



Agenda Report

Fullerton City Council

MEETING DATE: DECEMBER 17, 2019

TO: CITY COUNCIL / SUCCESSOR AGENCY

SUBMITTED BY: KENNETH A. DOMER, CITY MANAGER

PREPARED BY: MATT FOULKES, COMMUNITY AND ECONOMIC DEVELOPMENT DIRECTOR

SUBJECT: PRJ-2019-00169 - ZON-2019-0107 - LRP-2019-0078, LANDMARK DESIGNATION 200 NORTH CORNELL AVENUE

SUMMARY

This application is a request to designate the property at 200 North Cornell Avenue as a Local Landmark 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.

RECOMMENDATION

Adopt Resolution No. 2019-XX.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FULLERTON, CALIFORNIA, APPROVING A LOCAL LANDMARK DESIGNATION FOR PROPERTY LOCATED AT 200 NORTH CORNELL AVENUE (HISTORIC LANDMARK NO. HL-103) AND 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

PRIORITY POLICY STATEMENT

Not applicable.

FISCAL IMPACT

None.

DISCUSSION

The residence at 200 North Cornell Avenue, situated at the northeast corner of Cornell and Wilshire Avenues, was constructed in 1923. Its English Cottage architecture is reflective of the British Arts and Crafts Movement and is the only example of a Yorkshire cottage in Fullerton. Its unique English Cottage elements include clipped gables, decorative brick, smooth stucco walls, small porch, over-scaled chimney and bands of double-hung sash windows. The roof form is designed to simulate a thatched roof and decorative air vents, unique to Fullerton, are positioned along the roof line on all sides of the residence. Other site improvements also adhere to the English Cottage theme, including the manicured lawn, brick planters and garden paths as well as formal flower beds. With these characteristics, the home stands out in the College Park Historic District, which consists predominantly of Craftsman bungalows interspersed with some Spanish Colonial Revival bungalows.

The residence retains a high degree of historic integrity. The exterior of the home remains unchanged except for the replacement of an original picture window on the south side with a bay window. The original floor plan is largely retained with only two modifications. In 1934, the original homeowners added two bedrooms at the rear of the house and in the 1950s the owners converted a linen closet off the hallway into a small powder room. The property also maintains its historic integrity with respect to its location and setting within the College Park neighborhood and its design, materials, workmanship, feeling and association.

The Fullerton Municipal Code (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 Section 15.48.060 identifies ten criteria for determining eligibility of a property for Landmark status. A property must qualify based on one or more of the listed criteria. This property qualifies as a Local Landmark in accordance with Criteria 3 and 7:

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

The Naylor family, as the original property owner of 200 North Cornell Avenue, was one of the first families to buy and construct a home in what was then known as the Walnut Park Addition of Fullerton. Over time, the residence has also become associated with the historic preservation movement in Fullerton. Its current owners, Tom and Kate Dalton, along with other owners and residents in the area, were instrumental in petitioning the City to retain the R-2 (two-family residential) zoning and add the Preservation classification to the College Park Neighborhood. As a result, infill residential development has been compatible in style and scale with the traditional architecture and streetscape design, retaining the 1920s feel and creating a tangible connection with the history of Fullerton. As founding members of Fullerton Heritage, the Daltons have also worked to raise awareness of the value of Fullerton's history and the residence has served as the location for numerous meetings devoted to historic preservation strategies, planning and review.

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

Based on the research conducted by Fullerton Heritage, this home is the only example of a Yorkshire cottage in Fullerton. It was designed and built with careful attention to detail and craftsmanship and it incorporates forms and features unique to Fullerton. The English Cottage style is exhibited not only in the architectural detailing and functional floor plan of the residence, but also in the siting of buildings, character of the landscape and placement of brick walkways. With its meticulous attention to detail and the careful preservation of original features, the residence displays a high degree of historic integrity which is architecturally distinct while in harmony with the neighborhood

The Planning Commission reviewed this item on November 13, 2019 in a noticed public hearing. The four Commissioners present at the hearing were unanimous in their recommendation that the City Council approve a Local Landmark Designation for the property. They also recommended that the Landmark be named as the “Dalton House” in the Local Register of Historical Resources. At the hearing the Daltons noted that the convention for the historic name of a Landmark is tied to the original name of the building or its original property owner. The Local Register does, however, provide the opportunity for a Present Name in addition to the Historic Name for a property. Therefore, Resolution No. 2019-XX implements the recommendation of the Planning Commission by identifying the Historic Name as “Naylor House” and the Present Name as “Dalton House”.

Attachments:

- Attachment 1 – PowerPoint Presentation
- Attachment 2 – Draft City Council Resolution No. 2019-XX
- Attachment 3 – Planning Commission Staff Report, November 13, 2019
- Attachment 4 – Primary Record Form (documentation of landmark eligibility)
- Attachment 5 – Planning Commission Resolution No. PC-2019-26
- Attachment 6 – Planning Commission Draft Minutes November 13, 2019