

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.

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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

Royer House
1230 W. Orangethorpe Avenue
Colonial Revival
1925

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.



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