

SECTION THREE: POTENTIAL SIGNIFICANT PROPERTIES

Each of the following dozen structures has been nominated as a Significant Property, but because the owner is not necessarily in favor of having the property identified as a potential local landmark, they have not been adopted as part of the official city listing. Accordingly, although these properties have been judged important enough to be protected, they will remain exempt from the review procedures for Significant Properties under the Historical Landmarks Ordinance. In the future the owner could request the property to be either listed as a Significant Property or designated a Local Landmark.

Additionally, three features now belonging to public property are recognized for being local reminders of past development.

List of Properties

RESIDENTIAL DEVELOPMENT

Richman House, 1897
Quine House and Office, 1903
Cooke House, 1908
Sitton House, 1920
Bridgford House, 1927
Lillian Yaeger House, 1928
Coroles House, 1940

NON-RESIDENTIAL DEVELOPMENT

First United Methodist Church, 1929
Kohlenberger Building, 1930
Maple School, 1936
Beckman Instruments Building, 1953
Hunt Wesson Administrative Building, 1960

STREETSCAPE FEATURES OF CULTURAL IMPORTANCE

Hitching post, 1907
Bells along El Camino Real, c. 1910
Flagstone bench, c. 1940

Richman House
538 West Amerige Avenue
Victorian
1897



Initially, a large Victorian cottage, this structure has been significantly altered. It is now part of an apartment development from the 1950s, and is partially hidden from public view. When the residence was constructed at the turn of the century, it faced southward and was situated at the back of a five-acre lot that had its frontage along Commonwealth Avenue. The house was built for Evert S. Richman, who served on the City Council and was a very successful nurseryman and florist during this era.

Although the residence is intact, a major second story addition and alterations to the original front side have changed its appearance. Many years ago the structure was converted to create four small apartments.

Constructed in 1903, this house is one of the few remaining Victorian cottages in Fullerton. It is actually a blend of Victorian and bungalow architecture, which was a common trait during this period. The large hipped roof with the front dormer is the dominant feature, and the projecting room on the west side with its low-pitched gable and wood-framed windows are characteristic of the bungalow style.

The house was the residence and office of Thomas Quine, a chiropractor, who owned the property for over 40 years. In 1980, the structure was restored and placed on a new concrete foundation when it was converted for use as a professional office.



Quine House and Office
206 West Wilshire Avenue
Victorian
1903

Cooke House
511 South Harbor Boulevard
Queen Anne Victorian
1908



This early ranch house has characteristics of the Queen Anne Victorian style, but the influence of the Craftsman bungalow ethic is also apparent. The face of the front gable is decorated with a “Jacobean” pattern of the wood trim; other features defining this style include a curved roofline and the use of brackets for all gables. Unfortunately, the 1950’s addition of a one-story commercial building along Harbor Boulevard severely compromises the integrity and appearance of the original construction. The house is still used for a residence, and it is the only original housing from a once-agrarian community located along South Spadra Road (Harbor Boulevard).

This very distinctive two-story residence has classic Mission Revival architecture. Simple but bold geometric forms set the theme. The front portion has a tiled hip roof with exposed rafters; portions on either side have a flat roof with a stylized Mission parapet and highlighted by miniature bell towers at the corners. The placement of rectangular windows, modest detailing or relief, and overall mass of the structure are contributing features of the style.

The house was one of the first to be built in the Hillcrest Tract. The original owner, Albert Sitton, was active in social work for Orange County, particularly in matters involving juvenile offenders.



Sitton House
144 Hillcrest Drive
Mission Revival
1920

Bridgford House
401 Cannon Lane
Spanish Colonial Revival
1927



A superb example of Spanish Colonial Revival architecture, this two-story residence is a prominent landmark in the Skyline Park neighborhood of 1920s and 1930s housing. Built at the top of a knoll on a large corner lot with an expansive setback, the house was featured in this tract's development in the late 1920s. The design has many custom features including the parabolic picture window on the west side, the Monterey-style balcony and projecting second story supported by heavy corbels, and the distinctive rotunda at the main entrance.

Although not the original owner, the Bridgford family resided here for many years beginning in the 1950s, and is associated with the property.

This two-story residence has classic features of Spanish Colonial Revival architecture: smooth plaster walls, a clay-tiled gable roof, and wood-framed fixed and casement-type windows, recessed from the exterior wall. The residence is situated in the back of the lot, behind a one-story commercial building that was constructed at the same time and with the same architectural style.

Lillian Yaeger, oldest daughter of one of the early settlers in the area, developed the property. She was a successful businesswoman and a noted auto mechanic and dealer in Fullerton. The two-story residence was Lillian Yeager's home until the 1950s.



Lillian Yeager House
108 West Brookdale Place
Spanish Colonial Revival
1928

**First United Methodist Church
114 North Pomona Avenue
Mission Revival / Romanesque
1929**



This church is an imposing complex of multiple story structures that are designed in Spanish Mission and Romanesque Revival styles. The chapel/sanctuary that faces Commonwealth Avenue features Romanesque detailing and forms, in particular the large, decorated rose window, the relief under the gable, and two square-shaped towers with varying heights. The rear building along the Amerige Avenue frontage exemplifies Mission Revival architecture, even though it was constructed at the same time.

This was the third location for the Methodist congregation, and when completed in 1929, this edifice became an instant landmark for the community.

This brick building has a classic appearance that has not been altered. The storefront features a symmetrical design constructed entirely of brick with modest detail work. Transom windows are obscured by the placement of fabric awnings.

The building was constructed for Kohlenberger Engineering Corporation, a pipe supply and manufacturing firm, which occupied the building for over 20 years.

The building was completely restored in 1992, as part of improvements to meet earthquake safety requirements.



**Kohlenberger Building
Fullerton Restaurant Equipment
805 South Harbor Boulevard
Brick Commercial
1930**

Maple School
244 East Valencia Drive
W.P.A. Moderne
1924; reconstructed in 1936



Originally constructed in 1920s, the Maple School was severely damaged by the 1933 earthquake. The school was reconstructed with CWA/WPA assistance in 1936, in a bulky, horizontal forms that is characteristic of Depression-era institutional architecture, termed WPA Moderne. Block-like in appearance, the building has very little decoration or detail. Entrances on the north, east and west sides have ribbed relief; otherwise the exterior lacks detailing except for the break-up of mass by a structured joggling of the building footprint.

The property has become a key institutional facility for the largely Latino neighborhood that is located south of the railroad tracts. In response to this neighborhood's request, improvements are being made to once again use the property for a full elementary school program.

This residence has Moderne Style architecture and was constructed as a duplex – both unusual aspects for this neighborhood of traditional bungalow houses. Perched on a pad high above the street grade, this structure seems to be a combination of architectural styles with a melding of bungalow, Moderne and International design themes of the 1930s. Unaltered from its original construction, the structure's banks of metal casement windows on the second story is the distinguishing feature. The hillside setting and mature landscaping on a corner lot make this property a major component in the neighborhood.

The property was first developed for Mrs. Anna Coroles, who lived in one of the units until 1953.



Coroles House
439 West Malvern Avenue
Moderne Style
1940

Beckman Instruments Building
Beckman Coulter
2500 North Harbor Boulevard
International Style
1953



The administrative office building for Beckman Coulter (formerly Beckman Instruments) represents an outstanding example of the International Style adapted for a one-story structure. The architecture reflects the precision and high technology associated with this business. A good portion of the building has glass curtain walls with a continuous modular pattern. The exceptionally large cantilevered roof, almost wing-like in appearance with its flat profile and tapered design, is the defining feature of the building.

This building was just one of several constructed on this property in 1953, which represented one of the first sites where a major high-tech company established its headquarters in Orange County after WWII.

This multi-story, rectangular-shaped building is a prime example of corporate International Style architecture, popular in the two decades after World War II. The International Style is characterized by a repeated module pattern, simple and rectilinear in form, as the building's exterior is usually composed of glass panels and metal mullions within a structural steel frame. The style conveys precision in design and shuns ornamentation. This four-story office building exhibits all of these traits, and its park-like setting provides a striking counter-point for this type of architecture, making the property one of the outstanding examples of its type in the Orange County area.



Hunt Wesson Administrative Building
1645 West Valencia Drive
International Style
1960

Several features now located on public property hold cultural if not historical significance. The hitching post at the Fullerton Main Library is linked to the city's Carnegie library, which was built at the northwest corner



Hitching post at the Fullerton Main Library



One of three bells in Fullerton that mark El Camino Real

of Pomona and Wilshire Avenues in 1907; the hitching post was part of that facility's construction. While the Carnegie library was replaced in 1941, the hitching post remained at the Pomona-Wilshire site until 1973, when it was moved to its present location as part of the present library's construction.

Presently, there are two bells along Harbor Boulevard in Fullerton marking the route of El Camino Real (the King's Highway), which ran from San Diego to northern California. First installed about 1910, these bells have been moved from their original locations over the years.

The flagstone bench that is wedged between two cypress trees at the northwest corner of Commonwealth and Highland Avenues was constructed sometime in the 1940s.



Flagstone bench at the northwest corner of Commonwealth and Highland Avenues

Streetscape Features of Cultural Importance