

**CITY OF FULLERTON**

Community and Economic Development Department

Item No. 4
April 15, 2020
6:30 p.m.
Public Hearing

**TO: Chair Carvalho and
Members of the Planning Commission**

APPLICATION

PRJ-2020-00001: ZON-2019-0136 & LRP-2020-0002

APPLICANT

Anna Romiti on behalf of Young Men's Christian Association (YMCA) of Orange County

LOCATION

2000 Youth Way

SUMMARY AND APPLICATIONS REQUESTED

A request to designate the neon "YMCA" sign at 2000 Youth Way as a Local Landmark with a corresponding request to amend The Fullerton Plan to add the proposed historical resource to Table 6 and Exhibit 4 of The Fullerton Plan, City of Fullerton Local Register of Historical Resources and Map of Historical Resources, respectively.

CEQA DETERMINATION

Categorically Exempt pursuant to Section 15331 (Class 31) Historical Resource Restoration/Rehabilitation.

AUTHORIZATION/GUIDELINES

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

California Government Code §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

PUBLIC OUTREACH

On March 4, 2020 the City sent a Public Hearing Notice to a total of 71 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 Tribune on March 5, 2020. As of the printing of this report, no comments have been received from the public regarding this item.

PROJECT BACKGROUND / HISTORY

<i>Project Applicant</i>	Anna Romiti, YMCA of Orange County
<i>Property Owner:</i>	YMCA of Orange County
<i>Property Location:</i>	2000 Youth Way
<i>General Location:</i>	Terminus of Youth Way, east of Harbor Boulevard
<i>Parcel Number:</i>	028-050-32
<i>Existing Community Development Type (General Plan Land Use Designation):</i>	Government Facilities (Focus Area G- North Harbor Corridor)
<i>Existing Zoning Classification:</i>	P-L (Public Land)
<i>Site Size:</i>	146,703 sq. ft. (3.36 acres)
<i>Circulation:</i>	Youth Way is a local street
<i>Existing conditions:</i>	The property is improved with a parking lot and YMCA facility constructed in 1962
<i>Surrounding land uses and Zoning:</i>	North: Medical offices zoned P-L and Office-Professional, O-P South: Brea Dam recreation area zoned P-L East: Brea Dam zoned P-L West (across Harbor Boulevard): Residential property zoned R-1-10 (single family residential, minimum lot size 10,000 sq. ft.)

PROJECT DESCRIPTION

The applicant, YMCA of Orange County, is seeking designation of its neon "YMCA" sign as a Local Landmark with a corresponding General Plan Revision to add the sign to the Local Register of Historical Resources (Table 6 of the Fullerton Plan) and to the Historical Resources – Significant Properties, possible Significant Properties and Features of Cultural Importance map (Exhibit 4 of The Fullerton Plan). These exhibits are found in the Draft Planning Commission Resolution No. PC 2020-22 (Attachment 1).

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.

The neon YMCA sign qualifies as a Local Landmark per criteria 3, 5, 7 and 9:

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

Criterion 5 - Exemplification of the best remaining architectural types in an area.

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

Criterion 9 - A unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

On behalf of the applicant, Fullerton Heritage has provided the following background and research regarding the YMCA building and associated neon sign (Attachment 2). The Mid-Century Modern YMCA building (constructed in 1962) and exterior neon sign were designed by notable local architect Charles Wickett. Located west of the building entrance overlooking Harbor Boulevard, the red, white and blue neon sign was produced and installed by the Nu-Art Neon Sign Company, established in Fullerton in 1946. The YMCA building was constructed by Leonard V. Bouas (1924-1993), a former Fullerton College star football player. The grounds were designed by notable local landscape architect Clark B. Lutschg.

Charles Wickett

Architect Charles Marwood Wickett (1912-1996) was from two prominent Fullerton families, the Wicketts, and the Chapmans. Charles Wickett was the first grandchild of Charles C. Chapman (1853-1944), Fullerton's first mayor. He graduated from Chapman College when it was still in Los

Angeles, then while working from his home on North Raymond Avenue as a designer, he attended night school for seven years at the University of Southern California to obtain an architecture degree. He designed, built, and remodeled many homes, schools, churches and commercial buildings in Orange County. He completed over 100 homes in Fullerton, with “Wickett houses” earning distinction as dwellings that were well designed and solidly constructed. As the original architect, Wickett planned the campus and remodeled the auditorium for Chapman College in Orange, where he became an honored trustee. He designed the original Del Taco drive-through, the Alta Vista Golf Club House, and the State College Shopping Center.

Louis Reinhardt

Wickett believed that small building details, both on the interior and exterior, made for a successful project. He worked closely with Louis “Red” Reinhardt (1905-1992), owner of the Nu-Art Neon Sign Company, to ensure the YMCA neon and sheet metal sign was perfect. A German emigrant, Reinhardt moved to Michigan to live with a brother when he was fifteen. In 1947, he moved with his wife to Fullerton where he ran a service station. In April 1950, he purchased the Nu-Art Neon Sign Company, later managing the commercial firm with his son Robert. After retiring in 1964, Reinhardt was elected to the Fullerton City Council in 1966, and served until 1974, including two terms as mayor. He also served on the planning, airport, and parks and recreation commissions. In 1978, he was named the Fullerton Chamber of Commerce’s “Man of the Year”.

Nu-Art Neon Sign Company

At its peak, the Nu-Art Neon Sign Company employed a dozen mechanics and artists who produced both neon and painted signs that ranged from postage stamp size to thousand-dollar extravaganzas. In the mid 1950’s, the company, whose slogan was “Everything in Signs”, was producing 95 percent of the signs made in northern Orange County. Everything made by the company was produced from raw materials at the local plant, located at 114 West Amerige Avenue, with additional production work done at 235 East Santa Fe Avenue. An unusual sideline for the company was the production of gold shovels used for ground-breaking ceremonies. The company lasted into the 2000’s, but sales were somewhat muted by the opening of Neon Products, Inc., a Plastilux sign manufacturing plant located at Commonwealth and Gilbert Avenues, in 1955.

YMCA Sign

In designing the exterior sign, Wickett used the YMCA’s standard recognizable logo popular from 1897 to 1967, which featured the boxed letters YMCA imposed over a red triangle, representing mind, body and spirit. The simple contemporary letters met the identification needs of the organization, but also reflected and complemented the Mid-Century Modern architecture of the new facility. The sign’s design worked well with the building, with the facility’s form and name supporting its advertising function. Equally important, the sign could be easily read at a distance and in a short space of time by automobile drivers and passengers. It is an outstanding example of the excellent craftsmanship and technical skills employed by Fullerton workers at the Nu-Art Neon Sign Company.

Supported by three steel tubes, the 15-foot tall neon YMCA sign has been dramatically perched above Harbor Boulevard, one block south of the St. Jude Medical Center, for almost 60 years. One of the few remaining neon signs in Fullerton, it reflects the design work of two notable Fullerton residents, Charles Wickett and Louis Reinhardt, while becoming a familiar and

recognizable symbol of the Fullerton YMCA, one of the city's oldest organizations. The older style of the logo also represents a historic phase of the YMCA.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act the recommended action is Categorically Exempt 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.

GENERAL PLAN CONSISTENCY

The Fullerton Plan Historic Preservation Element (Chapter 3) has the stated purpose of guiding “the preservation, protection, restoration and rehabilitation of historical resources in order to reaffirm their continuing value as a resource contributing to the vitality and diversity of the present.” Table 6 of The Fullerton Plan comprises the local register of historical resources, a listing of properties recognized as historically significant.

P4.1 *Regional Recognition of Historic Resources.* Support programs and policies to raise the regional and sub-regional awareness of Fullerton's historic resources.

P4.2 *Awareness of Historic Resources.* Support programs and policies to raise the awareness of the value of historic resources in strengthening communities, conserving resources, fostering economic development, and enriching lives.

REQUIRED FINDINGS

Pursuant to Fullerton Municipal Code Chapter 15.48, Criteria for Landmark Designation.

Finding: That the neon YMCA sign at 2000 Youth Way is eligible for a Historical Landmark designation in accordance with the criteria identified in FMC §15.48.060.

Fact: The sign meets eligibility Criterion 3, because of its association with two notable Fullerton residents, Charles Wickett and Louis Reinhardt.

Fact: The sign meets eligibility Criterion 5, because it is one of the few remaining neon signs from the early 1960's in Fullerton.

Fact: The sign meets eligibility Criterion 7 because it is an example of the excellent craftsmanship and technical skills employed by Fullerton workers at the Nu-Art Neon Sign Company, a business in Fullerton that in the 1950's produced 95 percent of the signs made in northern Orange County.

Fact: The sign meets eligibility Criterion 9 because the sign has been dramatically perched above Harbor Boulevard, one block south of the St. Jude Medical Center, for almost 60 years.

Finding: That designation of the neon YMCA sign as a Local Landmark is consistent with the goals and policies contained in The Fullerton Plan.

Fact: The Historic Landmark Designation of the neon YMCA sign 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 neon YMCA sign 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.

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.

RECOMMENDED ACTION

Adopt Planning Commission Resolution No.PC-2020-22, entitled:

A RESOLUTION OF THE LANDMARKS COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE A LOCAL LANDMARK DESIGNATION FOR THE NEON YMCA SIGN AT 2000 YOUTH WAY (HISTORIC LANDMARK NO. HL-104) AND 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 4 – MAP OF HISTORICAL RESOURCES – SIGNIFICANT PROPERTIES, POSSIBLE SIGNIFICANT PROPERTIES AND FEATURES OF CULTURAL IMPORTANCE.

DATED: April 15, 2020

Prepared by:



Andrew Kusch
Associate Planner

Reviewed and approved for agenda by:



Matt Foulkes
Community & Economic Development
Director

Attachments to Report:

1. Draft Planning Commission Resolution No. PC-2020-22
2. Documentation in support of Landmark Designation for neon YMCA sign
3. Hearing Notice and Notification Map

2000 YOUTH WAY - YMCA NEON SIGN

REQUEST

The YMCA of Orange County is requesting Historical (Local) Landmark status for the YMCA neon sign located on the property of the Fullerton Family YMCA at 2000 Youth Way. This 58-year old sign qualifies as a Local Landmark by meeting four criteria as established by 15.48.070 of the Fullerton Municipal Code. The four criteria are:

- Identification with a person or persons or groups who significantly contributed to the culture and development of the city
- Exemplification of the best remaining architectural types in an area
- Embodiment of elements of outstanding attention to architectural design, detail, materials, or craftsmanship
- A unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood

The following narrative provides the background and supporting information to show why the YMCA neon sign meets the stated criteria.

BACKGROUND INFORMATION

- Dedicated on October 29, 1962, the Young Men's Christian Association (YMCA) building and neon sign are located at 2000 Youth Way, then a new street named by contest winner Dorothy Brewer (Mrs. Hubert D. Brewer). Prior to the construction of the new permanent facility, the Fullerton YMCA had been renting buildings since its founding in January 1906.
- The Mid-Century Modern facility and exterior neon sign were designed by notable local architect Charles Wickett, who had also served as treasurer for the Fullerton YMCA. The red, white, and blue neon sign, positioned west of the building entrance and overlooking North Harbor Boulevard, was produced and installed by the Nu-Art Neon Sign Company, established in Fullerton in 1946. The Y building was constructed by Leonard V. Bouas (1924-1993), a former Fullerton College star football player, living in Anaheim. The grounds were designed by notable local landscape architect Clark B. Lutschg.
- Architect Charles Marwood Wickett (1912-1996) was born October 9, 1912 on the Charles C. Chapman Ranch in Fullerton. He was from two prominent Fullerton pioneer families: the Wicketts, owners of a popular mercantile, and the Chapmans. He was the first grandchild of Valencia orange czar Charles C. Chapman (1853-1944), Fullerton's first mayor. He graduated from Chapman College when it was still in Los Angeles, then, while working from his home on North Raymond Avenue as a designer, he attended night school for seven years at the University of Southern California (USC) to obtain an architecture degree. He designed, built, and remodeled many homes, schools, churches, and commercial buildings in Orange County. He completed over a hundred homes in Fullerton, with "Wickett houses" earning distinction as dwellings that were well designed and solidly constructed. As the original architect, Wickett planned the campus and remodeled the auditorium for Chapman College in Orange, where he became an honored trustee. He designed the original Del Taco drive-through, the Alta Vista Golf Club House, and the State College Shopping Center.
- Wickett believed that small building details, both on the interior and the exterior, made for a successful project, and he would have worked closely with Louis "Red" Reinhardt (1905-1992), owner of the Nu-Art Neon Sign Company, to ensure that the YMCA neon and sheet metal sign was perfect. A German emigrant, Reinhardt moved to Michigan to live with a brother when he was fifteen. In 1947, he moved with his wife to Fullerton where he ran a service station. In April 1950, he purchased the Nu-Art Neon Sign Company, later managing the commercial firm with his son Robert. After retiring in 1964, Reinhardt was elected to the Fullerton City Council in 1966, and served until 1974, including two terms as mayor. He

also served on the planning, airport, and parks and recreation commissions. In 1978, he was named the Fullerton Chamber of Commerce's "Man of the Year."

- At its peak, the Nu-Art Neon Sign Company employed a dozen mechanics and artists who produced both neon and painted signs that ranged from postage stamp size to thousand-dollar extravaganzas. In the mid-1950s, the company – whose slogan was "Everything in Signs" – was producing 95% of the signs made in northern Orange County. Everything made by the company was produced from raw materials at the local plant, located at 114 West Amerige Avenue, with additional production work done at 235 East Santa Fe Avenue. An unusual sideline for the company was the production of gold shovels used for ground-breaking ceremonies. The company lasted into the 2000s, but sales were somewhat muted by the opening of Neon Products, Inc., a Plastilux sign manufacturing plant located at Commonwealth and Gilbert Avenues, in 1955.
- In designing the exterior sign, Wickett used the YMCA's standard and recognizable logo popular from 1897 to 1967, which featured the boxed letters YMCA imposed over a red triangle. (The three sides of the triangle represent mind, body, and spirit.) The simple contemporary letters met the identification needs of the organization, but also reflected and complemented the Mid-Century Modern architecture of the new facility. The sign's design worked well with the building, with the facility's form and name supporting its advertising function. Equally important, the sign could be easily read at a distance and in a short space of time by automobile drivers and passengers. It is an outstanding example of the excellent craftsmanship and technical skills employed by Fullerton workers at the Nu-Art Neon Sign Company.
- Supported by three steel tubes, the 15-foot-tall neon YMCA sign has been dramatically perched above North Harbor Boulevard, one block south of the St. Jude Medical Center, for almost sixty years. One of the few remaining neon signs in Fullerton, it reflects the design work of two notable Fullerton residents – Charles Wickett and Louis Reinhardt – while becoming a familiar and recognizable symbol of the Fullerton Y, one of the city's oldest organizations. The older style of the logo also represents a historic phase of the YMCA. The sign's simplicity and directness, coupled with the judicious use of light, makes it both functional and attractive, in sharp contrast to the current use of uniform and generic plastic signs.

References:

"Charles Marwood Wickett." In Brigandi, Phil. *Old Orange County Courthouse: A Centennial History*. San Antonio, Texas: Historical Publishing Network, 2001, p. 101. Copy on file, Local History Room, Fullerton Public Library.

"Dedicate New Area 'Y' Building Tonight." *La Habra Star* October 29, 1962.

"Dedication Nears: First Permanent Building in 'Y' History Is a Reality." *Fullerton News Tribune* August 1, 1962.

Giasone, Barbara. "Former Fullerton Mayor Reinhardt Dies." *Fullerton Daily Star-Progress* March 23, 1992.

History of the YMCA Logo. Great Green Bay YMCA. N.d. Internet.

"Line – Seven Iron Men, Nobody Goes Through." *Weekly Torch* November j25, 1942, p. 3.

"Neon Products Plant Holds Opening Tomorrow." *Fullerton Daily News Tribune* April 26, 1955.

"New 'Y' Building Opens for No. Orange County." *Fullerton News Progress* August 1, 1962.

"North Orange YMCA to Show New Building: Monday through Saturday Open House Scheduled at \$213,000 Structure." *Los Angeles Times* August 12, 1962.

"Nu-Art Neon is One of Leading Sign Companies." *Fullerton News Tribune* August 25, 1954.

“Neon Signs a Specialty.” *Fullerton News Tribune* April 28, 1964.

“Street Names.” *Fullerton News Tribune* November 15, 1962.

“YMCA Now in 35th Year of Service.” *Fullerton News Tribune* August 25, 1954.

“Y.M.C.A.” *Fullerton News Tribune* January 18, 1906.



**Charles Wickett with wife Nea. From Phil Brigandi's
*Old Orange County Courthouse: A Centennial History***



**Louis "Red" Reinhardt (center), 1966.
Photo from Fullerton Public Library**

WHAT'S A CITY WITHOUT SIGNS?

It's the Sign that adds lights,
life and warmth to a City.

EVERYTHING IN SIGNS

Neon — Gold Leaf Lettering — Metal Letters
Truck Lettering — Wall Signs
Complete Maintenance — Special Designs

NU-ART

NEON SIGN CO.

114 W. Amerige — LA 5-2120







FULLERTON PLANNING/LANDMARKS COMMISSION NOTICE OF PUBLIC HEARING

++TELECONFERENCE++

Project Reference No.: PRJ2020-00001: ZON-2019-0136 & LRP-2020-0002

Designation of Local Historical Landmark

2000 Youth Way

This notice is provided so that you can ask questions and stay informed about projects that might be important to you. We encourage you to contact us prior to the public hearing if you have any questions and/or to enter your testimony into the public record in advance of the teleconference.

Meeting Time and Date

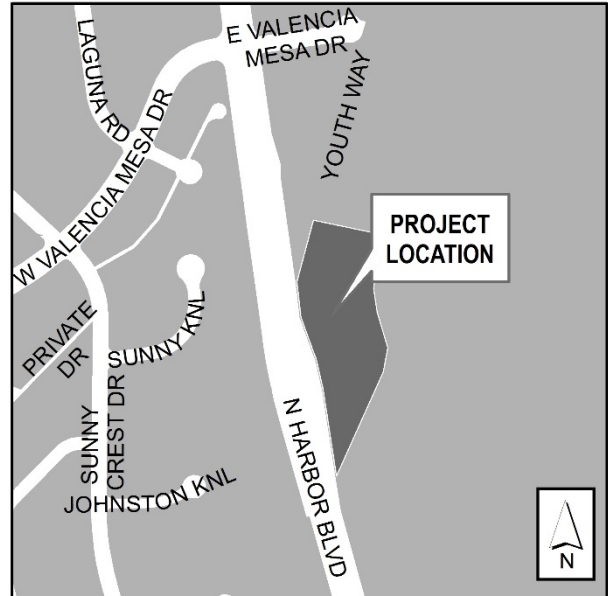
Wednesday, April 15, 2020 at 6:30 p.m.

Meeting Location

The public can live stream the teleconference in accordance with State Executive Orders N-25-20 and N-29-20 on <https://fullerton.legistar.com> and provide comments through eComment accompanying the agenda.

What is the Proposed Project?

A request to designate the YMCA neon pole sign at 2000 Youth Way as a Local Landmark with a corresponding request for a General Plan Revision to add the proposed historical resource to Table 6 and Exhibit 3 of The Fullerton Plan, City of Fullerton Local Register of Historical Resources and Map of Historical Resources, respectively. Additional details regarding the proposed project, including the full text of the staff report, may be found on the City website 72-hours prior to the public hearing at: <https://fullerton.legistar.com/Calendar.aspx>. Under "Upcoming Meetings", click on the link to the Agenda for the Planning Commission/Landmarks Commission April 15, 2020 meeting. The agenda contains links to the staff report and other informational materials for each agenda item.



Why Am I Receiving This Notice?

You are receiving this notice because you live, work or own property within 300 feet of the project site, or you have indicated you wished to be notified about this project or proposal.

Who to Contact if You Have Questions or Comments

If you have any questions or would like to comment on the proposed action prior to the public hearing, please contact Andrew Kusch with the Community Development Department at (714) 738-6550 or send an email to AndrewK@cityoffullerton.com. **All comments provided in advance of the public hearing will be read into the public record for consideration by the Planning Commission.**

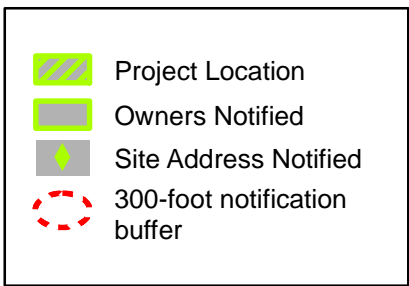
Planning Commission Action Items

The Fullerton Planning Commission/Landmarks Commission will hold a public hearing to consider applications for a Local Landmark Designation (ZON-2019-0136) and General Plan Revision (LRP-2020-0002) to add the proposed historical resource to Table 6 and Exhibit 3 of The Fullerton Plan, City of Fullerton Local Register of Historical Resources and Map of Historical Resources, respectively. This application is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15331 – Historical Resource Restoration/Rehabilitation. The decision of the Planning Commission will be a Recommendation to the City Council.

Si tiene preguntas en español, favor de llamar a Christine Hernandez al (714) 738-3163.

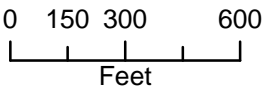
The City has equipment and services available to assist disabled persons with communications at the public meeting in compliance with the requirements of Title II of the Americans with Disabilities Act (ADA). Should you require special accommodations to participate in a meeting, please contact the City Clerk at cityclerksoffice@cityoffullerton.com or (714) 738-6350 at least 48 hours prior to the meeting to make arrangements.

If you challenge the decision on the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Fullerton at, or prior to, the public hearing. (Government Code 65009 (a))



Public Notification Map with Zoning Designations

PRJ2020-00001, LRP-2020-0002,
ZON-2019-0136
General Plan Revision, Historic Application
2000 Youth Way
(Planning Commission)





CITY OF FULLERTON

Community & Economic Development Department

Item No. 3
August 19, 2020
6:30 p.m.
Public Hearing

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

APPLICATION

PRJ2020-00002 – ZON-2020-0012

APPLICANT

Fullerton Heritage on behalf of Fullerton Joint Union High School District

LOCATION

Fullerton Union High School (FUHS) Auditorium at 201 East Chapman Avenue

SUMMARY AND APPLICATIONS REQUESTED

This application is a request to designate the "Pastoral California" mural, located on the western wall of the Fullerton Union High School Auditorium, as a Local Landmark (Feature of Cultural Importance) and include it in the City of Fullerton Local Register of Historical Resources.

CEQA DETERMINATION

Categorically Exempt per Section 15331.

AUTHORIZATION/GUIDELINES

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

PUBLIC OUTREACH

On August 5, 2020 the City sent a Public Hearing Notice to a total of 229 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 Tribune on August 6, 2020. As of the printing of this report, no comments have been received from the public regarding this item.

THE EDUCATION COMMUNITY

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

PROJECT BACKGROUND / HISTORY

<i>Project Applicant</i>	Ernie Kelsey, Fullerton Heritage
<i>Property Owner:</i>	Fullerton Joint Union High School District
<i>Property Location:</i>	201 East Chapman Avenue
<i>General Location:</i>	Northwest corner of Chapman Avenue and Lemon Street
<i>Parcel Number:</i>	029-050-02
<i>Existing Community Development Type (General Plan Land Use Designation):</i>	School
<i>Focus Area:</i>	Focus Area E, Downtown
<i>Existing Zoning Classification:</i>	P-L (Public Land)
<i>Site Size:</i>	749,552 sq. ft. (17.20 acres)
<i>Circulation:</i>	Chapman Avenue and Lemon Street are primary arterial highways
<i>Existing conditions:</i>	Fullerton Union High School campus
<i>Surrounding land uses and Zoning:</i>	North: One-family and two-family residential property zoned R-1-7.2P and R-2P South: Parking structure zoned P-L East: Fullerton College zoned P-L West: Across Pomona Avenue, commercial and multi-family residential property zoned C-3-ROD and R-3

The Fullerton Union High School Auditorium, formerly Plummer Auditorium, is listed on the National Register of Historic Places.

PROJECT DESCRIPTION

On behalf of the property owner, the applicant is seeking designation of the “Pastoral California” a fresco mural on the west side of the Fullerton Union High School Auditorium as a Local Landmark with inclusion in the City of Fullerton Local Register of Historical Resources.

In April 1934, Charles Kassler II was commissioned under the Federal Works of Art Project (FWAP) to paint a mural on the exterior west wall of the auditorium of Fullerton Union High School, formerly Plummer Auditorium (1930). The 15-foot by 80-foot mural is sheltered by an arched walkway that runs the length of the auditorium, leading to classrooms at the rear (north) of the property. The mural, titled “Pastoral California”, reflected the Spanish Colonial Revival architecture of the FUHS auditorium. The mural depicts California’s mission and rancho periods from 1776 to 1846 in a series of vignettes or montages. Featured are pictures of horses, cattle, Franciscan padres, vaqueros, fiestas, and women grinding corn and washing clothes. A comprehensive description is provided in Attachment 2.

ANALYSIS

FMC Chapter 15.48 (Landmarks, Landmark Districts, Residential Preservation Zones and Significant Properties) establishes the process for determining whether a site is eligible for 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, 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.

The “Pastoral California” mural qualifies as a Local Landmark per criteria 1, 6, 7 and 8:

1. Character, interest or value as part of the heritage of the city.
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.

The “Pastoral California” mural was the first major public art project in Fullerton. Funded by the Federal Works of Art Project (FWAP), it was the first of three Franklin Delano Roosevelt’s New Deal murals installed in Fullerton during the Great Depression and was the only school mural completed with federal relief funds in Orange County. The New Deal programs funded art for nearly a decade, helping to create a distinct American art form. “California Pastoral” is one of the few remaining fresco murals in the nation, and the largest extant FWAP mural created by one person, Charles Kassler II.

Charles Kassler II was instrumental in founding the Chappell School of Art in Denver, which would become the Art Department of the University of Denver. Kassler studied fresco painting in Europe and was a notable teacher of the technique. He was the first artist enrolled in Southern

California by the FWAP and his Fresco paintings in Denver, Colorado and Southern California brought Kassler acclaim from the art world.

On November 22, 1934, "Pastoral California" was dedicated and well received by art critics. However, on August 29, 1939, the High School and College Board of Trustees voted to paint over the mural in response to complaints from the community. The minutes from that board meeting do not provide any detail as to why the decision was made to paint over the mural, but it was speculated that the decision came from complaints regarding the content of the mural as "too ethnic" belying an underlying anti-Mexican sentiment at the time. Prior to being painted over in November, 1939 with beige paint, the mural was protected with an oil coat to allow for future restoration. In 1996, the school district approved restoration of the mural with funding provided by the Fullerton Redevelopment Agency, the California Heritage Commission and community donors. From the beginning of the restoration, there was strong support from city government, the school district, and hundreds of members of the community. Momentum to see the project through was provided by business and civic leaders, school administrators, teachers, students, alumni, historians, preservationists, and local artists. The restoration project symbolized a strong community spirit, and the respect for tradition and history that are a part of the city of Fullerton. A rededication ceremony for the refurbished mural took place on September 6, 1997 with members of the Kassler family in attendance.

The mural meets Historical Landmark eligibility Criterion 1, because the restoration efforts exemplifies the interest and historic value of the mural to the city. The mural meets Historical Landmark eligibility Criterion 6 and 7, because it is one of the few remaining fresco murals in the country and an example of the excellent craftsmanship and technical skills of fresco mural painting employed by notable artist, Charles Moffat Kassler II and assistant Julian E. Williams. The mural meets Historical Landmark eligibility Criterion 8, because the mural is located on the Fullerton Union High School Auditorium (formerly Plummer Auditorium), listed on the National Register of Historic Places. Preservation of the Auditorium structure, including western wall, has a bearing on the preservation of the "Pastoral California" mural.

ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is categorically exempt from the provision of the California Environmental Quality Act (CEQA) per State CEQA Guidelines Section 15331 (Class 31 – Historic Resource Restoration/Rehabilitation) because the project of the facilitates 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

To designate the "Pastoral California" mural as a Local Landmark (Feature of Cultural Importance) with inclusion in the City of Fullerton Local Register of Historical Resources.

Adopt Planning Commission Resolution No.PC-2020-34, entitled:

**A RESOLUTION OF THE LANDMARKS COMMISSION OF THE CITY OF
FULLERTON, CALIFORNIA, DESIGNATING THE "PASTORAL
CALIFORNIA" MURAL AS A LOCAL LANDMARK WITH INCLUSION IN**

**THE CITY OF FULLERTON LOCAL REGISTER OF HISTORICAL
RESOURCES LOCATED ON THE WEST EXTERIOR SIDE OF THE
FULLERTON UNION HIGH SCHOOL AUDITORIUM AT 201 EAST
CHAPMAN AVENUE**

DATED: August 19, 2020

Prepared by:



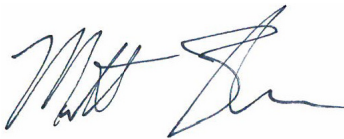
Andrew Kusch
Associate Planner

Reviewed by:



Heather Allen
Planning Manager

Approved for Agenda by:



Matt Foulkes
Community & Economic Development Director

Attachments to Report:

1. Draft Planning Commission Resolution No. PC-2020-34
2. Documentation in support of Landmark Designation for "Pastoral California" mural
3. Hearing Notice and Notification Map

State of California X 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 22

*Resource Name or #: (Assigned by recorder) _____

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 _____ T ____; R ____; ____ Δ of ____ Δ of Sec ____; _____ B.M.c. Address 201 E. Chapman 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)

Dedicated on November 22, 1934, Charles Kassler II's mural "Pastoral California" is located on the west exterior side of the Fullerton Union High School Auditorium, formerly Plummer Auditorium (1930). The 15- by 80-foot, 4-inch mural (1,204.5 sq. ft. in size) is sheltered by an extensive covered arched walkway that runs the length of the auditorium, leading to classrooms at the rear (north) of the property. The covered walkway provides protection from the elements, but from a distance the mural is somewhat hidden by the arched corridor. Kassler, however, planned the fresco so that between each of the columns of the arched walkway there was a complete vignette, so that anyone viewing the mural through an archway would see a full picture panel or vignette.

Opposite the colorful mural is a 33-inch concrete wall capped with 9-inch by 9-inch terracotta tiles, which, in turn, are topped by (P3a continued on page 4)

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

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 #) a segment of the 80-ft.-long mural

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

***P7. Owner and Address:**
Fullerton Union High School District
1051 W. Bastanchury Road
Fullerton, CA 92833

***P8. Recorded by:** (Name, affiliation, and address) Fullerton Heritage
P.O. Box 3356
Fullerton, CA 92834

***P9. Date Recorded:** Jan. 2020

***P10. Survey Type:** (Describe)
Intensive

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

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 22

B1. Historic Name: "Pastoral California" Mural

B2. Common Name: _____

B3. Original Use: Fresco mural B4. Present Use: Fresco mural

*B5. Architectural Style: N.A.

*B6. Construction History: (Construction date, alterations, and date of alterations)

Painted in 1934; over painted in 1939; restored in 1997

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

*B8. Related Features: Wrought iron gates enclosing the area where the fresco mural is located

B9a. Architect: Artist: Charles Kassler II b. Builder: _____

*B10. Significance: Theme New Deal art programs Area Fullerton, CA

Period of Significance: 1930s Property Type: mural Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Painted and installed at no cost to the Fullerton Union High School and Junior College District in 1934, the "Pastoral California" mural was the first major public art project in Fullerton. Funded by the Federal Works of Art Project (FWAP), it would be the first of three Franklin Delano Roosevelt's New Deal murals installed in Fullerton during the Great Depression. It would be the only school mural completed with federal relief funds in Orange County. "California Pastoral" is one of the few remaining fresco murals in the nation, and the largest extant FWAP mural created by one person. A historic and significant local treasure, the mural exemplifies the legacy of New Deal art programs. The New Deal programs funded art for nearly a decade, helping to create a distinct American art form.

Whitewashed with beige paint in 1939, the mural was restored in 1997, with the combined efforts of business and civic leaders, school administrators, teachers, students, alumni, local artists, and numerous volunteers. The restoration project symbolized a strong community spirit, and the respect for tradition and history that are a part of the city of Fullerton.

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

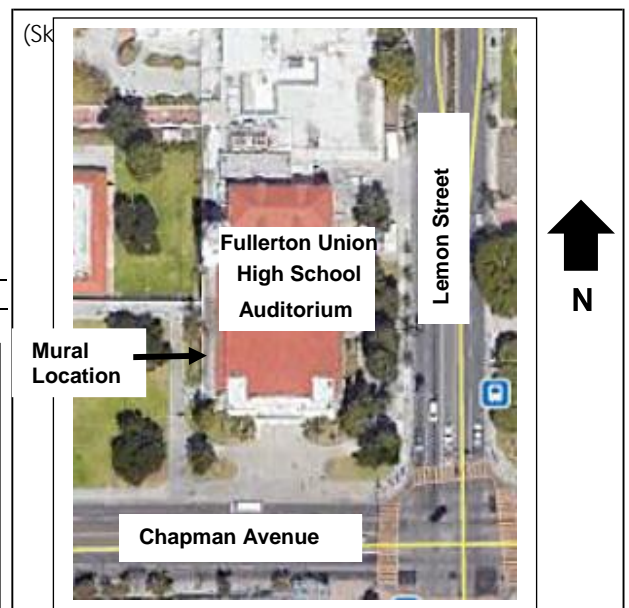
*B12. References:

B13. Remarks:

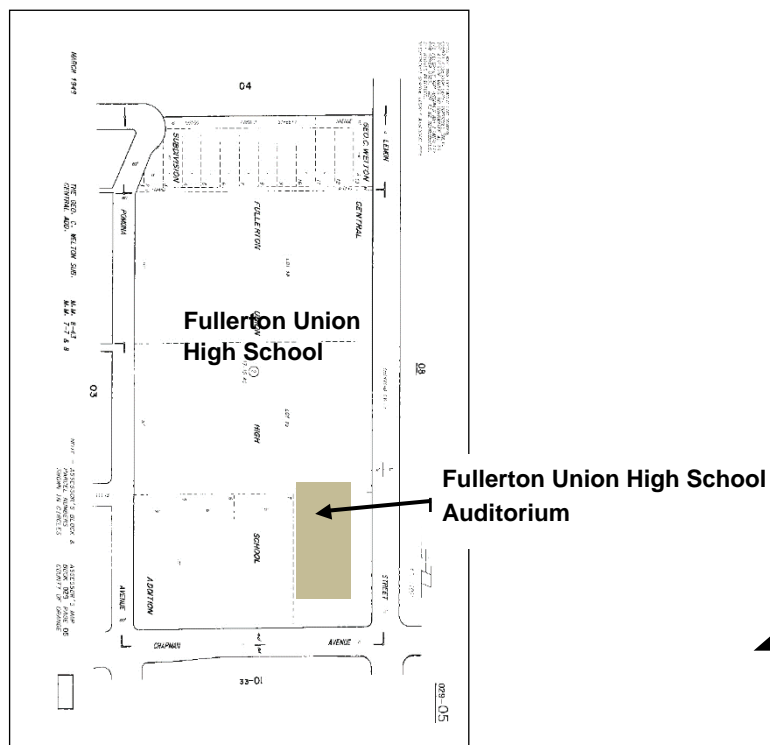
*B14. Evaluator: _____

*Date of Evaluation: _____

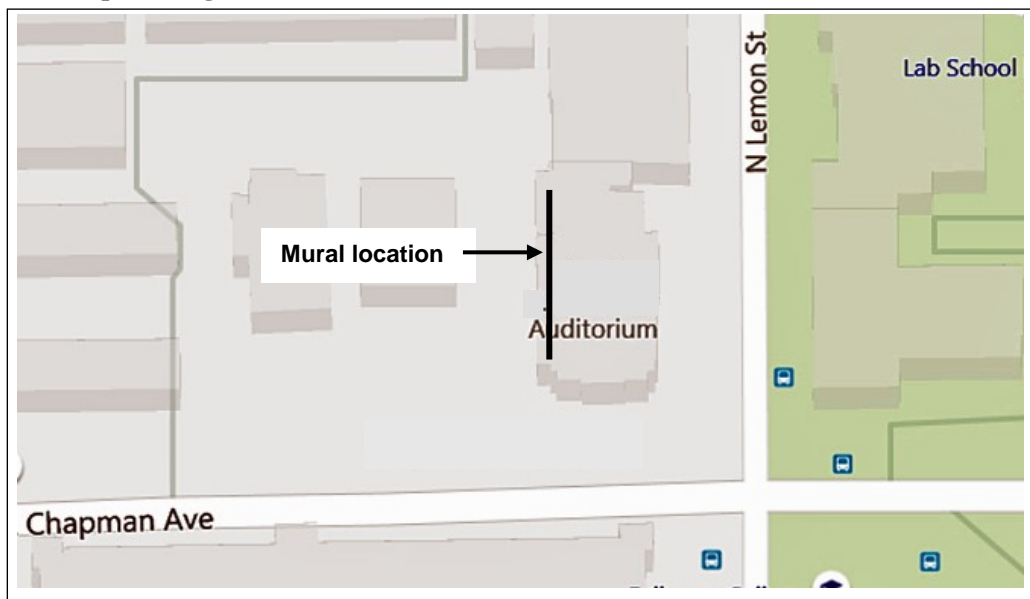
(This space reserved for official comments.)



Assessor Parcel Map with location of FUHS Auditorium



Site map showing location of mural on the west side of the Auditorium



CONTINUATION SHEET

Property Name: "California Pastoral" Mural

Page 4 of 22

Continuation of P3a

a series of arches. Wrought iron railings are positioned between each archway. The floor of the walkway is covered with 6- by 6-inch terracotta tiles. Positioned in the center of the large mural is a set of double wooden doors leading to the auditorium interior.

Access to the mural is through three sets of matching and elaborately detailed wrought iron double gates. Each small figure on the gates represents a day on the Mayan calendar.¹ Two of the original gates are positioned on the north and south ends of the covered arched walkway; a third set of double doors, added during the 1997 restoration, is located on the west side facing the mural. The original gates, designed to both frame and protect the mural from vandalism, were hand-crafted by Fullerton Union High School students enrolled in a metal shop class taught by Charles Hart in 1934. (The students also made the hands for the Plummer tower clock and the wrought iron chandeliers inside Plummer Auditorium.) The pair of west-facing gates were reproduced to match the original ones.

Charles Kassler and his assistant, Julian E. Williams, created the mural using watercolors over plaster, known as the fresco technique. Williams was responsible for preparing the plaster and keeping it wet. Kassler painted the fresco directly on wet lime plaster, and when the plaster dried, the fresco mural became part of the long wall. Before painting the mural, Kassler drew the work on brown wrapping paper. He then separated the paper into 36-inch squares and transferred them to the wall a square at a time, using them to trace the montages on the wall.²

The vibrant fresco depicts California's mission and rancho periods from 1776 to 1846 in a series of vignettes or montages. Featured are pictures of horses, cattle, Franciscan padres, vaqueros, fiestas, and women grinding corn and washing clothes. The predominate colors are green, blue, and brown. The mural is regionalist, but fits within the social realism favored by New Deal painters, who tended to favor the positive depiction of Americans engaged in everyday situations and activities.

Starting on the north end of the mural, Kassler depicts Pio Pico (1801-1894), the last Mexican Governor of California. He and his wealthy party, dressed in finery, listen to Laura Moya, a popular singer at the time, while enjoying a banquet. At the time Kassler was creating the mural, he was having an affair with Luisa Espinel (1892-1962), a popular Mexican American singer, dancer, and actress, while still married to his first wife. Espinel is thought to be the model for Laura Moya.³ (Kassler and Espinel, the step-aunt of contemporary singer Linda Ronstadt, later married on April 17, 1935, but the marriage did not last.) Above and behind the banquet scene sits Mission San Juan Capistrano, founded in 1776, by Junipero Serra as the seventh of 21 missions established in California by the Spanish.

Depicted in the center of the mural, above and around the wooden double doors, is Jose Antonio Yorba (1743-1825), a Spanish soldier and early settler of Spanish California. (In 1938/39, Bernardo Yorba, the great-great grandson of Jose Antonio Yorba, was FUHS class president.) Shown lassoing a wild horse, Jose Antonio Yorba and his vaqueros participate in various games, including carrera del gallo, in which horse riders pluck a half-buried, live cock from the ground while dashing at full gallop, and a lariat game, where horsemen jump into an eight-foot rope circle without being unhorsed. As the vaqueros watch the games, a bull and bear engage in a fight.

On the south end of the mural, women engage in various activities, including grinding corn, gossiping, and washing and wringing clothes in a brick-lined pool. Children eat tortillas passed out by Franciscan padres. The bottom of the mural is bordered with a row of ziggurats painted red, brown, and white.

CONTINUATION SHEET

Property Name: "California Pastoral" Mural

Page 5 of 22

Historic Background

In April 1934, Charles Kassler II was commissioned under the Federal Works of Art Project (FWAP)⁴ to paint a mural on the exterior west wall of the auditorium of Fullerton Union High School [Image 1].⁵ The mural – titled “Pastoral California” – was expected to reflect the Spanish Colonial Revival architecture of the auditorium. Kassler had gained wide acclaim for a fresco he has just completed in March (“Bison Hunt”) on the east wall of the Children’s Court of the Los Angeles Central Library [Image 2].⁶ The expansive library fresco was the largest mural created by one person under the FWAP. (“Bison Hunt” would later be severely damaged by rain runoff and painted over in 1963.) The Fullerton mural, although smaller in size, was decidedly more intricate, with seventy people, sixteen horses, and a menagerie of other animals. “Pastoral California” would be the first major public art project in Fullerton history and would be followed by two additional New Deal murals in 1942: Paul Julian’s “Orange Pickers” inside the Commonwealth Post Office and Helen Lundeburg’s “The History of California” inside the Fullerton Police Station (then the Fullerton City Hall).

Kassler selected Julian E. Williams (1911-2003), who had previously worked with him on earlier mural projects in Denver and Los Angeles, as his assistant.⁷ Kassler was paid \$38.25 per week; Williams received \$23.85. Kassler began painting the mural around July/August 1934, but work would be temporarily halted when he was called back to Denver by his father’s death.⁸ By September, the project was well under way, with both men camping on the high school campus.⁹ The project was very dependent upon the weather, which greatly affected the plaster, and on a good day Kassler would work sixteen hours in a row.

The mural caused quite a stir in Fullerton, and its progress was tracked by local newspapers as well as the Fullerton high school and college student newspapers. While the mural was being painted, teachers, students, and residents alike stopped by to visit with Kassler and Williams and to see how the twelve-week project was progressing. A number of local clubs and organizations, such as the arts and crafts section of the Fullerton Ebell Club, made formal visits.¹⁰

Over 1,000 people attended the mural dedication on November 22, 1934, with Kassler himself speaking on “My Inspiration for Fullerton Union High School Fresco” as part of the program.¹¹ “Pastoral California” was critically well received. The *Santa Ana Register* called the mural “one of the most pronounced achievements completed by the Public Works of Arts Program in the United States.”¹² *Los Angeles Times* art critic Arthur Millier noted “the extra vitality and certainty that denotes full creative intelligence at work.”¹³ Notable art critic Merle Armitage would write: “Kassler has adhered not only to the beautiful tradition of pastoral California, but at the same time has also borne in mind the splendid Spanish architecture, and, lastly, created a beautiful fresco of amazing vitality and freshness of viewpoint.”¹⁴ The *Los Angeles Times* would also feature the mural in an article, with an accompanying photograph, in the November 24, 1934 issue of the newspaper [Image 3]. In May 1937, the great photographer Dorothea Lange made a brief visit to Fullerton, taking a well-known shot of the mural [Image 4].

Mural Whitewash

On August 29, 1939, the five conservative members of the high school and college Board of Trustees – Herbert M. Bergen, Claude Ridgway, Ruth Chapman, Harold E. Hale, and John W. Schiller – voted to overpaint “California Pastoral” in response to complaints from the community [Image 5]. The announcement stunned the art world, with the *Art Digest* noting in an October 15, 1939 article (“Whitewash!!!”) that “whitewash has reared its immaculately ugly head over the Federal Art Project.”¹⁵

The board minutes provide no detail as to why the decision was made to paint over the mural. In the last two decades, critics have claimed that the school board members deemed the mural “too ethnic”¹⁶ or endorsed the overpainting because “it celebrated Mexican culture at a time of great racism against Mexicans.”¹⁷ Charles Kassler

CONTINUATION SHEET

Property Name: "California Pastoral" Mural

Page 6 of 22

is also often incorrectly identified as a "Mexican muralist". The Fullerton community had, however, embraced the romanticism of early California, with the Fullerton Chamber of Commerce passing a resolution in July 1919, that declared the Spanish style as the preferred architectural style for all public buildings in the city.¹⁸ Influential residents had persuaded architect Carleton Winslow, the chief proponent of Spanish Colonial Revival architecture in the state, to come to Fullerton to design the high school and auditorium. There was no question that the mural was expected to have an early California theme to match the architecture. Kassler's drawings for the mural, completed in his Los Angeles studio, were also approved by the Board of Trustees.

The artistic style and flamboyant nature of the mural appears to be what most critics of the mural disliked. Jean Launer, who was a FUHS student when the mural was painted, noted that "the mural was hardly completed before public disputes arose over it." Residents complained that the highly stylized figures were "impossibly grotesque"; others found the fresco vulgar, tasteless, and lurid.¹⁹ In a 1972 interview, Trustee Howard E. Hale, who had seconded the motion by Herbert M. Bergen to whitewash the mural, noted that the mural's campus location had made it a target of vandals, but then added: "I didn't think much of the paintings to begin with. The people did not look like people. They were all distorted."²⁰ Another student in the 1938 class, Kendall D. Neisess, recalled that the buxomness of the women was thought to be in bad taste.²¹ Two instructors at the time – H. Lynn Sheller and Donald Brunskill – also remembered the "robustness" of the women as a problem, and parents objected to having their impressionable children line up next to the mural before entering the auditorium.²² For years, rumors swirled that one of the women was bare-breasted, but when photographs of the original drawings were obtained from the National Archives in 1971, that notion was proved false. Critics also quibbled over details in the mural, stating, for instance, that all the horses should have bridles if they had saddles; others noticed that one of the vaqueros was holding a bridle that did not connect to the bit in the horse's mouth [Image 6].²³ The *Fullerton News Tribune* would sum up the decision to overpaint the mural by reporting: "Most occupants of the high school campus will shed no tears over the decision of the board, it was indicated today, as the lurid colors and somewhat grotesque figures have apparently failed to capture popular fancy."²⁴

"California Pastoral" was saved from total destruction by Anna "Golde" Rayne (1903-1982),²⁵ who asked Superintendent Louis E. Plummer to seal the mural with an oil coat to protect it, allowing for the possibility of someday uncovering it still intact.²⁶ The sealing coat was brushed over the mural before it was painted over with beige paint in November 1939.

Mural Restoration

Years after the mural was painted over, rumors circulated on the high school campus and around the city that the west wall of the FUHS Auditorium had once been graced with a colorful mural. Former students and teachers testified to its existence, and photographs of the fresco could be found in old high school yearbooks [Image 7]. The first attempt to restore the mural took place in 1971, when Councilman Duane Winters, Molly McClanahan, and Golde Rayne, now a member of the Fullerton Cultural and Fine Arts Commission, asked the Fullerton City Council for aid in restoration of the mural. Mrs. Rayne served as chairman of the Committee for Mural Restoration, but the project failed to garner the support it needed.²⁷

Finally, in 1996, Cheri Hansen, a guidance counselor, persuaded the Interact Club of FUHS (sponsored by the Fullerton Rotary Club) to fund a test by art restoration experts Suzanne Friend and Duane Chartier of ConservArt Associates from Culver City to determine if they could find the mural under thirteen layers of paint. Paint layers were scraped off of several small sections of the wall, and each one revealed bright colors under the beige paint. Chartier confirmed that the painting was definitely a fresco, and that despite several layers of paint, the mural was restorable and the paint removable without damage to the painting. There had also been a number of interventions to the wall itself, mostly for seismic stabilization, which resulted in the loss of approximately 180 square feet, which would need to be reconstructed.

CONTINUATION SHEET

Property Name: "California Pastoral" Mural

Page 7 of 22

The school district approved restoration of the mural, provided that funds could be raised for the project. Duane Chartier had determined that if a team of professional painters were hired to remove the paint and restore the mural, it would take 5,957 man-hours, and the restoration would last about three years, costing around \$600,000. Chartier proposed a second plan designed around the idea of including the high school student body, college students, and community volunteers working with the professionals in the restoration process. Following this alternate plan, the restoration would be completed in two or three months at a cost of \$33,456. This would include teaching preparation, lecturers to restoration volunteers, site supervision, documentation, and insurance.²⁸ The Fullerton Redevelopment Agency provided \$15,000; the California Heritage Foundation, \$25,000; and community donors, \$12,000. A fund-raising pamphlet was distributed around the community, with potential donors encouraged to purchase one square foot of the mural for \$25.00 or several blocks to pay for the restoration of a full figure.²⁹ The final cost for the restoration was about \$50,000.

In the summer of 1997, three art teachers – Chris Weber, Mike Thomas and Ann Gaw – taught art classes while ConservArt staff taught the principles and techniques of conservation. The classroom instruction, combined with the actual hands-on work on the mural, was designed to instill in the students an awareness and history of their community as well as an overall appreciation of historic art and architecture. Hundreds of volunteers came early and stayed late on Thursdays and Saturdays, working under the guidance of Duane Chartier, Suzanne Friend, and other experts of ConserArt Associates, spending many painstaking hours removing the paint layers hiding the fresco's bright colors. The eight-week restoration was a delicate process involving both heavy elbow grease to remove paint layers as well as an extremely light touch accomplished by soft toothbrushes. In-painting was used to brightened areas where the color had faded. The portions of the mural that had been obliterated by the earthquake retrofit during the 1967-1972 renovation of FUHS Auditorium were re-frescoed [Images 8-9].³⁰

The rusty mural gates, which has been removed after the overpainting, were discovered by historic preservationist David Zenger at La Vista High School. Mike Prunean and David Payne of the maintenance department spent 400 hours restoring the 300-pound doors [Image 10].³¹ New gates, reproduced to match the original ones, were added to the west side.

A ceremony to re-dedicate the refurbished mural took place on September 6, 1997. Member of the Kassler Family were on hand as well as an exhibit of some of the late artist's works. Montana descendants of Charles Hart, who taught the foundry class that helped produce the decorative iron gates that framed the painting, were also present.

From the very beginning of the restoration, there was strong support from city government, the school district, and hundreds of members of the community. Momentum to see the project through was provided by business and civic leaders, school administrators, teachers, students, alumni, historians, preservationists, and local artists. Students who enrolled when the mural was whitewashed in 1939, also came forward to assist with the restoration. The restoration symbolized the community's commitment to the preservation of its historic resources.

Charles Moffat Kassler II (1897-1979)

Charles ("Chuck") Moffat Kassler II was born on September 9, 1897 in Denver, Colorado, the second of three sons of Charles Kassler I (1870-1934) and Grace M. Stone Kassler (1872-1952). The son of a prominent Denver pioneer, Kassler I had studied mechanical engineering at Cornell University for one year, before moving into the banking industry.³² He worked for the First National Bank of Denver, then started his own real estate and financial firm, the Kassler Investment Company, in 1901.³³ The Kassler Family lived in a well-to-do area of Denver with live-in servants (1421 Clayton Street).

CONTINUATION SHEET

Property Name: "California Pastoral" Mural

Page 8 of 22

At the age of 14, Charles Kassler II, who was interested in wireless telegraphy and chemistry, caused a violent explosion in his garage while mixing chemicals in a gas pipe. Severely injured, he was rushed to Mercy Hospital where Dr. John McNamara amputated Kassler's right hand at the wrist.³⁴ When a Los Angeles reporter would ask about the accident decades later, Kassler quipped "One hand is plenty for fresco."³⁵

After attending The Hill School in Pottstown, Pennsylvania, Kassler entered Princeton University, staying until 1921. His father wanted him to continue the family investment banking tradition, but uninterested in the subject, Kassler flunked out of the university. Attracted instead to art, he studied at the Church School of Art and the Chicago Institute of Art for two years. From 1922 to 1924, he taught anatomical drawing at the Atelier Denver, a branch of the Ecole des Beaux Arts School of Design of New York. He was instrumental in founding, together with painter John Thompson and sculptor Robert Garrison, the Chappell School of Art in Denver, which would become the Art Department of the University of Denver.³⁶ On September 10, 1920, Kassler married sculptor Marguerite Bennett (1894-1965), an early Colorado woman artist.³⁷ The couple had one son, Charles Kassler III (1921-1979).

In 1924, Marguerite Kassler became ill with bronchitis, and Kassler's parents agreed to send the couple to Santa Fe, where Marguerite could recuperate. While in Santa Fe, the couple became members of the artistic and literary community led by Harold Witter Bynner. After Marguerite's recovery, Kassler's parents agreed to pay for a trip to Europe where the couple could study art. In 1925, Charles and Marguerite Kassler left for Paris, later making trips to Sicily, Tunisia, Morocco, and Egypt.³⁸ While in France, Kassler apprenticed himself to a well-known fresco painter. During this itinerant period, Kassler studied a wide variety of art, exhibited his works (sometimes with his wife), and evolved as an artist. His first exhibitions were in Europe, but later his work was shown at the Brooklyn Museum, the Chicago Institute of Art, the Denver Art Museum, and the de Young Museum in San Francisco. He worked in a variety of mediums, including watercolors, woodcuts, lithographs, and oil paintings.

Upon his return to Denver in 1930, Kassler painted five ceiling frescoes for the Saint Thomas Aquinas Seminary Chapel, now the John Paul II Chapel. Kassler moved to Los Angeles in January 1933, settling into a small house in the Elysian Heights neighborhood (1617 Landa Street) and renting a studio. The modern art movement was just starting in Los Angeles, and Kassler quickly gained a reputation as a supporter of more cutting-edge works.³⁹ He divorced his first wife and married singer and dancer Luisa Ronstadt in April 1935, and the couple moved to the Silver Lake area (1465 Westerly Terrace).⁴⁰

In 1933, Kassler was commissioned by the Federal Works Art Project to paint a mural on the east wall of the Children's Court of the Los Angeles Central Library. Kassler would be the first artist enrolled in Southern California by the FWAP, and he would continue to be employed by a number of federal relief programs until they were phased out in 1938. Although the Central Library mural would later be permanently damaged by rain runoff and painted over, it was the largest FWAP mural painted by one person. The fresco – titled "Bison Hunt" – was inspired by the Altamira Cave paintings in Northern Spain. Shortly after completing the library mural, Kassler received the commission to paint "Pastoral California" on the west exterior wall of the FUHS Auditorium.

At the time, there was a minor revival of fresco, especially in California and Chicago, where the influence of Mexican muralists such as Diego Rivera and David Alfaro Siqueiros was greatest. Kassler was different because he had studied fresco techniques in Europe and had been experimenting with plaster to improve the quality and permanency of wall paintings. His frescoes in Denver and Southern California brought him to the attention of the art world, and he was asked to teach fresco painting at the Chouinard School of Art in 1933-1934 [Image 11]. His most famous pupil would be notable scene painter Millard Sheets (1907-1987). When not painting New Deal murals, Kassler also received relief funds for his easel paintings, which were displayed at a number of exhibitions, including the Los Angeles Museum, the Brooklyn Museum, and the Corcoran Gallery in Washington, D.C.

CONTINUATION SHEET

Property Name: "California Pastoral" Mural

Page 9 of 22

In April 1935, Kassler won a competition to paint two frescoes for the Grand Hall interior of the Beverly Hills Post Office (1933). Funded by the U.S. Treasury's Section of Painting and Sculpture, the two lunettes – "Post Rider" and "Air Mail" – depict the history of the United States mail service. While he was working on the post office murals, he was commissioned by the Treasury Relief Art Project (TRAP) to paint additional lunettes on the north and south sides of the post office interior. A moderate Democrat and strong supporter of the New Deal, Kassler chose to illustrate the Public Works Administration (PWA), intending the murals to be an inspirational example of the government helping people in need. The frescoes portray the erection of a building using funding from the PWA. The construction workers are shown picking up their paychecks and then using that money to purchase groceries at a nearby market. The murals were controversial and unusual for the time, because they acknowledged that poverty actually existed in Beverly Hills.⁴¹ Kassler spent a full year painting the murals. The Beverly Hills Post Office, now part of the Wallis Annenberg Center for the Performing Arts, and the interior murals, were listed on the National Register of Historic Places in 1986.

In early 1939, Kassler moved away from art toward industrial design, referring to himself as a designer or engineer rather than an artist. He began to teach at the California Graduate School of Design in Pasadena, which provided training in industrial design at a professional level. When World War II started, he accepted a position with the Douglas Aircraft Company in Santa Monica in the production illustration department of the engineering division, eventually serving as head of the unit. His son, Charles Kassler III, would join him at Douglas Aircraft as a layout man in the model design group. He continued to teach industrial design and production illustration three nights a week at the Graduate School, which merged with the California Institute of Technology in 1941. The teaching position, however, would end when the need for the industrial design of consumer products declined during the war.⁴²

After World War II, Kassler, along with thousands of other defense workers, was laid off by the Douglas Aircraft Company in 1946. Needing a job, he worked as a melon counter for an agriculture firm in Imperial Valley, counting and weighing fruit as it moved down a conveyor belt. He then worked as a government civil engineer, a position he obtained through the California Employment Department.⁴³ Before retiring in 1965, he spent ten years with Convair Astronautics in San Diego as a designer, teacher of design, and design engineer.⁴⁴

On January 7, 1967, Kassler married his third wife, Barbara Rorbach Tuthill (1915-2004),⁴⁵ and the couple moved to Ocean Beach in San Diego (4916 Del Mar Avenue). A long-time yachtsman, Kassler continued his membership in the Southwestern Yacht Club and the San Diego Yacht Club. He died of a massive heart attack on April 3, 1979.

CONTINUATION SHEET

Property Name: "California Pastoral" Mural

Page 10 of 22

Bibliographical References:

¹Launer, June. "Art in the Community of Fullerton." Class paper for Art 1A, University of California, Los Angeles, January 11, 1940, p. 23. On file, Local History Room, Fullerton Public Library.

²Gewin, Carroll. "Fullerton Has a Treasure Buried under X Coats of Paint at Plummer Auditorium." *Fullerton Observer Weekly* December 1, 1995. Kassler left the brown-paper drawings with the high school, but over the years they were lost.

³Giasone, Barbara. "A Mural's Mystery Woman." *Fullerton News Tribune* August 21, 1997, p. A3. Luisa Ronstadt's stage name was Luisa Espinel.

⁴A program to employ out-of-work artists as part of the New Deal during the Great Depression, the FWAP ran from December 1933 to June 1934. It was succeeded by the Federal Art Project of the Works Progress Administration (WPA).

⁵"Junior College to Have Mural." *Los Angeles Times* April 8, 1934, p. D6.

⁶Millier, Arthur. "Library Fresco Begins New Approach to Wall Painting." *Los Angeles Times* March 11, 1934, p. A8.

⁷*Oral History Interview with Julian Williams, 1964 June 14*. Archives of American Art New Deal and the Arts Project, Smithsonian Institution. Transcript on file, Local History Room, Fullerton Public Library. Williams followed Kassler from Denver to Los Angeles; he was the assistant on all three of Kassler's fresco murals.

⁸"Mural Work Halted." *Los Angeles Times* August 13, 1934, p. A7.

⁹"Work Is Progressing on School's Mural." *Fullerton News Tribune* September 27, 1934.

¹⁰"Section Members in First Session." *Santa Ana Daily Evening Register* October 4, 1934, p. 7.

¹¹"Dedication Program," November 22, 1934, 8 p.m." On file, Local History Room, Fullerton Public Library.

¹²"1000 Present at Dedication of New Mural." *Santa Ana Daily Evening Register* November 23, 1934, p. 13.

¹³Millier, Arthur. "Mural Art as Civic Asset is Theme of Library Display." *Los Angeles Times* November 11, 1934, p. A6.

¹⁴Plummer, Louis E. *Fullerton Union High School and Fullerton Junior College, 1893-1943*. Fullerton: FJC Printing Press, 1949, p. 160.

¹⁵"Whitewash!!!" *Art Digest* October 15, 1939, p. 13.

¹⁶Cruz, Mimi Ko. "The Renaissance of a Fullerton Mural." *Los Angeles Times* September 7, 1997.

¹⁷La Tour, Jesse. *The Story of a Mural*. April 12, 2012. *Jess La Tour Blogspot*. Internet.

¹⁸Brown, Ralph E. "Vision Comes to Fullerton: Would Be City Beautiful as Well as Prosperous; Plans Notable Improvements to Carry Out Ideal; New Buildings to Conform to 'Community Type.'" *Los Angeles Times* July 27,

CONTINUATION SHEET

Property Name: "California Pastoral" Mural

Page 11 of 22

1919, p. I18. The result of the resolution would be a number of Fullerton public buildings designed in the Spanish Colonial Revival style, including Fullerton City Hall, the Commonwealth Post Office, the Fullerton Public Library (now the Fullerton Museum Center), and Fullerton College.

¹⁹Launer, Jean. "Art in the Community of Fullerton." Class paper for Art 1A, University of California at Los Angeles, January 11, 1940, p. 24-27. On file, Local History Room, Fullerton Public Library. Includes a photograph of a portion of the mural.

²⁰Rhoads, Ray. "Fullerton Footnotes." *Fullerton Daily News Tribune* January 28, 1972.

²¹Cruz, Mimi Ko. "Fresco Hidden Since 1939 May be Restored." *Los Angeles Times* April 18, 1996.

²²An Interview with Dr. H. Lynn Sheller, conducted by Anne Riley, 1971. Rev. ed. 1995. Orange History Program, Fullerton College, Fullerton, California, 1971, p. 16-17; An Interview with Don Brunskill. Oral History Program, Fullerton College, 1986, p. 9. Interviews on File, Fullerton College Library, Special Collections.

²³Oestreich, Diane. *The History of Fullerton Union High School, 1893-2001*. St Louis: Reedy Press, 2011, p. 24.

²⁴"High School Mural Doomed: Paint it Out Trustees Order." *Fullerton News Tribune* August 30, 1939.

²⁵"Anna Golde Rayne [Obituary]." *Fullerton News Tribune* July 19, 1982. Mrs. Rayne was married to J. O. ("Pete") Rayne, service manager at McCoy and Mills Ford.

²⁶"City Unit Seeks Council's Aid in Mural Restoration." *Fullerton Daily News Tribune* November 8, 1971.

²⁷"Restoration of Mural Target of Committee." *Fullerton News Tribune* March 18, 1971.

²⁸Talleff, Jennifer. "Fate of Mural Restoration Unknown After Inconclusive Meeting." *Fullerton News Tribune* February 2, 1995.

²⁹Plummer Auditorium, "Jewel of the Community; Beneath Its Surface Lies a Hidden Treasure." 1996. Fund-raising brochure. On file, Local History Room, Fullerton Public Library.

³⁰Charles Kassler's Pastoral California. Brochure prepared by the FUHS Alumnus Amy M. Jones, August 1997. On file, Local History Room, Fullerton Public Library.

³¹"Kassler Mural Now Restored, Re-dedicated." *Fullerton Union High School Tribe* October 1997, p. 1. On file, Local History Room. Fullerton Public Library.

³²*The Ten-Year Book of Cornell University, Volume IV, 1868-1908*. Ithaca, New York: Cornell University, 1908, p. 315. Online.

³³*The Sixth Decennial Catalogue of the Chi Psi Fraternity, 1902*. Auburn, New York: The Eighth Annual Convention, 1902. Online.

³⁴"Mixes Chemicals and They Explode." *Bakersfield Morning Echo* June 27, 1912, p. 3. The location of the accident is often misidentified as occurring in schools, chemistry laboratories, etc.

³⁵"Fresco Innovator Joins Rank of Local Artists." *Los Angeles Times* February 19, 1933, p. A5.

CONTINUATION SHEET

Property Name: "California Pastoral" Mural

Page 12 of 22

³⁶"Charles Kassler II." *Bulletin of the Section of Painting and Sculpture* Number 4, July-August 1935, p. 9. Published by the Section of Painting and Sculpture, Public Works Branch, Procurement Division, Treasury Department, Washington, D.C. Online.

³⁷Allen, Holly Carol. *Early Colorado Women Artists*. Thesis. University of Colorado at Denver, 2007, pp. 134-135. Marguerite Kassler often continued to use her maiden name on her artworks.

³⁸Videotaped Interview with Charles Kassler II, March 10, 1975, San Diego, California. Interviewed by Lydia Modi-Vitale, Santa Clara University de Saisset Museum. Online.

³⁹"Art War Breaks Out: Los Angeles Museum Becomes Battle Ground as Modernists and Opponents Clash." *Los Angeles Times* March 26, 1933, p. A1.

⁴⁰"Newlyweds Visit Arizona Hacienda." *Los Angeles Times* April 30, 1935, p. A7.

⁴¹Harrison, Helen Amy. *Social Consciousness in New Deal Murals*. Thesis, Case Western Reserve University, 1975, pp. 168-171.

⁴²"[Kassler]." *Princeton Alumni Weekly* April 9, 1943, p. 19.

⁴³Videotaped Interview with Charles Kassler II, March 10, 1975, San Diego, California. Interviewed by Lydia Modi-Vitale, Santa Clara University de Saisset Museum. Online.

⁴⁴"Charles Moffatt Kassler II." *Princeton Alumni Weekly* July 16, 1979, pp. 19-20. Online.

⁴⁵"Barbara Kassler [Obituary]." *San Diego Union Tribune* February 4, 2004.

Additional References:

Brown, Jackie. "Plummer Mural Sparked Controversy." *Fullerton News Tribune* November 11, 1993.

ConservArt Associates. Conservation Training Notes, Summer 1997, Fullerton Union High School, Plummer Auditorium Mural by Charles Kassler, 1997. On file, Local History Room, Fullerton Public Library.

"Crowd Attends Dedication of Kassler Fresco." *Fullerton District Junior College Weekly Torch* November 23, 1934, pp. 1,3. Online.

"Dedication of New Stadium Set for Friday." *Santa Ana Daily Evening Register* November 22, 1934, p. 4.

Epting, Charles. *The New Deal in Orange County, California*. Charleston, SC: History Press, 2014.

"Finished School Frescoe [sic] Dedicated with Program." *Fullerton News Tribune* November 23, 1934.

Gelber, Steven M. "Working to Prosperity: California's New Deal Murals." *California History* vol. 58, no. 2, Summer 1979, pp. 98-127.

Graves, Mary. "The Fresco and I." *Fullerton Observer Weekly* October 1, 1997.

CONTINUATION SHEET

Property Name: "California Pastoral" Mural

Page 13 of 22

Hickox, Katie. "Hidden History: Fullerton Union High Found a Rare Fresco Mural Behind a White Wall; Summer will be Restoration Time." *Orange County Register* March 14, 1997.

Hicks, Jerry. "Community Uncovers a Piece of Fullerton's History." *Los Angeles Times*, OC Edition. September 2, 1997.

"Kassler Begins Work This Week on Auditorium Mural." *Fullerton District Junior College Weekly Torch* March 23, 1934, p. 1. Online.

"Kassler Works on Drawing for Auditorium." *Fullerton District Junior College Weekly Torch* May 1, 1934, p. 1. Online.

Los Angeles City Directories. Los Angeles Public Library. Online.

"Mural Slated for High School Soon." *Santa Ana Daily Evening Register* April 7, 1934, p. 3.

"Mural's Magic Moment." *Fullerton News Tribune* September 11, 1997.

"Noted Critic Tells Story of Kassler Fresco." *Fullerton District Junior College Weekly Torch* September 19, 1934, pp. 1, 3. Online.

Oral History Interview with Julian Williams, 1964 June 14. Archives of American Art New Deal and the Arts Project, Smithsonian Institution. Transcript on file, Local History Room, Fullerton Public Library.

Poland, Reginald Harkness and Julia Gethmann Andrews. "Some Far Western Artists Worth Knowing Better." *Parnassus* vol. 9, no. 4, April 1937, pp. 6-10.

"Rededication of Mural Set for Sept. 6." *Fullerton News Tribune* August 21, 1997.

"School Dedication Ceremonies Open with Program in Auditorium Tonight." *Fullerton News Tribune* November 22, 1934.

"School Ready to Dedicate New Stadium." *Santa Ana Register* November 16, 1934, p. 2.

"Two Day Program for SERA Project Dedication at Schools Is Complete." *Fullerton News Tribune* November 20, 1934.

Watson, Forbes. "A Steady Job." *The American Magazine of Art* vol. 27, no. 4, April 1934, pp. 168-172.

"Work is Progressing on School Murals." *Fullerton News Tribune* September 27, 1934.

Wyman, Marilyn. *A New Deal for Art in Southern California: Murals and Sculpture under Government Patronage*. Dissertation, University of Southern California, May 1982, pp. 145-146.

CONTINUATION SHEET

Property Name: "California Pastoral" Mural

Page 14 of 22

Image 1: Modernist painter Andrew Dasburg and Charles Kassler, Jr (right) outdoors, ca. 1935
Source: Archives of American Art, Smithsonian Institution



Image 2: "Bison Hunt" Mural, Los Angeles Central Library, 1934
Source: UCLA Library, Special Collections, Charles E. Young Research Library



CONTINUATION SHEET

Property Name: "California Pastoral" Mural

Page 15 of 22

Image 3: Fullerton Union High School student Marie Hardy admires a portion of the recently completed "Pastoral California" mural

Source: "New Deal Results Hailed; North Orange County Throngs Fullerton School for Dedication of Stadium and Mural." *Los Angeles Times* November 24, 1934, p.A6



Image 4: "California Pastoral" Mural, May 1937; photographed by Dorothea Lange

Source: Library of Congress, Prints and Photographs Division. Reproduction on file, Local History Room, Fullerton Public Library



CONTINUATION SHEET

Property Name: "California Pastoral" Mural

Page 16 of 22

Image 5: School Board of Trustees, 1939-1940. Herbert M. Bergen and Harold E. Hale represented Fullerton; the other Trustees represented La Habra, Buena Park, and Yorba Linda. Source: *Pleades Yearbook, 1940*; copy on file, Local History Room, Fullerton Public Library

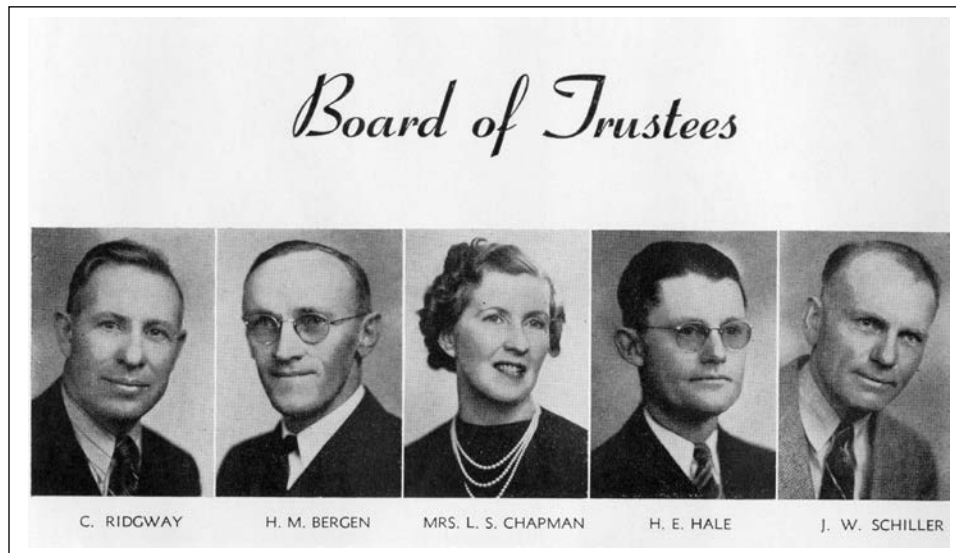


Image 6: Bridle not connected to bit, "Pastoral California" Mural, 2019



CONTINUATION SHEET

Property Name: "California Pastoral" Mural

Page 17 of 22

Image 7: Mural photographs from Pleiades High School Yearbook, 1935

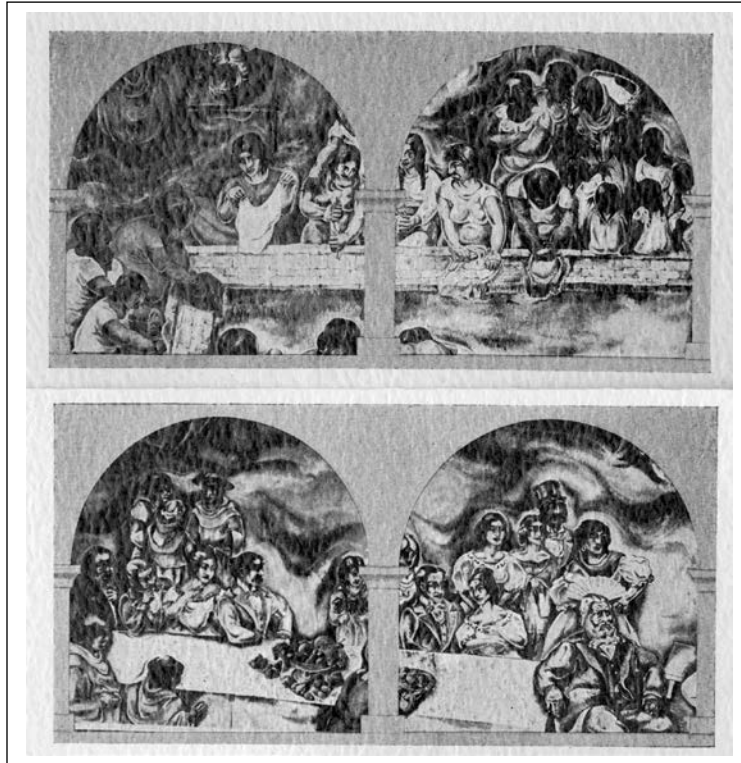
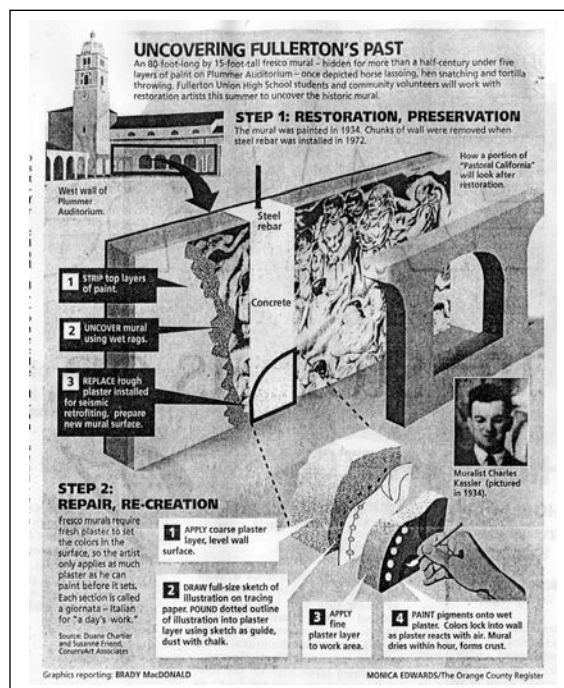


Image 8: "Hidden History." *Orange County Register* March 14, 1997



CONTINUATION SHEET

Property Name: "California Pastoral" Mural

Page 18 of 22

Image 9: Warren Bowen, "A Fresh Look at a 60-Year-Old Fresco."
Fullerton Observer June 1, 1997



Image 10: Fullerton News Tribune, September 11, 1997




CONTINUATION SHEET

Property Name: ___ "California Pastoral" Mural _____

Page 19 of 22

Image 11: Advertisement for Charles Kassler II's course on fresco painting
Source: *Los Angeles Times* June 12, 1934



PAUL T. FRANKL,
Guest Instructor

ART STUDY IN SUMMER

July 2 to August 10

PAUL T. FRANKL.....Modern Decoration
Author of "New Dimensions" & "Form & Re-Form"

S. MacDONALD WRIGHT.....Painting

PRUETT CARTER.....Illustration

JESSIE MILES LEWIS..Art in Public Schools

C. D. ST. HELEN.....Textile Printing

CHARLES KASSLER II.....Fresco Painting

EMMA WALDVOGEL..Flower Arrangement

Fundamental and advanced instruction in landscape, life, sculpture, interior decoration, costume, stage and industrial design, advertising and commercial illustration, fashion, industrial styling and packaging, children's classes. Catalogue upon request.

CHOUINARD SCHOOL OF ART

741 South Grandview Street EXposition 4138

CONTINUATION SHEET

Property Name: "California Pastoral" Mural
Page 20 of 22

Photo 1: Southern portion of mural behind archway, looking northeast



Photo 2: Northern portion of mural behind archway, looking southeast



CONTINUATION SHEET

Property Name: ___ "California Pastoral" Mural ___

Page 21 of 22

Photos 3-8: Vignettes of the mural as viewed through archways



CONTINUATION SHEET

Property Name: ___"California Pastoral" Mural_____

Page 22 of 22

Photo 9: Wrought iron gates at southern end of covered walkway

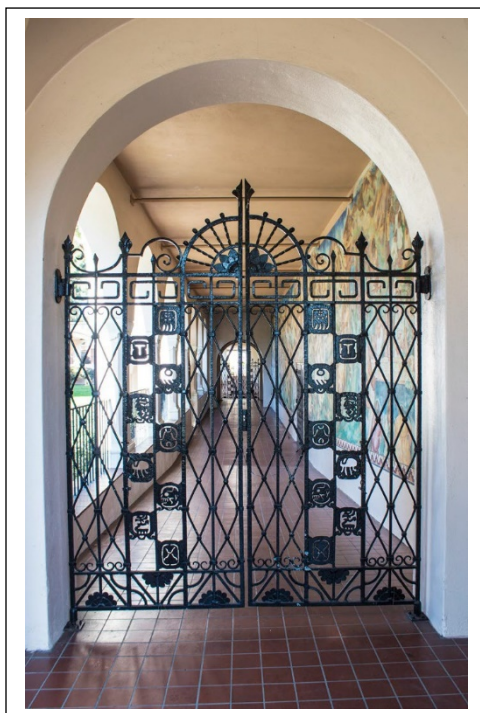


Photo 10: Wrought iron gates at archway along west side of walkway with vignette on mural behind



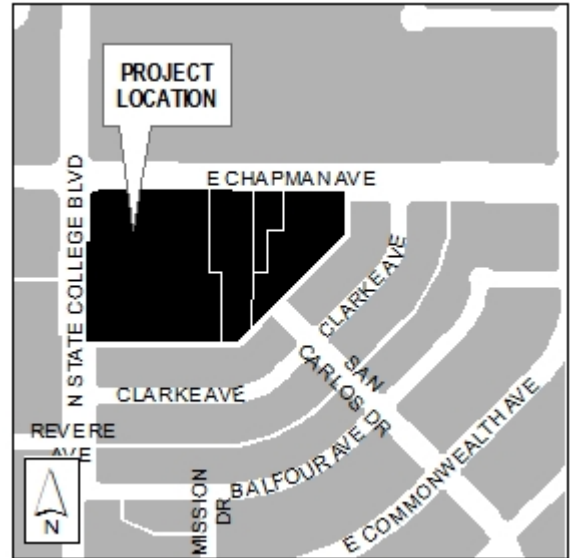


FULLERTON PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
++TELECONFERENCE++
PROJECT NO.: ZON-2019-0151
EOS Fitness – Conditional Use Permit
2420-2436 East Chapman Avenue

This notice is provided so that you can ask questions, make comments and stay informed about projects that might be important to you. We encourage you to contact us prior to the Public Hearing if you have any questions and/or to enter your testimony into the public record in advance of the teleconference. You are receiving this notice because you live, work or own property within 300 feet of the project site, or you have indicated you wished to be notified about this project or proposal.

Meeting Time and Date

This matter will be heard on **Wednesday, August 19, 2020 at 6:30 p.m.** by the Planning Commission. Members of the public can access meetings streamed live online at <https://fullerton.legistar.com>, on Spectrum Cable Channel 3 and AT&T U-Verse Channel 99. The public can submit public comment during the meeting by clicking on the **eComment** link accompanying the agenda posted online at <https://fullerton.legistar.com> until the close of the public comment period for the item.



What is the Proposed Project?

Pursuant to Fullerton Municipal Code Section 15.30 and Section 15.70, a request for a Conditional Use Permit (CUP) to operate a fitness facility (EOS Fitness).

Who to Contact if You Have Questions or Comments

If you have any questions or would like to comment on the proposed action prior to the public hearing, please contact Andrew Kusch with the Community and Economic Development Department at (714) 738-6550 or send an email to AndrewK@cityoffullerton.com.

Where to Get More Information

Project details may be found on the City website 72-hours prior to the public hearing at: <https://fullerton.legistar.com/Calendar.aspx>. Under "Upcoming Meetings", click on the link to the Agenda for the corresponding Planning Commission date. The agenda contains links to the staff report and other informational materials for each agenda item.

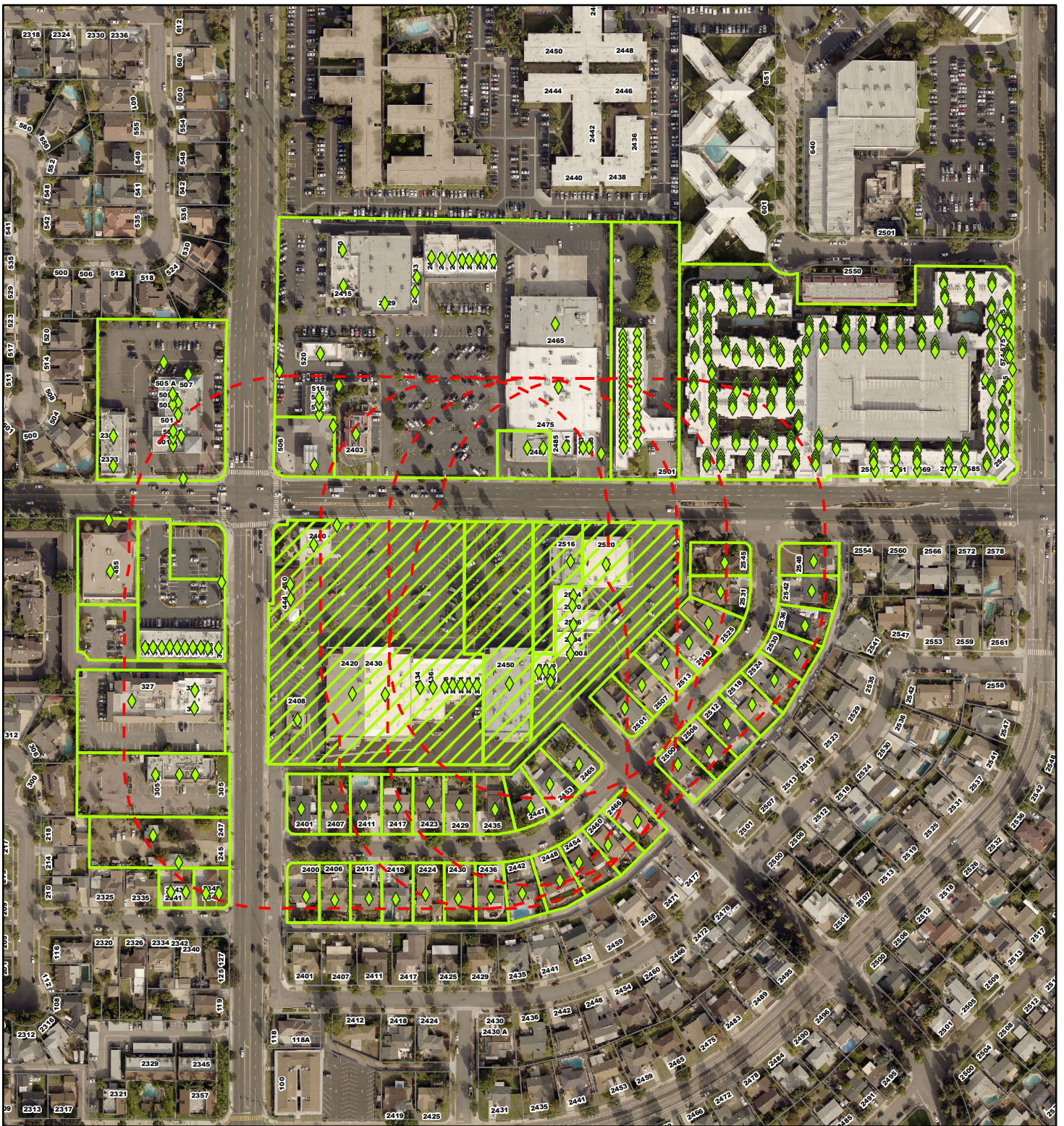
Planning Commission Action Items

The Fullerton Planning Commission will hold a public hearing to consider the application for a Conditional Use Permit (ZON-2019-0151). This application is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301– Existing Facilities. The determination by the Planning Commission is final unless appealed.

Si tiene preguntas en español, favor de llamar a Christine Hernandez al (714) 738-3163.

The City has equipment and services available to assist disabled persons with communications at the public meeting in compliance with the requirements of Title II of the Americans with Disabilities Act (ADA). Should you require special accommodations to participate in a meeting, please contact the City Clerk at cityclerksoffice@cityoffullerton.com or (714) 738-6350 at least 48 hours prior to the meeting to make arrangements.

If you challenge the decision on the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Fullerton at, or prior to, the public hearing. (Government Code 65009 (a))







Public Notification Map with Zoning Designations

ZON-2019-0151
Conditional Use Permit
2420 E. Chapman Ave.
2430 E. Chapman Ave.
(Planning Commission)



0 150 300
Feet

-  Project Location
-  Owners Notified
-  Site Address Notified
-  300-foot notification buffer



CITY OF FULLERTON

Community Development Department

Item No. 2
February 17, 2021
6:30 p.m.
Public Hearing

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

APPLICATION

PRJ2021-00001: ZON-2021-0008 & LRP-2021-0001

APPLICANT

Fullerton Heritage on behalf of Taylor Wright

LOCATION

1203 Luanne Avenue

SUMMARY AND APPLICATIONS REQUESTED

This application is a request to designate the property at 1203 Luanne Avenue as a Historical (Local) Landmark (HL-106) 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 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

PUBLIC OUTREACH

On February 4, 2021 the City sent a Public Hearing Notice to a total of 82 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 Tribune on February 4, 2021.

PROJECT BACKGROUND / HISTORY

<i>Project Applicant</i>	Fullerton Heritage
<i>Property Owner:</i>	Taylor Wright
<i>Property Location:</i>	1203 Luanne Avenue
<i>General Location:</i>	Northwest corner of Canon Lane and Luanne Avenue
<i>Parcel Number:</i>	283-193-11
<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>	6,660 sq. ft.
<i>Circulation:</i>	Canon Lane and Luanne Avenue are local streets
<i>Parking:</i>	Attached two-car garage with access along Canon Lane
<i>Existing conditions:</i>	The property is a 50 by 100 foot lot, occupied by a one and a half story single family residence, constructed in 1929 in the Spanish Colonial Revival style with Monterey Revival influences.
<i>Surrounding land uses and Zoning:</i>	North, east and west: Residential properties in the R-1-7.2 zone (single family residential, minimum lot size 7,200 sq. ft.) South: Residential property in the R-1-10 zone (single family residential, minimum lot size 10,000 sq. ft.)

PROJECT DESCRIPTION

The applicant, Fullerton Heritage on behalf of the property owner, is seeking designation of the property located at 1203 Luanne Avenue as a Historical (Local) Landmark with (HL-106) 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 3 and 7:

3. Identification with a person or persons or groups who significantly contributed to the culture and development of the city.
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 the notable residents and the architectural details are summarized below.

Notable Figures: Otto and Ora Evans

The original owners of the home were two notable Fullerton residents, Otto and Ora Evans. The research and documentation describes how the couple were active, involved and instrumental in the Fullerton community. Otto Evans with Ora Evans working alongside him in

the community, dedicated over 50 years of time, effort, and talent to improve the lives of Fullerton residents. He helped found Fullerton's first service group in 1921 – Fullerton Kiwanis Club - and was a member of almost every booster organization in the City. He also helped, found and contributed to some of the most charitable organizations in Fullerton including: Fullerton Rotary Club, the American Legion Post No. 142, the Azure Mason Lodge No. 53, and the Senior Citizens Club of Fullerton, to name a few. Due to his involvement and active nature in community organizations and the Chamber of Commerce, Otto Evans, was bestowed the title of "Mr. Fullerton" in 1963.

From 1914-1945, he owned and managed Evans Candy Shop, a focal meeting and gathering space for Fullerton and North Orange County residents, located at 200 North Harbor Boulevard (formerly 200 North Spadra). Evans, had one of the few telephones in town, would call the Los Angeles Times or Los Angeles Herald Examiner and obtain game scores, which came in on the telegraph. Evans printed the local scores in big numerals on the store windows to make it easy for those driving by in automobiles, but hundreds of people would also collect inside and outside of the store to find out the results from around the country. On crowded shopping days, Otto and others would make announcements from the roof of the store. Impromptu and planned musical and other entertainment performances would take place on the rooftop, with large crowds gathering. Starting in 1920, the Evans Candy Shop also became the major place to buy tickets for concerts, school plays, and other local events. The sweet shop made no profit from the ticket sales, and any group that wanted to sell tickets could drop them off at the store. Hundreds of articles and advertisements in local newspapers would note that seats for events were on sale at Evans Candy Shop.

Architectural Design: Spanish Colonial Revival

Constructed in 1929, the residence represents an excellent example of the Spanish Colonial Revival style architecture. The architectural features of the home include textured stucco walls, arched entries, a large arched picture window, a low-pitched red tile roof, decorative terracotta attic gable vents, decorative ironwork, and natural timber. Monterey Revival influences are reflected in the second story above the garage, which accentuates a prominent covered landing/balcony and long casement windows and sawn balusters designed in a classical urn pattern. All windows in the house remain original including a large picture window, double hung windows, and several light casement windows. Other site improvements also adhere to the architectural style, including the wrought iron gates, and the original custom-made galvanized steel garage door and terracotta pavers.

The property as a whole retains a high degree of historic integrity of location, setting, design materials and the house continues to be in excellent condition. The exterior remains primarily unchanged with the exception of two small additions in 1939 and 1944. The original homeowners hired notable contractors Horace R. Blair in 1939 and Evan J. Herbert to in 1944 to design and construct the additions in which all architectural trim and features were matched to blend seamlessly with the home and its Spanish style. Other minor changes to the property include removal of the wooden railing that ran along the rooftop of the second-story suite and removal of the ladder to the roof. The character and functional floor plan of the home's interior has been preserved. Original features of the interior, still present today, include barrel ceilings, Spanish styled sconces, oak wood flooring, built in cabinetry, doors and windows. The minor changes to the home, both interior and exterior, do not detract from the historic character of the property.

The Spanish Colonial Revival style is exhibited not only in the architectural detailing and functional floor plan of the residence, but also in the siting of buildings, and character of the landscape and placement of terracotta paver 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.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act 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-2021-03, entitled:

A RESOLUTION OF THE LANDMARKS COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, DESIGNATING THE PROPERTY LOCATED AT 1203 LUANNE AVENUE (HISTORIC LANDMARK NO. HL-106) 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: February 17, 2021

Prepared by:



Maribeth Tinio
Senior Planner

Reviewed by:



Heather Allen
Planning Manager

Approved for Agenda by:

A handwritten signature in black ink, appearing to read 'Matt Foulkes', with a stylized flourish at the end.

Matt Foulkes
Community & Economic Development Director

Attachments to Report:

1. Draft Planning Commission Resolution No. PC-2021-03
2. Documentation in support of Landmark Designation for 1203 Luanne Avenue
3. Hearing Notice and Notification Map

State of California X 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 _____ *Resource Name or #: Otto Evans 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 _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 1203 Luanne Avenue City Fullerton Zip 92831

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) Located on the northwest corner of Cannon Lane and Luanne Avenue in the Skyline Park subdivision, the property at 1203 Luanne Avenue consists of a main one-story, two-bedroom, one-bathroom home connected via a small stairway to a second story bedroom, with a kitchenette and bathroom, above the attached two-car garage. Built by an unidentified contractor in late 1929,¹ the dwelling was designed to accommodate original owners Ora and Otto Evans in the main portion of house, with Ora's mother, widow Frances E. Barnes, occupying the attached second-story bedroom, which included a second bathroom. The mother-in-law suite could be entered off the hallway in the main portion of the home, and accessed from two exterior wooden stairways.
(P3a continued on page 4)

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

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 #) Front (east) elevation, October, 2019

*P6. **Date Constructed/Age and Source:** ☒ Historic ☐ Prehistoric
1929, city of Fullerton building records

*P7. **Owner and Address:**

Taylor N. Wright
1203 Luanne Avenue
Fullerton, CA 92831

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

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

Date

Recorded: Nov., 2019

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

Intensive

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

*NRHP Status Code _____

Page 2 of _____

B1. Historic Name: Otto Evans House

B2. Common Name: _____

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. Architectural Style: Spanish Colonial Revival with Monterey Revival influences

*B6. Construction History: (Construction date, alterations, and date of alterations)

Two-bedroom single-family residence with third bedroom and bathroom on the top of an attached two-garage built in 1929; additions in 1939 and 1944 increasing the area to both the single-family residence and the second-story bedroom; repairs to exterior staircase in 1991.

*B7. Moved? ☐No ☐Yes ☐Unknown Date: _____

Original Location: _____

*B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Residence of significant person

Area Fullerton

Period of Significance: 1940-2000

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 house at 1203 Luanne Avenue is being nominated as a Fullerton Local Landmark for its direct association with an important figure in Fullerton history: Otto Leonard Evans, known as Mr. Fullerton. When Evans moved to Fullerton in 1913, at the age of 20, he began a love affair with the city of Fullerton that did not end until his death in 1978. A role model for compassion and service, Evans dedicated almost 60 years of time, effort, and talent to improving the lives of Fullerton residents. Called a one-man chamber of commerce for Fullerton, he was a member of virtually every booster organization in the city. Evans, who possessed a positive, all-embracing love for others, encouraged and supported changes and improvements made to Fullerton over the decades.

From 1914 to 1945, he owned and managed Evans Candy Shop, a focal meeting and gathering space for Fullerton and North Orange County residents of all ages. After selling his business in 1945, Evans became a full-time organizer, booster, and (B10 continued on page 7)

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

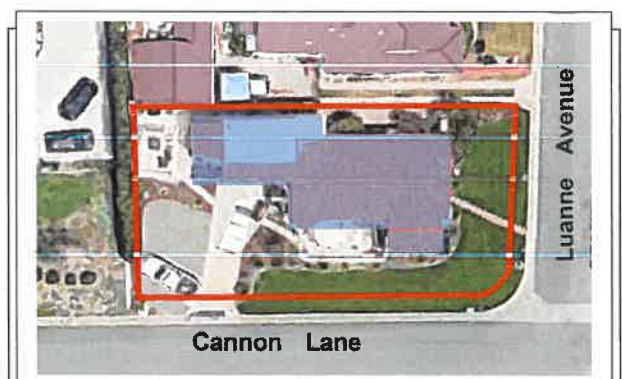
*B12. References: _____

B13. Remarks: _____

*B14. Evaluator: _____

*Date of Evaluation: _____

(This space reserved for official comments.)



Parcel outlined in red
Subject building shaded light blue

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

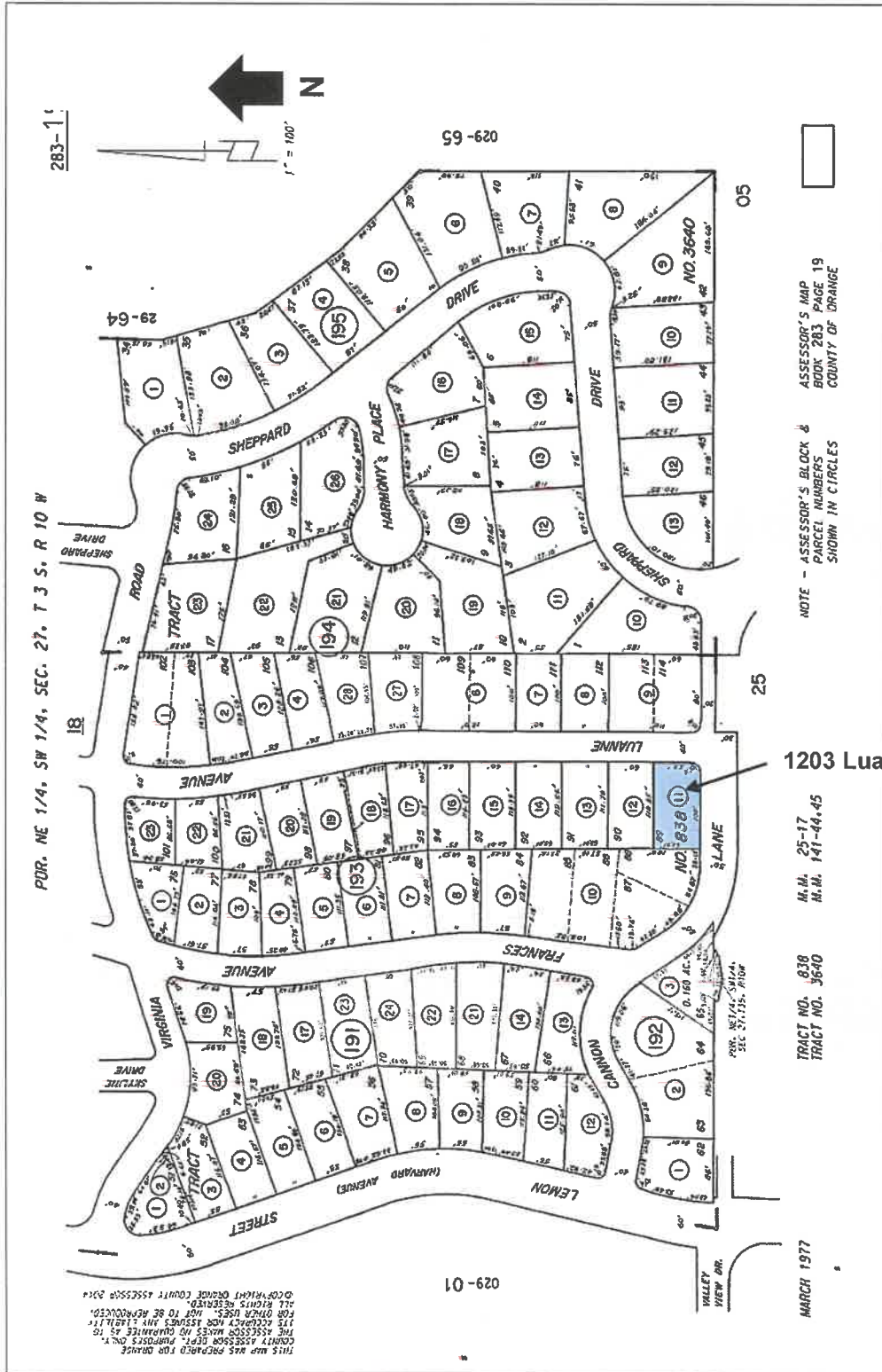
Page 3 of _____

*Resource Name or # (Assigned by recorder) _____

*Map Name: Assessor Parcel Map, Orange County

*Scale: _____

*Date of map: _____



CONTINUATION SHEET

Property Name: _____

Page of _____

Continuation of P3a

Like nearly all the early residences in the Skyline Park subdivision, the dwelling is designed in a Spanish style, combining elements of Spanish Colonial Revival and Monterey Ranch. Spanish Colonial Revival elements include stuccoed walls, low-pitched red tile roofs, decorative ironwork, natural timber, terracotta tiles, and enclosed patios which support the idea that the house is part of its landscaped design. Monterey Revival influences are reflected in the second story above the garage, which accentuates a prominent covered landing/balcony and long casement windows. The landing/balcony and front stairway to the second-story suite feature sawn balusters designed in a classical urn pattern. The residence's textured walls, decorative terracotta attic gable vents, and limited number of long continuous surfaces heightens textual interest. The smooth but uneven stuccoed exterior is painted white with dark brown/black trim.

Situated on a 6,300-square foot corner lot, with an expansive grass lawn that spreads and curves around the street, the modest residence appears larger in size than it actually is, with the main living quarters consisting of only 940 square feet, and the connected second-story suite of approximately 300 square feet. The wood-frame structure sits on a platform several feet above the adjacent street grade. The home is approached via 46 terracotta pavers that lead from Luanne Avenue to the main entrance: a wood panel front door with a small wrought iron speakeasy. The entryway is protected from the rain by a red-tiled shed roof supported by four wooden posts. The roof shelters a small 6- by 12-foot porch surrounded by a 3-foot concrete wall. A considerably larger 13- by 25-foot patio is situated on the south side of the property and enclosed by a matching 3-foot-high concrete wall. Access to the large patio from the house is off the formal dining room through glass French doors with 5-light sidelights. Access from the outside is through a wrought iron gate on the west side of the concrete wall. An additional area for outside seating is located at the rear (west end) of the property.

Positioned below the second-story suite is a two-car garage which features the original custom-made galvanized steel garage door. The door was designed and installed by the now defunct Commercial Door Company in Brea (346 North Orange Avenue). The door moves up and down via an unusual weight and pulley system. A wooden door on the interior east side of the garage leads directly into the kitchen. A second wooden sliding half-light door off the kitchen also leads to the garage, driveway, and patio.

Aside from one large, arched picture window on the south side, and a few double-hung windows, all of the windows are casement. Fenestration on the east side of the dwelling includes two 4-light and two 6-light casement windows. The south side has two 6-light and two 8-light casement windows. Four 3-light casement windows on the south elevation's faceted tower also light a small dining area off the kitchen. All the windows are original.

Access to the small yard on the north side of the house is through an arched entry with a wrought iron gate from the front (east side) of the property. The careful front landscaping is simple and enhances the Spanish Colonial Revival architecture. Plants and shrubbery currently around the residence includes a Pygmy Date Palm (*Phoenix roebelenii*), Bird of Paradise (*Strelitzia reginae*), Fortnight Lily (*Dietes iridioides*), Sticks of Fire (*Euphorbia tirucalli*), Orange Stalked Bulbine (*Bulbine frutescens*), and Indian Hawthorne (*Raphiolepis indica*).

CONTINUATION SHEET

Property Name: _____
Page of _____

Interior

The interior layout of the home is simple, but functional. Constructed before air-conditioning, the home is well lit by the careful positioning of numerous windows that allow breezes to move through the rooms. Bedroom closets have individual casement windows designed to air clothes. Each room of the home has at least one window, and the dwelling's large number of windows provide a light and airy feel to the interior.

Entrance through the front door leads directly into a rectangular-shaped living room. Light is provided by a large arched window on the south wall and four original Spanish-styled sconces. Positioned on both sides of the picture window are arched built-in bookcases. The barrel ceiling, which is repeated in the dining room and bedrooms, has an unusual fan-shaped plaster pattern. Access to the adjacent formal living room is through an arched entrance supported by two posts which feature two additional Spanish-styled sconces. Both the dining and living rooms feature arched-shaped wall niches. French doors on the south wall of the dining room lead to an outdoor patio; a doorway on the west side leads directly into the kitchen and small dining area; and a doorway on the north side leads into the hallway and bedrooms.

The kitchen features original cabinetry and white octagonal-shaped ceramic tile with black trim on the countertops. In the 1990s, the previous owner added 4-inch-square green ceramic tile, with an art deco black and green tile liners, as a contrasting backsplash. The small dining area, well lit by four casement windows, contains the original recessed ironing board cabinet, now converted into a spice cabinet.

A hallway, which runs east to west, separates the public and private areas. The hallway contains an original built-in linen closet. Running along the north wall of the house are two bedrooms separated by a bathroom. Otto Evans used the second bedroom as a home office, and the room contains an alcove on the east wall, most likely used to accommodate a desk. The bathroom, lit partially by a double-light casement window, has some original elements, such as the medicine cabinet, but has been period-appropriately remodeled with new cabinetry and floor and wall tile.

Aside from the bathroom and kitchen floors, all the original oak wood flooring remains. Interior walls are primarily wood frame, covered in lathe and plaster, and painted white.

Direct access to the second-story suite is through a 5-light glass door off the second-story balcony. Occupants can also enter and exit the suite by a wood door on the north wall, which leads to a set of wooden steps. The small suite consists of a main sleeping area, closet, bathroom, and kitchenette. The bathroom, located on the east side of the suite, retains the original mirror, cabinets, and wall sconces, but it has been updated with a period-appropriate toilet, shower, and floor tile. An arched opening on the west side leads into the kitchenette, which still contains its original cabinetry and black and white art deco countertop tile. The second-story suite has an impressive view of Fullerton and Orange County.

Exterior and Interior Additions/Changes

After living in the home for a number of years, Otto and Ora Evans made small additions to the dwelling. In 1939, Otto hired notable local contractor Horace R. Blair to add a small, two-story 7- by 8-foot addition on the west side of the garage.² The addition consisted of a storage room on the ground level and a small kitchenette added to the

CONTINUATION SHEET

Property Name: _____

Page of _____

bedroom suite on the top floor. In 1944, notable local contractor Evan J. Herbert was hired to add a small addition off the back wall of the second bedroom in the main portion of the dwelling.³ Otto Evans, who was planning his retirement, was using the second bedroom as an office, and the addition provided more work and storage space for his expanding community service projects.

In the 1990s, owner Richard Rogers added the enclosed patio on the south side of the property and removed the wooden railing that ran along the rooftop of the second-story suite, which was being used as an outdoor deck. The current owner removed the ladder to the roof. A vinyl fence, a recent addition, was added along the north property line. These minor changes to the exterior do not detract from the historic character of the property, which still looks remarkably like it did when Otto and Ora Evans occupied the home.

Changes made to the interior are also minor and do not detract from the historic character of the property. The current owner has updated both bathrooms, saving as many original elements as possible. The swing door into the kitchen has been removed and placed in storage. The small stairway between the main portion of the residence and the second-story suite has been blocked off by easily removable drywall to ensure privacy for renters of this upstairs suite. The interior retains many of its original features and trim, including lighting, window casings, doors, interior wood trim, floors, plasterwork, built-in cabinetry, and door and cabinet hardware.

Summation

The residence at 1203 Luanne Avenue retains a high degree of historic integrity of location, setting, design, materials, workmanship, feeling, and association, and overall, the house is in excellent condition. While the residence represents a fine example of the Spanish Colonial Revival style architecture constructed in Fullerton in the late 1920s, it is the property's association with Otto Evans, a person who significantly contributed to the culture and development of the city, which provides the key criterion for having this property be designated as a Historical (Local) Landmark.

CONTINUATION SHEET

Property Name: _____
Page of _____

Continuation of B10

volunteer for a multitude of groups, never saying “no” to any request for assistance. Starting in 1919, he would help to found some of the most significant organizations in Fullerton: the Fullerton Kiwanis Club; the American Legion Post No. 142; the Azure Mason Lodge No. 53; the Senior Citizens Club of Fullerton, etc. During his lifetime, he would be honored by nearly every organization in town, and was the recipient of awards from the county and state.

Historical Background

In 1927, real estate and insurance agent Harry R. Crooke, who was also mayor of Fullerton, formed the Skyline Park Syndicate with accountant Harry Ustick. The two men undertook the development of a nine-block area just to the east of Hillcrest Park. Improvements in this residential subdivision were begun in June of 1927, at a cost of \$90,000, and were finished in mid-February of 1928.

An East Fullerton response to successful residential development in the Golden Hill area, Skyline Park (Tract 838) was one of the most highly publicized developments in Fullerton during the 1920s [Images 1-2]. Constructed on the crest of a hill, the lots enjoyed an unparalleled view and exceptional climate due to the cool sea breezes. Promotional literature for the new subdivision emphasized the healthful environment, above the excessive heat and cold of the lower part of town, and an enormous thermometer was installed on Lot 105 (1238 Luanne Avenue) at the top of the hill to show how much more moderate the temperature was. Mayor Crooke, himself, purchased the third home constructed in the subdivision. A heavy promoter of Spanish style architecture, Crooke initially intended the subdivision to be a showcase for Spanish and Pueblo Revival and Monterey Ranch architecture, and early homes in the tract can be identified by conformity to these styles. The 1929 stock market crash ended most of the new construction in the subdivision, and it was not until after World War II that the area was fully developed.

The Skyline Park Syndicate opened a sales office at 1120 North Lemon Street (then Harvard Avenue). At the time, private secretary Ora May Barnes and her widowed mother, Frances E. Barnes, were renting a small kit home nearby at 1009 North Lemon Street. Living two doors up the street was another daughter of Mrs. Barnes, Hattie Vie King, at 1015 North Lemon Street. Wanting to remain close to her sister, Ora May Barnes purchased Lot 89 in the Skyline Park tract for \$1,458 from Harry Crooke on July 26, 1929,⁴ taking out a \$5,000 home loan with the Fullerton Building and Loan Association on the same day.⁵ On August 5, 1929, Frances Barnes took out a permit for construction of a home on the lot, and the new dwelling was quickly completed by the end of October. At the time of the home’s construction, Ora Barnes was engaged to candy shop owner Otto Evans, who would be added to the deed and mortgage on April 29, 1930, after their marriage.⁶ It would be the couple’s only home in Fullerton.

From the start, the dwelling at 1203 Luanne Avenue was designed to accommodate newlyweds Ora and Otto Evans in a two-bedroom, one-bathroom main area of the residence, with an attached third bedroom, which had its own separate bathroom, positioned above the attached garage (see Sanborn Fire Insurance Map, page 18). Ora and Otto Evans were active socially and involved in community affairs, and the separation of the main house from the upstairs bedroom suite provided Mrs. Barnes, who was in increasingly failing health, with solitude and privacy. Although common now, the arrangement of the home to accommodate older relatives in a separate area was an unusual and new layout at the time, especially for a home modest in size.

CONTINUATION SHEET

Property Name: _____
Page of _____

The family also employed a live-in servant, Antonia Chase, who occupied the main house's second bedroom until the death of Mrs. Barnes in 1933. After that, a series of live-in housekeepers inhabited the second-story bedroom, with Otto Evans using the second bedroom in the main house as an office. In 1939, a kitchenette was added to the second-story bedroom suite. The current owner is now renting out the suite above the attached garage.

After living in the home for almost forty years, Otto Evans passed away in 1978. The property would have two more owners before it was purchased by the current owner in 2016. The low number of homeowners has been a contributing factor in the house's preservation. A good steward of the home, the current owner has retained and restored many of the historic elements of the dwelling.

Notable Figure: Otto Leonard Evans (1893-1978)

Otto Leonard Evans was born on February 11, 1893 in Marysville, Missouri, the hometown of his mother, Jessie Mae Lucas Evans (1876-1960).⁷ Otto's father, Oliver B. (1856-1931), was a merchant and salesman. In the early 1900s, the Evans Family moved to Pottawatomie, Oklahoma, where Oliver worked as a salesman in a clothing store. It was while working in a candy store in Oklahoma that Otto dreamt of opening his own sweet shop. His other dreams included "a good wife, a nice home and a life dedicated to his fellow man."⁸ He would find them all in Fullerton (See portraits, page 19).

In 1911, the Evans Family moved to Whittier, California, where Otto delivered meat for the New Market on Greenleaf Avenue.⁹ On Valentine's Day in 1914, Oliver Evans, in partnership with the Quimby Candy Company, opened the Quimby-Evans Candy Shop at 200 North Spadra Road, located on the northeast corner of Amerige Avenue and North Spadra Road (now Harbor Boulevard) [Image 3]. In addition to candy, the store sold ice cream, cold drinks, cigars, and tobacco, and offered a light lunch to local businessmen. The sweet shop was an instant success, with the *Fullerton News* lauding "the well-equipped and artistically arranged confection store" for "the high quality" of its goods.¹⁰ At the time, Fullerton had only 2,000 residents and no paved roads, and customers would ride their buggies and horses up to the front entrance of the store. The sparse population also meant that business had to come from all around the area or the store would not survive. The sweet shop did so well that Oliver Evans was able to buy out his business partner and form a new partnership with his son Otto, renaming the shop Evans & Son. The Evans Family, which had been renting homes around the city (e.g., 208 East Commonwealth Avenue, 116 East Chapman Avenue), was also able to construct a new family home at 131 West Whiting Avenue (razed, 1976).

Oliver Evans, known affectionately to his many friends in town as "Dad" Evans, quickly engaged with the Fullerton community, joining the Fullerton Chamber of Commerce, the Fullerton Business Men's Club, and Woodmen of the World.¹¹ Jessie Mae Evans, who would remain in the Whiting home until her death in 1960, served as superintendent of the Fullerton Welfare Bureau and Center and as a police matron.¹² During World War I, Otto Evans served as a Navy gunner on the *U.S.S. Seattle*, the *U.S.S. Westbridge*, and the *U.S.S. Westward Ho*, which was sunk by a German U-boat torpedo while Evans was on board on August 8, 1918.¹³

When Otto returned from World War I, Oliver Evans, who was 65, wanted to retire. Otto, who had been working in the store since its opening, took over the day-to-day operations of the candy store, which was renamed the Evans Candy Store [Image 4]. Otto became so well known around town, that the store became just known as Otto's or Otto's Place, which Evans began to use in advertising and on his business cards [Image 5]. In early 1940, Evans closed the store for two months – the first time the establishment had been closed in a quarter century – and spent

CONTINUATION SHEET

Property Name: _____
Page of _____

\$5,000 modernizing and enlarging the building, turning it into a complete café service [Image 6]. A neon sign carrying the name “Otto’s” was installed above the entrance.¹⁴ Evans ran the café until his retirement in 1945, making it one of the longest running businesses in Fullerton’s history. Otto sold the restaurant, and it became Reed’s Café and then Steele’s Café well into the 1980s.¹⁵ (It is presently The Night Owl.)

In 1929, Otto married Ora May Barnes (1885-1976), and the couple, who had no children, remained devoted to one another for the next 47 years. Born in Excelsior, Wisconsin, on December 10, 1885, Ora married and quickly divorced inventor, capitalist, and con artist George Leander Fish (1874-1928) in 1910.¹⁶ Upon the death of her father, John Dye Barnes, in 1912, Ora became the principal provider and caregiver for her mother, Mary E. Barnes (1853-1933).¹⁷ The two women moved to Alameda, where Ora worked as a secretary for a mining company. In 1924, she was hired as the private secretary to Valencia orange magnate Charles C. Chapman (1853-1944), Fullerton’s first mayor.¹⁸ After Chapman’s death in 1944, Ora managed the Chapman Building (110 East Wilshire Avenue) until her retirement in the mid-1950s.

After her marriage, Ora adjusted early to the hectic pace her husband kept in his work and numerous organizations, once telling a reporter: “He is on the go all day and half the night, but then I expected it. He was that way before we were married.”¹⁹ She would often be found working alongside Otto at community events, but she also was personally active in the Fullerton Ebell Club, the Fullerton Bridge Club, and the Fullerton Business and Professional Women’s Club, which often met Monday nights at 1203 Luanne Avenue.²⁰ When Ora passed away in 1976, Otto gifted the Fullerton First Christian Church a carillon system – the Schulmerich Quadrabell-Embassy and Chimeatron Chimes – in honor of his late wife. The carillon music enhanced services and celebrations of the church and chimed the hours for the community from the downtown building.²¹

Evans Candy Shop and the Fullerton Community

After taking control of the candy store in 1919/1920, Evans quickly made the shop into a focal meeting and gathering spot for townspeople from Fullerton and North Orange County. Every month all the churches in Fullerton – Baptist, Methodist, Christian Scientists, Presbyterian – would have monthly board meetings. After the meeting, church board members would gather at the candy shop, and the store quickly became known as a meeting spot for groups around town. People of all types, everyone from students to doctors to farmers visited the shop. Hobos who jumped off boxcars at the train station also found Evans to be a soft touch. Visitors to the store early in the morning were often surprised to find homeless men eating breakfast before the first customers arrived each day.²² A great sports fan, Evans invited Fullerton high school and college athletes to his store for free frozen orange juice after every game. Close to both the high school and college campuses, the store was very popular with students, who nicknamed it “Student Headquarters”, which Evans used in his advertisements in student newspapers [Image 7].

In the early days, there was intense rivalry between Anaheim High School and Fullerton Union High School, and Santa Ana College and Fullerton College. Before radio carried sports news, or in fact, before people had radios, game scores from the East arrived the next day. The local newspaper carried them, but a day late. Evans, who had one of the few telephones in town, would call the *Los Angeles Times* or *Los Angeles Herald Examiner* and obtain game scores, which came in on the telegraph from the East; he then posted them on the store windows in whitewash. Evans printed the local scores in big boxcar numerals to make it easy for those driving by in automobiles, but hundreds of people would collect inside and outside to find out the results from around the country, especially on

CONTINUATION SHEET

Property Name: _____
Page of _____

Saturday nights. Stopping at Evans Candy Shop became a regular local tradition, and the store would frequently remain open to midnight waiting for scores to be announced. Evans was the local teams' best booster, and he discussed their success while drawing soft drinks and making malts and sodas. Students and townspeople from rival towns would often drive through Fullerton late at night after games and throw tomatoes at the windows with the scores on them, an act Evans accepted with good humor.²³

On crowded shopping days, Otto and others would make announcements from the roof of the Evans Candy Store. Later, impromptu and planned musical and other entertainment performances would take place on the rooftop, with large crowds gathering around [Image 8]. Starting in 1920, the Evans Candy Shop also became the major place to buy tickets for concerts, school plays, and other local events. The sweet shop made no profit from the ticket sales, and any group that wanted to sell tickets could drop them off at the store. Hundreds of articles and advertisements in local newspapers would note that seats for events were on sale at Evans Candy Shop [Image 9].

Community Organizations and Activities

Following his discharge from the Navy, Evans helped to form the American Legion Post No. 142 in Fullerton in December 1919.²⁴ Later, at the age of 78, he would become the only living charter member of the organization. He would go on to become a charter member of some of the most important organizations in the city and county, including the Fullerton Kiwanis Club; the Azure Masonic Lodge No. 53; the Orange County Shriners Club; the Fullerton Quarterback Club; the Senior Citizens Club of Fullerton; the California Angels' Booster Club; and the California State University, Fullerton Booster Club. Evans would be a member of these organizations and others, such as the Fullerton Chamber of Commerce and the Fullerton Young Men's Christian Association (YMCA), for over 50 years, often earning perfect attendance pins. He would frequently be elected an officer – president, vice president, secretary, treasurer – of an organization, but more significantly, he never said “no” when someone was needed to sell tickets, man a booth, serve food, set up tables, and other activities, both small and large. Volunteers loved to serve with Evans because not only was he a hard worker, but he loved to lead by organizing and planning activities and events. He excelled at recruiting volunteers for his pet projects.

His 50-plus years of volunteer work with the Fullerton Kiwanis Club alone serves as an exemplary example of service. After helping to form the organization – Fullerton's first service group – in 1921,²⁵ Evans served as the tenth president in 1931, later serving as chairman of numerous committees: Youth Services, Convention, Fellowship, Membership, etc. In 1955, he became chairman of the Gum Ball Committee – Evans' brainchild – responsible for placing Ford Gum Ball machines in businesses and stores around the city. For the next 20 years, Evans would collect \$23,000 in pennies, which were used to send local boys and girls to summer camp.²⁶ In 1964, he helped to start the Otto Evans Memorial Annual Pancake Breakfast, selling thousands of tickets to the fund-raising event. For his service, the Fullerton Kiwanis Club honored Evans with a number of community awards, and in 1974, established the Otto Evans Scholarship in his honor.²⁷ The scholarship is still being awarded annually to aid a deserving Fullerton High School graduate in his/her studies at the college level.

After selling Otto's Café in 1945, Evans became the busiest retired man in Fullerton. He would become identified with almost every project to provide for the community needs of one kind or another, including:

CONTINUATION SHEET

Property Name: _____
Page of _____

- In 1945, Evans started the Fullerton Salvation Army Welfare Board, serving as chairman until 1963, personally delivering food and clothing to thousands of needy Fullerton residents.²⁸
- In 1946, he was appointed Chairman of the Red Cross Disaster Committee for Fullerton, and from 1953 to 1956, he served on the fund-raising board of the American Red Cross, North Orange County Chapter.²⁹
- In the 1950s, he served on the Orange County Jury.
- In the 1950s, he served on planning committees for Fullerton's Outdoor Christian Rally held in Amerige Park every summer.
- In 1951, he was appointed Fullerton Welfare Area Supervisor of the Welfare Services Civil Defense Board, responsible for establishing and managing the locations of rest and food centers and other welfare facilities for survivors of a nuclear attack.³⁰
- In 1951, he was appointed to the board of the North Orange County Young Men's Christian Association, and starting that same year, served as chairman of the Men's Pre-Easter (Lenten) Luncheons held at the First Christian Church in downtown Fullerton.³¹ He also was a Table Host at the YMCA's annual meetings.
- Starting in 1951, Evans volunteered at the annual Boys' Club of Fullerton Class "E" Basketball Tournaments.
- After serving as a fund-raiser for the Community Chest for a decade, Evans was made Community Chest Drive Chairman in 1954.³²
- In 1959, after several years as a campaign worker, he was named honorary Chairman of the United Fund for Fullerton.³³
- In 1961, he was appointed to the board of the Fullerton Volunteer Bureau, an umbrella organization formed in 1957 to coordinate activities between service groups within the city.³⁴
- In the 1950s and 1960s, he served on the Welfare Committee of the Al Malaikah Shrine Temple of the Ancient Arabic Order of the Nobles of the Mystic Shrine in Los Angeles.
- In 1971, he was elected by popular vote as the King of Frolic at the annual musical revue of the Founders Guild of North Orange County Child Guidance Center.
- In 1913, he joined the Fullerton First Christian Church and was an active member until his death.

Of all his charitable projects, Evans was proudest of his work as the long-time Chairman of the Fullerton Salvation Army Kettle Campaign, which involved bell-ringing volunteers encouraging people to place money in a Red Kettle, which was then used to assist the less fortunate at Christmas time. After establishing the Fullerton Salvation Board in 1945, Evans wanted to raise Christmas funds through the Red Kettle Campaign, but when no board members were interested, he stood in front of the Commonwealth Post Office by himself. Aside from his wife Ora and two Union Oil workers staying at the California Hotel, Evans rang a bell in front of the post office for 20 days from 8:30 in the morning until 5:00 in the evening in 1945 and 1946. Gifted with an out-going and ebullient personality, Evans excelled at recruiting volunteers for his many community projects, and in 1947, he was able to attract church volunteers for the Red Kettle drive.³⁵ By 1973, Evans was organizing 1,300 volunteers from 100 organizations at four Fullerton post offices and various downtown locations [Image 10].³⁶ Up until his death in 1978, Evans continued to personally man the bells during the holiday season while also ensuring that the name of each volunteer was published in the *Fullerton Daily News Tribune*.³⁷

Never shy about promoting a good cause, Evans appeared in hundreds of photographs, sometimes in wacky outfits or comical settings, in the *Fullerton News Tribune* [Image 11]. No fund-raising event was too nonsensical or harebrained for him to tackle if it meant food, shelter, or care for the needy. For the 50-year anniversary of Fullerton's incorporation, Evans was appointed the official Beard Marshall in 1954. As a charity event for the St.

CONTINUATION SHEET

Property Name: _____
Page of _____

Jude Hospital Building Fund, Evans and his 25 deputies, wearing large yellow and red buttons for easy identification, roamed the downtown streets of Fullerton enforcing beard regulations. The fine for not having a beard or a beard free button, available from the Fullerton Chamber of Commerce, was \$2.50, which went to the hospital fund. Learning that the building fund was low, Evans went all out. Wearing a red and white checkered suit with a blue and white striped shirt, along with yellow spats, Evans mock arrested hundreds of men [Images 12-13].

Evans was also the undisputed champion ticket seller for benefit shows and charitable events, whether it was sponsored by his own Fullerton Kiwanis Club or other worthy groups. He sold 20,000 tickets alone to the annual Kiwanis pancake breakfast, with funds going to the local Boy Scouts.³⁸ He dove into the middle of the battle to bring the California Angels to Orange County, and when they arrived, he promptly sold 500 season tickets to “get them off to a good start.”³⁹ While on vacation in Hawaii in 1955, he achieved legendary ticket-selling status by selling 250 tickets for the Fullerton Kiwanis Club’s pancake breakfast to tourists in three days.

Honors given to Evans for his community work were as countless as the hours he devoted to the various organizations. Some of the honors included being named Fullerton Chamber of Commerce “Man of the Year” in 1957 and 1971; honorary life membership with the Parent-Teacher Association (PTA) in 1956; meritorious service awards from the Fullerton Rotary Club, the American Legion, and the Fullerton Kiwanis Club; the “Others Award” as outstanding volunteer worker in Southern California from the Salvation Army in 1971; and the Honorary Key Club Award in 1963, which led to the establishment of the Otto Evans Annual Key Club Award. The Fullerton Chamber of Commerce bestowed the title of Mr. Fullerton on Evans in 1963. In 1971, he became the only Fullerton resident to be recognized by a special resolution passed by the California General Assembly.

Unbelievably energetic, Evans moved from one project to the next with no transition time. During the week, he would get up and have a leisurely breakfast with his wife until 9:00 a.m., then take off for a full day of volunteer activities, often returning home late at night. When Ora Evans became ill in 1976, his friends thought he would slow down, but Evans just left home earlier, completing his tasks quickly so he could spend afternoons and evenings with his wife. When his vision failed to the point he could no longer drive, his friends – everyone from the Mayor to Councilmen to the Police Chief – chauffeured him around town. His friends would simply say “I have Otto duty today.”⁴⁰

Evans passed away of natural causes at the Fullerton Community Hospital on April 9, 1978, at the age of 85.⁴¹ Because Evans was involved in so many organizations and volunteer activities, his loss was greatly felt by the community. He would become one of the few Fullerton residents to be eulogized by the local newspaper in an editorial [Image 14]. Tom Wallace, president of McAulay and Wallace Mortuary, had the unhappy task of arranging Evans’ funeral. For decades, Ora and Otto Evans signed their letters, cards, and notes “From O and O with Love and Kisses”, along with pen or pencil marks forming two smiling faces. Wallace incorporated those distinctive signatures onto the memorial marker for the couple’s niche at Loma Vista Memorial Park [Image 15].⁴²

CONTINUATION SHEET

Property Name: _____
Page of _____

Bibliographic References:

¹Records in the Orange County Archives indicate that the home may have been built by the Pacific Ready-Cut Construction Company (1908-1940) in Los Angeles, which sold ready-to-assemble homes based on the firm's own plans, ranging from Craftsman to Revival styles.

²Owner of the H. R. Blair Construction and Development Company (117½ East Commonwealth Avenue), Horace R. Blair (1899-1976) constructed homes and apartment buildings in Fullerton for over 40 years. He was born in Saticoy and graduated from the University of Southern California (USC) before moving to Fullerton (145 East Glenwood Avenue). In the 1930s and 1940s, he developed a reputation for constructing attractive homes in the Minimal Traditional style (e.g., 501 East Virginia Road (1939), 769 North Ocean View Drive (1937)). His best-known housing tract is the Raymond-Vista subdivision developed in 1954. "Horace Blair [Obituary]." *Pomona Progress Bulletin* October 28, 1976, p. 4. *Newspapers.com*.

³A Yorba Linda pioneer and notable building contractor for more than 55 years, Evan Jones Herbert (1884-1965) moved to Fullerton around 1920. He worked with local developers, but also constructed "spec" homes that quickly sold to middle-class buyers, while also custom building a number of homes for wealthy clientele. He initially built Craftsman bungalows but later adopted other styles, including Minimal Traditional, Spanish Colonial Revival, and Ranch-styled homes. Working with local developer Robert E. Corcoran, Herbert constructed a number of homes in Golden Hill, a three-phase hill subdivision in the northwest part of town (e.g., 604, 628, 629, 633 North Golden Avenue). He constructed "spec" homes, particularly on West Malvern Avenue (e.g., 225, 229, 230, 239 West Malvern Avenue), and in other locations throughout Fullerton (e.g., 140 West Elm Avenue, 423 East Amerige Avenue). Herbert's best-known custom homes are the Spanish Colonial Revival, with Mayan Revival influences, Hugh Edgar Johnson House (444 W. Brookdale Place, 1928); the Mediterranean Revival residence for Robert E. Corcoran (600 West Union Avenue, 1926); and the Walter Muckenthaler estate (1201 West Malvern Avenue, 1924). Now the Muckenthaler Cultural Center, the 18-room Mediterranean Revival villa, designed by local architect Frank K. Benchley, was placed on the National Register of Historic Places in 1980. Herbert's most notable commercial construction project is the Santa Fe Depot (120 E. Santa Fe Avenue, 1929), designed by railway staff architect Herbert L. Gilman, and placed on the National Register in 1992.

⁴Orange County Assessor's Master Property Records, Book 295, page 190. On file, Orange County Archives, Santa Ana, California. Copy on file, Local History Room, Fullerton Public Library.

⁵Orange County Assessor's Master Property Records, Book 303, page 28. On file, Orange County, Santa Ana, California. Copy on File, Local History Room, Fullerton Public Library.

⁶Orange County Assessor's Master Property Records, Book 376, page 362. On file, Orange County Archives, Santa Ana, California. Copy on File, Local History Room, Fullerton Public Library.

⁷"Death of Mrs. S. R. Lucas." *Maryville Daily Democrat Forum*, Maryville, Missouri January 28, 1916, p. 3. The Lucas Family moved to Maryville in 1885. *NewspaperArchive*.

⁸Rhodes, Ray. "Fullerton's Evans Keeps Active and Very Happy." *Fullerton News Tribune* December 29, 1971.

⁹Memorial Services for Otto Evans, April 13, 1978. Cassette tape recorded by Grayson Swailes. The cassette was converted into a CD in 2019, and it is on file in the Local History Room, Fullerton Public Library.

CONTINUATION SHEET

Property Name: _____
Page of _____

¹⁰"Sweet Shop Opens Well; Quimby-Evans Company Starts Business Auspiciously." *Fullerton News* February 20, 1914.

¹¹"Death Takes Oliver Evans." *Fullerton News Tribune* December 28, 1931.

¹²"Mrs. Jessie Evans, 83, Longtime Resident, Dies." *Fullerton News Tribune* January 13, 1960.

¹³Mast, Ray. "Legion Marks 50th Anniversary; It's a Time to Remember." *Fullerton News Tribune* August 6, 1968. Includes black and white group photograph of Otto Evans with Fullerton veterans.

¹⁴"Will Modernize Store Building: Otto Evans' Shop to be Rebuilt." *Fullerton News Tribune* March 30, 1940. Oliver and Otto Evans never owned the candy shop building, always leasing it from the Schumacher Family. At the time of the remodel, Otto was renting from Roy Schumacher.

¹⁵Stasse, Doris. "Steele's Café, a Bit of Old Fullerton in the CBD." *Fullerton Observer* February 1982, p. 8.

¹⁶"Marriage Licenses." *Indianapolis Star* June 29, 1910, p. 26; "'Dead' and Divorced – And Doesn't Remember; And Now, After Undergoing the Most Extraordinary Experience a Man Ever Had, George L. Fish, Capitalist, is Honeymooning with His Fiancee of the Days before the 'Cloud.'" *Fort Wayne Journal Gazette* December 25, 1921, p. 47. *NewspaperArchive*; "Former Hoosier Inventor Dies in California: Experiences of George L. Fish Are in Likeness to Fairy Tales, Says Report." *Jefferson Evening News* March 7, 1928, p. 1. *NewspaperArchive*. Before divorcing Fish, Ora organized the Auto Electro-Lite Company with her husband in 1910. "New Indiana Enterprises." *The Horseless Age* July 20, 1910, p. 85.

¹⁷"Mrs. Barnes Dies of Long Illness." *Fullerton News Tribune* September 28, 1933.

¹⁸Ora Barnes most likely obtained the secretarial position through her brother-in-law, Dale R. King (1887-1932), president of the Northern Orange County Citrus Exchange, who was a close personal friend of Charles C. Chapman. In a number of directories, Ora is listed as secretary of Placentia Orange Growers, the formal name of Chapman's firm.

¹⁹"Community Worker Dies Following Long Illness." *Fullerton News Tribune* December 18, 1976.

²⁰"B. & P. W. Club to Name Officers at Tonight's Meeting." *Santa Ana Daily Evening News Register* May 7, 1935, p. 13. Meeting announcements for the club regularly appeared in the *Fullerton News Tribune* and *Santa Ana Register* in the 1930s.

²¹"Carillon Memorial Gift Presented to Fullerton First Christian Church." *Fullerton News Tribune* July 16, 1977; "Carillon Gift." *Fullerton News Tribune* August 13, 1977.

²²Evans, Otto. An Interview by C. Dean McComber. Fullerton: McComber and Cannon Company, 1977, p. 5-6. On file, Local History Room, Fullerton Public Library.

²³Evans, Otto. "The Town Crier." *Fullerton News Tribune* October 25, 1948.

²⁴"City Post of Legion Dates Back to 1919." *Fullerton News Tribune* July 24, 1956.

CONTINUATION SHEET

Property Name: _____
Page of _____

²⁵"Kiwanis Club Receives Charter." *Santa Ana Register* August 25, 1921.

²⁶Memorial Services for Otto Evans, April 13, 1978. Cassette tape recorded by Grayson Swailes. The cassette was converted into a CD in 2019, and it is on file in the Local History Room, Fullerton Public Library.

²⁷"Otto Evans Cited by Kiwanians." *Fullerton News Tribune* February 28, 1974; "Otto Evans Scholarship Fund Contributions Being Accepted." *Fullerton News Tribune* April 25, 1978.

²⁸"Otto Evans Renamed by Salvation Army Board." *Fullerton News Tribune* 1958.

²⁹"Leaders Plan Red Cross Fund Drive." *Fullerton News Tribune* February 12, 1954, p. 1. Includes photograph of Otto Evans in a group shot.

³⁰Douglas, Thomas P., Chairman, Welfare Services Board, Letter to Otto Evans February 21, 1952. On file, Local History Room, Fullerton Public Library.

³¹"North Area 'Y' to Open Lenten Luncheon Series." *Los Angeles Times* March 10, 1960, p. E3.

³²"Chest Drive Chairman." *Fullerton News Tribune* August 23, 1954. Includes black and white photograph of Evans.

³³"Evans Named Honorary United Fund Chairman." *Fullerton News Tribune* July 1, 1959.

³⁴"Community Needs, Giving Coordinated." *Fullerton News Tribune* November 7, 1961, p. 32.

³⁵Evans, Otto. An Interview by C. Dean McComber. Fullerton: McComber and Cannon Company, 1977, p. 10-12. On file, Local History Room, Fullerton Public Library.

³⁶"This Man is Attempting to Raise a Small Army." *Fullerton Daily News Tribune* November 22, 1973. Includes a black and white group shot of Evans.

³⁷Mudrick, Sylvia Palmer. Personal Email to Debora Richey. September 27, 2019. A reporter with the *Fullerton Daily News Tribune*, Mudrick's reminiscences of Evans are on file in the Local History Room, Fullerton Public Library.

³⁸Memorial Services for Otto Evans, April 13, 1978. Cassette tape recorded by Grayson Swailes. The cassette was converted into a CD in 2019, and it is on file in the Local History Room, Fullerton Public Library.

³⁹Rhoads, Ray. "Fullerton's Evans Keeps Active and Very Happy." *Fullerton News Tribune* December 29, 1971.

⁴⁰Mudrick, Sylvia Palmer. Personal Email to Debora Richey. September 27, 2019.

⁴¹Palmer, Sylvia. "Mr. Fullerton: Otto Evans Dies in Hospital." *Fullerton Daily News Tribune* April 10, 1978.

⁴²Palmer, Sylvia. "Otto and Ora Evans Live on through Bronze Signature." *Fullerton Daily News Tribune* August 31, 1978. Includes black and white photograph of the plaque.

CONTINUATION SHEET

Property Name: _____

Page of _____

Additional References:

"Al Malaikah Temple Honors Evans." *Fullerton News Tribune* November 20, 1971.

"Beard Race Off to Rough Start Here." *Fullerton News Tribune* March 1, 1954.

Building Permits, 1203 Luanne Avenue. City of Fullerton website.

"Church Rally Slated Tonight at Fullerton." *Los Angeles Times* July 11, 1954, p. H11.

"City Chamber Honors Otto Evans, Irma Ferris as Man, Woman of the Year." *Fullerton News Tribune* June 21, 1957. Includes black and white photograph of Otto Evans in a group shot.

Conte, Julia. "No One Ever Says No to Otto." *Fullerton Daily News Tribune* February 14, 1978. Includes a black and white photograph of Otto Evans.

"Fullerton Will Open Yule Decoration Event." *Los Angeles Times* December 1, 1956, p. L15. Includes black and white photograph of Otto Evans.

"Fullertonians Poised for 'Golden Jubilee.'" *Santa Ana Register* March 30, 1954. Includes black and white photograph of Otto Evans in a group shot.

"Fund Quota of \$27,382 for Local Red Cross Approved by Directors." *Fullerton News Tribune* January 28, 1955. Includes black and white photograph of Otto Evans in a group shot.

"Hundreds Pay Tribute to Otto Evans." *Fullerton Daily News Tribune* April 14, 1978.

"Jubilee Frolics Early and Late Calendared for Week." *Los Angeles Times* April 4, 1954, p. F7. Includes black and white photograph of Otto Evans.

"Kiwanis Anniversary Observed Here." *Fullerton Daily News Tribune* January 17, 1955. Includes black and white photograph of Otto Evans in a group shot.

"Local Legion Post Observes 31st Anniversary of Charter." *Fullerton News Tribune* January 23, 1951. Includes black and white photograph of Otto Evans in a group shot.

Neal, Jim. "Meet General Otto: The Guy Who Rings the City's Chime." *Fullerton News Tribune* November 17, 1977. Includes a black and white photograph of Otto Evans.

"Ora M. Evans Memorial Services Are Tomorrow." *Fullerton News Tribune* December 20, 1976.

Orange County Tax Assessor Survey, 1935: 1203 Luanne Avenue. On file, Orange County Archives, Santa Ana, California. Copy on file, Local History Room, Fullerton Public Library.

"Otto Evans is New Shriner President." *Fullerton News Tribune* January 11, 1930.

"Pre-Easter Luncheon to Begin Thursday Noon." *Fullerton News Tribune* February 26, 1955.

CONTINUATION SHEET

Property Name: _____
Page of _____

"Red Cross Fund; Business, Residential Drive Starts Tomorrow." *Fullerton News Tribune* February 28, 1955.
Includes black and white photograph of Otto Evans in a group shot.

Sanborn Fire Insurance Maps. Online.

"Three Get Chest Campaign Awards." *Fullerton News Tribune* November 17, 1953. Includes black and white photograph of Otto Evans in a group shot.

"Tribute for 50 Years of Fullerton Civic Service Paid to Otto Evans." *Fullerton News Tribune* July 26, 1963.

Tract Map No. 838 in the City of Fullerton [Map]. 1927. Copy on File, Local History Room, Fullerton Public Library.

"22 Honored for Work with Chest." *Santa Ana Register* June 20, 1954.

United States Census, 1890-1940. *Familysearch.org*.

List of Images

- Image 1: Newspaper advertisement to sell lots in Skyline Park
- Image 2: Newspaper advertisement to sell lots in Skyline Park
- Image 3: Advertisement for the new Quimby-Evans Candy Shop
- Image 4: Otto Evans inside Evans Candy Shop, 1921
- Image 5: Otto Evans. Business card, late 1930s
- Image 6: Otto Evans (standing at rear) inside Otto's after remodel, 1945
- Image 7: Advertisement for Otto's in Fullerton College's *Weekly Torch*, March 6, 1942, p. 6
- Image 8: Fullerton College students singing on top of Evans Candy Shop roof
- Image 9: Advertisements noting tickets on sale at Evans Candy Shop, 1930
- Image 10: Evans with Salvation Army bell ringers
- Image 11: Evans with fellow Community Chest volunteers
- Image 12-13: Evans as Beard Marshall
- Image 14: Editorial on passing of Otto Evans
- Image 15: Special plaque on Ora and Otto Evans' niche at Loma Vista Memorial Park

Photo Log

- Photo 1: Front (east) elevation, looking northwest
- Photo 2: Front (east) elevation, looking west
- Photo 3: Partial south elevation, looking north
- Photo 4: Partial south elevation showing second-story suite above attached 2-car garage, looking north
- Photo 5: Partial west elevation showing stairway on north side of building
- Photo 6: Partial west elevation showing stairway and landing/balcony above garage
- Photo 7: Partial east elevation showing second-story suite and new vinyl fence along north property line
- Photo 8: Living room, looking south
- Photo 9: Archway between living room and dining room
- Photo 10: Original light within archway between living and dining rooms

CONTINUATION SHEET

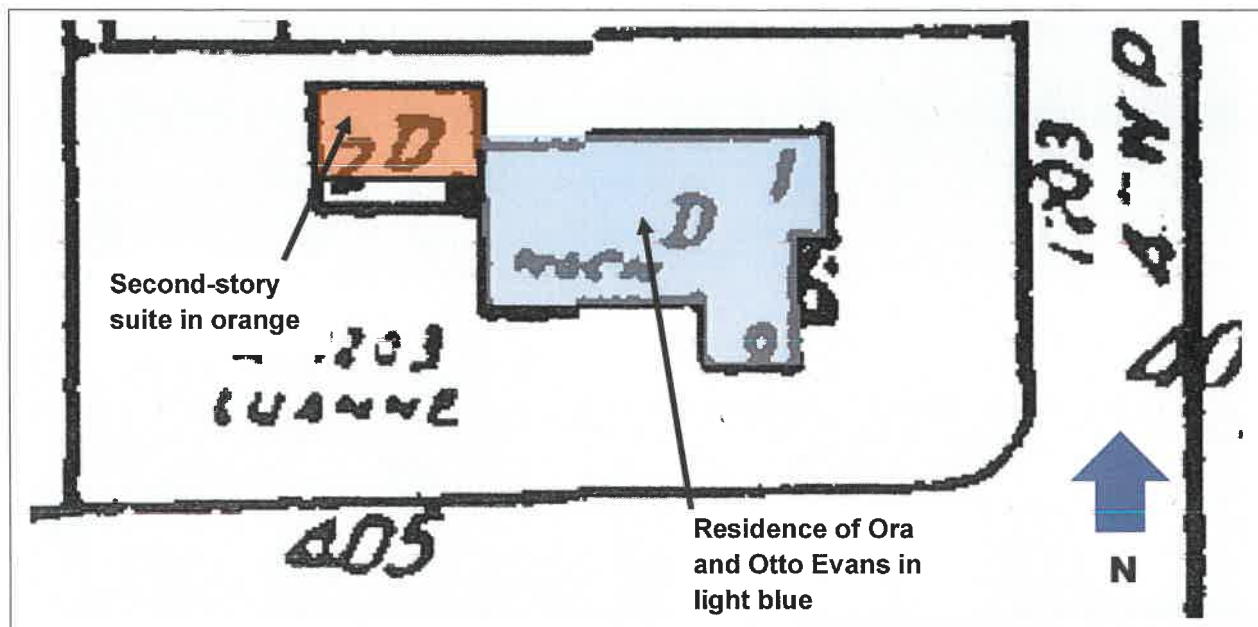
Property Name: _____
Page of _____

- Photo 11: Original sconce above built-in shelving in the living room
- Photo 12: Original ceiling light in dining room
- Photo 13: Kitchen area with original cabinetry
- Photo 14: Archway between the bedroom and kitchenette in the second-story suite
- Photo 15: Bathroom vanity and sink in the second-story suite
- Photo 16: Sink area of the kitchenette in the second-story suite

Site Plan

Sanborn Fire Insurance Map

Source: Online, March 1927-September 1949



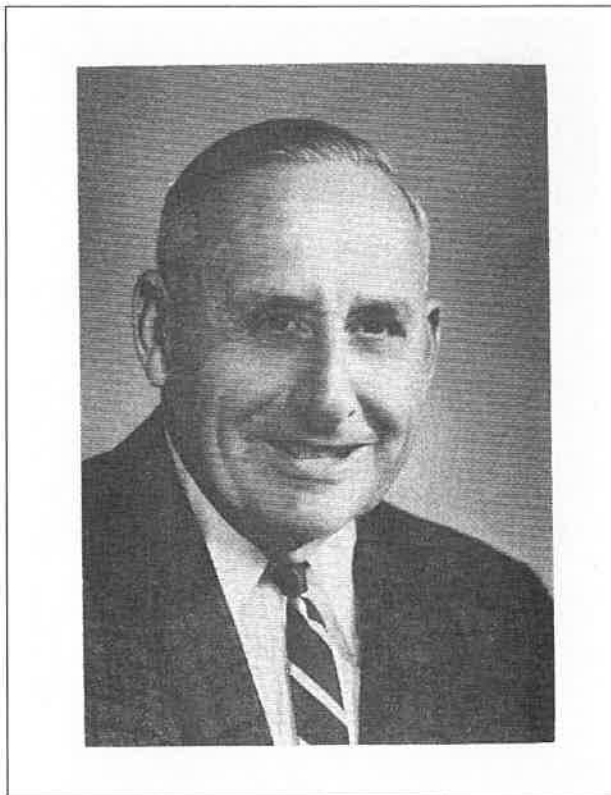
CONTINUATION SHEET

Property Name: _____
Page of _____

Otto O. Evans, 1924 portrait



Otto O. Evans, 1964 portrait



Property Name: _____
Page of _____

Source: *Fullerton News Tribune*, April 22, 1927

DPR 523L (9/2013

CONTINUATION SHEET

Property Name: _____
Page of _____

Image 2: Newspaper advertisement to sell lots in Skyline Park
Source: *Fullerton News Tribune*, May 19, 1929

The Transformation of Aircastles Into Castles In The Air

SKYLINE PARK

THE EXTREMELY—EXCLUSIVE TRACT OF FULLERTON

CLOSE IN . . . REASONABLY PRICED . . . CAREFULLY PLANNED
HIGHLY RESTRICTED . . . THE ANSWER TO YOUR DILSITE-HOME-DREAM

Everything Underground—No Unsightly Telephone and Light Wires and Poles
All Paved . . . All Improvements In . . . Twenty Beautiful Homes on Tract

GROWTH OF SKYLINE
It has been astounding . . . Already twenty homes have been built of rare architectural attractiveness and up above the road and dirt and dirt traffic-congestions, yet within walking distance of the business section and only two blocks from the High School and Junior College.

ONLY SKYLINE OFFERS
Such beautiful vistas of flora and foliage, undisturbed panoramas of beauty and color, countryside and sea; suburban atmosphere, up where distance is your garden—only in Skyline Park can one revel to such a degree in this unclouded beauty and luxury.

Drive up North Harvard Avenue to this delightful, exclusive, highly restricted tract, and see the many new homes—then choose your site

Lots at Popular Prices \$1650 to \$3500

SKYLINE PARK SYNDICATE
H. H. CHOOKE, Trustee
FULLERTON, CALIFORNIA



Thos. J. Smith's Home in Skyline



Wm. W. Potts' Home in Skyline



The Johnsons' Home in Skyline



Mr. C. H. Smith's Home in Skyline



Mr. J. H. Smith's Home in Skyline

CONTINUATION SHEET

Property Name: _____
Page of _____

Image 3: Advertisement for the new Quimby-Evans Candy Shop
Source: *Fullerton News*, February 13, 1914

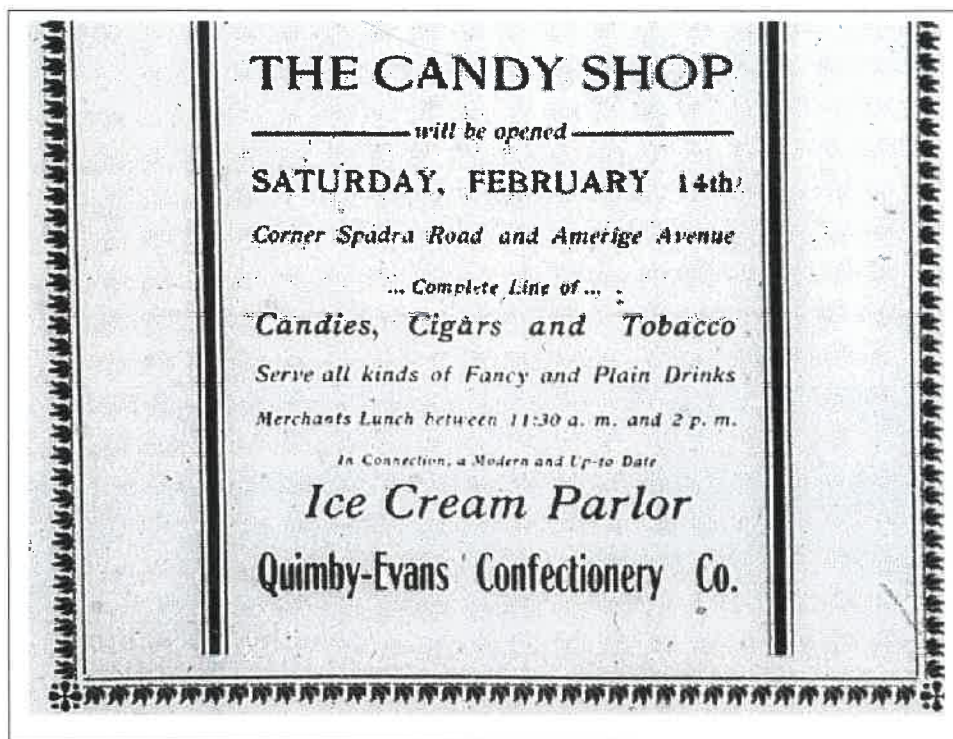


Image 4: Otto Evans inside Evans Candy Shop, 1921



CONTINUATION SHEET

Property Name: _____
Page of _____

Image 5: Otto Evans' business card, late 1930s

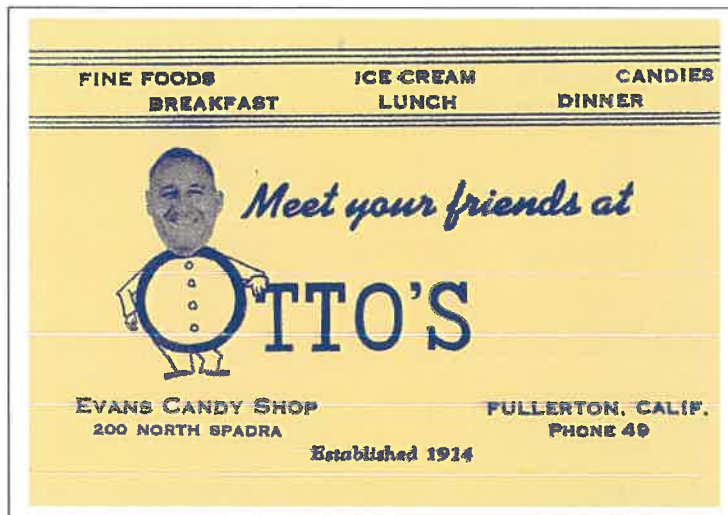


Image 6: Otto Evans (standing at rear) inside Otto's after remodel, 1945



CONTINUATION SHEET

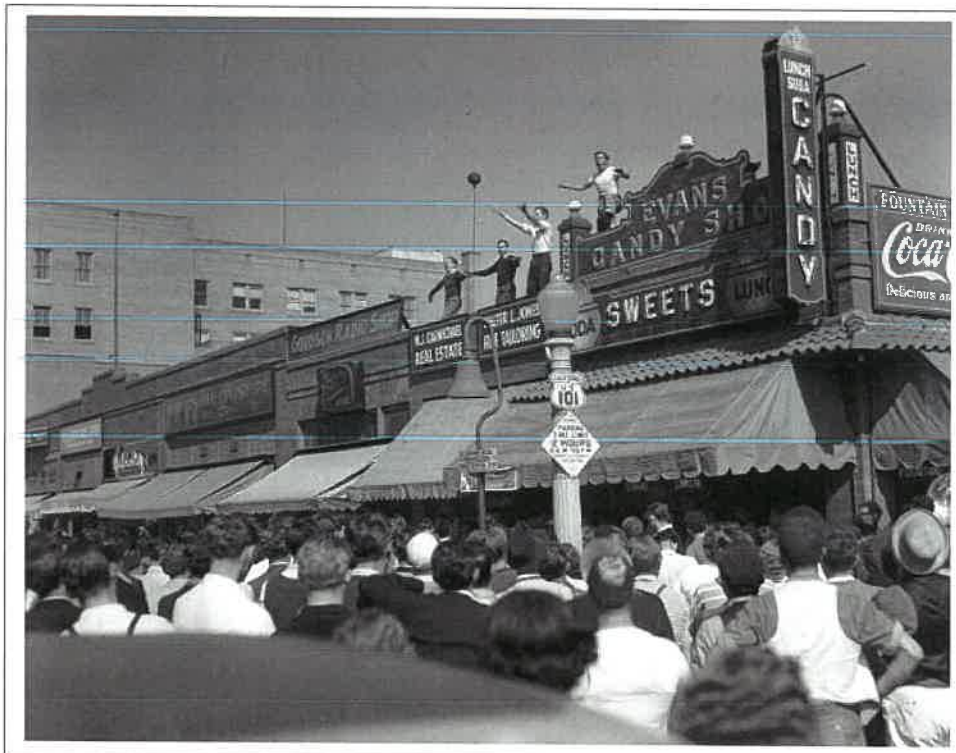
Property Name: _____

Page of _____

Image 7: Advertisement for Otto's in Fullerton College's *Weekly Torch*, March 6, 1942, p. 6



Image 8: Fullerton College students singing on top of Evans Candy Shop roof, 1930
Source: Fullerton College Library Archives



CONTINUATION SHEET

Property Name: _____
Page of _____

Image 9: Advertisements noting tickets on sale at Evans Candy Shop
Source: *La Habra Star*, June 9, 1920 and November 22, 1940

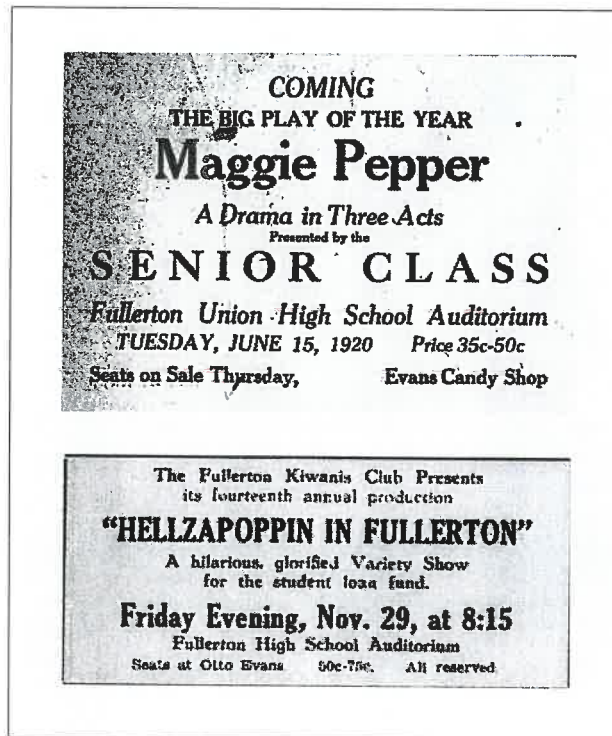


Image 10: Evans with Salvation Army bell ringers
Source: *Fullerton Daily News Tribune*, November 22, 1973



CONTINUATION SHEET

Property Name: _____
Page of _____

Image 11: Evans with fellow Community Chest volunteers
Source: *Fullerton News Tribune*, September 26, 1953

147 FULLERTON, CALIFORNIA, SATURDAY, SEPTEMBER 26, 1953

RED FEATHER SQUAD — In peak condition, the Community Chest Advance Gift team will take the field Monday, stated Coach George E. Delahanty, campaign chairman. Said Delahanty "The 1953 team is loaded with experienced personnel, well coached in drill, smart work and capable of achieving the Community Chest goal of \$36,928.75." More than 250 turned out for the Residential team that will enter the game on Oct. 19 to back up the Advance Gift team.

★ ★ ★ ★ ★
LINEUP FOR CHEST TEAM

Name	Position	Experience	Division
Dave Lohmeyer	LB	8 yrs.	Automobile Dealers
Steve Fisher	LT	10 yrs.	Bankers & Accountants
John Ellis	LG	3 yrs.	Lawyers
C. H. Juncos	C	2 yrs.	Manufacturing
William Vanatta	RG	2 yrs.	East Side Residential
Alvan Hill	RT	2 yrs.	Doctors
Arch McCormick	RE	10 yrs.	Markets & Utilities
Otto Evans	OR	10 yrs.	Doctors
Ernest Garzer	LT	10 yrs.	Miscellaneous Business
George Linton	RT	6 yrs.	Real Estate & Insurance
William Mitchell	QB	2 yrs.	Employee Unions

Coach: George E. Delahanty (Chest Campaign Chairman)
Asst. Coach: A. Lee Miller (President Community Chest)

Images 12 and 13: Evans as Beard Marshall
Source: *Fullerton News Tribune*, March 29, 1954 and April 9, 1954



CONTINUATION SHEET

Property Name: _____
Page of _____

Image 14: Editorial on passing of Otto Evans
Source: *Fullerton Daily News Tribune*, April 10, 1978



Image 15: Special plaque on Ora and Otto Evans' niche at Loma Vista Memorial Park



CONTINUATION SHEET

Property Name: _____
Page of _____

Photo 1: Front (east) elevation, looking northwest



Photo 2: Front (east) elevation, looking west



CONTINUATION SHEET

Property Name: _____
Page of _____

Photo 3: Partial south elevation, looking north



Photo 4: Partial south elevation showing second-story suite above attached 2-car garage, looking north



CONTINUATION SHEET

Property Name: _____
Page of _____

Photo 5: Partial west elevation showing stairway on north side of the house

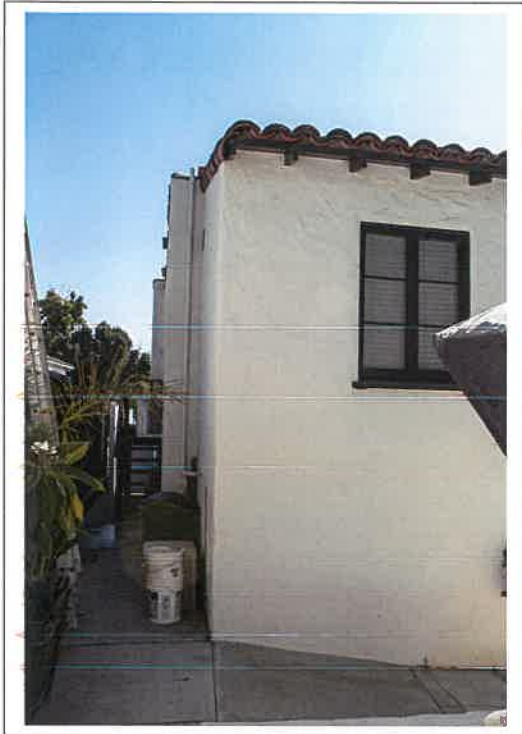


Photo 6: Partial west elevation showing wooden stairway and second-story landing/balcony over 2-car garage



Photo 7: Partial east elevation showing second-story suite and new vinyl fence along property line, looking west



CONTINUATION SHEET

Property Name: _____
Page of _____

Photo 8: Living room, looking south



Photo 9: Archway between living room and dining room, looking east



CONTINUATION SHEET

Property Name: _____
Page of _____

**Photo 10: Original light situated in archway
between living room and dining room**



**Photo 11: Original sconce above built-in
shelving in living room**



Photo 12: Original ceiling light in dining room



CONTINUATION SHEET

Property Name: _____
Page of _____

Photo 13: Kitchen area with original cabinetry



Photo 14: Archway between bedroom and kitchenette in the second-story suite



CONTINUATION SHEET

Property Name: _____
Page of _____

Photo 15: Bathroom vanity and sink in second-story suite



Photo 16: Sink area in the kitchenette of the second-story suite





PLANNING COMMISSION / LANDMARKS COMMISSION NOTICE OF PUBLIC HEARING

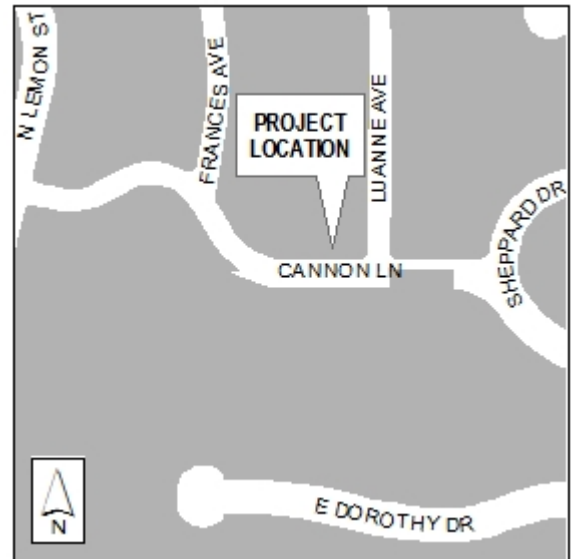
++VIRTUAL MEETING++

PROJECT NO.: PRJ2021-00001: LRP-2021-0001 & ZON-2021-0008
Designation of Local Historical Landmark
1203 Luanne Avenue

This notice is provided so that you can ask questions, make comments and stay informed about projects that might be important to you. We encourage you to contact us prior to the Public Hearing if you have any questions and/or to enter your testimony into the public record in advance of the teleconference. You are receiving this notice because you live, work or own property within 300 feet of the project site, or you have indicated you wished to be notified about this project or proposal.

Meeting Time and Date

This matter will be heard on **Wednesday, February 17, 2021 at 6:30 p.m.** by the Planning Commission. Members of the public can access meetings streamed live online at <https://fullerton.legistar.com>, on Spectrum Cable Channel 3 and AT&T U-Verse Channel 99. The public can submit public comment during the meeting by clicking on the **eComment** link accompanying the agenda posted online at <https://fullerton.legistar.com> until the close of the public comment period for the item. The same link is used to provide **eComments** before and during the meeting.



What is the Proposed Project?

Pursuant to Fullerton Municipal Code Section 15.48, a request to designate the property as a Local Landmark with inclusion in the City of Fullerton Local Register of Historical Resources. The property is located at 1203 Luanne Avenue.

Where to Get More Information

Project details may be found on the City website 72-hours prior to the public hearing at: <https://fullerton.legistar.com/Calendar.aspx>. Under "Upcoming Meetings", click on the link to the Agenda for the corresponding Planning Commission date. The agenda contains links to the staff report and other informational materials for each agenda item.

Who to Contact if You Have Questions or Comments

If you have any questions or would like to comment on the proposed action prior to the public hearing, please contact Maribeth Tinio with the Community Development Department at (714) 738-6561 or send an email to Maribeth.Tinio@cityoffullerton.com.

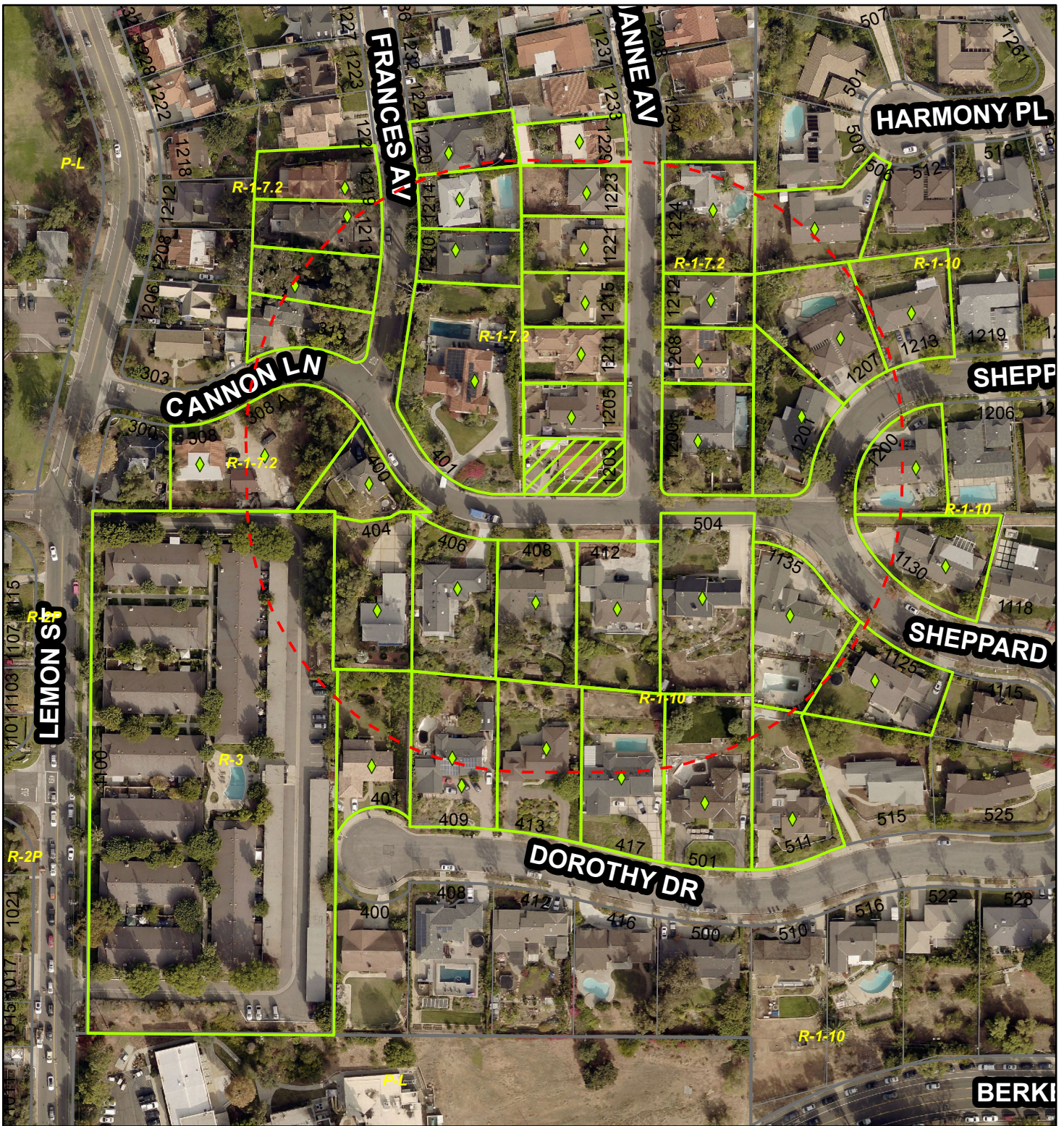
Planning Commission / Landmarks Commission Action Items

The Fullerton Planning Commission/Landmarks Commission will hold a public hearing to consider applications for a Local Landmark Designation (ZON-2021-0008) and General Plan Revision (LRP-2021-0001). This application is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15331 – Historical Resource Restoration/Rehabilitation. The decision of the Planning Commission/Landmarks Commission will be a recommendation to the City Council.

Si tiene preguntas en español, favor de llamar a Christine Hernandez al (714) 738-3163.

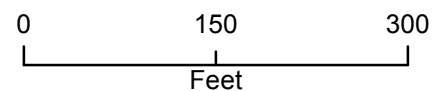
The City has equipment and services available to assist disabled persons with communications at the public meeting in compliance with the requirements of Title II of the Americans with Disabilities Act (ADA). Should you require special accommodations to participate in a meeting, please contact the City Clerk at cityclerksoffice@cityoffullerton.com or (714) 738-6350 at least 48 hours prior to the meeting to make arrangements.

If you challenge the decision on the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Fullerton at, or prior to, the public hearing. (Government Code 65009 (a))



Public Notification Map with Zoning Designations

PRJ2021-00001
Local Landmark
1203 Luanne Ave.
(Planning Commission)
(Landmark Commission)





CITY OF FULLERTON

Community Development Department

Item No. 3
February 17, 2021
6:30 p.m.
Public Hearing

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

APPLICATION

PRJ2021-00002: ZON-2021-0009 & LRP-2021-0002

APPLICANT

Fullerton Heritage on behalf of Stephanie Chang

LOCATION

865 North Richman Avenue

SUMMARY AND APPLICATIONS REQUESTED

This application is a request to designate the property at 865 N Richman Avenue as a Historical (Local) Landmark (HL-107) 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 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

PUBLIC OUTREACH

On February 4, 2021 the City sent a Public Hearing Notice to a total of 68 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 Tribune on February 4, 2021.

PROJECT BACKGROUND / HISTORY

<i>Project Applicant</i>	Fullerton Heritage
<i>Property Owner:</i>	Stephanie Chang
<i>Property Location:</i>	865 North Richman Avenue
<i>General Location:</i>	Approximately 40-feet north of Glenhaven Avenue, west of Richman Avenue
<i>Parcel Number:</i>	032-030-14
<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>	17,380 sq. ft.
<i>Circulation:</i>	Richman Avenue is a local collector and Glenhaven Avenue is a local street
<i>Parking:</i>	Detached two-car garage with access along Richman Avenue
<i>Existing conditions:</i>	The property is approximately 110 by 164 foot lot, occupied by a one and a half story single family residence, constructed in 1929 in the Spanish Colonial Revival style.
<i>Surrounding land uses and Zoning:</i>	North, south, east and west: Residential properties in the R-1-7.2 zone (single family residential, minimum lot size 7,200 sq. ft.)

PROJECT DESCRIPTION

The applicant, Fullerton Heritage on behalf of the property owner, is seeking designation of the property located at 865 N Richman Avenue as a Historical (Local) Landmark 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 3 and 7:

3. Identification with a person or persons or groups who significantly contributed to the culture and development of the city.
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 the notable residents and the architectural details are summarized below.

Notable Figures: Walter J. Cadman and Family

In 1920, Walter J. Cadman and his father-in-law, Robert E. Corcoran, Sr., formed a successful Fullerton real estate firm - Corcoran & Cadman. The firm developed the Golden Hill area from 1922 to 1930. The subdivisions were a success, bringing considerable profit to both men. Corcoran used his share of profit to start the Corcoran Paper Company in Fullerton with his

sons in 1923 and Cadman purchased Gibson's Drug Store at 115 North Harbor Boulevard and later renamed it Cadman's Drug Store. In the 1920s, Cadman served as vice president of the Fullerton Realty Board and in the 1930s, he was elected president of the Orange County Building and Loan League. In 1930, he was appointed to the Orange County Grand Jury. Cadman decided to reside in the newly built neighborhood and located his personal residence to this property – 865 North Richman Avenue. The Cadman Family grew to have a rich history in Fullerton. The family resided in the in the Richman home over a decade until they moved to a five-acre ranch on Orangethorpe Avenue.

Walter "Jack" Cadman was the son of Walter J. Cadman. Jack graduated from Fullerton Union High School in 1936 and Fullerton College in 1939. He then served as a radar technician with the U.S. Navy during World War II, after which he attended and graduated from the University of California, Berkley in 1947, studying technical criminology, now known as forensic science. Cadman was in the second graduating class of the new forensic science program. While at UC Berkeley, Cadman met his future wife, Evelyn F. McDonald. The couple would remain married for 56 years, producing eight children, all raised in Fullerton. A 1947/48 Orange County murder case made Cadman an early pioneer of forensic science and was Orange County's first and only forensic scientist until 1960.

Vivian Cadman Eddy was the daughter of Walter J. Cadman. She attended Ford Elementary School, graduated from Fullerton Union High School in 1939, and Fullerton College in 1941 and then attended University of California, Berkley. In 1941, anticipating the start of World War II, Vivian started a Civilian Pilot Training (CPT) program at Fullerton College. She was the only woman in a class of 48 trainees. When World War II started, Cadman accepted a secretarial position at the West Coast Air Corps Training Center in Santa Ana in order to be around planes. In 1943, she received the opportunity when she was one of only 1,100, out of an applicant pool of over 25,000, selected to join the elite Women Airforce Service Pilots (the WASP). The only woman selected from Orange County, Cadman and her fellow fly girls were the first women to pilot United States military aircraft, ferrying planes all over the nation.

Notable Figure: Evan J. Herbert

The home was designed and constructed by notable building contractor Evan J. Herbert. Herbert ran one of Fullerton's longest standing building companies. Both a Yorba Linda and Fullerton builder, his extensive portfolio included modest homes, large estates, duplexes, businesses, and churches, and hundreds of his buildings can still be found around both cities. Herbert moved to Fullerton, where he constructed a modest residence for his family at 309 West Malvern Avenue. In the 1910s and 1920s, Fullerton had a housing shortage, and although a newcomer to the city, Herbert soon found a building niche in residential housing, joining such well-known builders as Ernest S. Gregory, Harry Maxwell, and Arthur M. Thompson.

Herbert was commissioned by Corcoran and Cadman to construct homes in the Golden Hill subdivision. Impressed with Herbert's work, the two developers hired him to design and construct their personal residences. He built a Mediterranean Revival resident for Corcoran (600 West Union Avenue, 1926), complete with tennis court and croquet grounds, followed by a graceful two-story Spanish Colonial Revival for Cadman at 865 North Richman Avenue in 1929. His most unusual home during the 1920s was a Spanish/Mayan Revival dwelling for wealthy newspaper owner and editor Hugh Edgar Johnson on Brookdale Place, which is pending listing on the National Register of Historic Places. Throughout the 1920s, he built dozens of "spec"

homes that he quickly sold to homebuyers, particularly on West Malvern Avenue and North Drake Avenue.

He moved from homes to the construction of new businesses, including a Van de Kamp's Bakery in 1948, and the McCormick Mortuary Chapel in 1951. He specialized in what he called the "modernization" of older business buildings in the downtown area, such as the Fullerton Building and Loan Association Headquarters, the Alpha Beta Food Market, and the McMahan Furniture Store. On occasion, he would turn a former residence into a business, such as the Donald Jones Company offices at 435 West Commonwealth Avenue in 1953, which sometimes resulted in an odd mishmash of architectural styles.

Architectural Design: Spanish Colonial Revival

Constructed in 1929, the residence represents an excellent example of the Spanish Colonial Revival style architecture and an outstanding representative of the work of Evan J. Herbert. The home is visually prominent and situated on a 17,500 square foot lot which makes the home stand out in a neighborhood of distinctive residences. The home is wood framed and architectural features include textured white stucco walls, red tiled roof with varied slopes, variety of windows (arched, casement, portal), Spanish style wrought iron details and finishes, red brick chimney, and a terracotta entryway. A Juliet balcony bound by wrought iron railings is positioned on the second floor on the south elevation and an arched window on the front/west and the cantilevering of both features creates a decorative scallop shape – a minor Moorish touch – supported by exposed wood beams.

Asymmetrical in form, the dwelling reflects the simple but finely detail exteriors Herbert favored in the 1920's and 1930's. Herbert preferred adding period appropriate architectural elements on each elevation however the rear (west elevation) of the house is even more detailed than the front façade that faces Richman Avenue. The rear elevation features Spanish-style metal work with awnings, exposed wood beams above a balcony/patio area with wooden stairs leading to an additional concrete patio area and concrete stairs leading to a lushly landscaped back yard.

The property as a whole retains a high degree of historic integrity. The exterior remains primarily unchanged, historically intact and has retained nearly all of its original building materials. A few alterations have occurred at the property. In 1940, the second owner of the home added a horse stable to the northern area rear yard which is now converted into a small playhouse. When the home was constructed, there was no detached garage and the original owner would utilize the basement as the garage. In 1987, the basement was converted into living space and a new two-car detached garage was constructed. Modern changes have been made to the interior (e.g. kitchen and bathrooms) however the character and functional floor plan of the home's interior has been preserved. Original features of the interior, still present today, original plaster walls, wood trim, fireplace, doors and flooring. Overall, the house remains in excellent condition and a prime example of Spanish Colonial Revival architecture for the area.

ENVIRONMENTAL REVIEW

In accordance with the California Environmental Quality Act 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 Landmarks/Planning Commission Resolution No. PC-2021-04, entitled:

A RESOLUTION OF THE LANDMARKS COMMISSION OF THE CITY OF FULLERTON, CALIFORNIA, DESIGNATING THE PROPERTY LOCATED AT 865 NORTH RICHMAN AVENUE (HISTORIC LANDMARK NO. HL-107) 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: February 17, 2021

Prepared by:



Maribeth Tinio
Senior Planner

Reviewed by:



Heather Allen
Planning Manager

Approved for Agenda by:



Matt Foulkes
Community and Economic Development Director

Attachments to Report:

1. Draft Planning Commission Resolution No. PC-2021-04
2. Documentation in support of Landmark Designation for 865 North Richman Avenue
3. Hearing Notice and Notification Map

ATTACHMENT 2 - SUPPORTING DOCUMENTATION

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 33

*Resource Name or #: Walter Joseph Cadman 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 _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 865 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)

Located to the north of the corner of North Richman and Glenhaven Avenues, the property at 865 North Richman Avenue is a graceful 1½-story, with a full basement, Spanish Colonial Revival home designed and built by notable local building contractor Evan J. Herbert in 1929. Asymmetrical in form with over 2,500 square feet of living area, the dwelling reflects the simple but finely detailed exteriors Herbert favored in the 1920s and 1930s. Unlike other local builders who emphasized the front façade, Herbert preferred adding period appropriate architectural elements on each elevation, and the rear of the house is actually more detailed than the front that faces Richman Avenue. Herbert also favored using a variety of windows, and the home has double-hung windows, casement windows, a portal window, and arched picture windows on different sides of the dwelling. Situated on a visually prominent 17,500-square-foot lot, the dwelling's eye-catching features make the home stand out in a neighborhood of distinctive residences.

(P3a continued on page 5)

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



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

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

P5b. Description of Photo: (view, date, accession #) Front (east) elevation of house

*P6. **Date Constructed/Age and Source:** 1929; building permits on file
☒ Historic ☐ Prehistoric ☐ Both

*P7. **Owner and Address:**

Stephanie Chang Family Trust
865 N. Richman Avenue
Fullerton, CA 92832

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

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

*P9. **Date Recorded:** Sept. 2020

*P10. **Survey Type:** Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") 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 # Walter Joseph Cadman House

*NRHP Status Code _____

Page 2 of 33

B1. Historic Name: Walter Joseph Cadman 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: (Construction date, alterations, and date of alterations)

Constructed in 1929 without garage; horse stable built in 1940 at rear of property; addition of detached 2-car garage to property in 1987.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

Date: _____

Original Location: _____

*B8. Related Features: _____

B9a. Architect: _____

b. Builder: Evan J. Herbert

*B10. Significance: Theme City development in the 1920s

Area Golden Hill, Fullerton, CA

Period of Significance: 1920s

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.)

Constructed in 1929, the graceful Spanish Colonial Revival home at 865 North Richman Avenue is an outstanding representative example of the work of Evan J. Herbert, an important Yorba Linda and Fullerton pioneer builder. From 1920 to 1960, Herbert headed one of Fullerton's longest existing building companies, and he was the only early, local contractor to successfully transition from the Great Depression to the post-World War II era. Herbert's extensive portfolio included modest homes, large estates, duplexes, businesses, and churches. Three Fullerton buildings Herbert designed and/or built are listed on the National Register of Historic Places: the Muckenthaler Cultural Center (1924), the Santa Fe Depot (1929), and the Hugh Edgar Johnson House (1928) on Brookdale Place.

Cadman and his wife Fern had four children, two of whom – Walter "Jack" Cadman and Vivian Cadman Eddy – would spend

(B10 continued on page 8)

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

*B12. References: _____

13. Remarks: _____

R

*B14. Evaluator: _____

*Date of Evaluation: _____

(This space reserved for official comments.)



Parcel outlined in red
Subject building shaded blue

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

Page 3 of 33

*Resource Name or # Walter Joseph Cadman House

*Map Name: Golden Hill area

*Scale: _____

*Date of map: _____



Golden Hill areas promoted by Robert E. Corcoran, Sr.
and Walter Joseph Cadman

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial

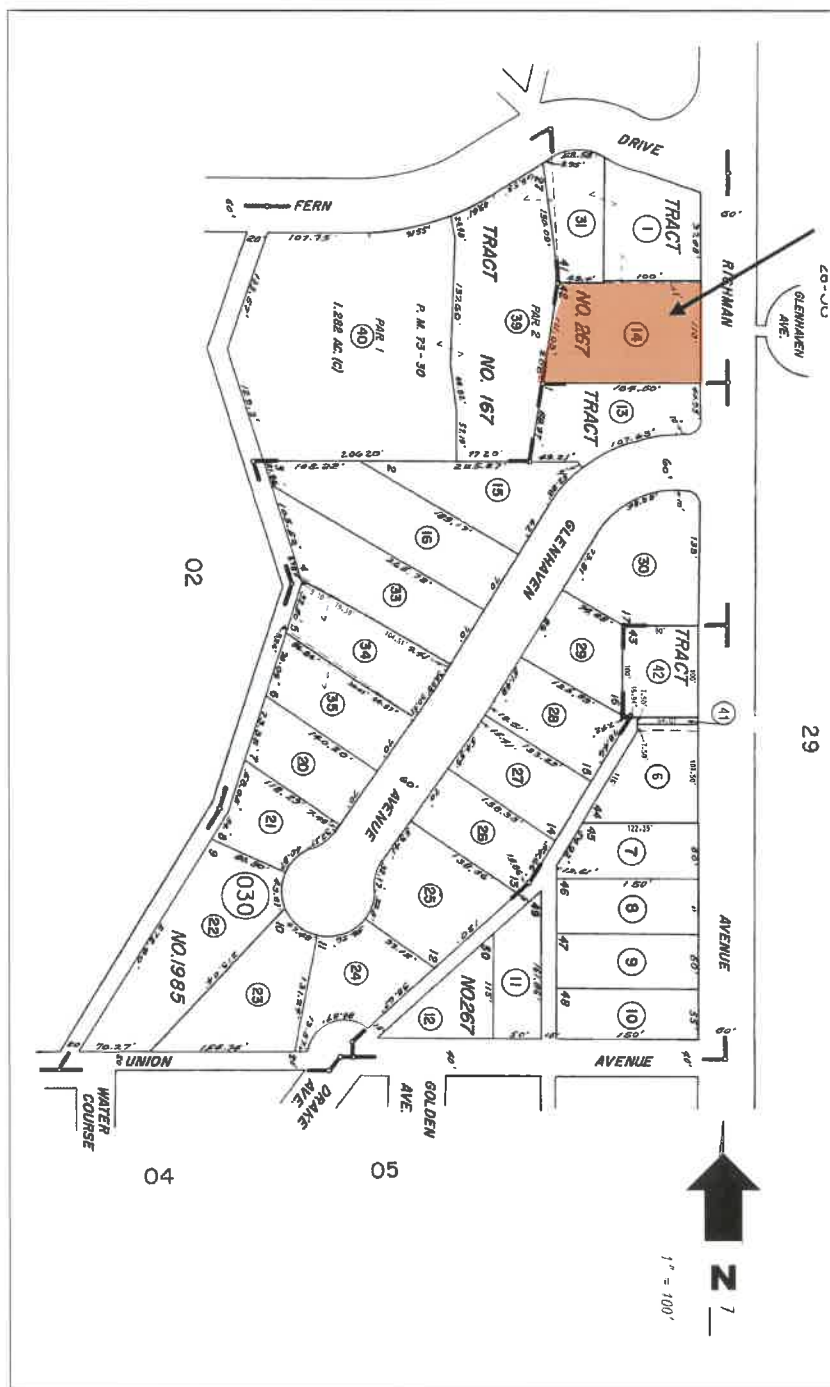
Page 4 of 33

*Resource Name or # Walter Joseph Cadman House

*Map Name: Assessor Parcel Map

*Scale: _____

*Date of map: _____



865 N. Richman Avenue

CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 5 of 33

Continuation of P3a

Exterior

The wood-framed 4-bedroom, 2½-bathroom home, with servants' quarters in the basement, is painted a period-appropriate white with dark brown trim. The textured white stucco walls contrast with the red-tiled roof of varied slopes.

A curved terracotta-tiled walkway leads from the street to an arched front entryway. Two stairs, with Spanish-tiled risers (a later addition) and wrought iron railings, lead to an arched wood-paneled front door. The terracotta-tiled entryway contains the original Spanish-styled wrought iron lamp and a firewood delivery door. Windows of contrasting sizes and shapes run across the front façade, including an arched recessed window, two sets of 8-light casement windows, and a portal window with a metal grille on the second floor. A Juliet balcony bound by wrought iron railings is positioned on the second floor, which projects outward a bit from the ground floor wall. With this small cantilever, the stucco has been formed into a decorative scallop shape – a minor Moorish touch – supported by exposed wooden beams. A chimney, capped with red bricks, rises above the roof line on the front façade.

The projecting scalloped motif with exposed wood beams continues on the north side, with a row of six double-hung windows extending across the second floor, and a row of five double-hung windows, and one casement window, on the first. On the south side, a curved asphalt driveway leads to a noncontributing two-car garage which features a green-painted door. Access to the garage is through a single wooden door off the rear concrete patio and through wood and glass French doors on the home's south elevation. Two matching double-hung windows are positioned on each side of the French doors. A striking recessed lancet arched window is situated on the second floor within a projecting section of the wall above the same scalloped design with exposed wood beams, as featured on the front and north sides.

The rear (west) elevation is visibly striking and detailed. A single door from the family room leads to a narrow balcony/patio area, with wooden stairs leading down to a large rectangular-shaped, concrete patio. Concrete stairs from the patio lead out to an expansive tiered and lushly landscaped back yard. Fenestration includes different sized windows that stretch across the rear façade. Some of the windows are shielded from the sun by cloth awnings attached to the wall with Spanish-styled wrought iron fixtures.

Interior

Overall, the interior has the comfortable feeling of a 1920s upper middle-class dwelling. Entrance into the house leads to a small entryway paved with 6-inch square terracotta tiles. Typical for the 1920s, the living room is situated to the left (south); the kitchen to the right (north), with stairs off the living room leading to the second-floor bedrooms. The public and private spaces, as intended, remain on separate floors. The large rectangular-shaped living room features the original wood-burning fireplace; built-in niches with shelves and cabinets on the south wall; and wood-beam ceilings painted white. The original fireplace contains two small art deco wrought iron vents above the firebox and a terracotta-tiled hearth. The oak floors in the living room, and throughout the house, are original.

The living room flows into a family room, which then leads into the modernized kitchen. While the breakfast nook remains, nothing of the original kitchen has been retained. The kitchen has been remodeled with modern appliances, off-white kitchen cabinets, granite countertops, and an island. A small remodeled and modernized bathroom is situated off the kitchen. A wooden stairway (11 stairs) leads from the kitchen down to a full basement, which

CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 6 of 33

contains the mechanical systems and servants' quarters consisting of a bedroom and a three-quarter, modernized bathroom.

A flight of terracotta-tiled stairs off the living room leads to three bedrooms and a modernized bathroom on the second floor. Two of the bedrooms and the bathroom feature curved, half-barreled ceilings. A built-in linen cabinet is positioned between two of the bedrooms. Like the rest of the house, numerous windows throughout the bedrooms and bathroom fill the rooms with light.

Landscape Architecture

Compared to the lushly planted rear yard, the front lawn is very simply landscaped. A grassy lawn is embellished with large boulders, a three-tiered Spanish-styled terracotta fountain, and mature trees, most notably a Silver Birch (*Betula pendula*) and a London Plane (*Platanus x acerifolia*).

The back yard is accessed through the rear of the home and wooden gates situated on both sides of the garage: a single-wooden gate on the north side, a double-wooden gate on the south side. Directly off the concrete patio is a grassy lawn area, followed by different levels of landscaping where a large array of mature plants and shrubbery convey an overall semi-tropical appearance, including roses, pygmy date palms, hydrangeas, bottlebrush, plumeria, hibiscus, and bird of paradise. The rear portion of the back yard is lined with Mexican Fan palm trees, which appear to be original based on their existing, 40-foot-plus height. Access to the various levels and areas of the formally landscaped terrain is via concrete and stone stairways, along with irregularly-shaped stone pads. A water feature is positioned on the north wall. The back yard also features a two-story wooden playhouse, which was converted from a 1940 horse stable.

Changes/Alterations/Historic Integrity

When the home was constructed in 1929, there was no detached garage. The original owner, Walter Joseph Cadman, used the basement as a garage. After parking, he would use a stairway from the basement into the kitchen. A new two-car detached garage was constructed for \$6,600 in 1987, and the basement was converted into living space. French doors were added on the south-facing wall to provide access to the garage and driveway from the former basement. In 1940, the second owner of the dwelling, Dr. Harvey M. Spears, added a horse stable, which has been converted into a small playhouse located in the northern area of the back yard. Over the decades, the kitchen and bathrooms have been remodeled and modernized with new fixtures, flooring, tile, and appliances. Nearly all of the original light fixtures have been replaced by newer lighting. The originally exposed wood-beam ceilings in the living have been painted white.

The exterior remains historically intact with nearly no changes or alterations. It has retained nearly all of its original building materials, including its stucco cladding and wood sash and casement windows, and its original architectural embellishments. The home still effectively conveys Evan J. Herbert's Spanish Colonial Revival decorative architectural detailing. The interior, with the exception of the modernized kitchen and bathrooms, retains almost all of its plaster walls, wood trim work, fireplace, doors, and flooring and still effectively conveys its original design features and layout. Changes made to the interior have not significantly altered the historic character of the dwelling. Many of the minor changes are reversible and do not compromise the high degree of interior historic integrity. The house still expresses its initial 1920s historic neighborhood setting, and the retention of the home's original design and materials allows it to convey its historic and continuing use as a private residence. Overall, the house is in excellent condition.

CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 7 of 33

Continuation of B10

their early years in the home, later becoming important Fullerton and Orange County figures. Jack Cadman became a legendary forensic scientist, starting the first Orange County Crime Laboratory in a women's restroom in the county jail in 1948. Fly girl Vivian Cadman Eddy was the only Orange County woman to ferry planes for the Women Airforce Service Pilots (WASP) during World War II, and she was later awarded the U.S. Congressional Gold Medal, the highest award given to civilians. Both siblings are on the Fullerton Union High School Wall of Fame.

Historic Background of the Property

In 1920, drug store owner Walter Joseph Cadman formed a Fullerton real estate firm – Corcoran & Cadman – with his father-in-law, Robert Emmett Corcoran, Sr. (1867-1938), later president of the Corcoran Paper Company on South Harbor Boulevard in downtown Fullerton.¹ The following year, the two men drew up plans to develop the expansive Golden Hill area, which they presented to the Fullerton Board of Trustees (now the Fullerton City Council) in May 1921.² From 1922 to 1930, Cadman and Corcoran developed the Golden Hill area (see **Location Map, page 3**) with five recorded subdivisions – Tracts 167, 267, 588, 611, and 628 – in three phases, hiring local building contractor Evan J. Herbert to build a number of “spec” or speculative homes in the area (e.g., 604, 628, 629, 633 North Golden Avenue). Corcoran oversaw the laying out of streets and homes while Cadman served as real estate agent and manager/secretary of the building firm organized to provide mortgage loans, the Fullerton Building and Loan Association. Cadman named Fern Drive after his wife, Fern Estelle Corcoran Cadman; Corcoran named Lois Lane after his daughter-in-law, Lois Vail Corcoran, the wife of Robert Emmett Corcoran, Jr.

Because they already owned the land, and wanted to be nearby to oversee the development of the subdivisions, Corcoran and Cadman decided to construct their personal residences in Golden Hill using Herbert as the designer and builder. Herbert constructed a lovely Mediterranean Revival home for Corcoran at 600 West Union Avenue, complete with tennis court and croquet grounds, in 1926. Three years later, Herbert designed and built the Spanish Colonial Revival home for \$6,000 at 865 North Richman Avenue for the Cadmans.

The Cadman Family remained in the Richman Avenue home, raising their young children, until 1940/41, when they moved to a five-acre ranch at 1302 Orangethorpe Avenue, then an unincorporated area of Orange County. The North Richman Avenue home was sold to Ruth (1899-1952) and Dr. Harvey Matthew Spears (1897-1996), a dentist who limited his practice to orthodontia [Image 1]. A native of Emerson, Iowa, Dr. Spears graduated from the University of Southern California (USC) School of Dentistry in 1928, after which he decided to move permanently from Iowa to Southern California, setting up a practice with Dr. Donald A. Harwood in Santa Ana (214 East Walnut) in 1929.³ A few years later he would establish his own practice in Santa Ana. In 1940, he established a second dental office in the Chapman Building and moved from Riverside Drive in Santa Ana to the home on North Richman Avenue. He would remain a Fullerton resident until his death of natural causes in 1996, at the age of 98. Dr. Spears would eventually own four dental offices in Fullerton and Santa Ana. In 1964, he was elected president of the Century Club, a support group for the USC Dental School,⁴ and in 1972, he was selected president of the Pacific Coast Society of Orthodontists.⁵ Ruth Spears passed away in the home in 1952,⁶ and that same year, Dr. Spears married widow Norma Dorothy Palmer (1912-1994). The couple remained in the home for a few years, then moved to 840 Vista Verde Drive.

Later owners of the dwelling include structural engineer Harold Frantz Shartle, Sr. (1894-1981) and Warren John Ferguson (1920-2008), a senior Circuit Court judge who served nearly 42 years on the federal bench and presided over several cases with broad implications, including one that helped alter the way the National Basketball Association selects players.⁷ Born in the high desert town of Eureka, Nevada, Ferguson received his law degree

CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 8 of 33

from the University of Southern California School of Law in 1949, then set up private practice in Fullerton from 1949 to 1959. While in private practice, he served as city attorney for seven cities: Buena Park, Placentia, La Puente, Baldwin Park, Santa Fe Springs, Walnut, and Rosemead. His judicial career began in 1959, when he was appointed an Orange County Municipal Court judge in Anaheim. Two years later, he was named to the Orange County Superior Court, and in 1966, he was nominated to the U.S. District Court for the Central District of California by President Johnson.⁸ In 1979, President Carter appointed Ferguson to the Ninth Circuit Court of Appeals. A liberal, Ferguson was one of four U.S. Ninth Circuit Court of Appeals judges who had the distinction of writing ten of twenty opinions that were overturned by the more conservative U.S. Supreme Court in 1985.⁹ Ferguson passed away of congestive heart failure at St. Jude Medical Center in 2008.

On May 18, 1985, the North Richman Avenue home was featured as part of the YWCA North Orange County 45th Annual Home and Garden Tour.¹⁰ In 2010, the lovely garden and grounds at the rear of the home were part of the Fullerton Beautiful Garden Tour.¹¹

Developer Walter Joseph Cadman (1893-1941)

Born February 2, 1893 in Los Angeles, Walter Joseph Cadman – known as “Cad” – was one of two sons born to Elise Melscheimer (1863-1944) and Archibald Bert Cadman (1858-1909), an insurance solicitor [Image 2]. At the age of one he moved with his parents to Anaheim. He attended local schools, graduating from Anaheim Union High School in 1910. From 1909 to 1910, Cadman represented the Anaheim high school in forensic debates sponsored by the Southern California Debate League, often winning and scoring high marks.¹² In May 1912, Cadman became a registered pharmacy assistant with the California State Board of Pharmacy.¹³ Two years later, he successfully passed the State Board examination to become a pharmacist and graduated from the University of Southern California (USC) School of Pharmacy.¹⁴ (At the time, attendance at a pharmacy school was not needed to take state board examinations, but apprenticing under a licensed pharmacist was required, usually for at least a year.)¹⁵ For nine years, Cadman worked for Oris A Mullinix, owner of Mullinix’s Drug Store in Anaheim (106 East Center Street, now Lincoln Avenue), working as an apprentice, then pharmacist, and finally manager of the drug store. In early 1918, Cadman purchased the drug store from Mullinix, renaming it Cadman’s Drug Store [Image 3-4].¹⁶

In 1920, he sold his interest in the Anaheim drug business and formed a successful real estate firm with his father-in-law, Robert E. Corcoran, Sr., and the two men made the decision to subdivide the Golden Hill area of Fullerton. The subdivisions were a success, bringing considerable profit to both men. Corcoran used his share of the development money to start the Corcoran Paper Company in Fullerton with his sons in 1923. Cadman returned to what he knew well, purchasing an interest in Gibson’s Drug Store at 115 North Harbor Boulevard (then Spadra Road) from Calvin A. Gibson in 1922, later renaming it Cadman’s Drug Store.¹⁷ He would eventually own and operate drug stores in Brea, Anaheim, and Fullerton. By 1926, Cadman found it difficult to manage the drug stores along with his other real estate and development work, and he announced that he was selling all his drug store interests to concentrate on a real estate business that he had established with Robert O. Goodson (1892-1951) – Cadman & Goodson.¹⁸ In the 1920s, Cadman served as vice president of the Fullerton Realty Board,¹⁹ and in the 1930s, he was elected president of the Orange County Building and Loan League.²⁰ In 1930, he was appointed to the Orange County Grand Jury.²¹

After his 1916 marriage, Cadman lived in a modest two-bedroom, one-bathroom home at 628 North Lemon Street in Anaheim. In 1922, he commissioned Huntington Park building contractor William D. Geck (1864-1941) to construct a much larger home at 545 West Fern Drive.²² The Cadman Family continued to grow, and when the West Fern home proved inadequate for the family’s needs, Cadman hired Evan J. Herbert to construct an even larger home for his family at 865 North Richman Avenue.²³ The Cadmans remained at the North Richman residence for over a decade, then purchased a five-acre spread on Orangethorpe Avenue in 1940. Cadman suffered a massive

CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 9 of 33

heart attack on April 19, 1941, passing away at the age of 48.²⁴ He is buried in Loma Vista Memorial Park. Cadman's widow was forced to sell the ranch and move back to Fullerton (217 West Brookdale Place) where she was employed as a clerk in the Wilkinson Drug Store.

On October 14, 1916, Walter J. Cadman married Fern Estelle Corcoran (1896-1968), who was an active member of the Women's Christian Temperance Union (WCTU).²⁵ The couple had four children: Walter Jack Cadman (1918-2003); Vivian Claire Cadman Eddy (1921-2013); Fern Maryls St. Clair (1925-2005); and Robert Roger Cadman (1930-1984). With the exception of Jack Cadman, born in Anaheim, the Cadman children were all born in Fullerton, attending Ford School, a short walk from their home, and graduating from Fullerton Union High School. Two of the Cadman children – Jack Cadman and Vivian Cadman Eddy – would go on to become important Fullerton and Orange County figures.

Walter Jack Cadman (1918-2003)

Although born in Anaheim, Jack Cadman spent most of his life in Fullerton. He graduated from Fullerton Union High School in 1936, and Fullerton College in 1939. His education was interrupted by the sudden death of his father, which forced him to work to help his family. He then served as a radar technician with the U.S. Navy during World War II, after which he attended and graduated from the University of California, Berkeley in 1947, studying technical criminology, now known as forensic science. (Cadman was in the second graduating class of the new forensic science program.) While at UC Berkeley, Cadman met his future wife, Evelyn F. McDonald (1923-2004). The couple would remain married for 56 years, producing eight children, all raised in Fullerton.²⁶

A 1947/48 Orange County murder case made Cadman an early pioneer of forensic science. Angry because her parents opposed her marriage, 17-year-old Beulah Louis Overell and her fiancé, 21-year-old George Gollum, dynamited her parents' yacht on Newport Bay on March 15, 1947, instantly killing the wealthy couple. Overell and Gollum were charged with murder, and during the 19-week trial – at the time, the longest criminal trial in United States history – prosecutors based much of their case on forensic evidence gathered by investigators that was sent elsewhere for analysis [Image 5]. The embarrassingly shoddy forensic work led to the acquittal of the couple on October 5, 1947.²⁷ Humiliated by the trial outcome, Orange County Sheriff James Musick (1910-1992) hired Jack Cadman, who was then employed by the Oakland Police Department, to start the first Orange County Crime Laboratory in a converted women's restroom in the county jail on Sycamore Street in Santa Ana in 1948.

As Orange County's first and only forensic scientist, Cadman worked alone until 1960, when a staff of four scientists was added, and by 1989, the Orange County Crime Laboratory had a staff of 100 working in a 120,000-square-foot facility. Sporting his trademark bow tie and smoking a pipe, Cadman established methods for testing samples from suspected drunk drivers, for analyzing drugs and narcotics, and for typing blood and matching it and other bodily fluids to crime victims and suspects, long before DNA analysis existed [Image 6-7].²⁸ In 1958, after eight months of diligent effort and work with Theron Johns of Beckman Instruments, Inc. of Fullerton, Cadman developed a technique for measuring ethyl alcohol in the blood using Beckman's gas chromatograph. The method was revealed to the world that year at the 9th annual conference on analytical chemistry, leading to the development of the Breathalyzer.²⁹ Cadman testified at numerous Orange County criminal trials, becoming a well-known figure throughout the county and state. By the time Cadman, one of the first to hire women in a crime laboratory, retired in 1977, the Orange County Crime Laboratory was recognized as a leader in the forensic science community.

After his retirement from Orange County, Cadman served as the director of a graduate program in criminology at California State University, Los Angeles, teaching until 1989. In 1954, with eleven colleagues, he founded the California Association of Criminalists and was appointed a Fellow to the American Academy of Forensic Scientists.³⁰ In his honor, the California Association of Criminologists created the W. Jack Cadman Award. In the early 1970s, he was elected president of the American Society of Crime Laboratory Directors. During his tenure, he

CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 10 of 33

established the Standards for Laboratory Accreditation, dramatically improving the quality of crime laboratories in the United States and throughout the world.

In 2003, he died of natural causes at the age of 85. In his honor, his family established the Jack W. Cadman scholarship at Fullerton Union High School, awarded annually to a senior who has chosen a career in science.

Vivian Cadman Eddy (1921-2013)

Born in Fullerton on June 8, 1921, Vivian Cadman attended Ford Elementary School, graduated from Fullerton Union High School in 1939, and Fullerton College in 1941, then attended the University of California, Berkeley, majoring in English. When she was nine years-old, Cadman's grandfather took her to an airshow at Mines Field, now the Los Angeles International Airport, where she saw aviation pioneers Amelia Earhart and Jackie Cochran fly, and the experience ignited a passion for flying that would last her entire life. When the Civil Aeronautics Authority – anticipating the start of World War II – started a Civilian Pilot Training (CPT) program at Fullerton College in the Fall of 1941,³¹ Cadman immediately enrolled; she was the only woman in a class of 48 trainees (there were only 50 slots). For five months, she underwent an intensive period of ground training and flight instruction at the Fullerton Municipal Airport. She received her pilot's license at the age of 19, when she did not yet have a license to drive an automobile. After her CPT training, Cadman wanted to go further as a commercial pilot, but the head of the program, Russell K. Alrich, told her she wasn't "beefy" enough to continue.³²

When World War II started, Cadman accepted a secretarial position (she did not know how to type) at the West Coast Air Corps Training Center in Santa Ana in order to be around planes. In 1943, she received the opportunity of a lifetime when she was one of only 1,100, out of an applicant pool of over 25,000, selected to join the elite Women Airforce Service Pilots (the WASP). At the time, thousands of newly manufactured airplanes needed to be moved from factories to air bases and for shipment overseas. With male pilots needed for combat duty, there was a severe shortage of pilots at home, necessitating the hiring of female flyers. The only woman selected from Orange County, Cadman and her fellow fly girls were the first women to pilot United States military aircraft, ferrying planes all over the nation. Flying seven days a week, they logged over 60 million miles in every type of airplane developed during World War II, eventually delivering 12,650 aircraft. The WASP also test piloted experimental aircraft, trained male pilots, and towed targets for live anti-aircraft gun practice. A qualified pursuit pilot, Cadman flew 17 different aircraft, including the P-41 Mustang, her favorite [Image 8-10].³³ Her sense of direction was so superb that male pilots often followed her home.

Cadman returned to civilian life after the WASP were unceremoniously disbanded on December 2, 1944, as male pilots began returning home in growing numbers. Even though Cadman was licensed to fly commercial airliners, there were no jobs for professional women pilots at the time, and she took the only position that would keep her in the air: she became a stewardess for American Airlines. In 1946, Cadman married Lt. Howard B. Eddy (1921-2016), a naval aviator and former high school, college, and CPT classmate, and the couple, who remained married for 67 years, had three daughters. Over the next twenty years, Howard Eddy's tours of duty took them around the United States, with the couple retiring in Coronado, California, in 1979.

Although attached to the U. S. Army Air Force, WASP members were federal civil employees responsible for their own transportation costs to training sites, dress uniforms, and room and board. During the war, 38 of the women were killed, and starting in 1943, there were multiple efforts to militarize the unit. In 1977, after decades of intense lobbying in Washington, D.C., the WASP were recognized as veterans and granted benefits. Long overdue credit was finally given on March 10, 2010, when the surviving members, most in their eighties and nineties, were presented with the Congressional Gold Medal, the highest honor Congress can bestow to civilians. Cadman, then in a wheelchair, proudly accepted her medal, posing for photographs on Capitol Hill.³⁴

CONTINUATION SHEET

Property Name: Walter Joseph Cadman Houses

Page 11 of 33

Cadman passed away at her home in Coronado on April 29, 2013, at the age of 91. Her remains were interred with military honors at Fort Rosecrans National Cemetery on May 25, 2013.

Golden Hill Residential Area Development

The subdivision and development of the Golden Hill residential area was a significant undertaking for Fullerton, and its overwhelming success led to further developments throughout the city, particularly those outside the central core. Corcoran purchased 20 acres northwest of the center of town in 1916, then convinced his son-in-law, Walter Joseph Cadman, to help him purchase an additional 40 acres for \$24,000 in 1920. At the time, housing tracts in the city were on flat land near the center of town, and a hillside development was a new and risky venture for both Cadman and Corcoran. Cadman, who was 27, had worked in the pharmacy trade, only recently entering the real estate industry; Corcoran had spent the previous 27 years working as a traveling salesman for the Pioneer Paper Company in Los Angeles. Neither man was from Fullerton. Corcoran moved to the city in 1916, and Cadman had been raised in Anaheim, making them untested outsiders. Fullerton residents believed no one would want to purchase a home “out in the sticks” and thought it would be too costly to build roads and bring water, gas, and electricity to a hillside development. Corcoran later noted: “Although many here in Fullerton told me that I had made a big mistake in buying property on the hill, I know that hills had made other cities, and I hoped to make them do the same for Fullerton . . . After we bought it many laughed at us and wondered what we would do with the gopher and squirrel holes”.³⁵

The two men sold out the first phase of the subdivision in three months, but they did not sell any lots or “spec” homes to the old-timers of Fullerton. They sold instead to people from Anaheim, Buena Park, Long Beach, Pasadena, and Los Angeles. By the second and third phase of the development, lots (priced from \$1,200 to \$2,500) and homes sold quickly to Fullerton investors, residents, and building contractors, with other builders – Ernest S. Gregory, Arthur M. Thompson, Earl Snyder – joining Evan J. Herbert in constructing homes in the area [Images 11-12].³⁶ By 1930, it was estimated that the homes in the subdivision totaled \$1,000,000 in value.

The Golden Hill development was overwhelmingly successful, and the sale of lots and homes far exceeded those of other tracts laid out in the 1920s, including Hillcrest Drive and Skyline Park. Today, the Golden Hill area still looks very much like it did during its rapid expansion from 1924 to 1930. Trees, streetlamps, even vistas, remain essentially intact, reflecting the original intent of the two developers. Architecturally, the residential area still contains an outstanding selection of period styles, with each house separate and unique. The homes reflect the types of houses Fullerton residents favored in the 1920s.

Cadman and Corcoran made tentative plans in the late 1920s to extend the Golden Hill area, hoping to add new tracts, but the Great Depression stopped any further development. Corcoran announced his retirement in October 1930 and passed away in 1938.³⁷ Cadman died prematurely in 1941. After World War II, the Jewett Bros. and the Valley Land Company subdivided land west of the original Golden Hill subdivisions in 1948, naming it the Golden Hill Extension [Image 13].³⁸ These new subdivisions (Tracts 1195 and 1295) were developed on land that housed Fullerton’s only polo field, established in the 1930s by the Hillcrest Polo Club.³⁹

Notable Building Contractor Evan J. Herbert (1884-1965)

The North Richman Avenue dwelling was both designed and constructed by notable local builder Evan Jones Herbert (1884-1965). Herbert began as a building contractor in his hometown of Columbus, Ohio in 1907, and continued to work until 1960, retiring at the age of 76, running one of Fullerton’s longest-lived building companies. He had the distinction of being the most formally educated of all of Fullerton’s architects and builders in the 1920s and 1930s. Both a Yorba Linda and Fullerton pioneer builder, his extensive portfolio included

CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 12 of 33

modest homes, large estates, duplexes, businesses, and churches, and hundreds of his buildings can still be found around both cities. A personable, outgoing man, Herbert, the son of Welsh immigrants, was also noted for his kindness, exemplified when he hired dozens of out-of-work carpenters and builders during the Great Depression.

Herbert – whose business slogan was “Dependability is my watch word” – developed a solid reputation around town for his ability to complete projects on time within a set budget.⁴⁰ Through his membership in the Fullerton Chamber of Commerce, Herbert obtained a number of clients, who tended to be in the middle- and upper-middle class range. Herbert was hired by notable architects to construct homes and businesses, but he also became known for his eclectic home designs, quickly gaining a reputation for providing his clients with the homes they wanted, no matter the style, size, or lot location. He would design homes and businesses in any style his clients wanted, often mixing and matching architectural elements.

Born in Columbus, Ohio, on February 14, 1884, Herbert was orphaned at the age of 13, and moved in with his sister, Mary E. Owen. He graduated from Central High School in Columbus in 1902, with an emphasis in business,⁴¹ and graduated with an engineering degree from Ohio State University in 1907 (he was a member of the Beta Theta Pi fraternity).⁴² He began working around the Columbus area as a building contractor, but in 1910, at the age of 25, Herbert set out for Los Angeles, renting rooms in the former Bunker Hill area of the city while working on small building jobs. He soon met Eleanor Jenkins (1890-1941), the daughter of a Welsh hardware and furniture dealer, and the couple married in Long Beach in 1911. Herbert became the father of two sons, both born in Yorba Linda: Paul Wayne (1913-1968) and Joe Allen (1915-1943).

In 1908, the Janss Investment Company purchased what would become the central core of Yorba Linda from Fullerton merchant Jacob Stern (Stern & Goodman) and began selling agricultural plots for \$150 an acre, and “choice” ranches for \$250.⁴³ The Herberts purchased ten acres in what was then known as the Yorba Linda Tract, quickly constructed a home, and planted lemon and orange trees. Herbert later planted Fuerte (hardy) avocados, first brought to the United States from Mexico by Herbert’s neighbor, John T. Whedon, in 1912,⁴⁴ and Herbert became an expert on how to propagate the fruit. He became a founding member of the Yorba Linda Citrus Association (1912-1965) and served on the board of directors and as president of the Yorba Linda Water Company in the 1920s.⁴⁵

Herbert began constructing dwellings and doing other carpentry work throughout Yorba Linda. His first big project would be the Quakers’ Friends Church (4845 School Street), Yorba Linda’s first meeting house.⁴⁶ In 1912, there were less than fifty residents in the tract, and the Craftsman-style church was constructed by local ranchers, who hauled the materials, dug trenches for the foundation, mixed concrete, and framed and finished the building. Herbert, who provided some design assistance and supervised construction, worked alongside his neighbors. Herbert’s most significant residence in Yorba Linda remains the Mediterranean Revival home and medical office of Dr. Cochran and his wife, still a private residence (4802 Olinda Street).⁴⁷ Dr. Richard Cochran was one of Yorba Linda’s first doctors, and his wife Ellen was Richard Nixon’s second grade teacher. In 1929, working with Los Angeles architect Clarence E. Noerenberg, Herbert built the \$115,000 Yorba Linda Citrus Association Packing House, now a commercial center called Packing House Square (18200 Yorba Linda Blvd.).⁴⁸

When Evan and Eleanor Herbert moved to Yorba Linda, they became close friends with Francis and Hannah Nixon, parents of future president Richard M. Nixon. Like the Herberts, the Nixons had purchased agricultural land in the Yorba Linda Tract, and the families would visit each other on weekends, with Paul and Joe Herbert playing with the Nixon boys. Herbert hired Francis Nixon as a carpenter for a number of projects, and despite Francis Nixon’s often testy and stubborn nature, the two men became lifelong friends. Herbert would later serve as a pallbearer at Nixon’s funeral in 1956.⁴⁹ The Nixon Family was always grateful to Herbert for saving young Richard M. Nixon’s life when he was just three years old. Out driving with his mother in 1916, young Nixon was thrown from a horse-drawn carriage, and a wheel drove over his skull, severely lacerating the boy’s head and neck. Herbert, who owned one of

CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 13 of 33

the few cars in Yorba Linda, rushed Nixon and his mother to an Anaheim hospital emergency room, thereby saving his life.⁵⁰

From 1920 to 1960, Yorba Linda went through few changes, with its population only growing from 350 to a mere 1,198. Finding little contracting work, Herbert moved to Fullerton, where he constructed a modest residence for his family at 309 West Malvern Avenue. In the 1910s and 1920s, Fullerton had a serious housing shortage, and although a newcomer to the city, Herbert soon found a building niche in residential housing, joining such well-known builders as Ernest S. Gregory, Harry Maxwell, and Arthur M. Thompson.

His luck changed significantly when he hooked up with Golden Hill developers Walter J. Cadman and Robert E. Corcoran, Sr. Herbert was commissioned to construct homes in the three-phase hill subdivision in the northwest part of the city (e.g., 604, 628, 629, 633 North Golden Avenue). Impressed with Herbert's work, the two developers hired him to design and construct their personal residences. He built a lovely Mediterranean Revival resident for Corcoran (600 West Union Avenue, 1926), complete with tennis court and croquet grounds, followed by a graceful two-story Spanish Colonial Revival for Cadman at 865 North Highland Avenue in 1929. His most unusual home during the 1920s was a Spanish/Mayan Revival dwelling for wealthy newspaper owner and editor Hugh Edgar Johnson on Brookdale Place, recently listed on the National Register of Historic Places. Throughout the 1920s, he built dozens of "spec" homes that he quickly sold to homebuyers, particularly on West Malvern Avenue (e.g., 225, 229, 230, 239) and North Drake Avenue (e.g., 636, 640, 644).

When home construction crashed in the Great Depression, Herbert survived by building garages, home offices, and additions. He began hiring as many out-of-work local carpenters and contractors he could to work on small projects no matter the size. The early 1940s were a particularly difficult time for Herbert. His wife was killed in a traffic accident in 1941, and in 1943, his son, Joe, was killed in the crash of a World War II training plane.⁵¹ Business picked up in the 1940s, and he built a handful of new dwellings (e.g., 624 North Drake Avenue, 637 North Wesley Drive, 300 West Whiting Avenue), moving away from Craftsman and Spanish Colonial Revival bungalows into Minimal Traditional and ranch-styled dwellings. His most impressive post-World War II dwelling is a 1945-era rambling ranch house at 1701 Skyline Drive for Thomas K. Gowan, Fullerton mayor from 1938 to 1939.

He moved from homes to the construction of new businesses, including a Van de Kamp's Bakery in 1948, and the McCormick Mortuary Chapel in 1951. He specialized in what he called the "modernization" of older business buildings in the downtown area, such as the Fullerton Building and Loan Association Headquarters, the Alpha Beta Food Market, and the McMahan Furniture Store. On occasion, he would turn a former residence into a business, such as the Donald Jones Company offices at 435 West Commonwealth Avenue in 1953, which sometimes resulted in an odd mishmash of architectural styles.⁵²

In 1957, Herbert entered into a second marriage with Ada G. Thompson, a registered nurse [Image 14].⁵³ In 1958, when Richard Nixon was Vice-President, Herbert, and two other Yorba Linda pioneers, Mildred Hoyt and William H. Barton, formed a committee to preserve the old Nixon Family homestead. The mail order kit home, then owned by the Yorba Linda Unified School District, was designated a Yorba Linda historic property in 1959, and it is currently located on the grounds of the Richard M. Nixon Library.⁵⁴ That same year, committee members organized the first Nixon for President Club ("Neighbors for Nixon") in the nation, with Herbert serving as second vice-president. Herbert and other club members installed the first billboard in the nation advertising Nixon as the next President of the United States on September 16, 1959 [Image 15].⁵⁵ The Nixon booster club would inspire dozens of other clubs to form in California. Herbert became a founding member of Senior Citizens of Fullerton⁵⁶ and played a pivotal role in the construction of the city's first senior center.⁵⁷ Herbert passed away at the age of 80 in the Fullerton Community Hospital on February 2, 1965, and is buried in Forest Lawn Memorial Park in Glendale.⁵⁸

CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 14 of 33

Bibliographical References:

- ¹"R. E. Corcoran Dies in Fullerton." *Santa Ana Register* September 14, 1938, p. 2.
- ²"Squirrels Show Oil Dome to Drake." *Santa Ana Register* May 21, 1921, p. 20.
- ³"Dr. Harvey M. Spears." *Santa Ana Register* August 26, 1929, p. 12.
- ⁴"Century Club of SC Elects New Officers." *Van Nuys Valley News* December 10, 1964, p. 70.
- ⁵"Dentist Honored." *Long Beach Press Telegram* September 15, 1972, p. 12.
- ⁶"Spears (Fullerton)." *Long Beach Press Telegram* February 26, 1952, p. 12.
- ⁷"Warren J. Ferguson, 1920-1980; Judge Issued Rulings on NBA, VCR Cases." *Los Angeles Times* July 3, 2008, p. B8.
- ⁸America Inns of Court. *About Warren J. Ferguson*. American Inns of Court, Alexandria, Virginia, 2017. Internet.
- ⁹"For Liberal Judges, '85 Was a Season of Reversals." *Los Angeles Times* December 15, 1985, p. 3.
- ¹⁰*The YWCA of North Orange County 45th Annual Home and Garden Tour, Saturday, May 18, 1985 [Program]*. Copy on file, Local History Room, Fullerton Public Library.
- ¹¹*Fullerton Beautiful's 2010 Open Gardens Tour, Sunday, April 25, 2010 [Program]*. Fullerton: Fullerton Beautiful, 2010. At the time of the tour, the dwelling was known as the Finkel House. Copy on file, Local History Room, Fullerton Public Library.
- ¹²"Anaheim." *Los Angeles Times* May 9, 1909, p. I8; "Are Hurrying Construction." *Los Angeles Times* January 27, 1911, p. I5; "Intellectual Lances Broken; Honors in Oratorical Tilts Won by Orange." *Los Angeles Times* May 8, 1911, p. I11.
- ¹³"California State Board of Pharmacy." *The Pacific Pharmacist* May 1912, p. 356. Internet.
- ¹⁴"California Board." *The Druggist Circular* June 1914, p. 63. Internet. Cadman's photograph appears in the 1914 USC Yearbook, *El Rodeo*.
- ¹⁵At the turn of the 20th century, pharmacists, still sometimes called apothecaries, dispensed medications, prescribed medicines, and gave some treatments that were too difficult to self-administer. Dawson, Kate Winkler. *American Sherlock: Murder, Forensics, and the Birth of American CSI*. New York: Putnam, 2020: 29-30.
- ¹⁶"Mullinix Disposes Anaheim Drug Store." *Santa Ana Register* March 21, 1918, p. 5. Oris A. Mullinix's sister, Florence Mullinix, has the distinction of being Orange County's first woman driver. *Florence Mullinix: First Woman to Drive a Car in Orange County [Photograph]*. Santa Ana Public Library. n. d. *Calisphere*.
- ¹⁷"Drugstore Bought by Realty Agent." *Santa Ana Daily Evening Register* August 22, 1924, p. 14.

CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 15 of 33

¹⁸“Marsh Purchases Cadman Pharmacy.” *Santa Ana Daily Evening Register* January 20, 1926, p. 6. Goodson and Cadman were close friends and neighbors. Goodson’s wife, Mary, managed Cadman’s Drug Store in Fullerton, and the couple lived down the street at 629 N. Richman Avenue, a duplex constructed by Evan J. Herbert.

¹⁹“E. P. Elliot is New President Realty Board.” *Santa Ana Daily Evening Register* September 12, 1925, p. 17.

²⁰“Building Loan Group Warned on Single Tax.” *Santa Ana Daily Evening Register* June 22, 1936, p. 9.

²¹“Four Anaheimers on New Grand Jury.” *Anaheim Gazette* February 6, 1930, p.1; “Jury Service Panels Made; Two from Fullerton in Investigating Body Selections.” *Fullerton News Tribune* February 3, 1930. Cadman served with businessman C. Stanley Chapman, builder of the Alician Court Theatre, now the Fox Fullerton Theatre.

²²“\$11,000 Home Being Built at Fullerton.” *Santa Ana Daily Evening Register* November 9, 1922, p. 10; “Numerous Attractive Buildings Attest Fullerton’s Prosperity.” *Santa Ana Register* June 3, 1926, p. 9. Includes black and white photograph of the West Fern Drive home.

²³The Cadmans placed an advertisement in local newspapers seeking a “capable girl or woman for general housework in family of four” on March 6, 1928. The West Fern Drive home had no servant quarters, but the new home on North Richman did. “Capable Girl [Advertisement].” *Santa Ana Daily Evening Register* March 6, 1928, p. 22.

²⁴“Walter J. Cadman Called by Death.” *Santa Ana Daily Evening Register* April 21, 1941, p. 9; “Walter J. Cadman Rites Tomorrow.” *Santa Ana Register* April 11, 1941, p. 16; “Walter J. Cadman Taken Suddenly.” *Fullerton News Tribune* April 21, 1941; “Cadman Funeral to Be at 2 p.m. Tomorrow.” *Fullerton News Tribune* April 22, 1941.

²⁵“New Members Were Received.” *Santa Ana Register* May 7, 1913, p. 3.

²⁶Giason, Barbara. “Jack Cadman, Owner of First Crime Lab in OC, Dies of Natural Causes.” *Newport Beach Current* September 11, 2003, p. 240.

²⁷Dodson, Marcida. “Overell and Gollum – the Most Famous Trial in the Old Courthouse.” *Los Angeles Times* July 23, 1988, p. 18.

²⁸Hinch, Robin. “A Life Story: He Pieced Together Clues for Successful Life.” *Orange County Register* September 17, 2003.

²⁹“Jack Cadman Being Honored by MADD.” *Fountain Valley View* November 6, 2003, p. 56; “Beckman Device Used by County Law Agencies in Drunk Driving Cases.” *La Habra Star* January 20, 1960.

³⁰Cadman, Jack. “Founders Lecture: The Formation of the California Association of Criminalists: Genesis of Professionalisation?” Paper presented at the Association’s 68th Semi-annual Seminar, Palm Springs, California, October 1986. *Journal of the Forensic Science Society* vol. 30, no. 3 (1990): 143-159.

³¹“Civilian Pilot Training Will Be Given in 500 Schools; Civil Aeronautics Administration Makes Announcement and Fixes Southland’s Quotas.” *Los Angeles Times* September 9, 1941, p. 7; “Hornet CPT Pilots Boast No Accidents.” *Fullerton Junior College Weekly Torch* September 26, 1941, p. 1, 4, Internet; “CPT Trainees to Receive Shirts at Their First Solo Flight.” *Fullerton Junior College Weekly Torch* October 24, 1941, p. 2. Internet.

CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 16 of 33

³²*Veterans History Project: Interview with Vivian Cadman Eddy*. May 19, 2003, Palm Springs Air Museum. Library of Congress. Internet.

³³“Vivian Cadman Eddy [Obituary].” *Coronado News* July 26, 2013. Internet.

³⁴“First Female Pilots Given Congressional Medals.” *Victorville Daily Press* March 11, 2010, p. 11. Includes a black and white photograph of Cadman.

³⁵Corcoran, Sr., Robert E. “Finds Faith in Hills was Justified.” *Fullerton Daily News Tribune* January 8, 1927, p. 6.

³⁶“More Building on Golden Hill; More Than Dozen Homes Are Now Under Construction There: Palms are Planted.” *Fullerton News Tribune* April 20, 1929, p. 5.

³⁷“R. E. Corcoran Succumbs to Long Illness.” *Fullerton News Tribune* September 14, 1938, p. 1; “Robert Emmett Corcoran [Editorial].” *Fullerton News Tribune* September 14, 1938, p. 2. Born in Chicago, Corcoran moved to Los Angeles with his family in 1875; he moved to Fullerton in 1916. He was an active member in the Fullerton Chamber of Commerce and other local organizations. One of his favorite activities was dressing up as Santa Claus at Christmas time for various organizations.

³⁸“Two New Tracts Open in Golden Hills-Valley View Area.” *Fullerton News Tribune* October 6, 1948.

³⁹“New Polo Field Being Prepared.” *Fullerton News Tribune* February 10, 1933; “C. of C. to Aid in Plans for Airport Polo Field.” *Fullerton News Tribune* June 29, 1933.

⁴⁰“Orange County Folks Have What It Takes to be Home Owners.” *Santa Ana Register* May 18, 1940.

⁴¹*Annual Report of the Board of Education of the City of Columbus for the School Year Ending August 31, 1902*. Columbus: Westbote Publishing Company, 1902: 170.

⁴²*Catalogue of Beta Theta Phi in the Sixty-Seventh Year of the Fraternity*. 7th ed. New York: n.p., 1907: 434, 797.

⁴³“Yorba Linda Orange Land: The Best Proposition in California Today [Advertisement].” *Orange County Tribune* May 25, 1910.

⁴⁴Kellogg, George. *Yearbook of the California Avocado Society 1970-71*. San Juan Capistrano: The Society, 1972: 47-48.

⁴⁵“Yorba Linda Water Company.” In *Moody's Manual of Railroads and Corporation Securities 1922*. Vol. 2. New York: Poor's Publishing Company, 1922: 699.

⁴⁶“Rites Held for Pioneer Yorba Linda Builder, Evan J. Herbert.” *Yorba Linda Star* February 10, 1965.

⁴⁷Diane Marsh. *A Walking Tour of Historic Yorba Linda*. Yorba Linda: Yorba Linda Historical Society, 2001: 11. On file, Yorba Linda Public Library.

⁴⁸“E. J. Herbert to Build New Lemon Packing House under Cost Plus Agreement.” *Yorba Linda Star* September 20, 1929.

CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 17 of 33

⁴⁹*Shrine of Memories: In Memory of Francis Anthony Nixon, September 7, 1956 [Memorial Book].* On file, Family Collection, Nixon Library and Museum, Yorba Linda, California; "Elder Nixon's Funeral Set for This Afternoon." *Los Angeles Times* September 7, 1956, p. 16.

⁵⁰"Hoyt Corbin Interviewed by Milan Pavlovich on May 15, 1970." In *Richard Nixon: Early Years in Yorba Linda*. Fullerton: California State University, Fullerton Oral History Program, 1977: 12. Oral History 838.

⁵¹"Lieut. Joe Allen Herbert, of Fullerton, Killed in Crash of Training Plane." *Fullerton Daily News Tribune* May 4, 1943.

⁵²"Family Continues Insurance and Realty Office." *Fullerton News Tribune* March 20, 1953.

⁵³"E. J. Herbert and Ada G. Thompson Wed in Nevada." *Fullerton News Tribune* January 12, 1957.

⁵⁴*Dedication of the Birthplace of Richard Milhouse Nixon, January 9, 1959 at Noon on the Grounds of the Yorba Linda Elementary School [Program].* On file, Family Collection, Nixon Library and Museum, Yorba Linda, California.

⁵⁵"First Nixon Billboard in the Nation Goes Up." *La Habra Star* September 16, 1959. The photograph was reprinted in a number of local newspapers.

⁵⁶"Senior Citizens' Group Being Formed in City." *Fullerton News Tribune* July 28, 1958.

⁵⁷"Senior Citizens to Dedicate Building." *Fullerton News Tribune* July 29, 1960.

⁵⁸"Evan J. Herbert, Area Pioneer Builder, Dies." *Fullerton News Tribune* February 3, 1965.

Additional References:

City of Fullerton Building Permits. Online, City of Fullerton Website.

Cornelsen, Kathleen. "Women Airforce Service Pilots of World War II; Exploring Military Aviation, Encountering Discrimination, and Exchanging Traditional Roles in Service to America." *Journal of Women's History* vol. 17, no. 4 (2005): 111-119.

Driessen, Jenny. "Coronado Pilot Was Pioneer for Women in Flight." *Coronado Eagle and Journal* October 17, 2001. Internet.

"Drunk Driver Suspects Will Get Blood Tests." *Los Angeles Times* September 23, 1956, p. I3.

Fly Girls: The WWII Women's Airforce Service Pilots. American Experience. 1999. DVD. Copy on File, Local History Room, Fullerton Public Library.

"Golden Hill Homes Valued at Million." *Fullerton News Tribune* January 25, 1930.

Historic Resources Inventory: Golden Hill. 1978. Copy on file, Local History Room, Fullerton Public Library.

CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 18 of 33

"H. B. Eddy, Naval Pilot, Back from Pacific Duty." *Tustin News* November 2, 1945, p. 1. Includes a photograph of Eddy.

King, Virginia Akers. *The Street Where You Live; Why Did They Name It...? Fullerton California, 1887-2007*. Fullerton: n.p., 2007.

Landdeck, Katherine Sharp. *The Women with Silver Wings: The Inspiring True Story of the Women Airforce Service Pilots of World War II*. New York: Crown, 2020.

"New Division at Golden Hill." *Fullerton News Tribune* May 18, 1921.

"New Subdivision for Fullerton." *Fullerton News Tribune* March 29, 1922.

Oestreich, Diane. *The History of Fullerton Union High School, 1893-2011*. St. Louis: Reedy Press, 2011: 191-192.

Plummer, Louis E. *Fullerton Union High School and Fullerton Junior College, 1893-1942*. Fullerton: Fullerton Union High School and Junior College, 1949.

Sanborn Fire Insurance Maps. Copies on file, Local History Room, Fullerton Public Library.

A list of identified Evan J. Herbert properties in Fullerton is on file, along with photographs, in the Local History Room of the Fullerton Public Library.

CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 19 of 33

Image 1: Dr. Harvey Spear, 1940s.
Source: Find a Grave



Image 2: Walter Joseph Cadman
Source: University of Southern California
Yearbook. 1914



CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 20 of 33

Image 3: Cadman's Drug Store on Center Street, now Lincoln Avenue, in Anaheim, ca 1917.
The drug store was on the first floor of the third building from the right.
Source: Anaheim Public library, History Room



Image 4: Interior of Cadman's Drug Store, ca. 1917
Source: Anaheim Public Library, History Room



CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 21 of 33

Image 5: Beulah Louise Overell and George Gollum in Santa Ana for arraignment in 1947
Source: Los Angeles Public Library Photograph Collection; *Calisphere*



Image 6: Jack Cadman studies evidence pertaining to the Henry Ford McCracken murder trial in the Sheriff's Department crime laboratory, May 1951
Source: Old Courthouse Museum, Santa Ana, California; *Calisphere*



CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 22 of 33

Image 7: Jack Cadman checking flowering plants of weeds found on kidnap car, May 1951

Source: *Los Angeles Herald Examiner* Collection, University of Southern California Libraries; *Calisphere*



Image 8: Vivian Cadman training at Avenger Field, Sweetwater, Texas, 1943

Source: Flickr.



Image 9: Vivian Cadman ferrying a P-39, 1944

Source: WASP Final Flight Blogspot, July 20, 2013



CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 23 of 33

Image 10: Vivian Cadman later in life
Source: Find a Grave



Image 11: Advertisement for Golden Hill development, 1923
Source: *Fullerton News Tribune* October 18 1923,
Fullerton Public Library, Local History Room



CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 24 of 33

Image 12: Advertisement for Golden Hill development, 1930
Source: *Fullerton News Tribune* January 25, 1930,
Fullerton Public Library, Local History Room

"I Am Retiring"



This beautiful home is for sale, with tennis court, croquet grounds, on beautiful corner, overlooking mountains and valley. 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 130 by 160 ft.

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

On Beautiful

GOLDEN HILL

Where There Are Homes Totalling \$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 eleven-room house, 1/4-block off Spadina, good rental property, price \$6,300; will sell for \$4,200, \$2,500 cash balance to suit.

One five-room house on corner lot, good location, price \$4,500, Will sell for \$3,000, \$1,500 cash balance to suit.

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

One five-room house, very modern, beautiful location, price \$7,000 will sell for \$4,000, \$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.

These lots all together, these lots are worth from \$1250 to \$1800 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 \$2850.00 to \$2800.00; I will sell the four lots together \$7800.00.

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 Ave 75-ft. front, best of location. Price \$4000 will sell for \$3200.00.

Beautiful hotel for five large residences, nothing better. Price was \$6000.00, will sell for \$4000.00.

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 329

CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 25 of 33

Image 13: Advertisement for Golden Hill Extension, 1951
Source: *Fullerton News Tribune* November 17, 1951
Fullerton Public Library, Local History Room

**ONLY A FEW
HOMES LEFT . . .**

IN THE

**ORANGEWOOD
ESTATES**

Drive West on Common-
wealth Follow The Signs
to The **MODEL HOME**
416 North Wayne

AND

Go North on Woods or
Nicholas Then Watch
For Signs Leading to the
MODEL HOME
On Casa Blanca

**GOLDEN HILL
EXTENSION**

**These Are the Only New Homes Available in Fullerton
of this QUALITY and at these PRICES!**

BUILT BY

JEWETT BROS.

Tract Office, 416 North Wayne, Fullerton
Phone Fullerton 1778 or Fullerton 561

CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 26 of 33

Image 14: Evan J. Herbert (center) and second wife Ada., 1957
The couple on the right is Alice and C. S. Chapman, responsible for the construction of the Alician Court Theatre, now the Fox Fullerton Theatre
Source: Fullerton Public Library, Local History Room



Image 15: Evan J. Herbert and others hoisting up first Nixon for President sign
Source: *Fullerton News Tribune* September 16, 1959



CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 27 of 33

Photo 1: East (front) elevation



Photo 2: North elevation



CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 28 of 33

Photo 3: South elevation



Photo 4: West (rear) elevation



CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 29 of 33

Photo 5: Living room looking south



Photo 6: Fireplace on east wall of living room



CONTINUATION SHEET

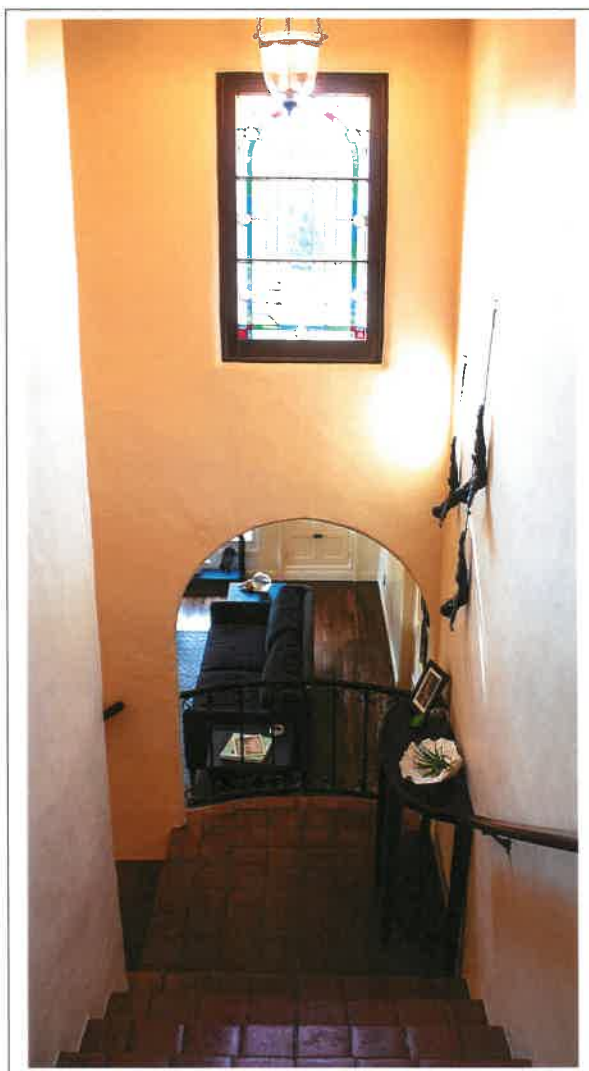
Property Name: Walter Joseph Cadman House

Page 30 of 33

Photo 7: View of staircase from living room



Photo 8: View of living room from upstairs



CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 31 of 33

Photo 9: Breakfast nook next to kitchen

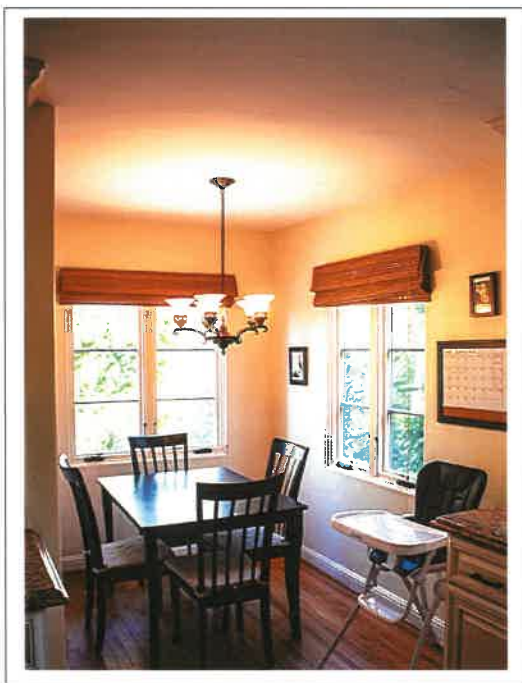


Photo 10: Built-in cabinet in upstairs hallway



Photo 11: Niche in living room along south wall



Photo 12: Window in living room along east wall



CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 32 of 33

Photo 13: View of patio with stairway to second story of house



Photo 14: North wall of garage adjacent to patio



CONTINUATION SHEET

Property Name: Walter Joseph Cadman House

Page 33 of 33

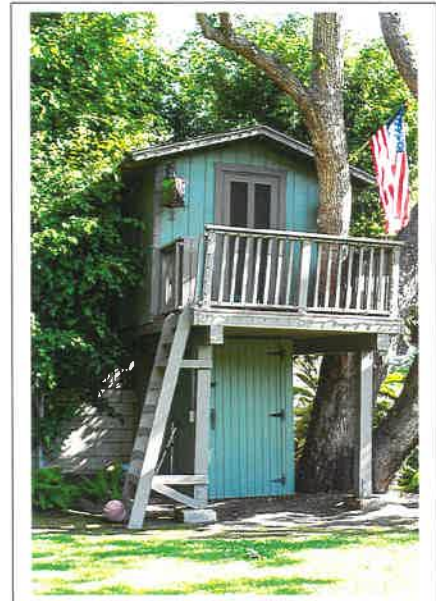
Photo 15: View of house from backyard garden area



Photo 16: Partial view of garden looking



Photo 17: Playhouse at north end of garden





PLANNING COMMISSION / LANDMARKS COMMISSION NOTICE OF PUBLIC HEARING

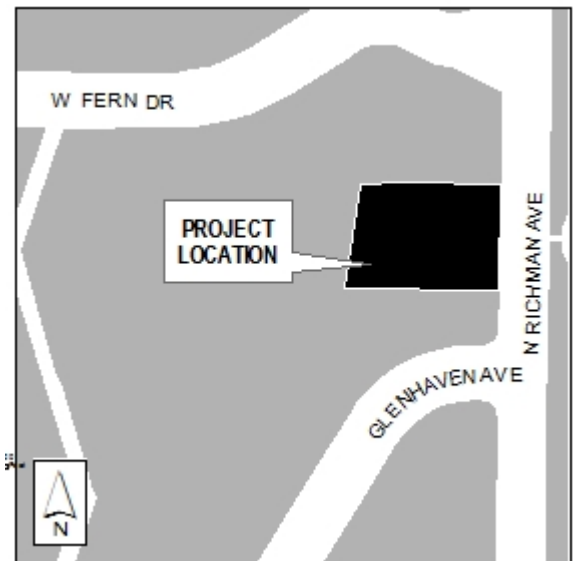
++VIRTUAL MEETING++

PROJECT NO.: PRJ2021-00002: LRP-2021-0002 & ZON-2021-0009
**Designation of Local Historical Landmark
865 N Richman Avenue**

This notice is provided so that you can ask questions, make comments and stay informed about projects that might be important to you. We encourage you to contact us prior to the Public Hearing if you have any questions and/or to enter your testimony into the public record in advance of the teleconference. You are receiving this notice because you live, work or own property within 300 feet of the project site, or you have indicated you wished to be notified about this project or proposal.

Meeting Time and Date

This matter will be heard on **Wednesday, February 17, 2021 at 6:30 p.m.** by the Planning Commission. Members of the public can access meetings streamed live online at <https://fullerton.legistar.com>, on Spectrum Cable Channel 3 and AT&T U-Verse Channel 99. The public can submit public comment during the meeting by clicking on the **eComment** link accompanying the agenda posted online at <https://fullerton.legistar.com> until the close of the public comment period for the item. The same link is used to provide **eComments** before and during the meeting.



What is the Proposed Project?

Pursuant to Fullerton Municipal Code Section 15.48, a request to designate the property as a Local Landmark with inclusion in the City of Fullerton Local Register of Historical Resources. The property is located at 865 N. Richman Avenue.

Where to Get More Information

Project details may be found on the City website 72-hours prior to the public hearing at: <https://fullerton.legistar.com/Calendar.aspx>. Under "Upcoming Meetings", click on the link to the Agenda for the corresponding Planning Commission date. The agenda contains links to the staff report and other informational materials for each agenda item.

Who to Contact if You Have Questions or Comments

If you have any questions or would like to comment on the proposed action prior to the public hearing, please contact Maribeth Tinio with the Community Development Department at (714) 738-6561 or send an email to Maribeth.Tinio@cityoffullerton.com.

Planning Commission / Landmarks Commission Action Items

The Fullerton Planning Commission/Landmarks Commission will hold a public hearing to consider applications for a Local Landmark Designation (ZON-2021-0009) and General Plan Revision (LRP-2021-0002). This application is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15331 – Historical Resource Restoration/Rehabilitation. The decision of the Planning Commission/Landmarks Commission will be a recommendation to the City Council.

Si tiene preguntas en español, favor de llamar a Christine Hernandez al (714) 738-3163.

The City has equipment and services available to assist disabled persons with communications at the public meeting in compliance with the requirements of Title II of the Americans with Disabilities Act (ADA). Should you require special accommodations to participate in a meeting, please contact the City Clerk at cityclerksoffice@cityoffullerton.com or (714) 738-6350 at least 48 hours prior to the meeting to make arrangements.

If you challenge the decision on the above matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Fullerton at, or prior to, the public hearing. (Government Code 65009 (a))







Public Notification Map with Zoning Designations

PRJ2021-00002
Local Landmark
865 N. Richman Ave.
(Planning Commission)
(Landmark Commission)



0 150 300
Feet

-  Project Location
-  Owners Notified
-  Site Address Notified
-  300-foot notification buffer