

RESOLUTION NO. PC-2024-35

A RESOLUTION OF THE LANDMARKS COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, DESIGNATING THE PROPERTY LOCATED AT 538 WEST WHITING AVENUE (HISTORIC LANDMARK NO. HL-111) 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

PRJ2024-00010: ZON-2024-0095 AND LRP-2024-0012

APPLICANT: FULLERTON HERITAGE

PROPERTY OWNER: JULIE A. VANDERGRIFT

RECITALS

WHEREAS, an application was filed for Local Landmark Designation of property located at 538 West Whiting Avenue, described as:

Orange County Assessor's Parcel No. 032-064-02

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 538 West Whiting 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 a notable glass manufacturer, William Ness Rollo, an experienced glass manufacturer who established the Western Glass Company in Fullerton in 1924. Rollo oversaw the establishment of the new glass factory, including fabrication and installation of new plant

facilities, the ordering of specialized equipment and supplies and the hiring and training of new workers. The firm would employ thousands of Fullerton workers well into the 1970's, eventually becoming the world's largest manufacture of rolled, figured, and wired glass, with the Fullerton facility the only flat glass plant on the West Coast. The firm lasted in Fullerton well into the 1970's, making it one of the longest-lived companied in the city's history.

Fact: The property meets eligibility Criterion 7 as the residence represents an excellent example of Spanish Colonial Revival architectural style, designed and built in 1927 by notable contractor Philip N. Schmoker. The subject property's dwelling includes large three-band (24-lite) stationary windows on the east side providing light for the living room. Five arches are positioned across the front façade, including two arched windows on the west side. The front façade's dominant feature is a striking rectangular-shaped tower, positioned between two wings, that rises above the roof line. The dwelling retains a high degree of historic integrity, especially in terms of design, materials, and workmanship. The original layout is intact, aside from a remodeling in the kitchen and bathroom, the remaining rooms retain their charm and historic character. Overall, the home is in excellent condition.

- 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-2024-0095 and LRP-2024-0012, designating property at 538 West Whiting Avenue as Historical Landmark HL-111 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 538 West Whiting Avenue as a Local Landmark and Exhibit 3 – Historical Resources Map – National and Local.

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

  
Peter Gambino, Chairman

City of Fullerton  
RESOLUTION CERTIFICATION

STATE OF CALIFORNIA    )  
COUNTY OF ORANGE    ) SS  
CITY OF FULLERTON     )

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I, Janet Ragland, Recording Clerk of the Landmarks Commission of the City of Fullerton, California, hereby certify that the whole number of the members of the Landmarks Commission of the City of Fullerton is five; and that the above and foregoing Resolution No. PC-2024-35 was adopted at a regular meeting of the Landmarks Commission held on the 13<sup>th</sup> day of November 2024, by the following vote:

LANDMARKS COMMISSIONER AYES:           Cox, Dino, Tutor, Mansuri, Gambino

LANDMARKS COMMISSIONER NOES:           None

LANDMARKS COMMISSIONER ABSTAINED:   None

LANDMARKS COMMISSIONER ABSENT:       None

  
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Janet Ragland, Recording Clerk