

## **SECTION TWO: HISTORIC 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. Twenty such neighborhoods or districts are presently identified. The city of Fullerton currently recognizes 18 of these districts as a "Landmark District" in its General Plan. The two districts yet to be officially recognized by the city are Carhart Heights and Fullerton Groves.

Sometime within the year 2023, the city intends to rename these districts as a "Historic District", to be consistent in terminology with recently passed state of California laws. In this survey, Historic Districts are being classified in three ways: 1) a city-designated Historic District, where the properties have been given a residential preservation zone; 2) a city-recognized potential Historic District; and 3) a city-unrecognized potential Historic District.

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.

One post-World War II subdivision also qualifies as a Historic District: the Fullerton Groves development of 286 residences constructed between 1953-56.

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

There are presently eleven city-recognized Historic Districts, where 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.

The following entries briefly describe the twenty types of Historic Districts.