



## CITY OF FULLERTON

Community and Economic Development Department

Item No. 2  
November 13, 2024  
6:30 p.m.  
Public Hearing

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

### APPLICATION

PRJ2024-00008: ZON-2024-0094 and LRP-2024-0013

### APPLICANT

Fullerton Heritage on behalf of Michael and Veronica Nordstrom

### LOCATION

156 Hillcrest Drive

### SUMMARY AND APPLICATIONS REQUESTED

This application is a request to designate the property at 156 Hillcrest Drive as a Historical (Local) Landmark (HL-112) 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 (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.

### THE EDUCATION COMMUNITY

303 West Commonwealth Avenue, Fullerton, California 92832-1775  
(714) 738-6598 · Fax (714) 738-3110 · Website: [www.cityoffullerton.com](http://www.cityoffullerton.com)

## PUBLIC OUTREACH

On October 31, 2024, 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 at 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 October 31, 2024.

## PROJECT BACKGROUND / HISTORY

<i>Project Applicant:</i>	Fullerton Heritage
<i>Property Owner:</i>	Michael and Veronica Nordstrom
<i>Property Location:</i>	156 Hillcrest Drive
<i>General Location:</i>	West side of Hillcrest Drive, west of Lemon Street
<i>Parcel Number:</i>	029-043-03
<i>Existing Community Development Type (General Plan Land Use Designation):</i>	Low Density Residential
<i>Existing Zoning Classification:</i>	R-1-7.2P, Single Family Residential Preservation (minimum lot size of 7,200 square feet)
<i>Site Size:</i>	16,185 square feet
<i>Circulation:</i>	Hillcrest Drive is a local street.
<i>Parking:</i>	Detached garage accessed from Hillcrest Drive
<i>Existing Conditions:</i>	The property is developed with a 1½-story Craftsman bungalow and detached garage constructed in 1917, partially rebuilt in 1955 after fire damage; living room extension for fireplace completed in 1972; and interior alterations completed in 2024.
<i>Surrounding Land Uses and Zoning:</i>	North, south and east: Residential properties zoned R-1-7.2P. West: social service facility/school, zoned O-P (Office Professional).

## PROJECT DESCRIPTION

The applicant, Fullerton Heritage on behalf of the property owner, is seeking designation of the property located at 156 Hillcrest Drive as a Historical (Local) Landmark (HL-112) 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 well-being of the people of the City.

This property qualifies as a Local Landmark per criteria 7:

7. Embodiment of elements of outstanding attention to architectural design, detail, materials, or craftsmanship.

Fullerton Heritage provided background and research concerning this property (Attachment 2). Highlights regarding notable residents, home designer and builder, and the architectural details.

### **Architectural Design: Craftsman bungalow, with Victorian and Colonial Revival elements**

The subject property includes a 1½-story Craftsman bungalow dwelling, historically named Louis E. Plummer House, and qualifies as a Fullerton Local Landmark for its significant architecture. The house is a fine example of a multi-story 1910s Craftsman bungalow, with Victorian elements. It has the distinction of one of the few extant dwellings designed and built by an early Fullerton contractor, William L. Campbell. Mr. Campbell was one of three significant builders in Fullerton in the 1910s, along with John Alva Ellis and Edward G. Schenck. Only a miniscule number of homes designed and built by these contractors survive. The subject property's dwelling is the only surviving home identified as being built and designed by Campbell, a resident of Fullerton for 40 years.

The overall architectural style of the subject property's dwelling is Craftsman, but Victorian and Colonial Revival elements are present as well. The exterior has several non-Craftsman elements – block pillars, expansive post bases, stuccoed walls instead of wood siding, arched glass windowpanes, etc. that result in a uniquely styled one-of-a-kind home. Overall, the dwelling has an inviting and charming design that reflects the 1910s. Now restored, and recently painted a historically accurate light green, the dwelling fits beautifully with the historic Hillcrest Drive subdivision laid out in 1913. The home still reflects its original design, materials, and fine workmanship.

A full description of the home's exterior and interior architectural details is provided in the Primary Record provided by Fullerton Heritage (Attachment 2). The Primary Record also includes the historical background of the dwelling's original owner/occupant, Louis E. Plummer, designer and builder William L. Campbell, and notable later occupants/owners of the house.

## ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act (CEQA) the recommended action is categorically exempt from environmental review per Section 15331 of the 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-2024-36, entitled:

**A RESOLUTION OF THE LANDMARKS COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, DESIGNATING THE PROPERTY LOCATED AT 156 HILLCREST DRIVE (HISTORIC LANDMARK NO. HL-112) 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:** November 6, 2024

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-2024-36
2. Documentation in Support of Landmark Designation for 156 Hillcrest Drive
3. PowerPoint Presentation

## **Attachment No. 1**

Draft Planning Commission Resolution No. PC-2024-36

RESOLUTION NO. PC-2024-36

A RESOLUTION OF THE LANDMARKS COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, DESIGNATING THE PROPERTY LOCATED AT 156 HILLCREST DRIVE (HISTORIC LANDMARK NO. HL-112) 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

PRJ2024-00008: ZON-2024-0094 AND LRP-2024-0013

APPLICANT: FULLERTON HERITAGE

PROPERTY OWNER: MICHAEL AND VERONICA NORDSTROM

RECITALS

WHEREAS, an application was filed for Local Landmark Designation of property located at 156 Hillcrest Drive, described as:

Orange County Assessor's Parcel No. 029-043-03

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 156 Hillcrest Drive 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 7 for the existing dwelling's significant architecture. The house is a fine example of a multi-story 1910's Craftsman bungalow, with Victorian elements. It has the distinction of one of the few extant dwellings designed and built by an early Fullerton contractor, William L. Campbell. Mr. Campbell was one

three significant builders in Fullerton in the 1910's, along with John Alva Ellis and Edward G. Schenck. Only a miniscule number of homes designed and built by these contractors survive. The subject property's dwelling is the only surviving home identified as being built and designed by Campbell, a resident of Fullerton for forty years.

The overall architectural style of the subject property's dwelling is Craftsman, but Victorian and Colonial Revival elements are present as well. The exterior has several non-Craftsman elements – block pillars, expansive post bases, stuccoed walls instead of wood siding, arched glass windowpanes etc. – that result in a uniquely styled one-of-a-kind home. The home still reflects its original design, materials, and fine workmanship.

- 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-2024-0094 and LRP-2024-0013, designating property at 156 Hillcrest Drive as Historical Landmark HL-112 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 156 Hillcrest Drive as a Local Landmark and Exhibit 3 – Historical Resources Map – National and Local.

ADOPTED BY THE FULLERTON LANDMARKS COMMISSION ON NOVEMBER 13, 2024.

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Peter Gambino, Chairman



## **Attachment No. 2**

Documentation in Support of Landmark Designation for 156 Hillcrest Drive

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 26 \*Resource Name or #: (Assigned by recorder) Louis E. Plummer House

P1. 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 1917 T \_\_\_\_; R \_\_\_\_; \_\_\_\_ of \_\_\_\_ of Sec \_\_\_\_;

B.M.

c. Address 156 Hillcrest Drive City Fullerton Zip 92833

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)

Constructed in 1917, the 1½-story Craftsman bungalow was built by local contractor William L. Campbell for educator Louis E. Plummer and his wife Maude. The striking dwelling is situated in the Hillcrest Drive Historic District established in 2015.<sup>1</sup> Dubbed "Education Hill" or "Educator Hill" by Fullerton Union High School and Fullerton College students, the historic district is noted for the large number of teachers and campus administrators who resided in the area (e.g., Donald Brunskill, William T. Boyce, Hiram Howard Tracy, etc.).

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P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

P5b. Description of Photo: (view, date, accession #) East (front) elevation of house, June 2024

\*P6. Date Constructed/Age and Source: ☒ Historic ☐ Prehistoric ☐ Both

1917

\*P7. Owner and Address:

Veronica Nordstrom

156 Hillcrest Drive

Fullerton, CA 92833

\*P8. Recorded by: (Name, affiliation, and address)

Fullerton Heritage

P.O. Box 3356

Fullerton, CA 92834-3356

\*P9. Date Recorded: \_\_\_\_\_

\*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

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B1. Historic Name: Louis E. Plummer House

B2. Common Name:

B3. Original Use: Single-family. Present Use: Single-family residence

\*B5. Architectural Style: Craftsman bungalow

\*B6. Construction History: (Construction date, alterations, and date of alterations) Built in 1917; partially rebuilt in 1955 after fire damage; living room extension for fireplace completed in 1972; interior alterations completed in 2024

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location:

\*B8. Related Features: 1-car garage detached from residence

B9a. Architect: b. Builder: William L. Campbell

\*B10. Significance:

Theme: Craftsman era housing; early Fullerton contractors Area: Hillcrest Drive Historic District

Period of Significance: 1917 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 Louis E. Plummer House qualifies as a Fullerton Local Landmark for its significant architecture. Not only is the home a fine example of a multi-story 1910s Craftsman bungalow, with Victorian elements, it has the distinction of being one of the few extant dwellings designed and built by an early Fullerton contractor, William L. Campbell.

The designer/builder of this Hillcrest Drive home, William L. Campbell, was only one of three significant builders in Fullerton in the 1910s, along with John Alva Ellis (1854-1952) and Edward G. Schenck (1863-1947). Only a miniscule number of homes designed and built by these contractors survive. To date, the Hillcrest Drive dwelling is the only surviving home identified as being built and designed by Campbell, a resident of Fullerton for forty years.

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B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

B13. Remarks:

\*B14. Evaluator:

\*Date of Evaluation:

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



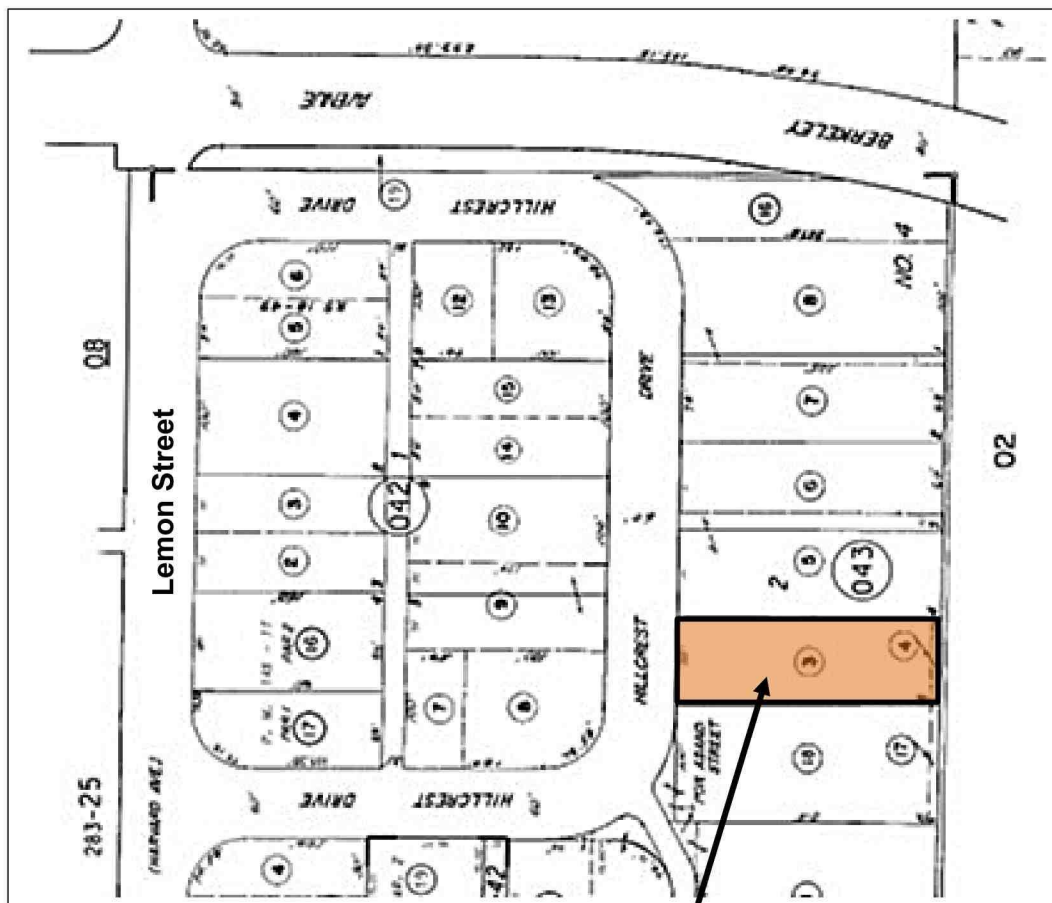
Parcel outlined in red.  
Subject building shaded  
light blue.



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

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



156 Hillcrest Drive



## CONTINUATION SHEET

Property Name: Louis E. Plummer House

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### Continuation of P3a

The Hillcrest Drive subdivision was laid out in 1913, and the residence at 156 Hillcrest Drive was the second dwelling constructed in the tract, following the adjacent Samuel N. Fuller House (1913) at 150 Hillcrest Drive. The majority of neighborhood housing was built between 1915 and 1930, incorporating a number of architectural styles that reflected changing tastes in the design of residences during this period. Well over half of the residences were built before 1930.

The neighborhood is situated on high ground, overlooking the flat area that was the original Fullerton townsite, and the earliest houses were often one-and-a-half or two-story in design to take advantage of this feature. With its hillside setting and cooler temperatures, the tract was promoted as one of the finest places to live in the city, and several of the most prominent and prosperous families constructed residences on these lots, including Anita Shepardson, Albert H. Sitton, Waldo O'Kelly, Judge Emerson J. Marks, City Councilman John R. Gardiner, and progressive Mayor Richard S. Gregory. Two homes in the Hillcrest Drive Historic District have previously been designated Fullerton Local Landmarks: the Samuel N. Fuller House (150 Hillcrest Drive) and the Anita Shepardson House (155 Hillcrest Drive).

### Exterior

The overall architectural style of the dwelling is Craftsman, but Victorian and Colonial Revival elements are present as well. The Plummers and Campbells were transplants from rural Iowa and accustomed to Victorian, Colonial Revival, and farmhouse architectural styles, but not particularly familiar with the Craftsman bungalows that were popular in Fullerton in 1917. The exterior has a number of non-Craftsman elements – block pillars, expansive post bases, stuccoed walls instead of wood siding, arched glass windowpanes, etc. – that result in a uniquely styled one-of-a-kind home. Overall, the dwelling has an inviting and charming design that reflects the 1910s. Now restored, and recently painted an historically accurate light green, the dwelling fits beautifully within the historic neighborhood, still reflecting its original design, materials, and fine workmanship.

Access to the home, which faces east, is from the public sidewalk with a concrete walkway and two sets of stairs leading to a covered porch with concrete flooring and wooden front door. The unpainted front door features a patterned lead glass panel. Positioned on each side of the doorway are Victorian-styled six-lite windows with curved mutins. A red brick fireplace, a later addition, located on the south side, extends above the roofline. Large air vents are positioned directly below each gable. Fenestration consists of windows in all sizes and shapes: single, double, triple, and bands of windows that run across all sides of the dwelling, bringing needed light into the interior rooms. All the original windows have been retained.

A ribbon driveway on the north side leads to a detached contributing single-car garage with double swingout doors. A small stairway and concrete walkway lead from the garage to a wooden five-step stairway and the rear wooden door, which features a single glass panel. Stairs on the north side also lead to a partial basement. Slightly west of the garage, Maude Plummer planted a small orchard and vegetable garden, very common at the time, and that area has been carved out and is still dirt, but the remainder of the grounds have been planted with roses and other flowering plants, along with a new grassy lawn.

### Interior

As with the exterior, many of the usual Craftsman bungalow elements are missing, including stained glass, a stone fireplace, custom wall built-ins and nooks, dark wood paneling, window seats, etc. The layout is simple but functional, very much like a farmhouse would be laid out. Originally, the public areas were situated on the first floor and consisted of a living room, small dining room, kitchen, and bathroom, plus the bedroom of Maude and

## CONTINUATION SHEET

Property Name: Louis E. Plummer House

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Louis Plummer. The two daughters' bedrooms were isolated on the second floor – the bungalow's airplane cockpit – without a bathroom. The layout on the first floor has been retained, but a second bathroom and closet area have been added to the second floor, which now has only one bedroom.

The main entrance of the home leads directly into a rectangular-shaped living area, with a fireplace with a new wood mantle, positioned along the south wall. The living room leads directly into a small square-shaped dining room with wainscoting, which, in turn, moves into the kitchen and main floor bathroom and bedroom, which has a closet. Two flights of centrally located wooden stairs lead to the second-floor bedroom and added closet and bathroom. New flooring, lights, cabinets, and appliances have been added, but an attempt has been made to select historically appropriate materials, including ceramic tiles, fixtures, cabinets, hardware, etc. that reflects the original unfussy and uncomplicated interior.

When the new owners purchased the 1917 dwelling, previous occupants had added multiple layers of features popular during earlier eras: a 1930s rustic fireplace made of stone taken from nearby Hillcrest Park; 1950s kitchen flooring, cabinets, and wallpaper; 1970s wood paneling, etc. Much of the rehabilitation and restoration of the dwelling involved removing those previous generations of changes.

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Property Name: Louis E. Plummer House

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### Continuation of B10

The dwelling is also associated with Louis E. Plummer, the first owner of the house, who served as Superintendent of both Fullerton Union High School and Fullerton College from 1919 to 1941. Two other owners/occupants of the house also played significant roles in the history of Fullerton: Judge and Justice of the Peace Halsey I. Spence and automotive dealer Albert H. Sitton.

### Historic Background

On March 12, 1917, Maude and Louis E. Plummer purchased Lots 5 and 6 of the Hillcrest Addition from local developer George C. Welton (1867-1927).<sup>2</sup> In the May 5, 1917 issue of the *Southwest Contractor and Builder*, it was reported that builder William L. Campbell would be constructing a six-room home for Louis E. Plummer on Hillcrest Drive.<sup>3</sup> Louis and Maude Plummer, along with their two small daughters, Isabel and Margaret, who had been living in a Victorian-styled dwelling (razed) at 329 West Commonwealth Avenue, moved into the dwelling in late 1917. It was only the second home constructed in the new subdivision, and for years, the residences on Hillcrest Drive had no formal street address.

By 1924, Plummer, now Principal/Superintendent of Fullerton Union High School, had two additional children – sons Robert and Harold – and the family needed more space. The home and two lots were sold to Mary and Charles A. Raggio on August 27, 1924.<sup>4</sup> The Plummer family moved temporarily to a home on Orangethorpe Avenue between Stanton and Grand Avenues in Buena Park, while a new Fullerton home was being built for them at 226 Helen Drive (later 104 Park View Drive). A Spanish Colonial Revival dwelling, the home was designed by notable architect Harry K. Vaughn, who would later design Fullerton College's early historic structures, and constructed by notable local contractor Arthur M. Thompson.

After the Plummer family moved, for the next decades the Hillcrest Drive home would be rented and owned by a series of occupants, none of whom lived in the dwelling for lengthy periods of time. Two of the later occupants – Judge Halsey I. Spence (1926-1927) and Albert H. Sitton (1932-1936) – are historically significant to Fullerton.

The current owners of the home purchased the Craftsman bungalow from the nephew of Theresa Diane Chadwick, who had, in turn, inherited the home from her late father in 1994. Over the decades, Mrs. Chadwick did little to maintain and upgrade the home. While the exteriors of the home and detached garage were in good condition, the interior suffered from deferred maintenance. While preserving the character-defining features of the dwelling, the current owner has restored both the interior and exterior of the home, making period appropriate choices. The dwelling, garage, and grounds retain a high degree of historic integrity.

### Designer/Builder William (Will) L. Campbell (1861-1951)

Born in Letts, Iowa, on September 5, 1861, William Lincoln Campbell was one of six children born to farmer and Union Civil War veteran Andrew Jackson Campbell (1830-1875) and Mary Catherine Epperly (1841-1936) [Figure 1]. He spent his childhood in Muscatine, Iowa, and was schooled through the eighth grade. On December 25, 1889, Campbell married Alma Amanda Batchelder (1869-1955). The couple had two sons: Lee Campbell (1890-1890),

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Property Name: Louis E. Plummer House

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who died in infancy, and Guy Harold Campbell (1895-1994), who later graduated from Fullerton Union High School in 1915.<sup>5</sup>

After his marriage, Campbell homesteaded 160 acres on the Clark and Beadle County line on the South Dakota prairie. In 1906, he left the farm, auctioning all livestock and farm equipment, and moved with his family to the small town of Carpenter, South Dakota, where he managed a lumber yard. In 1911, the family made the decision to move to Fullerton, arriving on August 28, 1911, when Fullerton had no paved roads and only 2,500 residents.

Initially, the Campbells lived with relatives in town, but then purchased a Victorian-styled grove house and five acres on West Commonwealth Avenue, then located outside Fullerton on the southwest corner of Woods and Commonwealth Avenues (708 West Commonwealth Avenue) [Figure 2]. The couple lived in the residence for the next forty years, selling fruit from their various groves. Four acres of the land were initially devoted to walnuts; one acre was a diversified fruit orchard. Will and his son Guy would eventually pull out the walnut trees and replace them with Valencia oranges.<sup>6</sup>

Alma and Will Campbell quickly joined the Fullerton Methodist Church, remaining active lifetime members. The couple were Townsendites who supported Dr. Francis E. Townsend's widely popular national organization – the Townsend Plan or the Old-Age Revolving Plan (OARP) – formed to counter poverty amongst the elderly by providing each citizen over the age of 60 with a monthly stipend of \$200. The Fullerton Townsend Club No. 2 often met at the Campbell's home.<sup>7</sup> Mrs. Campbell was also an active member of the Fullerton Women's Christian Temperance Union (WCTU) and hosted meetings at her residence.<sup>8</sup>

For the first few years, Campbell, who was in his fifties, concentrated on fruit growing, supplementing his income with carpentry work.<sup>9</sup> A first class carpenter, he moved into home building around 1915, at a time when Fullerton had few if any housing contractors. He worked as a building contractor until 1921, when he returned to carpentry. Unfortunately, Campbell constructed homes during a period when the city required no building permits, and it is difficult to determine the buildings he completed. He also built residences in areas, particularly along Orangethorpe and West Commonwealth Avenues, that were later developed for commercial uses. Print resources indicate that Campbell built a six-room bungalow on John M. Hale's citrus ranch three miles northeast of town;<sup>10</sup> a four-room bungalow for Francis W. Rogers at 231 East Union Avenue (razed or moved) in 1919;<sup>11</sup> and a residence for Mrs. Sarah E. Mollala, designed by Fullerton building inspector Ira H. Dysinger, at 317 North Richman Avenue, now Kaego's Richman Gardens Community Center.<sup>12</sup> The Plummer House is the only extant home designed and built by Campbell that has been identified and still standing.

By 1939, when Alma and Will Campbell celebrated their golden anniversary with an open house at their home,<sup>13</sup> Will had retired from home building but still worked as a fruit grower. In 1950, he sold his home and four acres to the McCoy and Mills Automotive Agency for \$30,000 and moved to a home at 245 East Wilshire Avenue (razed).<sup>14</sup> Will passed away in his sleep on March 2, 1951, at the age of 89.<sup>15</sup> Alma passed away in her sleep on March 25, 1955, at the age of 85. The couple is buried in the Anaheim Cemetery.



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Property Name: Louis E. Plummer House

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### Louis E. Plummer (1883-1958)

Born on June 24, 1883, in Ottoville, Iowa, Louis Ellsworth Plummer was the oldest of seven children born to farmer William Asbury Plummer (1855-1941) and schoolteacher Ella V. Smith (1865-1900), the daughter of a Civil War veteran [Figures 3-4]. He attended local public schools and graduated from Grover Hill, Ohio, High School. In 1909, he graduated from Ohio Northern University with a B.S. degree in Commercial Science, and then decades later received an M.S. degree in Education from the University of Southern California (USC) in 1935. On May 11, 1907, he married fellow teacher Maude Ann McCartney (1882-1951), the daughter of a farmer. The couple had four children, all born and raised in Fullerton: Isabel Viola (1911-2003), Margaret Irene (1913-2001), Robert Louis (1919-2008), and Harold Carlisle (1921-2002).<sup>16</sup>

In 1900, Plummer began his career as an educator, teaching school as a teenager in Paulding County, Ohio. From 1906 to 1908, he was superintendent of schools at Mandale, Ohio.<sup>17</sup> Plummer moved to Fullerton in 1909, after accepting an offer to serve as head of the Commerce Department at Fullerton Union High School (FUHS), a position he held until 1919. He served as Vice-Principal from 1915 to 1918. The following year he was appointed Principal (later Superintendent) of FUHS and Fullerton College when Principal Edward W. Hauck resigned to enroll in officer training at Camp Zachary Taylor in Louisville, Kentucky, a national army training camp during World War I.<sup>18</sup>

Plummer would serve as Superintendent of both Fullerton Union High School and Fullerton College from 1919 to 1941. His significance as an educator in Fullerton cannot be matched, and his far-sighted leadership was instrumental in the development of both schools. During his tenure, Plummer oversaw the expansion of the high school as all the Classical Revival buildings would be replaced by Spanish Colonial Revival structures, while new acreage was added along with numerous other facilities, including a new auditorium. He also oversaw the construction of Fullerton College as it moved across the street into separate facilities. He served as a steady influence during times of crisis, steering the school district through World War I, the Great Depression, the 1933 Long Beach Earthquake, the New Deal era, and the historic 1938 flood, still Orange County's worst natural disaster. Plummer's history of the high school and college – *A History of the Fullerton Union High School and Fullerton Junior College, 1893-1943* – remains a seminal work on the educational development of Fullerton. In honor of Plummer's twenty-one years as chief administrator, Fullerton College students voted to dedicate their *1941 Yearbook* to him.<sup>19</sup>

During his years as an administrator, Plummer became a nationally known educator, often called upon to deliver talks and speeches at national conventions. Plummer was twice elected President of the California Junior College Association, Southern Section, in 1924 and 1929,<sup>20</sup> and as President of the American Association of Junior Colleges in 1927. In addition, he served as President of the Department of Secondary School Principals of the National Education Association in 1930; was elected Vice-President of the Schoolmasters' Club of Orange County in 1928;<sup>21</sup> and was an active member of the California Council of Education.

Plummer, who possessed a mild and easy-going manner, was equally engaged in the affairs of his church and community. After their move to Fullerton, Plummer and his wife became active and life-long members of the Fullerton First Methodist Church, with Plummer serving on the Board of Trustees. In addition, Plummer was a member of numerous local groups and organizations, often serving as an officer. He was a charter member, President, and served on the Board of Directors of the Fullerton Kiwanis Club;<sup>22</sup> a Patron of the Orange County Symphony Orchestra;<sup>23</sup> Banker of the Modern Woodmen of America Fullerton Lodge;<sup>24</sup> recording secretary, District

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Board member, and President from 1917 to 1929 of the North Orange County Young Men's Christian Association (YMCA),<sup>25</sup> and a member of the Advisory Committee of the Fullerton Parent-Teacher Association.<sup>26</sup>

When Plummer arrived in Fullerton, the then rural town had only a few thousand residents, and he frequently devoted himself to the growth and development of the city. In 1920, the Fullerton Chamber of Commerce appointed him Chairman of the Civic Planning Committee.<sup>27</sup> He served on water development boards, including the newly formed White Star Company of Anaheim in 1920.<sup>28</sup> In 1928, he purchased ten acres on the then southern border of Fullerton, which he laid out and subdivided with developers Samuel N. Fuller and Fullerton Mayor Richard S. Gregory. The Southgate Park Tract (Tract No. 886), which encompasses West Knepp, West Southgate, and West Hill Avenues, along with frontage on South Harbor Boulevard, generated 58 residential and business lots which quickly sold [Figure 5].<sup>29</sup>

In June 1941, at the close of his contract with the Fullerton Union High School and Junior College District, Plummer left Fullerton, accepting a position as industrial training manager for the Ryan Aeronautical Company of San Diego, a position he held until the end of World War II.<sup>30</sup> After the war, Plummer, who had been living with his wife and two sons at 433 West Brookdale Place, was asked to return as Superintendent of the Fullerton high school and college, but declined the offer and retired. Plummer and his wife travelled extensively and moved between a beach home they owned in Newport Beach (1136 West Bay Avenue) and their cabin at Lake Arrowhead. On September 30, 1951, while the couple was returning to Lake Arrowhead, Maude Plummer was struck and killed by an automobile while darting across Foothill Boulevard near Fontana to look at fruit for sale at a roadside stand.<sup>31</sup>

On February 20, 1953, Plummer married Lola Lorain Raupe (1907-1993) in San Diego. A Fullerton Union High School and Fullerton College graduate, Raupe joined the campus secretarial pool before serving as secretary for Superintendent Alfred S. Redfern (1876-1970) in the 1930s. She was appointed head of the Registration Department before departing the campus in the 1940s to work as a secretary for a Santa Ana doctor.<sup>32</sup>

Louis Plummer passed away on February 28, 1958, at the age of 74, at Santa Ana Community Hospital.<sup>33</sup> During his retirement, Plummer collected rare seashells and marine flora and fauna, and his widow loaned the specimens to various Institutions, including Fullerton College, after his death.<sup>34</sup> The collection would eventually be donated to Santa Ana College.<sup>35</sup> Louis, Maude, and Lorain Plummer are all buried in Loma Vista Memorial Park in Fullerton.

### **Louis E. Plummer and the Ku Klux Klan (KKK)**

In his 1979 dissertation – *The Invisible Government and the Visible Community: The Ku Klux Klan in Orange County, California During the 1930's* – and a later essay, Christopher Cocoltchos identified Fullerton Ku Klux Klan members based on an unpublished membership roster of August 25, 1924, on file in the Library of Congress.<sup>36</sup> Cocoltchos identified church leaders, school officials, and skilled workmen, primarily in the oil industry, including Louis Plummer, Judge William French, Fire Chief Roy Davis, and “seven of the eighteen councilmen who served on the council between 1918 and 1930”, along with other individuals.<sup>37</sup> The accuracy of the list is difficult to ascertain, especially as some of the people supposedly listed, such as Fire Chief Roy Davis, were staunchly against the KKK.

While there is no doubt that a klavern existed in Fullerton, it is difficult to ascertain Plummer's involvement. There are no newspaper or magazine articles, books, photographs, oral histories, school district minutes or other sources that show him espousing Klan doctrine; attending or participating in Klan meetings or assemblies; or engaging in

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any untoward actions aimed at cultural or religious groups distained by the KKK, which in the Orange County case were Catholics. Plummer was also an active member and officer of Fullerton organizations, including the Fullerton Chamber of Commerce and the Fullerton Kiwanis Club, that vociferously denounced the Klan.<sup>38</sup> He would, in fact, be elected president of the Fullerton Kawanis Club in 1928. He also was elected an officer of several national education organizations that eschewed the Klan. Over the decades, Plummer was continually lauded for his character and contributions to the growth and development of Fullerton. Fullerton City Attorney Albert Launer called Plummer “one of the finest citizens Fullerton ever had, and one of the finest friends and most honest, sincere, and honorable men that I’ve ever met”.<sup>39</sup>

Plummer, however, was aware of and had contact with Reverend Leon L. Myers, the Exalted Cyclops of the Klavern Knights of the Ku Klux Klan, No. 16, who worked with Fullerton prohibitionists to conduct raids against Orange County bootleggers in November 1924. A former Redlands pastor, the charismatic Myers was hired as the minister of the First Christian Church of Anaheim, the second largest congregation in the city, in June 1922.<sup>40</sup> By 1924, Myers and his fellow Klansmen had gained political control of Anaheim. Four of five city councilmen; a majority of the Police Department; and the editor and publisher of the town’s largest newspaper, the *Orange County Plain Dealer*, were Klansmen.<sup>41</sup> Although the Ku Klux Klan is generally associated with antisemitism and white supremacy, Orange County had a miniscule number of black and Jewish residents, and Myers and his cohorts directed their hostility toward Catholics, coupled with staunch support for prohibition, passing strict anti-liquor laws in what was previously a “wet” city. In 1924, Anaheim residents, led by the USA Club, local organizations (Rotary, Lions, Elks, Kiwanis Clubs), and the editors/publishers of the *Anaheim Bulletin* and *Anaheim Gazette*, joined forces to oust the Klan. On election day, February 3, 1925, ninety-five percent of voters turned out to recall the Klan councilmen.<sup>42</sup> Myers continued his anti-Catholic crusade, claiming Catholics had overtaken the town, churches, and schools, but eventually resigned and left for Kansas in December 1925 [Figure 6].<sup>43</sup>

In the Spring of 1924, Reverend Myers began an ambitious plan to exert the Klan’s influence throughout northern Orange County. Unlike Anaheim, Fullerton did not have a German versus non-German dichotomy – most residents were from the Midwest or South – or a conflict between Protestants and Catholics. Many Fullerton pioneer Catholic families – the Kramers, Dausers, O’Hanlons, Eadingtons, Muckenthalers, etc. – were respected citizens, and fifty percent of Fullerton land was owned by the Catholic Bastanchury family. Myers pathway into the city was through prohibition, promising that the Klan would clean up communities by ridding them of bootleggers and moonshiners and stopping the Catholic immigrants supposedly flaunting liquor laws. The Fullerton City Council had banned alcohol in 1911, well before the 1919 *Volstead Act*, and the Anti-Saloon League and the Fullerton Women’s Christian Temperance Union (WCTU), founded in 1898, remained powerful and influential organizations led by the town’s elites. Both groups believed that the Fullerton Police Department was not doing enough to stop bootleggers from bringing liquor into Fullerton. Fullerton residents, however, could easily obtain alcohol by visiting nearby Anaheim and Los Angeles, and their medical doctors, who would quickly write a prescription. It was well-known where to find alcohol, and there were several downtown speakeasies. Fullerton residents also had secret stash compartments behind fireplaces, kitchen cabinets, and mirrors which still can be found in 1920s homes.

In 1924, Reverend Myers formed the Christian Citizens Enforcement Committee with two of Fullerton’s staunchest prohibitionists: Arthur E. Stuelke and pioneer William M. Starbuck, a 15-year high school trustee. Under the direction of Reverend Myers, federal and state agents, along with Klansmen, conducted booze raids in November 1924 throughout Orange County, charging the cost to local cities. The dry raids netted 54 liquor violators, none of

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whom were prosecuted, and several of the dry sweep principals would themselves later be arrested and prosecuted.<sup>44</sup> Fullerton City Councilmen, supported by City Marshall Arthur Eels, had signed a contract to pay dry detective Edwin S. Ward \$2,800 for his investigative services. When the secret committee and the bill became public, C. Stanley Chapman, the son of Fullerton's first mayor, Charles C. Chapman, filed an injunction to stop the payment. The injunction would work its way through the court system and eventually be upheld by the California Supreme Court in 1928.<sup>45</sup>

When Orange County residents objected to the misguided booze raids, the Orange County Grand Jury was convened in January 1925, to investigate. Reverend Myers, Stuelke, and Starbuck were called to testify. Louis E. Plummer was called as a witness to confirm that college and high school students had been caught with liquor both on and off the campus, necessitating the urgent need to round up the bootleggers.<sup>46</sup> It is not known whether Plummer had advance knowledge of the booze raids, but he had dedicated himself to eradicating what he considered the two major "evils" – smoking and drinking – that he believed were detrimental to the development of the moral character of his students.<sup>47</sup> There was no doubt that Fullerton students had been caught drinking, and prohibitionists had become particularly alarmed when two high school boys were arrested in May 1924, when a liquor bottle and "fruit jar of wine" was found in their lockers. It was also reported that student bootleggers were active on the campus.<sup>48</sup> The booze raid disclosures were an embarrassment to city officials and were never conducted again. Plummer's only link to the KKK is through the booze raids and his Grand Jury testimony.

### Later Notable Occupants/Owners of the House

#### Halsey Ives Spence (1871-1951)

The first occupants of the Hillcrest Drive dwelling after the Plummer family left were Fullerton Justice of the Peace Halsey I. Spence [Figure 7] and his wife, Ella N. Spence, from 1926 to 1927.

Born in Chillicothe, Missouri, on July 26, 1871, Halsey I. Spence was the only child of Eleanor Robinson (1848-1875) and Union Army Civil War veteran Henry H. Spence (1839-1913). Halsey was raised in Chillicothe where he attended the Normal School, educated through four years of high school. In 1896, he married Ella N. Nesmith (1873-1951). The couple had two sons: Glenn I. Spence (1897-1910) and Harold Robinson Spence (1899-1982), who after serving in World War I, became a Los Angeles attorney.

While in Chillicothe, Halsey worked as an express agent and post office clerk<sup>49</sup> before being elected City Clerk in 1909.<sup>50</sup> In 1916, he and his family moved to Los Angeles (1320 West Fifth Street), where he worked as a foreign agent for the Hilman Bank of Los Angeles. In 1921, he moved to Fullerton, where he served as auditor for the Dean Hardware Store on North Harbor Boulevard. In 1926, he was elected Fullerton Justice of the Peace and City Recorder, assuming his duties on January 1, 1927. He would serve as Justice of the Peace until his death in 1951. He was also appointed Fullerton City Judge, serving for twenty-two years until he was forced to retire after reaching the maximum age under the *State Employees Retirement Act*.<sup>51</sup>

Immediately upon arriving in Fullerton, Halsey joined the Fullerton Chamber of Commerce, and later he became a charter member of the Fullerton Kiwanis Club. He was also an active member of the Fullerton Masonic Lodge, the



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Isaac Walton League, and the Fullerton Boy Scouts. Ella Spence, who had been a member of the Chillicothe P.E.O., became president of both the Los Angeles and Fullerton P.E.O. chapters.

When the Spences moved to Fullerton, they initially lived at 130 West Malvern Avenue, then moved to 156 Hillcrest Drive in 1926. They commissioned notable local contractor Arthur M. Thompson to construct a new home for them at 441 West Brookdale Place, where the couple remained for the rest of their lives. Halsey Spence passed away in Fullerton on June 28, 1951, at the age of 74<sup>52</sup> and Ella Halsey on July 31, 1953, at the age of 73.<sup>53</sup> They are buried in Loma Vista Memorial Park.

### Albert Harris Sitton (1878-1967)

The Sitton family lived at a number of Fullerton locations, including the house they had built at 144 Hillcrest Drive, but from 1932 to 1936 they resided at 156 Hillcrest Drive as renters.

Albert H. Sitton was one of three children born to farmer Brice “Mart” Martin Sitton, Jr. (1850-1893) and Nancy Barbara “Nannie” Harris (1859-1945). Brice Sitton moved from Missouri to Nevada to Norwalk, California. Albert Sitton was born in Downey on June 18, 1878, after which the family moved to Orange County, settling into what is now the City of Orange [Figures 8-9]. Albert attended Orange County public schools, educated through the first year of high school. After serving in Company L of the Southern California Regiment during the 1898 Spanish American War, he moved to Fullerton on January 1, 1900, opening the city’s first bicycle shop on North Harbor Boulevard.<sup>54</sup> In 1904, he started the first automobile repair business when there were only three such vehicles in the city.<sup>55</sup> In 1908, he acquired the first automobile sales dealership in Fullerton for Overland and Willys-Knight cars. He also became the city’s first electrician, installing lights in early city residences.

In 1916, Sitton was elected to the Fullerton Board of Trustees (later the Fullerton City Council), serving for four years. In 1915, he was elected to the Fullerton Board of Trustees for the Elementary School District, serving for twelve years. He was a charter member of the Fullerton Kiwanis Club and active in the YMCA. In the early 1910s, he became active in social work with Orange County juveniles. For over fifty years, he was a member of the Orange County Juvenile Committee, and in 1959, the Albert Sitton Home, a facility in Orange built to house abused, neglected, and abandoned children and juveniles, was named in his honor.<sup>56</sup> (The facility closed its doors in 1985 when the Orangewood Children’s Home opened.)

In 1902, he married fellow Fullerton resident Rosa (Rose) Belle Rogers (1882-1966), the daughter of a local rancher, at the Fullerton Baptist Church. The couple had one son, Arthur C. Sitton (1905-1986). Sitton passed away in the Amerige Rest Home on September 10, 1967, at the age of 89.<sup>57</sup> He and his wife are buried in Melrose Abbey Memorial Park in Anaheim.

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**Figure 1: William L. Campbell, ca. 1904**  
Source: *FamilySearch.org*.



Will & Alma Campbell on the front porch of their home,  
708 W. Commonwealth, Fullerton, California. Approx. 1946

**Figure 2: Campbell Residence on West Commonwealth Avenue, ca. 1946**  
Source: *FamilySearch.org*.



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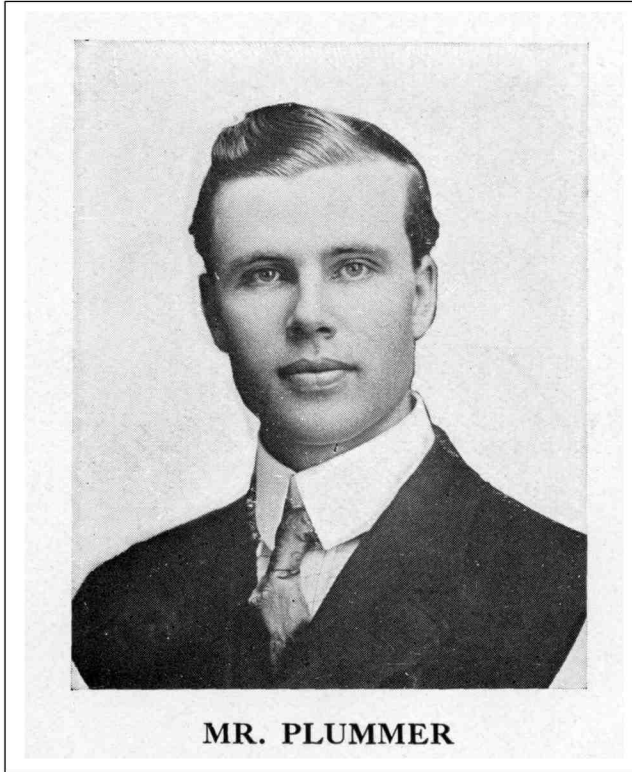


Figure 3: Louis E. Plummer, 1917  
Source: Fullerton Public Library

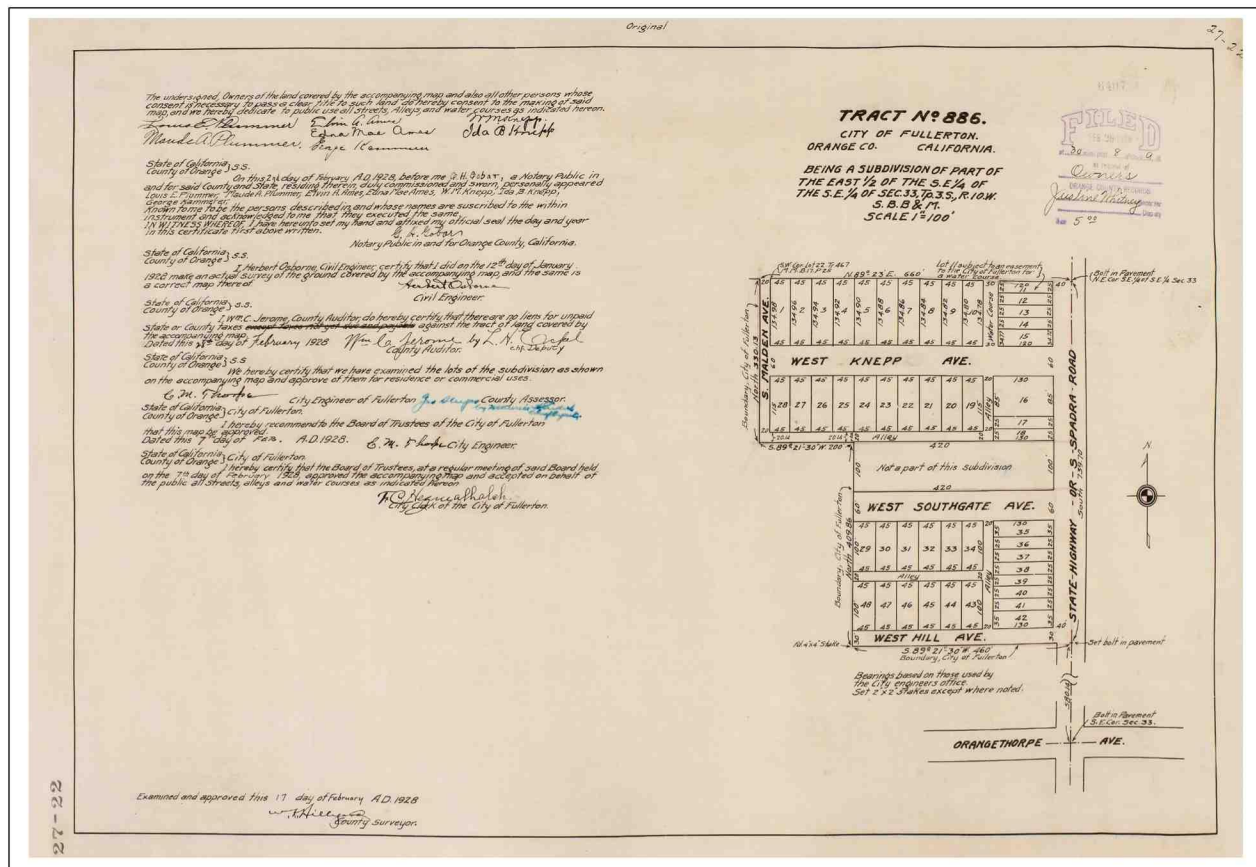


Figure 4: Louis E. Plummer, 1933  
Source: Fullerton Public Library

## CONTINUATION SHEET

Property Name: \_\_\_Louis E. Plummer House\_\_\_

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**Figure 5: Tract 886**

## CONTINUATION SHEET

Property Name: \_\_\_\_\_ Louis E. Plummer House \_\_\_\_\_

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Figure 6: Handbill for a speech to be given by Reverend Leon L. Myers about the Roman Catholics influence on the *Anaheim Bulletin* and other organizations in Anaheim, ca. 1923. Source: *Digital Public Library of America*.

## CONTINUATION SHEET

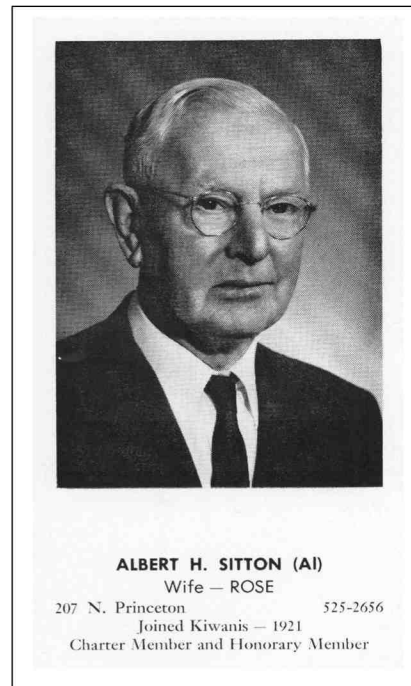
Property Name: Louis E. Plummer House  
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**Figure 7: Halsey I. Spence**  
Source: Fullerton Public Library



**Figure 8: Albert and Rosa Sitton, 1902.**  
Source: Santa Ana Public Library,  
*Calisphere*.



**Figure 9: Albert Sitton, 1964.**  
Source: Fullerton Public Library

## CONTINUATION SHEET

Property Name: Louis E. Plummer House

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Photo 1: East (front) elevation of the house

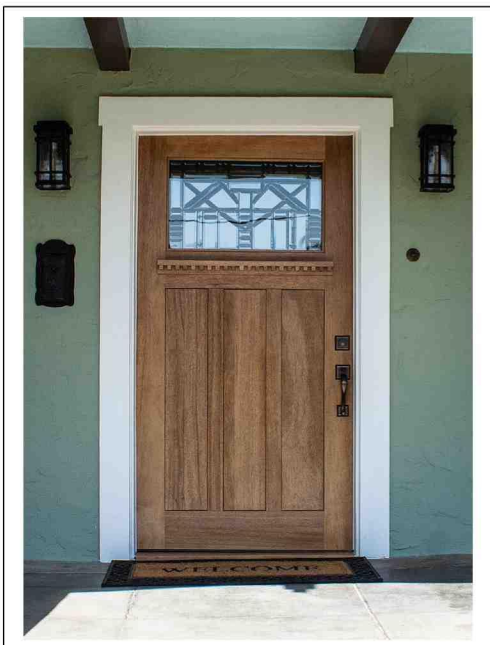


Photo 2: Front door of house



Photo 3: Detail of front window next to front door



## CONTINUATION SHEET

Property Name: Louis E. Plummer House

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Photo 4: South elevation of house, facing northeast



Photo 5: North elevation of house, facing southwest



## CONTINUATION SHEET

Property Name: Louis E. Plummer House

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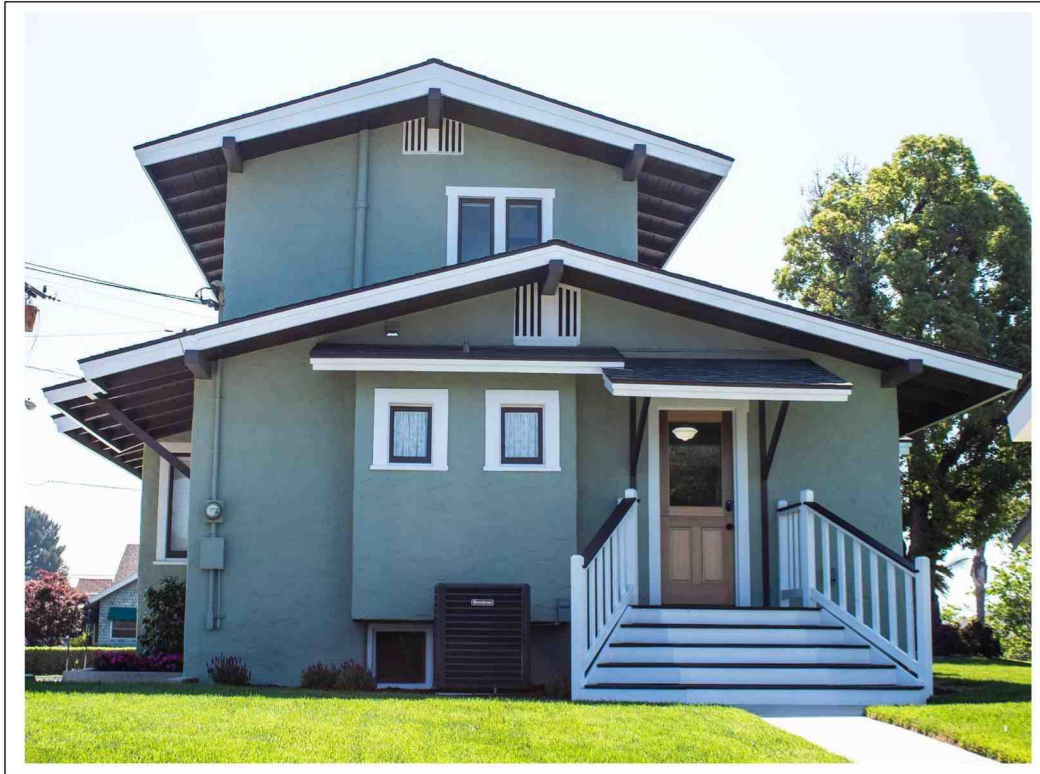


Photo 6: West (back) elevation of house

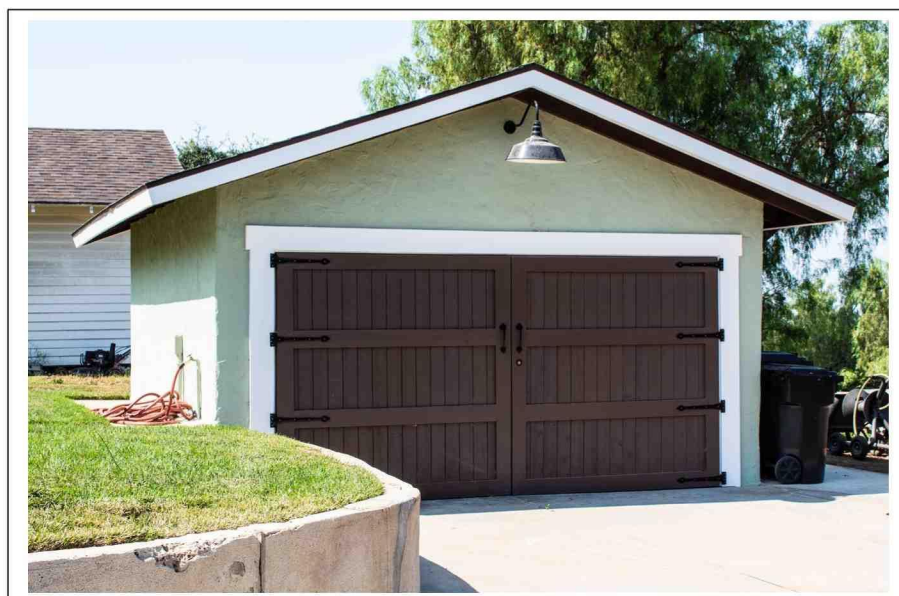


Photo 7: Garage at the back of the property

## CONTINUATION SHEET

Property Name: Louis E. Plummer House

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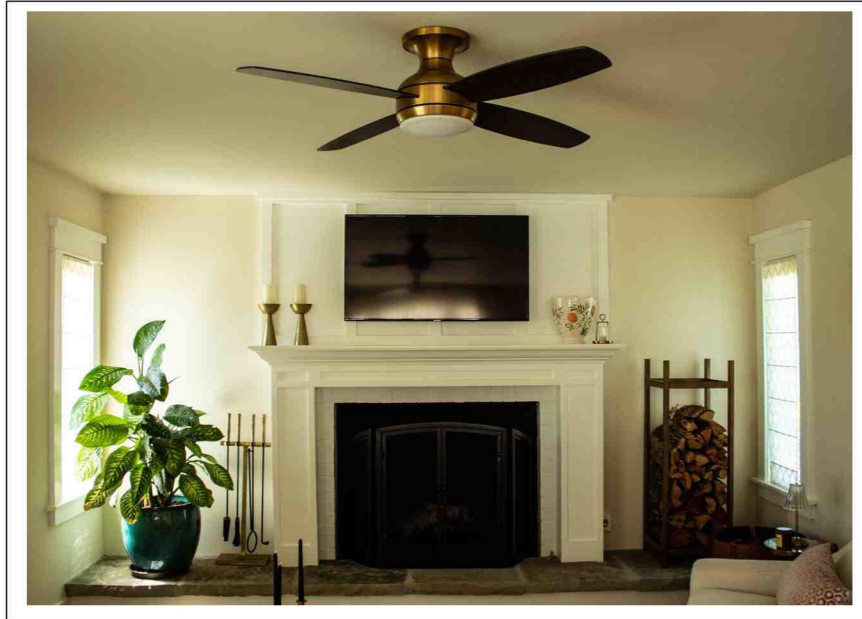


Photo 8: Fireplace in living room, facing south

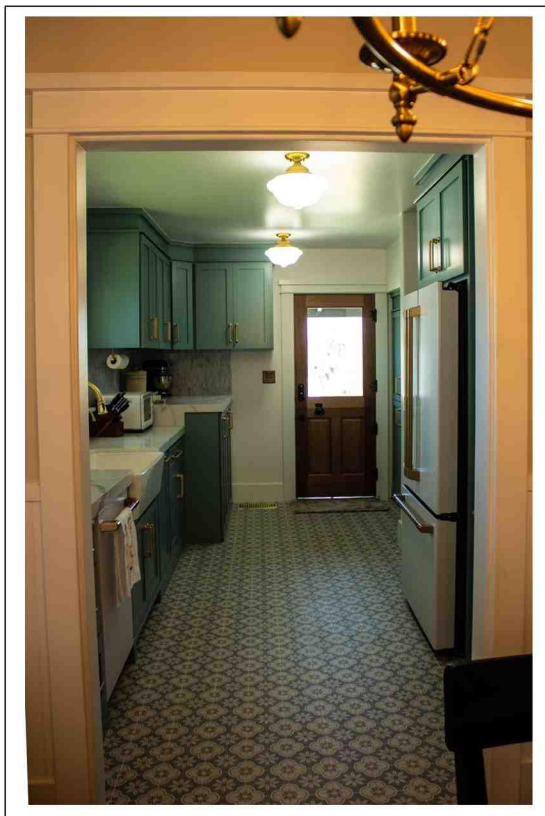


Photo 9: Entry to kitchen from front room, facing west

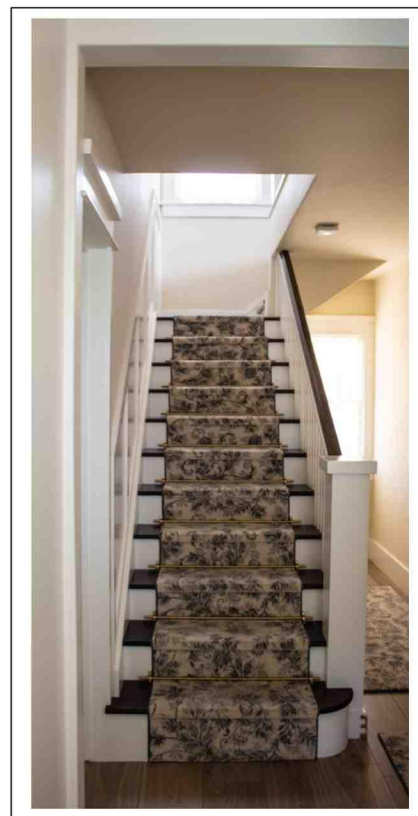


Photo 10: Stairway, facing north

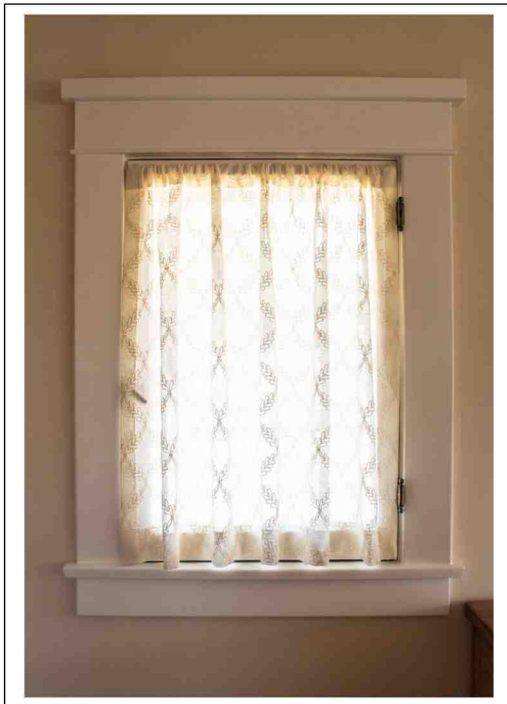
## CONTINUATION SHEET

Property Name: Louis E. Plummer House

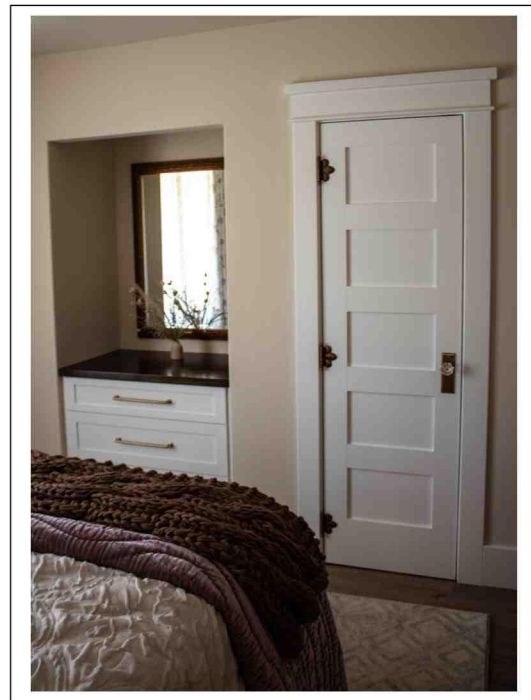
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**Photo 11: Upstairs bedroom window, facing east**



**Photo 12: Window in bedroom on second story, facing north**



**Photo 13: Door and cabinet in bedroom on ground level, facing north**

## **Attachment No. 3**

PowerPoint Presentation



# Landmarks Commission Public Hearing

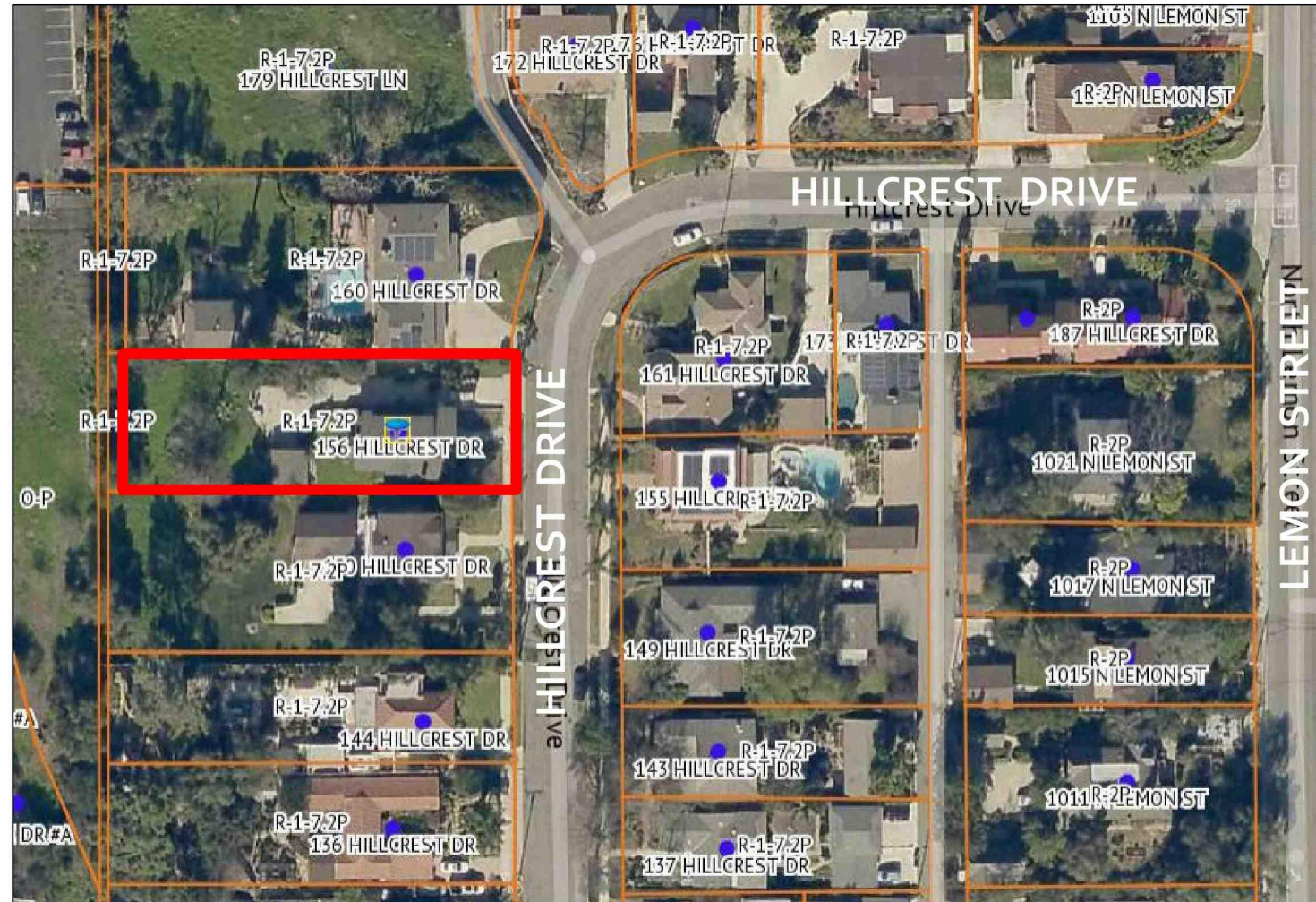
**PRJ2024-00008**

**Local Landmark Designation  
156 Hillcrest Drive**





# Project Location – 156 Hillcrest Drive







## Project Description

- Request to designate 156 Hillcrest Drive as a local landmark (Historical Landmark No. HL-112) 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



# Exterior Photos



Photo 1: East (front) elevation of the house

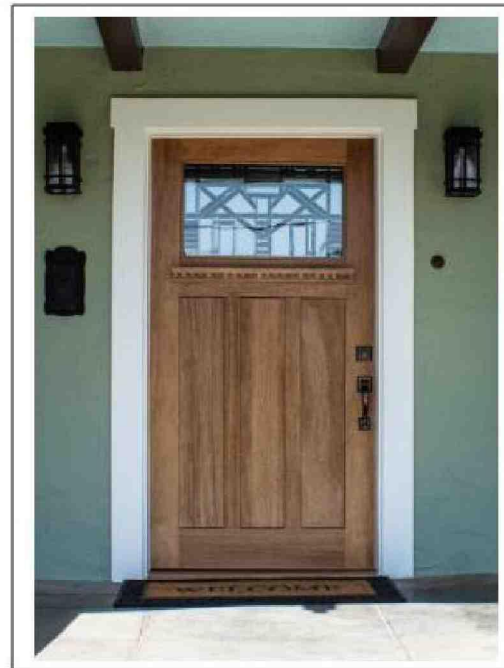


Photo 2: Front door of house



Photo 3: Detail of front window next to front door



# Exterior Photos



Photo 4: South elevation of house, facing northeast

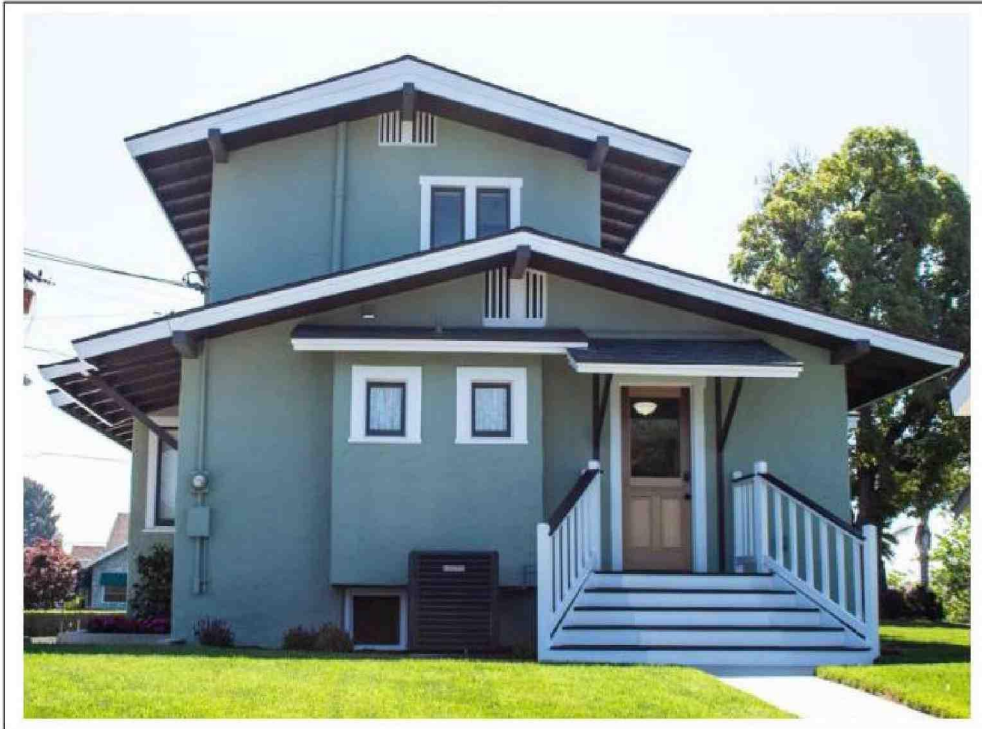


Photo 5: North elevation of house, facing southwest

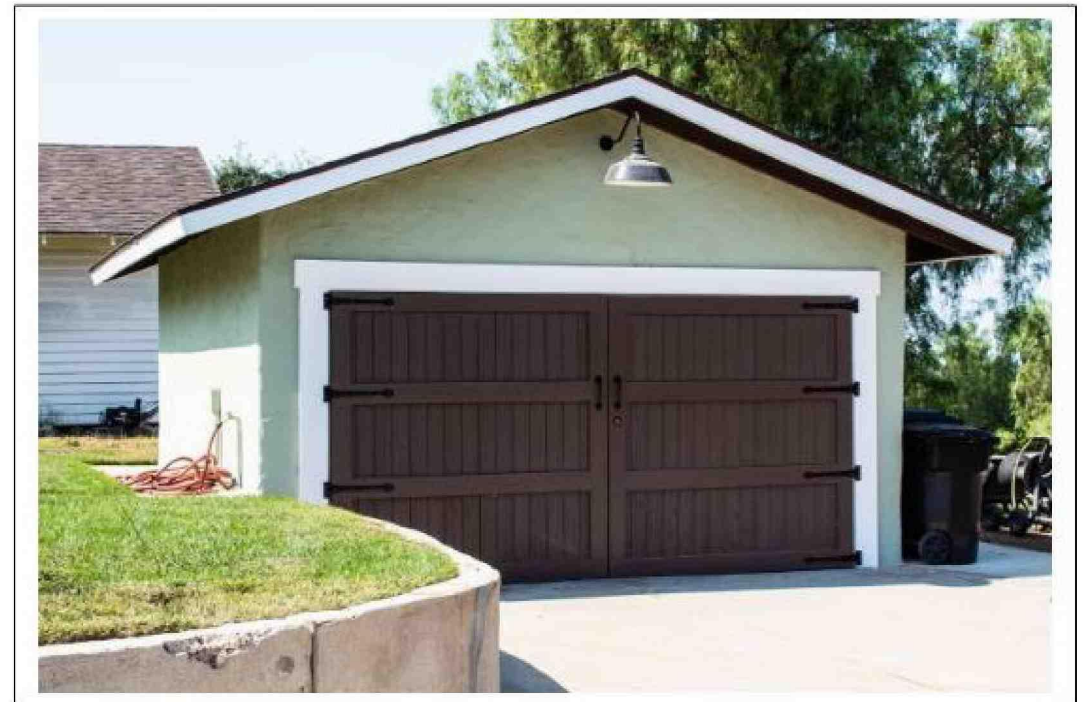




# Exterior Photos



**Photo 6: West (back) elevation of house**



**Photo 7: Garage at the back of the property**



# Interior Photos

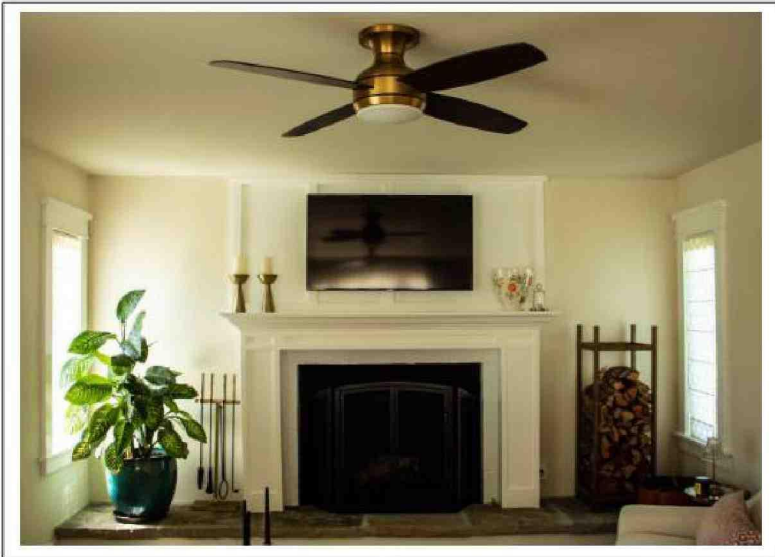


Photo 8: Fireplace in living room, facing south



Photo 9: Entry to kitchen from front room, facing west



Photo 11: Upstairs bedroom window, facing east



Photo 12: Window in bedroom on second story, facing north

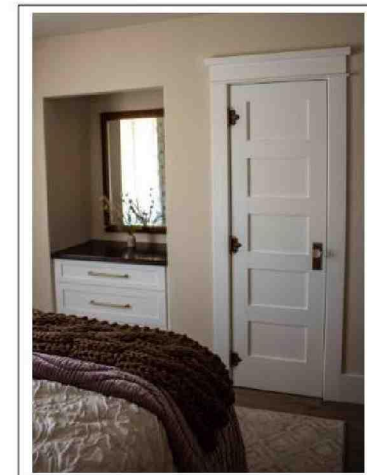


Photo 13: Door and cabinet in bedroom on ground level, facing north



# 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

## 7. Displays outstanding attention to architectural design, detail, materials or craftsmanship.

- Excellent example of 1910's Craftsman bungalow
- Retains historic integrity and architectural features – interior and exterior
- Overall architectural style of the subject property's dwelling is Craftsman, but Victorian and Colonial Revival elements are present as well. The exterior has several non-Craftsman elements – block pillars, expansive post bases, stuccoed walls instead of wood siding, arched glass windowpanes, etc. that result in a uniquely styled one-of-a-kind home.



Photo 1: East (front) elevation of the house

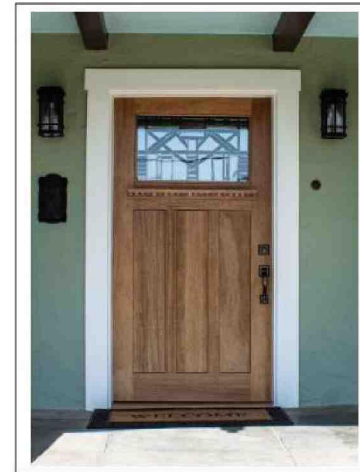


Photo 2: Front door of house



Photo 3: Detail of front window next to front door



## Recommended Actions

- Adopt Resolution No. PC-2024-36 designating the property located at 156 Hillcrest Drive as Historical (Local) Landmark No. HL-112 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.



# Landmarks Commission Public Hearing

**PRJ2024-00008**

**Local Landmark Designation  
156 Hillcrest Drive**