

FULLERTON HERITAGE

Winter, 1998 ❁ Volume 4 ❁ Number 2

Update on the Project to Save the Historic Fox Theatre

It's hard to believe that Project Fox will celebrate its first anniversary in February. We knew that it was a big job that we were undertaking, but I don't think any of us expected to get so much accomplished in such a relatively short amount of time.

We began by agreeing on a mission statement: To preserve and restore the historic Fox Fullerton Theatre with the goal of returning it to active use, which includes a motion picture venue.

We realized this was an ambitious effort and not one which we took on

lightly. We spent our first five months fact-finding, and made numerous attempts to contact the building's owner. We reviewed the reports regarding the architectural integrity of the building, surveyed the site, and analyzed the City's feasibility studies. While our conclusion was the building physically could be restored and would result in a commercially viable property, we were left with the question, "Are we the only ones who care about this building?" It was then that we began to canvass the community to determine if there was broad-based support for this effort. The results have exceeded even our expectations. To date, we have received more than 8,000 signatures in support of saving The Fox. And our belief that The Fox would be a regional draw was confirmed by the fact that 40% of the signatories live outside the city limits, while all of signatures were gathered in Fullerton.

We are aware, however that this effort is not without controversy and so it is important to us to have our objectives clearly stated:

- We desire to see the building restored and open again to the public and believe that the best avenue to accomplish this is through private development. We would be supportive of an interim City acquisition, however, if it was the only

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Special Event Notice: Expert to Discuss Considerations for Historic Theatre Restorations

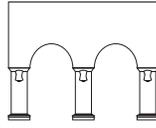
Noted architect **Peyton Hall** will offer an expert's view of the considerations of restoring historic theaters at a Fullerton Heritage program to be held on **January 29, at 7 p.m.** in the Spring Field Conference and Banquet Center at the corner of Harbor and Chapman in downtown Fullerton.

Mr. Hall will discuss the many issues facing preservationists and developers face when reviving a period theater for contemporary use. These issues touch every facet of the building, from the curb to the ticket booth, from the lobby to the concession area; accessibility and seating; projection and sound; and restoration of historic aspects.

Peyton Hall, AIA, is a principal of the Historic Resources Group, based in Hollywood. Mr. Hall, a member of the Pasadena Heritage board, has practiced architecture, planning and historic preservation since 1974. Mr. Hall holds a bachelor's degree from the school of architecture at the University of Virginia, and a master's from Yale University. He teaches courses in historic preservation at the University of Southern California and has served as a guest lecturer and appeared before preservation groups and organizations nationwide.

Mr. Hall's historic preservation projects have received awards from the National Trust for Historic Preservation, the California Preservation Foundation, the Cultural Heritage Commission of the City of Los Angeles, and the Los Angeles Conservancy. His past projects include five buildings on Olvera Street in El Pueblo de Los Angeles Historic Monument, the Alex Theatre in Glendale, the Fillmore Town Theater, the Los Angeles Memorial Coliseum, Angels Flight Funicular Railway, and the Rose Bowl.

—Melinda Guinaldo



City Council Approves New Residential Preservation Zone

On October 7, 1997 the Fullerton City Council unanimously approved a new residential preservation zone ("P" Zone) encompassing 268 historic properties in midtown Fullerton and even overturned the Planning Commission's recommendation to remove a portion of the area originally requested by the neighborhood. Beginning with the establishment of the College Park "P" Zone in 1979, spearheaded by Fullerton Heritage's own Tom and Katie Dalton, this new "P" Zone brings the total to four in Fullerton. The new zone includes all of the homes in the 200, 300, 400 and 500 blocks of W. Jacaranda, the 100, 200, 300, 400, 500 and 600 blocks of W. Malvern, the 100 and 200 blocks of W. Brookdale and the 500 block of W. Whiting, as well as a couple of properties fronting Malden and Richman. This area was identified in the 1978 Historic Building Survey as the Jacaranda-Malvern Area, but we're in the process of coming up with a more descriptive name. The Midtown Preservation Zone is being seriously considered and we would welcome any input.

Property owners in "P" Zones are required to maintain their properties according to the Residential Design Guidelines which were adopted by the City last year. Katie Dalton was again very instrumental in the process to create these guidelines, which are unique to Fullerton. The guidelines primarily provide protection for exterior architectural details and are generally triggered by building permit requirements. The intent is to educate property owners about the unique character of their historic homes and to encourage the preservation of their unique features, such as

porches, wood-framed windows, ship-lap siding and one-of-a-kind front doors.

The Midtown effort took seven months to complete and was organized by Fullerton Heritage member Karen Haluza. Working with a neighborhood committee which included, among others, fellow FH members Jim and Michele Powell, Dave Temple, Bob Linnell, Dave and Beth Trimble, and Bliss and Mike Strauss, the group first distributed an informational flier which stressed the importance of "P" Zones for this type of neighborhood and invited anyone interested to attend an informational meeting. Following the meeting, which was attended by approximately 60 people, committee members began going door-to-door to gather signatures of support for the Zone.

Armed with signatures representing approval from 53% of the property owners in the neighborhood, the committee's first hurdle was convincing the City Council to direct staff to actually begin the rezone and, in so doing, waive the \$1,000 rezone fee. This was accomplished on May 20 when the Council approved a Resolution of Intention directing staff to begin. This was followed by a public workshop, Planning Commission meeting and finally, the City Council meeting on October 7. Wearing large green stickers which said "I support the P Zone," the neighborhood supporters were quite a sight at the final City Council meeting.

At the conclusion of our effort we were able to show that over 80% of the property owners in the neighborhood favored the establishment of the "P" Zone. In addition, the City Council and staff were pleased with

the way in which our group organized its effort and conducted themselves in public meetings. Jim Armstrong, the City Manager, even wrote us a letter of congratulations.

A big thanks goes out to all of the people who helped make the rezone possible. It was a very positive experience overall and a real achievement for Fullerton Heritage.

—Karen Haluza

Historic Preservation On the Web

Would you like to test your knowledge of architectural styles? Buy a colorful preservation T-shirt? Know the latest Regulation and criteria for placing a site on the National Register of Historic Places? Link to hundreds of World Wide Web sites devoted to historic preservation? The Internet has a wide variety of sites devoted to the preservation of historic resources. To get started, try out the following WWW sites:

Advisory Council on Historic Preservation:
<http://www.achp.gov/>

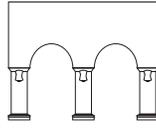
Internet Sites for Architectural History and Historic Preservation:
<http://finearts.library.cornell.edu/InternetArchHistory>

National Trust for Historic Preservation:
<http://www.nthp.org/>

PAIRC: Planning and Architecture Internet Resource Center:
<http://www.archbuffalo.edu/pairc/>

Preserve/Net—Historic Preservation Sources:
<http://www.preservenet.cornell.edu/>

—Deb Richey



Building Survey: Status of Fullerton's Local Landmarks

For the past year and a half, a subcommittee of Fullerton Heritage has been working with the staff from the City's Development Services Department to update the 1979 Historical Building Survey. The original survey identified approximately 90 properties or features worthy of landmark designation, as well as 15 potential landmark districts within the city. In 1980, the City Council established guidelines for preservation of these identified resources making them eligible for designation as a local landmark or landmark district. Since that time, 40 properties have been designated as Historical Local Landmarks, and 11 properties have been placed on the National Register of Historic Places.

Forty-seven properties and five potential landmark districts were evaluated during our current study. A file was completed for each, including descriptions of its architecture, history and significance within the context of the City's past development. Each

property or district was evaluated by seven Fullerton Heritage members based on established objective criteria for being designated a historical landmark. The results indicated that 37 properties and two districts should be added to the official list. In addition, the evaluation indicated that six properties and two districts initially identified as significant in the 1979 Survey should be removed from the list because they no longer meet the criteria due to alteration or demolition. As part of this extensive project, Chapter 15.48 of the Zoning Ordinance pertaining to landmark properties and districts was revised and use of the Mills Act (tax breaks for historical properties) was studied. Workshops were held with the property owners to explain the survey process and the implications of having a property listed as "significant."

On November 19, 1997, the Planning Commission held a public hearing to consider our requests. Their recommendations to the City Council

include: 1) Addition to the list of the two districts and 28 of the 37 properties (all except those owners specifically requesting exclusion; 2) Removal of those requested properties and districts; 3) Approval of the proposed amendment to the Landmarks Zoning Ordinance; 4) "Study" the concept of Mills Act use in the City; and 5) Revise and republish the Historical Building Survey. We also requested that City staff be directed to present informational workshops, along with Fullerton Heritage, to homeowners in potential landmark (preservation) districts on the implications of, and procedures for, changing the zoning designation of their neighborhoods to "P" for preservation. The Planning Commission did not recommend this action to City Council, but we will pursue the issue with the Council directly. Final action of this package of recommendations will be taken by City Council sometime in January. We will keep you posted.

—Katie Dalton

National Register Plaque Place on Hetebrink Home

Fullerton Heritage, with financial support from the Fullerton Rotary, is in the process of plaquing all of the national landmark buildings in Fullerton, and took another step in fulfilling that goal on by placing a plaque on the Hetebrink House on Nov. 16.

Located at the corner of Berkeley & Chapman the house was built in 1914 with brick made on the site. The architects were Elwing and Tetford of Santa Ana, with input from Carrie Hetebrink, Pete and Hyacinth's mother.

Pete and Hyacinth Hetebrink had requested that the ceremony be small and informal; consequently, only

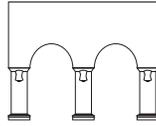
Fullerton Heritage board members, city officials and the Hetebrink family were invited to the plaquing ceremony. Everyone enjoyed refreshments on the front porch, while admiring many of the exterior architectural features.

Small groups were allowed to tour the first floor and basement of the home. The basement was really a basement in name only: it was a finished room that was used as a ballroom, a skating rink and a tennis court—no overhead shots, please. The interior of the first floor has lots of natural wood and built-ins reflecting the influence of the craftsman style of

the time. The home has an original built-in vacuum system, a dumb waiter to the basement, and a sleeping porch upstairs. Carrie reportedly made all of the original lamp shades for the house. The arched windows on the second floor over the entrance are in Carrie's old sewing room. All of the children's school clothes were made at home.

This is only one of the Hetebrink homes still to be found in Fullerton. Their grandfather's home still stands on the campus of Cal State Fullerton. The Hetebrinks are one of the remarkable pioneer families of Fullerton.

—Cathy Thomas



President's Corner

I would like to take this opportunity to thank all of the people who have put so much of their valuable time and energy into Fullerton Heritage this past year. We took on more challenges last year than in any previous years since our inception, and the amount of effort our members put forth is truly remarkable. We have a long way to go before we reach our goals, especially on our "Save the Fox" campaign, but I am confident that with the enthusiasm and talent our members continue to demonstrate, we will be successful.

If our organization can accomplish nothing more over the next year except helping to save the historic Fox Theater, I think we should all be happy. As you read this latest edition, I am sure you will be surprised and pleased at the number and significance of the accomplishments we have made since our last newsletter.

—Tom Dalton



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Update: Project Fox

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means to prevent the ultimate loss of this valuable historic resource.

- The Fox Fullerton Theatre is a key component to the Downtown Revitalization. Our petition drive demonstrated that downtown Fullerton is a strong regional draw and the restoration the Fox would provide an anchor to the north end of Harbor with a night-time use, thus giving our residents the final piece to successful downtown.
- Fullerton Heritage and the Project Fox Committee seek to serve as a resource for generating awareness about the condition of the theatre and the untapped possibilities it holds.
- As an organization, Fullerton Heritage has a long history of working with the City to accomplish common goals. We

continue to offer our support in assisting the City in implementing the provisions of the General Plan's Historic Resources Element and are always available to provide information to the public via our hotline number.

We finished off the year with a very successful benefit performance of Noel Coward's "Hay Fever" at the Vanguard Theatre, raising more than \$1,000 which has continued to finance the Project: Fox effort, and thereby avoiding any depletion of Fullerton Heritage's general fund.

I continue to be encouraged by the tremendous interest our efforts generate regarding this landmark property and I would like to thank all those who have supported the campaign thus far. I look forward to continued success in 1998.

—Dave Temple



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