



FULLERTON HERITAGE

Winter ✨ Volume 28 ✨ Number 1 ✨ January 2022

Mission: Foster an appreciation for our city's cultural history and ensure the preservation of our historic architectural resources and environments.

Overview:

State ADU Requirements and State Laws 9 and 10

By Ann Gread and Ernie Kelsey

Your Fullerton Heritage Board is concerned about several State laws that affect the fabric of our historic resources and the City in general. Already in play is State Additional Dwelling Unit (ADU) requirements. During 2021 Senate Bills 9 (SB9) and 10 (SB10) were signed and became state law on January 1, 2022. These new laws effect zoning of single-family residences as well as ease the rules for converting non-residential zoning to residential zoning. The goals of these laws are to provide additional housing stock in California. In theory, if it's easy to build more housing then there will be more supply which in turn will lower housing pricing. These laws do not take into consideration the specific regional development history or the differences in demographic and economic trends between urban, suburban, and rural regions of the State.

Current ADU law allows for property owners to add ADUs to their properties, whether owner occupied or not. The law does not require the owner to provide parking if within a half mile of public transit.

It does allow cities to say "no" to ADU construction in designated areas due to impacts on infrastructure or public safety. However, designating these areas would require extensive, costly studies to substantiate the impacts. The good news regarding historic resources is if the property is within a Preservation Zone then new design and construction has to meet the specific guidelines for Residential Preservation Zones while supporting the look and feel of the main house and the neighborhood.

SB9 allows for the subdivision of properties zoned R1 (single family residence) into two lots. This would allow for each lot to have a primary residence, an ADU and a Junior ADU (small ADU within the primary residence with its own entrance). The property owner must sign a letter of intention to live on the original property for 3 years once the subdivision is approved. SB9 does protect recognized Historic Districts of which Fullerton's 11 Preservation Zones do comply. However, these 11 Zones don't represent all of Fullerton's historic neigh-

borhoods leaving many homes and historic neighborhoods at risk to development with little protections with regards to density, exterior designs and setbacks.

SB10 is voluntary and must be adopted by city councils. This law makes it easier to convert zoning of industrial/commercial properties that are in easily accessible transit areas and/or are urban infill areas to residential zones that provide up to 10 housing units per parcel. At this point the Fullerton City Council has not adopted this measure. There are no protections for historic properties in this law. Hopefully, National Register, Significant and Local Landmark properties are protected by their designations.

Fullerton Heritage will continue to advocate for our historic resources and neighborhoods as the City implements these new laws. Although we are not a political organization, we are committed to preserving our historic architectural resources and environments. We strongly encourage you to become informed about what these laws mean to our community.

Do You Live in a Historic Neighborhood?

By Ernie Kelsey

Historic Districts and Preservation Zones are similar, but not synonymous. Fullerton's Design Guidelines for Residential Preservation Zones was adopted by the City on March 5, 1996. Fullerton Heritage in partnership with the City drafted the Municipal Code changes. As a result of dedicated neighbors hard work, along with Fullerton Heritage's mentorship, there are currently 10 Preservation Zones in the City. This is beneficial because established Preservation Zones have some protections against the new State housing laws. These protections address mass, scale, setback and look and feel. There are 6 additional neighborhoods that are considered Historic

Districts but are not protected by the same guidelines as Preservation Zones.

If you think your neighborhood could become a Preservation Zone, please contact Fullerton Heritage at 714-750-3051 or info@fullertonheritage.org. We'll help you figure it out!

Interested in helping to regain local Zoning control? Check out Our Neighborhood Voices at ourneighborhoodvoices.com. The Fullerton Heritage Board voted to endorse this organization.

The Jewett Brothers: Fullerton's Most Prolific Post-World War II Developers

by Deb Richey

After World War II, Fullerton progressed from decades of severe housing shortage, particularly in the 1920s and 1930s, to a massive boom in housing construction that continued until the 1970s. The clamor for new homes was propelled by an ever-increasing number of new inhabitants, with Fullerton's population surging from 10,442 in 1940 to 85,987 in 1970. The third week in January 1951 was declared "Million Dollar Week" when Fullerton set an all-time record for building permits. In 1955 alone, the city approved fifty-five new tracts for a total of 3,901 lots. On August 24, 1955, city staff reported that twenty-seven homes were being added to the city's residential areas every weekday.

Bill and Dick Jewett – the Jewett Bros. – would build more postwar homes in Fullerton than any other developers. The brothers offered easily affordable mortgages, with little or no down payment for veterans, thus fulfilling the American Dream of homeownership as new residents demanded



Bill Jewett at construction site, 1950s. From the Southern California Edison Company Collection.

and received modern homes in fast-growing tracts. Although the brothers are now associated primarily with large housing tracts, their building firm also constructed a number of remarkable custom homes.

William Horace Jewett (1908-1969), known as Bill, was born in Fullerton in

1908, but the Jewett Family would leave the city. Richard Craig Jewett (1911-1986), called Dick, would be born in Ballard, California, in 1911. The Jewett Family lived in different California locations before returning to Fullerton in the late 1920s. Dick graduated from Fullerton Union High School in 1930; Bill attended but dropped out of Fullerton College. Bill worked in the oil fields at Coalinga while Dick was employed by the Firestone Service Store in Fullerton until 1936. In 1937, the two brothers worked as carpenters for their cousin, local contractor Robert H. Blair (Blair Bros.). However by 1938, the two had decided to establish their own business and formed a partnership in the firm of Jewett Bros., General Contractors. They set up their first office at 102 West Malvern Avenue, then built gradually larger offices before finally landing at 1603 West Commonwealth Avenue in the 1950s.

Initially, the Jewett Brothers followed the
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Pastoral California Mural Nominated To National Register

When the Spanish Colonial Revival Fullerton Union High School Auditorium was listed on the National Register of Historic Places in 1993, the colorful fresco on the west wall of the building was not included because it had been painted over in 1939. The mural was restored in 1997, with wide support from the Fullerton community. Fullerton Heritage has submitted additional information to the California Office of Historic Preservation to have the mural included on the National Register

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FH Marks 30th Anniversary with Rejuvenated Logo

Happy 2022! This year Fullerton Heritage is excited to celebrate our 30 year anniversary. As a Board we have selected to update the look of our logo by adding color, symmetry and detail to its already recognizable brand. Just like an old home, a new roof and a fresh coat of paint is sometimes necessary. We hope you enjoy the new level of artistic touches we have added to our branding and look forward to 30 more years of community support in all topics surrounding preservation.



Jewett

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typical path of pre-World War II Fullerton building contractors, constructing “spec” or speculative homes for potential homeowners, along with custom-built dwellings and commercial structures for well-off clientele (e.g., 131 North Raymond Avenue, 140 Ramona Drive, etc.). They then started building three to ten homes within new subdivisions, such as 112 to 137 South Orange Avenue in 1944, 745 to 787 North Stephens Avenue, and 705, 735, 741, and 753 Ocean Drive in 1946.

In these early formative years, Bill and Dick Jewett advertised themselves as “designers and builders”, but neither brother had a particular flair for building design. The



Bill Jewett (top) and Dick Jewett in 1954

firm initially relied on Cecil H. Randall (1907-1979) to design custom-built homes for their clientele. Randall worked closely with homeowners, but he often liked to design long, rambling homes with attached single-car garages, most often working in a style that appeared comfortable and familiar from the street (e.g., 841 and 848 North Grandview Avenue, 840 Lois Lane, 1405 West Malvern Avenue, 705 Ocean View Drive, etc.).

Randall’s masterwork is the two-story Streamline Moderne Robert G. Gamble House near the top of Raymond Hill at 1313 North Raymond Avenue. Known at the time of construction in 1940 as the “castle”, the striking home relies almost exclusively on curved lines on the interior and the exterior. In designing the home, Randall worked closely with Gamble, who was the grandson of the founder of the Gamble-Robinson Corporation, at the time one of largest wholesale produce companies in the nation. The home is so strikingly different from the tract homes the company later built that residents are often startled to learn that it was built by the Jewett Bros.

Randall stayed with Jewett Bros. until 1945, when he took over his father’s La Habra nursery business, Randall Nurseries, but he continued to work closely with Dick and Bill Jewett, supplying the orange trees that

Introducing --

CECIL RANDALL

Our genial home designer who spends day and night arranging new ideas in house designs and plans. Above all, he wants individuality, that's why he approaches the prospective home builder in the manner in which he does --to get just what the owner would like to have, then he goes ahead and prepares the floor plans and house designs, fitting in original ideas which his alert mind gives him.

Jewett Bros. arranges the entire building program for you. House designs, floor plans, lot upon which to build--then builds the home--ALL ON ONE DOWN PAYMENT--and low monthly payments.

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DESIGNERS & BUILDERS
100 W. Malvern Phone 651

Cecil Randall Ad,

Fullerton News Tribune, September 6, 1940

the brothers placed in the front and backyards of their tract homes in the 1940s and 1950s. It is believed that Randall Nurseries supplied nearly all of the trees that were first planted in Sunny Hills.

In 1947, Jewett Bros. made the leap into post-World War II tract development, planning and building Fullerton’s first large housing subdivision at the corner of Basque and Commonwealth Avenues, known as the Basque Tract. There was pent-up demand for housing, and the tract of 109 boxlike homes (selling for \$8,700 to \$9,200) sold out immediately. Other large subdivisions quickly followed, including Valencia Villas at Euclid and Valencia Avenues; Valencia Orangewood at Brookhurst Road and Valencia Avenue; and Malvern Homes on West Gregory, west of Basque Avenue. The contracting firm constructed thousands of homes and businesses throughout Orange County – Anaheim, Buena Park, Garden Grove, Stanton, etc. – but the bulk of their construction work remained in Fullerton. Initially, the company offered veterans the option of a minimal down payment, but as the ex-soldiers and

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Interior, Kitchen in a Jewett Bros. home, 1950. From the Southern California Edison Company Collection

Jewett

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their wives flooded the housing market, veterans could purchase the homes without a down payment. In the late 1940s, veteran house payments were averaging around \$60.00 a month for a modest home.

Most of the early homes built by the firm were Minimal Traditional in style, but when the company moved into the construction of large subdivisions, the dwellings were typical tract housing, simple box- or rectangular-shaped single-story dwellings with few decorative elements. Located in primarily what was the southwest part of the city, the tract homes were modest in size and scale and constructed in neat, clearly defined neighborhoods. The Jewett Bros. quickly became the largest producer of postwar tract homes in Fullerton, dwarfing such early prolific developers as Ernest S. Gregory and Harry Crooke. Later, the Jewett Bros. turned to low-slung ranch-style homes which the contractors offered in a number of different plans.

To keep home costs down, the Jewett Brothers developed a "Point Plan" that offered homeowners a choice of features – aluminum awnings, a lawn sprinkler system, a paved outdoor patio, venetian blinds, etc. The backbone of the Jewett Bros. developments was

*Jewett Ad., Fullerton News Tribune
October 5, 1949*

the three-bedroom home that contained 1,150 square feet of livable space exclusive of porches and garage. The increased demand for tract homes prompted the company to streamline its organization to handle efficiently the development of land and construction of better-quality subdivisions. As time went on, other features became standard, such as oak floors, mahogany or knotty pine kitchen cabinets, garbage disposals, 40-gallon water heaters, dual floor heaters, wardrobe closets, and tile or Formica drainboards. Jewett Bros. made a large development investment in Fullerton, and it paid off as their homes sold quickly. While the building firm did later construct more high-end homes, it was never really in competition with developers who offered larger and higher-priced Midcentury Modern homes, such as the Bliss Bros. or the Paul Treat Company.

While the firm's tract homes and commercial structures were not particularly striking or adventuresome, Jewett Bros. did become the

first Orange County builders, in 1954, to hire an interior decorator – Faye Preston Bannister (1915-2005) – to furnish and decorate its model homes. Bannister, under the name of Faye Spencer Interiors, worked closely with the Jewett Brothers, specifying interior building materials. To support local businesses, the Jewett Bros. insisted that she use local companies – McMahan's Furniture Store, Gold Furniture Company, Sunset House Draperies – in her decorating,

then named those companies in its advertisements. Bannister would go on to work with other building contractors, specifying interior building materials for more than 500 homes, and from 1954 to 1966, she decorated over twenty model homes.

After World War II, there was increasing concern that the building industry had not kept pace with modern construction technology and efficiency. To prove doubters wrong, Bill and Dick Jewett decided to show off their construction prowess by erecting a modern home in the record time of three days. On Monday, April 26, 1950, at 8:00 a.m. in Amerige Park as part of the Lions Club Community Fair, work began on the two-bedroom Clipper Home, with all materials cut and assembled on site. Watched by the national media, the model home was constructed in the world record time of fifty-seven hours and fifty-seven minutes. When completed, the 856-square



As the Clipper House was being constructed, a spokesman would periodically report how many hours had passed. Courtesy of the Fullerton Public Library.

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Jewett

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foot home was opened to the public, and eight thousand people poured into the fair grounds to see the completed dwelling, bringing national attention to the brothers and their expanding contracting business.

The Jewett Bros. did construct some atypical buildings for the firm, including a duplex at 520-522 West Wilshire Avenue in 1948, and a triplex at 100, 102 and 104 South Orange Avenue in 1949. In 1953, the company erected new T-hangars at the Fullerton Municipal Airport to accommodate approximately 26 airplanes; in 1957, working off plans developed by significant Modernist architects Armet & Davis, the Jewett Bros. constructed an Armstrong Nursery on Euclid Avenue, unfortunately now razed; and in 1963, the Air West Office Buildings were constructed at the Fullerton Airport, Orange County's first and only airplane drive-in office building.

After settling in Fullerton, Bill and Dick Jewett quickly became engaged with the city as it experienced a postwar boom, taking an active part in local civic activities. Both brothers married local women in 1933: Bill married Winnetta (Winnie) Pearson, the daughter of Fullerton's Chief of Police, and Dick wed Frances Virginia Barris. During World War II, the brothers operated a flying school in Fullerton. In 1949, the Jewett Brothers, then owners of the Fullerton Air Service, sponsored, along with the MacMillian



Jewett Tract Home, 1841 W. Ash Avenue (1954). Courtesy of Bob Linnell

Petroleum Corporation and the Fullerton Chamber of Commerce, the record-breaking *Sunkist Lady* flight. Local pilots Bill Barris and Dick Reidel set a world endurance flight record by staying aloft 1,008 hours and two minutes – a total of 42 days.

Bill Jewett was named to the Board of Trustees of the Fullerton High School and Junior College in 1955, and also served as president of the Fullerton Lions Club. He found time to raise western horses, participat-

ing in many rodeos. Dick Jewett was president of the Fullerton Lions Club, the Fullerton Boys' Club, and the Builder-Developer Chapter of the Building Contractors Association. He also served on the Board of Directors of the National Association of Home Builders. After his brother's retirement, Dick would found a second company, the R. C. Jewett Construction Company, and go on to build more than 1,000 apartments, homes, and commercial buildings in Orange County. Most notably were a 186-unit development, known as Shop City, combining industrial and commercial buildings, at the corner of State College Boulevard and Kimberly Drive, and the luxury North Shores 37-acre development in Lake Forest.

Bill Jewett passed away in 1969, at the age of 61; Dick Jewett died in 1986, at the age of 74. Both brothers are buried at Loma Vista Memorial Park in Fullerton. Jewett Drive in Amerige Heights is named for the brothers. Fullerton Heritage has nominated both Cecil Randall and Bill Jewett to the Fullerton Union High School's Wall of Fame.

First Mill's Act Property Approved!

By Ann Gread

On December 7, 2021 the first Mill's Act property in Fullerton was approved by the City Council via the consent calendar. A huge moment for preservation in Fullerton. The property located at 241 Jacaranda Place is now under contract with the City. Owner Allen Menton, who worked enthusiastically with the City and Fullerton Heritage, is thrilled to be the first property owner to successfully complete the application process.

Many "lessons learned" were noted as we transversed the first year of the Mills Act being adopted. Fullerton Heritage will be collaborating with the City to update the Mills Act Program, Guidelines and Application to reflect these lessons and improve the process.

Mural

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as well. A local treasure, the 1934 fresco depicts California's mission and rancho periods from 1776 to 1846 in a series of scenes that feature animals, games, and historic Mexican and Spanish figures from early California and Orange County. The vibrant 15- by 80-foot, 4-inch mural is sheltered by an expansive covered arched walkway that runs the length of the auditorium. In addition to the mural, Fullerton Heritage has nominated the restored Mayan Revival gates, produced by high school students enrolled in a metal shop class, that are positioned at both ends of the expansive painting. Fullerton Heritage hopes to have the mural listed sometime early in 2022.

President's Corner

Winter 2022 Edition

by Ernie Kelsey

Happy New Year! May 2022 bring us all good health, prosperity and a return to normalcy.

The Fullerton Heritage Annual Meeting was held way back in August, 2021. We had a nice turn out and the participants enjoyed a tour of the historic Fox Fullerton theater. The Fox is always our minds because we want it open to the public. I have family members born in Fullerton who have since moved away that have never been inside the building. We can't let this continue for too much longer.

The Fullerton Historic Theater Foundation Board has recently brought on a fund-raising specialist as Executive Director. They're also starting "Phase 2" improvements and are hoping for a Certificate of Occupancy this year. We're happy to hear this, but also know that the Fox needs anywhere from \$30 - \$40 million dollars of investment to become the jewel of downtown it is truly meant to be. We hope to see the Fox Theater open and welcoming the community through her doors soon.

Fullerton Heritage is keeping an eye out on the Fullerton Auditorium and Hunt Library. Two very important historic resources in Fullerton going through some big construction efforts. Both projects are going along well, and we look forward to their completion this year.

Over the past couple of months, the Fullerton Heritage Advocacy Committee has been meeting with City leaders including members of the City Council, the Planning Commission, and City Staff. Fullerton Heritage has restated our position on historic preservation and voiced our concerns about new state housing laws. They have been productive meetings, and help ensure City leaders know what Fullerton Heritage does for the community and that we're here to

Membership Renewal

2022 Membership Renewal time is upon us. If you received this newsletter in the mail, a renewal form is enclosed for your use. There is also a renewal option on the website (fullertonheritage.org/Join) or email us at info@fullertonheritage.org if you have questions or need assistance. Membership supports on ongoing preservation efforts and strengthens our voice. Please renew/join today.

support City Staff.

Fullerton Heritage is excited to announce Emerson Little has volunteered to be our official photographer. We're thrilled to have Emerson on the team and look forward to seeing all the wonderful pictures he takes.

Fullerton Heritage is celebrating its 30th Anniversary this year! We'll be introducing an updated logo including a special 30th Anniversary version. Watch out for this and other information about Fullerton Heritage over the next month.

Please re-new your membership if you haven't and help spread the word about Fullerton Heritage to help increase our membership. I personally gave four memberships as gifts this year and people love it. With our historic neighborhoods open to excess development, we need more members to help lead the charge in getting their historic neighborhoods protected. We're here to help!

Thank you for your ongoing support and Happy New Year!

With warm regards,

—Ernie

Welcome new members:

Joseph & Vioza Arnold; Gale Bonotto; Richard & Tracy Burnes; Donald F. Holly Sr.; Darren Jones; Susie Rossick; Katherine Trimble and Trisha Santos



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