

FULLERTON HERITAGE

Spring/Summer ↻ Volume 21 ↻ Number 2 ↻ May 2015

The mission of Fullerton Heritage is to foster an appreciation of our city's cultural history and to ensure the preservation of our historic architectural resources and environments.

City Welcomes Its Seventh Preservation Zone— The Hillcrest Drive Area

by Maureen Burton

On March 17, the City Council approved a neighborhood petition to establish a Preservation Zone in the Hillcrest Drive area. The new Preservation Zone includes the properties on the west side of Lemon Street between Berkeley Avenue and Valley View Drive, and the properties on Hillcrest Drive and Hillcrest Lane.

A Residential Preservation Zone is a classification applied to a mature residential neighborhood that is considered to be a valuable asset to the City that should be preserved.

The possibility of establishing Residential Preservation Zones within the City was established in 1996 with the City Council's approval of an Amendment to the Fullerton Municipal Code.

At the request of a majority of the residents in an area and with City Council approval, an area can be designated a Preservation Zone.



This handsome 1913 Classic Craftsman house, a Fullerton Local Landmark, is just one of the six historic homes that will be on Fullerton Heritage's Home Tour to be held Saturday, June 27.

The primary objective of residents in an area that seeks Preservation Zone status is to preserve and protect the historical context of the area from intrusive or inappropriate development. New development and additions are allowed but construction must maintain the traditional character of the area.

The Hillcrest Drive area is one of the City's oldest historical tracts, dating back to 1911. Most of the houses were built prior to the 1930s and represent some of the City's finest homes from this era. The residences are representative of many styles including Craftsman Bungalows, Cottage/Storybook, Mission Revival, and Spanish Colonial Revival.

The first home constructed was the Samuel Fuller house at 150

(continued on page 3)

Santa Fe Loading Dock Update

by Terry Galvin

Fullerton Heritage is continuing to spearhead the restoration of the freight loading dock at the historic Santa Fe Depot complex.

Since our last report, the project has received several valuable donations. The important main beam replacements, begun in mid-April, have been completed. This was done following the installation of new shoring for the roof and the removal of the old roof material. Framing includes three main beams, one cross beam, several supporting members and plywood on the roof for seismic strengthening.

In addition, several of the columns require major surgery to cut out dry rot and

termite damage. Volunteers have filled the other columns with an epoxy-based compound to restore strength to them.

Major business partners in the project are Bushala Brothers, Ganahl Lumber, the Rotary Club of Fullerton, the Fullerton South Rotary Club, Florentine's Grill, and the Muckenthaler Cultural Center/Behr Paint. On April 15, 2015, Letter Perfect Signs donated and installed a 16' long banner describing the project and listing all of the business partners to date.

Donations are still needed to complete the framing, repair the roof drainage system, and to install new roof material. Call the Fullerton Heritage hot line at 714-740-



This banner credits the many donors who are partnering in the loading dock restoration project, assisted by Fullerton Heritage.

3051 if you would like to contribute or recommend people for us to contact.

Advocacy Issues

by Kate Dalton

Design Review Committee

At the Design Review Committee meeting on December 11, 2014 approval was given to a second dwelling unit on the property at 224 West Whiting Avenue in the West Whiting Preservation Zone. The project met all of the required design guidelines with the design and materials matching the existing 1920s era house.

On January 8, 2015 the DRC considered and approved two new projects in the Jacaranda-Malvern Preservation Zone. The first at 338 West Jacaranda Place included an addition to the original house which was well-designed in terms of mass, scale and architectural features, with the use of high quality materials that were also used on the new garage that was built previously.

The second project at 144 West Malden Avenue involved a small addition to the front facade of the 1940s era home that was generally well-designed and an asset to the property and the neighborhood. However, the plan included a skylight that would be visible from the street, which is contradictory to the Design Guidelines for Residential Preservation applied to all new construction within the preservation zones. Fullerton Heritage objected to the City's approval of the skylight, but the DRC members approved the recommendation of City Staff.

New Local Landmarks Approved

Fullerton Heritage recently nominated two additional properties for Local Landmark status, again involving extensive research completed by Fullerton Heritage Board Member Debora Richey. The Shepardson House located at 155 Hillcrest Drive and the Carter Apartment House at 210 West Truslow Avenue were unanimously approved by the Landmarks Commission on February 25, 2015 and by the City Council on March 17. Fullerton now has 95 recognized Local Landmarks in the city!

We will continue to work with the owners of Fullerton's most significant historic properties to pursue Local Landmark designation and protection for those not already identified.

Hillcrest Drive Preservation Zone:

As mentioned in our last newsletter, the homeowners in the Hillcrest Drive neighborhood have been working with Fullerton Heritage and City Staff on their request to establish a Residential Preservation Zone. After many months of hard work and advocacy, the property owners overwhelmingly supported the zone change, which was approved by the Landmarks Commission on January 28, 2015 and by the City Council on March 17. Fullerton Heritage would like to commend Todd Warden and Laura Lopez who led the effort with their neighbors. It was a wonderful example of grassroots civic engagement for the good of our greater Fullerton community. Fullerton now has eight established Residential Preservation Zones with several more potential neighborhoods remaining.

Miscellaneous Items:

The City has hired local resident Karen Haluza as the new Director of Community Development. Previously the Acting Director in Santa Ana, she started her new position in December, 2014. We have already met with Ms. Haluza and her staff about preservation issues in Fullerton and look forward to working with her in the future. We welcome her expertise and commitment to Fullerton.

City Council reviewed and approved plans for Phase 1 of the Master Plan for historic Hillcrest Park at its meeting on February 17, 2015. We look forward to continued work with the city and their landscape design consultants from Mia Lehrer + Assc. Two Fullerton Heritage board members are on the Master Plan Committee, which is important since the park is one of the few landscape spaces in the nation that is listed on the National Register of Historic Places.

At its April 8, 2015 meeting, the Landmarks Commission unanimously approved a modification to the front facade of The Fullerton Oddfellows Temple/The Williams Building at 112 East Commonwealth Avenue, which is listed on the National Register of Historic Places. The change involves replacing the existing large fixed glass storefront windows, which were added in the 1940s, with rollup glass garage type windows, similar to the original pulley glass windows from 1927. The proposal preserves the original bulkhead, header, and transom glazing and meets the Secretary of Interior's Standards for Rehabilitation of Historic Properties, as well as the State Historic Building Code. Fullerton Heritage supported the proposal and is pleased with the level of review, including that of Town Architect Jon M. Califf, and the Landmarks Commission's decision.

Finally, the owners of the Mariola Apartments at 520 East Commonwealth Avenue, a Fullerton significant property, will be required to restore the front facade windows to their original design, given that they are a defining feature of the building's architecture. The owner has agreed to restore the Commonwealth-facing windows to the satisfaction of the Director of Community Development. (The original historic windows were removed and replaced despite the property's protection as a Fullerton historic resource.)

Welcome New Members!

Fullerton Heritage extends a warm welcome to our newest members: Steve Chapin, Tracie Howell-Andrade.

Home Tour: Save the Date

As noted in the President's Message, the next Fullerton Heritage Historic Homes Tour has been scheduled for June 27, 2015. You don't want to miss this very special event!

Find Fullerton Heritage on Facebook

Remember to find us on Facebook: <http://tinyurl.com/d2cro9o>

President's Corner

by Ernie Kelsey

Greetings Fullerton Heritage members,

It's that time of year. The Jacarandas are in bloom, signaling spring has sprung. May is upon us and it will be summer soon. We're certainly all fortunate to live in Fullerton, or have the city in our hearts.

It's been a busy six months for Fullerton Heritage and a lot has happened since our last newsletter. From attending City Council meetings to walking tours to our continued support of the Fox Fullerton Theatre restoration, it's never a dull moment for Fullerton Heritage!

There are two current items we're all very excited about: the Hillcrest Preservation Zone and the restoration of the Santa Fe Depot loading dock.

Please join me in welcoming the Hillcrest Drive neighborhood to the latest list of Residential Preservation Zones in Fullerton. The addition of the Hillcrest neighborhood brings our city's total number of preservation zones to eight. This is such great news for the entire city! The Hillcrest neighborhood residents were well-organized and an overwhelming number of neighbors supported the creation of the preservation zone and showed their support at various city meetings. Congrats to this gem of a neighborhood – and look in this newsletter for more information about the upcoming 2015 Fullerton Heritage Home Tour featuring the Hillcrest Neighborhood. Come out on

Saturday, June 27 from 10:00 – 2:00 and see why everyone is so very excited that this hidden treasure of a neighborhood is preserved for future generations to enjoy.

We're also excited about our newest restoration project – the Loading Dock at the historic Santa Fe Depot. After years of exposure to the elements and some very hungry termites, the time has come to restore the loading dock to its original state – and to protect it from either demolition or such radical changes after which you would never know it was once a loading dock. Just like the Amerige Brothers Realty Office restoration, Fullerton Heritage is working in conjunction with the City of Fullerton and is taking the lead on raising funds and organizing volunteers to get the work done. I'm happy to report we've already had several work parties and have received over \$10,000 in donations to help save the Loading Dock. Makes me proud to live in Fullerton!

As summer fast approaches, I want to remind everyone our Annual Meeting will be held on July 12 from 2:00 – 4:00 in the auditorium at the Fullerton Museum Center. I hope you can all make it. In the meantime, I'll see you at the Hillcrest Neighborhood Home Tour! Please, check out our Facebook page and share our information with your family and friends. Without the support and encouragement of our members, Fullerton Heritage would not be such a wonderful, effective organization!

*With my warmest regards and sincere thanks,
Ernie*

Newest Preservation Zone

(continued from page 1)

Hillcrest Drive (1913). The Hillcrest Drive area became a popular location for many of the founders of Fullerton Union High School and Fullerton Junior College. Educators who resided on what was dubbed "Education Hill" included Louis E. Plummer who served as Superintendent of Fullerton High School from 1919 to 1941; William T. Boyce who was an administrator at Fullerton Junior College from 1918 to 1950; Hiram Harwood Tracy who taught science at the high school and college for over 30 years; and Anita Shepardson who taught math at the high school and college from 1913 to 1945.

In addition to educators, the neighborhood was home to several other notable individuals including banker and Chamber of Commerce president Waldo O'Kelley; automobile dealer and social activist Albert H. Sitto; lawyer and judge Emerson J. Marks; developer and city councilman John R. Gardiner; Emmy-award nominated actor Harry Anderson (Night Court and Dave's World); city attorney and community leader Walter Chaffee; and Otto W. Heinz, president of Balboa Motor Corporation, a failed business venture that produced the only car manufactured in the City.

Three residences have been designated Fullerton Local Landmarks and two of the properties qualify for listing on the National Register of Historic Places.

Despite the historic nature of the neighborhood, the residents

of the Hillcrest area had not sought Preservation Zone status until 2014. At this time, residents were increasingly alarmed by some of the changes they had seen in their neighborhood. In 2004, a house at 1101 N. Lemon St. was bought by a sorority that expanded the home to the maximum square footage allowable, which was 50 percent of the lot size. To many residents, the new sorority house dwarfed the neighboring historic homes and was intrusive. If the area had been an established Residential Preservation Zone, the house's addition would have been restricted to a smaller scale, since the Preservation Zone criteria restricts the square footage of a residence to no more than 40 percent of the lot size.

Another impetus for creating a Preservation Zone resulted from the subdividing into three lots of the Chaffee home property at 184 Hillcrest Drive. Neighbors were upset because a new house could now be constructed in front of one of the "crowning jewels" of the area with no special design criteria for the new construction.

Shortly thereafter, Hillcrest Drive area residents launched a grass roots effort, with the assistance of Fullerton Heritage, for their neighborhood to become a Preservation Zone. This grass roots effort was spearheaded by residents Todd Warden and Laura Gallagher Lopez who worked tirelessly to pursue the declared goal. Neighborhood meetings were held. The process, reasons, and implications were studied. A letter was sent to the City by seven residents

(continued on page 4)

Fox Theatre Update

by Tom Dalton

Dripp Coffee, the new tenant for the Firestone Building adjacent to the Fox Fullerton Theatre, has been making good progress on their tenant improvements and expects to open for business this summer.

The Fullerton Historic Theatre Foundation has been busy with the ceiling restoration of the theatre, installing a fire alarm, building new restrooms, and reconditioning the rooftop sign with energy-efficient LEDs. The \$300,000 grant from the California Cultural and Historical Endowment is being used to complete this work along with the very generous in-kind donations provided by Bivar, Inc. in Irvine and EJAY's Machine Co. in Fullerton. Without the extraordinary help of these two companies we would not have been able to meet our 60% match obligation and would have had to turn down the grant. We expect to complete this phase of the project by the end of May.

There is a major public event at the Fox scheduled for the end of May, at which time there will be an open house for the community to visit the theater and check out the newest improvements. Be watching for the formal announcement.

If you aren't already a Friend of the Foundation, please consider joining and help us keep the momentum going. The Foundation's website is foxfullerton.org.

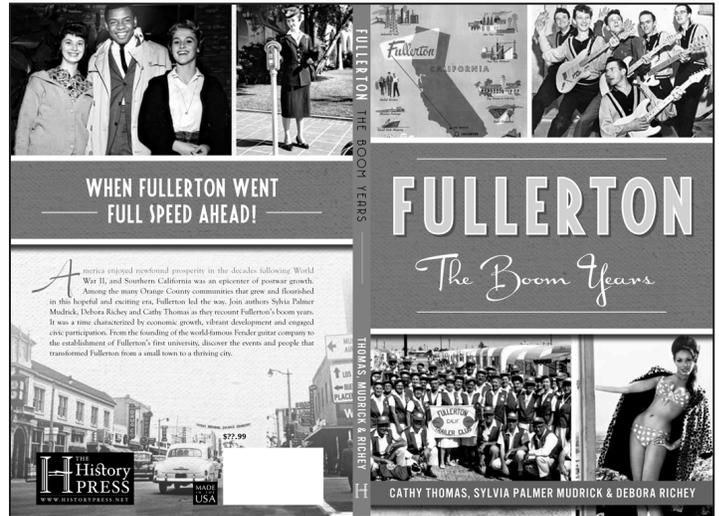
Newest Preservation Zone

(continued from page 3)

requesting an interest in having the neighborhood reclassified to a Residential Preservation Zone. The City's Director of Development Services organized an informal meeting held at the Red Cross Building in Hillcrest Park. A petition was circulated by the residents requesting the zoning change. The petition was accepted by the City and attempts were made to contact owners or residents that had not responded or needed more information about the original petition. The City prepared a staff report and a presentation was made to the Planning/Landmarks Commission. The Commission supported the request and the petition went before the City Council. In the end, the petition had the support of over 70 percent of the residents and the Council approved the zoning change by a four to one vote. The entire process had taken about ten months to complete. Overall, most neighbors felt that the process brought the neighbors closer together and that the neighborhood will be better off since truly one of Fullerton's finest areas will be preserved for the future.

Calling All Contributors!

You can help make the Fullerton Heritage newsletter an even better publication by submitting your suggestions for future articles, or better yet offering to write an article for consideration. You can mail your submissions to the Fullerton Heritage P.O. Box, or e-mail them directly to the Editor at jgread@sbcglobal.net.



Coming soon to a location near you—including Barnes & Noble—is a new history book on Fullerton that covers the post-World War II years from 1945 to 1980. At the close of the war, Fullerton was still very much a small rural town of only 11,328 residents. All of that would change in the next few decades as Fullerton quickly became a popular place to live. There was a massive housing boom, high-paying jobs were plentiful as manufacturing quickly replaced agriculture, and residents began purchasing consumer goods at record levels. *Fullerton: The Boom Years* covers housing, business and industry, education, law enforcement, and much more. The first full-length study of postwar war, the book was supported by Fullerton Heritage, which provided funding for the purchase of a number of photographs. All of the proceeds from the book will go to fund research materials to be publicly available in the Local History Room of the Fullerton Public Library.



Board of Directors 2014-2015

Warren Bowen / Maureen Burton / Kate Dalton
Tom Dalton / Terry Galvin / Ann Gread / Joel Gread
Ernie Kelsey / Bob Linnell / Debora Richey / Noelle Rossi

Fullerton Heritage / P.O. Box 3356
Fullerton, California 92834-3356
Hotline: (714) 740-3051

www.fullertonheritage.org
Facebook: <http://tinyurl.com/d2cro9o>

Newsletter
Joel Gread, editor
Jim Powell, layout & design