

RESOLUTION NO. 2025-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A GENERAL PLAN REVISION TO ADD PROPERTY LOCATED AT 621 NORTH RICHMAN AVENUE (HL-109), 538 WEST WHITING AVENUE (HL-111) AND 156 HILLCREST DRIVE (HL-112) TO THE FULLERTON PLAN HISTORIC PRESERVATION ELEMENT, TABLE 6 — CITY OF FULLERTON LOCAL REGISTER OF HISTORICAL RESOURCES AND EXHIBIT 3 — MAPS OF HISTORICAL RESOURCES — NATIONAL AND LOCAL

PROPERTY OWNER (PRJ2024-00008): MICHAEL AND VERONICA NORDSTROM
PROPERTY OWNER (PRJ2024-00010): JULIE A. VANDERGRIFT
PROPERTY OWNER (PRJ2024-00015): RAYMOND G. SLY

WHEREAS, the applicants filed for Local Landmark Designations and corresponding General Plan Revisions for properties located at 156 Hillcrest Drive, 538 West Whiting Avenue and 621 North Richman Avenue, described as Orange County Assessor's Parcel No. 029-043-03 (156 Hillcrest Drive), Orange County Assessor's Parcel No. 032-064-02 (538 West Whiting Avenue) and Orange County Assessor's Parcel No. 032-051-10 (621 North Richman Avenue).

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 applications and adopted Resolution Nos. PC-2024-36, PC-2024-35 and PC-2025-04 approving the designations and recommending that City Council approve a corresponding General Plan Revision to the Historic Preservation Element for PRJ2024-00008, PRJ2024-00010 and PRJ2024-00015, respectively.

WHEREAS, the City Council of the City of Fullerton held a duly noticed public hearing as required by law for PRJ2024-00008, PRJ2024-00010 and PRJ2024-00015 to consider amendments to the Fullerton Plan Table 6 and Exhibit 3 to reflect the designations.

WHEREAS, this action 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.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FULLERTON RESOLVES AS FOLLOWS:

1. In all respects as set forth in the Recitals of this Resolution.

2. City Council, pursuant to FMC Chapter 15.48, makes the following findings regarding the Landmark designation for the subject property:

Finding: Designating these resources as Local Landmarks is consistent with The Fullerton Plan goals and policies.

Fact: Adding these resources to the Fullerton Plan Table 6 and Exhibit 3 to reflect the designations supports The Fullerton Plan, Policy 4.2 Awareness of Historic Resources, which encourages 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: Adding these resources to the Fullerton Plan Table 6 and Exhibit 3 to reflect the designations supports The Fullerton Plan, Policy 4.4 Historic Character and Sense of Place which promotes actions to reinforce the character and sense of place of established neighborhoods.

3. City Council approves the General Plan Revision to add PRJ2024-00015 as Historical Landmark No. HL-109 at 621 North Richman Avenue, PRJ2024-00010 as Historical Landmark No. HL-111 at 538 West Whiting Avenue and PRJ2024-00008 as Historical Landmark No. HL-112 at 156 Hillcrest Drive to The Fullerton Plan Historic Preservation Element Table 6 — City of Fullerton Local Register of Historical Resources and to identifying the locations of the resources on Exhibit 3 — Historical Resources Map — National and Local.

ADOPTED BY THE FULLERTON CITY COUNCIL ON MAY 6, 2025.

Fred Jung
Mayor

ATTEST:

Lucinda Williams, MMC
City Clerk

Date

Attachments:

- Attachment 1 - Amendments to The Fullerton Plan: Table 6, Exhibit 3



Table 6
City of Fullerton Local Register of Historical Resources

#	Address	Historic Name	Present Name	Landmark Number
Properties Listed on the National Register of Historic Places				
152	201 South Basque Avenue	Hunt Library		HL-102
1	1731 North Bradford Avenue	Pierotti House and Gardens		HL-33
2	201 East Chapman Avenue	Plummer Auditorium		HL-10
3	515 East Chapman Avenue	John Hetebrink House		HL-40
4	112 East Commonwealth Avenue	Fullerton Odd Fellows Temple	The Williams Building	HL-15
5	202 East Commonwealth Avenue	Commonwealth Post Office		HL-91
6	237 West Commonwealth Avenue	Fullerton City Hall	Fullerton Police Station	HL-9
7	122 North Harbor Boulevard	Farmers & Merchants Bank	Landmark Plaza	HL-42
8	500 North Harbor Boulevard	Firestone Tire Service Building	Fox Plaza	HL-90
9	501 North Harbor Boulevard	Masonic Temple	Spring Field Conference Center	HL-43
10	510 North Harbor Boulevard	Fox Fullerton Theatre		HL-35
11	1300 North Harbor Boulevard	Hillcrest Park		HL-6
125	4300 North Harbor Boulevard (formerly 2500 N. Harbor Blvd.)	Beckman Instruments		HL-100
12	1201 West Malvern Avenue	Muckenthaler Estate	Muckenthaler Cultural Center	HL-8
13	117 North Pomona Avenue	Fullerton First Methodist Episcopal Church	First Church of Religious Science	HL-47
14	110 East Santa Fe Avenue (relocated from 105 West Truslow Ave.)	Union Pacific Depot	Old Spaghetti Factory Restaurant	HL-7
15	120, 124, 136, 140 East Santa Fe Avenue	Santa Fe Depot	Fullerton Station	HL-34
16	201 West Truslow Avenue	Elephant Packing House		HL-18
132	1645 West Valencia Drive	Hunt Wesson Administrative Building		SG 10000 3550*
17	110 East Wilshire Avenue	Chapman Building		HL-13
18	232, 234, 236, 238 East Wilshire Avenue	Dewella Apartments		HL-70
19	CSUF Campus	Dr. George Clark House	Heritage House	Not Designated

* National Register of Historic Places Reference number



Table 6
City of Fullerton Local Register of Historical Resources

#	Address	Historic Name	Present Name	Landmark Number
Properties Recognized as a "Local Landmark"				
20	142 East Amerige Avenue	Methodist Parsonage	Les Beaux Cheveux	HL-25
21	315 East Amerige Avenue	Cusick House		HL-39
22	434 West Amerige Avenue	Klose House		HL-49
82	516 W. Amerige Avenue	Russell House		HL-96
23	520 West Amerige Avenue	Ruddock House		HL-26
24	147 West Ash Avenue	Song Residence		HL-50
25	126 North Balcom Avenue	Otto House		HL-17
26	720 Barris Drive (relocated from 117 South Pomona Ave.)	Dauser House		HL-16
27	400 West Brookdale Place	Hirigoyen House		HL-51
28	444 West Brookdale Place	Edgar Johnson House		HL-52
29	201 East Chapman Avenue	Fullerton High School: Science Building No. 1		HL-78
30	201 East Chapman Avenue	Fullerton High School: Science Building No. 2		HL-79
31	201 East Chapman Avenue	Fullerton High School: The Historic Walk		HL-81
32	502 East Chapman Avenue	Stuelke House		HL-53
33	2025 East Chapman Avenue	Hale House		HL-24
153	200 Cornell Avenue	Naylor House		HL-103
34	Chapman Park	Chapman Ranch and House (House demolished)	Chapman Park	HL-1
35	213 Claire Avenue	Noutary House		HL-54
36	136 East Commonwealth Avenue	Pacific Electric Depot		HL-5
37	329 East Commonwealth Avenue	Loumagne's Market		HL-22
38	529-531 East Commonwealth Avenue	Grieves Apartments		HL-67
39	1510 East Commonwealth Avenue	Annin House (portion of structures)	Fullerton Guest Home	HL-29
40	300 West Commonwealth Avenue	Amerige Brothers' Realty Office		HL-4



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#	Address	Historic Name	Present Name	Landmark Number
158	125 West Elm Avenue	Trook House		HL-110
41	763 North Euclid Street	Clinton Smith House		HL-55
42	511 West Fern Drive	Mills House		HL-56
43	519 West Fern Drive	Cleaver House		HL-57
44	539 West Fern Drive	Kelley House		HL-58
45	800 North Grandview Avenue	Carrie Earl McFadden Ford House	Harriet Spree Residence	HL-85
46	111-113 North Harbor Boulevard	Dean Block		HL-44
47	201 North Harbor Boulevard and 105, 107, 109 W. Amerige Avenue	Masonic Temple	Parker Building	HL-41
48	212-216 North Harbor Boulevard	Schumacher Building		HL-71
49	305 North Harbor Boulevard	California Hotel	Villa Del Sol	HL-14
50	604 North Harbor Boulevard	Edward K. Benchley House		HL-38
51	107 South Harbor Boulevard	Fender Radio Shop	Ellingson Building	HL-83
52	408, 410 South Harbor Boulevard	Allen Hotel		HL-32
53	427 South Harbor Boulevard	Dreyfus Building		HL-72
54	150 Hillcrest Drive	Fuller House		HL-59
150	155 Hillcrest Drive	Anita Shepardson House		HL-94
160	156 Hillcrest Drive	Louis E. Plummer House		HL-112
55	532 West Jacaranda Place	Mennes House		HL-60
56	215 North Lemon Street	First Lutheran Church		HL-77
57	1021 North Lemon Street	Tracey Residence		HL-82
156	1203 Luanne Avenue	Otto Evans House		HL-106
151	224 West Malvern Avenue	John B. Menges House		HL-101
157	444 West Malvern Avenue	Earl Scott Dysinger / Charles Henry Schugt House	Dr. Pepper House	HL-108
58	150 Marion Boulevard (relocated from 145 East Commonwealth)	Davies House		HL-3
59	771 West Orangethorpe Avenue	Porter House		HL-20
60	1155 West Orangethorpe Avenue	Gardiner House		HL-61
61	1230 West Orangethorpe Avenue	Royer House		HL-62



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#	Address	Historic Name	Present Name	Landmark Number
105	1400 West Orangethorpe Avenue	Clarence S. Spencer House		HL-92
62	211 North Pomona Avenue	Rutabagorz Restaurant		HL-73
63	301 North Pomona Avenue	Fullerton Library	Fullerton Museum Center	HL-11
107	314 - 320 North Pomona Avenue	Pomona Bungalow Court		HL-99
111	701 North Richman Avenue	Exhibition Model Home		HL-87
64	705 North Richman Avenue	Abbott House		HL-63
161	621 North Richman Avenue	Harry N. Suters House		HL-109
157	865 North Richman Avenue	Walter Joseph Cadman House		HL-107
65	343 East Santa Fe Avenue	Miller Manufacturing Building	Lakeman Chassis	HL-84
66	119 West Santa Fe Avenue	Ellingson Building		HL-74
67	125 West Santa Fe Avenue	John Reeder Gardiner Building	Heroes Restaurant	HL-86
68	227 West Santa Fe Avenue	Sanitary Laundry Building		HL-75
69	229 West Santa Fe Avenue	Fullerton Dye Works Building		HL-76
149	210 West Truslow Avenue	Carter Apartment House	Chez Nous	HL-95
70	324 West Truslow Avenue	Annin House		HL-64
71	225 West Union Avenue	El Dorado Ranch		HL-45
114	247 East Valencia Drive	Burdorf Family Home		HL-88
146	520 West Valley View Drive			HL-89
72	610 West Valley View Drive	Gobar House		HL-65
73	112 East Walnut Avenue	Crystal Ice House		HL-28
74	1101 East Whiting Avenue	Conley House		HL-66
75	126 West Whiting Avenue	Westwood Apartments		HL-68
76	130 West Whiting Avenue			HL-69
118	501 West Whiting Avenue	Sans Souci Court		HL-98
159	538 West Whiting Avenue	William Ness Rollo House		HL-111
147	545 West Whiting Avenue	Julius S. Bradford Residence		HL-93



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#	Address	Historic Name	Present Name	Landmark Number
77	315 East Wilshire Avenue	Wilshire Junior High School Auditorium & Classrooms		HL-12
78	124 West Wilshire Avenue	Mutual Building and Loan Association		HL-36
79	834 North Woods Avenue	Starbuck House		HL-2
Properties Recognized as a "Significant Property" (Potential Local Landmark)				
80	320 North Adams Avenue	Storts Residence		
81	210 East Amerige Avenue	Fullerton General Hospital		
83	142 East Chapman Avenue	Self-Realization Fellowship Church		
84	321 East Chapman Avenue	Fullerton College		
85	600 East Chapman Avenue	Rawlins House	Gamma Phi Beta Sorority	
86	901 East Chapman Avenue	Henry Kroeger House		
87	2208 East Chapman Avenue	Cooper House		
88	109-123 East Commonwealth Avenue	Amerige Block		
89	118 East Commonwealth Avenue			
90	520 East Commonwealth Avenue	Mariola Apartments		
91	524 East Commonwealth Avenue	Foster House		
92	1530 East Commonwealth Avenue	Thompson House		
93	2223 East Commonwealth Avenue	Lyon House		
94	213-215 West Commonwealth Avenue			
95	419 West Commonwealth Avenue	Gallemore House		
96	1747 West Commonwealth Avenue	Val Veta - Hunt Wesson Office		
97	200 East Elm Avenue	Jacob Yaeger House		
98	845 North Euclid Street	Russ House or Hunter House	Congregational Church of Fullerton	
99	217, 219, 221-225 N. Harbor Boulevard & 106-108 W. Wilshire	Rialto Theatre		
100	509 North Harbor Boulevard	Adams' Barbershop Building		



Table 6
City of Fullerton Local Register of Historical Resources

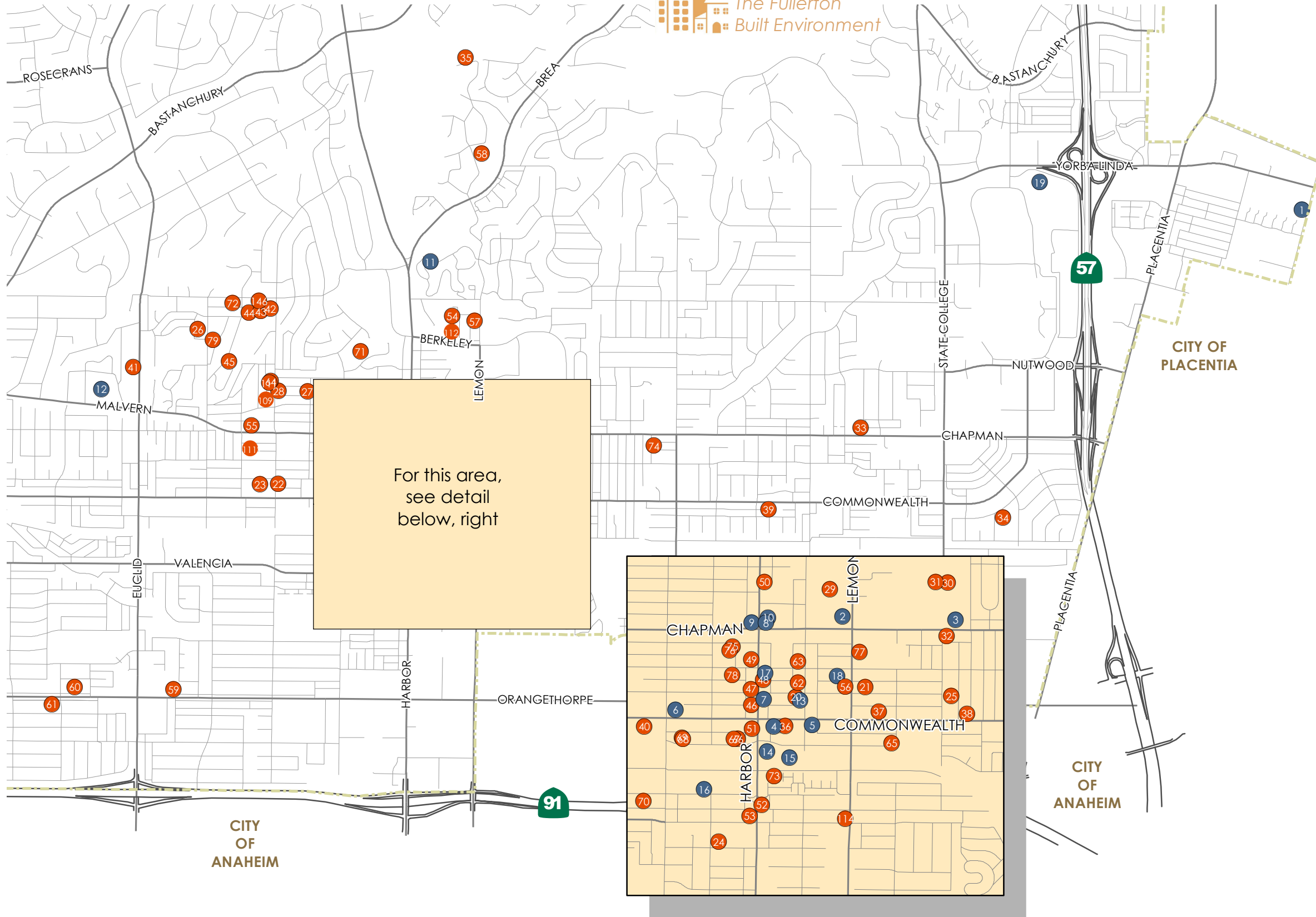
#	Address	Historic Name	Present Name	Landmark Number
101	616 North Harbor Boulevard	Amerige House		
102	719-723 South Harbor Boulevard			
103	419 East Las Palmas Drive	Bastanchury House		
106	1520 West Orangethorpe Avenue	Mary Spencer House		
108	321 North Pomona Avenue	Nenno House	Cherami House	
109	609 North Raymond Avenue	Henry Kroeger House		
110	1313 North Raymond Avenue	Gamble House		
112	761, 763 North Richman Avenue	Concoran House		
113	123 East Valencia Drive	Fallert House		
115	117 West Valencia Drive	Livingston House		
116	1600 West Valencia Drive	Gowen House		
117	600 West Valley View Drive	Lamhofer House		
119	546 West Whiting Avenue	Osborne House		
120	CSUF Campus	Henry Hetebrink House	Titan House	
121	CSUF Campus	Mahr House	George Golleher Alumni House	
Potential/Possible Significant Properties				
122	538 West Amerige Avenue	Richman House		
123	108 West Brookdale Place	Lillian Yaeger House		
124	401 Cannon Lane	Bridgford House		
126	511 South Harbor Boulevard	Cooke House		
127	805 South Harbor Boulevard	Kohlenberger Building		
128	144 Hillcrest Drive	Sitton House		
129	439 West Malvern Avenue	Coroles House		
130	114 North Pomona Avenue	First United Methodist Church		



Table 6
City of Fullerton Local Register of Historical Resources

#	Address	Historic Name	Present Name	Landmark Number
131	244 East Valencia Drive	Maple School		
133	206 West Wilshire Avenue	Quine House and Office		
Features of Cultural importance				
134	302 West Commonwealth Avenue	Stone Pillars in Amerige Park		HL-31
135	109 North Harbor Boulevard	Stedman Jewelers' Street Clock		HL-48
136	1155 West Orangethorpe Avenue	Pump House		HL-61
137	353 West Commonwealth Avenue (Fullerton Main Library)	Hitching Post		
138	Harbor Boulevard	Bells along El Camino Real		
139	NW Corner of Commonwealth and Highland Avenues	Flagstone Bench		
154	2000 Youth Way	YMCA Neon Sign		HL-104
155	201 East Chapman Avenue	Pastoral California Mural		HL-105
"Significant Properties" That Have Been Demolished or Altered				
140	233 East Amerige Avenue	Stanton House	Demolished in 1992	HL-37
141	341 East Commonwealth Avenue	Grumwald's Tin Shop (Edison Market)	Demolished in 2004	
142	315 North Ford Avenue	Ford Elementary School	Demolished in 1983	HL-19
143	700 South Harbor Boulevard	La Vida Bottling Company Building	Demolished in 1983	HL-21
104	327 West Orangethorpe Avenue	Wintter House	Altered in 1996-98	HL-46
145	2000 East Wilshire Avenue	Des Grange House	Demolished in 1986	HL-27

Note: The numbers listed correspond to Exhibits 3 & 4.



- Listed on the National Register of Historic Places
- Recognized as a "Local Landmark"

Numbers on map relate to Table 6
(City of Fullerton Historical Resources)



Map not to a scale

**Exhibit 3: Historical Resources-
National and Local**