

FULLERTON HERITAGE

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Fullerton's Bungalow Courts

From 1924 to 1929, six bungalow courts were constructed in the City of Fullerton, each with a distinctive architectural look. Like all multi-housing units built during this period, the bungalow courts were located within the original 430-acre townsite laid out by town founders George Henry and Edward Russell Amerige in 1887. Five of these bungalow courts are still standing, and Fullerton now has more extant bungalow courts than any other city in Orange County: San Souci Court (501 W. Whiting), Mariola Apartments (520 E. Commonwealth), Pomona Bungalow Court (314 N. Pomona), Truslow Court (424 E. Truslow), and Rose Court (125 Ellis Place), now the Joyce Apartments. To take advantage of commercial, transportation, and social amenities, all of the bungalow courts were built within walking distance of the downtown area.

The bungalow courts stand in sharp

contrast to the few apartment buildings that were constructed in Fullerton. Despite an intense demand for housing, Fullerton residents did not like apartment buildings, and constructed very few, always preferring single-family dwellings over multi-family units. Unlike nearby cities, such as Anaheim and Santa Ana, which had dozens of apartments, Fullerton only had a handful of apartment buildings constructed prior to World War II. Apartment houses were viewed as poor places to raise children, and the "indecent propinquities" of apartment life did not appeal to conservative Fullerton



residents. In contrast, there was no stigma to living in a bungalow court, which represented stability

and maintained a semblance of suburban gentility. The courts could easily be constructed on a typical single lot and were situated amongst single-family homes in upper, middle, and even low-income neighborhoods. Truslow Court was constructed specifically to house poorer railroad workers living next to the tracks. The bungalow courts in Fullerton, which provided six to ten rental units, were laid out in a U-shape, with a two-story unit at the end of the court serving as a visual focus. In

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Crystal Cove Program: Save the Date

On Thursday October 23, 2008, Fullerton Heritage and the Fullerton Public Library will sponsor a public program featuring Laura Davick, founder and president of the nonprofit Crystal Cove Alliance. A third generation Coveite, Davick will discuss the unique history and architecture of the Crystal Cove community, now a designated historic district. The program will start at 7:00 p.m. at the Fullerton Public Library.

Advocacy Issues

by Katie Dalton

Redevelopment Design Review Committee:

John Silber, a local architect, has been appointed to the RDRC. John has served previously and has a great grasp of preservation issues. We are pleased with his appointment, especially since he is the only architect on the Committee.

In the past few months the RDRC has reviewed new residential projects in the preservation zones at 224 W. Brookdale Pl., 143 E. Valencia Ave., 336 W. Malvern Ave., 217 W. Malvern Ave. and approved all with conditions. The process on each of these projects went smoothly, with staff and RDRC doing a good job of review and application of the Design Guidelines. The RDRC also reviewed and approved a request from a new restaurant (Bourbon Street) for some exterior modifications (flower boxes, awnings, signage and murals) to the Williams Building which is a Local Landmark and listed on the National Register of Historic Places.

A remodel project on Jacaranda Pl. that required staff review, but did not go to RDRC for review, has been problematic, starting with the beginning of construction without the necessary permits. From there, things went from bad to worse, with the homeowners reporting that they received conflicting information from the planning staff, which led to the use of design and materials of questionable conformity with the Design Guidelines. We are currently working with the homeowner and the Director of Community Development to schedule a meeting to discuss what went wrong with the planning and design process. We will use this as a learning experience as we try to fine tune the process with staff and the public.

GPAC

The General Plan Advisory Committee has been meeting monthly for several months to assist the City in the revision of the General Plan. Fullerton Heritage has been attending these meetings as well as the many community workshops in an effort to lobby for a separate Historic Element in the new General Plan. Currently, historic preservation is mentioned in a minor way in the

Resource Management Element of the General Plan. We will continue to actively participate in this process and are pleased to report that there has been overwhelming support for historic preservation issues from the public during the neighborhood meetings and there appears to be increasing support from members of the GPAC for the inclusion of a strong Historic Element. Discussion of the final elements to be included will begin in late May or June with the City Council having the final decision following the GPAC discussions.

El Camino Real Bell

Do you all remember that there used to be an El Camino Real bell (similar to the one in the Harbor median near the corner of Harbor and Wilshire downtown) in the median along Harbor Blvd. across from Hillcrest Park? It was hit in a car accident and severely damaged a number of years ago and seemingly disappeared. A few of your Fullerton Heritage Board members were sitting around talking one day and wondering where that bell could have gone. Some investigation, with help from Dennis Quinlivan, Superintendent of the City Landscape Division, uncovered the missing bell in piles of "stuff" in the city's maintenance yard. Thanks to Dennis' enthusiasm and leadership in working with Fullerton Heritage the bell has a new home in the center portion of Downtown Plaza Park across from the Fullerton Museum Center. Dennis handled restoration of the bell and fabrication of a new shepherd's hook and frame for the informational and commemorative plaque that Fullerton Heritage designed and donated. Please stop by Plaza Park and view the latest addition.

Yikes

Just when you think you've seen the worst, you drive down the street and see the latest WORST EVER!! The owners of a wonderful house at 129 N. Yale Ave. in the College Park Preservation Zone tore out every window and door and gutted the interior without any review or permits!!! Word on the street is that they had planned to demolish the entire house, but were busted part way through. Thanks to the vigilance of a Fullerton Heritage member, the City was contacted and the project was stopped "mid-demolition". We are following this one VERY closely and will report back.

President's Corner

by Tom Dalton

By now each of you should have received a letter from board member and membership chair Michele Powell concerning your interest in participating in volunteer activities in support of Fullerton Heritage. I would like to thank Michele for taking the initiative to do this and encourage you to consider how you could help us achieve our objectives. Over the years the majority of the workload has been spread among the board members and that is understandable since most small volunteer organizations are run that way. However, we have always known that we have a huge untapped talent pool hidden within our membership (you know who you are) that, if properly organized and encouraged, could make Fullerton Heritage an even more effective preservation advocacy group, and that is what we hope to do. If you do have some discretionary time and are willing to volunteer to help us, please

let us know and we will be contacting you. I plan to spend as much time as we need discussing this issue at the **Annual Meeting** since I believe it is one of the most important things we have done in years. **The meeting will be held from 1:00 to 3:00 p.m. (or whenever we finish) on Sunday, June 22nd in the Red Cross Building at Hillcrest Park.** Please plan to attend and be an active participant. If you don't have any spare time to give, please let us know what things are most important to you and what you would like to see our organization accomplish over the next year or more. Also, we are always looking for nominations for Preservationist of the Year, Golden Hammer, and any special awards that are appropriate. If you have anyone in mind please let us know.

Thank you for your continued support of Fullerton Heritage, no matter what your level of participation.

Remodeling or Remuddling? What Not to Do

Ever drive by a house and think: "How ugly is that?" or, "What happened to that house?"

Simply by walking around Fullerton neighborhoods, both old and new, one can see many homes that need help.

Two recent books explain in detail what went wrong: Sandra Edelman's *What Not to Build: Do's and Don'ts of Exterior Home Design* (2006) and Marianne Cusato's *Get Your House Right: Architectural Elements to Use and Avoid* (2008).

Designed to help home owners, home builders, designers, and poten-

tial buyers, *What Not to Build* shows side-by-side illustrations of

before and after examples of real mistakes made on real houses and suggests how to fix them. Many elements of home design—dormers, porches, columns, windows, roofs, shutters, doors, etc.—are covered as the

author points out the importance of proportion, balance, and scale. The author also provides examples of architectural style types and how to avoid mixing incompatible features when restoring or adding on to an older home.

Similarly, *Get Your House Right* uses over 1,000 detailed drawings to

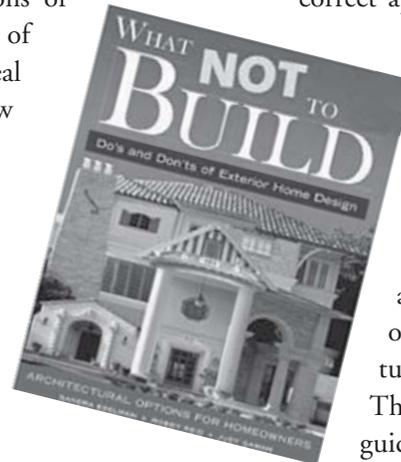
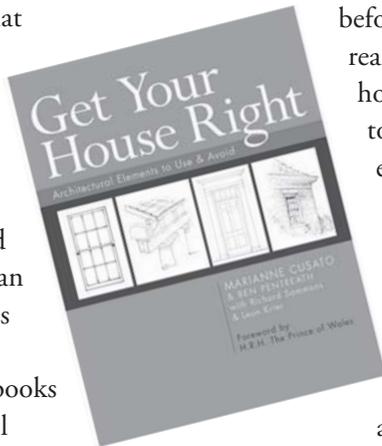
illustrate errors to avoid and the correct approaches to use

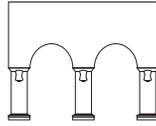
when restoring or designing exterior doors, entrances, windows, chimneys, and dozens of other architectural elements.

Throughout the guidebook are checklists that home owners and builders can use to ensure that details are compatible with the style of the building.

Both books are available on Amazon.com and are on order at the Fullerton Public Library.

--Debra Richey





Bungalows

(continued from page 1)

the 1920s, the bungalow courts were a fresh, new building type that offered an attractive and different housing choice for residents. The bungalow courts in Fullerton, however, were a short-lived phenomena. The 1929 Depression stopped the construction of multi-housing units throughout the City, and after World War II, developers turned to the construction of larger apartment complexes, mostly built outside the city's original townsite, which made more efficient and profitable use of land.



520 E. Commonwealth



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Consider giving a friend a gift membership in Fullerton Heritage



Yes, I want to support Fullerton Heritage in preserving Fullerton's historic cultural and architectural resources.

Please check one:

- | | |
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| <input type="checkbox"/> \$10 Student | <input type="checkbox"/> \$100 Friend |
| <input type="checkbox"/> \$15 Senior (65 & over) | <input type="checkbox"/> \$250 Corporate |
| <input type="checkbox"/> \$20 Individual | <input type="checkbox"/> \$500 Patron |
| <input type="checkbox"/> \$25 Non-profit | <input type="checkbox"/> \$1000 Benefactor |
| <input type="checkbox"/> \$30 Family | <input type="checkbox"/> \$_____ Additional Contribution |
| <input type="checkbox"/> \$50 Small Business | |

I would like to be active in Fullerton Heritage, and am interested in the following activities (circle one or more):

Fundraising – Develop and manage activities or events to raise money for projects such as the Fox Theatre restoration

Membership – Explore ways to increase membership and to involve members in activities

Down Town Walking Tour – Support the current team, learn about landmarks and history of Fullerton

Historic Trolley Tour – Support the current team, learn about landmarks and history of Fullerton

Programs / Education – Develop ideas and coordinate public programs

Historic Home Tours – Work on committee to explore viability of organizing a tour

Home Restoration Resources Guide – Update and research activities for this online resource

Newsletter, web and print publications– research and write articles

Other interests: _____

NAME: _____

ADDRESS: _____

CITY: _____ ZIP: _____

TELEPHONE (H): _____

(W): _____

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Renewal New Member Gift Membership

Send your check along with this form to:

Fullerton Heritage / P.O. Box 3356

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