth stucco walls are punctuated with a random placement of windows, some of which are deeply recessed. While the windows and arched door are characteristically Spanish Colonial, the bold, block-like form, the use of balconies, the prominent chimney, and the flat roof reflect the Pueblo style. The Pueblo style had its height of popularity in the 1920s, but this architecture is rare to the area, and the residence is unique in Fullerton.

Built in 1923, the house was one of the few to be located north of Chapman Avenue on Euclid Street (then Nicolas Drive) prior to 1945, when this street did not extend beyond what is now Valley View Drive. The original owner, Clinton H. Smith, was a long-time citrus rancher in the Placentia area. The Smith family initially resided in a small structure that is still standing at the rear of the lot, now situated behind the two-story residence.



Historical Landmark

This two-story house is one of several examples of Colonial Revival architecture in Fullerton, but the only one featuring the gambrel roof in the design. In addition to the typical features of the Colonial Revival style (a front portico with classical dealing; a balanced placement of multi-paned windows with decorative shutters; brick chimneys at both ends), the gambrel roof in this instance provides the illusion of a continuous dormer element for nearly the full length of the structure. The single story solarium on the east end appears added but, in fact, may be part of the original construction.

Built in 1925, this is one of the several grove houses that made up the community of Orangethorpe. Max Royer, for whom the house was built, was considered the unofficial “mayor” of this small community, which for a short time was an incorporated city in the 1920s. The Royer family lived in the house until the 1950s.

Other housing along Orangethorpe Avenue is associated with the Lovering family, which owned much of the land in the early 1900s. When the area was annexed to Fullerton in the 1950s and the land subdivided into tracts of single family residences, two of the residential streets were named Royer and Lovering Avenues to honor the legacy of these families.

**Royer House
1230 W. Orangethorpe Avenue
Colonial Revival
1925**



Historical Landmark

**Otto House
126 N. Balcom Avenue
Craftsman Bungalow
1925**

This two-story house sits in the middle of a one-acre parcel that still contains many of the original orange trees. In addition to the 6,000-square-foot house, the site contains the original two-car garage. The house is an outstanding example of the Craftsman bungalow design with some unique features not present on others of similar vintage.

One unusual feature is that the residence has always had a stucco exterior from its original construction. Most Craftsman bungalows had an exterior of wood siding, which was the standard for the time. Another unusual feature is the large picture window that faces the street. Normally, the large windows of the 1920s were broken into smaller units or panes within the overall opening; this window is one piece of glass.

A covered porch extends around the west and south sides. The porch columns and walls are brick with stucco finish. The roof is multi-gabled and massive in design with composition shingles and wide overhangs. The gutters are incorporated into the roof design and are invisible from the ground. There are the typical Craftsman touches in the interior: hardwood floors, wood trim and paneling, built-in shelving and counters, wood sliding doors between the main rooms, and a tiled fireplace and hearth. All of these features have been well preserved.

The Otto family has continuously owned the property since it was bought for \$10,000 in 1925, and where the house was built for \$15,000 for use as a winter residence.



Historical Landmark

1918 – 1925: NON – RESIDENTIAL DEVELOPMENT

In this period the City experienced new commercial construction with major buildings that largely define the Central Business District today. Spadra Road (Harbor Boulevard) was the focus of much of this construction, but less important industrial and service structures filled the side streets, in particular West Santa Fe Avenue.

The brick commercial structures dominate by the end of this period, and a few major public buildings date to these years as well, designed in the preferred Spanish Colonial Revival style. However, the city's premiere commercial structure that was built at this time, the Chapman Building, does not reflect a Spanish design but an architectural style typically used for high-rise buildings in business districts of large cities.

List of Properties

Pacific Electric Depot, 1918
Ellingson Building, 1920
Masonic Temple, 1920
Christian Science Church, 1920
125 West Santa Fe Avenue Building, 1921
Fullerton Dye Works Building, 1922
California Hotel, 1922
Fullerton High School, 1922
Farmers & Merchants Bank, 1922
Chapman Building, 1923
Union Pacific Depot, 1923
De Luxe Hotel, 1923
719-723 South Harbor Boulevard Building, 1923
Alician Court Theatre, 1924
Elephant Packing House, 1924
Amerige Block, 1925
Grumwald's Tin shop, 1925

The Pacific Electric Depot provides an architectural transition from one age to another. While the basic style belongs to the first two decades of the twentieth century, the reduction of the Mission Revival style to the barest essentials hints at the functionalism of the 1920s. The decorative brackets supporting the protective overhangs and the parapet feature are the only true stylistic elements in this building's design.

The Pacific Electric Railway came to Fullerton in 1917, as an extension of the line from La Habra at a cost of \$425,000. The Depot was constructed soon afterward in 1918, at a cost of \$10,000. Although passenger traffic was never lucrative, the large citrus industry provided significant freight revenue. Passenger service was discontinued in 1938, while freight traffic continued into the late 1940s. Around 1950, the depot began a new life as a Greyhound bus depot, which lasted until 1976.

The rehabilitation and reuse of this property became a key component in the planning for the Fullerton Transportation Center. This concrete building was fully rehabilitated for use as a restaurant in 1981, and it has been a privately operated eating establishment ever since. It is true to its original design, with even the wood trusses in the interior still exposed and unaltered.

Pacific Electric Depot
Il Ghiotto Restaurant
136 E. Commonwealth Avenue
Mission Revival
1918



Historical Landmark

This building was designed originally for use as an automotive dealership and garage. As was typical of brick commercial structures in Fullerton in the early 1920s, the building has a simple rectangular shape and a decorative parapet is part of the front façade, which in this instance appears to be a blending of the storefront format and a Mission Revival roof line.

The building was used as a garage until the mid-1940s. The Ellingson family first leased the space from the owner, Hugh Warden, for use as a machinery shop in 1946, and later purchased the building in the 1960s. The building continues to be owned by the Ellingson family, who has retained the appearance of the original storefront to the present day.

**Ellingson Building
119 W. Santa Fe Avenue
Brick Commercial
1920**



Historical Landmark



Masonic Temple
Spring Field Banquet Center
501 N. Harbor Boulevard
Spanish Colonial Revival
1920

**NATIONAL
REGISTER
PROPERTY**



Historical Landmark

This building was the second Masonic Temple in Fullerton, taking the place of the much smaller facility at the northwest corner of Harbor Boulevard and Amerige Avenue. Rectangular in shape and three-story (though multi-leveled) in height, it was constructed of hollow clay tile on a poured concrete foundation. Its Spanish Colonial Revival style is not ornate but is rather clean-lined and eclectic. For example, parts of the building have a flat roof with Mission Style parapets at the north and south sides. At the same time the front portico, with its elevated entrance, has a Neo-Classical treatment.

The east façade is the primary elevation; it is symmetrical except for an extension at the south end. At the center is a pedimented portico that is supported by two columns with unadorned capitals, arrived at by a double set of stairs. Marble cornerstones are under each column, with the Masonic emblem and date of the building's construction etched in the north one.

There are other distinguishing architectural features: the uniform placement windows, the treatment of the upper balcony on the north side and the decorative roof rafters on all building elevations. The interior spaces, especially the main meeting room on the second level with its wood paneling and detailing, are equally important features. Frank Benchley, the son of Edward Benchley and a prominent local architect, designed the building.

The Masonic Temple was the first of the major buildings to be constructed in the prosperous decade following WWI. Construction lasted nearly a year, and the final cost totaled \$115,000 for the structure and its fixtures. The groups that were associated with the Masons grew in the years following the building's completion, and for a time Fullerton had more lodges and chapters than any other community in Orange County.

As a social institution, Masonic membership was predominantly made up of high-status individuals and entrepreneurs – almost always men -- until the 1940s. The lodges were social groups that had ritualistic meetings, social events like dances and picnics, and game room activities. Other functions that attracted members included moral guidance, support groups, and charitable care for orphaned children and the elderly. The Fullerton Masonic Temple had all of these functions.

The Masonic Temple was the center of social activities and charitable events in Fullerton, particularly during the years before the advent of television. Many of the City's prominent men belonged to this organization, with membership remaining well over 400 until its decline starting in the 1950s. In 1993, with membership dropping below 200 and no money available for needed improvements to the building, the Masons sold the property. The current owner completely rehabilitated the building in 1995 – and in the process restored it exterior -- as part of a conversion for its use as a banquet hall and reception center.



Christian Science Church
Self-Realization Fellowship Church
142 E. Chapman Avenue
Mission Revival
1920



The corner site of this Mission Revival church is an important part of the building's dramatic effect. Erected in 1920, the structure was originally a Christian Science Church and was not dedicated until November 1929, when the \$35,000 debt had been paid. It now serves as an important landmark in Fullerton, both architecturally and culturally.

The structure, one of six major Mission Revival buildings in Fullerton, is distinguished from the others by its elaborate relief decoration as well as its inviting setting. The wings seem to embrace the corner, providing a warm reception to all whom wish to visit the church.

This brick commercial building, with its plastered front façade, is another good example of the type constructed in Fullerton during the early 1920s. In this particular instance the connection with the wooden storefront format with the use of transom windows seems to come through particularly clearly. The height of the parapet and its coping is noteworthy. The west facing exposed brick wall features a series of arched window openings with fine detail work.

The building was originally used as a blacksmith shop. Several other types of businesses have occupied the building, but it has had a warehousing function for the last 25 years.



Building
125 W. Santa Fe Avenue
Brick Commercial
1921

This one-story brick building, built in 1922 for \$4,500, originally housed a “cleaning and dyer” business owned by John Noonan. Additions in 1928 and 1929 to the west brought the structure to its present size, and Mr. Noonan continued his dry cleaning operation here until 1936.

This building’s current disorganized façade reflects the piecemeal development and is the result of alterations to the original storefronts. For example, the initial building (at the east end of the present structure) once had a continuous transom window over a storefront with windows and a recessed entry.

Unlike most other brick commercial structures of the time, this example lacks a distinctive parapet.

**Fullerton Dye Works Building
227 W. Santa Fe Avenue
Brick Commercial
1922**



Historical Landmark

The building presently called Villa del Sol was formerly the California Hotel, constructed by the Fullerton Community Hotel Company led by Charles Chapman. The original plan of the hotel was a U-shape with an open courtyard facing Spadra Road (Harbor Boulevard). The 3-story building contained 22 apartments and 55 hotel rooms with some shops on the ground floor. The building's Spanish Colonial architectural style, designed by the local architects Frank Benchley and Eugene Durfee, included rectangular windows, a flat roof, and two towers at the ends of the wings fronting the street. When completed at a cost of \$136,000 in 1922, the hotel was "the place" to stay when visiting the area, and the Fullerton News Tribune published regular reports on who was registered there.

This building lost some of its effect when it was converted to its current commercial use in the 1960s. As part of this conversion, the one-story addition was built across the front, enclosing the courtyard. At the same time, tile roofs were added to the courtyard and second story balconies, the turrets that were located on the towers were removed, and other modifications to ground floor openings were made in order to accommodate retail uses.

The building was extensively rehabilitated in 1995. With this rehabilitation some of the former detailing was restored, and the work done in the 1960s was altered to better fit a Spanish Colonial architectural style. While the removal of the one-story addition along Harbor Boulevard would have restored the building to its original design, this option was impractical for economic reasons.

California Hotel
Villa Del Sol
305 N. Harbor Boulevard
Spanish Colonial Revival
1922



Historical Landmark

The present Fullerton High School campus is actually the third site for the City's initial high school. The Fullerton Union High School District was established in 1893, at which time all grades attended the same building for classes. This first brick school building stood near the



corner of Spadra Road (Harbor Boulevard) and Wilshire Avenue.

Shortly after 1900, a new complex was erected on Commonwealth Avenue where Amerige Park is presently located. In 1911, a fire destroyed the main building, and the school was moved again, this time to its current location on East Chapman Avenue.

An initial group of wood of frame bungalows was replaced in 1922, when thirteen separate buildings were erected in a quadrangle on twenty-two acres. In 1930, the construction of Plummer Auditorium continued the Spanish Colonial architecture on the campus. Subsequent buildings have been less successful to adhering to this style.



**Fullerton High School
201 E. Chapman Avenue
Spanish Colonial Revival
1922**



Farmers and Merchants Bank
Landmark Plaza Building
122 N. Harbor Boulevard
Beaux Arts Style
1904; redesigned in 1922

**NATIONAL
REGISTER
PROPERTY**



Historical Landmark

The Farmers and Merchants Bank building, initially constructed in 1904, received its beautifully detailed beaux-arts façade in 1922. Frank Benchley, a local architect, designed this embellishment. Accented with ornate classical motifs, this two-story building is the only example of the Beaux-Arts style in Fullerton.

A dramatic diagonal corner entrance, crowned with a decorated parapet, provides the focus for the front (north and west) facades. The use of shields, recessed panels, faux stone, molded trim, and classical floral motifs provides the decoration for the exterior of these building sides. The facade of the first floor appears much as it did after the remodel in 1922. Glazed terra-cotta tile in a rich honey color forms the pilasters and cornice of the first floor. Light gray granite is used on the bulkhead below each window and at the bottom of the pilasters. When the building was extensively rehabilitated in 1989, the windows on the second floor were removed, and a wrought iron railing was installed between the openings. The floor plan of the second story was redesigned so that a perimeter corridor now provides the access to numerous tenant spaces. One difference may also be noted on the first floor: the building no longer has a central entrance at the south end along the west façade.

The Farmers and Merchants Bank – the forerunner to the Bank of Italy and later the Bank of America -- played a significant role in the economic development of the city. It was the first bank in Fullerton and was founded and continually managed by the area's most prominent citizens of this era: Charles C. Chapman, Attilio Pierotti, Samuel Kraemer, E. K. Benchley, August Tousseau and others. Indeed, there was a direct connection between the bank and the citrus industry. All of the men gained their fame and wealth with their involvement in the citrus and packing

house industry, and all owned large ranches. The list of directors and officers of the bank were the same men who shaped the city during the first three decades of the 20th century.

After the Bank of America vacated the building in 1944, the Fullerton Music Company occupied it for over 40 years. The building was completely rehabilitated in 1989, when it was converted for use as a multi-tenant commercial building and given the name Landmark Plaza.





Chapman Building
110 E. Wilshire Avenue
Sullivan-esque / Classical
1923

**NATIONAL
REGISTER
PROPERTY**



Historical Landmark

Designed by Anaheim architect M. Eugene Durfee, the Chapman Building is Fullerton's most outstanding commercial structure. Its design is a combination of the Chicago School of skyscraper architecture, as developed by Louis Sullivan, and a Southern California ethic.

The building is five stories in height with a basement; the basement extends approximately four feet under the public sidewalk on both Wilshire Avenue and Harbor Boulevard and is partially lighted by glass blocks in the pavement. The ground floor is open for retail space and includes a mezzanine level. A stairwell and elevator from the north entrance that is protected by a small marquee provide access to the upper floors. The design of the west and north façade of the building's upper levels – a classic placement and treatment of windows, the highly decorative cornice, and the use of masonry (terra cotta) for the exterior – reflects the Chicago School style. The east and south facades are painted brick with no ornamentation.

Constructed for Charles C. Chapman, Fullerton's first mayor and a well-known businessman, the structure's 65-foot height was the tallest in Orange County when built in 1923. The 1920s in Orange County were prosperous, and the Chapman Building was the result of the unbounded optimism of the times. The original plans called for a three-story structure for a department store and offices; these plans were revised to add two more floors.

The Chapman Building is a good example of how commercial architecture in California in the early part of the 20th century reflected the background of its transplanted property owners. Instead of developing a

native style, the architecture was usually imported from other parts of the country, just like much of the population. Charles Chapman began his entrepreneurial career in Chicago in the 1870s, leaving for California in 1894, when the Chicago Skyscraper style was at its peak. When the opportunity arrived, it was natural for Chapman to attempt to recreate this architecture in Fullerton. In using the style of Louis Sullivan, Mr. Durfee evidently "borrowed" some of the detailing from Sullivan's Bayard Building, constructed in New York in 1897.

In the building's early years, a department store occupied the first floor and the upper floors were offices. Starting in the 1950s, the property suffered a 30-year decline in use and maintenance with much of the building remaining vacant. In conjunction with the construction of a public parking structure at its rear, the Chapman Building was completely restored in the 1980s with a bank becoming the major tenant on the ground floor. In 1997, the building was upgraded again to meet seismic safety standards without compromising the exterior facade.





Union Pacific Depot
Old Spaghetti Factory Restaurant
109 W. Truslow Avenue
110 E. Santa Fe Avenue
Mission Revival
1923

**NATIONAL
REGISTER
PROPERTY**



Historical Landmark

The Fullerton Union Pacific Railroad Depot was originally constructed at 109 W. Truslow Avenue on the opposite side of Harbor Boulevard from its current location. The Union Pacific Railroad was the third to lay tracks through Fullerton and to build a depot, which firmly established the city as the regional rail center for northern Orange County.

In addition to being prototypical of the depots for the Union Pacific Railroad from the early 1920s, the structure represents one of the six important examples of the Mission Revival style in Fullerton. The structure was composed of two sections – one for passengers and another for freight operations. By far the more decorative, the passenger section consisted of an eight-sided domed drum topped by an unusual round cupola. A Mission style parapet occurs at the two ends of the main gabled roof. An arched arcade with a Mission tile shed roof is situated on both sides of the main entry. The stepped parapet at the main entry is a deviation from the typical Union Pacific Depot design, offering an unusual combination of Zigzag Moderne and Mission Revival styles. The freight house section was a much simpler design with its flat-pitched gable roof supported by exposed wood trusses. A wooden loading platform once skirted both sides of this section of the building.

To avoid its demolition, the Redevelopment Agency successfully moved the building to its present site in 1980, and it was subsequently rehabilitated and converted for use as a sit down restaurant. Some additional construction was needed in this conversion, but all of the character-defining features of the structure's original architecture were retained.

Along with the Pacific Electric and Santa Fe rail lines, the Union Pacific Railroad played a major role in the development of the city. The tremendous growth in population and agriculture in north Orange County in the early 1900s attracted the Union Pacific Railroad to place a line through Orange County as part of the connection between Los Angeles and Salt Lake City. Its first attempt failed, primarily because of resistance from the Santa Fe Railroad; after World War I, the power and influence of the Santa Fe Railroad had diminished, and the Union Pacific Railroad finally obtained the right to establish its tract. The depot in Fullerton was built in 1923, and a competition with the Santa Fe Railroad commenced. In 1930, the Santa Fe Railroad demolished its old wood-framed structure and built its impressive Spanish Colonial Revival depot. The depots of the three rail lines remained active until the late 1970s.

The relocation and preservation of the Union Pacific Depot in 1980, brought all three historic depot buildings together as part of a planned transportation center, which has become a regional hub for a urban transit system.



Constructed of un-reinforced masonry walls in 1923, this rectangular building was typical of many brick commercial structures of that era. The front façade has gold and tan wire-cut brick, framed in wide bands of cream-colored glazed brick. The second story features five identical double-hung windows, recessed in arched openings with projecting sills.

When first built, a 20-room hotel (De Luxe Hotel) was situated on the second story and the ground floor was leased to other commercial businesses. The name of the hotel was changed to Hotel De Luxe in 1934 and to the Allen Hotel in 1945. Most local people refer to this building as the Allen Hotel, because it retained that name for over 40 years, until closing in the 1980s.

In its early years, the hotel played a role in the expansion of the city's rail and transport industries located nearby. Beginning with the city's major growth in the 1950s, the hotel slowly declined; the building's appearance and usefulness was severely compromised during the 1980s, when part of the ground floor was used as an adult business.

This building was extensively rehabilitated in the early 1990s as part of a Redevelopment Agency-assisted plan to develop the site as a mixed used project. Key architectural features were restored or replicated on the front façade; the structure's brick walls were repointed or rebuilt; and new construction was placed at the side and toward the rear of the building to keep the original design as visible as possible. Now part of a 16-unit rental complex, the building has six apartments on the second floor and two additional units on a new penthouse level.

De Luxe Hotel 410 - 412 S. Harbor Boulevard Brick Commercial 1923



Historical Landmark

Building
719 - 723 S. Harbor Boulevard
Brick Commercial
1923



This one-story brick commercial building differs in form and decoration from others of the type in Fullerton: the building is designed without a parapet; there is a selective use of two colors of brick; and the cast concrete rosettes near the roofline are a more refined embellishment. There is no indication of major alterations, although presently, a large sign hides a transom window along the building's front façade.

After deciding to demolish of the St. George Hotel in 1918, George Amerige constructed a series of commercial buildings or blocks on the land where the hotel stood. This one-story commercial block represents the second in the sequence of construction during the 1920s.

The structures are typical of Fullerton business buildings in the use of brick and glazed tile. Characteristically, the surface decorations include the use of at least two different colors of brick above, with the glazed tiles below at street level. Only one of the ground story storefronts has been altered, and every one retains its parapet that varies in outline but seems to be intended as an echo of the wood storefronts of an earlier day.



Amerige Block
109 - 123 E. Commonwealth Avenue
Brick Commercial
1925

Constructed by prominent local businessman C. Stanley Chapman (the son of Fullerton's first mayor, Charles C. Chapman), this building was designed as a combination vaudeville/silent movie house flanked by a one-story retail wing and a two-story café. The original lines of this building are now obscured by the many later renovations and additions, including the subsequent construction of the building at the northeast corner of Harbor Boulevard and Chapman Avenue.

The brick and concrete building was designed by the notable theater architects, Meyer and Holler, Inc., an influential firm noted for its opulent commercial and theatrical structures, one being the Grumman Chinese Theater in Hollywood. Central to the design is the recessed entry courtyard, which provided the theatre with a dramatic approach of forced perspective as well as a space that could be exotically decorated to transpose people to another world. Various features of the Italian Renaissance-inspired design can be seen with relief decoration above the courtyard space.

The facility was named Alician Court Theatre, in honor of Alice, C. S. Chapman's wife, but as ownership changed over the years so did the theatre's name. The movie house operated as the Fox Fullerton Theatre starting in 1930, until its closure in 1987.

Other significant features associated with this building include the six painted canvas murals applied to the inside walls of the theatre (subsequently painted over) as well as the "Fox Fullerton" roof top billboard sign, a landmark in its own right. All remain to be restored with a future rehabilitation of the facility.

Alician Court Theatre
Fox Fullerton Theatre
510 N. Harbor Boulevard
Italianate
1924



Historical Landmark



**Elephant Packing House
201 W. Truslow Avenue
Mission Revival
1924**

**NATIONAL
REGISTER
PROPERTY**



Historical Landmark

This building is one of the last remaining packing houses in Fullerton, where at one time as many as ten such plants lined the railroad tracts. It exemplifies the importance of the citrus industry in the growth of the city.

Constructed by the Union Pacific Railroad in 1924, the building was regarded as a very modern facility utilizing a conveyor system. It was initially leased to the Elephant Orchards of Redlands, Ca., which used the facility to pack its Valencia oranges under the Elephant Brand label. Later, in 1932, the Chapman family subleased the facility, and for over 20 years the Chapman's Old Mission Brand Valencia oranges were packed there. With the decline of the citrus industry in Orange County in the 1950s, the building ceased to be used as a packing plant; starting in 1957, the building has been used by a number of businesses for warehousing and manufacturing activities.

The building is one story, elevated over a full basement, which features a total of 23,500 sq. ft. of floor area. It is constructed of poured concrete posts and headers with hollow concrete tiles filling the spaces between spans. The exterior design of the building reflects the Mission Revival style that was so popular for non-residential buildings of that period. It consists of a parapet wall with Mission tile trim and a decorative firewall as architectural appendages. The most detailed design feature on the exterior of the building is the main entrance located near the southwest corner of the structure. Inside the structure wooden post and truss construction supports a saw-tooth roof design with skylights and ventilation on the north side -- the most identifying feature of the building.

The original hardwood plank flooring remains unaltered and is in good condition. The eight rectangular basement windows on the south and north sides of the building are presently boarded. An addition on the west side was built in 1971, but it blends well with the original building.

This building's past association with the packing, shipping, promotion and selling of the Old Mission Brand Valencia orange is extensive. The Valencia orange was the prize citrus product of Orange County and particularly Fullerton; indeed, the citrus industry was instrumental in the city's development and prosperity during the first half of the 20th century.

Charles C. Chapman played a major role in the development of the citrus industry. He was called the "father of the Valencia orange industry." This building is the only remaining structure directly connected with the business that made Chapman so well known. His home, ranch and first packing house have long been destroyed.



**Grumwald's Tin Shop
341 E. Commonwealth Avenue
Brick Commercial
1925**



Now a market, this small building was originally a tin shop built for and owned by Gus Grumwald. It is a good example of the type of commercial structure that flourished in Fullerton in the 1920s. The present coat of paint conceals the use of two colors of brick that would have been left exposed for decoration in 1925.

The original appearance of the building has been lost with a 1980s addition of the gable roof. The building's original design featured a flat roof with a stylized parapet to break the simple cubical shape. The storefront appears to be unaltered, however.

1926 – 1930: RESIDENTIAL DEVELOPMENT

This brief period was perhaps the greatest time of growth for Fullerton prior to the 1950s. The booming economy generated a demand for housing, and for the first time there was a market for exclusive neighborhoods. Not only was there a need for more housing but for residences of a more sophisticated type. Houses designed with Spanish Colonial and Cottage styles were built in response.

At the same time, concentrations of larger, more expensive residences appeared in several hillside subdivisions specifically promoted as high quality neighborhoods. Some of the Significant Properties of this period are the special housing in these areas.

Apartment developments, some built in a courtyard pattern, continued to be constructed to meet an ever-growing demand for housing.

List of Properties

William Wintter House, 1926
Lamhofer House, 1927
Henry Kroeger House, 1927
Model Home of 1927
Gobar House, 1927
Starbuck House, 1927
Mahr House, 1928
Nenno House, 1928
Conley House, 1928
Edgar Johnson House, 1928
Mennis House, 1928
Gowen House, 1928
Mariola Apartments, 1929
Abbott House, 1929
Cleaver House, 1929
Dewella Apartments, 1929
Dunphy Apartments, 1929
Foster House, 1929
Thompson House, 1930
130 West Whiting Avenue Apartments, 1930
Hirigoyen House, 1930
Russ House / Hunter House, 1930

**William Winter House
327 W. Orangethorpe Avenue
Spanish Colonial Revival
1926**



This two-story structure is now a mixed use: the ground level is used for commercial offices and the second story is a residence. The exterior of this fine house is essentially that of the original design. An open balcony at the northwest corner was enclosed in 1994, and the original roof tile from Holland was replaced at the same time. The arrangement of architectural forms makes this a particularly attractive version of the Spanish Colonial Revival type.

William Winter's father, Jacob, came to the Anaheim-Fullerton area in 1896, and lived here for 59 years. William and his wife purchased and built on this property in 1926, after living in his father's home at Orangethorpe and Highland.

This two-story residence represents a fine example of English Tudor Revival architecture with its steep, shake-covered gable roofs, stucco walls with half-timber decorative bracing, detailed brick-capped chimney and well-positioned and proportioned multi-paned casement windows. In addition to the brick trimmed entry, there are outstanding details on all sides of the structure, and the detached garage continues the architectural style.

The initial owners were Eric and Ester Lamhofer, who lived in the house until 1936. Norton Simon, president of Val Vita Foods and later Hunt-Wesson Foods, lived here between 1936 and 1938, but did not own the property. The Lamhofer family owned the property until the 1960s.



**Lamhofer House
600 W. Valley View Drive
Tudor Revival
1927**

**Henry Kroeger House
901 E. Chapman Avenue
Cottage Style
1927**



Both the architectural refinement and the impeccable grounds contribute to the outstanding appearance of this Cottage style house and garage. The house has well disposed volumes and is less eccentric than many of this style. The residence was constructed originally with a wood shingle roof that imitated the thatching on a European cottage; the present composition shingle roof replaced the original in 1997.

The property is associated with one of the oldest families in Fullerton. As early as 1915, Henry Kroeger owned a large tract of land north of Chapman Avenue. The house replaced an earlier structure on the site.

This house is a rather streamlined version of a cottage style. The extension of the street-facing gable nearly to the ground on one side and forming the roof of the porte-cochere on the opposite side, is a unique feature. The triangular-topped opening of the porte-cochere matches the outline of the dramatic picture window.

This house was built as a “model home.” In the spring of 1927, the Chamber of Commerce organized a cooperative construction of this house to promote home buying in Fullerton. The home was opened in September with much fanfare. In spite of its status as a model home, none other like it was ever built in Fullerton.



**Model Home of 1927
701 N. Richman Avenue
Cottage Style
1927**

This residence’s architecture may be the only one of its kind in Fullerton. In this two-story structure traits of Cottage and Gothic Revival are exhibited as part of a late Craftsman style. The shingled exterior is the prominent feature, along with the multiple number of steep and wide gable roofs with exposed rafters. The brick chimney on the west side accentuates the vertical dimension of the house. The wooden pergola with post and notched beams is another common element of the Craftsman style. The same architecture was used for the detached garage at the rear of the lot.

As one of the earliest residences to be built in the Golden Hills tract in 1927, it was both the home and office for George Gobar, a prominent attorney. There are two doors at the front of the structure – one for the entrance to the residence and a second that was the entry for Mr. Gobar’s office. He and his wife lived in the house for nearly 45 years.

**Gobar House
610 W. Valley View Drive
Craftsman Style
1927**



Historical Landmark

Starbuck House
834 N. Woods Avenue
Cottage Style
1927

This 1927 home is described as an Irish country manor. Set on a one-quarter acre beautifully landscaped lot, the two-story house is rich in careful details and craftsmanship. The graceful counter-curves of the building's façade typify the overall fine design. A flag drive and imported street lamp contribute to the ambience. Fine interior details include hand rubbed wood and hammered copper fireplace hood, as well as hand crafted hinges and metal work which were the products of Fullerton's first blacksmith.

The house was built for Raymond Starbuck, the son of William Starbuck. It replaced an earlier, smaller house owned by the same family.

The Starbuck family made significant contributions to the development of early Fullerton. Shortly after arriving in 1888, William Starbuck opened the first drug store, initially at Spadra Road (Harbor Blvd.) and Santa Fe Avenue and finally in the Chadbourne Building at the northwest corner of Harbor and Commonwealth. The Gem Pharmacy became the center of many downtown activities because of Starbuck's enterprising nature. In addition to housing the drug store, the Gem Pharmacy was at various times the site of the post office with Starbuck as postmaster, the headquarters of Fullerton's first fire department, the first undertaker office, the first telephone exchange, and the first lending library. William Starbuck later successfully petitioned for a Carnegie library for Fullerton, and he helped establish the Fullerton Union High School, serving as Trustee for 15 years.



Historical Landmark

Mahr House
George Golleher Alumni House
C.S.U. Fullerton campus
Spanish Colonial Revival
1928



This Spanish Colonial Revival house was built for Lottie Hetebrink, the daughter of Henry Hetebrink. However, Miss Hetebrink never actually resided in the house. Originally, the building was on a 50-acre lot, but the land was lost shortly after 1930. The Mahr family owned the property until the State of California bought it as part of the C.S.U. Fullerton campus.

Some of the building's features have been modified, but the original design is essentially intact. The structure's architecture exhibits the customary approach of the Spanish Colonial style, providing strong forms and mass as well as coherent detailing.

This two-story home was built in 1928, for Faustina Nenno, the daughter of an important early settler in Placentia. Originally a charter member of the YWCA, Ms. Nenno later sold her home to this organization in the late 1940s. The YWCA continuously used this property for over 50 years to offer a range of services including short-term residency in the structure's second story bedrooms. In 1999, the YWCA sold the property, and it is now used as offices for a group of clinical psychologists.

The house is a refined example of the Colonial Revival style in Fullerton. While later construction is evident at the rear of the house, most of its original design is unaltered.



Nenno House
Cherami House
321 N. Pomona Avenue
Colonial Revival
1928

This residence represents one of the best examples of the Cottage style design that became popular in the mid-1920s. An array of fanciful features includes a steep gable roof; a conical (witch’s hat) roof for the corner portion of the house; a decorative arched entry; and a tapered chimney, prominently located along the front façade. The use of a smooth plaster exterior for the walls as well as the chimney unifies the architectural features of the house.

The house, locally referred to as “the castle”, is part of a small tract of Cottage style homes built by E. S. Gregory in the late 1920s along the north side of Whiting Avenue. The original owners were the Conley family. The house is more commonly associated with the Waymire family, who lived here for over 30 years until 1985.

**Conley House
1101 E. Whiting Avenue
Cottage Style
1928**



Historical Landmark

**Edgar Johnson House
444 W. Brookdale Place
Spanish Colonial Revival
1928**

Primarily Spanish Colonial in style, this one-story house is designed with an unusual massing of forms and features unlike any other residence of its vintage. The low-pitched, tiled gable roof accentuates the simple, block-like structural form. There are dramatic floor-to-ceiling multi-paned windows facing the semi-defined entry area, and recessed casement windows are found on all sides.

The house is situated on a corner lot with an elevated building pad; the large setback from the two public streets, effectively landscaped with a tropical theme, contributes to the property's appearance.

This house was built for Edgar Johnson, the first editor of the Daily News Tribune. He started this newspaper in 1891, and sold it in 1929, shortly after the construction of this house. As a very influential voice in civic affairs, Mr. Johnson was a strong proponent of city incorporation as well as the development of the Fullerton High School campus. Mr. Johnson also served as the justice of the peace.

This house's unusual architecture and prominent location make the property a landmark within the Brookdale Heights district, a neighborhood of many outstanding residences.



Historical Landmark

This house is one of the few good examples of the Colonial Revival style in Fullerton. Typical of the style, the two-story house features a balanced placement of windows trimmed with shutters, the use of horizontal siding, and a centrally located portico entry defined by sets of two columns supporting a pedimented gable. The house is virtually unaltered from its original construction, as is the detached garage at the rear of the property.

This was the only two-story structure constructed in a neighborhood of 1920s California bungalows and modest Spanish Colonial Revival houses. Its contrasting architecture has always provided a strong landmark for the Jacaranda-Malvern area. Little is known about the original owner, Joseph Mennes, a local real estate businessman who lived in the house for only a couple of years after its construction in 1929.

**Mennes House
532 W. Jacaranda Place
Colonial Revival
1928**



Historical Landmark

**Gowen House
1600 W. Valencia Drive
Spanish Colonial Revival
1928**



As one of the few grove houses designed in the Spanish Colonial style, the one-story residence is simple in design with restrained detailing. The house was built for Tom Gowen, after he acquired the property from the Schulte Brothers in 1928.

Mr. Gowen was active in governmental affairs, serving on the City Council and as mayor in the 1930s. After living in the house until the mid-1940s, Mr. Gowen sold the property back to the Schulte family.

The Spanish Colonial style has seldom been used to such good effect as it is here in this small, intimate bungalow court. Six detached one-story units are grouped around an ensemble of palm trees and other landscaping with two small fountains. The court is entered from Commonwealth Avenue through an arched gate.

The apartments were constructed a unit at a time, over a one year period. F. L. Humphrey was the original owner. No major alterations are apparent, and the property has been maintained in excellent condition since the current owner, Vincent Mariola, purchased it in 1970.



**Mariola Apartments
520 E. Commonwealth Avenue
Spanish Colonial Revival
1929**

This house is an outstanding example of a Cottage style. Only a few other residences of its type are of similar quality in Fullerton. The wooden shingles of the high-pitched gable roofing have been applied in an imitation of thatching. The spaces above the main windows are decorated with stucco relief, most notably over the northern window in the front façade. This residence is very much like the Henry Kroeger House at 901 East Chapman Avenue in its footprint, exterior treatment and detailing.

The house was constructed by Clinton Abbott, who was a prolific local builder and known for his excellent craftsmanship. This house, like many at the time, was built with no buyer in place. It was opened to the public in April 1929, for inspection and sale, complete with furnishings. When no quick sale was made, Mr. Abbott took up residency in the house, staying there until 1934.

**Abbott House
705 N. Richman Avenue
Cottage Style
1929**



Historical Landmark

**Cleaver House
519 W. Fern Drive
Spanish Colonial Revival
1929**

This unique Spanish Colonial Revival house is the most distinctive and recognizable in a neighborhood of unusual residences. Elevated above the street grade, the two-story structure has an “L”-shape with a central circular tower that rises 30 feet in height to provide a counterpoint to the two rectangular wings. The design is rich in detail with custom features: two small arched windows above the arched entry; a large parabolic picture window on the east side; a circular penthouse over the tower element; and mosaic tiles at the base of the structure. The stucco retaining wall and the terraced, palm-laden landscaping contribute to the classic Mediterranean appearance.

This house was constructed for Arthur and Kathryn Cleaver. Cleaver’s initials may be seen in the pavement at the bottom of the steps. Mr. Cleaver was the owner of Sanitary Laundry, for which the building at 221-225 W. Santa Fe Avenue was constructed.

With its outstanding architecture and prominent setting, the residence is a visual landmark in the Upper Golden Hills neighborhood.



Historical Landmark

In this apartment complex, the Spanish Colonial style is used in an exceptionally graceful fashion. Particularly pleasing are the visual appearance of the sweeping staircases, the symmetrically disposed apartment wings, and the formal layout of the garden area in front. The use of the two-story structures on the sides and a single-story building at the rear is an unusual reversal in the pattern of the bungalow court. The use of smooth stucco walls with Mission-style forms for the second-story at the front and Monterey-style balconies at the back is an effective combination.

The original plan for the complex indicates that a second identical building was to have been constructed to the north along Wilshire Avenue. With this half of the complex never being built, the resulting large setback of lawn area makes the existing complex more striking.

Built for \$11,000 in 1929, the Dewella Apartments is a distinct visual landmark. The structure is a monument in local development as one of the early apartment complexes in Fullerton, but it is also a remarkable architectural creation, unique for its style and combination of building and landscape.

Dewella Apartments
232 - 236 E. Wilshire Avenue
Spanish Colonial Revival
1929



Historical Landmark

This two-story dark red brick building is one of a pair of brick apartment buildings erected by Samuel Dunphy just before the Depression. The brick construction and minimal setback from the public sidewalk convey an East Coast design, and no other example of its type is found in Fullerton. Only the symmetrically placed chimneys and mansard tile roof break the building's strongly cubical form. The three ordinary rectangular doors are framed with arched openings and decorative pilasters, providing only minimal relief on the building's front facade.

Completed in April 1929, at a cost of \$25,000, the eight units in the Dunphy Apartments were quickly rented. Mr. Dunphy continued to reside in the single-family residence at the rear of the property that is of an earlier construction, until 1939. When the property changed ownership in 1940, the two-story building was renamed the Westwood Apartments. The name "The Westwood" is visible above the middle entry door.

The property still serves as an eight-unit apartment, and the original single family residence remains behind it.

Dunphy Apartments
Westwood Apartments
126 W. Whiting Avenue
Brick Residential
1929



Historical Landmark

Foster House
524 E. Commonwealth Avenue
Spanish Colonial Revival
1929



This charming Spanish style house is one of the most innovative examples of the type. A low gabled wing on the west has three attractive arched windows, one featuring stained glass showing a cowboy. Adjoining is a two-story section with a Monterey style balcony, while further east is a third section, distinguished by a round tower with conical roof having four, evenly-spaced double hung windows. East of the residence is a separate building containing three small bungalow units, built in the 1940s.

Albert Foster, a prominent cement and gravel contractor in the 1920s, constructed both the residence and three-unit apartment; the property has remained in his family ever since.

This large scale, two-story house portrays a more austere design than is normally seen in the Spanish Colonial style. Only two large windows and four small ones on the street side pierce the simple rectangle, and the slight setback of the façade at the door does not interfere seriously with the geometric lines. The hipped tile roof and generous porch are good visual accents.

The house was built for Judge Raymond Thompson. Mr. Thompson served as the City Attorney in the 1930s, and later he was appointed to and presided over the Superior Court of Orange County starting in 1945. The property continues to be owned by the Thompson family.



Thompson House
1530 E. Commonwealth Avenue
Spanish Colonial Revival
1930

This one-story dark red brick building is the companion to the two-story apartment at 126 West Whiting Avenue. Samuel Dunphy, who owned these two properties until the late 1930s, built both structures.

The hipped red tile roof and narrow chimneys on the east and west sides provide the only break in the block-like appearance of the building. Like its contemporary, pairs of double hung wood windows are recessed in arched openings, which offer modest detailing. Openings on the side walls have the same detailing but feature metal framed casement windows with wire glass. The metal awning over the two front entry doors is the only addition to the original façade.

The four-unit apartment building was started soon after Mr. Dunphy completed the eight-unit apartment on the adjacent lot but before the Depression began to take its toll on the local economy. It was never given a name.

**Apartment Building
130 W. Whiting Avenue
Brick Residential
1930**



Historical Landmark

**Hirigoyen House
400 W. Brookdale Place
Spanish Colonial Revival
1930**

As a multi-level structure on a corner lot, this residence is an exceptionally fine example of Spanish Colonial Revival architecture. In addition to the recessed arched picture window, the house has several custom features from the original owner. Two balconies, each wrapping around two sides of the house, feature a Monterey-style design with clay tiled shed roofs supported by post and beam construction. The top deck at the rear has been enclosed -- the only alteration from the original construction.

This house was built for Anthony Hirigoyen, who was a driller for the Standard Oil Company. The Hirigoyen family owned the property until 1958.

The house is Fullerton's best example of Monterey-style Colonial Revival architecture; its corner location and distinctive architecture make the residence a prominent landmark in the Brookdale Heights neighborhood.



Historical Landmark

Russ House or Hunter House
Congregational Church of Fullerton
845 N. Euclid Street
Spanish Colonial Revival
1930



This attractive two-story Spanish Colonial Revival structure was originally located on Orangethorpe Avenue, west of Harbor Boulevard in the middle of an orange grove. The house was built for pioneer rancher Albert Russ and his wife Catherine, and it represents one of the few instances where this style was used for a grove house.

When Mrs. Russ sold the property in 1952, she moved the house to what was at that time the terminus of Euclid Street. Since 1963, the building has been used as a church facility. First belonging to the Presbyterian Church, the structure was named for Dr. Graham Hunter, an active minister of the church during the 1920s and 1930s. The property continues to be used as a church and day care center.

1926 – 1930: NON – RESIDENTIAL DEVELOPMENT

The first wave of prosperity, 1919-1925, had prompted major commercial construction in the downtown area, and the same was true of this second phase of development. Generally, new construction was further removed from the city's core. Two major civic buildings completed in 1930 – the Santa Fe Depot and Plummer Auditorium – were the culmination of several years of community planning and construction.

The effect of the Depression, which did not become widespread until the second half of 1930, effectively ended this era of growth.

List of Properties

Dreyfus Building, 1926
213-215 West Commonwealth Ave. Building, 1926
118 East Commonwealth Ave. Building, 1927
Odd Fellows Lodge, 1927
Sanitary Laundry Building, 1928
Firestone Tire Service Building, 1929
Rialto Theatre, 1930 (remodeled)
Rutabegorz Restaurant Building, 1930
Loumagne's Market and Residence, 1930
Santa Fe Depot, 1930
Plummer Auditorium, 1930
Street Light Standards, mid-1920s

This “L”-shaped brick building effectively dominates the surrounding streetscape. In a departure from the traditional format, the Cottage style was used for a multi-tenant commercial structure. The structure’s gable roof is primarily one story, except for the prominent corner section where second story casement windows are featured under a steep compound gable, giving the building a Midwestern flavor.

The part of the building that fronts Harbor Boulevard was constructed in the mid-1920s for E. B. Dreyfus, an out-of-town businessman. The back portion that fronts along Valencia Drive was added in 1930. The corner portion of the building was first used for an auto dealership, and the addition in the back was a garage to service cars. The back addition features a roof constructed with exposed wood trusses and wire glass skylights.

Over the years the front building has served a variety of commercial purposes, most recently as a furniture store. With these uses, exterior changes have taken place. The original transom windows are intact, but other portions of the building’s long storefront have been reworked many times, including the installation of the brick veneer to the bulkhead. The improvements made in the 1990s by the present owner partially restored the building to its original appearance.

Dreyfus Building
417 - 427 S. Harbor Boulevard
Brick Commercial
1926



Historical Landmark

Building
213 - 215 W. Commonwealth Avenue
Brick Commercial
1926 - 1928



The usual imitation of a wooden storefront has not been attempted in this brick commercial building, and a second story has been included. While the structure appears to be one, the more easterly portion of the building was built in 1926, and the westerly portion two years later, in 1928. The lack of a parapet is unusual at this date, and the presence of a second floor for living quarters is noteworthy. More typical is the use of two tones of brick and the variation in the size of the pilasters separating the window openings across the façade to produce a decorative effect.

Improvements for earthquake safety, completed in 1994, are inconspicuous and minimally affect the appearance of

This one-story brick building is typical of the commercial buildings constructed during the 1920s, of which many were an imitation of the wood-framed structure that they replaced. The characteristic features are evident in this example: a compact rectangular shape, an unpretentious storefront design topped with transom windows, and a flat roof with decorative parapet.

The front façade of the building has not been altered except for the painting of its brick wall, and recent improvements for seismic safety requirements are inconspicuous. The location for many commercial businesses throughout its 70-year history, the building is presently used as a restaurant.



Building
Stubrik's Steakhouse
118 E. Commonwealth Avenue
Brick Commercial
1927

This imposing three-story brick structure was designed and built by Oliver S. Compton for the International Order of Odd Fellows, as evidenced by the 1927 cornerstone at the building's northwest corner. The upper level was the lodge; the ground floor was leased to various tenants, with one of the first being the Post Office. The original pressed tin ceiling, which graced the lobby of the Post Office, is still in place. A later use for the ground floor was a food locker, and since the 1950s, the Williams Company has occupied this space.

As a striking example of the brick commercial structures of the 1920s, the building's main decorative feature is the use of glazed brick across the street façade. A series of arched windows on the upper level of the west wall is also a key design feature. It is the interior space, however, that gives the building its architectural significance. The upper level spaces are divided so as to provide assembly areas for both large and small gatherings, each with adjacent dining and kitchen facilities. There is a two-story high, 3,400-square-foot auditorium with stage and built-in seating along the walls. There is also a smaller, 2000-square foot space, situated on a third level across the front of the building.

This building was extensively rehabilitated in 1994, and its front façade is now completely restored. The work included seismic retrofitting, where a steel framework was placed on the outside to brace the west wall. This alternative was chosen, because its placement was considered to have the least impact on the building's most important feature: its interior appearance.

Odd Fellows Lodge
Williams Building
112 East Commonwealth Avenue
Brick Commercial
1927



Historical Landmark

This brick commercial building was designed with an unusually complex façade that has produced a very rhythmic effect. There are really three separate sections, each with four narrow bays, within the 116-foot long facade. The repetitive treatment of the parapet and pilasters among these three sections unifies the building’s façade, even though there is variation in the design within the openings. The building’s “saw-tooth” roof with clerestory windows is another distinguishing feature.

The structure was originally used as a commercial laundry, owned by W. A. Cleaver, who also constructed the imposing residence at 519 W. Fern Drive. Beginning in the early 1920s, Mr. Cleaver operated the Sanitary Laundry at this location; this building replaced a previous structure in 1928. The Sanitary Laundry was in business until the late 1940s.

**Sanitary Laundry Building
221 - 225 W. Santa Fe Avenue
Brick Commercial
1928**



Historical Landmark

**Firestone Tire Service Building
500 N. Harbor Boulevard
Spanish Colonial Revival
1929**



This “L”-shaped building was designed by Morgan, Walls and Clements of Los Angeles, a productive firm responsible for a large quantity of the Spanish Colonial Revival commercial architecture in Southern California. In this example, there is a mix of the earlier Mission style, such as the “bell tower” and arches.

The building was built for C. C. Chapman for \$17,000, after the Alician Court Theatre (now Fox Fullerton) directly to the north was completed for him. The Firestone Tire and Rubber Company was a longtime tenant, starting in 1929; the building was used as a garage, gas station and other automobile related businesses until 1978. While obscuring to some extent the features of the original style, the building’s 1980s conversion to commercial shops is a good example of adaptive reuse.

This striking two-story commercial structure was originally one of the usual types of brick business buildings constructed in early Fullerton. When it was transformed from the Rialto Theatre to the First National Trust Bank in 1930, the façade was redesigned by the firm of Walker and Eisen and has remained unaltered since then.

The exterior treatment exemplifies the Zigzag Moderne style with the use of bold linear forms and recessed openings for relief. The current paint scheme enhances the building’s exterior detailing and the wrap-around awning provides an excellent complimentary feature.



**Rialto Theatre
219 N. Harbor Boulevard
Zigzag Moderne
1905; remodeled in 1930**

The front façade of this commercial building – actually, an addition to the structure behind it – has been given a Spanish look and is a different style from the original buildings on the property. The property was initially improved with two small buildings for doctors’ offices in the 1930s; later the buildings were tied together with additions or alterations, and in 1972, the building was converted to its present coffee house/restaurant use.

The architecture of this building is not significant; the property’s significance rests in its social history: a successful campaign in 1974, by local citizenry to convince Pacific Telephone not to buy the property and demolish the building for its expansion. This event helped demonstrate the need to protect property important to the community and sparked the interest to identify and preserve the city’s landmark properties. In short, this property is directly tied to the origins of the preservation movement in Fullerton.

In surviving its precarious beginning, the restaurant has become a local institution, and it continues to be a popular eating establishment after more than 25 years.

Rutabegorz Restaurant
211 N. Pomona Avenue
Brick Commercial
1930



Historical Landmark

This two-story commercial structure was built for Andre Loumagne as a store and residence. Loumagne and his family probably occupied the upper story, with its Palladian windows and wooden balustrade. The lower story retains its folding doors and matching windows. At one time the structure was a garage, with cars pulling up under the porte-cochere at the east side. The building exemplifies a particular architectural style and a way of life that was part of the community in the first part of the 20th century.

In 1983, the building was extensively rehabilitated for use as offices. The original wood stairs, balustrade, and window frames were replaced with similar wood construction. In addition to seismic retrofitting, the upgrade of the building included painting the concrete brick walls, the installation of decorative pavement and fencing and new landscaping in the frontage area along Commonwealth Avenue.

**Loumagne's Market and Residence
329 E. Commonwealth Avenue
Brick Commercial
1930**



Historical Landmark



Santa Fe Depot
Fullerton Station
120 E. Santa Fe Avenue
Spanish Colonial Revival
1930

**NATIONAL
REGISTER
PROPERTY**



Historical Landmark

The present Santa Fe Depot replaced the original Victorian depot that was constructed in 1888, a year after the arrival of the railroad in Fullerton. Built slightly east of the old depot, this poured-in-place concrete structure is about 256 feet long (plus a 150-long covered platform), designed in a Spanish Colonial style. The building's long, low-profile shape appears as a composite of forms, each with distinct features, which are assembled in a linear fashion. Arches of varying profiles appear throughout the building, while the use of a staggered gable and shed roofs with Mission tile adds to the visual complexity of the whole. This style of architecture is fully developed, with a fanciful use of detailing, such as quatrefoil windows, wooden shutters, concrete grillwork and a Monterey style balcony.

By 1990, many minor alterations to the Depot had taken place. After the Fullerton Redevelopment Agency gained ownership of the property in 1991, the Depot was fully rehabilitated and major improvements to the station were undertaken. The restoration of the Depot included the removal of the exterior paint to reveal the original varicolored stucco finish for the walls, which have been repaired and preserved. Also, many of the original interior features of the main lobby, including the ticket counter, have been replicated or restored.

The Santa Fe Depot, along with the railroad, is directly linked to the city's historical development. The Amerige Brothers founded the city only after they were assured that the Santa Fe Railroad Company would build its new line through the land they wanted to buy. The first depot was constructed in 1888, as the town was being laid out, and the railroad tracts reached Fullerton the following year. The Amerige Brothers named their 490-acre platted townsite after George Fullerton, the manager of the

the real estate subsidiary of the railroad, the Santa Fe Land Company.

Much larger than the original Victorian station, the 1930-vintage depot was symbolic of the growth of Fullerton during the first 30 years of the 20th century. Upon its completion in July 1930, the Fullerton Daily New Tribune wrote, "Modern in keeping with the aspect of the city which it serves, the new depot marks another milestone in the progress of the fastest growing city in Orange County. Its construction marks the recognition of Santa Fe officials of the size to which Fullerton has attained...."

Since 1930, and particularly during the 1940s, the depot has been the first building people see when they arrive in Fullerton by train. The unique character of the building carries a lasting impression -- now a very favorable one for the city -- given its recent rehabilitation.

The Fullerton Station continues to function both as a freight and passenger depot, retaining a legacy of the city's historic beginnings as well as serving as a reminder that it was the basis for the city's growth in the early part of the twentieth century.





**Plummer Auditorium
201 E. Chapman Avenue
Spanish Colonial Revival
1930**

**NATIONAL
REGISTER
PROPERTY**

Designed by architect Carlton M. Winslow and constructed for \$295,500 in 1930, the Plummer Auditorium is an outstanding example of Spanish Colonial Revival architecture with Italian Renaissance design elements. The walls are poured-in-place concrete and the gable roof features red clay tiles. The imposing front façade is symmetrical in design and richly decorated with Neo-classical motifs. A wide variety of cast concrete emblems embellish the classically shaped parapet, windows, and rectangular portico. The four story high tower is crowned with an octagonal dome clad in mosaic tile in rich shades of blue, gold, and green.

Just as outstanding is the interior workmanship and detailing. The large auditorium, which seats over 1,300 people, features an elaborate ceiling of painted and decorated rough-hewn beams, the original wrought iron chandeliers, arched side isles with composite capitals, and other classical ornamentation. In 1995, the building was fully rehabilitated and improved to meet seismic safety requirements. Additionally, the grand Wurlitzer Organ, original to the building, was restored and is in use today.

A 75-foot long, 15-foot high mural entitled “Pastoral California”, painted by W.P.A. artist Charles Kassler in 1934, is found on the west side of the building under the arched arcade. A landmark in its own right, the mural is a true “fresco” – a medium rarely used for this type of artwork – that was totally restored through a community effort in 1997, after it had been covered by paint for 56 years.

The building is named for Louis E. Plummer, superintendent of Fullerton High School and Fullerton Junior College from 1919 to 1941. Mr. Plummer was highly involved in public educational activities, not only in

in Fullerton but with organizations at the state and national level as well.

Plummer Auditorium was built in 1930, after several years of planning by the city’s leading citizens. Since its construction the facility has been a center of entertainment for the community. Music organizations from both the high school and junior college have performed for social and civic groups. Not only do students gain their first experiences in drama, dance, and music there, the auditorium is used to stage important theatrical productions and community-oriented cultural programs. Throughout its 70-year history the auditorium has served the community well, giving Fullerton its fine reputation as a cultural and educational center for north Orange County.



There are at least three kinds of street lampposts that were first installed during the middle to late 1920s. The most common type is the concrete standard with a fluted post and an acorn-shaped light fixture. This standard was placed on major streets as well as within some



residential neighborhoods (the districts of Barranca, Brookdale Heights, Jacaranda/Malvern/Brookdale, Wicket Square and West Whiting.) A similar type standard is now being used for public street lighting on all non-arterial streets within the City's original townsite.

Two types of distinctive metal lampposts are found along several streets within the Skyline Park and Upper Golden Hill districts. Installed by the developers of these subdivisions in the 1920s, these light fixtures were an important part of the promotion of the district, which competed with other developing areas at the same type.



Street Light Standards Mid-1920s

1931 – 1946: RESIDENTIAL DEVELOPMENT

Fullerton, like most of Orange County, experienced very limited growth in the 15-year period that ended with the conclusion of World War II. Few houses were erected, and only after 1940 does building activity resume in a significant way. One truly remarkable house was constructed at this time in the Streamline Moderne style.

Residential subdivisions such as those of the 1920s, in which houses were built one at a time and had their own personality, were no longer being created.

List of Properties

Mills House, 1937
George Amerige House, 1938
Gamble House, 1940
Rawlins, House, 1941

**Mills House
511 W. Fern Drive
Spanish Colonial Revival
1937**

This expansive “renaissance villa” with its deep setback on a large corner lot makes the property a major component to the neighborhood. The architecture is really a mixture of Revival styles. The use of stucco, a low-pitched tiled roof with modest overhang, and the extenuation of one-story wings from the central structure reflects the Spanish Colonial style. The massive two-story portion, formal and balanced in design, is reminiscent of the Colonial Revival, with the use of Georgian elements like its large multi-paned windows, centrally located entrance and spare detailing. The elevated site adds stature to the residence. The total effect provides an impressive statement, which must have been especially so when the house was built in the mid-1930s.

The house was built for W. Arlee Mills, part owner of the McCoy Mills auto dealership in Fullerton. The Mills family lived in the house until 1973.

The property’s corner location makes the residence a prime landmark within the Golden Hills neighborhood.



Historical Landmark

**George Amerige House
616 N. Harbor Boulevard
Cottage / Moderne Styles
1938**



This house, which shows an uneasy alliance of the Cottage style and Streamline Moderne, was built for George Amerige in 1938. The curved, one-story extension with its glass block fenestration and overhead balcony seems out of place with the rest of the two-story structure.

The significance of the property lies with its original owner, George Amerige. Amerige was one of the founders of Fullerton, and for 50 years he was involved with the development of the community. He moved here after living on the second floor of the building he constructed at the northeast corner of Commonwealth Avenue and Harbor Boulevard in 1920.

This two-story Streamline Modern house near the top of Raymond Hill is unique in Fullerton. Built for Robert C. Gamble, the design relies almost exclusively on curved lines on the interior and the exterior corners. Construction took place between March and September of 1940, at a cost of \$16,000. Progress was reported frequently in the Fullerton News Tribune, in which the house was often referred to as the castle. Special features of the house are a terrazzo entrance hall, a sunken living room and a solarium.

The current owner is in the process of restoring the house, which had deteriorated over the years. The round pilasters of the new fence are not original but are in keeping with the architectural style of the residence.



**Gamble House
1313 N. Raymond Avenue
Streamline Moderne
1940**

Rawlins House
Gamma Phi Beta Sorority
600 E. Chapman Avenue
English Manor
1941



Reminiscent of an English manor, this two-story house was constructed in 1941, for Freda and George Rawlins. The architectural style, which features a series of “boxed” dormer windows that rise above the roofline, is rare to Fullerton. The use of flagstone for the chimney and other trim work is another distinguishing feature. Well tended landscaping contribute to the overall appearance, and the structure’s prominent location on a major arterial street provides a key visual landmark for the community.

The house is essentially unaltered except that in the 1980s, when the structure was converted for use as a sorority, an exterior staircase was constructed at the rear.

1931 – 1946: NON – RESIDENTIAL DEVELOPMENT

Quality commercial architecture for this period was restricted to a few buildings, all in the Streamline Moderne style. The construction of the First Lutheran Church was important, both in its coherent design as well as a symbolic undertaking of the time. Several major public buildings and facilities were constructed in Fullerton, many with the benefit of the WPA. Again, a Spanish Colonial Revival architecture was the favored style for these buildings.

List of Properties

Hillcrest Park, 1930s (improvements)
Mutual Building & Loan Association, 1933 (remodeled)
Pilasters at Amerige Park, 1934
Wilshire Junior High School, 1934-36
Fullerton College, 1935
Fullerton Post Office, 1938
Val Vita – Hunt Wesson Office, 1939
Fullerton City Hall, 1939
Fullerton Library, 1941
First Lutheran Church, 1942
Adams' Barbershop Building, 1946

The Hillcrest Park area has been an important resource in Fullerton, ever since the 35-acre parcel was purchased by the city for \$67,300 in 1920. Originally bare of trees, the land was used as an overnight auto park camping site during the 1920s. The park evolved through the 1930s into its present form. The first city water reservoir is still located within the parkland, and the original trails were created with horse and plow. The hundreds of pine and eucalyptus trees planted in the mid-1920s transformed the site dramatically, but the W.P.A. fountain and the stone work in various areas of the park created a truly unique environment.

Included within the park are three structures. The recreation building, designed with a Spanish Colonial Revival architecture, is the former American Legion Post #142, constructed in 1932; the Red Cross building is the former Children's Library, moved from its location on North Pomona Avenue; and the log cabin is the Isaac Walton league clubhouse, which was originally built in 1932, but reconstructed in 1996.

A master plan for Hillcrest Park was adopted in 1996, which will guide its redevelopment over the next 20 years. The master plan requires the restoration, retention and preservation of historic features and buildings, in particular the stone work that was completed in the 1930s under the auspices of the W.P.A.

Hillcrest Park 1300 N. Harbor Boulevard 1920; improved in 1930s



Historical Landmark

This brick building was initially constructed in 1924, and first occupied by J.P. Glenn Furniture Company. A local savings and loan business, the Mutual Building and Loan Association, bought the property and extensively remodeled the structure in 1933. It is the remodel, establishing the striking Zigzag Moderne front façade with its emphases on vertical pattern and line, which provides architectural significance to the property. Cast concrete, smooth stucco and ceramic tile are the primary building materials for this remodeled façade.

The building's historical significance is tied to the founders of the Mutual Building and Loan Association: the people who commissioned the structure's remodel in 1933, for their new offices. The most prominent of the principles of the Association was Henry L. Parry. Both Henry Parry and Fred Fuller, who succeeded him in 1945, were prominent Fullerton bankers and civic leaders. The Association provided an important service to the community throughout the Depression by giving loans to Fullerton citizens to build or purchase homes.

In 1990, the building was rehabilitated to emphasize the Moderne features of the ground level front facade and to construct a second level consisting of four rental units. The new residential construction complements the architectural features of the 1933 Zigzag Moderne design and is appropriately set back from the front façade in order not to compromise the significance of the first story architecture.

**Mutual Building and Loan Association
124 W. Wilshire Avenue
Zigzag Moderne
1924; remodeled in 1933**



Historical Landmark

The flagstone pilasters that now help define the large ball field at Amerige Park were constructed in 1934, as part of the development of Commonwealth Park, later named Amerige Park in 1937, in honor of the city's founders. The pilasters were originally situated about 120 feet south of Commonwealth Avenue. In a redesign of the ball field and its grandstand in the late 1980s, the pilasters were relocated to their present position, about 15 feet back from the street.

The pilasters were constructed with a concrete core and base and flagstone used as an exterior finish. When they were relocated, each was placed on its own foundation.

Stone Pilasters at Amerige Park 300 W. Commonwealth Avenue 1934



Historical Landmark

The Wilshire Junior High School site has been in continuous use for educational purposes since 1890, when the first red brick schoolhouse was built at the northeast corner of Lemon Street and Wilshire Avenue. Other school facilities were constructed on the site and remained there until the 1933 earthquake. Destruction from the earthquake resulted in the construction of a new Wilshire School under a WPA project in 1936, consisting of the existing auditorium and classroom buildings facing Wilshire Avenue. This complex became the Wilshire Junior High School in the mid-1950s. In the early 1980s, the Junior High School was closed and the North Orange County Community College District acquired the property. The District rehabilitated the buildings, and the auditorium is now available for community use and the classrooms are used for continuing educational instruction.

The existing buildings are representative of the less ornate W.P.A. projects, being poured concrete with more of a Moderne style that was popular at the time of their construction. The building's block-like profile and austere relief for decorating all openings are characteristic of W.P.A. architecture. The auditorium is the most significant of the buildings, primarily because of its interior detailing, but the complex is distinctive in its unified, uncluttered setting.

With the widening of Lemon Street in the 1970s, some of the window openings facing this street were filled because of traffic noise; this solution, unfortunately, has compromised the appearance of the building's original design.

Wilshire Junior High School
315 E. Wilshire Avenue
W.P.A. Moderne
1936



Historical Landmark

Fullerton College was established as part of the Fullerton school system in 1913, six years after passage of the enabling legislation for the junior college system. It is the oldest continuously operating community college in the United States.



Initially, the college was an integral part of the high school, constituting a two-year post-graduation program, until it became an independent entity in 1925. For several years the college continued to share the high school facilities until the first of two major construction programs was undertaken in the 1930s, when the college district acquired its current site and started constructing a new campus.

The first set of buildings was designed by Harry K. Vaughan and funded under the W.P.A. program. The remainder was the result of extensive additions made later in the 1950s.



**Fullerton College
321 E. Chapman Avenue
Spanish Colonial Revival
1935**

**Fullerton Post Office
202 E. Commonwealth Avenue
Spanish Colonial Revival
1938**



Harry K. Vaughan designed several attractive W.P.A. projects, including the Fullerton Post Office. Constructed by the U.S. government for \$56,000 and in less than seven months, the facility was dedicated on November 1, 1938. The building is still used as a post office, now operating as the Commonwealth Station, and presently, it is the only federally owned building in Fullerton.

Paul Julian painted the mural on the west interior wall of the lobby, another product of the W.P.A. programs.

This building is the best example in the application of the Streamline Moderne style to a commercial structure in Fullerton. The building's low-set profile featuring curvilinear forms, rounded corners and the use of glass block is characteristic of the style.

The use of this architectural format suggests an interest on the part of the Val Vita – Hunt Wesson Company to project an up-to-date image. No major exterior alterations have been made over its 60-year existence.



**Val Vita - Hunt Wesson Office
1747 W. Commonwealth Avenue
Streamline Moderne
1939**

Presently occupied by Fullerton Police Department, this graceful three-level building with Spanish Colonial Revival architecture was originally dedicated as the City Hall in July 1942. The concrete building is “L”-shaped, with a three-story tower and cupola placed at the central corner. A sunken courtyard featuring noteworthy tile work serves the basement. This building, complemented by fine detail work, is the most dramatic of the several W.P.A. projects of the 1930s in Fullerton.

The Police department has occupied the entire building since construction of the present City hall in 1963. In a remodel of the building in the 1960s, the mural in the former city council chambers was covered over. Post-surrealism artist Helen Lundberg painted this three-panel mural, entitled “The History of California”, in 1942, as an art project under the auspices of the W.P.A. In 1993, the mural was completely restored at a cost of \$80,000, and the room in which it is found is now used for community meetings.

The block-like two-story annex at the north side of the building was constructed in the early 1970s, and is not part of the original construction.

Fullerton City Hall
Fullerton Police Department
237 W. Commonwealth Avenue
Spanish Colonial Revival
1939



Historical Landmark

The building now being used as the Fullerton Museum Center was originally constructed as the city's fourth library and served in that capacity until 1973. William Starbuck started the community's first library in 1888, in his Gem Pharmacy on the 100 block of East Commonwealth Avenue. The second library was placed in the Chadbourne Building at the northwest corner of Commonwealth Avenue and Harbor Boulevard in 1902. The third, a Carnegie Library obtained through the efforts of Mr. Starbuck, was constructed on this site in 1907. The present building replaced the Carnegie Library in 1941.

This concrete building consists of a main one-and-half story structure with two wings and two courtyards. It was a WPA project, designed by Harry Vaughan. Mr. Vaughan was a prominent architect in the area who also designed the original Fullerton College campus. The Spanish Colonial style is typical for him, and this particular building features such exceptional details as the fine moldings over the doorways, tile work and the stained glass windows. Detailing is subtle and becomes evident only if the building is given more than a passing glance; for example, the copper gutter and downspout system has been incorporated as a design feature.

The building has been used as a museum since 1974. In 1986, the building was renovated and upgraded to accommodate large exhibitions within its three galleries. This public facility also features a gift shop as well as a lecture room with stage. The Museum's premises are scheduled to be enlarged in 1999, as part of a master plan to provide a large plaza on its west side to stage community events.

Fullerton Library
Fullerton Museum Center
301 N. Pomona Avenue
Spanish Colonial Revival
1941



Historical Landmark

Mission Revival architecture with elements of Romanesque detailing is used for this “U”-shaped complex of church buildings facing East Wilshire Avenue. Besides the prominent, three-tiered bell tower, the buildings’ distinctive features include arched relief work that surround entrances, decorative plastered friezes under the front gable, and small tower elements at the ridge line. John Wallis designed the many stained glass windows.

The complex was designed as a whole, but the church sanctuary was built first in 1942 – one of the few non-public buildings constructed in the early 1940s – by the membership at a cost of \$11,500 for materials. The parish hall and the educational building at the rear of the property were constructed in 1955-57, and are true to the original design of the complex. The enclosed courtyard between the church sanctuary and the parish hall is an integral element, providing a counterpoint between building forms on a densely developed property.

The church’s development is a reflection of how the entire north Orange County region grew and prospered in the decades after World War II.

First Lutheran Church 215 N. Lemon Street Mission Revival 1942



Historical Landmark

Adams' Barbershop Building
509 N. Harbor Boulevard
Streamline Moderne
1946



This narrow commercial building was constructed in 1946, for Oran Adams and was initially used as a barbershop. Mr. Adams was a member of the Masonic Temple immediately to the south. The Masons allowed him to build on their property and sold him the land later.

The building's Moderne style is but one of a handful in Fullerton, but in this case, it is not a particularly strong statement. The curved corner where the entry door is located and the linear pattern from the grooved courses of the concrete construction are contributing features.

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.

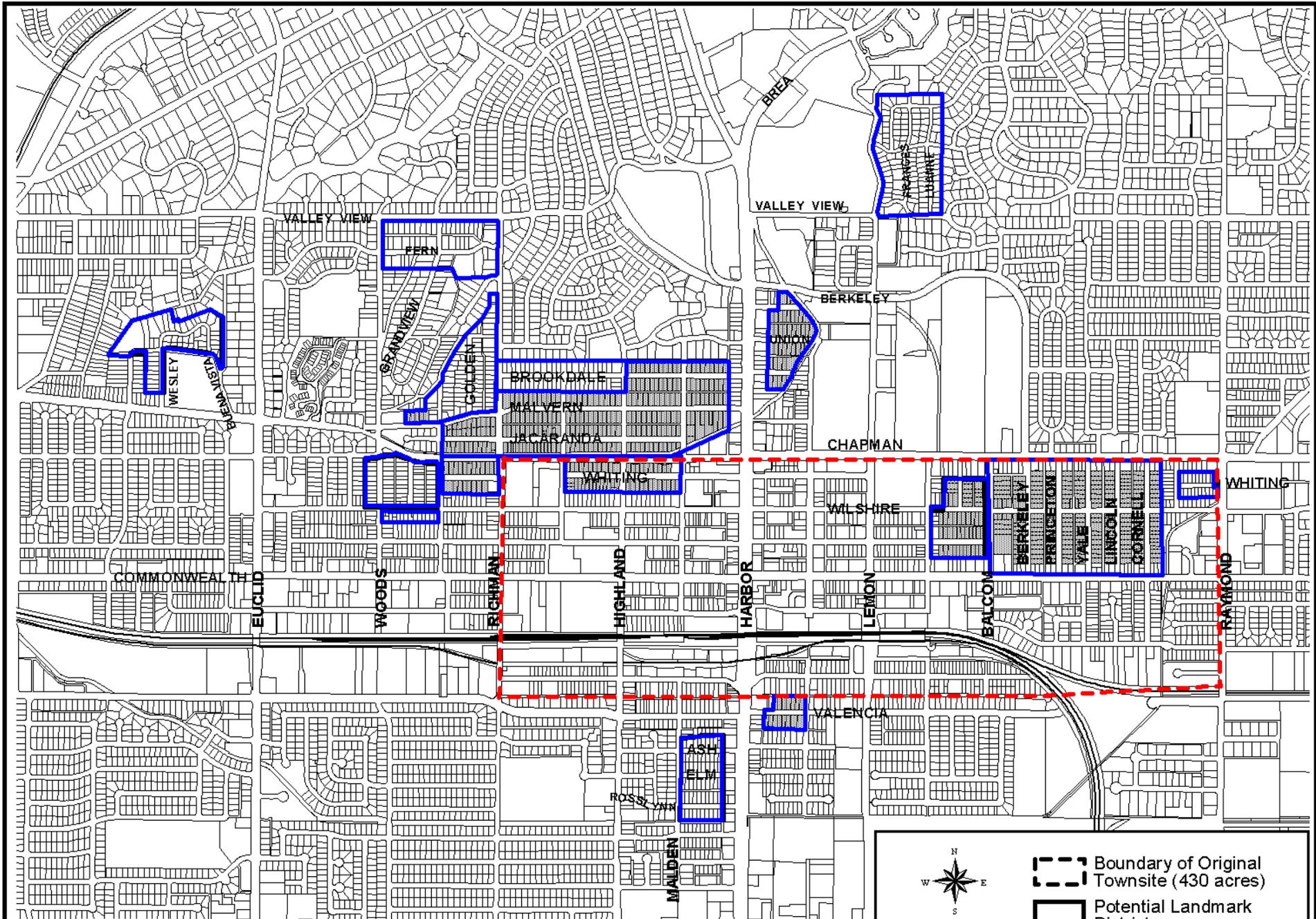
SECTION TWO: POTENTIAL LANDMARK DISTRICTS

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.

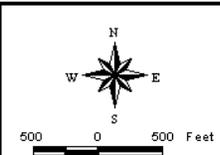
The size of a district may vary from one having no more than several houses to one comprising many blocks with hundreds of residences. The common trait is that all have substantially retained their original pattern of development and, collectively, they provide a historical snapshot of where and how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

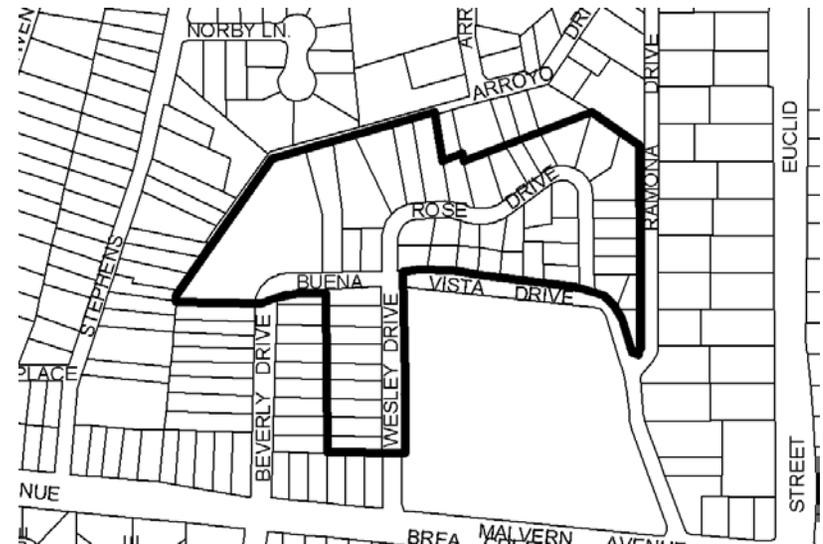


105 Rose Drive



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.

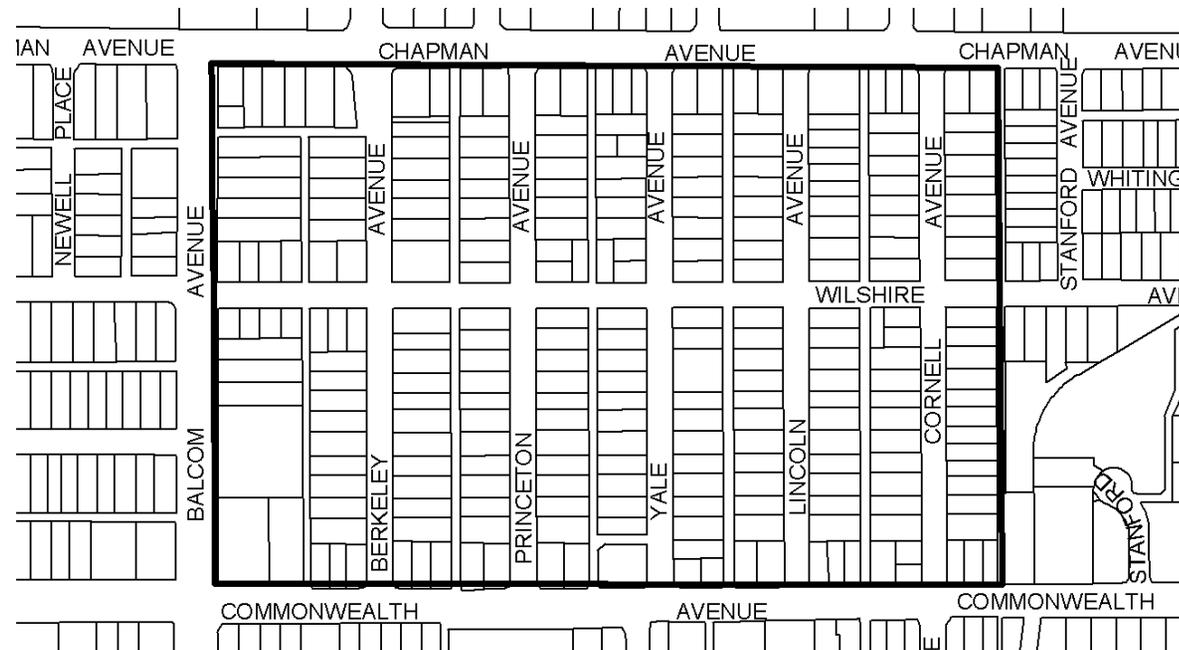


College Park

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.

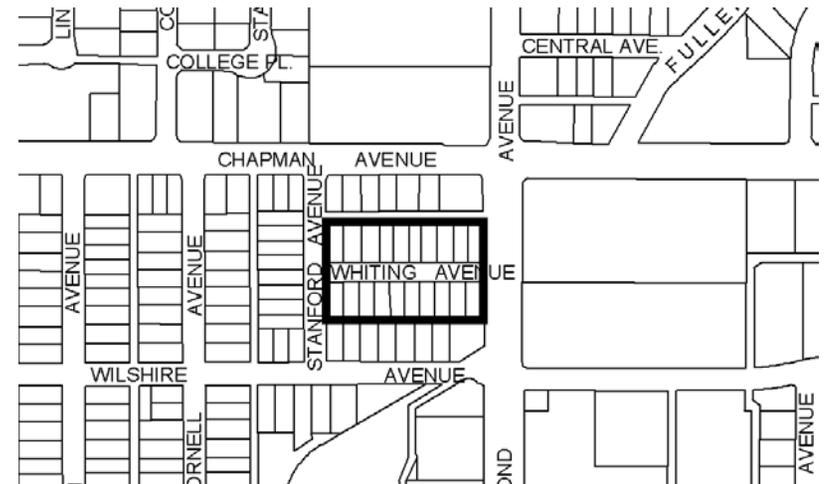
This block distinguishes itself as one of city's first planned tracts. Generally at this time, development occurred in a piecemeal fashion, with builders starting construction of a house only after the buyer of the lot commissioned it.



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



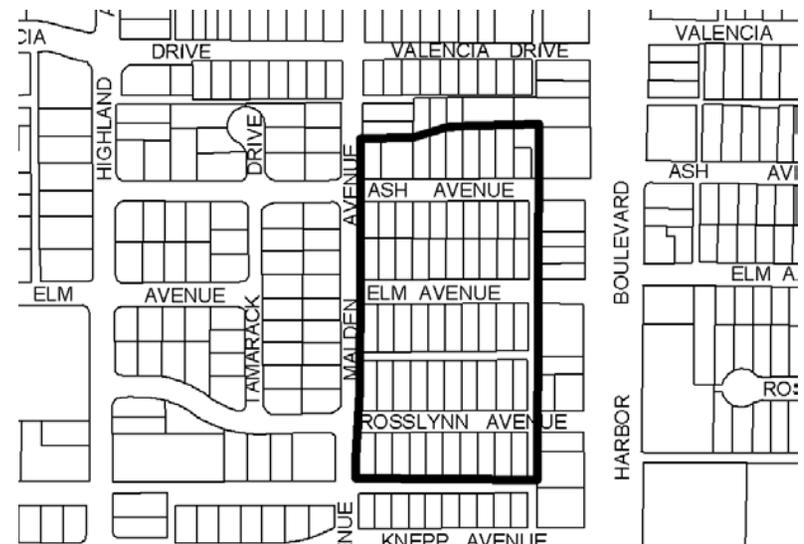
125 West Ash Avenue



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



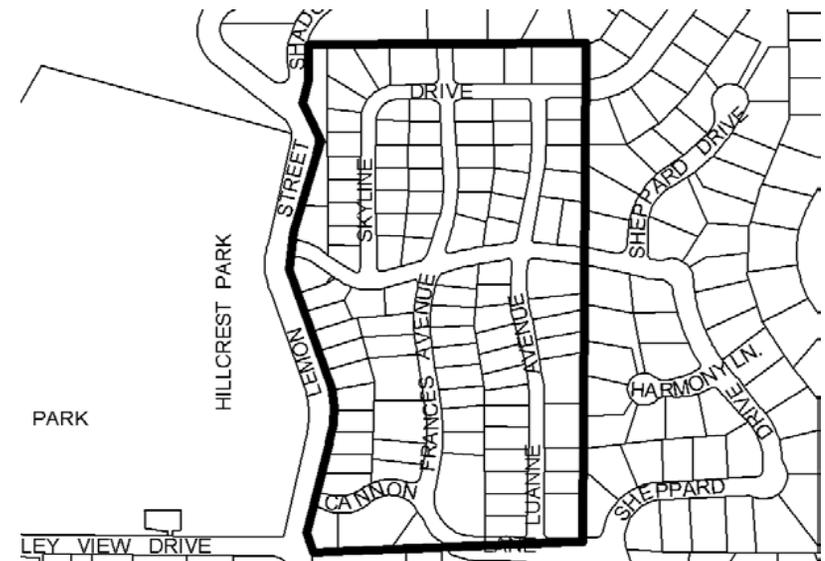
1241 Luanne Avenue



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



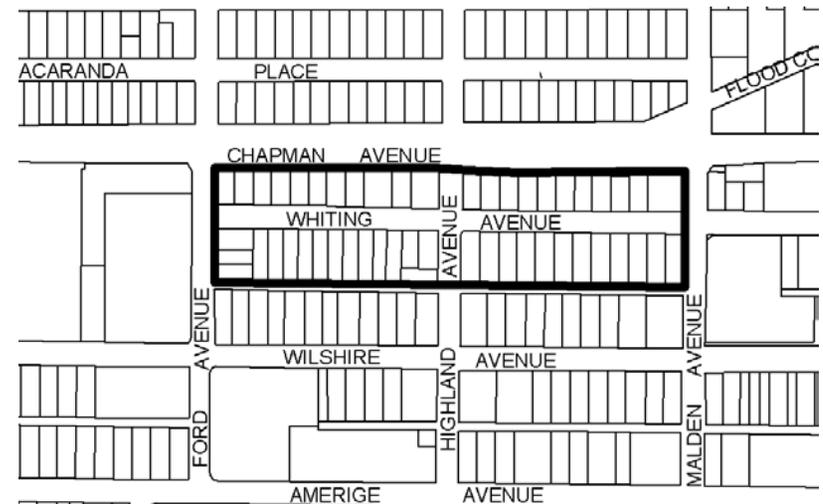
221 West Whiting Avenue



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



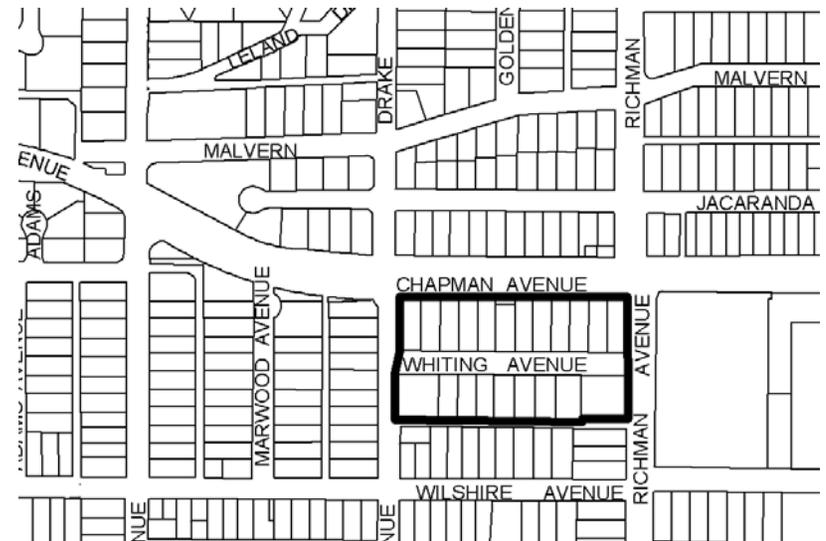
538 West Whiting Avenue



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.



Wickett Square



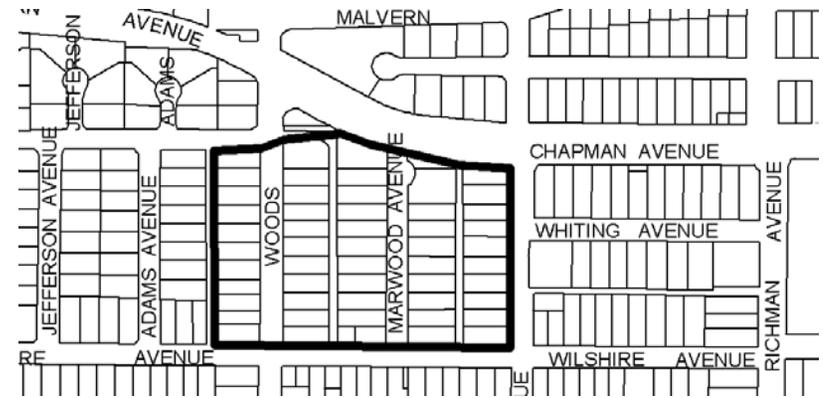
312 North Marwood Avenue



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.



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



SECTION THREE: POTENTIAL SIGNIFICANT PROPERTIES

Each of the following dozen structures has been nominated as a Significant Property, but because the owner is not necessarily in favor of having the property identified as a potential local landmark, they have not been adopted as part of the official city listing. Accordingly, although these properties have been judged important enough to be protected, they will remain exempt from the review procedures for Significant Properties under the Historical Landmarks Ordinance. In the future the owner could request the property to be either listed as a Significant Property or designated a Local Landmark.

Additionally, three features now belonging to public property are recognized for being local reminders of past development.

List of Properties

RESIDENTIAL DEVELOPMENT

Richman House, 1897
Quine House and Office, 1903
Cooke House, 1908
Sitton House, 1920
Bridgford House, 1927
Lillian Yaeger House, 1928
Coroles House, 1940

NON-RESIDENTIAL DEVELOPMENT

First United Methodist Church, 1929
Kohlenberger Building, 1930
Maple School, 1936
Beckman Instruments Building, 1953
Hunt Wesson Administrative Building, 1960

STREETSCAPE FEATURES OF CULTURAL IMPORTANCE

Hitching post, 1907
Bells along El Camino Real, c. 1910
Flagstone bench, c. 1940

Richman House
538 West Amerige Avenue
Victorian
1897



Initially, a large Victorian cottage, this structure has been significantly altered. It is now part of an apartment development from the 1950s, and is partially hidden from public view. When the residence was constructed at the turn of the century, it faced southward and was situated at the back of a five-acre lot that had its frontage along Commonwealth Avenue. The house was built for Evert S. Richman, who served on the City Council and was a very successful nurseryman and florist during this era.

Although the residence is intact, a major second story addition and alterations to the original front side have changed its appearance. Many years ago the structure was converted to create four small apartments.

Constructed in 1903, this house is one of the few remaining Victorian cottages in Fullerton. It is actually a blend of Victorian and bungalow architecture, which was a common trait during this period. The large hipped roof with the front dormer is the dominant feature, and the projecting room on the west side with its low-pitched gable and wood-framed windows are characteristic of the bungalow style.

The house was the residence and office of Thomas Quine, a chiropractor, who owned the property for over 40 years. In 1980, the structure was restored and placed on a new concrete foundation when it was converted for use as a professional office.



Quine House and Office
206 West Wilshire Avenue
Victorian
1903

Cooke House
511 South Harbor Boulevard
Queen Anne Victorian
1908



This early ranch house has characteristics of the Queen Anne Victorian style, but the influence of the Craftsman bungalow ethic is also apparent. The face of the front gable is decorated with a “Jacobean” pattern of the wood trim; other features defining this style include a curved roofline and the use of brackets for all gables. Unfortunately, the 1950’s addition of a one-story commercial building along Harbor Boulevard severely compromises the integrity and appearance of the original construction. The house is still used for a residence, and it is the only original housing from a once-agrarian community located along South Spadra Road (Harbor Boulevard).

This very distinctive two-story residence has classic Mission Revival architecture. Simple but bold geometric forms set the theme. The front portion has a tiled hip roof with exposed rafters; portions on either side have a flat roof with a stylized Mission parapet and highlighted by miniature bell towers at the corners. The placement of rectangular windows, modest detailing or relief, and overall mass of the structure are contributing features of the style.

The house was one of the first to be built in the Hillcrest Tract. The original owner, Albert Sitton, was active in social work for Orange County, particularly in matters involving juvenile offenders.



Sitton House
144 Hillcrest Drive
Mission Revival
1920

Bridgford House
401 Cannon Lane
Spanish Colonial Revival
1927



A superb example of Spanish Colonial Revival architecture, this two-story residence is a prominent landmark in the Skyline Park neighborhood of 1920s and 1930s housing. Built at the top of a knoll on a large corner lot with an expansive setback, the house was featured in this tract's development in the late 1920s. The design has many custom features including the parabolic picture window on the west side, the Monterey-style balcony and projecting second story supported by heavy corbels, and the distinctive rotunda at the main entrance.

Although not the original owner, the Bridgford family resided here for many years beginning in the 1950s, and is associated with the property.

This two-story residence has classic features of Spanish Colonial Revival architecture: smooth plaster walls, a clay-tiled gable roof, and wood-framed fixed and casement-type windows, recessed from the exterior wall. The residence is situated in the back of the lot, behind a one-story commercial building that was constructed at the same time and with the same architectural style.

Lillian Yaeger, oldest daughter of one of the early settlers in the area, developed the property. She was a successful businesswoman and a noted auto mechanic and dealer in Fullerton. The two-story residence was Lillian Yeager's home until the 1950s.



Lillian Yeager House
108 West Brookdale Place
Spanish Colonial Revival
1928

**First United Methodist Church
114 North Pomona Avenue
Mission Revival / Romanesque
1929**



This church is an imposing complex of multiple story structures that are designed in Spanish Mission and Romanesque Revival styles. The chapel/sanctuary that faces Commonwealth Avenue features Romanesque detailing and forms, in particular the large, decorated rose window, the relief under the gable, and two square-shaped towers with varying heights. The rear building along the Amerige Avenue frontage exemplifies Mission Revival architecture, even though it was constructed at the same time.

This was the third location for the Methodist congregation, and when completed in 1929, this edifice became an instant landmark for the community.

This brick building has a classic appearance that has not been altered. The storefront features a symmetrical design constructed entirely of brick with modest detail work. Transom windows are obscured by the placement of fabric awnings.

The building was constructed for Kohlenberger Engineering Corporation, a pipe supply and manufacturing firm, which occupied the building for over 20 years.

The building was completely restored in 1992, as part of improvements to meet earthquake safety requirements.



**Kohlenberger Building
Fullerton Restaurant Equipment
805 South Harbor Boulevard
Brick Commercial
1930**

Maple School
244 East Valencia Drive
W.P.A. Moderne
1924; reconstructed in 1936



Originally constructed in 1920s, the Maple School was severely damaged by the 1933 earthquake. The school was reconstructed with CWA/WPA assistance in 1936, in a bulky, horizontal forms that is characteristic of Depression-era institutional architecture, termed WPA Moderne. Block-like in appearance, the building has very little decoration or detail. Entrances on the north, east and west sides have ribbed relief; otherwise the exterior lacks detailing except for the break-up of mass by a structured jogging of the building footprint.

The property has become a key institutional facility for the largely Latino neighborhood that is located south of the railroad tracts. In response to this neighborhood's request, improvements are being made to once again use the property for a full elementary school program.

This residence has Moderne Style architecture and was constructed as a duplex – both unusual aspects for this neighborhood of traditional bungalow houses. Perched on a pad high above the street grade, this structure seems to be a combination of architectural styles with a melding of bungalow, Moderne and International design themes of the 1930s. Unaltered from its original construction, the structure's banks of metal casement windows on the second story is the distinguishing feature. The hillside setting and mature landscaping on a corner lot make this property a major component in the neighborhood.

The property was first developed for Mrs. Anna Coroles, who lived in one of the units until 1953.



Coroles House
439 West Malvern Avenue
Moderne Style
1940

Beckman Instruments Building
Beckman Coulter
2500 North Harbor Boulevard
International Style
1953



The administrative office building for Beckman Coulter (formerly Beckman Instruments) represents an outstanding example of the International Style adapted for a one-story structure. The architecture reflects the precision and high technology associated with this business. A good portion of the building has glass curtain walls with a continuous modular pattern. The exceptionally large cantilevered roof, almost wing-like in appearance with its flat profile and tapered design, is the defining feature of the building.

This building was just one of several constructed on this property in 1953, which represented one of the first sites where a major high-tech company established its headquarters in Orange County after WWII.

This multi-story, rectangular-shaped building is a prime example of corporate International Style architecture, popular in the two decades after World War II. The International Style is characterized by a repeated module pattern, simple and rectilinear in form, as the building's exterior is usually composed of glass panels and metal mullions within a structural steel frame. The style conveys precision in design and shuns ornamentation. This four-story office building exhibits all of these traits, and its park-like setting provides a striking counter-point for this type of architecture, making the property one of the outstanding examples of its type in the Orange County area.



Hunt Wesson Administrative Building
1645 West Valencia Drive
International Style
1960

Several features now located on public property hold cultural if not historical significance. The hitching post at the Fullerton Main Library is linked to the city's Carnegie library, which was built at the northwest corner



Hitching post at the Fullerton Main Library



One of three bells in Fullerton that mark El Camino Real

of Pomona and Wilshire Avenues in 1907; the hitching post was part of that facility's construction. While the Carnegie library was replaced in 1941, the hitching post remained at the Pomona-Wilshire site until 1973, when it was moved to its present location as part of the present library's construction.

Presently, there are two bells along Harbor Boulevard in Fullerton marking the route of El Camino Real (the King's Highway), which ran from San Diego to northern California. First installed about 1910, these bells have been moved from their original locations over the years.

The flagstone bench that is wedged between two cypress trees at the northwest corner of Commonwealth and Highland Avenues was constructed sometime in the 1940s.



Flagstone bench at the northwest corner of Commonwealth and Highland Avenues

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