



## CITY OF FULLERTON

Community and Economic Development Department

Item No. 2  
March 26, 2025  
6:30 p.m.  
Public Hearing

**TO: Chair Dino and  
Members of the Landmarks Commission/Planning Commission**

### APPLICATION

PRJ2024-00015: ZON-2024-0150 and LRP-2024-0015

### APPLICANT

Fullerton Heritage on behalf of Raymond G. Sly

### LOCATION

621 North Richman Avenue

### SUMMARY AND APPLICATIONS REQUESTED

This application is a request to designate the property at 621 North Richman Avenue as a Historical (Local) Landmark (HL-109) with a corresponding request to amend The Fullerton Plan to add the property to Table 6 and Exhibit 3 of The Fullerton Plan, City of Fullerton Local Register of Historical Resources and Map of Historical Resources, respectively.

### CEQA DETERMINATION

Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15331 - Historical Resource Restoration/Rehabilitation, which allows for the preservation and conservation of historical resources in a manner consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

### AUTHORIZATION/GUIDELINES

Fullerton Municipal Code (FMC) Section 15.48.050 authorizes the Landmarks Commission to designate a property as a Historical (Local) Landmark, after due consideration and a public hearing. The Landmarks Commission review shall consider the criteria specified in FMC Section 15.48.060, *Criteria for Designation*.

California Government Code Section 65353 establishes a procedure wherein the Planning Commission is authorized to consider a revision to the General Plan at a noticed public hearing and forward their recommendation to the City Council for final action.

## PUBLIC OUTREACH

On March 12, 2025, the City sent a Public Hearing Notice to owners and occupants of property within a 300-foot radius of the project site. Notification was posted on the project site on that same date. The notice was also posted on the City's website and at the Maintenance Services Department, Main Library, Museum Center, and City Hall on the public notice boards. In addition, notice was published in the Fullerton News Tribune on March 13, 2025.

## PROJECT BACKGROUND / HISTORY

<i>Project Applicant:</i>	Fullerton Heritage
<i>Property Owner:</i>	Raymond G. Sly
<i>Property Location:</i>	621 North Richman Avenue
<i>General Location:</i>	West side of Richman Avenue, 275 feet north of Malvern Avenue
<i>Parcel Number:</i>	032-051-10
<i>Existing Community Development Type (General Plan Land Use Designation):</i>	Low Density Residential
<i>Existing Zoning Classification:</i>	R-1-7.2, Single Family Residential (minimum lot size of 7,200 square feet)
<i>Site Size:</i>	6,199 square feet
<i>Circulation:</i>	Richman Avenue is a local street.
<i>Parking:</i>	Garage accessed from public alley.
<i>Existing Conditions:</i>	The property is developed with a one-story Spanish-Colonial Revival styled dwelling and detached garage, constructed in 1930.
<i>Surrounding Land Uses and Zoning:</i>	North, South, and West: residential properties zoned R-1-7.2 and East (across Richman Avenue), residential properties zoned R-1-7.2P (Single Family Residential Preservation)

## PROJECT DESCRIPTION

The applicant, Fullerton Heritage on behalf of the property owner, is seeking designation of the property located at 621 North Richman Avenue as a Historical (Local) Landmark (HL-109) with a corresponding General Plan Revision to add the property to the Local Register of Historical Resources (Table 6 of the Fullerton Plan) and to the Historical Resources – National and Local map (Exhibit 3 of The Fullerton Plan).

## ANALYSIS

FMC Chapter 15.48 (Landmarks, Landmark Districts, Residential Preservation Zones and Significant Properties) establishes the process for determining whether a site is worthy of designation as a Local Landmark. Such designation confirms that the historic, cultural, architectural or aesthetic value of a property merits its preservation, restoration and/or protection.

FMC 15.48.060, Criteria for a “Historical Landmark” designation, identifies the following criteria for determining eligibility:

1. Character, interest, or value as part of the heritage of the City.
2. Location as a site of a historic event.
3. Identification with a person or persons or groups who significantly contributed to the culture and development of the City.
4. Exemplification of a particular architectural style or way of life important to the City.
5. Exemplification of the best remaining architectural types in an area.
6. Identification as the work of a person or persons whose work has influenced the heritage of the City, the state of California or the United States.
7. Embodiment of elements of outstanding attention to architectural design, detail, materials or craftsmanship.
8. Relationship to other landmarks, where the preservation of one has a bearing on the preservation of another.
9. A unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.
10. Integrity as a natural environment that strongly contributes to the wellbeing of the people of the City.

This property qualifies as a Local Landmark per criteria 3:

3. Identification with a person or persons or groups who significantly contributed to the culture and development of the City.

Fullerton Heritage provided background and research concerning this property (Attachment 2). Highlights regarding the notable resident and subject property’s dwelling are summarized below.

**Notable Figure: Harry N. Suters (McAulay and Suters Mortuary)**

The subject property is being recommended for Local Landmark designation for its association with notable mortician and longtime Fullerton businessman, Harry N. Suters (1886-1955), a thirty-year resident of Fullerton. When Suters formed a partnership with mortuary owner Angus McAulay in 1924, McAulay had been in business for a decade, opening his funeral home when Fullerton’s population was only 1,725 residents. The two men successfully expanded the mortuary, establishing it as one of the most reputable and respected businesses in Fullerton.

They not only maintained a reverence for the dead, but also for the families and friends left behind. McAulay passed away in 1941, but Suters continued the business with McAulay’s son, overseeing the move of the funeral home to its new and current quarters at 902 North Harbor Boulevard. Established in 1914, the mortuary is now the oldest continuously operating business in Fullerton.

Mr. Suters was an active presence in the City, joining and participating in multiple local business, political, and civic clubs and organizations (Fullerton American Legion, Fullerton Rotary Club, Toastmasters Club). Mr. Suters was dedicated to his work and quickly established himself and the company as one of the most trusted in the City.

## **621 North Richman Avenue – Suters Home**

In July 1930, Mr. Suters and his wife, Susan, commissioned local building contractor Earle G. Heiden to construct a six-room home for them at 621 North Richman Avenue. Elevated above street level, the one-story, 1,577 square-foot, Spanish Colonial Revival dwelling has striking Spanish-styled elements, including a turret centered between two wings. Other Spanish Colonial Revival features include smooth stucco walls, a barreled red-tile roof, wrought iron detailing, arched and multi-paned windows, terracotta attic gable vent tubes, and a round arched entryway. The residence is painted historically appropriate off-white with dark green trim.

The Suters House was one of the last homes constructed in the Lower Golden Hill area before the original subdividers ended their involvement in the neighborhood. From 1921 to 1930, Robert E. Corcoran (1876-1938) and his son-in-law, pharmacist and drug store owner Walter Joseph Cadman (1893-1941), developed the Golden Hill area in three phases. While Upper Golden Hill was formally designated a historic district in October 2024, Lower Golden Hill remains a potential historic district, although there is neighborhood interest in having the area formerly designated a historic district.

### **ENVIRONMENTAL REVIEW**

In accordance with the California Environmental Quality Act, the recommended action is categorically exempt from environmental review per Section 15331 of State CEQA Guidelines. This Class 31 exemption allows the preservation and conservation of historical resources in a manner consistent with the Secretary of Interior's Standards for the treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

### **RECOMMENDED ACTION**

Pursuant to the findings and facts, including General Plan consistency, outlined therein, find that the project is categorically exempt from CEQA, and adopt Planning Commission Resolution No. PC-2025-04 entitled:

**A RESOLUTION OF THE LANDMARKS COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, DESIGNATING THE PROPERTY LOCATED AT 621 NORTH RICHMAN AVENUE (HISTORIC LANDMARK NO. HL-109) A LOCAL LANDMARK AND RECOMMENDING THAT THE CITY COUNCIL APPROVE A GENERAL PLAN REVISION TO MAKE CORRESPONDING AMENDMENTS TO THE FULLERTON PLAN HISTORIC PRESERVATION ELEMENT, TABLE 6 – CITY OF FULLERTON LOCAL REGISTER OF HISTORICAL RESOURCES AND EXHIBIT 3 – MAP OF HISTORICAL RESOURCES – NATIONAL AND LOCAL**

**DATED:** March 26, 2025




Prepared by:

  
\_\_\_\_\_  
Andrew Kusch  
Associate Planner

Reviewed by:

  
\_\_\_\_\_  
Chris Schaefer, AICP  
Planning Manager

Approved for Agenda by:

  
\_\_\_\_\_  
Sunayana Thomas  
Director of Community and Economic Development

Attachments to Report:

1. Draft Planning Commission Resolution No. PC-2025-04
2. Documentation in Support of Landmark Designation
3. PowerPoint Presentation

## **Attachment No. 1**

Draft Planning Commission Resolution No. PC-2025-04

RESOLUTION NO. PC 2025-04

A RESOLUTION OF THE LANDMARKS COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, DESIGNATING THE PROPERTY LOCATED AT 621 NORTH RICHMAN AVENUE (HISTORIC LANDMARK NO. HL-109) A LOCAL LANDMARK AND RECOMMENDING THAT THE CITY COUNCIL APPROVE A GENERAL PLAN REVISION TO MAKE CORRESPONDING AMENDMENTS TO THE FULLERTON PLAN HISTORIC PRESERVATION ELEMENT, TABLE 6 – CITY OF FULLERTON LOCAL REGISTER OF HISTORICAL RESOURCES AND EXHIBIT 3 – MAP OF HISTORICAL RESOURCES – NATIONAL AND LOCAL

PRJ2024-00015: ZON-2024-0150 & LRP-2024-0015

APPLICANT: FULLERTON HERITAGE

PROPERTY OWNER: RAYMOND G. SLY

RECITALS

WHEREAS, an application was filed for Local Landmark Designation of property located at 621 North Richman Avenue, described as:

Orange County Assessor's Parcel No. 032-051-10

WHEREAS, the Landmarks/Planning Commission of the City of Fullerton, California, in compliance with noticing requirements of Fullerton Municipal Code (FMC) Section 15.76.040, held a duly noticed public hearing on said application; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15331 - Historical Resource Restoration/Rehabilitation, which allows for the preservation and conservation of historical resources in a manner consistent with the Secretary of Interior's Standards for the treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

RESOLUTION

NOW, THEREFORE, BE IT FOUND AND DETERMINED AND RESOLVED by the Landmarks Commission of the City of Fullerton as follows:

1. In all respects as set forth in the Recitals of this Resolution.
2. The Landmarks Commission, pursuant to FMC Chapter 15.48, makes the following findings regarding the Landmark designation for the subject property:
  - a. Finding: The property located at 621 North Richman Avenue is eligible for a Historical Landmark designation in accordance with the criteria identified in FMC Section 15.48.060.

Fact: The property meets eligibility Criterion 3, because of its association with notable mortician and longtime Fullerton businessman, Harry N. Suters (1886-1955), a thirty-year resident of Fullerton. When Suters formed a partnership with mortuary owner Angus McAulay in 1924, McAulay had been in business for a decade. The two men successfully

expanded the mortuary, establishing it as one of the most reputable and respected businesses in Fullerton. McAulay passed away in 1941, but Suters continued the business with McAulay's son, overseeing the move of the funeral home to its current quarters at 902 North Harbor Boulevard. Established in 1914, the mortuary is now the oldest continuously operating business in Fullerton. Mr. Suters was dedicated to his work and quickly established himself and the company as one of the most trusted in the city.

- b. Finding: Designation of this property as a Historical (Local) Landmark is consistent with the goals and policies contained in The Fullerton Plan.

Fact: The Historic Landmark Designation of this property supports The Fullerton Plan, Policy 4.2 Awareness of Historic Resources which supports programs and policies to raise the awareness of the value of historic resources in strengthening communities, conserving resources, fostering economic development, and enriching lives.

Fact: The Historic Landmark designation of the subject property supports The Fullerton Plan, Policy 4.4 Historic Character and Sense of Place which supports actions to reinforce the character and sense of place of established neighborhoods.

- c. Finding: Property owner consent for the Historical Landmark designation has been granted pursuant to FMC 15.48.050.

Fact: The property owner has given written consent for the filing of the application for landmark designation.

NOW, THEREFORE, BE IT RESOLVED the Landmarks Commission does hereby APPROVE ZON-2024-0150 and LRP-2024-0015, designating property at 621 North Richman Avenue as Historical Landmark HL-109 and recommends the City Council amend The Fullerton Plan Historic Preservation Element Table 6 – City of Fullerton Local Register of Historical Resources to add the property addressed 621 North Richman Avenue as a Local Landmark and Exhibit 3 – Historical Resources Map – National and Local.

ADOPTED BY THE FULLERTON LANDMARKS COMMISSION ON MARCH 26, 2025.

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Arnel Dino, Chairman

## **Attachment No. 2**

Documentation in Support of Landmark Designation



State of California & The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
**NRHP Status Code**

Other  
Review Code

Reviewer

Date

Listings

Page 1 of 30 **P1.** \*Resource Name or #: (Assigned by recorder) Suters House

Other Identifier: \_\_\_\_\_

\*P2. Location: ☐ Not for Publication ☐ Unrestricted

\*a. County Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_; R \_\_\_\_\_; ☐ of \_\_\_\_\_ of Sec \_\_\_\_\_; \_\_\_\_\_ B.M.

c. Address 621 N. Richman Avenue City Fullerton Zip 92832

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

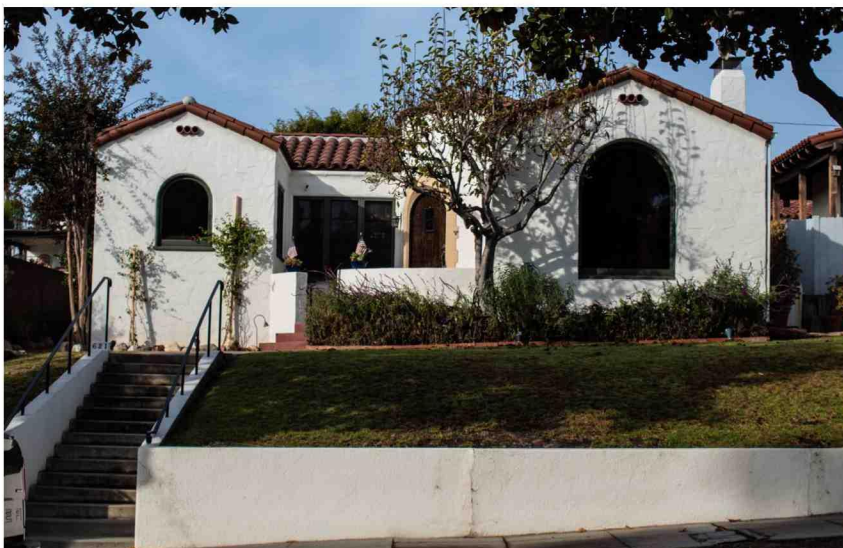
Elevated above the street level, the one-story Spanish Colonial Revival residence is located on the west side of North Richman Avenue between Malvern Avenue and Brookdale Place at 621 North Richman Avenue. Facing east, the attractive dwelling is opposite the Hugh Edgar Johnson House (444 West Brookdale Place), listed on the National Register of Historic Places. Further up the hilly avenue are two designated Fullerton Local Landmarks: the Model Home of 1927 (701 North Richman Avenue) and the Walter Joseph Cadman House (865 North Richman Avenue). The residence is situated about one mile northwest of downtown Fullerton in a homogeneous neighborhood that still reflects its late 1920s and early 1930s development.

The 1,577-square foot residence sits on a 6,268-square foot lot (Tract 588, Lot 11) within a neighborhood of single-family homes. The dwelling is a modest middle-class home with striking Spanish-styled elements, including a turret centered between two

Continued on page 4

\*P3b. Resource Attributes: (List attributes and codes) \_\_\_\_\_

P5a. Photograph or Drawing



\*P4. Resources Present: ☒ Building  
☐ Structure ☐ Object ☐ Site ☐ District ☐  
Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: Front (east)  
elevation of residence \_\_\_\_\_

\*P6. Date: November 2024

Constructed/Age and Source: ☒ Historic  
☐ Prehistoric ☐ Both

\*P7. Owner and Address:

Raymond and Kitty Sly  
621 N. Richman Avenue  
Fullerton, CA 92832

\*P8. Recorded by

Fullerton Heritage  
P.O. Box 3356  
Fullerton, CA 92834-3356

\*P9. Date Recorded: November 2024

\*P10. Survey Type: (Describe) \_\_\_\_\_

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments: ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record  
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record  
☐ Artifact Record ☒ Photograph Record ☐ Other (List): \_\_\_\_\_

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # (Assigned by recorder) \_\_\_\_\_ \*NRHP Status Code \_\_\_\_\_  
Page 2 of 30

B1. Historic Name: Suters House  
B2. Common Name: \_\_\_\_\_  
B3. Original Use: Single-family residence B4. Present Use: Single-family residence  
\*B5. Architectural Style: Spanish Colonial Revival  
\*B6. Construction History: Built in 1930; an addition of a roof over front porch in 1931, later removed.  
\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: \_\_\_\_\_ Original Location: \_\_\_\_\_  
\*B8. Related Features: Garage along alley at back of property

B9a. Architect: \_\_\_\_\_ b. Builder: E. G. Heiden  
\*B10. Significance: Theme: Owners of new residences built between 1920-1930  
Area: Fullerton

Period of Significance: 1920s-1930s Property Type: Single-family residence  
Applicable Criteria (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The North Richman Avenue residence is being nominated as a Fullerton Local Landmark for its association with mortician and longtime Fullerton businessman Harry N. Suters, a thirty-year resident of Fullerton. When Suters formed a partnership with mortuary owner Angus McAulay in 1924, McAulay had been in business for a decade, opening his funeral home when Fullerton's population was only 1,725 residents. Eminently qualified with extensive experience, Suters arrived in Fullerton when the city's population was booming. The two men, who were the same age, successfully expanded the mortuary, establishing it as one of the most reputable and respected businesses in Fullerton. They not only maintained a reverence for the dead, but also for the families and friends left behind. McAulay passed away in 1941, but Suters continued the business with McAulay's son, overseeing the move of the funeral home to its new quarters on North Harbor Boulevard, where it still remains. Established in 1914, the mortuary is now the oldest continuously operating business in Fullerton.

While Angus McAulay was reserved, Suters was not. From the moment he settled in Fullerton, Suters was an active presence in

Continued on page 6

B11. Additional Resource Attributes: (List attributes and codes) \_\_\_\_\_  
\*B12. References: \_\_\_\_\_  
B13. Remarks: \_\_\_\_\_

\*B14. Evaluator: \_\_\_\_\_  
\*Date of Evaluation: \_\_\_\_\_

(Sketch Map with north arrow required.)



Parcel outlined  
in red

Subject building  
shaded light  
blue

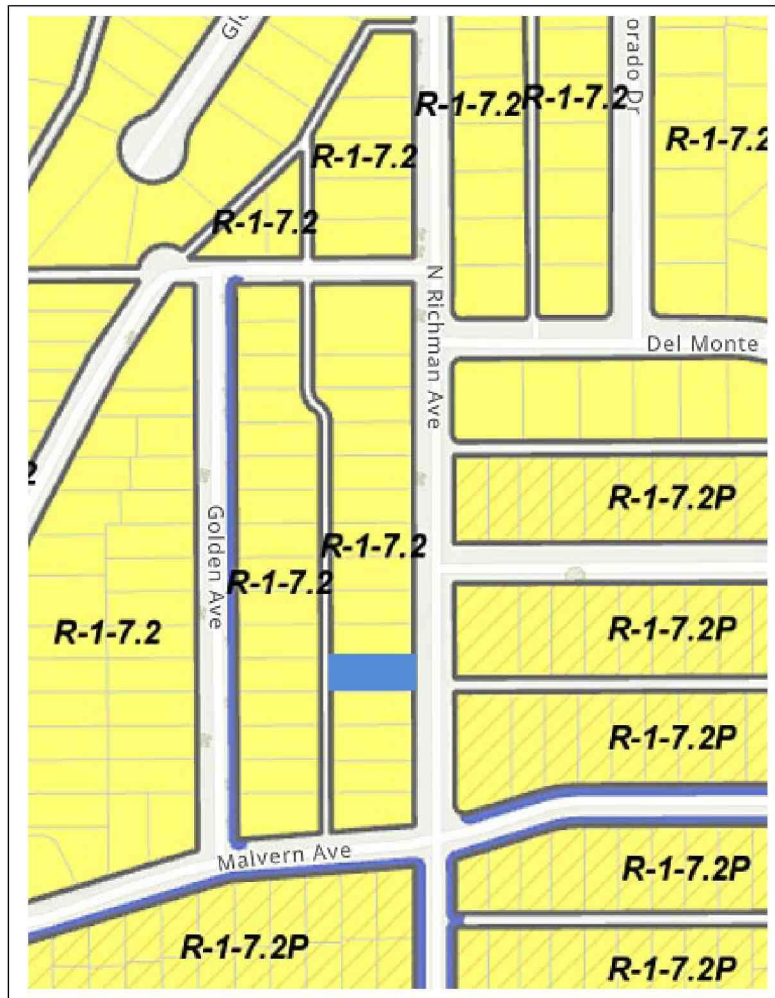


(This space reserved for official comments.)

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\*Resource Name or # (Assigned by recorder) \_\_\_\_\_

\*Map Name: \_\_\_\_\_ \*Scale: \_\_\_\_\_ \*Date of map: \_\_\_\_\_



 621 N. Richman Avenue





## CONTINUATION SHEET

Property Name: Suters House

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### Continuation of P3a

wings. Other Spanish Colonial Revival features include smooth stucco walls, a barreled red-tile roof, wrought iron detailing, arched and multi-paned windows, terracotta attic gable vent tubes, and a round arched entryway. The residence is painted historically appropriate off-white with dark green trim. Several of the dwellings adjacent to the home were also designed in a Spanish Colonial Revival architectural style, which remained popular in Fullerton up to World War II.

Access to the residence from the public sidewalk is via a flight of concrete steps (15) with wrought iron railings, which leads to a scored concrete walkway, which, in turn, steps up into a painted concrete and scored enclosed circular patio. Positioned between the two wings of the home is a small turret with an unpainted wooden front door. The arched front door features a square-shaped speakeasy fronted with a wrought iron grille. Stone quoins surround the front entry. On each side of the entryway are two wall lights that temporarily replace the dwelling's original hearse lights, which are currently being repaired. The original owner of the home was a mortician, and the two porch lights – called electric pillar lights – were taken from a funeral home coach car.<sup>1</sup>

Each wing contains an arched window that looks out to the public street. The patio area features five sets of four-light casement windows, and one set of three-light casement windows. Other casement and double-hung windows are positioned on each side of the dwelling, making for a well-lit interior. Positioned at the rear of the lot, not visible from the public street, is an enlarged noncontributing two-car garage off a rear alley.

The public parkway includes two magnolia trees. The front of the home is landscaped with lavender and bougainvillea. A narrow terracotta tiled walkway on the south side of the dwelling leads to an arched wooden door to the backyard, which includes a covered patio, terracotta-tiled flooring, and a single-door entrance to the detached garage. A forty-year-old *ficus benjamina* tree anchors and shades the rear area, along with other trees and shrubs around the yard (e.g., strawberry tree, Tipu tree, crepe myrtle, bougainvillea), along with other plantings.

### Interior

The interior is based on a logical and simple floor plan designed for efficiency. Entry into the home leads directly into the living room, which features a barrel ceiling, two arched and recessed stucco built-ins on each side of the east picture window, and a fireplace along the north wall. The fireplace features a wrought iron screen and a surround of Malibu ceramic tiles. Two art deco wall sconces, a later addition, are positioned on each side of the fireplace. Combining art deco and Spanish-style elements was very popular in the 1930s, and the interior contains other art deco touches.

An arched entry from the living room leads directly into a square-shaped formal dining room with a barrel ceiling, which, in turn, leads into a remodeled kitchen and the original breakfast nook, now used as a small sitting room. Off the opposite side of the kitchen is a small service porch with a wooden Hollywood door that leads to the backyard. A door from the second bedroom, added at a later date, also leads to the backyard.

A hallway, running north to south, and accessed from both the kitchen and living room, provides entry to two bedrooms and a small den/office. Each of the three private rooms, which run along the west side of the home, has a

## CONTINUATION SHEET

Property Name: Suters House

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closet. The hallway also contains a closet and built-in linen cabinet. The first bedroom includes a half bathroom, but there is also a fully remodeled bathroom with a separate shower and bathtub.

### **Alterations/Historic Integrity**

Over the decades, changes to the exterior and interior have been minimal, and the charming residence retains a high degree of historic integrity. The exterior remains largely intact, retaining nearly all its character-defining architectural details. In September 1931, the Suters hired notable building contractors Robert Ben Carey and William Potter – Carey & Potter – to add a roof over the front door. While the roof shielded the home from the sun, it also covered the front turret. The previous owner removed the roof, exposing the turret. Later, a previous owner carved out a recreational vehicle (RV) pad out of the backyard. The current owners reincorporated that space into the now landscaped backyard.

The interior retains many of its original features and trim, including built-ins and cabinetry, fireplace, solid wood doors, and hardware, including vintage glass doorknobs. The simple and functional floor plan is intact and reflects the original character of the house. Except for the ceramic-tiled bathrooms and the terracotta-lined entryway, all the oak wood flooring is intact. (The original oak flooring may have been replaced in the past, like for like). The walls are composed of the original semi-smooth, irregular Santa Barbara-styled plaster. The kitchen and two bathrooms have been upgraded and remodeled, but the changes are period appropriate and do not detract from the historic character of the dwelling.

The retention of most of the features of its original design and materials allows the dwelling to convey its historic and continuous use as a private residence and to retain integrity of association. The residence retains a high degree of historic integrity of location, setting, design, materials, workmanship, feelings, and association. Overall, the home is in excellent condition. The current owners have been good stewards of the dwelling.



## CONTINUATION SHEET

Property Name: Suters House

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### Continuation of B10

the city, joining and participating in multiple local business, political, and civic clubs and organizations, and he often planned important city and Orange County events. He spent untold hours working for different organizations from the Fullerton American Legion to the Fullerton Rotary Club to the Toastmasters Club.

In a profession that was no doubt difficult, Suters also possessed a high level of compassion and interpersonal communication skills. He was dedicated to his work and quickly established himself and the company as one of the most trusted in the city. His sudden and unexpected death in 1955, was a great loss to the community.

### Historic Background

In July 1930, mortician Harry N. Suters and his wife, Susan, commissioned local building contractor Earle G. Heiden to construct a six-room home for them at 621 North Richman Avenue. Completed in October 1930, the Spanish Colonial Revival dwelling was expected to cost \$5,500. Married in 1926, the Suters at the time were renting a home at 200 East Whiting Avenue, and their new residence was expected to be their “dream” home. Harry N. Suters remained in the home until his death in 1955. Susan Suters lived in the dwelling until the early 1960s, then it was sold to Elsie and John R. Fitzpatrick, a retired carpenter.

At the same time Earle G. Heiden was constructing the Suters residence, he was also building the Spanish Colonial Revival home next door (625 North Richman Avenue) for merchant Walter E. Tripp (1882-1936).<sup>2</sup> The residences have different exteriors but identical floor plans.<sup>3</sup>

The Suters House was one of the last homes constructed in the Lower Golden Hill area before the original subdividers ended their involvement in the neighborhood. From 1921 to 1930, Robert E. Corcoran (1876-1938) and his son-in-law, pharmacist and drug store owner Walter Joseph Cadman (1893-1941), developed the Golden Hill area with five recorded subdivisions – Tracts 167, 267, 588, 611, and 628 – in three phases. By 1930, both Corcoran and Cadman were ready to retire or move on to other projects.

While Upper Golden Hill was formally designated a historic district in October 2024, Lower Golden Hill remains a potential historic district, although there is neighborhood interest in having the area formally designated a historic district.

### Mortician Harry Nicholas Suters (1886-1955)

Born in Bradford Dar, Ohio, on April 15, 1886, Harry N. Suters (sometimes spelled Suter or Sutter) was the youngest of four children born to day laborer George H. Suters (1848-1919) and Margaret C. Massie Brown (1854-1927). In 1900, the family moved to Richmond, Indiana, where Harry was educated through one year of high school. By 1910, he was working as an embalmer, then accepted a position as funeral director of the Smith and Company funeral home in Spokane, Washington, residing in an apartment house at 1124 West Riverside Avenue. In August 1918, he went to St. Louis, Missouri, where he enlisted as a private in the Motor Transport Corps, formed out of the United States Army Quartermaster Corp on August 15, 1918.<sup>4</sup> After serving in World War I, he worked as an undertaker in Seattle, Washington, then he moved to Hollywood, where he was employed by the Undertakers Supply Company of Los Angeles.

## CONTINUATION SHEET

Property Name: Suters House

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In late 1924, Suters accepted an offer from Fullerton pioneer Angus McAulay (1886-1941) to become a partner in his undertaking business established in Fullerton in 1914, with bookkeeper Frank E. Copp (1881-1939), located at the corner of North Spadra Road (now Harbor Boulevard) and Chapman Avenue (411 North Harbor Blvd.).<sup>5</sup> Suters arrived in Fullerton on January 1, 1925, renting a modest Craftsman bungalow at 330 West Malvern Avenue.<sup>6</sup> He would remain a partner in the mortuary company – renamed McAulay & Suters – for the next thirty years. After the death of Angus McAulay in 1941, his son, Angus Jay McAulay (1917-1974), replaced his father in the funeral business, which was moved to 902 North Harbor Boulevard.<sup>7</sup> After Suters death in 1955, his widow assumed an active partnership, and the firm remained McAulay & Suters until her death in 1969. In 1973, Thomas W. Wallace, who had joined the staff in 1957, after his discharge from the United States Navy, purchased a half interest, and the firm was renamed the McAulay & Wallace Mortuary.<sup>8</sup> The McAulay family owned and operated the funeral home for three generations until it became part of the Dignity Memorial Network in 2022. Still located at 902 North Harbor Boulevard, the McAulay Wallace Mortuary is now Fullerton's oldest continuously operating business.

After settling into Fullerton, Suters married Susan Cox Hieger (1887-1969), whom he had met earlier in Richmond, Indiana. The couple married in Spokane, Washington, on August 27, 1926.<sup>9</sup> The daughter of a cigar store owner, Susan Suters remained in Fullerton until her death in 1969. The couple had no children, but Susan's mother, Emma Butler, lived with the Suters until her passing in 1945, in their Richman residence.<sup>10</sup> Like her husband, Susan Suter was very active in the community. She was a charter member of the Fullerton Assistance League, the Fullerton Ebell Club, and the American Legion Auxiliary of Fullerton.<sup>11</sup>

Born with a genial, easygoing, and engaging personality, Harry Suters quickly became a popular and active member of the Fullerton community. He joined multiple organizations, often serving as an officer, and planned many public events. He served as Vice-Commander, Commander, and Executive Committee member of the Fullerton American Legion No. 142;<sup>12</sup> was appointed to the Advisory Committee of the Orange County Burton Fitts for Governor Club in 1930;<sup>13</sup> served on the Orange County Traffic Committee to reduce accidents in 1937;<sup>14</sup> formed a committee to establish Toastmasters International in Santa Ana in 1927;<sup>15</sup> and was elected president of the Fullerton Round Table Club, an organization which brought leaders of the community together for fellowship luncheons.<sup>16</sup> He sponsored the ninth annual Military Ball, held to raise funds for disabled veterans, in 1937;<sup>17</sup> helped plan the parade for the opening of the second annual Valencia Orange Festival in 1935;<sup>18</sup> served as one of the chairmen for the 1950 Armistice Day parade and program;<sup>19</sup> and was general chairman of the Fullerton annual Fall Festival in 1951.<sup>20</sup> He was also an active member of the Breakfast Club;<sup>21</sup> the Fullerton Rotary Club;<sup>22</sup> and the Fullerton Chamber of Commerce.<sup>23</sup> While living in Spokane, Washington, Suters joined the Knights of Pythias Lodge No. 10.<sup>24</sup> After moving to Fullerton, he joined other fraternal organizations, including the Anaheim-Fullerton Elks Lodge, the Fullerton Azure Lodge No. 533,<sup>25</sup> and the Royal Arch Masons and Commandery No. 55.<sup>26</sup> He was an active member of the First Christian Church and served as a deacon. Gifted with a lovely singing voice, he would often perform at events, and, on occasion, would act in amateur theatrical productions, including the lead role in the collegiate comedy *Aunt Lucia* at the Fullerton Union High School Auditorium in February 1931.<sup>27</sup>

While working at the McAulay & Suters Mortuary, Suters suffered a cerebral hemorrhage and was taken to St. Joseph Hospital where he died the next day, March 30, 1955, at the age of 68.<sup>28</sup> Susan Suters remained in the Richman home into the 1960s, then moved into the Baptist Convalescent Hospital of Fullerton (now the Gordon Lane Care Center), passing away on December 5, 1969, at the age of 82.<sup>29</sup> Services for the couple were held in the McAulay and Suters Mortuary Chapel; they were interred in the Loma Vista Memorial Park Mausoleum.

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### Building Contractor/Designer Earle G. Heiden (1891-1980)

The son of a carpenter, Earle G. Heiden was born June 24, 1891, in Prescott, Iowa. The family moved in 1900 to Denison, Iowa, where Heiden graduated from Denison High School. He established a carpentry and furniture repair business with Frank L. Paup (1890-1972), advertising in the *Denison Review* in 1915.<sup>30</sup> He also purchased land where he raised and sold Poland China swine.<sup>31</sup> On May 24, 1916, he married Pearl Estella Rank (1892-1989), a public school music teacher, and they moved into a bungalow Heiden had constructed in East Denison (319 North Jefferson Avenue).<sup>32</sup> The couple had one son, Robert E. Heiden (b. 1921), who graduated from Fullerton Union High School in 1939, then attended Fullerton College before serving in World War II.

In 1926, the Heidens moved from Denison, Iowa, to Fullerton. The family lived first in Apartment #1 in the Pomona Bungalow Court (314 North Pomona Avenue), then rented a Craftsman bungalow at 141 Malvern Avenue while Heiden constructed a new family residence at 611 North Drake Avenue in 1929. The Heidens lived in the Drake Avenue residence for a decade, then moved into another residence constructed by the Jewett Bros. in 1939, at 125 North Nicholas Avenue (now Euclid Street), where they remained for decades.<sup>33</sup>

Shortly after his arrival in Fullerton, Heiden began constructing wood-frame dwellings for the Reliance Lumber Company, which had introduced a new home building approach for Fullerton during a period when the town was desperate for new housing.<sup>34</sup> At the time, it was not unusual for lumber companies to have a side business constructing residences. After a residence was designed, Reliance Lumber – located at the corner of Lemon Street and Santa Fe Avenue – used housing parts, such as doors and cabinets, in stock, and had yardmen mill other house elements for the dwellings, which were then partially built onsite using precut items. The dwellings were modest but offered an affordable alternative for home seekers. It is difficult to ascertain how many homes Heiden built for the Reliance Lumber Company, because the building permits only indicate the company, not the contractor in charge. Heiden is listed as the contractor on two homes – 528 Jacaranda Place (1926) and 621 Golden Avenue (1927) – but it is most likely that he constructed more homes for the lumber company.

While residing in Iowa, Heiden was not exposed to Spanish Colonial Revival architecture, but after designing and building a few Spanish-styled homes in Fullerton, it quickly became his preferred style. His home sale advertisements would note that a new dwelling was “Another one of E. G. Heiden’s Spanish homes”.<sup>35</sup> Heiden’s business motto was “Every home buyer a satisfied customer”.<sup>36</sup>

Heiden was a steady but not prolific home builder, concentrating primarily on residential projects in Fullerton from 1926 to 1932. There was an occasional commercial project, such as offices for realtor Homer Bemis (103 West Commonwealth Avenue) in 1931, and a rare home outside Fullerton, including a two-story Mediterranean Revival dwelling for James Huntley in Placentia in 1929,<sup>37</sup> but Heiden preferred to design and build homes adjacent to his residence on Drake Avenue. When a new tract development opened, such as Skyline Park and Upper Golden Hill, he usually purchased one lot where he constructed a speculative home for around \$5,000 (e.g., 1325 Luanne Avenue, 629 West Fern Drive). He then supplemented his speculative projects with commissions from middle- and upper-middle-class clientele, most notably the Minimal Traditional Judge Raymond H. Thompson House (760 Oceanview Drive).

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Heiden unfortunately relocated to Fullerton three years before the start of the 1929 Depression, which ended his home construction business. He did, however, build several remarkably attractive dwellings that remain historically intact. Heiden's residences were always well built and noted for their attention to details.

After the 1929 stock market crash, Heiden constructed a few more residences, then began to transition toward the sales, distribution, and production of specialty food products, including instant coffee.<sup>38</sup> In 1938, he established Heiden Food Products, with his son, Robert, serving as a food chemist.<sup>39</sup> In 1947, he built a small plant behind his home on Euclid Street and began manufacturing food items, including pickles and relish, which he then marketed and sold. In June 1954, the Fullerton Planning Commission gave him seven years to cease his operation and to relocate the manufacturing unit to a nonresidential area.<sup>40</sup> Heiden moved the food business to State College Boulevard, presiding as president/manager of the firm until the 1970s, when he passed the company to his son, Robert E. Heiden. The company, now Heiden's Foods, relocated to Anaheim (2900 East Blue Star Street) where it is still owned and operated by Heiden family members.<sup>41</sup> Heiden's Foods offers a line of products (e.g., soups, sauces, bases, etc.) as well as blending and packaging specialty food products for individual customers.<sup>42</sup>

Earle Heiden passed away on September 11, 1980, at the age of 89;<sup>43</sup> Pearl Heiden died on January 29, 1989, at the age of 83. Both are buried in Loma Vista Memorial Park.

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<sup>5</sup>"Angus McAulay, Pioneer Resident of County, Dead." *Santa Ana Register* September 30, 1941; "Partnership." *Santa Ana Register* January 9, 1914. Some sources have the company incorrectly starting in 1911, but McAulay was actually a clerk for Ferdinand A. Backs, the owner of Backs & Terry Funeral Parlors at 103 South Spadra Road, before establishing his own undertaking business in 1914.

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<sup>39</sup>*Fullerton Chamber of Commerce Industrial Directory, 1973-74*. Fullerton: Chamber of Commerce, 1974. Earle Heiden was president/manager of the food company in the 1970s, then passed it on to his son, Robert E. Heiden,

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Photo of house with roof over entry area that was built in 1931, ca 1978; the roof was removed later.



Harry N. Suters, 1919  
Source: Application for Seaman's Certificate,  
U.S. Dept. of Commerce

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*Fullerton News Tribune, March 3, 1955*



McAulay Mortuary (later McAulay & Suters Mortuary, 1916, located at the southwest corner of Harbor Blvd. and Chapman Avenue, (411 N. Harbor Blvd.)



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Friday, June 27, 1941. DAILY NEWS TRIBUNE, FULLERTON, CAL.—ONLY DAILY IN SOUTHERN CALIFORNIA'S RICHEST DISTRICT 81ST YEAR PAGE SEVEN

# AN INVITATION ----



Angus McAulay





Harry Suters

## McAULAY and SUTERS

Cordially Invite You To Attend The

### OPENING OF THEIR NEW MORTUARY

SATURDAY, June 28th, 3:30 to 9:30 p. m. -- SUNDAY, June 29th, 12:30 to 9:30 p. m.

Our new funeral home is the result of years of planning to give Fullerton and Northern Orange County a chapel in keeping with the growth and development of the community.

We have spared no effort in building and furnishing a home to meet the intimate desires and needs of every family . . . a place where comforting surroundings add beauty to the last memory of those who have entered "another garden."

Appealing reception room and family room, a chapel with quiet dignity and slumber rooms where relatives and friends may be alone with their loved ones. All these go to make the mortuary most complete.

We sincerely welcome your inspection Saturday and Sunday.

### SPECIAL MUSIC . . . ORGAN and VOCAL

902 NORTH SPADRA ROAD FULLERTON, CALIFORNIA

<p>DRAPERIES</p> <p>FOR McAULAY &amp; SUTERS NEW FUNERAL HOME</p> <p>furnished by</p> <p><b>Bluebird Drapery Shop</b> 216 E. Center Anaheim Phone 2067 Ann Krogen Mabelle Hathaway</p>	<p>THE NEW LAWN at McAULAY &amp; SUTERS MORTUARY</p> <p>Planted by</p> <p><b>Reynolds Nursery</b> 504 N. Spadra Phone 1658</p>	<p>We are happy to have furnished</p> <p>BUILDING SUPPLIES in the attractive new McAULAY &amp; SUTERS FUNERAL PARLORS</p> <p><b>Patten-Blinn Lumber Co.</b> JOHN STRICKLAND, Mgr. 214 W. Santa Fe Phone 81</p>	<p>ALL PLUMBING in the new</p> <p>McAULAY &amp; SUTERS MORTUARY</p> <p>furnished and installed by</p> <p><b>A. C. Schalles PLUMBING</b> 1000 E. Chapman Phone 857</p>
<p>PAINTING and DECORATING in the new</p> <p>McAULAY &amp; SUTERS FUNERAL HOME</p> <p>done by</p> <p><b>Claude B. Williams</b> 329 E. Truslow Phone 736-W</p> <p>USING SIBBERS PAINTS from</p> <p><b>Orange Co. Paint Store</b> 202 N. Spadra Fullerton</p>	<p>McAULAY &amp; SUTERS NEW FUNERAL HOME</p> <p>A credit to Fullerton and Northern Orange County.</p> <p>ERECTED BY</p> <p><b>Geo. C. Pickering</b> CONTRACTOR-BUILDER 605 N. Drake Phone 1039-J</p>	<p>FLOOR COVERINGS and</p> <p>VENETIAN BLINDS in the beautiful</p> <p>McAULAY &amp; SUTERS MORTUARY</p> <p>furnished and installed by</p> <p><b>Campbell's</b> LINOLEUM &amp; SHADE SHOP 118 E. Commonwealth Phone 702</p>	<p>To have been privileged to contribute to the furniture beauty of</p> <p>McAULAY &amp; SUTERS' NEW HOME</p> <p>has given us all a new sense of responsi- bility to our home community.</p> <p><b>McMahan's</b></p>

Fullerton News Tribune, June 27, 1941

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# OUR 45th YEAR of Faithful Service



We, at McAulay & Suters, are proud that for more than forty years, we have served our community well. Our staff is well qualified to handle every detail for a service of exceptional beauty . . . essentially simple, but impressive . . . and reasonably priced.

Our establishment is modern in every way . . . offering appropriate and dignified surroundings plus the efficiency and understanding gathered from our many years of experience.

## **McAulay & Suters**

FUNERAL DIRECTORS

902 N. Spadra

LAmbert 5-4721

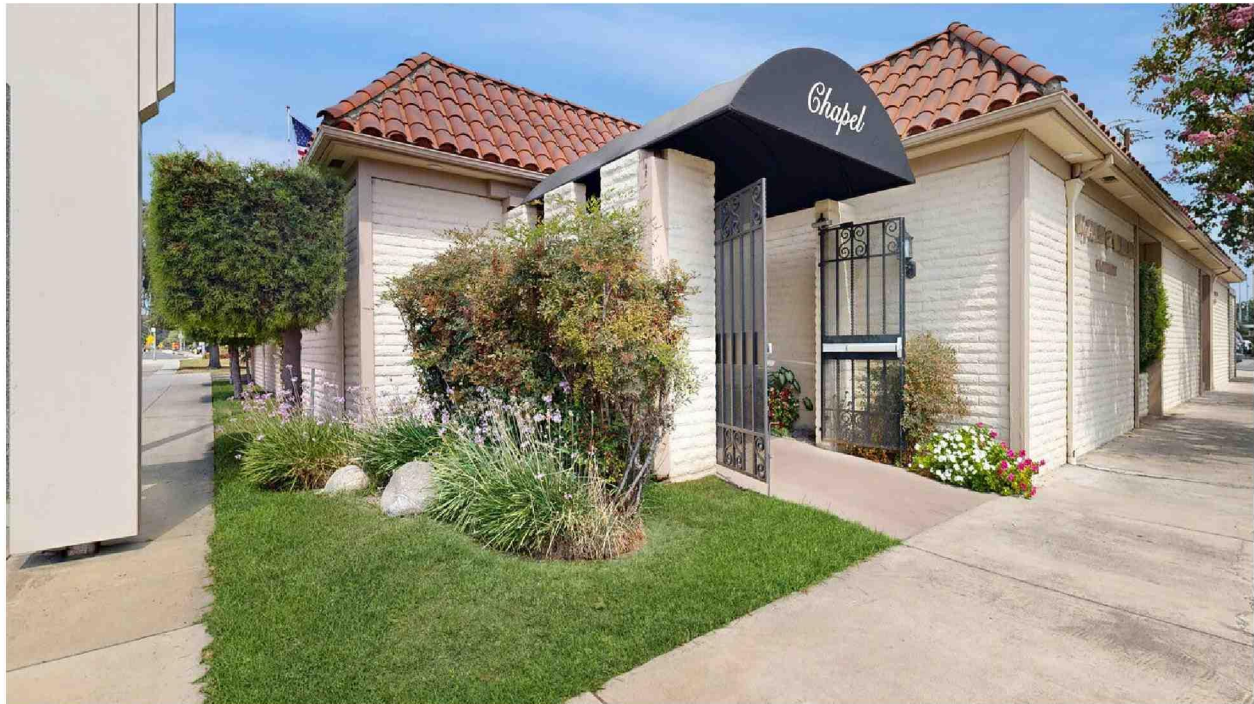
We have ample parking facilities in rear of mortuary.

*Fullerton News Tribune, July 24, 1956*

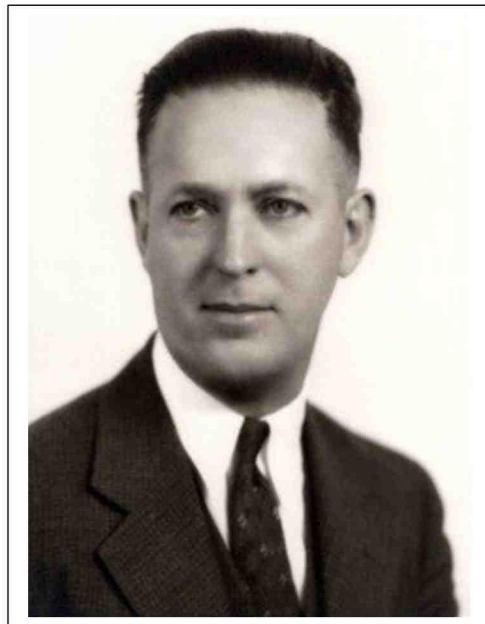
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McAulay & Wallace Chapel & Mortuary, 2024 (902 North Harbor Blvd.)  
Source: Dignity Memorial



Earle G. Heiden, 1930s  
Courtesy of the Heiden family

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**CAN YOU PICTURE  
A  
NEW HOME OF YOUR OWN  
WITH THE MOST  
Original Home Plans That You  
Have Ever Seen?**

We are building some of the most beautiful homes in Fullerton and we take pride in declaring that we have received more favorable comments on the type of home we built recently than ever before.

---

**Have You Been Looking for a Home?**

Let us show you some of our own ORIGINAL PLANS which we will build to suit as soon as you are ready.

---

**Now Is the Time to Build**

The summer months are the most desirable for building. No rains to delay the construction, and we'll have the home ready for you to move into within three months.

---

**E. G. HEIDEN**  
**DESIGNER—BUILDER—CONTRACTOR**  
141 W. Malvern Phone 1018

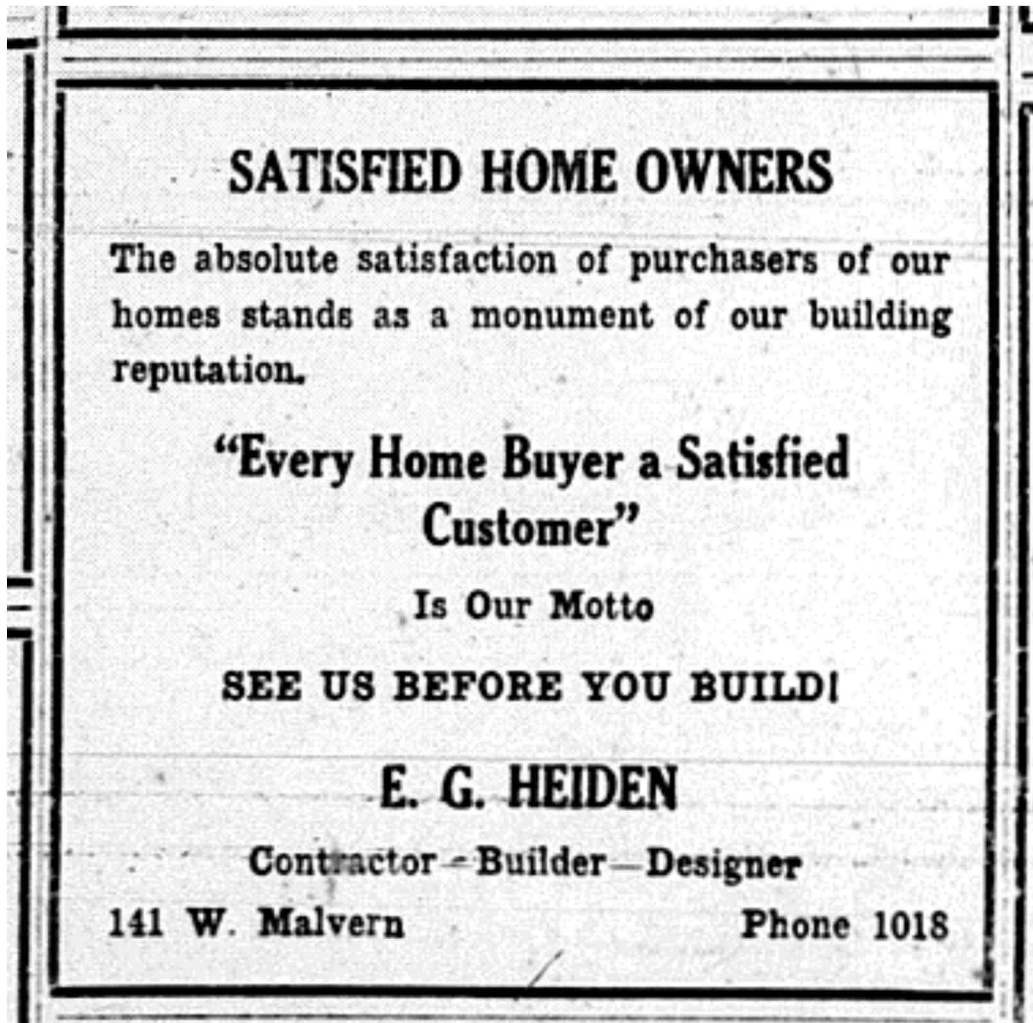
*Fullerton News Tribune, June 1, 1929*



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*Fullerton News Tribune, July 6, 1929*  
Source: Fullerton Public Library

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*"Build the Home of Your Dreams Now"*

# GOLDEN HILL

*The Most Beautiful*

## ADDITION

to FULLERTON

The second addition to the beautiful Golden Hill Tract was placed on the market last Saturday, and already the response has been most wonderful. And why not Just think of this:

**A Beautiful Homesite**  
With Modern Improvements  
**From \$1200 Up**

We fully believe that this tract will be the most valuable in this entire district—as the homes of California will always increase in value, especially hill-site homes.

Location—Take any street west from Spadra to Richman avenue, then north to top of hill.

**COCORAN & CADMAN**  
OWNERS

*Fullerton News Tribune, April 22, 1922*  
Source: Fullerton Public Library

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**LOTS ON  
GOLDEN HILL  
TRACT  
ARE GOING FAST**

**Lots, \$1,200  
AND UP**

**Electricity, Gas, Water, Sidewalks, Curbs, Oiled Streets  
Included in the Price**

**Take Any Street West From Spadra to Richman Avenue,  
Then North to Tract**

**THE VIEW IS WORTH THE DRIVE**

*Fullerton News Tribune, April 22, 1922*  
Source: Fullerton Public Library



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This beautiful home is for sale, with tennis court, croquet grounds, on beautiful corner, overlooking mountains and valleys. Everything complete and modern.



This fine old home is also for sale, with swimming pool, fine old trees, on one of the best corners, commanding a beautiful view. Lot 120 by 150 ft.

**This is your opportunity to buy the  
few remaining lots and houses I have left**

*On Beautiful*

# GOLDEN HILL

**Where There Are Homes Totaling \$1,000,000**

People ask me why I am selling—here's the reason—I am retiring from the subdividing and building game. There is nothing any better or safer. I have been active all of my life, I like to travel—why should I have houses and lots to look after?

I am putting on this sale for thirty days only. If you are interested in a REAL investment or a home, now is your chance, for after thirty days if the property is not sold, it will be placed back to the original prices.

I have two large eleven and twelve room homes pictured above, in Fullerton, I can't live in both of them so either one is for sale.

My property is all choice location, mostly on Golden Hill and in center of town.

***This Is A REAL SALE And These Are REAL BARGAINS***

### ***Here are several homes in various parts of town—***

One six-room house, 1/4-block off Spadra, good rental property, price \$6,300; will sell for \$5,200, \$2,200 cash balance to suit.

One five-room house on corner lot, good location, price \$6,500. Will sell for \$5,000, \$1,500 cash balance to suit.

One five-room house, two-room house in the rear, 1/4-block from High School, price \$6,000. Will sell for \$5,000, \$2,500 cash balance to suit.

One five-room house, very modern, beautiful location, price \$7,000 will sell for \$6,000, \$2,500 cash balance to suit.

### ***The 17 Lots Listed are all on Golden Hill Where there are modern improvements, all lots commanding a beautiful view.***

Ten lots all together, these lots are worth from \$1250 to \$1500 each. One of these lots has over one half acre, worth \$2500. I will sell ten lots for \$12,000.00.

Four beautiful building lots on Richman Ave., east front; these lots price from \$2250.00 to \$2500.00; I will sell the four lots together \$7500.00.

One of the Best Corners on Golden Hill, lot 55 x 150. Price \$5000, will sell for \$4000. You can't go wrong.

One fine east front lot on Richman have 75-ft. front, best of location. Price \$4500 will sell for \$3200.00.

Beautiful knoll for fine large residence, nothing better. Price was \$6000.00, will sell for \$5000.00.

### ***Other Homes***

I have eight more houses, five, six, seven, eight, nine and twelve roomed houses that I will be glad to quote prices on this sale. Also eight or nine beautiful building lots that will be included in this sale, but for lack of space I am not listing. I will be glad to show and quote prices on the above property on this sale. I will consider no trade, as I am putting on this sale for thirty days in order to retire from business.

### ***Clip This Ad***

If you don't believe these are good buys cut out this ad and put it away for a year or so, then look at it and tell your friends the price you could have bought it for, and see how sorry you will feel. Watch Fullerton grow. Six years ago there was a half dozen houses on Golden Hill; today there is over a million dollars worth of homes—think this over—  
For the above property see—

# ROBT. E. CORCORAN

*Owner and Subdivider of Golden Hill*

600 W. Union Ave., Fullerton

Phone 889

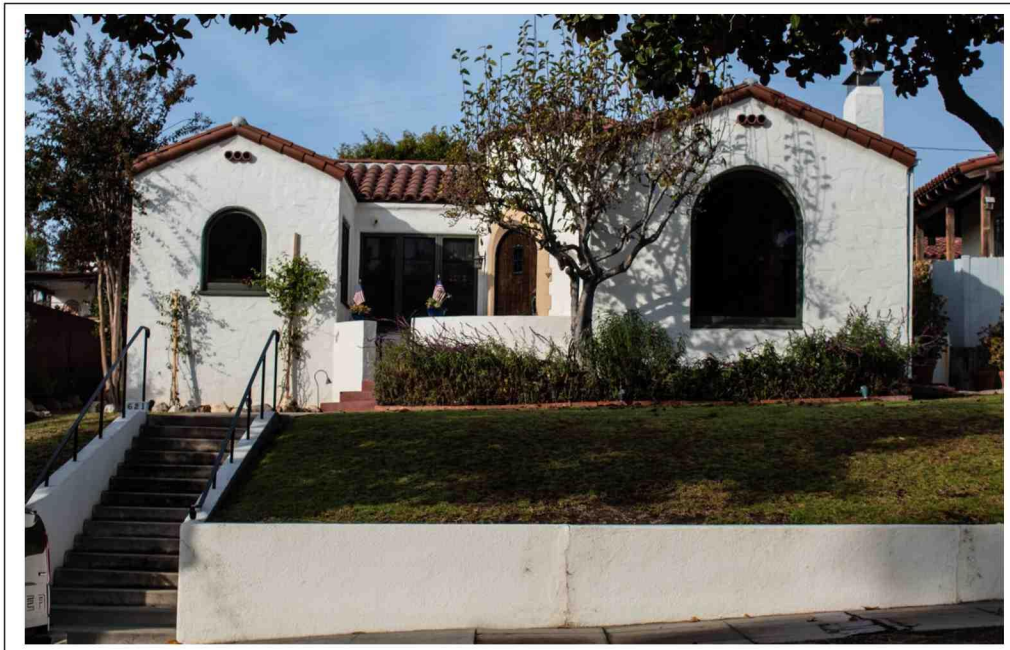
*Fullerton News Tribune, January 25, 1930*

*Source: Fullerton Public Library*

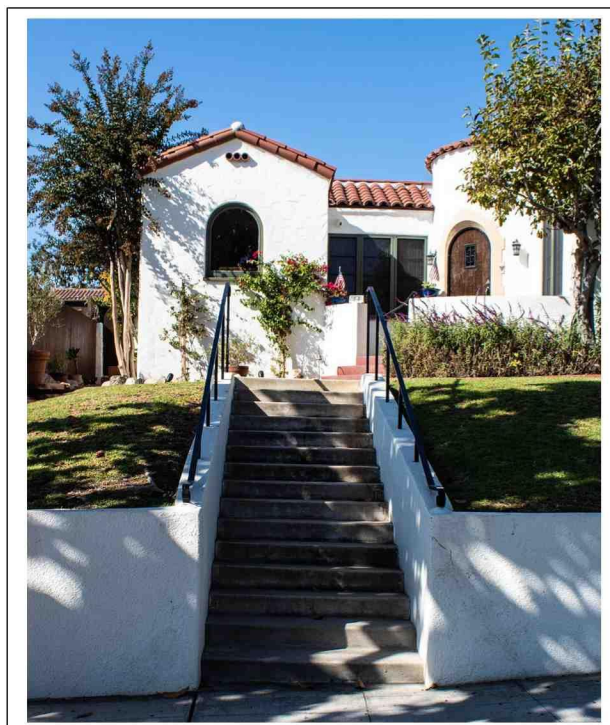
## CONTINUATION SHEET

Property Name: Suters House

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**Photo 1: Front (east) elevation of residence**



**Photo 2: Front (east) elevation of residence showing stairway from Richman Avenue**

## CONTINUATION SHEET

Property Name: Suters House

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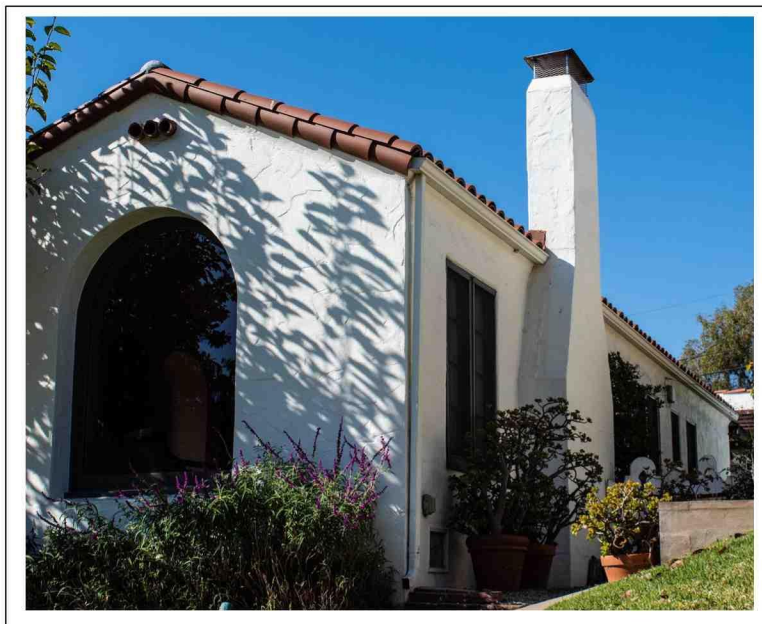


Photo 3: North side of residence

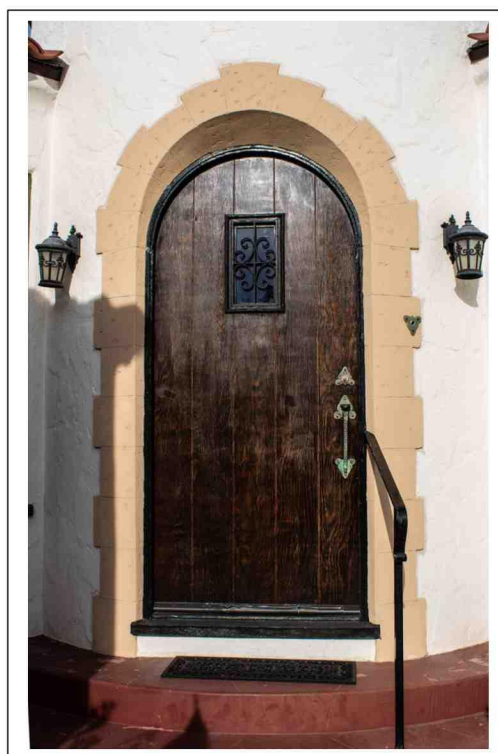


Photo 4: Front door of residence



## CONTINUATION SHEET

Property Name: Suters House

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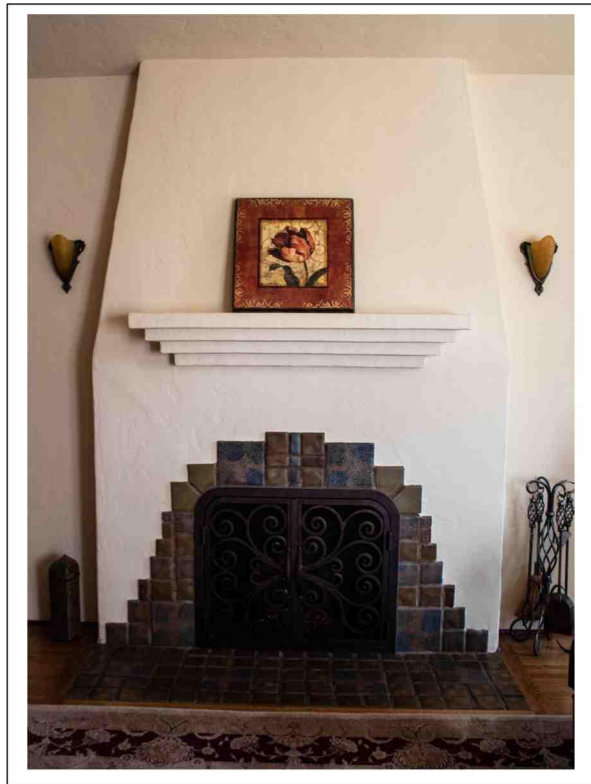


Photo 5: Fireplace in living room

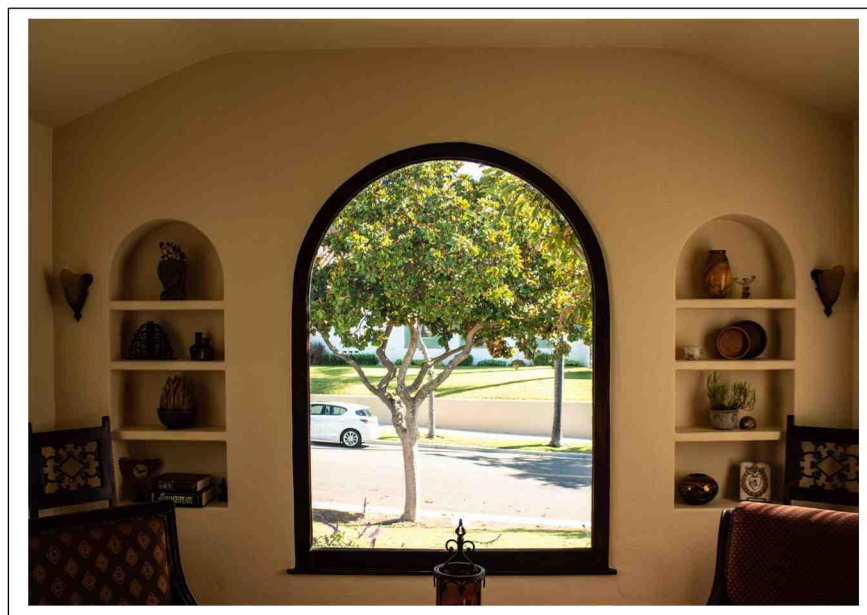


Photo 6: Front window in living room, with view of Richman Avenue

## CONTINUATION SHEET

Property Name: Suters House

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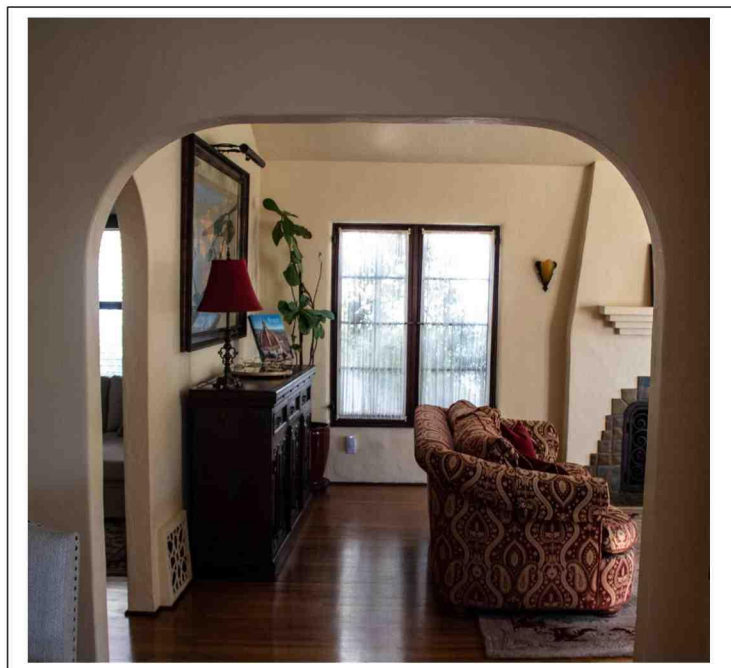


Photo 7: View of living room from dining room, camera facing north

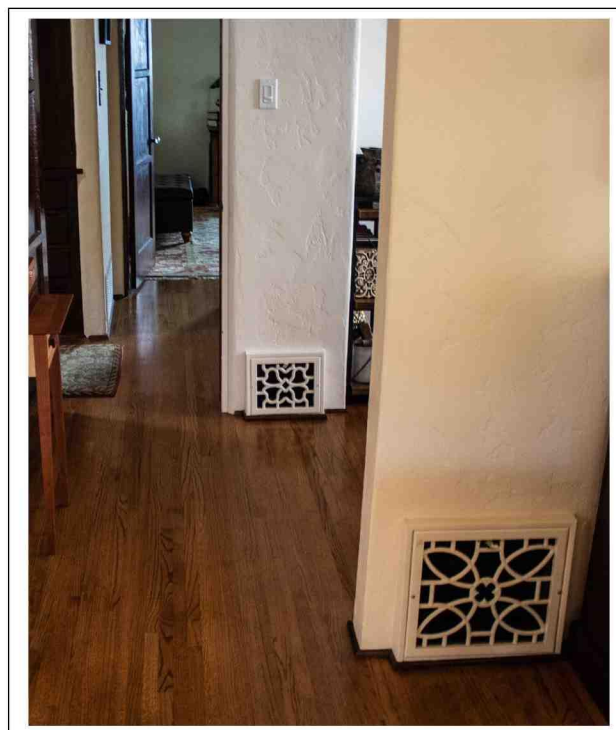
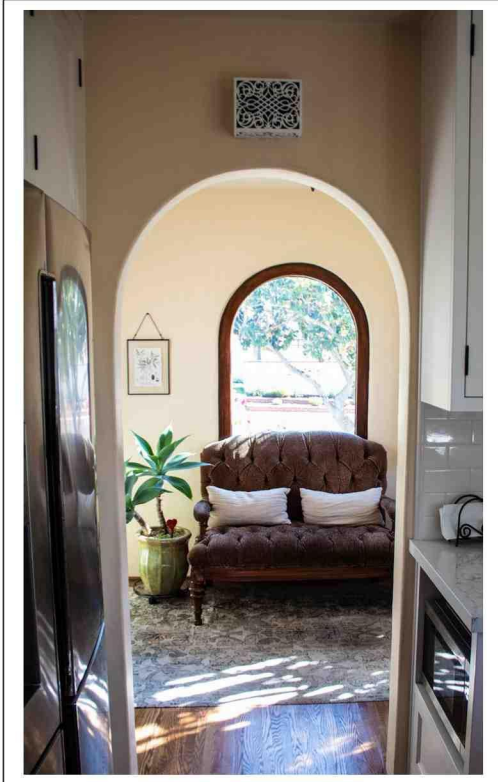


Photo 8: Furnace registers, located throughout house

## CONTINUATION SHEET

Property Name: Suters House

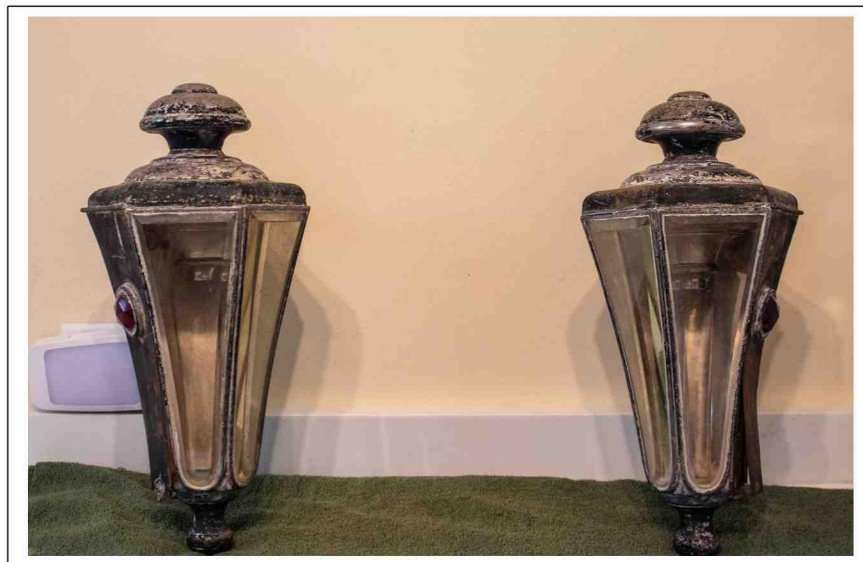
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**Photo 9: View of nook and front window from kitchen area, camera facing east**



**Photo 10: Built-in linen cabinet in hallway**



**Photo 11: Hearse lights, currently being restored**



## CONTINUATION SHEET

Property Name: Suters House

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Photo 12: Back entry on south side of house, camera facing east

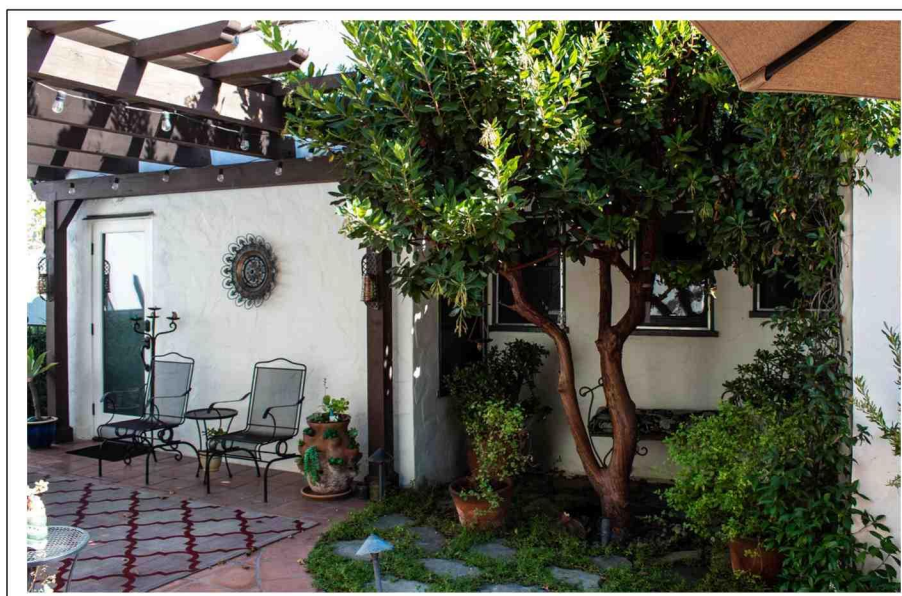


Photo 13: Back (west) elevation of house with patio area, camera facing northeast



## CONTINUATION SHEET

Property Name: Suters House

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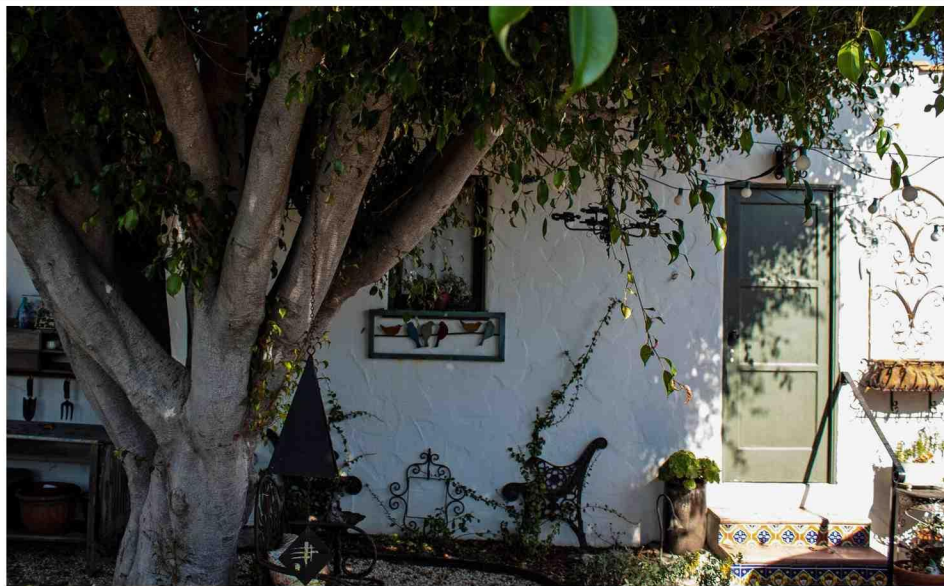


Photo 14: Partial view of garage, camera facing north

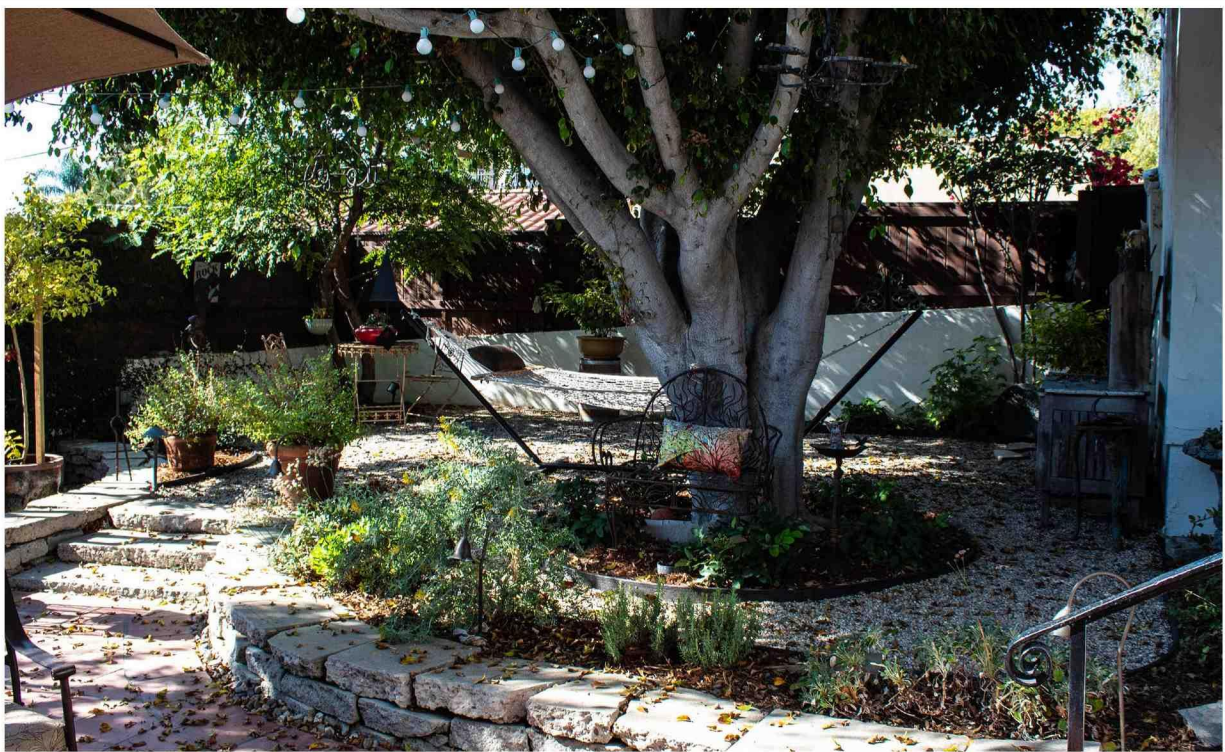


Photo 15: View of backyard, with a large *ficus benamina* tree shading the area, camera facing west

## **Attachment No. 3**

PowerPoint Presentation



# Public Hearing Item

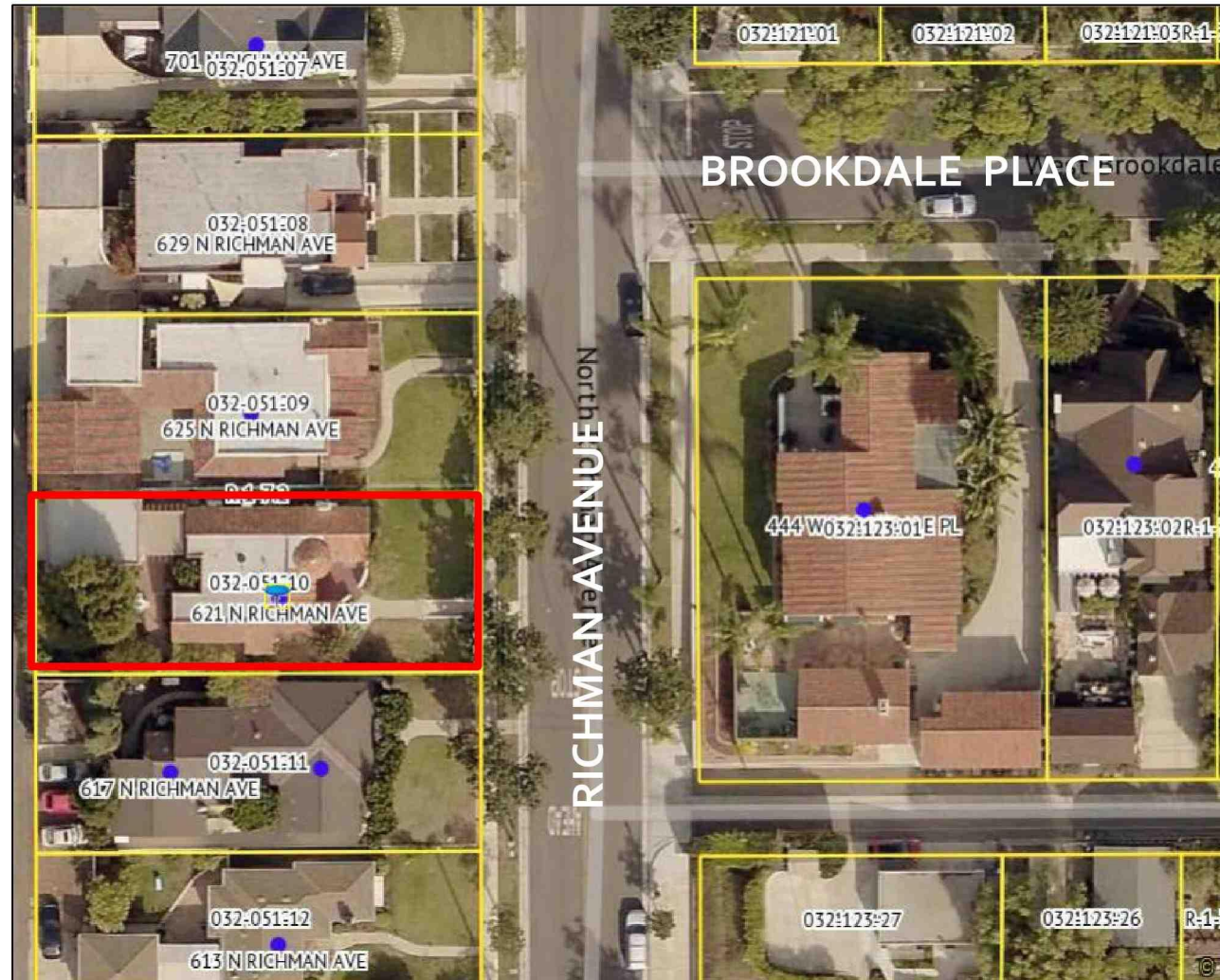
## PRJ2024-00015

### Local Landmark Designation





# Project Location – 621 N. Richman Avenue



N



## Project Description

- Request to designate 621 North Richman Avenue as a Local Landmark (Historical Landmark No. HL-109) on the Fullerton Local Register of Historical Resources
- Corresponding General Plan Revision to The Fullerton Plan:
  - Add listing to Table 6, City of Fullerton Local Register of Historical Resources
  - Add location to Exhibit 4, Map of Historical Resources





# Designation Criteria

1. Character, interest or value as part of the heritage of the city.
2. Site of a historic event.
- 3. Identified with persons who significantly contributed to the city.**
4. Example of an architectural style or way of life important to the city.
5. Example of the best remaining architectural types in an area.
6. *Work of a person who has influenced the heritage of the city, state or nation*
7. Displays outstanding attention to architectural design, detail, materials, or craftsmanship.
8. *Relationship to other landmarks, where the preservation of one has a bearing on the preservation of another.*
9. Property, by its location or characteristics, is an established and familiar visual feature of a neighborhood.
10. Natural environment that contributes to the well being of the community.



# Designation Criteria

## 3. Identified with persons who significantly contributed to the City.

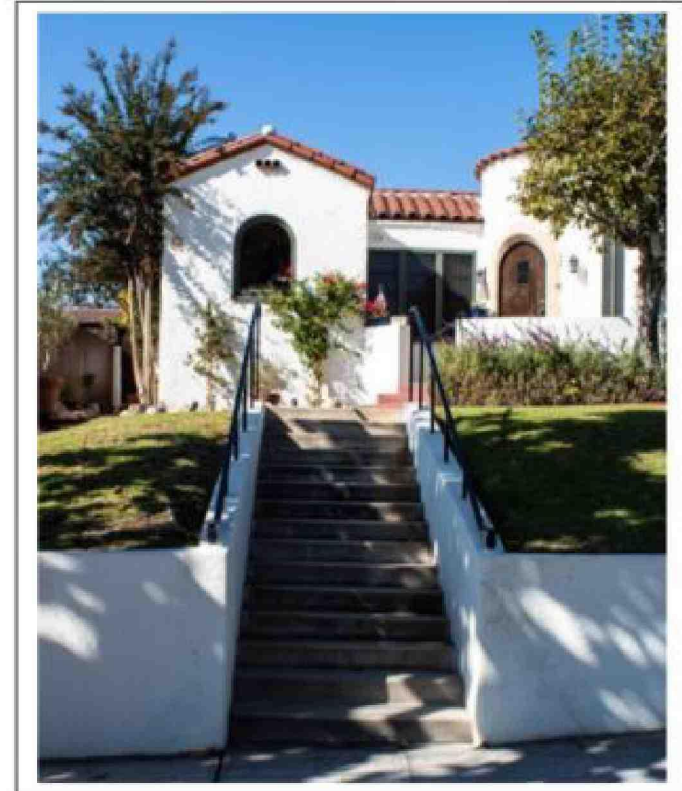
- Notable mortician and longtime Fullerton businessman, Harry N. Suters (McAulay and Suters Mortuary)



# Exterior Photos



**Photo 1: Front (east) elevation of residence**



**Photo 2: Front (east) elevation of residence showing stairway from Richman Avenue**



# Exterior Photos

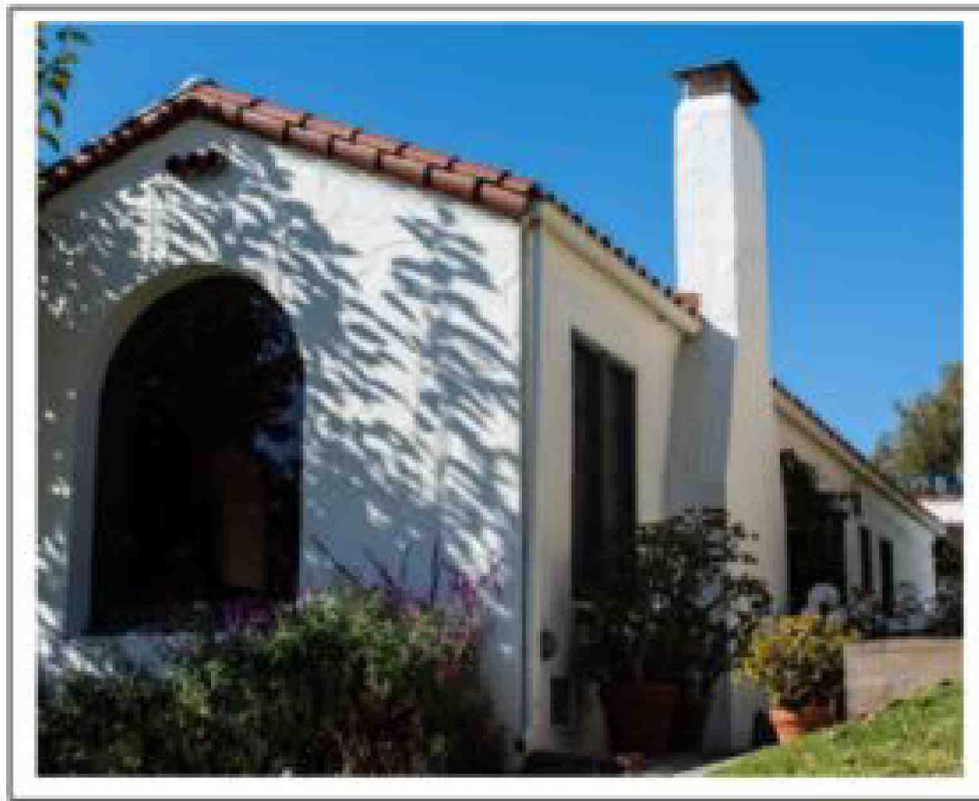


Photo 3: North side of residence

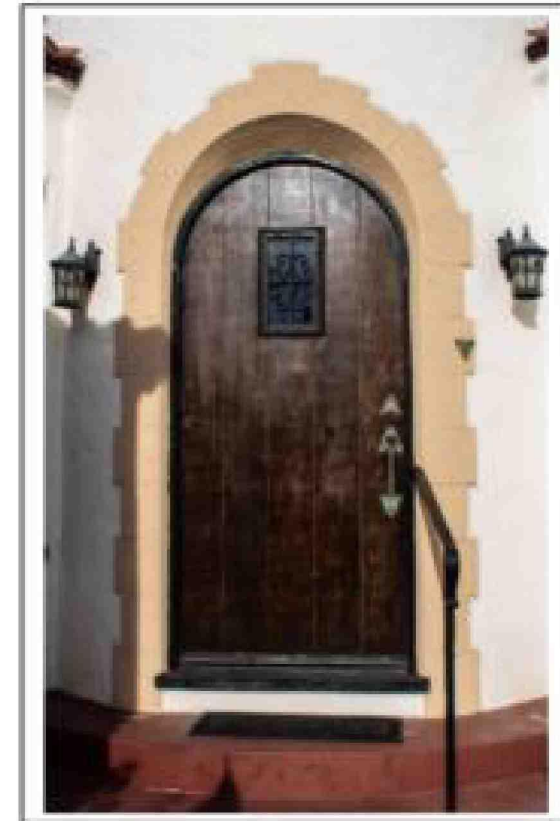


Photo 4: Front door of residence





## Recommended Actions

- Adopt Resolution No. PC-2025-04 designating the property located at 621 North Richman Avenue as Historical (Local) Landmark No. HL-109 and recommending the City Council approve a General Plan Revision to make corresponding amendments to Table 6 and Exhibit 3 of The Fullerton Plan
- Project is Categorically Exempt from CEQA per Section 15331, Historic Resource Preservation

### General Plan Consistency:

Consistent with The Fullerton Plan goals and policies that encourage raising the awareness of the value of historic resources and reinforcing the character and sense of place.



# Public Hearing Item

## PRJ2024-00015

### Local Landmark Designation