

APPENDIX C

Cultural Resources Reports

**Cultural Resources Study for the
Fullerton College Facilities Master Plan Program EIR,
City of Fullerton, Orange County, California**

Prepared for:

North Orange County Community College District

1830A West Romneya Drive

Anaheim, California 92801

Contact: Richard Williams, District Director Facilities Planning and Construction

Prepared by:

Sarah Corder, MFA; Samantha Murray, MA; Kara R. Dotter, MSHP;
and Adriane Dorrlor

DUDEK

38 North Marengo Avenue

Pasadena, California 91101

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ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
ADA	Americans with Disabilities Act
AIA	American Institute of Architects
ASF	assignable square feet
CEQA	California Environmental Quality Act
CFBD	City of Fullerton Development Services Department Building Division
CHRIS	California Historical Resources Information System
CRHR	California Register of Historical Resources
FHA	Federal Housing Administration
FJC	Fullerton Junior College
GSF	gross square feet
NAHC	Native American Heritage Commission
NRHP	National Register of Historic Places
PRC	California Public Resources Code
Program EIR	Program Environmental Impact Report
PWA	Public Works Administration
SCCIC	South Central Coastal Information Center
WPA	Works Progress Administration
WWII	World War II

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EXECUTIVE SUMMARY

Dudek was retained by the North Orange County Community College District (District) to conduct a cultural resources study for the Fullerton College Facilities Master Plan (proposed project) Program Environmental Impact Report (EIR).

The cultural resources study included a records search of the proposed project site plus a 0.5-mile radius; Native American coordination; a pedestrian survey of the project site for cultural resources; archival and building development research for buildings located within the project site; evaluation of buildings for the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), and City of Fullerton historical landmark eligibility criteria and integrity requirements; and an assessment of impacts to historical resources in compliance with the California Environmental Quality Act (CEQA).

All buildings and structures on campus that were built at least 45 years ago or proposed for demolition/substantial alteration as part of the proposed project were photographed, researched, and evaluated in consideration of NRHP, CRHR, and local designation criteria and integrity requirements, and in consideration of potential impacts to historical resources under CEQA.

As a result of the significance evaluation, three historic districts and one individually eligible building were identified within the project area:

- **Fullerton Junior College Campus Historic District.** The original 1930s–1940s Fullerton Junior College Campus appears to be eligible as a historic district under NRHP/CRHR Criteria A/1 and C/3, as well as City of Fullerton historical landmark criteria 1, 5, 6, 7, and 8, for its association with WWII and the G.I. Bill and for conveying a concentration of planned buildings, structures, and associated elements united aesthetically by their embodiment of the Spanish Colonial Revival style with Churrigueresque elements. The buildings also represent the notable work of master architect Harry K. Vaughn, who created some of his most important work as an individual architect during the historic district’s period of significance (1935–1942).
- **Mid-Century Modern Campus Expansion Historic District.** The buildings designed by William Henry Taylor during the late 1950s through the 1960s appear to be eligible as a historic district under NRHP/CRHR Criterion C/3, as well as City of Fullerton historical landmark criteria 5, 6, and 8, for conveying a concentration of planned buildings, structures, and associated elements united aesthetically by their embodiment of the International and New Formalism styles. The buildings also represent the notable work of modern architect Taylor.

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- **Music Building 1100.** This building appears eligible as both a district contributor (of the Mid-Century Modern Campus Expansion Historic District) and an individual property under NRHP/CRHR Criterion C/3, as well as City of Fullerton historical landmark criteria 5, 6, 7, 8, and 9, for its high artistic value associated with the New Formalism style and for its location prominently anchoring the southwest corner of campus.
- **Wilshire Junior High School Historic District.** The original 1936 Wilshire Junior High School campus buildings appear to be eligible as a historic district under NRHP/CRHR Criteria A/1 and C/3 and City of Fullerton historical landmark criteria 3, 5, and 8 for conveying a concentration of planned buildings, structures, and associated elements united aesthetically by their embodiment of the PWA/WPA Moderne style. The buildings also represent the notable work of architect Donald Beach Kirby, whose best-known projects are the 1940 Maharajah of Indore Residence in Santa Ana and the 1950 Miss Burke's School in San Francisco.

These findings indicate that Fullerton College contains numerous buildings that are considered historical resources under CEQA. As such, the proposed project has the potential to adversely impact historical resources. Recommendations to reduce impacts to historical resources are provided.

No archaeological resources were identified within the project site as a result of the records search or Native American coordination. However, it is always possible that intact archaeological deposits are present at subsurface levels. For these reasons, the project site should be treated as potentially sensitive for archaeological resources. Management recommendations to reduce potential impacts to unanticipated archaeological resources and human remains during campus construction activities are provided.

Cultural Resources Study for the Fullerton College Facilities Master Plan Program EIR

1 INTRODUCTION

Dudek was retained by the North Orange County Community College District (District) to conduct a cultural resources study for the proposed Fullerton College Facilities Master Plan (proposed project) Program Environmental Impact Report (EIR). The cultural resources study includes the following components: (1) a California Historical Resources Information System (CHRIS) records search covering the proposed project site plus a 0.5-mile radius, (2) a review of the California Native American Heritage Commission's (NAHC's) Sacred Lands File, (3) outreach with local Native American tribes/groups identified by the NAHC to collect any information they may have concerning cultural resources, (4) a pedestrian survey of the project site for cultural resources, (5) archival and building development research for buildings located within the project site, (6) the evaluation of buildings for California Register of Historical Resources (CRHR) eligibility, and (7) consideration of impacts to historical resources in compliance with the California Environmental Quality Act (CEQA).

This report was prepared by Dudek Architectural Historians Sarah Corder, MFA, Samantha Murray, MA, and Kara Dotter, MSHP, all of whom exceed the Secretary of the Interior's Professional Qualification Standards for architectural history (see resumes provided in Appendix C).

1.1 Project Location

Fullerton College is located at 321 East Chapman Avenue in the City of Fullerton (City) and occupies an approximately 70-acre site in northern Orange County (Figure 1). The project site is discontiguous and includes the entire Fullerton College Campus north of Chapman Avenue between Lemon Street to the west and Berkeley Avenue to the east; the Wilshire Center School of Continuing Education to the south (located on the northeast corner of Lemon Street and Wilshire Avenue); and residential properties located south of Chapman Avenue, including 416, 418, 420, 428, 434, and 438 East Chapman Avenue, and 325–327 and 409 North Newell Place (Figure 2).

1.2 Project Description

1.2.1 Introduction

The District is undertaking a comprehensive improvement and building program to make upgrades and repairs of existing buildings and to construct new facilities to improve the safety and educational experience of those attending Cypress College, Fullerton College, Anaheim Campus, and the School of Continuing Education in accordance with Measure J. In 2014, voters passed a \$574 million Measure J Facilities/Bond Program. The Measure J Bond Program will help make upgrades to lecture halls, technology, and instructional equipment to better prepare

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students for growing fields of study and high-skill careers for all District campuses. It also allows the District to enhance classroom space and training centers. It will allow the District to expand veterans' services, as well as job placement centers to train and retrain veterans as they transition into the civilian workforce (District 2016a).

Fullerton College is proposing to implement the proposed project to more effectively meet the space needs of the projected on-campus enrollment through the next decade and beyond while constructing and renovating facilities to meet the District's instructional needs. Improved circulation in and around campus would increase accessibility to existing and new development and enhance the overall connectivity of campus uses.

1.2.2 Facilities Master Plan Elements

1.2.2.1 New Construction

Based on the information in the *Proposed Facilities Master Plan Updates* (District 2016b), the projects in the following text have detailed information available and would receive project-level assessment. See Figure 3 for existing campus land uses and Figure 4 for proposed campus land uses. All construction projects would be funded by Measure J, with the exception of the Aquatics Center expansion.

Welcome Center

The proposed Welcome Center would be northeast of the East Chapman Avenue and North Lemon Street intersection to make it accessible and visible to students, visitors, and the community. The Welcome Center would be three stories tall and 29,470 assignable square feet (ASF; 44,000 gross square feet (GSF)) and would include a Veterans Resource Center and space for student services.

New Instructional Building

This building would be between the Classroom office 1400 and Physical Education 1200. The new instructional building would be three stories tall and 47,900 ASF (72,400 GSF) and would include classrooms, faculty offices, and support spaces.

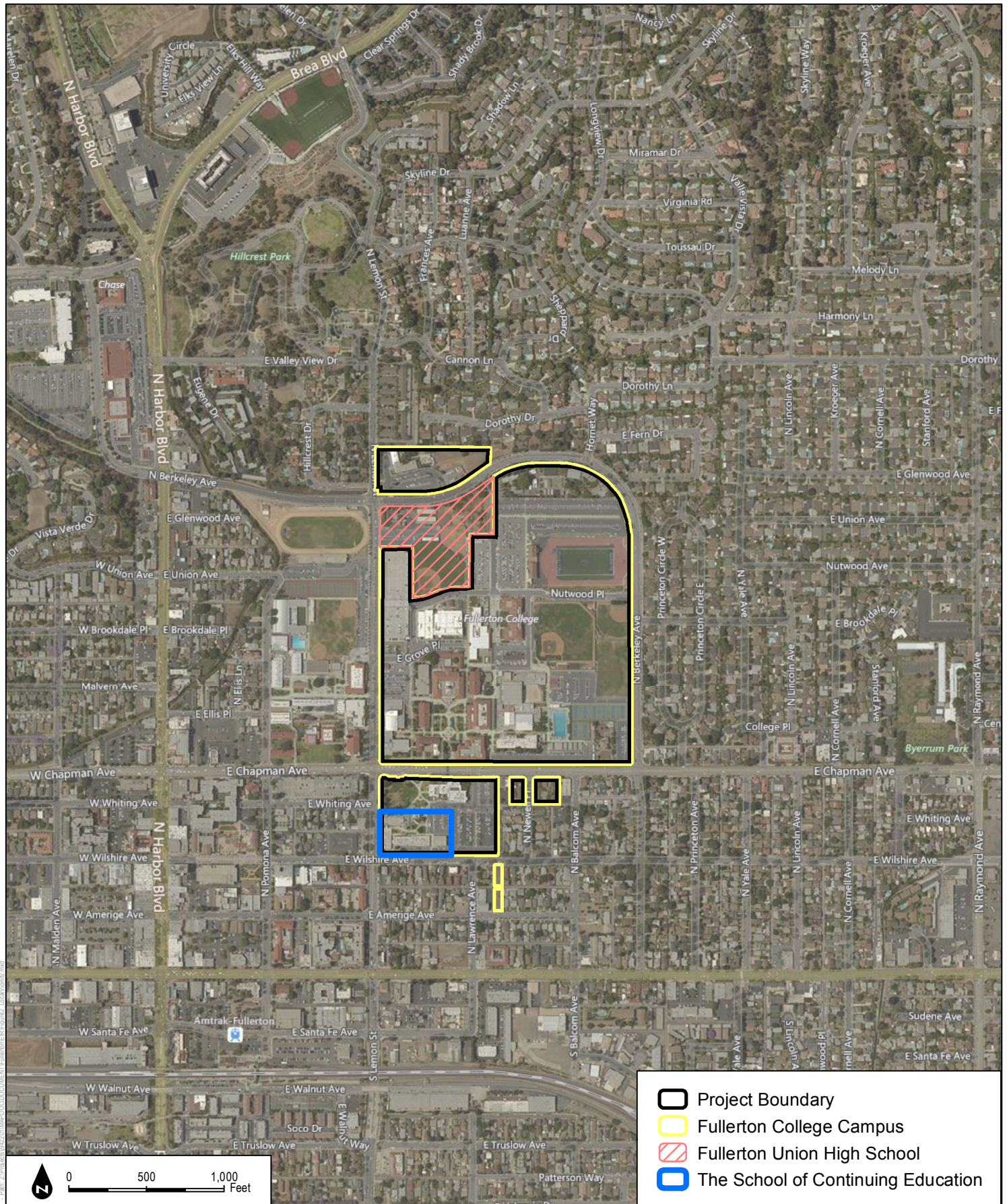


FIGURE 1
Regional Map

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SOURCE: Bing Maps, 2016

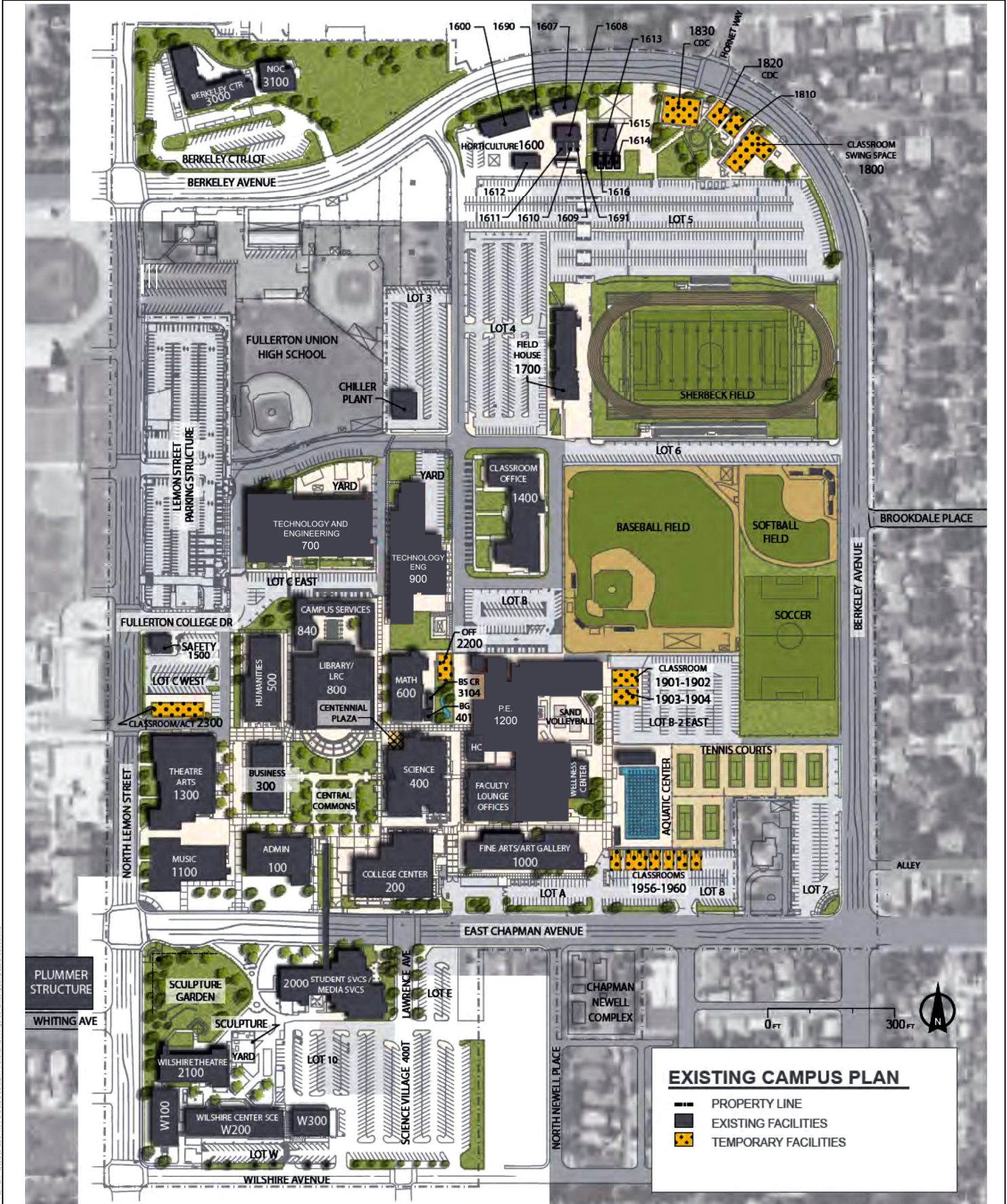
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Fullerton College Facilities Master Plan Program Environmental Impact Report

FIGURE 2
Local Vicinity Map

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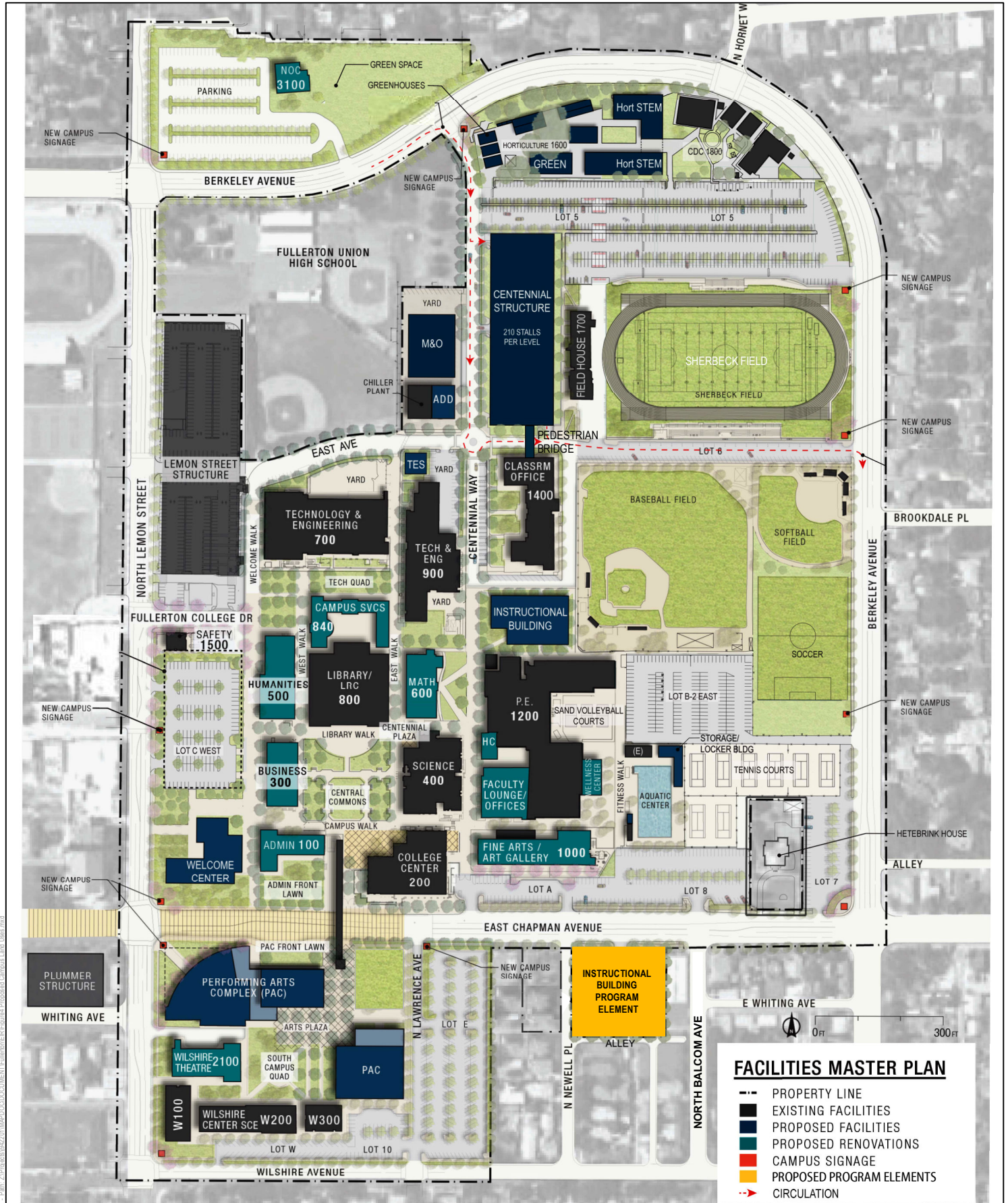


SOURCE: HMC Architects, 2014

FIGURE 3
Existing Campus Land Uses

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SOURCE: HMC Architects, 2011

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FIGURE 4
Proposed Campus Land Uses

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Horticulture and Vocational Services Center

The Horticulture and Vocational Services Center would be in the northeastern portion of the campus (where the existing Horticulture buildings are currently located). New greenhouses would be constructed along with an instructional facility that will include lecture space and lab space for the Biotechnical program and kitchen facilities for the Food/Nutrition program. The new facilities would total 26,900ASF (32,300 GSF), and each facility would be one story in height.

The Lab School facility would replace the existing 1810, 1820, and 1830 buildings, located in the northeastern corner of campus, east of the Horticulture 1600 buildings. The Lab School would provide classroom and support space for the Child Development program. The building would be one story tall and 6,271 ASF (7,427 GSF).

Centennial Parking Structure

The proposed project would consist of a new four-level parking structure planned west of Sherbeck Field. The parking structure would provide 840 parking spaces and would be 300 ASF (260,000 GSF). A digital display would be located at the entrance of the parking structure, which would show the number of parking spaces available or if the parking structure is full. Ingress and egress from the structure is described more fully under “Realignment of Campus Access to the Centennial Parking Structure.”

Pedestrian Bridge

A new pedestrian bridge would span 60 feet across East Avenue and would connect to the second floor of the parking structure and Building 1400.

Realignment of Campus Access to the Centennial Parking Structure

The proposed project would also involve the realignment of the primary one-way access from Berkeley Avenue (north) to the proposed structure and then from the structure to Berkeley Avenue (east). This would also involve the construction of a new south driveway to the new Centennial parking structure and a roundabout at the intersection of East Avenue and Centennial Way. The new realignment would limit vehicle entry from the eastern side of the parking structure and vehicle exit south of the parking structure, which would limit one-way traffic along East Avenue and Centennial Way.

New Parking Lots

New parking lots are proposed throughout the campus. The Berkeley Center lot, located north of Berkeley Avenue, will be introduced upon demolition of the Berkeley 3000 building. Lot C West, located south of the Lemon Street Structure and the Safety 1500 building, will be significantly

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expanded after the demolition of the Theatre Arts 1300 building. Lot 11 will be introduced after the removal of 428, 434, and 438 East Chapman Avenue and 400 North Newell Place.

New Maintenance and Operations Facility, Chiller Plant Addition, and Thermal Energy Storage

The new Maintenance and Operations facility would be located west of the Centennial Parking Structure and north of the chiller plant. The Maintenance and Operations facility would be two stories tall and 13,200 ASF (22,300 GSF). The Maintenance and Operations facility would provide administration offices, trade work areas, and support functions.

The chiller plant addition would be one story tall and 1,600 square feet and would be required to accommodate additional facilities as part of the proposed project. The chiller plant addition would include a circulation pump, condenser water pump, and a cooling tower and would require the addition of underground piping to the thermal energy storage tank.

The thermal energy storage tank would be located south of the chiller plant. A one-story-tall, 3,900-square-foot building would encase the tank.

Aquatics Center

Improvements to the Aquatics Center, located east of the Physical Education Building 1200, would include deck storage, a small shower/locker room, and two classrooms added to the north of the existing pool. These facilities would total 1,800 ASF (3,500 GSF) and would be one story tall.

New Performing Arts Complex

The Performing Arts Complex is a replacement building complex that would define the south campus quad, and includes renovation of the historic Wilshire Theatre. The Performing Arts Complex auditorium would include an 80-foot-tall fly loft and total 25,658 ASF (40,300 GSF). The Performing Arts Complex would serve to replace the Theatre Arts 1300, the Music building 1100, and the TV/Radio program currently held in Building 2000. The Performing Arts Complex would host theatre and music events. The Theatre Arts 1300 and the Music Building 1100 currently offer 150 and 694 seats, respectively. Therefore, the new Performing Arts Complex would offer 844 seats. The Performing Arts Complex could also be used by other schools and entities. The Performing Arts Complex would also include support space, laboratories, and classrooms in a separate two-story building.

Chapman–Newell Instructional Building

The new instructional building would be two stories tall and 35,200 ASF (54,600 GSF) and would include classrooms, faculty offices, and support spaces.

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1.2.2.2 Renovation

Based on the information in the *Proposed Facilities Master Plan Updates* (District 2016b), the projects in the following text have detailed information available and would receive project-level assessment. See Figure 3 for existing campus land uses and Figure 4 for proposed campus land uses. All renovation projects would be funded in part or in totality by Measure J. Renovation of the Business 300 and Humanities 500 buildings will be funded in part by Measure J and also through state funding. State funding is also being considered for renovation of the Math 600 building and the Performing Arts Complex.

Due to the age and condition of the existing buildings, the Facilities Master Plan emphasizes renovation and modernization of existing facilities. The goals of the proposed renovations are to maximize educational space and improve efficiency/utilization of existing facilities. Building renovations could include new energy-efficient lighting, ceilings, flooring, casework, elevators, ADA access, ADA-compliant restrooms, stairwells, and heating, ventilation, and air conditioning systems. Figure 4 shows which facilities are planned for renovation.

Math Building 600

Math Building 600 is located in the center of the campus, south of the Technology and Engineering Building 900. Upon renovation, the building would continue to provide classrooms and the Mathematics and Computer Science Division office.

Renovations to the Math Building 600 would primarily consist of interior finishes, including installation of a new HVAC system and electrical modifications. Fenestrations would also be incorporated into the exterior walls to allow for better air intake. The bathrooms would be remodeled to meet ADA standards. Additionally, the handrails located in the exterior stairwells would need to be replaced to meet ADA standards. Other ADA renovations would be required to allow access for the visually impaired.

The Math Lab and support spaces, which have been vacated, would be converted to classrooms and offices. A new hallway would be added to provide appropriate exiting from the building. Technology upgrades would be required to meet the needs of faculty and students. Reconfiguration of the interior space would be required to create a Math Skills Center with computer stations, whiteboards, work tables, and study rooms. Renovations would also be required to grant students easier access to faculty offices and to create space for students and faculty to meet.

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Physical Education Building 1200 – Wellness Center, Faculty Offices, and Health Center

Physical Education Building 1200 is located in the center of campus, north of the Fine Arts Gallery Building 1000. The Wellness Center, faculty offices, and Health Center are located in the eastern wing, southwestern wing, and western wing, respectively, of Physical Education Building 1200. Upon renovation of the Wellness Center and the Health Center, the buildings would continue to provide space for clinical and psychological services for Fullerton College students. The faculty offices would continue to provide office space for faculty members.

The Wellness Center and Health Center could require relocation to the new Welcome Center, and the remaining areas of the facilities would require interior renovations. Renovations would include the reconfiguration of space to support program needs; upgrade of technology infrastructure; upgrade of building systems, such as mechanical, electrical, plumbing, and structural; increase of restroom capacity to meet current codes; and upgrade of access throughout the building to meet current ADA compliance.

Wilshire Theatre Building 2100

Wilshire Theatre Building 2100 is located in the southwestern corner of campus, south of East Chapman Avenue and north of Wilshire Avenue. Wilshire Theatre Building 2100 would require renovation to serve as a 400-seat concert hall. Renovations would include improved lighting, updated electrical systems, structural reinforcements to support new rigging, and improved backstage support areas. Currently, the second story is not wheelchair accessible. Upon renovation, all areas of the theater would be universally accessible. Remodeled restrooms, theater access, and stage access redesign would also be required to comply with ADA standards. The theater would also require redesign to provide a designated box office.

Business Building 300

Business Building 300 is located in the southwestern portion of campus, south of the Humanities Building 500. Upon renovation, the building would continue to provide classrooms and study space to support the Business program and the Business and Computer Information Systems Division office. Renovations would include a reorganization and modernization of instructional space; remodel and reuse of vacant spaces; upgrades to provide modern instructional technology infrastructure; an increase in restroom capacity to comply with current codes; reconstruction of existing stairs and construction of new stairs and ramps to comply with current codes; replacement of mechanical, electrical, plumbing, telecommunication, and structural systems; retrofits to achieve an exceedance of Title 24 energy requirements by 15%; and hazardous materials abatement.

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Specifically, the interior and exterior of the eastern and western entrances would need to be remodeled and ramps would need to be installed to meet ADA requirements. Openings would also be incorporated into the exterior walls to allow for better air intake. New louvers would be installed throughout the exterior of the building.

Humanities Building 500

Humanities Building 500 is located in the southwestern portion of campus, west of the Library/Learning Resources Center Building 800. Upon renovation, the building would provide classrooms and study space to support the Humanities program, the Humanities Division office, and could support the Veterans Resource Center. Renovations would include a reorganization and modernization of instructional space; remodel and reuse of vacant spaces; updates to provide modern instructional technology infrastructure; an increase in restroom capacity to comply with current codes; reconstruction and construction of new stairs and ramps to comply with current codes; replacement of mechanical, electrical, plumbing, telecommunication, and structural systems; retrofits to achieve an exceedance of Title 25 energy requirements by 15%; and hazardous materials abatement.

A board-formed finish would be applied to the exterior of the building, and tiles would be installed on the roof to appear consistent with the 1930s-era buildings on campus.

These renovations would provide current technology hardware and software and hybrid and flexible classroom and lab space. Additionally, the Veterans Resource Center could require renovations to accommodate the anticipated increase in veteran students. The Assessment Center requires a lab to support 50 students for testing purposes.

Campus Services Building 840

Campus Services Building 840 is located in the western portion of campus, north of Library–Learning Resources Center Building 800. Upon renovation, the Campus Services Building 840 would continue to provide Disability Support Services for students, the mailroom, and a café. Renovations would include the reprogramming of vacant space and the addition of a testing space for students. Doorway modifications would be required to ensure ADA compliance.

Administration Building 100

Administration Building 100 is located in the southwestern portion of campus, south of the Business Building 300. The student services functions currently located in Administration Building 100 would be relocated in the new Welcome Center. Administration Building 100 would be reprogrammed and reconfigured to support Fullerton College’s administrative functions.

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Renovation would include the demolition of the 1957 addition and restoration of the original entrance tower that was built in the 1930s. The Financial Aid Office would be reconfigured to create queuing space for students; space to accommodate staff in private work locations; a private office for the Director of Financial Aid attached or adjacent to the Financial Aid Office; space for intake, including a lowered counter space to accommodate students with mobility impairments; confidential space for intake; and a secured file room to comply with federal record-keeping requirements.

Renovations to the entrance and basement would be required to correct access issues.

Fine Arts Gallery Building 1000

Fine Arts Gallery Building 1000 is located in the southern portion of campus, south of Physical Education Building 1200. The building would continue to provide gallery space and classrooms for the Fine Arts program upon renovation. Renovations would include the installation of new glass doors, illuminated signage, parking, security, and improved construction and preparation space. The existing infrastructure would require replacement. A redesign of classrooms would be required for technology upgrades and to maximize space. Redesign of the studio art labs would also be required to provide space for new art methods, materials, and technology.

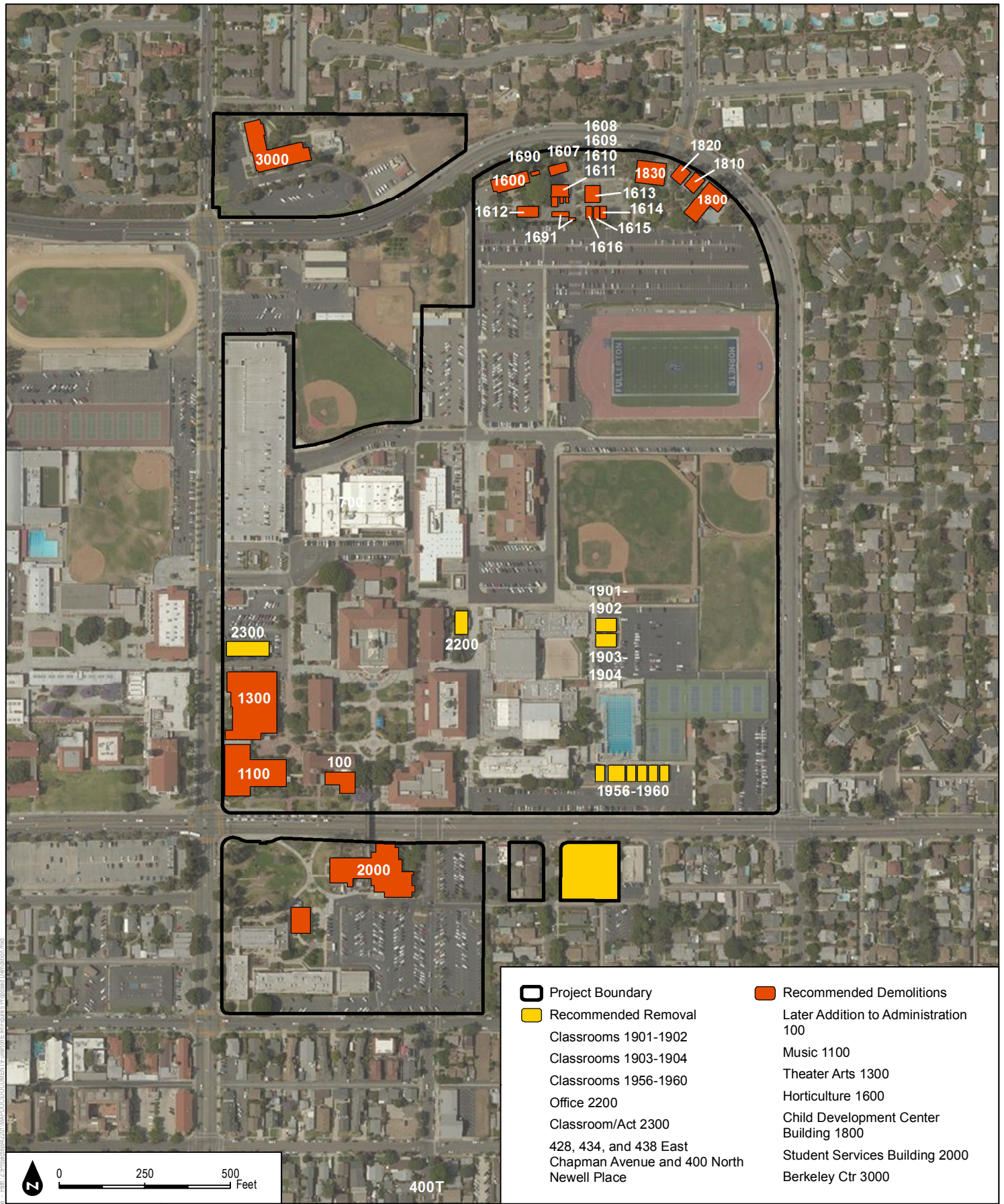
A board-formed finish would be applied throughout the exterior of the building. The existing elevator does not meet current code and would require replacement. Existing handrails in the stairways would also require replacement.

Academic Computing Building 3100

Academic Computing Building 3100 is located in the northernmost portion of the campus, north of Berkeley Avenue. The building would continue to provide academic computing laboratories for students. Renovations would include upgrading technology infrastructure; upgrading building systems, such as mechanical, electrical, plumbing, and structural; increasing restroom capacity to meet current codes; and upgrading access throughout the building to meet current ADA compliance.

1.2.2.3 Demolition

The following facilities would be removed as part of implementation of the proposed project and would be assessed at the project level. Figure 5 shows which facilities are planned for demolition or removal.



SOURCE: Bing Maps, 2016; HMC Architects, 2011

FIGURE 5
Proposed Demolition

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Berkeley Center Building 3000

The existing Berkeley Center Building 3000, constructed in 1960, is located in the northernmost portion of campus, north of Berkeley Avenue. Berkeley Center Building 3000 currently provides space for maintenance and operations, an Assessment Center, and additional facilities space. Removal of this building would provide additional parking for students in the north campus. The services housed in the existing Berkeley Center Building 3000 would be moved to a more central location on campus.

Berkeley Center Building 3000 is a Modern-style, two-story educational building that is L-shape in plan designed by the late master architect William Henry Taylor (1912–1995). The front (northwest) elevation has an uneven roofline and extends out from the rest of the building with broad expanses of brick cladding and windows set flush into the stucco cladding between the brick. There is a separate entrance recessed into the brick wall with a metal door atop a set of concrete steps. The rest of the building is clad in stucco. The rear of the building contains a patio area with concrete walkways, ornamental lawn, and brick planters.

Horticulture Building 1600 Complex

The Horticulture Building 1600 Complex is located in the northeastern corner of campus. The existing buildings range from 17 to 78 years old and currently support the Horticulture program. To accommodate growth in the Horticulture program, the existing buildings would be replaced with more state-of-the-art buildings and outdoor space. The existing buildings are at the end of their useful life.

Theatre Arts Building 1300

Theatre Arts Building 1300 is located in the southwestern portion of the campus. The existing building was built in 1966. To accommodate growth in the Theatre Arts program, the existing building would be replaced with a more updated Performance Arts Complex, which would provide classroom space and accommodate multiple campus programs.

Music Building 1100

Music Building 1100 is located in the southwestern corner of campus, north of East Chapman Avenue. This building was originally constructed in 1966. The intent is to replace Music Building 1100 with a more updated Performance Arts Complex, which would provide classroom space and accommodate multiple campus programs.

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Student Services Building 2000

Student Services Building 2000 is located south of East Chapman Avenue. The original building was constructed in 1984 and would be replaced with a new Welcome Center.

Media Services/Academic Computing/Maintenance and Operation Shops Building 2300

Media Services/Academic Computing/Maintenance and Operation Shops Building 2300 is located on the western edge of campus, north of Theatre Arts Building 1300. This temporary building would be replaced with a new Maintenance and Operations facility and new permanent instructional buildings.

Classrooms 1955–1960

These temporary classrooms are located on the eastern portion of campus, in Lot 8. These temporary buildings would be replaced with new permanent instructional buildings.

Classrooms 1901–1904

These temporary classrooms are located on the eastern portion of campus, in Lot B-2 East. These temporary buildings would be replaced with new permanent instructional buildings.

Office Building 2200

This temporary office building is located in the center of campus, east of Math Building 600. This temporary office building would be replaced with a new Welcome Center, which would provide permanent office space.

Child Development Center Building 1800 Complex

These temporary classrooms are located in the northeastern corner of campus, east of the Horticulture Building 1600 Complex. These temporary classrooms would be replaced with new permanent one-story instructional buildings.

428, 434, and 438 East Chapman Avenue and 400 North Newell Place

These properties are located south of Chapman Avenue and east of North Newell Place and are currently developed with four single-family residences. These properties are currently vacant and would be removed and replaced with an instructional building.

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1.2.2.4 Site Improvement Elements

Various site improvement elements include new signage at campus entryways, clear and safe vehicular drop-offs, and creation of more pedestrian pathways.

Parking/Vehicular Entry Improvements

Primary vehicular circulation is on public streets that surround the campus (Berkeley Avenue, East Chapman Avenue, and North Lemon Street). There is a need to improve circulation and connections on campus between the campus north of Berkeley Avenue and south of East Chapman Avenue, as well as within the main campus. Vehicular drop-off points need to be clearly identified. The campus is not open to bicycles or skateboards.

Pedestrian Circulation

Fullerton College is primarily a pedestrian-oriented campus, but there is a need for more pathways for pedestrians, particularly for students who park in the north and then walk across parking lots to access instructional buildings in the south of campus.

Infrastructure Improvements

New buildings would require sewer, water, storm, gas, telecom, and electrical utilities. The upgrades from the thermal energy storage tank will tie in to the existing utility infrastructure, which would accommodate and support these planned upgrades and modifications. New utility lines would connect to the existing infrastructure.

The existing ventilation and air conditioning infrastructure would be modified to connect all chilled and condensing water to the existing central plant and the thermal energy storage tank. An expansion of the existing chiller plant would also occur to serve these new facilities.

Future energy upgrades as part of the Fullerton College Energy Plan would include new lighting upgrades to interior and exterior facilities, HVAC system upgrades, installation of an automatic weather-sensing irrigation system, and installation of chiller water temperature reset controls (Fullerton College 2017). These upgrades are part of ongoing energy improvements, and are separate activities from the proposed project.

1.3 Regulatory Setting

This section includes a discussion of the applicable national, state, and local laws, ordinances, regulations, and standards governing cultural resources, which must be adhered to before and during construction of the proposed project.

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1.3.1 Federal

Although there is no federal nexus for this project, National Register of Historic Places (NRHP) criteria was addressed in consideration of previous evaluations that identified the Fullerton College Campus as potentially eligible for the NRHP (see Section 2.1.2, Previously Recorded Cultural Resources).

The NRHP is the United States' official list of districts, sites, buildings, structures, and objects worthy of preservation. Overseen by the National Park Service under the U.S. Department of the Interior, the NRHP was authorized under the National Historic Preservation Act, as amended. Its listings encompass all National Historic Landmarks and historic areas administered by the National Park Service.

NRHP guidelines for the evaluation of historic significance were developed to be flexible and to recognize the accomplishments of all who have made significant contributions to the nation's history and heritage. Its criteria are designed to guide state and local governments, federal agencies, and others in evaluating potential entries in the NRHP. For a property to be listed in or determined eligible for listing in the NRHP, the property must be demonstrated to possess integrity and to meet at least one of the following criteria:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history (NRB 2002, p. 2).

Integrity is the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be

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grounded in an understanding of a property's physical features and how they relate to its significance. Historic properties either retain integrity (this is, convey their significance) or they do not. To retain historic integrity a property will always possess several, and usually most, of the seven aspects described above. The retention of specific aspects of integrity is paramount for a property to convey its significance (NPS 1990).

1.3.2 State

California Register of Historical Resources

In California, the term “historical resource” includes, but is not limited to, “any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California” (California Public Resources Code (PRC), Section 5020.1(j)). In 1992, the California legislature established the CRHR “to be used by state and local agencies, private groups, and citizens to identify the state’s historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change” (PRC Section 5024.1(a)). The criteria for listing resources on the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below. According to PRC Section 5024.1(c)(1–4), a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- (2) Is associated with the lives of persons important in our past.
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- (4) Has yielded, or may be likely to yield, information important in prehistory or history (PRC Section 5024.1(c)(1–4)).

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than 50 years old may be considered for listing in the CRHR if it can be demonstrated that sufficient time has passed to understand its historical importance (see 14 CCR 4852(d)(2)).

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The CRHR protects cultural resources by requiring evaluations of the significance of prehistoric and historic resources. The criteria for the CRHR are nearly identical to those for the NRHP, and properties listed or formally designated as eligible for listing in the NRHP are automatically listed in the CRHR, as are the state landmarks and points of interest. The CRHR also includes properties designated under local ordinances or identified through local historical resource surveys.

California Environmental Quality Act

As described further, the following CEQA statutes (PRC Section 21000 et seq.) and CEQA Guidelines (14 CCR 15000 et seq.) are of relevance to the analysis of archaeological, historic, and tribal cultural resources:

- PRC Section 21083.2(g) defines “unique archaeological resource.”
- PRC Section 21084.1 and 14 CCR 15064.5(a) defines “historical resources.” In addition, 14 CCR 15064.5(b) defines the phrase “substantial adverse change in the significance of an historical resource”; it also defines the circumstances when a project would materially impair the significance of a historical resource.
- PRC Section 21074(a) defines “tribal cultural resources.”
- PRC Section 5097.98 and 14 CCR 15064.5(e) set forth standards and steps to be employed following the accidental discovery of human remains in any location other than a dedicated ceremony.
- PRC Sections 21083.2(b) and 21083.2(c) and 14 CCR 15126.4 provide information regarding the mitigation framework for archaeological and historic resources, including examples of preservation-in-place mitigation measures. Preservation in place is the preferred manner of mitigating impacts to significant archaeological sites because it maintains the relationship between artifacts and the archaeological context, and may also help avoid conflict with religious or cultural values of groups associated with the archaeological site(s).

More specifically, under CEQA, a project may have a significant effect on the environment if it may cause “a substantial adverse change in the significance of an historical resource” (PRC Section 21084.1; 14 CCR 15064.5(b)). If a site is either listed or eligible for listing in the CRHR, or included in a local register of historic resources, or identified as significant in a historical resources survey (meeting the requirements of PRC Section 5024.1(q)), it is a “historical resource” and is presumed to be historically or culturally significant for purposes of CEQA (PRC Section 21084.1; 14 CCR 15064.5(a)). The lead agency is not precluded from determining that a

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resource is a historical resource even if it does not fall within this presumption (PRC Section 21084.1; 14 CCR 15064.5(a)).

A “substantial adverse change in the significance of an historical resource” reflecting a significant effect under CEQA means “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired” (14 CCR 15064.5(b)(1); PRC Section 5020.1(q)). In turn, the significance of a historical resource is materially impaired when a project:

- (1) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register; or
- (2) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to Section 5020.1(k) of the PRC or its identification in an historical resources survey meeting the requirements of Section 5024.1(g) of the PRC, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- (3) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register as determined by a lead agency for purposes of CEQA (14 CCR 15064.5(b)(2)).

Pursuant to these sections, the CEQA inquiry begins with evaluating whether a project site contains any “historical resources,” then evaluates whether that project will cause a substantial adverse change in the significance of a historical resource such that the resource’s historical significance is materially impaired.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, the lead agency may require reasonable efforts be made to permit any or all of these resources to be preserved in place or left in an undisturbed state. To the extent that they cannot be left undisturbed, mitigation measures are required (PRC Sections 21083.2(a), (b), and (c)).

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Section 21083.2(g) defines a unique archaeological resource as an archaeological artifact, object, or site about which it can be clearly demonstrated that without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- (1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- (2) Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- (3) Is directly associated with a scientifically recognized important prehistoric or historic event or person (PRC Section 21083.2(g)).

Impacts to non-unique archaeological resources are generally not considered a significant environmental impact (PRC Section 21083.2(a); 14 CCR 15064.5(c)(4)). However, if a non-unique archaeological resource qualifies as a tribal cultural resource (PRC Section 21074(c), 21083.2(h)), further consideration of significant impacts is required.

Section 15064.5 of the CEQA Guidelines assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. As described below, these procedures are detailed in PRC Section 5097.98.

California Health and Safety Code Section 7050.5

California law protects Native American burials, skeletal remains, and associated grave goods, regardless of their antiquity, and provides for the sensitive treatment and disposition of those remains. California Health and Safety Code Section 7050.5 requires that if human remains are discovered in any place other than a dedicated cemetery, no further disturbance or excavation of the site or nearby area reasonably suspected to contain human remains shall occur until the County coroner has examined the remains (California Health and Safety Code, Section 7050.5(b)). PRC Section 5097.98 also outlines the process to be followed in the event that remains are discovered. If the coroner determines or has reason to believe the remains are those of a Native American, the coroner must contact the NAHC within 24 hours (California Health and Safety Code, Section 7050.5(c)). The NAHC will notify the “most likely descendant.” With the permission of the landowner, the most likely descendant may inspect the site of discovery. The inspection must be completed within 48 hours of notification of the most likely descendant by the NAHC. The most likely descendant may recommend means of treating or disposing of, with appropriate dignity, the human remains and items associated with Native Americans.

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1.3.3 Local

The Fullerton Plan

The Built Environment and Revitalization sections of *The Fullerton Plan*, the City's General Plan (City of Fullerton 2012a), briefly discuss goals and policies associated with preservation of the built environment. The following are excerpted portions pertinent to the Fullerton College Facilities Master Plan.

Goal 4 Value and preserve historic resources.

Policy 4.2: 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.

Policy 4.3: Historic Resources Maintenance and Enhancement

Support projects, programs, policies, and regulations to promote the maintenance, restoration, and rehabilitation of historical resources.

Policy 4.4: Historic Character and Sense of Place

Support projects, programs, policies, and regulations to reinforce the character and sense of place of established neighborhoods and districts by protecting and preserving those elements in both the private and public realms which contribute to the historic character through the use of tools including, but not limited to, preservation overlay zones and landmark districts.

Policy 4.5: Historic Building Preservation

Support projects, programs, policies, and regulations to encourage the protection and preservation of individual historic structures throughout the City, but with particular attention to the preservation of noteworthy architecture in the downtown.

Policy 4.7: Responsiveness to Historic Context

Support projects, programs, policies, and regulations to design new buildings that respect the integrity of nearby historic buildings while clearly differentiating the new from the historic.

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Policy 4.9: Historic Building Retrofits

Support projects, programs, policies, and regulations to encourage the retrofit of historic buildings in ways that preserve their architectural design character, consistent with life safety considerations, maintaining the unique visual image of Fullerton.

Goal 11 Revitalization activities that result in community benefits and enhance the quality of life in neighborhoods, districts, and corridors.

Policy 11.3: Preservation-Based Revitalization

Support policies, projects, and programs concerning historic preservation to protect Fullerton's heritage, revitalize neighborhoods, generate design and construction jobs, and bolster the community's sense of place.

City of Fullerton Municipal Code

Although the City of Fullerton has no jurisdiction over the proposed project, the college is located within the City of Fullerton. Therefore, local designation criteria are applicable to significance evaluations on campus. In the City of Fullerton Municipal Code, a "Significant Property" is defined as an individual building, structure, or feature that is considered a historical or cultural resource in the City and that is eligible for "Historical Landmark" designation. A list of Significant Properties is contained in the Resource Management Element of The Fullerton Plan.

15.48.060. Criteria for Designation

- A. In considering a request for a "Historical Landmark" designation, the following criteria shall be used in 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.

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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.
- B. In considering a request for a “Landmark District” designation, support of the designation should be demonstrated by a substantial majority of the property owners within the boundary of the proposed district (City of Fullerton Municipal Code, Ordinance 2982, 2001).

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2 BACKGROUND RESEARCH

2.1 CHRIS Records Search

On December 14, 2016, Dudek archaeologist Adriane Dorrlor conducted a search of the California Historical Resources Information System (CHRIS) at the South Central Coastal Information Center (SCCIC), located on the campus of California State University, Fullerton. The search included any previously recorded cultural resources and investigations within a 0.5-mile radius of the project site. The CHRIS search also included a review of the NRHP, the CRHR, the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historic Resources Inventory list. The records search results maps and bibliography of previous studies are provided in Confidential Appendix A.

2.1.1 Previously Conducted Cultural Resources Studies

A total of seven cultural resources studies were previously conducted within a 0.5-mile radius of the project site (Table 1). Of these, one study (OR-03509) overlaps the current project site. An additional seven studies were conducted within the La Habra and Anaheim quadrangles that may include portions of the proposed project site. However, these studies are not mapped due to insufficient locational data. Confidential Appendix A provides a complete bibliography from the SCCIC, including the unmapped studies not included in Table 1.

Table 1
Previously Conducted Cultural Resources Studies within 0.5 Miles of the Project Site

SCCIC Report No.	Title of Study	Author(s) and Date	Proximity to Project Site
OR-00559	Archaeological Survey of T.t. No. 9730, City of Fullerton, County of Orange, California	Cottrell, Marie G., 1977	Overview Study
OR-01114	An Archaeological Assessment for the Florence Crittenton Services of Orange County Fullerton, California	Cameron, Constance, 1991	Outside
OR-02101	An Archaeological Survey of Redevelopment Property in the City of Fullerton for the Orange County Transit District	Cameron, Constance, 1979	Outside
OR-02512	Cultural Resource Assessment, AT&T Wireless Services Facility No. 13054a, Orange County, California	Duke, Curt and Judith Marvin, 2002	Outside
OR-02564	Archaeological Assessment for Paseo Park, City of Fullerton, California	Demcak, Carol R., 2002	Outside
OR-02763	Proposed Verizon Wireless Facility: Commonwealth (9990225) in the City of Fullerton, Orange County, California	Maki, Mary K., 2001	Outside

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Table 1
Previously Conducted Cultural Resources Studies within 0.5 Miles of the Project Site

SCCIC Report No.	Title of Study	Author(s) and Date	Proximity to Project Site
OR-2766	Cultural Resources Records Search and Literature Review Report for a Verizon Wireless Telecommunications Facility: Cell Site Commonwealth (99900225) in the City of Fullerton, Orange County, California	Mason, Roger D., 2001	Outside
OR-02768	Archaeological Survey and Record Search for Opsc-0038, La/Fullerton, Fullerton, Orange County (800-42)	Holson, John, 2002	Outside
OR-02811	Cultural Resource Assessment at AT&T Wireless Services Facility No. 13055a Orange County, California	Duke, Curt, 2002	Outside
OR-02831	Records Search for Crosswalk Lighting Project, Commonwealth Ave. at Yale Ave., City of Fullerton	Allen, Kathleen C., 2003	Outside
OR-02832	Records Search for Crosswalk Lighting Project, Raymond Ave. at Wilshire Ave., City of Fullerton	Allen, Kathleen C., 2003	Outside
OR-02839	Records Search for Crosswalk Lighting Project, Harbor Boulevard at Ellis Place, City of Fullerton	Allen, Kathleen C., 2003	Outside
OR-02895	Cultural Resources Records Search and Site Visit Results for Nextel Communications Candidate Ca8762a 147 East Amerige Avenue, Fullerton, Orange County, California	Bonner, Wayne H., 2005	Outside
OR-03298	(see LA7871) Historical Resource Evaluation Report Third Main Track and Grade Separation Project Hobart (mp 148.9) to Basta (mp 163.3), BNSF/Metrolink East-West Main Line Railroad Track, Vernon to Fullerton, Los Angeles and Orange Counties, California	Tang, Bai "Tom" and Teresa Woodward, 2003	Outside
OR-03509	Cultural Resources Survey, Fullerton College, North Orange County Community College District	Secord, Paul R., 2003	Within
OR-03825	A Cultural Resources Inventory of Planning Area 9B and 9C, Irvine, California	Drover, Christopher, 2000	Outside
OR-03921	Cultural Resources Records Search and Site Visit Results for T-Mobile USA Candidate LA03022-A (Fullerton Hand Car Wash), 812 North Harbor Boulevard, Fullerton, Orange County, California	Bonner, Wayne, 2010	Outside
OR-04012	Records Search for Bechtel Corporation Site LSANCA3028 (Elks Club C.O.W.)	Wlodarski, Robert, 2008	Outside
OR-04045	American Recovery and Reinvestment Act (ARRA) Funded Security Enhancement Project (PRJ29112364) – Station Hardening CCTV Surveillance System Upgrades, and Airborne Particle Detection at Fullerton Station, Fullerton, Orange County, California	Speed, Lawrence, 2009	Outside
OR-04086	Archaeological and Paleontological Resources Monitoring Compliance Report for the Fullerton transit Project, City of Fullerton, Orange County, California	Glover, Amy and Gust, Sherri, 2011	Outside

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Table 1
Previously Conducted Cultural Resources Studies within 0.5 Miles of the Project Site

SCCIC Report No.	Title of Study	Author(s) and Date	Proximity to Project Site
OR-04467	Cultural Resources Records Search Results for T-Mobile West, LLC Candidate LA02531A (CM531 AT&T Office) 143 Amerige Avenue, Fullerton, Orange County, California	Bonner, Diane, Wills, Carrie and Crawford, Kathleen, 2014	Outside
OR-04467A	Direct APE Historic Architectural Assessment for T-Mobile West, LLC Candidate LA02531A (CM531 AT&T Office) 143 Amerige Avenue, Fullerton, Orange County, California	Bonner, Wayne H. and Kathleen A. Crawford, 2014	Outside

Notes:

SCCIC = South Central Coastal Information Center.

Items shown in **bold** are on the project site.

OR-03509

In August 2003, Paul Secord of UltraSystems Environmental Incorporated prepared the *Cultural Resources Survey, Fullerton College, North Orange County Community College District*. The study was prepared as part of an EIR for the Fullerton College Master Development Plan. A total of seven buildings were recommended as eligible for the CRHR and NRHP: Fullerton College Student Union Building 800, Fullerton College Industrial Building, Fullerton College Commerce Building 300, Fullerton College Administration Building 100, Wilshire Theatre Building 2100 (School Auditorium), Wilshire School Building 1A (Elementary School), and Wilshire School Building 2A (Elementary School).

GPA 2015

One additional study within the proposed project site that was not identified by the CHRIS records search is a 2015 study conducted by GPA Consulting (GPA) entitled *428, 434, and 438 East Chapman Avenue, Fullerton, California, Historical Resource Evaluation Report*. This report presents the results of a historical resource evaluation of three properties using NRHP, CRHR, and Fullerton Historical Landmark criteria. The study concluded that none of the properties appear eligible for listing in any of the three registration programs due to a lack of historical significance.

2.1.2 Previously Recorded Cultural Resources

Forty-two cultural resources were previously recorded within 0.5 miles of the project site (Table 2). Two of these resources overlap the proposed project site: Fullerton Junior College (FJC) (30-157212) and Wilshire Junior High School (30-157290). Both of these resource evaluations were

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updated as part of the current study. There is one archaeological resource recorded within 0.5 miles of the project site (30-001712). Of the 41 structures and buildings recorded within 0.5 miles of the project site, 13 are listed in the NRHP (30-157210, -157213, -157218, -157226, -157232, -157247, -157253, -157254, -157261, -157278, -157289, -157299, and -157300), 8 are listed as City of Fullerton Local Landmarks (30-157210, -157211, -157213, -157253, -157254, -157261, -157289 and -157290), 1 is listed as a City of Fullerton Potential Local Landmark and is recognized as a City of Fullerton Significant Property (30-157212), 1 was found to be a contributing property to a district eligible for local listing (30-156665), and 2 were determined not eligible through Section 106 consultation (30-161896 and -162503).

Table 2
Previously Recorded Cultural Resources within 0.5 Miles of the Project Site

Primary Number	Resource Description	Recorded By/Year	NRHP/CRHR Eligibility Status	Proximity to Project Site
30-001712	Historic: Fullerton Transit Historical Refuse deposit (CA-ORA-1712H)	Mort, J., 2010	Unknown	Outside
30-001724	Union Pacific Park	Gold, A., 2013	Unknown	Outside
30-156665	Historic: 1321 Frances Ave. (place where Hawaiian Punch formula was invented)	Jones, T., 2007	5D2	Outside
30-157210	Historic: Plummer (Louis) Auditorium, 201 East Chapman Ave.	Miller, E., 1979	1S (HL-10)	Outside
30-157211	Historic: Fullerton Union High School, 201 East Chapman Ave.	Miller, E., 1979	7N; (HL-78, -79, -81)	Outside (adjacent to southwest)
30-157212	Historic: Fullerton Junior College, 321 East Chapman Ave.	Miller, E., 1979	7N; Potential Local Landmark (recognized as significant property)	Within
30-157213	Historic: Hetebrink (John) House, 515 East Chapman Ave.	Miller and Woodward, 1978	1S; (HL-40)	Outside
30-157218	Historic: Commercial Building, Amerige (George) Block (Addresses include: 109, 111, 113, 115, 117, 119, 121, 123 East Commonwealth Ave.)	Miller, E., 1979	1S	Outside
30-157226	Historic: Old Fellows Hall, 114 East Commonwealth Ave.	Miller, E., 1979	1S	Outside
30-157227	Historic: Commercial Building, 118 East Commonwealth Ave.	Miller, E., 1979	5S2	Outside
30-157228	Historic: Pacific Electric Railway Depot, 128 East Commonwealth Ave.	Stone, M., 1978	2S	Outside
30-157229	Historic: Residence, Davies (Richard Thomas) House, 145 East Commonwealth Ave.	Stone, M., 1978	7N	Outside

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Table 2
Previously Recorded Cultural Resources within 0.5 Miles of the Project Site

Primary Number	Resource Description	Recorded By/Year	NRHP/CRHR Eligibility Status	Proximity to Project Site
30-157230	Historic: Fullerton Post Office, 202 East Commonwealth Ave.	Miller, E., 1979	Unknown	Outside
30-157232	Historic: Fullerton City Hall, 237 West Commonwealth Ave.	Richey, D., 2002	1S	Outside
30-157234	Historic: Loumagne's Market, 329 East Commonwealth Ave.	Miller, E., 1979	5S2	Outside
30-157235	Historic: Grumwald's (Gus) Tin Shop, 341 East Commonwealth Ave.	Miller, E., 1979	5S2	Outside
30-157237	Historic: Multi-family Residence, 520 East Commonwealth Ave.	Williman, L., 1979	5S2	Outside
30-157238	Historic: Residence, 524 East Commonwealth Ave.	Williman, L., 1979	5S2	Outside
30-157247	Historic: Farmers and Merchants Bank of Fullerton, 122 North Harbor Blvd.	Marsh, D., 1993	1S	Outside
30-157248	Historic: Masonic Temple, 201-203 North Harbor Blvd.	Stone, M., 1978	7N	Outside
30-157252	Historic: Peninsula Oil Burner Company, 425-427 South Harbor Blvd.	Miller, E., 1979	5S2	Outside
30-157253	Historic: Fox Fullerton Theatre Complex, 500-512 North Harbor Blvd.	Richey, D., 2006	1S (HL-35)	Outside
30-157254	Historic: Masonic Temple, 501 North Harbor Blvd.	National Park Service, 1995	1S (HL-43)	Outside
30-157261	Historic: Hillcrest Park, 200 Brea Blvd.	Richey, D., 2003	1S (HL-6)	Outside
30-157270	Historic: Residence, 117 South Pomona Ave.	Bryant, W., 1979	7N	Outside
30-157278	Historic: Santa Fe Railway Passenger and Freight Depot	Stone, M., 1978	1S, 3S, 2S3, 2S, 2S2	Outside
30-157280	Historic: Commercial Building, 125 West Santa Fe Ave.	Miller, E., 1979	5S2	Outside
30-157281	Historic: Sanitary Laundry, 225 West Santa Fe Ave.	Miller, E., 1979	5S2	Outside
30-157284	Historic: Union Pacific Passenger and Freight Depot	Stone, M., 1978	3S	Outside
30-157289	Historic: Dewella Apartments, 234 East Wilshire Ave.	National Park Service, 2009	1S (HL-70)	Outside
30-157290	Historic: Wilshire Junior High School, 315 East Wilshire Ave.	William, L. 1979	7N (HL-12)	Within
30-157299	Historic: Fullerton Union Pacific Depot, 100 East Santa Fe Ave.	Loomis, J., 1982	1S	Outside
30-157300	Historic: Chapman Building, 110 East Wilshire Ave.	Galvin, T., 1982	1S	Outside

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Table 2
Previously Recorded Cultural Resources within 0.5 Miles of the Project Site

Primary Number	Resource Description	Recorded By/Year	NRHP/CRHR Eligibility Status	Proximity to Project Site
30-161896	Historic: Residence at 412 S. Pomona Ave.	Morad, L., 1991	6Y	Outside
30-162503	Historic: 134 West Truslow Ave.	SHPO, 1995	6Y	Outside
30-176663 / 19-186804	Historic: Burlington Northern Santa Fe Railway	McCormick, S. 2007; Tang, B. 2002	6Z	Outside
30-176766	Historic: Fullerton First Methodist Episcopal Church, 117 N. Pomona Ave.	Richey, D., 2000	Unknown	Outside
30-176951	Historic: Residence, 615 E. Commonwealth Ave.	Jacquemain, T., 2009	5D2	Outside
30-177471	Historic: Fender's Radio Service, 1-7 S. Harbor Blvd.	National Park Service, 2013	1S	Outside
30-177510	Historic: Pacific Telephone and Telegraph Company, 143 East Amerige Ave.	Gallegos and Taniguchi, 2005	6Y	Outside
30-179864	Historic: Residence, 408 E. Truslow Ave.	SHPO, 2003	Unknown	Outside

Notes:

1S: Individual property listed in the NRHP by the Keeper. Listed in the CRHR.

2S: Individual property determined eligible for NRHP by the Keeper. Listed in the CRHR.

2S2: Individual property determined eligible for NRHP by a consensus through Section 106 process. Listed in the CRHR.

2S3: Individual property determined eligible for NRHP by Part 1 Tax Certification. Listed in the CRHR.

3S: Appears eligible for NRHP as an individual property through survey evaluation.

5D2: Contributor to a district that is eligible for local listing or designation.

5S2: Individual property that is eligible for local listing or designation.

6Y: Determined ineligible for the NRHP by consensus through Section 106 process. Not evaluated for CRHR or local listing.

6Z: Found ineligible for NRHP, CRHR, or local designation through survey evaluation.

7N: Needs to be reevaluated (formerly NRHP status code 4).

HL: City of Fullerton Local Landmark.

Resources shown in **bold** are on the project site.

30-157212

A Historic Resources Inventory form was completed for FJC by Emily Miller in March of 1979. The form identified four of the buildings on the FJC Campus that were constructed with Works Progress Administration (WPA) funding throughout the 1930s by architect Harry Vaughn.

30-157290

A Historic Resources Inventory form was completed for the Wilshire Junior High School by Lex Williman in March of 1979. The survey identified three buildings that were constructed with WPA funding in the 1930s by an unknown architect.

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428, 434, and 438 East Chapman Avenue

As previously discussed, these previously recorded and evaluated resources were not identified by the CHRIS records search but fall within the proposed project site. In 2015, GPA evaluated all three properties using NRHP, CRHR, and Fullerton Historical Landmark criteria. The study concluded that none of the properties appear eligible for listing in any of the three registration programs due to a lack of historical significance.

2.2 Native American Coordination

As part of the process of identifying cultural resources within or near the project site, Dudek contacted the NAHC to request a review of the Sacred Lands File. The NAHC emailed a response on January 19, 2017, which stated that the Sacred Lands File search was completed with negative results. Because the Sacred Lands File search does not include an exhaustive list of Native American cultural resources, the NAHC suggested contacting Native American individuals and/or tribal organizations who may have direct knowledge of cultural resources in or near the project site. The NAHC provided the contact list along with the Sacred Lands File search results. Documents related to the NAHC Sacred Lands File search are included in Appendix B.

Dudek prepared and sent letters to each of the nine persons and entities on the contact list requesting information about cultural sites and resources in or near the project site. These letters, mailed on February 16, 2017, contained a brief description of the proposed project, a summary of the Sacred Lands File and SCCIC search results and survey results, and a reference map. Recipients were asked to reply within 15 days of receipt of the letter should they have any knowledge of cultural resources in the area.

Dudek has received one response to the coordination letters to date (Appendix B). On February 24, 2017, Andrew Salas, Chairman of the Gabrieleño Band of Mission Indians – Kizh Nation responded via email. Mr. Salas stated that the proposed project site is in an area where the ancestral territories of Kizh Gabrieleño villages overlapped during the Late Prehistoric and Protohistoric periods. For this reason, Mr. Salas considers the project site to be highly sensitive for cultural resources and recommends the presence of both a Native American monitor and an archaeological monitor on site during all ground-disturbing activities.

The proposed project is subject to compliance with Assembly Bill 52 (PRC 21074), which requires consideration of impacts to “tribal cultural resources” as part of the CEQA process, and requires the CEQA lead agency to notify any groups (who have requested notification) of the proposed project who are traditionally or culturally affiliated with the geographic area of the

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project. Because Assembly Bill 52 is a government-to-government process, all records of correspondence related to Assembly Bill 52 notification and any subsequent consultation are on file with the District. At the time this report was written, the District indicated they had not received any AB 52 consultation requests on the proposed project at Fullerton College.

2.3 Building Development Research

On February 24, 2017, Dudek contacted Oscar Saghie, Project Manager of Campus Capital Projects, to inquire about access to Fullerton College Campus building as-built drawings and schematics, and to obtain copies of any available reports and historic reference documents on file with Fullerton College or the District. Mr. Saghie arranged for access to the District's electronic collection of campus as-built drawings and schematics, which date from 1933 to 2013.

Dudek also reviewed a set of documents and photographs available online through the Fullerton College Library called *Fullerton College: A Pictorial History*, which includes a collection of historic photographs of the campus with content largely written by Debora Richey et al. in 2012.

Other sources of information regarding the history and development of the campus included the following:

- *Los Angeles Times* (1923–current), accessed via ProQuest Historical Newspapers
- *Los Angeles Times*, accessed via Newspapers.com
- *San Diego Union*, accessed via Genealogybank.com
- *San Francisco Chronicle*, accessed in person at Fullerton Public Library Local History Room on March 16, 2017
- *Fullerton News Tribune*, accessed in person at Fullerton Public Library Local History Room on March 16, 2017
- *Fullerton City Directories*, accessed in person at the Fullerton Public Library Local History Room on March 16, 2017
- *Archival and historical files*, accessed in person at the Fullerton Public Library Local History Room on March 16, 2017
- *Fullerton Through the Years: A Survey of Architectural, Cultural & Environmental Heritage*, accessed through the City of Fullerton's website at www.cityoffullerton.com
- Historical aerial photograph research from the years 1952, 1953, 1954, 1963, 1972, 1994, 2002, 2003, 2004, 2005, 2009, 2010, and 2012 (NETROnline 2017)
- 1927–1949 Sanborn Fire Insurance Company maps (Sanborn).

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3 HISTORIC CONTEXT

Post-contact history for the State of California is generally divided into three periods: the Spanish period (1769–1822), Mexican period (1822–1848), and American period (1848–present). Although Spanish, Russian, and British explorers visited the area for brief periods between 1529 and 1769, the Spanish period in California begins with the establishment in 1769 of a settlement at San Diego and the founding of Mission San Diego de Alcalá, the first of 21 missions constructed between 1769 and 1823. Independence from Spain in 1821 marks the beginning of the Mexican period, and the signing of the Treaty of Guadalupe Hidalgo in 1848, ending the Mexican–American War, signals the beginning of the American period, when California became a territory of the United States.

Spanish Period (1769–1822)

Spanish explorers made sailing expeditions along the coast of Southern California between the mid-1500s and mid-1700s. In search of the legendary Northwest Passage, Juan Rodríguez Cabrillo stopped in 1542 at present-day San Diego Bay. With his crew, Cabrillo explored the shorelines of present-day Santa Catalina Island, as well as San Pedro and Santa Monica Bays. Much of the present-day California and Oregon coastline was mapped and recorded in the next half-century by Spanish naval officer Sebastián Vizcaíno. Vizcaíno’s crew also landed on Santa Catalina Island and at San Pedro and Santa Monica Bays, giving each location its long-standing name. The Spanish crown laid claim to California based on the surveys conducted by Cabrillo and Vizcaíno (Bancroft 1885; Gumprecht 1999).

More than 200 years passed before Spain began the colonization and inland exploration of Alta California. The 1769 overland expedition by Captain Gaspar de Portolá marks the beginning of California’s Historic period, occurring just after the King of Spain installed the Franciscan Order to direct religious and colonization matters in assigned territories of the Americas. With a band of 64 soldiers, missionaries, Baja (lower) California Native Americans, and Mexican civilians, Portolá established the Presidio of San Diego, a fortified military outpost, as the first Spanish settlement in Alta California. In July of 1769, while Portolá was exploring Southern California, Franciscan Friar Junípero Serra founded Mission San Diego de Alcalá at Presidio Hill, the first of the 21 missions that would be established in Alta California by the Spanish and the Franciscan Order between 1769 and 1823.

The Portolá expedition first reached the present-day boundaries of Los Angeles in August 1769, thereby becoming the first Europeans to visit the area. Father Crespi named “the campsite by the river Nuestra Señora la Reina de los Angeles de la Porciúncula” or “Our Lady the Queen of the Angeles of the Porciúncula.” Two years later, Friar Junípero Serra returned to the valley to establish a Catholic mission, the Mission San Gabriel Arcángel, on September 8, 1771 (Kyle 2002).

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Mexican Period (1822–1848)

A major emphasis during the Spanish period in California was the construction of missions and associated presidios to convert the Native American population to Christianity and integrated communal enterprise. Incentives were also provided to bring settlers to pueblos or towns, but just three pueblos were established during the Spanish period, only two of which were successful and grew into California cities (San José and Los Angeles). Several factors kept growth within Alta California to a minimum, including the threat of foreign invasion, political dissatisfaction, and unrest among the indigenous population. After more than a decade of intermittent rebellion and warfare, New Spain (Mexico and the California territory) won independence from Spain in 1821. In 1822, the Mexican legislative body in California ended isolationist policies designed to protect the Spanish monopoly on trade, and decreed California ports open to foreign merchants (Dallas 1955).

Extensive land grants were established in the interior during the Mexican period, in part to increase the population inland from the more settled coastal areas where the Spanish first concentrated their colonization efforts. Nine ranchos were granted between 1837 and 1846 in the future Orange County area (Middlebrook 2005). Among the first ranchos deeded within the future Orange County were Manuel Nieto's Rancho Las Bolsas (partially in the future Los Angeles County), granted by Spanish Governor Pedro Fages in 1784, and the Rancho Santiago de Santa Ana, granted by Governor José Joaquín Arrillaga to José Antonio Yorba and Juan Pablo Peralta in 1810. The secularization of the missions following Mexico's independence from Spain resulted in the subdivision of former mission lands and establishment of many additional ranchos.

During the supremacy of the ranchos (1834–1848), landowners largely focused on the cattle industry and devoted large tracts to grazing. Cattle hides became a primary Southern California export, providing a commodity to trade for goods from the east and other areas in the United States and Mexico. The number of non-native inhabitants increased during this period because of the influx of explorers, trappers, and ranchers associated with the land grants. The rising California population contributed to the introduction and rise of diseases foreign to the Native American population, who had no associated immunities.

American Period (1848–Present)

War in 1846 between Mexico and the United States precipitated the Battle of Chino, a clash between resident *Californios* and Americans in the San Bernardino area. The Mexican–American War ended with the Treaty of Guadalupe Hidalgo in 1848, ushering California into its American period.

California officially became a state with the Compromise of 1850, which also designated Utah and New Mexico (with present-day Arizona) as U.S. Territories (Waugh 2003). Horticulture and

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livestock, based primarily on cattle as the currency and staple of the rancho system, continued to dominate the Southern California economy through 1850s. The Gold Rush began in 1848 and, with the influx of people seeking gold, cattle were no longer desired mainly for their hides but also as a source of meat and other goods. During the cattle boom of the 1850s, rancho *vaqueros* drove large herds from Southern to Northern California to feed that region's burgeoning mining and commercial boom. The cattle boom ended for Southern California as neighboring states and territories began driving herds to Northern California at reduced prices. Operation of the huge ranchos became increasingly difficult, and droughts severely reduced their productivity (Cleland 1941).

3.1 City of Fullerton Historical Overview

Residential Development

The architectural development of the City of Fullerton, as for a lot of cities, was shaped by the demographics of the City. Unlike high-style architectural movements seen in other cities, Fullerton represents a middle- and working-class development pattern starting prior to the City's founding in 1887. Prior to 1887, the development within Fullerton was largely pioneer settlements without significant architectural presences. It was not until the early 1900s that residential and commercial development really took off in Fullerton. Another interesting feature of the development in Fullerton is the concept of moving buildings from their original locations. The following discussion on residential development is largely based on information from *Fullerton Through the Years: A Survey of Architectural, Cultural & Environmental Heritage*, prepared for the Development Services Department (DSD) in 2002.

The period of Fullerton's architectural history beginning in 1900 represents a departure from the early founding patterns and a move to modern city development. Fullerton was largely an agricultural community until oil was discovered in 1890. The resulting oil boom in Fullerton continued into the 1920s, making a great deal of the residential and commercial developments of the early twentieth century possible (Morris et al. 2004). Although there are a few surviving pre-1900 buildings, most of the visible architectural development in the City is post-1900. Most of the buildings built prior to the turn of the century were largely vernacular and lacked the sophistication and key elements for classification as high style. Even though recognizable architectural styles appeared in Fullerton after the turn of the century, Fullerton was primarily a working- and middle-class city. This is reflected in buildings from the period, which lack many of the high-style elements seen in the truest forms of the early twentieth century styles.

Like other cities throughout the United States, Fullerton saw a boom era in the 1920s that laid the groundwork for the City's residential architectural foundation. The boom was seen in both residential and commercial building types and can largely be attributed to the oil boom. In 1920, Fullerton established an unofficial policy stating that Spanish Colonial Revival should be the

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style used when designing commercial and civic buildings, a policy that was largely followed by the business and civic leaders of the City until the 1950s.

One of the most prevalent architectural styles seen in Fullerton residential development of the early twentieth century is the Craftsman style, specifically the California Bungalow. Having originated in Southern California with Greene and Greene residential architecture, the movement spread throughout the United States and has an especially strong presence throughout California. In the City of Fullerton, California bungalows were popular and prevalent from 1915 to 1925 (DSD 2002; McAlester 2015).

Although the California Bungalow's popularity seemed unlikely, with its heavy use of wood in an area like Southern California where termite populations were high, it flourished. One of the key characteristics of the California Bungalow is the simplistic beauty and small footprint, which made it ideal for small families living on a middle-class budget. The key features of the style include one- to two-story designs, overhanging eaves, distinct horizontal lines, low pitched roof designs, wood shingle detailing, large front porches either centered or offset, paired windows, Craftsman style doors, interior built-in cabinets, recessed entryways, stone or brick fireplaces, and battered wooden porch supports (DSD 2002; McAlester 2015).

The California Bungalow was also taken a step further in cities like Fullerton, being used to create a Bungalow Court. A Bungalow Court is a collection of bungalows placed around a shared garden space to create a U shape. The intention of the Bungalow Court was to create a multi-family dwelling concept that provided greenspace for families or individuals who could not afford a single-family residence on their own private lot. Fullerton Bungalow Courts were placed near the downtown area within easy walking distance of urban amenities. Like standard Bungalow Courts, Fullerton Bungalow Courts typically provided six to ten units in a U shape, with a larger bungalow to the rear of the property forming the base of the U shape (DSD 2002).

In addition to California Bungalows, the Cottage/Storybook style also had some popularity in Fullerton during the 1920s. According to Fullerton Heritage, a local builder named E.S. Gregory built a tract of cottages on the north side of East Whiting Avenue and later the City built a model Cottage as a way to promote home buying in the City. The Cottage movement in Fullerton was short-lived and was not seen past 1935 in Fullerton, but there are still numerous examples remaining in the City today (DSD 2002).

The City of Fullerton experienced its last big housing boom following World War II (WWII) as veterans and young families were looking for places to call home. Throughout the 1940s and 1950s, the building permit valuations saw an incredible increase from \$2.5 million in 1948 to \$114 million by 1956 (DSD 2002; Morris et al. 2004).

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3.2 Fullerton College Historical Overview

The following historical context is largely drawn from the Fullerton College Library's *Fullerton College: A Pictorial History* (Richey et al. 2012).

3.2.1 Fullerton College Beginnings

Educational development in the City of Fullerton quickly followed the City's founding in 1887. Although high schools and grammar schools were the frontrunners in educational development, the City residents and leaders quickly realized that they needed an educated workforce for their growing city. In 1907 California became the first state with legislation that allowed for the establishments of junior colleges. The City of Fullerton quickly adapted the legislation and by April of 1913 established a junior college program stemming from the Fullerton Union High School. According to Fullerton College Library's *Fullerton College: A Pictorial History*, FJC first opened in September of 1913 with the following:

...enrollment of twenty-eight male and female students who registered for twelve classes, including English, Art, History, Logic, Psychology, Mathematics, Physics, Chemistry, German, Mechanical Drawing, and Manual Training (Richey et al. 2012).

On April 10, 1933, the California Field Act was passed to allow state input, inspection, and approval on school building plans. The Field Act was established as a reactionary legislative act to the Long Beach Earthquake of 1933 and the resulting damage and destruction caused to schools throughout Southern California. The 6.4 magnitude earthquake proved many schools unsafe and constructed without safeguards to protect against earthquake damage. Moving forward, all school building renovations and constructions had to be compliant with Field Act legislation to avoid a repeat of the events of the Long Beach Earthquake. In 1949, Donald Beach Kirby, president of the American Institute of Architects (AIA) in San Francisco, stated that all schools since 1933 met the requirements laid out by the Field Act of 1933 (SDU 1949; Alquist 2007).

In 1933, the Board of Trustees purchased 16 acres of land one block east of Fullerton Union High School. The acquisition of this parcel of land was the first official step taken by the board to separate the high school from the new FJC Campus. The Board of Trustees hired architect Harry K. Vaughn (1882–1962) to replace Carleton M. Winslow (Vaughn's mentor) as campus architect. Winslow was hired by the District in 1919 and designed all major buildings on the adjacent Fullerton Union High School campus. Prior to arriving in Fullerton, Vaughn had worked closely with Winslow on the extremely influential Panama-California International Exposition in San Diego (1915-1917) and followed Winslow back to Los Angeles to work on the

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high school project. While working with Winslow on the high school campus, Vaughn oversaw the finalization of drawings as well as construction of the buildings.

For its new FJC Campus, the college put Vaughn in charge of the design, planning, and development of the FJC Campus from 1935 to 1942. Vaughn brought a great deal of experience and expertise to the FJC Campus design. Prior to becoming the FJC Campus architect, Vaughn had studied and worked under accomplished California architects Irving Gill, William Sterling Hebbard, and Octavius Morgan. However, his most relevant experience was gained during his time working on Fullerton Union High School buildings with Winslow (Richey 2010).

3.2.2 The Great Depression and World War II

Although the Great Depression financially devastated most of the country, the development of the FJC Campus continued.

Vaughn operated as the FJC Campus architect with the assistance of WPA funds, designing and supervising construction of numerous buildings on the campus until 1942. The costs for building construction under Vaughn were as follows:

Commerce Building (\$148,777), the Social Science and Administration Building (\$163,633), the Technical Trades Building (\$224,321), the Locker Room and Student Center (\$60,454), and the Shop Building (\$76,605). Vaughn also designed the walls for the sunken garden and additional landscaping features (\$47,793) (Richey et al. 2012).

While architectural development continued during the Depression, enrollment also increased. With 4-year university enrollments on the decline due to financial instability, FJC provided an affordable option for the students of Fullerton and the surrounding communities, eventually reaching an enrollment of 1,500 by September 1939. However, FJC was not immune to the effects of WWII and experienced a rapid decline in enrollment after 1939, as many potential students were drafted or volunteered for the military. FJC persevered through the war, implementing new programs to support the war effort by training workers for defense industry jobs. FJC had the Adult Education Department staff working 6 days a week in multiple shifts to keep the school doors open from 7:00 a.m. to midnight, 6 days per week. Other activities on the FJC Campus further supported the war effort, such as letter writing and making clothing for the troops (LAT 1935; Richey et al. 2012).

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3.2.3 Postwar Expansion on Campus

As the war was ending in 1944, the Servicemen Readjustment Act, also known as the G.I. Bill of Rights, was signed into law by President Franklin D. Roosevelt. The act afforded servicemen and women the opportunity to receive an education without having to worry about the high costs of tuition, and provided a monthly stipend for living expenses. The act also covered the costs of schoolbooks and other necessary supplies. These government incentives resulted in approximately 1.7 million veterans enrolling in colleges by 1947, accounting for nearly 49% of college admissions under the G.I. Bill. Of the 16 million WWII veterans in the United States, 7.8 million participated in higher education programs because of the G.I. Bill.

Although FJC did its best to anticipate the educational needs of WWII veterans, they were ultimately unprepared for the rush of student veterans. In the school year 1944–1945, only 15 veterans were enrolled at FJC. By 1946–1947, after the G.I. Bill had officially been signed into law, that number jumped drastically to 843 students. Not only did FJC have the largest freshman class in its history, but men outnumbered women by more than two to one. FJC found itself in dire need of funding to accommodate the demands of the veteran student population. The veteran population also had a different set of needs than that of the typical college student. Many of the veterans had not yet graduated high school and had to complete special courses at Fullerton Union High School. In addition, the veterans were often older; many were already married with young children at home. Some were in need of special psychological, vocational, and other types of counseling.

Housing was ultimately the biggest problem on the FJC Campus. The City of Fullerton had already experienced a drought in the housing market during the 1920s and 1930s, and the problem only worsened after the war when veterans returned home to settle down and start families, discovering that there was no housing available. To help remedy the problem, the FJC established a Veterans Home in 1946, the only school-sponsored housing for G.I. students in Southern California. The Veterans Home served as a dormitory for up to 40 single veterans and was located at the end of Las Palmas Drive in Sunny Hills. Because many veterans were married with small children, the Board of Trustees purchased a 4.1-acre property for \$10,126 in 1946 from City librarian Carrie Sheppard and her mother Dixie Carolyn to house married veterans and their families. The property was located adjacent to the northern boundary of the FJC Campus with a 276-foot frontage along North Harvard Avenue (now Lemon Street). With the support of the Federal Public Housing Authority, FJC was able to set up 25 temporary dwellings. Eventually 51 dwelling units were constructed, providing homes for 125 married veterans and their families on the FJC Campus.

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This was a tremendous accomplishment for FJC and an example of great cooperation among agencies; FJC was the first educational institution in California to apply for and be granted veteran student housing. The federal government provided the housing, the state government paid for all associated utilities, and FJC donated the land to build the property. The G.I. housing at 1000 North Harvard Avenue would eventually name itself “College View,” and would remain in place just north of the FJC Campus until around 1956. Although originally constructed for veterans of WWII, the onset of the Korean War provided a good reason to keep the housing in place for years to follow. By 1956, 381 Korean War veterans were enrolled at FJC, many of whom lived in College View (LAT 1954a).

With a growing post-war population, residents of the City of Fullerton approved tax increases and bond measures in support of the development of new schools and the expansion of existing campuses. FJC hired Pasadena architectural firm Taylor, Warren, Nishimoto and Conner (later Taylor and Conner) to design a new master plan for the campus. This led to a number of new building projects on the FJC Campus, all under the architectural design of William H. Taylor, including a new Science building, Gymnasium, Library, Student Center, Technical Education building, Art–Home Economics building, and District Administration Center.

In 1965, FJC Superintendent Ernest G. Lake replaced architects Taylor and Conner with William E. Blurock and Associates. In addition to designing new buildings, Blurock’s firm made additions to the existing Library and Science buildings. Hoping that the addition of new buildings would finally be adequate to accommodate its student population, the District parted with the temporary classrooms it had obtained from the federal government at the end of WWII. By 1968, the District was forced to lease portable classrooms after underestimating its growing student body. By the time FJC reached its 50th anniversary in 1963, its regular daytime student enrollment had risen to 9,000; approximately 560 courses were being offered; and the FJC Campus had grown to over 57 acres, with 17 buildings valued between \$12 and \$15 million. In 1965, enrollment saw an unexpected sharp rise in the number of male students, who were hoping to avoid being drafted into the military. Other changes happening in 1965 were the split of Fullerton Union High School and FJC (LAT 1965a, 1965b, 1967a).

In 1965, FJC received the green light for expansion plans that would shape the campus’s future with the northern perimeter construction endeavor with the City of Fullerton. The plans would create a new road that would extend from Berkley Avenue, cross Lemon Street, and continue west toward Harbor Boulevard. The 1965 agreement between the City and the District laid the groundwork for FJC’s expansion in 1967 that included the purchase of lots along Chapman Avenue and Lemon Street. The parcels and buildings located at 816 North Lemon Street, 816½ North Lemon Street, 820 North Lemon Street, and 319 Chapman Avenue were successfully purchased by FJC and the buildings were demolished in preparation for the construction of the Music and Theatre buildings (LAT 1965c; Richey et al. 2012).

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3.2.4 Politics and Social Change

In the 1960s and into the 1970s, FJC students were growing increasingly more political against the backdrop of McCarthyism and the growing anti-communist movement. FJC experienced its own political drama with the release of an “unapproved student publication” titled *The Black Flag: A Journal of Opinions*, which was declared “subversive” (Richey et al. 2012). The District Administration Center was subsequently crammed with over 200 angry parents and local community activists, who demanded that the literary journal be banned from FJC. These types of demands continued throughout the decade, along with new demands to close certain courses, fire specific District employees or faculty members, and allow students to attend anti-communist courses off campus during regular class time. In 1961, a popular FJC welding instructor named Wendell B. Phillips Jr. was dismissed, for reasons cited as his membership in the Communist Party and refusing to discuss the political activities of his fellow faculty members (Mudrick et al. 2015).

Faculty members continued to feel shut out from all policy-making decisions on campus and found themselves with almost no opportunity to speak honestly or partake in any organization with a minority viewpoint for fear it would elicit controversy. In the 1960s, the District officially merged with other nearby college districts to form the North Orange County Junior College District, later changed to the North Orange County Community College District (District) (Richey et al. 2012).

3.2.5 Economic Uncertainty

In June 1971, the District Board of Trustees approved the new Master Plan for FJC, which called for the rehabilitation of three buildings—the Business Education, North Science, and Art–Home Economics buildings—as well as construction of new facilities, including a multi-use stadium/outdoor amphitheater. Unfortunately, a lackluster economy prevented new building projects from being approved to move forward. Although existing buildings were eventually refurbished, FJC focused on smaller projects such as new lighting in the parking lots, new tennis courts, expansion of the Print Shop, new air-conditioning units for several buildings, updated athletic facilities, and the addition of a new Reading Center, Women’s Center, Veterans Affairs Office, Service for the Disabled Center, Student Affairs Office, Office of Community Services, and Artist-in-Residence Program. In August 1972, the Board of Trustees voted to officially change the name of Fullerton Junior College (FJC) to Fullerton College.

In the latter part of the 1970s, Fullerton College, along with the most of the United States, continued to experience challenging economic conditions. On the heels of the Vietnam War, the country entered a recession, causing a decline in the Fullerton College student population. The Arab oil embargo of 1973–1974 caused a sharp rise in gasoline prices, and the passage of Proposition 13 in 1978 resulted in massive cutbacks and layoffs throughout Fullerton College.

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A 19% cutback in the state budget resulted in over 200 classes being canceled, a reduction in the number of satellite campuses, and dissolution of over 100 positions. The school library was subjected to a 73% budget cut, leaving little funding for new books. In response to the economic crisis, the District implemented student fees for health services and parking. The school's agricultural program was also completely phased out in 1972, and physical education was no longer a required course (Richey et al. 2012).

3.2.6 Diversity and Expansion

Against the backdrop of the budget crisis, Fullerton College students began to question the underrepresentation of minorities in the curriculum. Fullerton College responded by offering an Ethnic Studies Program that included courses such as Black History, Chicano History, and History of Native Americans. Meanwhile, women were beginning to question the offering of courses such as Personal Charm I and II, Grooming and Poise, and Figure Control, and demanded courses that reflected the reality of women entering the workforce in record numbers. In 1973, Fullerton College offered a course called College and Career Opportunities for Women, followed by additional classes in Women's Studies. Fullerton College also began offering classes for the disabled, as well as never-before-seen workshops that reflected a new reality on campus, such as rape prevention, drug and alcohol abuse control, and venereal disease education workshops.

In the 1980s, the Fullerton College Campus was once again feeling pressed for space. Although no new classrooms were added, Fullerton College did make some additions and modifications for new facilities. In 1982, the photography and journalism laboratories were added to the 500 Building, outdated exterior lighting was replaced, old payphones were replaced, and a new telecommunications system linking all 25 buildings was installed. In compliance with Section 504 of the Rehabilitation Act of 1973, Fullerton College made numerous modifications to accommodate wheelchair access. In 1980, Fullerton College purchased the Chapman–Wilshire Schools, which included unused land in the northeastern portion of the property. Fullerton College opted to construct a new Student Services Center on this portion of land. Other new construction on campus included the Child Care building and a greenhouse located at the Horticulture Complex (Richey et al. 2012).

3.3 Campus Development and Expansion

3.3.1 Original Campus Master Plan (1935–1942)

Campus development at FJC was intertwined with the Fullerton Union High School buildings for many years in its early history, but in 1935 Vaughn ushered in a new era for FJC with his campus plan on the newly acquired 16 acres of land. Vaughn was assisted by landscape architect

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Ralph D. Cornell in his plan and would receive a great deal of WPA and Public Works Administration (PWA) funding for executing the campus plan (Richey 2010):

Having already supervised the construction of all the buildings on the high school campus while working for Carleton Winslow, Vaughn was eminently qualified for his new assignment as college campus architect. Using Public Works Administration (PWA), then Work Projects Administration (WPA) funds, Vaughn designed, then supervised, the construction of all of the new campus buildings... Vaughn also designed the walls for the sunken garden and additional landscaping features (\$47,793), which the WPA funded. Forty-five percent of the building costs were paid by the federal government, with the remainder supplied by the school district.

Typical of the time, Vaughn chose Spanish Colonial Revival as the architectural style for the early campus buildings, and the layout was greatly influenced by Thomas Jefferson's plan for the University of Virginia. As shown in Figure 6, Vaughn oriented the buildings facing a large central greenspace with shared services buildings, like the library and student services, in the center. The WPA also provided Vaughn and FJC with the funding for the construction of a greenhouse and for landscaping. With this funding, the Horticulture students of FJC were able to grow plants to place throughout the campus, accenting Vaughn's plan (see Figure 7 for an aerial view of the FJC Campus in 1940). Although 12 buildings were planned and designed by Vaughn, only the Commerce building, Administration building, Technical Trades building, Student Union building, and Greenhouse building were constructed and still stand today (Richey 2010; Epting 2014; LAT 1935).

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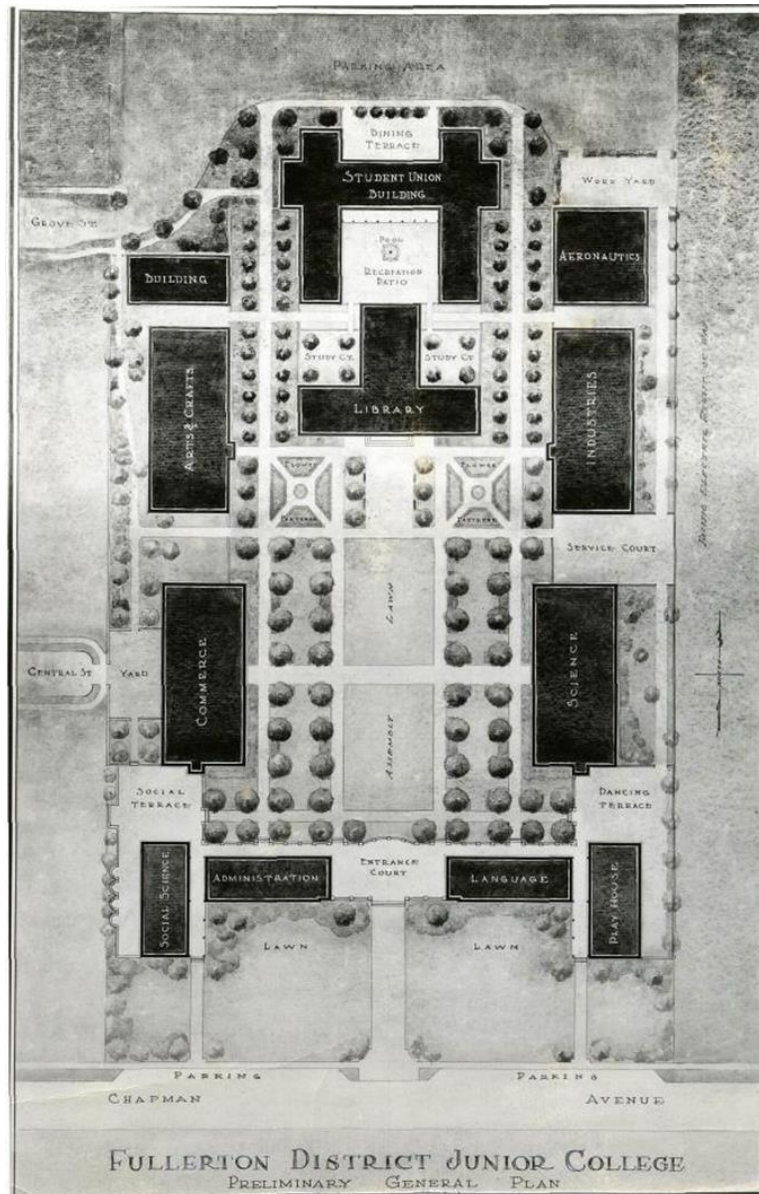


Figure 6. Vaughn's preliminary campus plan

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Figure 7. Aerial photograph from 1940 showing the FJC Campus and Vaughn's many accomplishments during his time with FJC (Richey et al. 2012)

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Business Building 300 (1936)

The original Commerce building (Building 300) was the first building constructed as part of Vaughn's general plan (Figure 8). It was built in 1936 at a cost of \$148,777 with PWA funding. According to Sanborn maps from 1949, the building was constructed with fireproof materials that included a reinforced concrete foundation and interior walls covered with metal lath and plaster. The original interior of the building had a gymnasium, student bank, and multiple classrooms for 50% of the student body to attend classes. Classes taught at the original Commerce building included banking, finance, secretarial courses, English, and many more. Currently the building is used by Fullerton College for Business and Computer Information classes (Richey et al. 2012; Sanborn 1949; Morris et al. 2004; LAT 1936a, 1936b, 1990).



Figure 8. 1939 photo of Commerce building

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Administration Building 100 (1938)

The Administration and Social Sciences building was designed and constructed in 1938 for \$163,633 with PWA funding (Figure 9). The building is the second building designed and constructed by Vaughn as part of his campus plan. According to Sanborn maps from 1949, the building was constructed with fireproof materials that included a reinforced concrete foundation and interior walls covered with metal lath and plaster. The original functions of the building included classrooms, administrative offices for FJC, and a student lounge. In the 1950s, FJC hired another architect (Taylor and Conner) to build an addition to the building's front elevation. The modern aesthetic of this new wing was completely incompatible with the Spanish Colonial Revival style of the original building. According to *Fullerton College: A Pictorial History*, Vaughn was so outraged by the modern addition to his original design that he refused to ever work for FJC again. The building is currently known as Administration Building 100 and still functions as the Administration building for Fullerton College (LAT 1937a, 1937b, 1938a, 1990; Richey et al. 2012; Sanborn 1949).



Figure 9. Administration and Social Sciences building constructed in 1938

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Math Building 600 (1938)

The Technical Trades building, now referred to as Math Building 600, was constructed in 1938 for \$224,321 from WPA funding (Figure 10). According to the 1949 Sanborn map, the building was constructed with fireproof materials that included a reinforced concrete foundation and interior walls covered with metal lath and plaster. Although design and construction of the building was done by Vaughn, he was assisted on this building by FJC's building superintendent, William (Willy) B. Potter. Because the function of the building was Technical Trades, Vaughn was required to take extra care in the design of the structural system so that the foundation and floors did not fail once the weight and vibration of heavy machinery was introduced. Once finished, the building was used for technical trade education in welding, cabinet making, and architecture. There were traditional classrooms and shop areas throughout the building for the various trades (LAT 1938b, 1939a, 1990; Richey et al. 2012; Sanborn 1949). In 1980, a bridge was added to the south elevation of the building connecting Building 400 and Building 600. This addition is no longer extant.

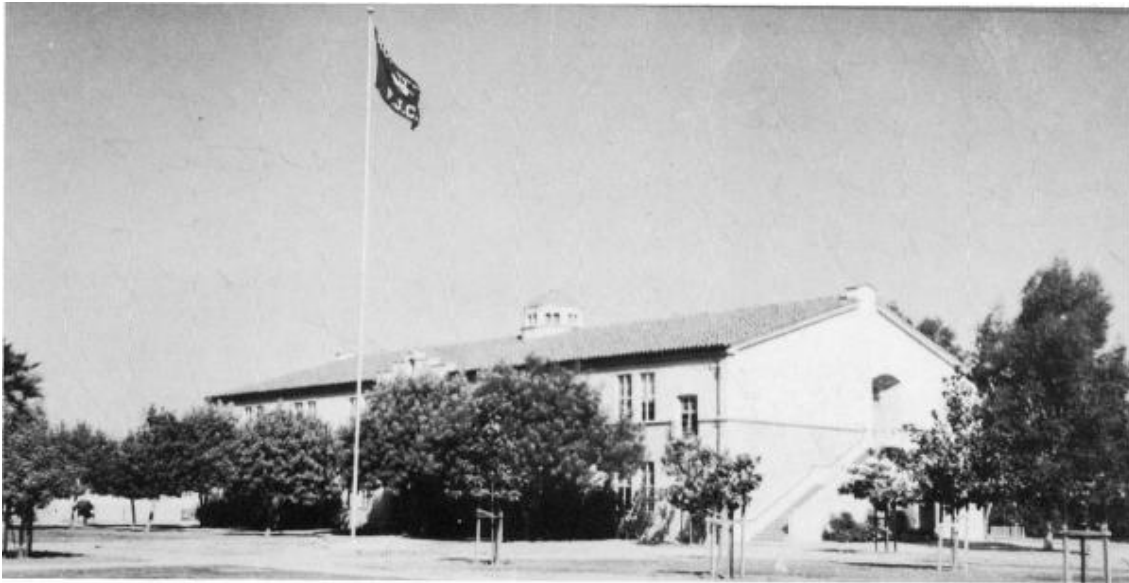


Figure 10. Technical Trades building constructed in 1937

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Greenhouse Building 401 (c. 1937)

Greenhouse Building 401 was constructed c. 1937 with WPA funding (Figure 11). The Greenhouse was an interesting mix of educational space and campus landscaping growth and development. The WPA funding also allowed for additional landscaping on the grounds. The students cultivated plants in the Greenhouse for use in their classes, but also helped the school by using plantings around the Commerce building. The creation of the Greenhouse and the WPA funding for additional landscaping was essential in the beautification of the FJC Campus and sparked this comment in a 1943 yearbook:

Inspirational beauty is the key note to the landscaping of the Fullerton campus. A vast expanse of lawn, lovely flowers, and many newly planted trees make a perfect background for the magnificent buildings of Spanish stucco. The brilliant sunshine brings every color vividly to life, the green of the grass, the tan of the buildings and the red of the roofs (Richey et al. 2012).



Figure 11. Interior of Greenhouse, c. 1937

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Campus Services Building 840 (1940)

The Student Union building (Building 840) began as a two-phased construction project in 1939 that was completed in 1940 for \$60,454 with WPA funding (Figure 12). Its original design was to house lockers and restrooms for FJC. The first section of the building was a one-story wood-and-stucco building that was rectangular in plan. The second phase of construction was for another rectangular section set perpendicular to the first section to the east, creating an L-shaped plan. In 1941 the building became U-shaped in plan with the addition of the Hornet Hive building, which was constructed as a café for the students. This is consistent with the 1949 Sanborn map, which shows the Student Union as a U-shaped building with the original section from 1939 creating the base of the U shape (Figure 13). The building was used for food services, locker rooms, publications, office space, and the campus bookstore (LAT 1939b; Richey et al. 2012).



Figure 12. Student Union building under construction in 1939

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Figure 13. 1940 Aerial photograph showing the second phase of construction on the Student Union building

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T Shacks (1946)

The increased enrollment following WWII brought about space shortages on the FJC Campus. One solution to resolve space issues was the acquisition of war surplus buildings from the Santa Ana Army Air Base in 1946. Known as the “T Shacks” (Figure 14), the buildings were originally used for administrative purposes and as barracks by the military, but were no longer needed by the end of the war. The T Shacks were acquired by FJC in 1946 and according to the 1949 Sanborn map, they were located to the north of the Shops building and the Commerce building. These temporary classroom buildings allowed FJC to make it through the post-war years until government funding for new buildings was released and also allowed for the shifting of more college-level courses away from the Fullerton Union High School site. Although these buildings were meant to be a temporary fix for the classroom shortages, they remained on the FJC Campus for decades. All of the T Shacks except one were removed from the campus in May of 1961. The remaining T Shack was relocated to the north side of the campus for the agricultural program, which is the current Horticulture Complex (LAT 1955a, 1961a, 1961b; Mudrick et al. 2015; Richey et al. 2012; Sanborn 1949).



Figure 14. T Shacks used for classroom spaces starting in 1946

3.3.2 Taylor and Conner’s Campus Expansion Master Plan (1953–1965)

With a growing post-war population, residents of the City of Fullerton approved tax increases and bond measures in support of the development of new schools and the expansion of existing

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campuses. FJC hired Pasadena architectural firm Taylor, Warren, Nishimoto and Conner (later Taylor and Conner) to design a new master plan for the campus in 1953. This led to a number of new building projects on the FJC Campus, all under the architectural design of William H. Taylor, including a new Science building, Gymnasium, Library, Student Center, Technical Education building, Art–Home Economics building, Applied Arts building, and District Administration Center. In 1955–1956, the firm also designed an architecturally incompatible wing to the Administration and Social Science building, which attempted to blend the new modern style with the original Spanish style.

Taylor and Conner’s original design was for a campus-wide master plan that, in addition to multiple new buildings, included drastic changes to landscape and hardscape features. Plans called for a more streamlined look, including the addition of concrete walkways throughout the campus. Although new landscaping was added during the redesign, the number of plants, trees, and shrubs was drastically cut. As stated in *Fullerton College: A Pictorial History*, this “gradually changed the look and feel of the campus” (Richey et al. 2012). Although the construction of these buildings was much needed in terms of new classroom space/educational facilities, they intruded on college’s original Spanish Colonial Revival design, and have been viewed in a negative light by many, as recounted in *Fullerton College: A Pictorial History*:

Over the decades, the campus buildings designed in the 1930s by Harry K. Vaughn and built with federal relief funds had withstood the test of time and become eligible for listing on the National Register of Historic Places. The buildings designed by Taylor and Conner following World War II, however, were in a serious state of disrepair and no longer suited the needs of the campus. The decision was made to demolish many of the post-World War II structures and replace them with Hispano Moresque-styled buildings compatible with the historic Spanish Colonial Revival buildings constructed in the 1930s and 1940s. The result was a harmonious blending of the old and new, with the diversity of architecture making the campus more enjoyable and enriching (Richey et al. 2012).

When original 1930s FJC Campus architect Harry K. Vaughn visited the campus after the remodel, it is said that he was furious about the changes to the campus and vowed to never work with FJC again. Research indicates that many of the original Taylor buildings from the late 1950s and early 1960s have since been demolished. Extant Taylor buildings seen on the Fullerton College Campus today include the Berkeley Center (1960), the Music and Theatre Arts buildings (1967), the Art–Home Economics building (1959), the Technical Education building (1960), and various modifications to the 1930s buildings (LAT 1960; Mudrick et al. 2015; Richey et al. 2012).

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Science Building (1954) – Demolished in 2010

The Science Building (Figure 15) was the first building constructed under Taylor and Conner's plan. The two-story building was clad in stucco and rectangular in plan, featured regular fenestration, and was oriented with its main elevation facing the campus quadrangle. The building was later connected to the Technical Trades building by a pedestrian bridge. The building was the first building on campus to be used solely for mathematics and science, which had historically been taught at the Fullerton Union High School campus and not on the FJC Campus. Plans for the Science Building signed by Blurock indicate that the building was expanded in 1966. The building was demolished in 2010 to make way for the new Science Building 400 that stands today (LAT 1954b, 1954c; Richey et al. 2012).



Figure 15. Science building, 1955

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Physical Education Building 1200 (1955)

The Gymnasium (Figure 16) was the second building constructed under Taylor and Conner's plan in 1955. The building was noted as being the first building constructed on campus that would allow all physical education classes to be taught on the FJC Campus instead of the shared high school campus. The original building contained multiple basketball courts, locker rooms, instructional areas, and spectator seating areas. In 1956, a swimming pool and student health center were added to the building. Today the original building forms the core of the section now called the North Gym (LAT 1953, 1954d, 1954e, 1955b, 1958a, 1961c, 1962a; Richey et al. 2012).



Figure 16. Gymnasium building constructed in 1955

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Library (1957) – Demolished in 2003

The two-story, reinforced-concrete library was constructed in 1957 (Figure 17). The building was irregular in plan and clad in stucco, with a complex roofline. The interior of the building included a beautiful two-story atrium and was used for a variety of functions, including studying, typing, and language listening, and also housed a faculty lounge. The building was demolished in 2003 for construction of the new library building, now referred to as the Library and Learning Resource Center Building 800 (LAT 1955c, 1957a, 1957b, 1962b, 1962c; Richey et al. 2012).



Figure 17. Library constructed in 1957 and demolished in 2003

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Student Center (1957) – Demolished in 2007

The two-story Student Center building was constructed in 1957 (Figure 18). The building was 11,040 square feet, irregular in plan, and clad in stucco, with a complex roof featuring a series of flat-roofed sections at varying heights. The interior was configured with a large lounge area that was 58 feet by 94 feet, with a stage at one end, so that the building not only could be used for reading and studying but could also accommodate performances and assemblies for the students. The remainder of the building was used for offices and storage. The building was demolished in 2007 and a new Student Center was constructed in approximately the same location. The current building is known as the College Center Building 200 (LAT 1955c, 1957a, 1957c; Richey et al. 2012).



Figure 18. Student Center constructed in 1957 and demolished in 2007

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Technical Education Building 700 (1959)

The fifth building constructed under Taylor and Conner's plan was the Technical Education building (Building 700) in 1959 (Figure 19). The original design of the building included classrooms and work areas for technical trades such as welding, drafting, fabrication, and cosmetology. The Technical Education building is also noted as the first building that allowed for parking in front of the building. It was remodeled heavily during the 2000s and retains very little of its original visual elements (LAT 1958b, 1958c, 1959a, 1959b; Richey et al. 2012).



Figure 19. Technical Education building constructed in 1959

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Fine Arts Gallery 1000 (1959)

The Art–Home Economics building (Building 1000) was constructed in 1959 (Figure 20). The original design of the building included classrooms and work areas for home-economics-related coursework such as table setting, home management, childhood development, cooking, and entertaining. The building was in keeping with the modern style that Taylor and Conner used for the other buildings on the FJC Campus. It was remodeled heavily during the 1970s with interior alterations (LAT 1959b; Richey et al. 2012).



Figure 20. Art–Home Economics building view from top of Gymnasium

Berkeley Center 3000 (1960)

The District Administration building (Building 3000) was constructed in 1960 north of the main FJC Campus on Lemon Street (Figure 21). The District Administration building housed various administrative offices for the affairs of various schools, including but not limited to FJC (LAT 1959c; Richey et al. 2012).

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Figure 21. District Administration building constructed in 1960

Humanities Building 500 (1962)

The Applied Arts building (Building 500) was designed by Taylor and Conner in 1962 (Figure 22). The two-story building was designed primarily as classroom space with a few offices. Subjects taught in the building included medical assisting, dental assisting, journalism, psychology, and merchandising. German, French, Spanish, and Russian classes were also taught in the Applied Arts building. It is also important to note that the Applied Arts building was one of the first buildings at FJC to have air-conditioning units. Today the building continues to be used for Applied Arts and Humanities studies. It also serves as the Humanities Division office and the Veterans Resource Center (Richey et al. 2012).

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Figure 22. Applied Arts building constructed in 1962

Music Building 1100 (1967)

The last buildings constructed on the FJC Campus under the Taylor and Conner plan were the Music and Theatre buildings. The Music building (Building 1100; Figure 23) was designed for rehearsals as well as instrument storage and classroom space. The building included a stage, practice rooms, classrooms, storage and repair rooms, a uniform and robe room, and dressing rooms. The construction of the Music building allowed the music instruction at FJC to be shifted from the high school to the FJC Campus. Although research indicates that this building was under construction when FJC replaced Taylor and Conner in 1965, the architectural plans on file suggest that the building was completed with Taylor's designs and the Music and Theatre buildings were the last of Taylor's designs to be built on the FJC Campus. Today the building is still used as the Music building and also houses the Fine Arts Division office (LAT 1963a, 1963b, 1964a, 1964b, 1965d, 1966a; Richey et al. 2012).

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Figure 23. Music building constructed in 1967

Theatre Arts Building 1300 (1967)

The Theatre building (Building 1300; Figure 24) was constructed at the same time as the Music building by Taylor and Conner. The building included a sound/projection booth, four dressing rooms, an auditorium, and basement storage for set dressing items. Although research indicates that this building was under construction when FJC replaced Taylor and Conner in 1965, the architectural plans on file suggest that the building was completed with Taylor's designs and the Music and Theatre buildings were the last of Taylor's designs to be built on the FJC Campus. Today the building is referred to as the Theatre Arts building and houses the Campus Theatre and Box Office (LAT 1963a, 1964b, 1965d, 1966a; Richey et al. 2012).

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Figure 24. Theatre building constructed in 1967

3.3.3 Blurock's Campus Expansion Projects (1965–1984)

In 1965 FJC made the decision to terminate its agreement with Taylor and Conner and move forward with hiring William E. Blurock as the FJC Campus architect. Blurock's first contribution to the FJC Campus was the construction of an addition to the Library building. By the time Blurock began his tenure at FJC, the 1957 Library had outgrown its building and more space was required to meet the increasing enrollment numbers. Blurock completed the library addition by 1968. Blurock was also responsible for an addition to the Science building and renovations and additions to numerous other buildings on campus. During the 1960s and 1970s, FJC grew and expanded based on the needs of the students and of the industries that would be recipients of FJC graduates. Blurock completed numerous renovations to the existing buildings on the FJC Campus but was also responsible for the buildings described in this section during his time at FJC (LAT 1965e, 1966b, 1966c, 1967b, 1971a, 1971b; Richey et al. 2012).

Child Development Center Buildings 1800 Complex (c. 1980)

The Child Development Center Complex (Figure 25) was constructed c. 1980 and featured relocatable buildings combined with a section of new construction used to create an L-shaped plan for the building.

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Figure 25. Child Development Center Complex

Media Services/Academic Computing/Maintenance and Operation Shops Building 2300 (c. 1970)

According to architectural plans from the North Orange County Junior College District Division of Physical Plant and Facilities from July 1970, the Math Audio–Tutorial building (Building 2300) was a one-story relocatable building (Figure 26) that was renovated to serve as a building for the Mathematics and Engineering Division. The building was relocated to the west of the 500 Building and is currently used for the Media Services, Academic Computing, and M&O Shops.

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Figure 26. Math Audio–Tutorial building constructed c. 1970

Student Services Building 2000 and Pedestrian Bridge (1984)

The Student Center design and construction began in 1982 and was completed in 1984 by Blurock's firm. The Student Center (Building 2000) was located in the recently acquired tract of land purchased by Fullerton College in 1980. Due to the location of the Student Center, Blurock's firm also designed a connector bridge to cross Chapman Avenue (Figure 27). The building was designed to house a Bookstore, Disabled Student Services office, and Career Center, as well as the Admissions Department and the Bursar's office. Today the building houses the Admissions and Records, Bookstore, Bursar, Career and Life Planning Center, Counseling, Distance Education, and Extended Opportunity Programs and Services/Cooperative Agencies Resources for Education (EOPS/CARE) (Richey et al. 2012).

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Figure 27. Pedestrian Bridge and Student Center constructed in 1984

3.3.4 Chapman and Wilshire School Acquisition (1980–1984)

In 1980, the District acquired the Chapman School and Wilshire Junior High School (Wilshire School), located across the street on the south side of Chapman Avenue. The District renovated the buildings and turned them into the Wilshire Continuing Education Center in 1983. Once renovations were completed, the school started operations in the buildings in 1984. The purchase of the schools came with undeveloped land that Fullerton College intended to use for further expansion and development, including the construction of a new Student Center in 1984 designed by Blurock (Richey et al. 2012).

Although the Wilshire School buildings are the only buildings remaining on the plot to the south of Chapman Avenue, there was another school located beside the Wilshire School known as the Chapman School. According to a 1949 Sanborn map of the area, the Wilshire and Chapman Schools were multi-building school complexes arranged on a large parcel of land to the south of FJC. The Chapman school grounds were composed of a large one-story school building with an L-shaped plan, a roughly rectangular one-story building to the east labeled as Kindergarten, a playground to the east, and a one-story cafeteria building (Sanborn 1949).

The Wilshire School is also shown on the Sanborn map from 1949 as a three-building school complex. The Wilshire School appears to be oriented toward Wilshire Avenue, with two one-story classroom buildings that appear to be rectangular in plan and connected by an open

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walkway between the buildings. To the north of the classrooms stands a building labeled Auditorium, which is the Wilshire Theatre (Sanborn 1949).

According to a California Department of Parks and Recreation (DPR) Historic Resources Inventory Form from 1979, the following information was recorded about the Wilshire Junior High School property:

Wilshire Junior High School bounded by Lemon, Chapman, Lawrence, and Wilshire is the latest building in an area which has been in continuous use for educational institutions since 1889. The first was a small red brick school house, constructed a year after the formation of the Fullerton Elementary School District near Lemon & Wilshire. The structure was in constant use and was modernized through the years until 1914 when it was replaced by a new, twelve-room building, the Wilshire School. By this time enrollment had increased from 333 in 1906 to 470. In 1919 the School District acquired the rest of the land around Wilshire School and in 1921, Chapman School, at the corner of Lemon and Chapman, was built. By 1924 two additional elementary schools, Ford and Maple had been constructed elsewhere in town, and average daily attendance in the District had increased to 1,336. The 1933 earthquake caused severe damage to this complex and in 1934 it was deemed necessary to make repairs and reconstruction. The Chapman School was restored and one classroom added for a total of 14 classrooms, and Wilshire School was totally demolished. The building was replaced by a new structure and an auditorium was built between it and Chapman School, joined by an archway. Wilshire School area was the location for a soup kitchen during the Depression (DPR 1979).

The current Wilshire School buildings were designed by Donald Beach Kirby in 1936 using PWA funding. The original Wilshire School was heavily damaged during the earthquake in 1933 and was unable to be saved. Kirby's new school buildings dominated the block between Chapman Avenue and Wilshire Avenue, as shown in the aerial photograph from 1938 (Figure 28). Today three buildings remain from Kirby's original designs: the Wilshire Theatre, 100 Wilshire Avenue, and 200 Wilshire Avenue. The school shut down in the early 1980s and the District purchased these buildings and renovated them for use as an Auditorium and Continuing Education Center (Epting 2014; LAT 1983).

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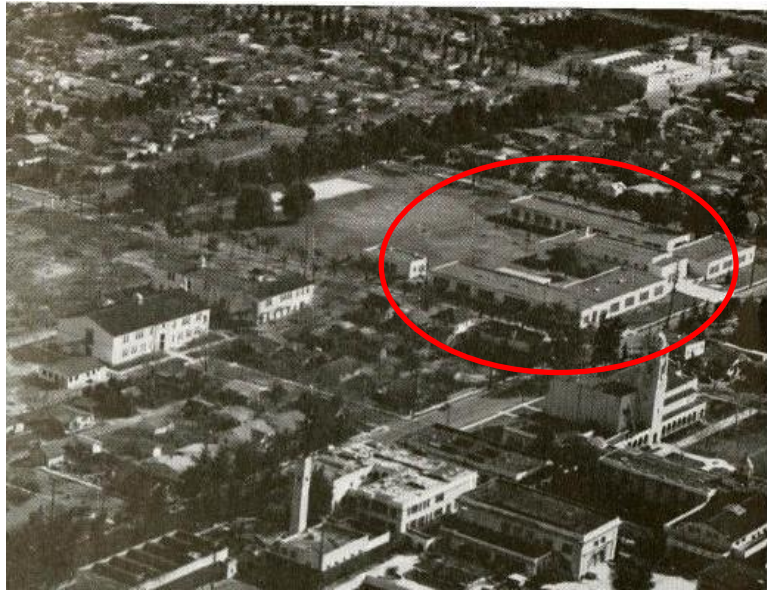


Figure 28. 1938 Aerial photograph looking southeast, showing the Wilshire School buildings (circled) to the south of the FJC Campus and Fullerton Union High School campus

Wilshire Theatre Building 2100 (1936)

The school purchase included the Wilshire Theatre (Figure 29), which was constructed in 1936 using PWA funding. The building was designed in the PWA Moderne style by architect Donald Beach Kirby (1905–1980). According to the 1949 Sanborn map, the Auditorium building was between the Wilshire School and the Chapman School and oriented with the entrance to Harvard Avenue. The Sanborn map shows the building as a two-story building that was constructed using fireproof reinforced concrete and a steel truss roof system. The map also notes a large stage area to the east side of the building's interior and a boiler room to the rear of the building. According to information provided in *Fullerton College: A Pictorial History*, "The auditorium was the first project approved for construction using federal Depression-era relief funds in Orange County" (Richey 2010; Richey et al. 2012; Sanborn 1949).

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Figure 29. Wilshire Theatre

Wilshire School Building W100 (1936)

The Wilshire School Building 1 was constructed in 1936, is located on the corner of Wilshire Avenue and Lemon Street, and is now known as the W1 Building or the 100 Wilshire Building (Figure 30). According to the information available from the 1949 Sanborn map, this building was a one-story building constructed in the PWA/WPA Moderne style and was originally part of the Wilshire School. The building functioned as a junior high school until it closed in the early 1980s. The District now uses the building for Continuing Education. The interior of the building has been renovated multiple times over the years, but the exterior retains much of its original PWA/WPA detailing.



Figure 30. Wilshire School Building 1

Wilshire School Building W200 (1936)

The Wilshire School Building 2 was constructed in 1936, is oriented to face Wilshire Avenue, and is connected to Wilshire School Building 1 by a porte cochère. The building is currently

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known as the W2 Building or the 200 Wilshire Building. According to the information available from the 1949 Sanborn map, this building was a one-story building constructed in the PWA/WPA Moderne style that was originally part of the Wilshire School. The interior of the building has been renovated multiple times over the years, but the exterior retains much of its original PWA/WPA detailing. No historic photographs of this building were located.

3.3.5 Chapman Avenue Residential Acquisitions (1980s, 1990s)

During the 1980s and 1990s, Fullerton College acquired residential properties to the south of the main Fullerton College Campus on Chapman Avenue as part of their campus expansion plan. The residential properties located south of Chapman Avenue were originally multi-family or single-family residences that maintain their original uses or remain vacant. The only alterations made to the vacant properties were boarding up entry points to prevent vagrancy. Three of the residential properties were previously evaluated by GPA in 2015 and do not require additional evaluations for the purposes of this study. The previously evaluated buildings include 428 East Chapman Avenue, 434 East Chapman Avenue, and 438 East Chapman Avenue. Dudek evaluated all remaining properties on the project site, which include 325–327 North Newell Place, 409 North Newell Place, 416 East Chapman Avenue, 418 East Chapman Avenue, and 420 East Chapman Avenue. The City of Fullerton and the Orange County Assessor's office were unable to provide information on the properties in question. Visits were made in person to the Assessor's office and Permits office on March 22, 2017, and all possible building information was obtained at that time. City Directories for the City of Fullerton were accessed in person at the Fullerton Public Library Local History Room on March 22, 2017.

3.4 Campus Architectural Styles

3.4.1 Spanish Colonial Revival (1915–1940)

The Spanish Colonial Revival style has a rich history and popularity in California with a basis in Spanish architectural forms that were heavily influenced by the richness of the history of Spain. One huge influence on the history of Spain is the Moors. The Moors were in control of Spain for many years and made a truly significant impact on the architectural development in many Spanish cities like Seville. The Moors brought with them a rich Muslim tradition that was based on the Islamic patterns of development seen throughout the Middle East (NGS 2017). The combination of the Spanish and Moorish influence became known as the Hispano-Moorish (also referred to as Hispano-Moresque) architectural style. The height of Hispano-Moorish architecture in the Iberian Peninsula was from the 8th century to the 15th century and there was a significant revival during the 19th and early 20th centuries throughout Europe and the Americas (Curl 2006).

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During the Spanish colonial period in the late 1400s the architectural traditions known as the Hispano Moorish style were brought to the Americas. The convergence of Christian and Islamic traditions seen in America is most often referred to as Mudèjar. The convergence of religious and architectural traditions during the Spanish Colonial period set the stage for the Spanish Colonial Revival architectural movement that gained great popularity in the 1920s and 1930s in Southern California (Khalidi, SIC 2017, SOHO 2007).

Deeply rooted in Spanish and Islamic traditions, Hispano-Moorish architecture became a uniquely Southern California tradition following the 1915 Panama-California Exposition in San Diego. Drawing not only from the rich heritage of Southern California and building on the traditions of the incredibly popular Mission Revival movement, architect Bertram G. Goodhue chose to elaborate and ornate the style to new levels with his interpretation of the Spanish Colonial principles and precedents from both Spain and Mexico. The elaborate ornament used by Goodhue and the Spanish Colonial Revival architects he influenced was specifically referred to as Churrigueresque (Bevil 1995, SIC 2017, SOHO 2017). Goodhue's use of the Spanish Colonial Revival style with Churrigueresque ornament at the 1915 Exposition was an inspiration to architects and designers throughout California. While revivalist styles were popular throughout Southern California, some cities like Fullerton embraced the Spanish Colonial Revival style above all others. The City went so far as to make Spanish Colonial Revival its preferred form of architecture for commercial and civic buildings in the 1920s (McAlester 2015; FH 2008; SDHC 2017).

The most significant character-defining features of the Spanish Colonial Revival style include the following:

- Low pitched roofs with clay tiles
- Stucco walls
- Simple rectangular or L-shaped plans
- Asymmetrical façades
- Churrigueresque detailing and features around windows and entryways
- Arched entryways
- Irregular fenestration
- Elaborately carved wood entry doors
- Wrought-iron balconies
- Interior decorative tile work

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- Arcaded walkways
- Recessed doors and windows

Due in large part to the City's preference for the style, Fullerton's most notable commercial/civic examples of the style are the Masonic Temple built in 1920 and the California Hotel built in 1922 (DSD 2002; Foster 330-333; McAlester 2015). According to Fullerton Heritage, the City also retained many residential examples of the Spanish Colonial style, including the following:

- Muckenthaler Estate, 1923
- The Grieves Apartments, 1924
- Clinton Smith House, 1924
- William Winter House, 1926
- Gowen House, 1928
- Dewella Apartments, 1929
- Foster House, 1929
- Cleaver House, 1929

Examples of Spanish Colonial Revival style architecture on campus include the following buildings. Note that the Spanish Colonial Revival Style buildings on the Fullerton campus also exhibit architectural details that reflect the Churrigueresque style of architecture, including scalloped entrances, horseshoe arches, and tile work.

- Business Building 300
- Greenhouse Building 401
- Math Building 600
- Administration Building 100
- Student Union Building 840

3.4.2 Craftsman (1905–1930)

The Craftsman architecture movement in the United States is one of the most prevalent and widespread movements, which appealed to almost all social classes. One of the most notable architectural developments arising from the Craftsman movement is the Bungalow. The Arts and Crafts movement began in the mid-late part of the nineteenth century in England as a reactionary movement against the excessiveness and ostentatious designs of the Victorian era. One of the key contributors to bringing the

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Craftsman movement to the United States was Gustav Stickley. His work and efforts helped fuel the development of the Craftsman movement and spread it across the United States. Upon its arrival in California, the Craftsman movement produced a truly unique California architectural form: the California Bungalow. Developed by the work of Greene and Greene in Pasadena, the California Bungalow became one of the most widespread architectural movements in California.

The adaptation of the Greene and Greene Bungalow model for the masses contributed to its appeal and application to meet the needs of the housing booms happening across California following World War I. Even though Greene and Greene designed very high-style versions of the California Bungalow, builders and contractors began to mass-produce designs for the homes in pattern books and made them more available to the public.

The California Bungalow is characterized by the following features:

- Overhanging eaves
- Distinct horizontal lines
- Low pitched roof designs
- Wood shingle detailing, porches
- Maximum of two stories, mostly one story or one-and-a-half stories
- Paired windows
- Craftsman style doors
- Tapered wooden porch supports
- Extensive use of natural materials and finishes
- Brick and/or stone chimneys
- Exposed roof beams

Although the Greene and Greene bungalows represent the highest artistic and pure forms of the movement, it is in the modest application that cities like Fullerton were able to latch onto the high-style tradition and make it their own (DSD 2002; Makinson 1977; McAlester 2015; SurveyLA 2016). Buildings within the project area that exhibit characteristics of the Craftsman style include:

- 325-327 North Newall Place
- 420 East Chapman Avenue
- 428, 434, and 438 East Chapman Avenue

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3.4.3 PWA/WPA Moderne (1933–1944)

During the Great Depression and the years shortly thereafter a new architectural form emerged called PWA Moderne. Under New Deal initiatives from President Roosevelt, the Works Progress Administration (WPA) and the Public Works Administration (PWA) were created. Like other New Deal programs, the WPA and the PWA were focused on creating American jobs in the Depression Era. The WPA was responsible for providing government relief to cities for materials and labor, whereas the PWA was established to provide funding for private contractors for public works projects, including but not limited to bridges, civic buildings, airports, schools, hospitals, and dams. Both programs were essential in the development of the PWA/WPA Moderne style of architecture and for putting many people back to work during the economic crisis.

Given the economic state of the country, it makes sense that the PWA/WPA Moderne style would be somewhat simplistic in nature and use readily available materials to keep project costs low. In addition to simplicity and readily available materials, the PWA/WPA Moderne style has the following character-defining features:

- Use of conservative elements and materials such as concrete
- Monumental feel
- Rectangular massing
- Zigzag ornamentation
- Balanced and symmetrical forms based on Classical design principles
- Windows arranged as vertical recessed panels
- Stucco or stone walls

The Wilshire School buildings, which are now part of the Fullerton College Campus, serve as good examples of the PWA/WPA Moderne style. It is also notable that the Wilshire Theatre building was the first PWA building constructed in Orange County (DSD 2002; Epting 2014; Morris et al. 2004).

3.4.4 Mid-Century Modern (1933–1965)

Following WWII, the United States had a focus on forward thinking, which sparked architectural movements like Mid-Century Modern. Practitioners of the style were focused on the most cutting-edge materials and techniques. Architects throughout Southern California implemented the design aesthetics made famous by early Modernists like Richard Neutra and Frank Lloyd Wright, who created a variety of Modern architectural forms throughout Southern California.

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The Mid-Century Modern movement in Fullerton, as in other cities in the United States, was characterized by simplistic and clear uses of materials and structural components, open interior planning, and large expanses of glass. Mid-Century Modern flourished in Fullerton housing forms and in school constructions supporting the post-war housing boom. The cost-effective nature of the style and the ability to mass-produce Mid-Century Modern building materials like concrete, wood, steel, and glass made it the perfect style for growing cities like Fullerton. Today there is a Fullerton Heritage Driving Tour that includes numerous examples of Mid-Century Modern architecture, including the following (City of San Diego 2007; DSD 2002; FPL n.d.):

- Forever Houses, 1954
- Nicolas Junior High School, 1956
- Hunt Foods Foundation Library, 1962
- Fern Drive Elementary School, 1954
- Golden Hills Elementary School, 1950

Characteristics of the Mid-Century Modern style include the following:

- One to two stories in height
- Post-and-beam construction using wood and/or steel
- Cantilevered canopies and overhangs
- Little to no exterior ornamentation
- Simple lines and geometric patterns
- Emphasis on function and simplicity
- Open floor plans
- Buildings sheathed in stucco, wood, brick, or steel frame with glass
- Flat roof designs
- Flush-mounted metal frame and clerestory windows
- Large expanses of windows
- Simple size and massing
- Use of simplistic geometric shapes
- Use of covered walkways with geometric canopies using such forms as butterfly or folded plate

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- Indoor/outdoor integration
- Exterior staircases, decks, patios, and balconies

Examples of Mid-Century Modern buildings on the Fullerton College campus include:

- Physical Education Building 1200
- Fine Arts Gallery 1000
- Berkeley Center Building 3000
- Humanities Building 500
- Theatre Arts Building 1300

3.4.5 New Formalism (1954–1970s)

In the City of Fullerton, the New Formalism movement emerged in the 1950s and lasted until the early 1970s. The New Formalism movement emerged as a reactionary movement against the International style. Some of the most acclaimed architects of the style are Edward Durrell Stone, Philip Johnson, and Minoru Yamasaki, who all had experience working in the International style but wanted to create a more formal and ceremonial form of architecture that was strongly rooted in Classical design motifs and principles. The design of the New Delhi American Embassy in by Edward Durrell Stone is often noted as the starting point for the New Formalism movement.

Characteristics of New Formalism:

- Incorporation of formal landscapes and central plazas
- Use of classical features such as columns, arches, and colonnades
- Monumental style scale and massing, often set atop a visual podium
- Use of extravagant materials like granite, marble, and travertine
- Symmetrical façade design
- Use of arched supports
- Use of concrete screens

The New Formalism movement had its limitations, in that it was used primarily in large-scale cultural and institutional buildings with little use in other architectural sectors. Examples of New Formalism in the United States include Lincoln Center in New York City, the Los Angeles Music Center, and the Kennedy Center for the Performing Arts in Washington DC.

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Smaller cities and universities also embraced the New Formalism style, and examples of the style are seen in Fullerton with the City Hall built in 1963 and the Western University College of Law built in 1975 (City of San Diego 2007; DSD 2002; Gebhard 2003; McAlester 2015). The Fullerton College Music Building 1100 serves as an example of New Formalist style educational architecture.

3.4.6 International Style (c. 1925–present)

The International style of architecture came to Los Angeles in the early 1920s and flourished under architects like Richard Neutra and R.M. Schindler. The style became very popular in almost all forms of architecture, using precise and universal materials and techniques that allowed the style to be used anywhere in the world. The strong Bauhaus roots of the movement incorporated simple and precise designs and incorporated mass-produced materials such as concrete, steel, and glass. Functionality in design was also one of the highest priorities of the style.

Characteristics of the International style:

- Flat roof structure
- Little decoration or ornamentation
- Glass curtain walls
- Open interior spaces
- Smooth wall surfaces, usually clad with stucco
- Strong linear lines
- Large concrete expanses
- Use of modern materials such as metal windows, concrete, and steel
- Flush-mounted metal windows
- Asymmetrical design

The City of Fullerton's International style buildings include the Beckman Instruments Headquarters (1953), Fullerton Community Bank Building (1960), and Hunt Administrative Building (1960) (City of San Diego 2007; DSD 2002; Gebhard 2003; McAlester 2015).

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3.5 Campus Architects

3.5.1 Harry K. Vaughn (1882–1962)

Harry K. Vaughn (1882–1962) was born in Wisconsin and moved to San Diego in 1906. Shortly after his arrival in San Diego, Vaughn became a draftsman for the architectural firm of Hebbard and Gill. After the dissolution of the Hebbard and Gill partnership in 1907, Vaughn made the decision to stay on with Hebbard as a draftsman. His career continued under Hebbard until 1913, when he went to work for Carleton M. Winslow. With Winslow's appointment to Architect in Residence for the Panama–California International Exposition in San Diego, Vaughn gained valuable experience working with Winslow at the exposition to design many of the temporary buildings. Following Winslow's success at the exposition, he and Vaughn relocated to Los Angeles. While living in Los Angeles, Vaughn obtained his certification in architecture after completing the required coursework at the University of California. While working with Winslow, Vaughn also worked with another noted architect, Irving Gill. Vaughn's first experiences with the FJC began when Winslow was named the Fullerton College architect in 1919. During his time under Winslow, Vaughn designed and supervised numerous construction projects. Vaughn also began to make a name for himself and was hired to design the Louis E. Plummer residence in 1927. The superintendent's fondness for Vaughn likely influenced the Board of Trustees on the decision to hire Vaughn for the new FJC Campus project in 1933.

Following in the footsteps of his previous employers, Vaughn was greatly influenced by the Spanish Colonial Revival style and incorporated it into his designs for FJC. Vaughn designed the following buildings during his time at FJC:

- Business Building 300, 1936
- Greenhouse Building 401, c. 1937
- Administration Building 100, 1938
- Math Building 600, 1938
- Campus Services Building 840, 1940

Throughout Vaughn's time at FJC, he built a following and was asked to take on other architectural projects in the City of Fullerton, including the Fullerton Public Library. A great deal of Vaughn's work was based on WPA funding; once the WPA work was completed, Vaughn returned to San Diego and continued his architectural career with the California Department of Public Works, Division of Architecture (Michelson 2015a; Richey 2010; Richey et al. 2012; Morris et al. 2004; Flanigan 1987).

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3.5.2 Ralph D. Cornell (1890–1972)

Ralph D. Cornell (1890–1972) was born in Nebraska and relocated to California in 1908. Following his graduation from Pomona College in 1914, he continued his studies at Harvard University and in 1917 was awarded the degree of Master Landscape Architect. Prior to his service in World War I, Cornell worked as an architect at the firm of Harries and Hall in Toronto, Canada. Upon his return from the war, Cornell settled in Los Angeles and opened one of the very first practices specializing in landscape architecture (Tyack 2011; TCLF 2014; Michelson 2015b). His principal works in California include Hillside Memorial Park Cemetery (1945); Los Angeles Civic Center Grounds (1956); Beverly Gardens Park (1931); Glen Haven Memorial Park (c. 1940); Restoration of Rancho Los Cerritos (1931); Grand Park (1956); Los Angeles Mall (1973–1975); Los Angeles Department of Water and Power Grounds (c. 1959); Pasadena’s Central Park (1927); Pasadena’s Washington Park (1922); Pomona College Grounds (beginning in 1919); Los Angeles Music Center Grounds; University of California, Los Angeles (UCLA) Grounds (beginning in 1937); and Torrey Pines (1922).

His professional architectural firms included the following:

- Cornell and Payne Landscape Architect and Wild Garden Specialist (1919–1924)
- Cook, Hall and Cornell (1924–1933)
- Cornell, Bridgers and Troller (1955–1969)
- Cornell, Bridgers, Troller and Hazlett (1969–1972)

Cornell’s work at FJC began in 1935 when he teamed with Vaughn to create the general campus plan for FJC’s new site. Heavily influenced by the University of Virginia campus, Cornell and Vaughn sought to design a series of pathways, walkways, and open spaces that worked cohesively with the surrounding buildings (Epting 2014).

Cornell’s design aesthetic was restrained and thoughtful of the natural environment. In addition to his numerous residential and public projects, Cornell also served as a landscape architect at Pomona College (1919–1959), UCLA (1937–1972), and University of Hawaii (1928–1972). Another notable point in Cornell’s career was that he was appointed as Landscape Architect Consultant for the Federal Relief Administration in 1935. Cornell’s contributions to Southern California landscape architecture were fundamental to the development of the Southern California landscape (Tyack 2011; TCLF 2014; Michelson 2015b).

3.5.3 Donald Beach Kirby, Architect (1905–1980)

The principal works of Donald Beach Kirby (1905–1980), the architect for the Wilshire School buildings, include the Maharajah of Indore Residence in Santa Ana (1940), Player’s Café in

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Hollywood (1941), Miss Burke's School in San Francisco (1950), Castle Air Force Base in Merced (1953), Post Library Presidio in San Francisco (1958), Hunter's View Public Housing in San Francisco (1955), and Upper Noe Fieldhouse in San Francisco (1955). Born in Denver and educated at the University of Pennsylvania, Kirby came to Los Angeles in 1929 and worked under two accomplished California architects for a few years. Although Kirby's training under Reginald D. Johnson and Gordon B. Kaufmann lasted a short time, Kirby decided to go out on his own in 1933. From 1934 to 1942 Kirby served as the National Housing Administration director. In 1945, Kirby relocated to San Francisco, continued a very successful architectural practice, won awards from the AIA and Association of School of Administrators for his work on the Burke School, and won the Certificate of Distinguished Service from the AIA. During his time in Southern California, Kirby designed the Wilshire Junior High School buildings using WPA funds (AIA 1970; AR 1952; AF 1956; Marsh 1994; Michelson 2015c; Lowe 1986; Priaulx 1957; SDU 1957; SFC 1980; *Who's Who* 1974–1975).

3.5.4 William Henry Taylor, Architect (1912–1995)

William Henry Taylor (1912–1995), a prominent architect in the San Gabriel Valley whose principal works during the mid-century include the Public Bathhouse and Pool in Palmdale (1951); 3164 Brookdale Road in Studio City (1952); Pasadena City College buildings (1954); Whittier Intermediate School (1956); Wilson Junior High School in Glendale (1956); the first FJC Science building, Gymnasium, Library, Student Center, Technical Education building, and Art–Home Economics building (1960); the FJC Applied Arts building (1962); the FJC Administration building expansion (1964); the FJC Music and Theatre Arts building (1966); the FJC Library expansion (1969); residences in the Poppy Peak Drive district in Pasadena (1968); and the Pasadena Unified School District Services Center (1970). In 1953, FJC started its second expansion phase, which continued into the 1960s. The Pasadena architectural firm of Taylor, Warren, Nishimoto and Conner (later Taylor and Conner) was selected by the FJC trustees to develop a new master plan for the campus, with Taylor serving as the buildings' principal designer.

Taylor's work on the Poppy Peak District in Pasadena, California is perhaps one of the best examples of his Mid-Century Modern aesthetic. Taylor, who often partnered with Kenneth Nishimoto on projects, designed the 1615 Poppy Peak Drive residence. As described on the district's NRHP nomination form:

The district is characterized by a density of excellent examples of Modern 20th century residential architecture designed by a range of architects, including internationally renowned masters, nationally influential architects, and regionally and locally recognized architects, who were also responsible for a wide range of projects in Pasadena and Southern California. This diverse group, including Lyman Ennis, James Pulliam; Kenneth Nishimoto, Buff, Straub & Hensman,

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Leland Evison, Harwell Hamilton Harris, Richard Neutra, William Henry Taylor and Robert Cox, among others, is represented by the wide range of expressions of Modern residential architecture from the mid-1930s to the late 1960s. The district is further distinguished in having atypical, early work by famous architects as well as houses that represent their classic “signatures”; the former embodied by Harris’s Laing House, rendered in an International Style not typically associated with his mature work, and the Perkins House by Richard Neutra, a quintessential example of Neutra’s 1950s work (Lamprecht and Paul 2008:5).

The NRHP district nomination form notes that all of these architects “shared the trait of interpreting Modernism individually.” Many of the architects also built houses for themselves or had family members and clients that lived in the residences, including Taylor and his brother. Many of the architects for Poppy Peak had also fought in World War II. Taylor and Nishimoto were such close friends that Taylor accompanied Nishimoto to a Japanese internment camp and attempted to secure his release by assisting as an architect for the war effort (Lamprecht and Paul 2008).

Taylor also served as a member of the Housing Research Council of Southern California with local masters like Whitney R. Smith who served as Chairman, working on a “non profit organization composed of architects, engineers and planners in private practice who are interested in research into all fields of housing, in an effort to reduce costs and raise standards (HRC 1953).”

He was also part of the Pacific Architects Collaborative at 25 S. Euclid Avenue in Pasadena. The group comprised eight principal architects and their associated firms, each with extensive experience in Southern California (Independent Star News 1962).

In the 1960s, building and expansion plans continued with the architectural and design services of Taylor and Conner. Taylor would go on to design several more buildings for the Fullerton Union High School and FJC, including an Auto Shop Facility, an Applied Arts building, a Music building, and a Theatre building (AIA 1962; Richey et al. 2012).

3.5.5 William E. Blurock, Architect (1922–2012)

William E. Blurock (1922–2012) was born and raised in Los Angeles, California. He graduated from the University of Southern California School of Architecture in 1947, despite his studies being interrupted at the onset of WWII. While stationed in Foggia, Italy, Blurock flew 62 missions as a P-38 Lightning Fighter Pilot for the U.S. Army Air Corps 82nd Operations Group, flying over parts of Europe and North Africa. At the end of the war, he stayed abroad for one year to complete coursework at the University of Florence, School of Architecture, before returning to California and completing his degree in architecture (Bissell 2012; Michelson 2015d).

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His professional architectural firms included the following:

- Blurock, Pleger, Hogan and Ellerbroek, Architects, Orange County, California (1952–1959)
- William E. Blurock and Associates, Architects; Principal, William Blurock Associates, Newport Beach, California (1960–1974)
- William Blurock & Partners, Newport Beach, California (1975–1982)
- The Blurock Partnership (TBP), Newport Beach, California (1983–1994)

Examples of his work on other educational buildings in Orange County between the 1950s and 1970s include the following:

- Orange Coast College, Costa Mesa, California: 1950s Facilities Master Plan (association with Richard Neutra/Robert Alexander) and 1970 Facilities Master Plan
- University of California, Irvine: 1965 Original Master Plan, Phases I and IA (association with William Pereira)
- Fullerton College, Fullerton, California: 1970 Facilities Master Plan
- Golden West College, Huntington Beach, California: 1972 Master Plan Update
- Saddleback College, Mission Viejo, California: 1976 Campus Master Plan
- Coastline Community College, Fountain Valley, California: 1978 Facilities Master Plan
- Irvine Valley College, Irvine, California: 1978 Original Facilities Master Plan

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4 CULTURAL RESOURCES SURVEY

4.1 Methods

Dudek Architectural Historians Samantha Murray, MA, RPA; Sarah Corder, MFA; and Kara R. Dotter, MSHP, conducted a pedestrian survey of the project site on February 20, 2017. The project site includes an entirely developed active college campus and a small residential section across the street from the main Fullerton College Campus on the south side of Chapman Avenue. Although intensive-level archaeological survey methods (i.e., regularly spaced pedestrian transects) were not warranted, Ms. Murray spot-checked areas of exposed sediment throughout. All buildings and structures that were constructed prior to 1972 were photographed, researched, and evaluated in consideration of CRHR designation criteria and integrity requirements and in consideration of potential impacts to historical resources under CEQA. The 45-year rule was established by OHP in recognition of the fact that there is often a lag time between the point at which resources are identified and the date that planning decisions are made on projects. The survey entailed walking all portions of the campus and documenting each building with notes and photographs, specifically noting their character-defining features, spatial relationships, and observed alterations.

Dudek documented the fieldwork using field notes, digital photography, close-scale field maps, and aerial photographs. Photographs of the project site were taken with a Canon Power Shot SD90 digital camera with 12 megapixels and 3× optical zoom; a 20-megapixel Canon EOS Rebel T5i DSLR with an EF-S 18-55mm f/3.5-5.6 IS STM lens; and a Canon Power Shot SX160 IS digital camera with 16 megapixels and 16× optical zoom. All field notes, photographs, and records related to the current study are on file at Dudek’s Pasadena, California, office.

4.2 Description of Surveyed Resources

Table 3 provides an overview of all buildings and structures surveyed as part of the cultural resources study, including a photograph of each building, current building name, current building number (if applicable), historic building name (if applicable), year built (if known), a general physical description of the building, and any alterations identified either through building development research or during the cultural resources survey. Dates and details of construction and alterations were confirmed through building development research conducted on the District facilities management website, as well as archival research.


The following buildings are not listed in Table 3 because they are of recent construction and are not proposed for alteration or demolition as part of the proposed project:

- Building 200, College Center/Food Services

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- Building 400, South Science Building
- Building 800, Library–Learning Resource Center
- Building 900, Auto/Machining/Printing
- Building 1400, Classroom Office Building
- Building 1900, Classrooms and Food Bank
- Building 2100, Sculpture/3D Arts
- Building W3, Wilshire Continuing Education
- Chiller Plant

Table 3
Fullerton College Campus Buildings and Structures Surveyed

Current Building Number and Name	Built	Description	Identified Alterations
<i>Original Campus Master Plan Buildings (Vaughn, 1935–1942)</i>			
100 Administration 	1938	<p>Built as part of the original campus plan by Vaughn, the two-story Spanish Colonial Revival style building with Churrigueresque style elements is irregular in plan, with a square tower jutting upwards at the juncture between the main portion and the south-facing ell. The low-sloped side-gabled roof and hipped tower roof are covered in Mission-style half-barrel clay tiles. Each gable end sports a projection sheltering a small decorative niche with scalloped detailing along the arch intrados. The building is characterized by board-formed concrete on the exterior with Churrigueresque flourishes at the roofline, main entry doors, and second-floor-level French doors. There are multiple entry points, but the original main elevation faced south toward East Chapman Avenue. The original main elevation is obscured by a modern one-story, flat-roof addition with a variety of metal windows. The second story of the main elevation remains visible, and features a series of five large multi-lite metal-framed windows in arched openings. Windows on the original building are wood-framed and of varying shapes and styles.</p>	<p>1957 (Taylor): Addition to south elevation altered original L-shape building plan.</p> <p>1963 (Taylor): Interior reconfiguration, addition of wire glass to windows, and addition of aluminum and glass entry door to south elevation.</p> <p>1987 (tBP/Architecture Inc.): Interior reconfiguration, updates to electrical plans, and updates to interior finishes.</p> <p>2000 (Hill): Seismic upgrades</p> <p>2001 (Asuncion): HVAC system upgrades.</p> <p>2003 (Swanye): Fire Alarm System Upgrade</p>


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Table 3
Fullerton College Campus Buildings and Structures Surveyed

Current Building Number and Name	Built	Description	Identified Alterations
<p>300 Business and Computer Information</p> 	1936	<p>Built as the first building in Vaughn's campus plan, this two-story Spanish Colonial Revival building with Churrigueresque style elements is rectangular in plan and features a low-sloped side-gabled roof clad in Mission-style half-barrel clay tiles. A large octagonal cupola straddles the ridgeline near the center of the roof, with an arch sheltering a bell at the southern gable end and dentil moulding lining the cornice. The main elevation faces east toward the center of campus, with the recessed main entrance having double wooden doors topped by a lunette window. The main entry is emphasized by the use of Churrigueresque design elements, including a stilted arch with fluting above the impost line, three horseshoe-arch windows with elaborate metalwork at the second floor, and a scallop-capped niche flanked by pilasters on a decorative parapet rising from the cornice line. Secondary entry points on each remaining elevation are similarly detailed, but are less elaborate and at a reduced scale. The building was constructed of poured-in-place board-formed concrete, featuring a projecting molded string course capped by a row of stretcher bricks. Fenestration is regular, with two-by-two inoperable casement windows directly above two-by-two operable casement windows presenting as a single window unit. Near either end of the main elevation is a French door, located midway between floors, opening onto a shallow, elliptically-arched concrete bracket and protected by elliptically-arched decorative ironwork. Exterior staircases on either end of the building grant access to the second floor.</p>	<p>1962 (Taylor): Interior alterations, plumbing and mechanical system upgrades.</p> <p>1980 (Blurock): Interior plan reconfigurations; update of finishes; electrical, plumbing and mechanical system upgrades; replacement of plaster ceiling with reflective ceiling.</p> <p>2003 (Swanye): Fire Alarm System Upgrade.</p> <p>2005 (McMurray): Changes to stairs on north elevation.</p> <p>Date Unknown: Addition of a free-standing exterior elevator on the north elevation.</p>



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Table 3
Fullerton College Campus Buildings and Structures Surveyed

Current Building Number and Name	Built	Description	Identified Alterations
<p>600 Math</p> 	1938	<p>The two-story Spanish Colonial Revival building with Churrigueresque style elements is rectangular in plan and features a low-sloped side-gabled roof clad in Mission-style half-barrel clay tiles. A large octagonal cupola straddles the ridgeline near the center of the roof, with two front vertical protrusions at each gable end and dentil moulding lining the cornice. The main elevation faces west toward the center of campus, with the recessed main entrance having a single, wide wooden door beside a hinged partial-width section, topped by a lunette window. The main entry is emphasized by the use of Churrigueresque design elements, including a stilted arch with decorative voussoirs above the impost line and flanked by quoins, three subtly-pointed equilateral-arch windows at the second floor, and a niche flanked by grooved pilasters on a decorative stepped parapet rising from the cornice line. Secondary entry points on each remaining elevation are similarly detailed, but are less elaborate and at a reduced scale. The building was constructed of poured-in-place board-formed concrete, featuring a projecting molded string course capped by a row of stretcher bricks. Fenestration is regular, with two-by-two inoperable casement windows directly above two-by-two operable casement windows presenting as a single window unit. Near either end of the main elevation is a French door, located midway between floors, opening onto a shallow, elliptically-arched concrete bracket and protected by elliptically-arched decorative ironwork. Exterior staircases on either end of the building grant access to the second floor.</p>	<p>1980 (Blurock): Addition of bridge to the south elevation, which was likely removed when the South Science building was demolished.</p> <p>1985 (Blurock): Interior changes included mechanical, plumbing, and electrical, as well as changes to interior finishes.</p> <p>2003 (Swayne): Fire alarm system upgrade.</p> <p>2008 (Asuncion): Chilled water distribution system modifications.</p> <p>Date Unknown: Addition of free-standing external elevator to the north elevation.</p>



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Table 3
Fullerton College Campus Buildings and Structures Surveyed

Current Building Number and Name	Built	Description	Identified Alterations
401 Biological Greenhouse 	c. 1937	The one-story rectangular greenhouse building features a front-gabled glass-and-metal roof. The concrete foundation supports the exterior walls. The lower two feet of the walls are running-bond brick courses, with the upper portion of the walls framed with steel I-beams and infilled with metal-framed lites, some of which open for ventilation and sunlight. A single metal door pierces the east elevation near the northern end. A fenced-in area is located to the east of the building.	Date Unknown: Glass wall lites painted.
840 Campus Services 	1940	A more restrained version of the style observed elsewhere on campus, this one-story Spanish Colonial Revival style building features multiple wings clad with stucco and low-sloped side-gabled roofs covered in Mission-style half-barrel clay tiles. The rectangular west wing was the first section of the building constructed, with the second comprising the rectangular north wing, oriented perpendicular to the first section and joined onto its north elevation to form an L-shaped plan. The west wing, constructed in 1941, created the U-shaped building plan present today. Fenestration consists of single- and double doors, some wood and others metal, typically with one or two lites, and multi-lite metal-framed windows in various sizes, some of which have operable sections within fixed sections. A concrete courtyard fills the area bounded by the U-shaped building on the south side, providing seating area for the café in the west wing	<p>1941 (Vaughn): Hornet Hive building addition created U-shaped plan.</p> <p>1959 (Taylor): Hive Snack Shop added to the patio area.</p> <p>2011: Hive Snack Shop remodeled and renamed Stinger.</p> <p>Date Unknown: Handicap ramps, addition to rear of building; replacement and/or resizing of original doors; addition of security bars on some windows.</p> <p>Date Unknown: Restrooms upgraded.</p> <p>Date Unknown: HVAC units.</p>


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Table 3
Fullerton College Campus Buildings and Structures Surveyed

Current Building Number and Name	Built	Description	Identified Alterations
1600-1691 Horticulture Center 	c. 1946; relocated to current location 1961	One of the original T-buildings moved onto campus, this one-story building has a low-sloped side-gabled roof covered in composition shingles. The walls are clad in horizontal drop-lap wood siding, and the south-facing main elevation has a central entry point accessed by a set of broad, open, wood replacement stairs. Fenestration is regular, with eight-over-eight wood-framed double-hung windows. The building is one of many in the horticulture section of campus, including various greenhouses and growing buildings, as well as a single-story brick bathroom building.	Dates Unknown: HVAC units, porch construction with railing, handicap ramp to main entry door.
<i>Taylor and Conner's Campus Master Plan (1953–1967)</i>			
500 Applied Arts and Humanities 	1962	The International-style building is rectangular in plan and clad in painted stucco with a flat roof covered in rolled roofing material. The main elevation faces east, and features the recessed main point of entry under a cantilevered flat roof awning. Fenestration is regular with metal-framed windows placed singly or in pairs separated by a narrow mullion. The windows are of various shapes and sizes, but the majority typically have three or four horizontal lites, with the upper lites fixed and the bottom lite being an operable hopper window. The broad expanses of stucco are generally smooth, with subtle vertical grooves accenting the spaces above and below the windows.	1980 (Blurock): addition of free-standing external elevator to the north elevation, interior reconfigurations, and mechanical system upgrades. 2000 (Hill): Seismic upgrades. 2005 (McMurray): Changes to stairs on south elevation. 2006 (Asuncion): Chiller plant upgrade. Date Unknown: Windows on the north portion of the west elevation at ground floor level were painted over.


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Table 3
Fullerton College Campus Buildings and Structures Surveyed

Current Building Number and Name	Built	Description	Identified Alterations
700 Technology and Engineering 	1959	<p>The two-story reinforced concrete building is irregular in plan and features a flat roof with raised parapet. The main (south) elevation features a variety of multi-paned metal windows; a recessed entry point left (west) of center; the addition of an elevator on the east side of the elevation; installation of exterior insulation and finish system (EIFS) panels featuring stucco textures reminiscent of the original board-formed concrete buildings; and Spanish Colonial/Mission Revival style detailing that is not original to the building. A series of openings with segmental arches and applied ornament details dominate the elevation.</p>	<p>1964 (Taylor): Interior reconfigurations, mechanical system upgrades.</p> <p>1968 (Taylor/Blurock): Building addition, interior reconfigurations.</p> <p>1980 (Blurock): Addition of elevator and concrete walk to south elevation.</p> <p>2001 (Asuncion): HVAC system upgrades.</p> <p>2003 (Swanye): Fire alarm system upgrades.</p> <p>2012: Interior reconfigurations.</p> <p>2012 (RND): Guardrail and stair installation.</p> <p>Date Unknown: Modern EIFS with board-formed stucco texture.</p>


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Table 3
Fullerton College Campus Buildings and Structures Surveyed

Current Building Number and Name	Built	Description	Identified Alterations
3000 Berkeley Center 	1960	<p>The two-story Mid-Century Modern-style educational building is L-shaped in plan. The main (southwest) elevation has an uneven roofline and two sections projecting forward from the main building. The main elevation is clad with broad expanses of alternating brick and stucco; windows are set flush with the stucco cladding between the brick portions. The rest of the building is clad in stucco. The primary front entrance is recessed beneath decorative metal grilles that extend out from the exterior wall and are supported by metal posts. Fixed, floor-to-ceiling multi-pane windows are located next to the front entrance and are partially obscured by the metal grilles. There is a second entrance recessed into the brick wall with a metal door accessed by a set of concrete steps. The southwest corner of the building contains two fixed multi-pane windows on the first story and two louvered windows on the second story set flush into vertical bands of textured stucco.</p>	<p>1982 (Blurock): Interior reconfigurations, mechanical system upgrades, elevator added.</p> <p>2000 (Hill): Seismic upgrades.</p>


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Table 3
Fullerton College Campus Buildings and Structures Surveyed

Current Building Number and Name	Built	Description	Identified Alterations
1000 Fine Arts/Art Gallery 	1959	<p>The two-story Mid-Century Modern building is irregular in plan with a flat roof and is clad in stucco. One-story partial-length projections clad in running-bond brick occur on the main (south), east, and north elevations. Fenestration is regular on the main elevation and features paired metal-framed windows, separated by structural mullions, with four horizontal lites; the second lite operates as an awning window, and the fourth lite operates as a hopper window. Other windows on the building are metal-framed with one or two lites. A replacement window punctuates the brick projection on the main elevation. The main entry is recessed with a newer wide metal and glass entry door and a narrow sidelite to the left (west), surrounded by wider sidelites and topped by a fixed, three-lite transom window. Access is provided by a handicap ramp leading to a poured concrete stoop.</p>	<p>1976 (Blurock): Interior reconfigurations, addition of external elevator and construction of brick walls and patio area to east elevation area.</p> <p>1981: Wheelchair ramp added.</p> <p>2001 (Asuncion): HVAC system upgrades.</p> <p>2002 (McMurray): Seismic work, new interior finishes, mechanical system upgrades, new handicap ramp, interior reconfigurations, finish replacements, fireproofing.</p> <p>2009 (Runge): Reroofed.</p>


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Table 3
Fullerton College Campus Buildings and Structures Surveyed

Current Building Number and Name	Built	Description	Identified Alterations
1100 Music 	1967	<p>This New Formalism-style building is clad in stucco and is irregular in plan with block-like massing and a flat roof. The main elevation faces south towards East Chapman Avenue, and presents as two sections: the western section with slender, attenuated columns supporting minimalist arches, four of which are infilled with smooth, monolithic stucco panels and the fifth, just west of center, is open and leads to the recessed main entrance; and the eastern section, which is recessed and contains with smooth, monolithic concrete panels sparsely punctuated by pairs of small metal-framed windows and displaying large ornamental screen grilles. The remaining elevations contain portions of running-bond brickwork at the ground floor while the rest is clad in smooth, monolithic stucco. Fenestration on the remaining elevations consists of metal-framed windows of various sizes, some fixed and others operable, as well as secondary entrances. An external staircase on the east elevation references the external staircases observed on the original campus buildings.</p>	<p>2003 (Swanye): Fire alarm system upgrade.</p> <p>2008 (Asuncion): Chilled water distribution modifications.</p> <p>Date unknown: Second-floor-level walkway from the Administration Building connecting to the east elevation, and a free-standing external elevator attached to the east elevation south of the walkway.</p>


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Table 3
Fullerton College Campus Buildings and Structures Surveyed

Current Building Number and Name	Built	Description	Identified Alterations
1200 Physical Education 	1955	<p>The Mid-Century Modern two-story building presents with block-like massing, thanks in part to building additions during Taylor's tenure as campus architect. The main body of the building is clad in stucco, with one-story projections constructed of brick in a running bond pattern and wrapped with a flush band of stucco near or at the roofline. The building is irregular in plan and features multiple levels of flat roofs. The fenestration for the building is irregular. Metal-framed multi-lite clerestory windows adorn the main body of the building, while the one-story projections contain a variety of metal-framed windows of different styles and arrangements. Of note is the placement of multi-lite windows in the top half to one-third of exterior walls on some of the one-story projections, subtly referencing the clerestory windows of the main section.</p>	<p>1956 (Taylor): One-story brick addition for health center.</p> <p>1957 (Taylor): Additions to men's and women's locker rooms.</p> <p>1962 (Taylor): Addition to south and northwest sections of the buildings, interior reconfiguration, construction of flat-roof covered walkway and butterfly-style covered walkway.</p> <p>1979 (Blurock): Interior reconfigurations, HVAC upgrades, plumbing upgrades, updates to finishes.</p> <p>1982: Reroofed.</p> <p>1999: Interior reconfiguration, mechanical systems upgrades, site work, removal of skylights, and fixture replacement.</p> <p>2000 (Hill): Seismic upgrades.</p> <p>2001 (Smith/tBP): Women's Locker Room HVAC work, interior renovations and demolitions, new exterior doors.</p> <p>2003 (Swanye): Fire alarm system upgrade.</p>


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Table 3
Fullerton College Campus Buildings and Structures Surveyed

Current Building Number and Name	Built	Description	Identified Alterations
			<p>2008 (Amicay): Fire alarm system upgrades.</p> <p>2008 (Lambert): Construction of swimming pool, single-story 24-foot by 72-foot equipment building and handicap-accessible restroom upgrades.</p>
<p>1300 Theatre Arts</p> 	1967	<p>The two-story Mid-Century Modern building is irregular in plan with block-like massing. The main elevation faces east towards the center of campus. The majority of the building is clad in smooth, monolithic stucco, with sections of running-bond brickwork at the ground floor. Fenestration is minimal and irregular, typically consisting of metal-framed windows with a large fixed lite over a horizontal hopper-window lite. Exterior staircases are located on the south and main elevations..</p>	<p>2003 (Swanye): Fire alarm system upgrade.</p> <p>2008: Upgrades to fire system.</p> <p>Date Unknown: Addition of a free-standing external elevator to the south elevation.</p>


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Table 3
Fullerton College Campus Buildings and Structures Surveyed

Current Building Number and Name	Built	Description	Identified Alterations
<i>Chapman and Wilshire School Acquisition and Annexation (Kirby, 1980–1984)</i>			
2100 Wilshire Theatre 	1936	<p>This two-story PWA/WPA Moderne-style school auditorium is a modest example of the style. The building is largely rectangular in plan, is clad in stucco, and has a flat roof. The main (west) elevation features a centered trio of recessed three-panel wood double-doors, each topped by 12-lite transom windows. The doorways are flanked by fluted pilasters, with a recessed three-by-three wood-framed casement window to either side of the door grouping. The casement window to the right (south) serves as the ticket window. Additional secondary entrances, along with recessed three-by-three wood-framed casement windows located near the second-floor level, exist on the north and south elevations.</p>	<p>1982 (Blurock): New interior and exterior finishes, window replacements and additions, interior reconfigurations, updates to electrical plan and fixtures.</p> <p>2008: Interior renovations, upgraded finishes, electrical upgrades.</p> <p>2008 (Asuncion): Chilled water distribution system modifications.</p> <p>2009 (Runge): Reroofed.</p>


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Table 3
Fullerton College Campus Buildings and Structures Surveyed

Current Building Number and Name	Built	Description	Identified Alterations
<p>W1 Building 100</p> 	1936	<p>This one-story PWA/WPA Moderne-style school classroom building is a modest example of the style. The rectangular building is clad in stucco and features a raised parapet surrounding a flat roof. The main (south) elevation features a centered, recessed wood double-door, with each leaf having six lites over two panels. There appears to be an infilled transom window above the doors. The entrance is flanked by fluted pilasters, with a pair of 12-lite windows, separated by a structural mullion, to either side. Two decorative stucco bands and two subtle stepped roofline bands ring the building. Fenestration on the other elevations is regular, and consists of either a single pair or a group of two 12-lite windows separated by structural mullions with fluted pilasters to either side of the groupings; some windows appear to be filled in. Porte cochères located on the west and north elevations connect to the Wilshire Theatre and Building 200 .</p>	<p>1970: Installation of AC system.</p> <p>1982 (Blurock): Replacement of windows, repair and repaint of interior and exterior finishes, installation of new aluminum sunscreen to east elevation, HVAC system upgrades.</p> <p>2007 (Runge): Window replacements, mechanical system upgrades, interior reconfiguration, repainting, site work.</p> <p>2008 (Asuncion): Chilled water distribution system modifications.</p>



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Table 3
Fullerton College Campus Buildings and Structures Surveyed

Current Building Number and Name	Built	Description	Identified Alterations
<p>W2 Building 200</p> 	1936	<p>Similar to W1 Building 100, this one-story PWA/WPA Moderne-style school classroom building is a modest example of the style. The rectangular building is clad in stucco and features a raised parapet surrounding a flat roof. The main (east) elevation features a centered, recessed wood double-door, with each leaf having six lites over two panels, and topped by a 12-lite transom window. The entrance is flanked by fluted pilasters, with a pair of 8-lite windows, separated by a structural mullion, to either side; the windows appear shorter than the typical 12-lite windows and the door appears raised to the level of the newer concrete entry stoop (likely to improve ADA access). Two decorative stucco bands and two subtle stepped roofline bands ring the building. Fenestration on the other elevations is regular, and consists of a group of three 12-lite windows separated by structural mullions with fluted pilasters to either side of the groupings.</p>	<p>1982 (Blurock): Replacement of windows, repair and repaint of interior and exterior finishes, installation of new aluminum sunscreens on east west elevations, HVAC system upgrades.</p> <p>2007 (Runge): Window replacements, mechanical system upgrades, interior reconfiguration, repainting, changes to handicap ramp, site work, and parking lot work.</p> <p>2008 (Asuncion): Chilled water distribution system modifications.</p>




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Table 3
Fullerton College Campus Buildings and Structures Surveyed

Current Building Number and Name	Built	Description	Identified Alterations
<i>Chapman Avenue Residential Acquisitions 1980s and 1990s</i>			
428 East Chapman Avenue Buildings 1 and 2 (400 N. Newell Place) 	Building 1:c. 1920 Building 2:c. 1940	<p>APN 033-072-01 consists of a single-family residence (Building 1) and a multi-family residence (Building 2) that are currently owned and used by FCC. Building 1 is a one-story single-family residence with an irregular plan set on a concrete foundation, and has a hipped roof clad with composite shingles. The house was constructed in the Craftsman style around 1920.</p> <p>The multi-family residence on the property that we will refer to as Building 2 is a duplex designed in the Minimal Traditional style and is oriented toward Newell Street.</p>	None identified.
434 East Chapman Avenue 	1922	<p>APN 033-072-02 features a single-family residence constructed in the Craftsman style in 1922. The one-story, front-gabled home has a composite shingle roof and is clad with horizontal wood siding and set on a poured concrete foundation. The building is rectangular in plan, with a prominent front porch oriented to Chapman Avenue. The parcel also contains a small, one-story garage building.</p>	None identified.




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Table 3
Fullerton College Campus Buildings and Structures Surveyed

Current Building Number and Name	Built	Description	Identified Alterations
438 East Chapman Avenue 	1921	APN 033-072-03 features a one-story single-family residence that is oriented toward Chapman Avenue that was originally constructed in 1921 in the Craftsman style and was remodeled in 1949 to its present Minimal Traditional appearance. The residence is irregular in plan, set on a poured concrete foundation, with a complex roof clad in composite shingles, and is clad in horizontal wooden siding.	Remodeled to Minimal Traditional style in 1949.
325–327 North Newell Place 	c. 1921–1924	The one-story Bungalow style duplex is clad in horizontal wood siding, features a gabled roof, and is square in plan. The façade of the building features mirrored entry points with wooden doors and three-section, fixed Craftsman style windows, all under a gabled porch with brick-and-wood columns. The other elevations have irregular fenestration and feature a variety of sizes, but maintain a one-over-one configuration.	None identified.
409 North Newell Place 	c. 1958–1960	This modern two-story multi-family apartment building is rectangular in plan and clad in stucco, with a low pitched roof with exposed rafter tails. The first floor features three bays with double-wide sectional garage doors, and the second floor features a wooden balcony providing access to three living spaces. Entry to the building is provided by an exterior staircase located on the north elevation. There are a variety of windows throughout, including jalousie windows on the north and west elevations. The west elevation also features a single entry door centered on the elevation that provides access to the first story of the building.	None identified.



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Table 3
Fullerton College Campus Buildings and Structures Surveyed

Current Building Number and Name	Built	Description	Identified Alterations
420 East Chapman Avenue 	c. 1920	The one-story gabled Bungalow features an offset to the east front gabled porch supported by brick-and-wood columns, which features a Craftsman style fixed three-section window and an entry door. The house is clad in horizontal wood siding and sheathed in composition shingles, and the roof features exposed rafter tails. The remaining windows are single-hung, fixed wood windows in a variety of sizes.	None identified.
416 East Chapman Avenue 	c. 1936	The one-story gabled Minimal Traditional duplex is clad in stucco, is rectangular in plan, and is sheathed in composition shingles. The façade of the building features an offset to the east gabled entry point that provides two entry points to the duplex. There is also a bay window and a 12-paned wood window on the façade of the building.	None identified.
418 East Chapman Avenue 	c. 1958	The one-story tract house duplex is clad in stucco features a low pitched roof sheathed in composition shingles and is set on a poured concrete foundation. The building features irregular fenestration with a central entry point. Windows appear to be vinyl replacement windows in varying sizes and arrangements. The building is largely obscured from view by a tall wooden fence.	Date Unknown: Replacement windows, screen door, and construction of fence.




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Table 3
Fullerton College Campus Buildings and Structures Surveyed

Current Building Number and Name	Built	Description	Identified Alterations
<i>William E. Blurock's Campus Expansion Plan (1965–1984)</i>			
2200 Micro Computer Lab 	1973	The one-story relocatable modern building with a low pitched roof sits on a poured concrete foundation and features two entry points on the east elevation under a cantilevered canopy. The building is rectangular in plan. The entry is accessed by concrete ramp with metal handrails. Fenestration is irregular and there is little exterior ornamentation.	None identified.
2300 Media Services/Academic Computer/M&O Shops 	c. 1970	The one-story relocatable modern building is rectangular in plan, is clad in stucco, and features a low pitched shed roof. The building has paved parking areas on the north, east, and south elevations. The main points of entry for the building are located on the north elevation. There are multiple points of entry with two sets of double metal doors and five sets of single metal doors with sidelights. The north elevation also features two sets of fixed metal windows offset to the west.	None identified.


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Table 3
Fullerton College Campus Buildings and Structures Surveyed

Current Building Number and Name	Built	Description	Identified Alterations
1800 Child Development Building 	c. 1980	The one-story Modern style classroom building complex consists of three one-story buildings that were connected and arranged in an L shape around an open courtyard to the south. The two buildings, which feature low pitched roofs, were known as relocatable buildings to the campus and the clay-roof-tiled building that creates the "L" in the plan was newly constructed after the two relocatable buildings were moved to the location. The buildings are clad in stucco, with some sections of vertical wooden siding, and feature a complex roofline with clay tiles. Fenestration is irregular and includes metal-frame windows in varying sizes on all elevations. There is also a chain-link fence on the south elevation that provided security for the courtyard area, which was a play area for children.	None identified.
2000 Student Services Building 	1984	The two-story Modern style building is clad in stucco with a flat roof. It is irregular in plan and features irregular fenestration with fixed metal windows of varying sizes. The main point of entry for the building is located on the east elevation. The building connects to a pedestrian bridge that connects it to the rest of the campus on the north side of Chapman Avenue.	2008: Reroofed.
Pedestrian Bridge 	1984	The pedestrian bridge provides north-south access across Chapman Avenue. It is of Modern style construction and is supported by arched concrete supports on the north and south ends. The bridge is connected to the Student Services building to the south and the Administration building to the north.	None identified.

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Table 3
Fullerton College Campus Buildings and Structures Surveyed

Current Building Number and Name	Built	Description	Identified Alterations
Building 3100, Academic Technology 	1976	The one-story Modern building is irregular in plan and sits on a poured concrete foundation. The building features a built-up flat roof and was designed by Blurock.	2008: Interior renovations, upgrades to telecommunications and electrical systems.

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5 SIGNIFICANCE EVALUATIONS

Extensive archival research, combined with an intensive pedestrian survey of the Fullerton College grounds, indicates the campus has three potential historic districts (Figure 31): the Fullerton Junior College Campus Historic District, the Mid-Century Modern Campus Expansion Historic District, and the Wilshire Junior High School Historic District. Furthermore, the Music Building 1100 was identified as being potentially eligible for individual listing at the local level. The significance evaluations for each of the proposed historic districts and the individual property are detailed below.

5.1 Fullerton Junior College Campus Historic District

After purchase of the college grounds in 1934, Vaughn laid out a master plan for the new 16-acre FJC Campus. Assisted by landscape architect Ralph Cornell, Vaughn created a plan that called for 12 buildings symmetrically organized around a formal central courtyard area, similar to the arrangement of Jefferson's University of Virginia. Vaughn designed the buildings in the Spanish Colonial Revival style with Churrigueresque style influences, an architectural style synonymous with Southern California. The FJC received a great deal of WPA and PWA funding for executing the campus plan. The WPA also provided Vaughn and FJC with funding for the construction of a greenhouse and for landscaping. With this funding, the Horticulture students of FJC were able to grow plants to place throughout the campus accenting Vaughn's plan. Although the master plan originally called for 12 buildings, only 5 were constructed: the Commerce building, Administration building, Technical Trades building, Student Union building, and Greenhouse Building (FHN 2010; Epting 2014). Each of those 5 buildings still exists and continues to serve a vital role on campus. Furthermore, the City of Fullerton identifies the FJC Campus as a "Significant Property" in their publication *Fullerton Through the Years: A Survey of Architectural, Cultural, and Environmental Heritage* (DSD 2002) and in Section 5.10, Cultural Resources, of *The Fullerton Plan: Final Program EIR* (City of Fullerton 2012b).

The boundary of this potential historic district includes the historic core of the FJC Campus, and consists of the original five buildings and remnants of the formal campus plan, such as the open courtyard, linear pathways, and building locations and orientations. There are also non-contributing elements (i.e., they do not contribute to the historic district's significance) within the historic boundaries of the campus, namely more modern buildings, but they were constructed on areas of ground originally apportioned for buildings in Vaughn's master plan. Table 4 provides a complete list of all potential contributing and non-contributing components. Figure 32 shows the location of all contributing buildings. The period of significance for the district is 1935–1942, when Vaughn completed the original campus master plan.

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Table 4
Inventory of Buildings within the Potential
Fullerton Junior College Campus Historic District

Component	Year Built	Historic District Status
Landscape Design Components	c. 1935–1942	Contributor
Commerce (Bldg. 300)	1936	Contributor
Greenhouse (Bldg. 401)	c. 1937	Contributor
Technical Trades (Bldg. 600)	1938	Contributor
Administration and Social Sciences (Bldg. 100)	1938	Contributor
Student Union (Bldg. 840)	1940	Contributor
College Center (Bldg. 200)	1969	Non-contributor
South Science (Bldg. 400)	1969	Non-contributor
Applied Arts/Humanities (Bldg. 500)	1969	Non-contributor
Library (Bldg. 800)	1969–1976	Non-contributor

Character Defining Features

The character-defining features of the Fullerton Junior College Campus Historic District include the following exterior features:

- Low pitched side-gabled roofs with half-barrel clay Mission tiles
- Painted, board-formed concrete walls
- Simple rectangular or L-shaped plans
- Exterior stairways on gable ends
- Symmetrical fenestration
- Prominent arches above entryways
- Heavy, multiple-panel wood doors
- Low relief oriels with typically semi-circular balconies below slightly recessed windows
- Churrigueresque flourishes at second-story doors, balconies, and gable-end apexes
- Elaborate ground-floor entrances with recessed doorways, surmounted by decorative plaques
- Extensive use of ornate, highly detailed iron work for grilles, handrails, and stair railings

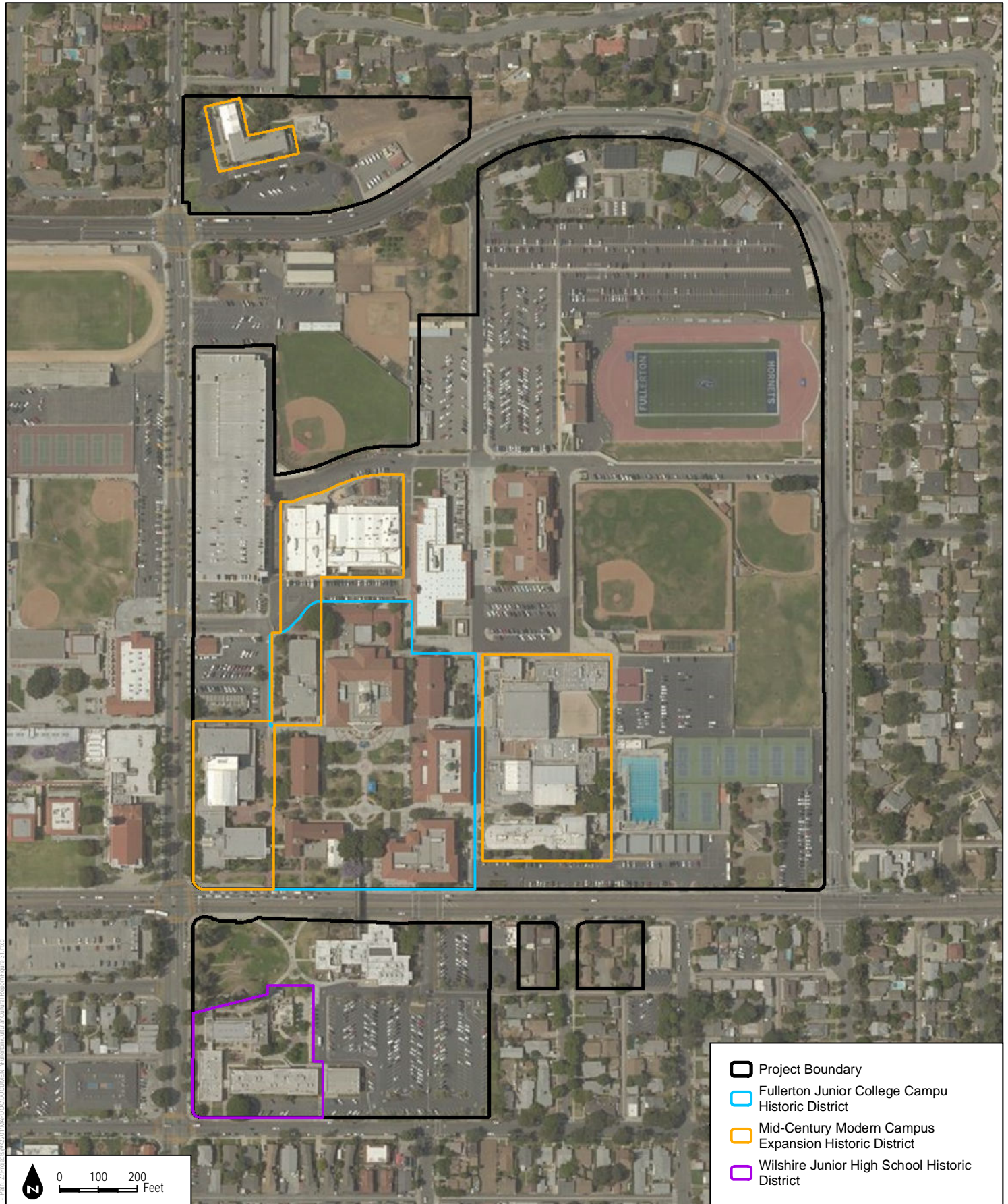
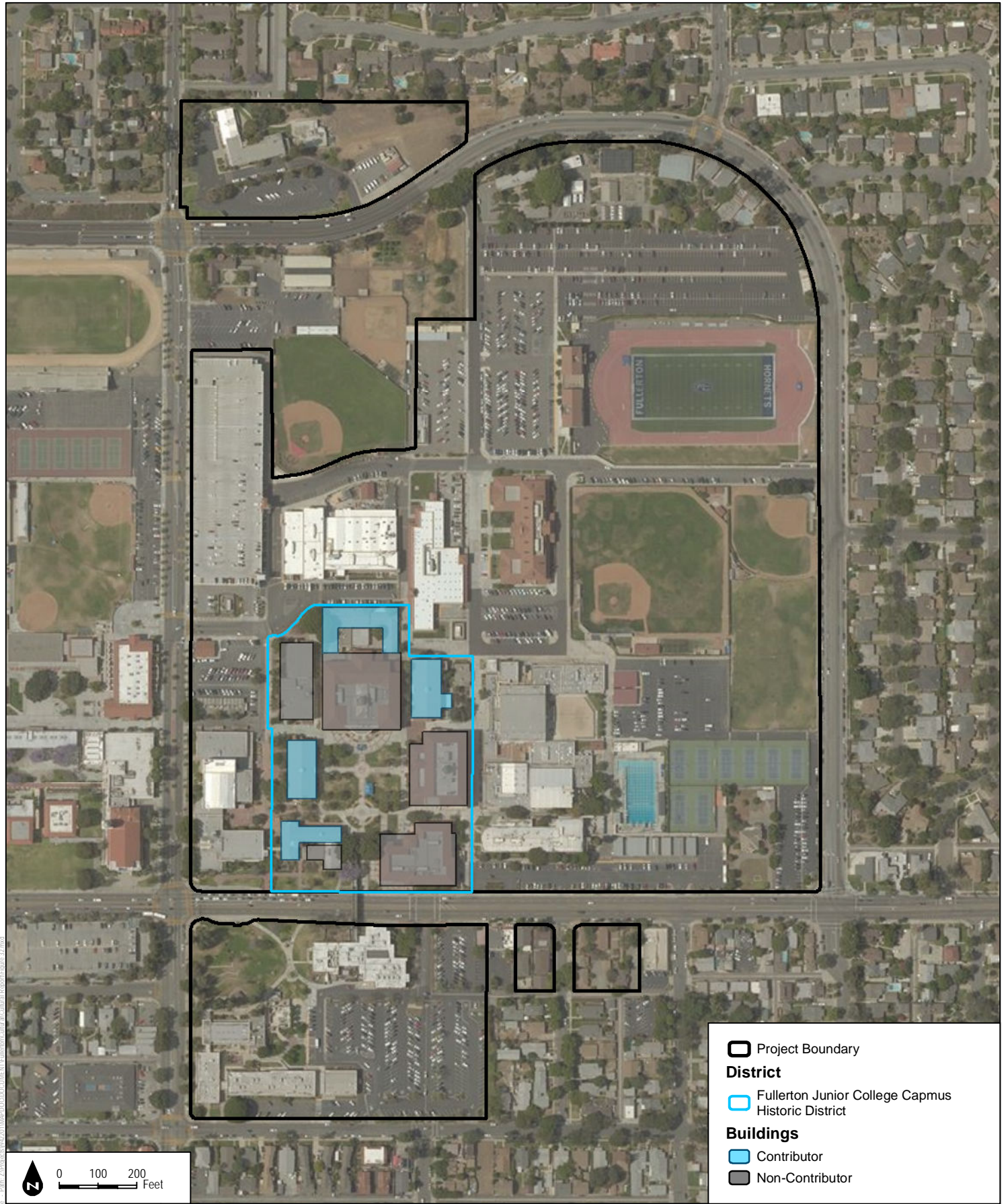


FIGURE 31
Overview of Historic Districts on Campus

SOURCE: Bing Maps, 2017

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The character-defining features of the Fullerton Junior College Campus Historic District also include the following interior features (as observed in the 100, 300, and 600 buildings):

- Recessed doorways
- Wood doors with stacked panels
- Decorative iron work (including stair railings; light fixtures in buildings 100 and 300)
- Barrel vault ceilings
- Brass door hardware

5.1.1 NRHP/CRHR Evaluation Criteria

The buildings and campus components within the proposed Fullerton Junior College Campus Historic District were evaluated for listing at the local level of significance. The NRHP denotes four specific criteria for listing, of which at least one must be met for a property to be considered potentially eligible for listing on the NRHP. The CRHR criteria were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP. As such, the NRHP and CRHR evaluations are presented concurrently. According to the NRHP and CRHR, a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

Criterion A/I: Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.

FJC was established in 1913 and opened in September of that year, making it the longest continually operating junior college in California. The founding and growth of FJC occurred at the same time as the City of Fullerton and the surrounding area experienced rapid growth due to the oil boom, which peaked during the 1920s. Classes were originally held at Fullerton Union High School, until 16 acres of land were bought across the road from the high school in 1934. The Board of Trustees hired Vaughn to design and oversee planning and development of the FJC Campus from 1935 to 1942. Vaughn operated as the FJC Campus architect with the assistance of WPA funds, designing and supervising construction of numerous buildings on the campus until 1942.

With 4-year university enrollments on the decline due to financial instability, FJC provided an affordable option for the students of Fullerton and the surrounding communities, eventually reaching an enrollment of 1,500 by September 1939. A rapid decline in enrollment followed, as many potential students were drafted or volunteered for the military. FJC persevered through the war, implementing new programs to support the war effort by training workers for defense industry jobs. Other activities on campus further supported the war effort, such as letter writing

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and making clothing for the troops. FJC continued serving the military after the war effort by adding temporary buildings and veterans' housing to accommodate the massive influx of WWII veterans using the G. I. Bill.

FJC has a rich history of assisting with the war effort by providing training and education, both during WWII and after the war, as veterans returned to civilian life. Furthermore, the original FJC Campus forms the core of California's longest continuously operating junior college. Therefore, the Fullerton Junior College Campus Historic District appears eligible for listing as a historic district under NRHP/CRHR Criterion A/1.

Criterion B/2: Is associated with the lives of persons important in our past.

Although numerous persons are historically associated with FJC, archival and background research failed to indicate any associations with persons important in history during 1934–1942. Therefore, the Fullerton Junior College Campus Historic District does not appear eligible for listing under NRHP/CRHR Criterion B/2.

Criterion C/3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

The buildings constructed as part of the original FJC Campus design plan embody the distinctive design characteristics of Spanish Colonial Revival, a modern architectural style that dates from 1915 to 1940 and became synonymous with Southern California architecture. During this period, Spanish Colonial Revival was a popular style of architecture on college campuses in California, particularly in the south.

The campus buildings from the 1930s and 1940s are most strongly characterized by their simple rectangular and L-shaped plans; symmetrical fenestration; barrel-shaped Mission tiles cladding low-sloped, side-gabled roofs; prominent arches above entrance doors; exterior stairways on the gable ends; and use of concrete as the dominant material type. The buildings are unified aesthetically by a number of character-defining features, including painted, board-formed concrete walls; heavy, multiple-panel wood doors; oriels with typically semi-circular balconies below slightly recessed windows; modest Churrigueresque flourishes at second-story doors, balconies, and gable-end apexes; elaborate ground-floor entrances with recessed doorways surmounted by decorative plaques; and extensive use of ornate, highly detailed iron work for grilles, handrails, and stair railings.

The FJC campus was designed by an important creative individual, Harry K. Vaughn, and represents the peak of Vaughn's career (1930s–1940s) when he completed his most important—possibly his

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only—designs as an independent architect, including the Spanish Colonial Revival style Fullerton Public Library. Prior to that time, Vaughn worked under such notable architects as Irving Gill, William Hebbard, Carleton Winslow, and Octavius Morgan, and afterward he went on to work for the California Department of Public Works, Division of Architecture. During Vaughn’s time with Hebbard, he prepared working drawings for the historic Craftsman style Marston House in San Diego. Afterwards, while working for Winslow, Vaughn prepared the working drawings for buildings associated with the 1915–1916 Panama–California International Exposition, including the Administration building. The Exposition buildings (now Balboa Park National Historic Landmark) were seminal in making the Spanish Colonial Revival style synonymous with Southern California; this was Vaughn’s first known exposure to the Spanish Colonial Revival architectural style.

Although the 1930s and 1940s buildings are unified by their Spanish Colonial Revival style and shared character-defining features, and they remain functionally related buildings, the original landscape design of the campus master plan has been altered over time (as seen in historic aerials c. 1953–1963, c. 2004, and after 2012 (NETR Online 2017)). The front of campus, facing onto East Chapman Avenue, was originally a broad expanse of flat lawn with ornamental, curvilinear plantings near the Administrative building and the anticipated footprint of another L-shaped building in the southeastern corner; a wide, north–south oriented pathway separated the two buildings and formed the grand entrance into the heart of the original campus. Between 1953 and 1963, modern additions to the two buildings infilled approximately half of the open lawn, eliminating the curvilinear planting beds, and several ancillary paved pathways further segmented the lawns. A distinctive and prominent feature of the original campus was the arrangement of the central courtyard into *parterres* (i.e., flat gardens arranged in a formal design), delineated by a grid of walkways. The grid of north–south and east–west oriented walkways served a functional use, facilitating movement within and around campus. The symmetry of the strict spatial organization created by the grid, and positioning of the library at the northern end, opposite the main entrance to campus, symbolized the power and success imparted by knowledge and learning. The expansion of the library in 2004 resulted in foreshortening the length of the original courtyard space and introduced a curved element in the shape of the hardscaping fronting the library. Additionally, at some point after 2012, the original pattern of the courtyard *parterres* was altered by removing the existing two north–south pathways and replacing them with one central north–south pathway leading directly from the main campus entrance to the library’s door, and by introducing more circular hardscaped areas at the site of formerly orthogonal intersections.

Other compromised historic materials and details include the building interiors, particularly on the second floor, with the interior of the Campus Services Building 840 being fully compromised; the expansion of two newer buildings slightly beyond the bounds of the original

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campus footprint; and a 1957 Modern style addition to the front of the Administration Building 100. However, the essential physical features that constitute the Fullerton Junior College Campus Historic District's Spanish Colonial Revival architectural style remain largely intact. Although new buildings were added to the campus, and removal of portions of the landscape design altered the flow of the original FJC Campus design, the historic-age buildings are still united aesthetically by their Spanish Colonial Revival style and functionally by their history as the original 1930s–1940s FJC Campus buildings.

Despite alterations to the original FJC Campus design plan and the addition of new buildings in recent years, the original 1930s and 1940s Spanish Colonial Revival buildings and the master plan landscape design still convey most of the major character-defining features of their style and design, and represent the notable work of a master architect. Therefore, the buildings appear eligible for listing as contributors to a historic district under NRHP/CRHR Criterion C/3.

Criterion D/4: *Has yielded, or may be likely to yield, information important in prehistory or history.*

The buildings are unlikely to yield any information important to prehistory or history, nor is it associated with any archaeological resources. Therefore, Fullerton Junior College Campus Historic District does not appear eligible for listing under Criterion D/4.

5.1.2 Local Evaluation Criteria

According to the criteria for designating a local historic landmark as defined in the City of Fullerton Municipal Code, Ordinance 2982, Section 15.48.060, the Fullerton Junior College Campus Historic District appears eligible for listing under the following criteria:

1. ***Character, interest or value as part of the heritage of the city.*** The Fullerton Junior College Campus Historic District appears eligible for listing for being the original buildings and campus master plan of FJC. The original FJC Campus forms the core of California's longest continuously operating junior college.
5. ***Exemplification of the best remaining architectural types in an area.*** The historic district represents a group of exceptional examples of Spanish Colonial Revival architecture and the landscape design of the original campus master plan.
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.*** The buildings in the historic district are rare examples of Harry K. Vaughn's work as a solo architect, who had an esteemed career working for such esteemed California architects as Irving Gill, William Hebbard, Carleton Winslow, and Octavius Morgan. It was his time working on the

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1915–1916 Panama–California Exposition buildings with Winslow that inspired Vaughn’s designs for the Fullerton Junior College campus.

7. ***Embodiment of elements of outstanding attention to architectural design, detail, materials, or craftsmanship.*** The historic district appears eligible for listing for the outstanding attention to detail evident in the buildings’ heavy, multiple-panel wood doors; oriels with typically semi-circular balconies below slightly recessed windows; modest Churrigueresque flourishes at second-story doors, balconies, and gable-end apexes; elaborate ground-floor entrances with recessed doorways surmounted by decorative plaques; and extensive use of ornate, highly detailed iron work for grilles, handrails, and stair railings.
8. ***Relationship to other landmarks, where the preservation of one has a bearing on the preservation of another.*** The historic district’s buildings and campus master plan present a group of buildings designed in the Spanish Colonial Revival style, of which the preservation of each of the five buildings and landscape design components are necessary to maintain their integrity and recognition as a historic district.

5.1.3 Integrity Considerations

Integrity is the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Historical resources eligible for listing in the NRHP or CRHR must meet one of the criteria of significance discussed in Section 5.1.1, NRHP/CRHR Evaluation Criteria, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. Furthermore, integrity must be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Location: The Fullerton Junior College Campus permanent buildings have always occupied the same location. While various functions may have changed within the buildings themselves, their location remains unchanged. Therefore, the Fullerton Junior College Campus Historic District retains integrity of location.

Design: For historic districts, design includes more than the integrity of the individual buildings. It also includes the way in which buildings within the district are related and connected. Overall, contributing buildings within the historic district retain a preponderance of the major design elements and character-defining features of Spanish Colonial Revival architecture that aesthetically unify them on the exterior, including their simple rectangular and L-shaped plans; symmetrical fenestration; barrel-shaped Mission tiles cladding low-

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sloped side-gabled roofs; prominent arches above entrance doors; exterior stairways on the gable ends; and use of concrete as the dominant material type. Major exterior alterations to the buildings include an addition to the west wing of the Campus Services Building 840, and replacement of some original iron guardrails.

Additionally, the majority of the building interiors were substantially altered as part of remodeling efforts, which in many cases included removal of character-defining features on the interior. The design aesthetics of Spanish Colonial Revival architecture extended into interior spaces. The ornate iron fixtures such as handrails and lighting components, heavy wood doors, and decorative flourishes are still evident in many of the buildings. However, the reconfiguration of interior spaces on any campus is a common occurrence in response to changes in enrollment capacity, education pedagogy, and building functionality.

Integrity of the original campus plan has been somewhat compromised by foreshortening the original courtyard space; removing the existing two north–south pathways and replacing them with one central north–south pathway; and introducing several circular hardscape features among the originally orthogonal intersections and pathways. The campus does, however, still retain the essence of its original plan as a symmetrical arrangement of buildings organized around a formalized central courtyard.

In consideration of integrity of design, the Fullerton Junior College Campus buildings appear to retain the requisite integrity of the Spanish Colonial Revival stylistic elements that unify them, and Fullerton College retains the integrity of the basic layout of the original campus plan. However, aspects of design integrity related to the original campus landscape design have been partially lost.

Setting: The area surrounding FJC has noticeably changed since the 1930s. Originally set in an area of Fullerton bordering agricultural land, the surrounding residential and commercial development expanded along with the campus during the district’s period of significance. Later additions to campus were built around the periphery of the original FJC master plan campus. One notable change to the campus setting in recent years is alterations to pathways of the original landscape design. Additionally, trees and greenspace once located at the front (southern end) of campus were largely replaced with the College Center Building 200, the Modern extension to the main (south) elevation of the Administration Building 100, and a pedestrian bridge across East Chapman Avenue. Although most portions of the campus retain their setting, others (e.g., the area fronting onto East Chapman Avenue) have been altered. Therefore, the Fullerton Junior College Campus Historic District retains partial integrity of setting.

Materials: The historic district buildings retain the key exterior materials that date from their period of significance, including painted, board-formed concrete walls; heavy, multiple-panel

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wood doors; oriels with typically semi-circular balconies below slightly recessed windows; modest Churrigueresque flourishes at second-story doors, balconies, and gable-end apexes; elaborate ground-floor entrances with recessed doorways surmounted by decorative plaques; and extensive use of ornate, highly detailed iron work for grilles, handrails, and stair railings. Although sections of the original landscape design were altered or removed, the remaining sections and repetitive nature of the materials historically used on campus still conveys the materials and intent of the original campus. Therefore, the Fullerton Junior College Campus Historic District retains the requisite integrity of materials.

Workmanship: The workmanship of the historic district is evident in the technology of the board-formed concrete that shapes the buildings, the purposeful use of similar yet noticeably different design flourishes, and in the striking Spanish Colonial Revival characteristics of the buildings and the sculptural qualities that they exude. Overall, the Fullerton Junior College Campus Historic District retains integrity of workmanship.

Feeling: The Fullerton Junior College Campus Historic District buildings and other contributing elements strongly express the Spanish Colonial Revival aesthetic. The buildings' simple rectangular and L-shaped plans and symmetrical fenestration, combined with the aesthetically unifying painted, board-formed concrete walls; heavy, multiple-panel wood doors; oriels with typically semi-circular balconies below slightly recessed windows; modest Churrigueresque flourishes at second-story doors, balconies, and gable-end apexes; elaborate ground-floor entrances with recessed doorways surmounted by decorative plaques; and extensive use of ornate, highly detailed iron work for grilles, handrails, and stair railings, immerses one in the Spanish Colonial Revival style. The Fullerton College Campus continues to evoke the spirit of Spanish Colonial Revival through its original 1930s and 1940s buildings, and therefore retains integrity of feeling.

Association: The Fullerton Junior College Campus Historic District is not associated with any important historic events or people.

5.1.4 Conclusions

The significance evaluation, including consideration of NRHP, CRHR, and local-level evaluation criteria and integrity requirements, indicates that the original 1930s–1940s FJC Campus appears to be eligible as a historic district under NRHP Criterion A/CRHR Criterion 1 and NRHP Criterion C/CRHR Criterion 3, as well as local criteria 1, 5, 6, 7, and 8, for its association with WWII and the G.I. Bill and for conveying a concentration of planned buildings, structures, and associated elements united aesthetically by their embodiment of the Spanish Colonial Revival style. The buildings also represent the notable work of master architect Harry K. Vaughn, who created some of his most important work as an individual architect during the historic district's period of significance (1935–1942).

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As a result of these findings, the Fullerton Junior College Campus Historic District is considered a historical resource under CEQA. As such, the proposed project has the potential to adversely impact historical resources. Recommendations to reduce impacts to historical resources are provided in Chapter 6, Impacts Analysis.

5.2 Mid-Century Modern Campus Expansion Historic District

The buildings constructed during the late 1950s through the 1960s represent a significant community of buildings united aesthetically by their Modern architectural style. These buildings were developed as part of the mid-century expansion master plan for the campus, which was designed and executed by architect William Henry Taylor, of Taylor, Warren, Nishimoto and Conner. The Mid-Century Modern Campus Expansion Historic District period of significance is 1955–1967. This period begins with the early phases of campus expansion when FJC hired Taylor as their campus architect, and ends while the last buildings designed by Taylor were under construction and the role of campus architect transitioned to William E. Blurock.

The boundary of this potential historic district is discontinuous, forming three distinct clusters around the core of the original campus: the Music, Theatre Arts, and Applied Arts/Humanities buildings west of the core campus; the North Gym and Fine Arts/Art Gallery buildings east of the core campus; and the Berkeley Center at the northern bounds of campus. All pre-1955 and post-1967 buildings on campus are non-contributors. Table 5 provides a complete list of all potential contributing elements within the historic district. Figure 33 shows the location of all contributing buildings.

Table 5
Inventory of Buildings within the Potential
Mid-Century Modern Campus Expansion Historic District

Building Name and No.	Year Built	Historic District Status
<i>Science Building (N/A)</i>	1954	<i>Demolished in 2010</i>
Gymnasium Complex (1200)	1955–1962	Contributor
Art–Home Economics (1000)	1957	Contributor
<i>Library (N/A)</i>	1957	<i>Demolished in 2003</i>
Technical Education (700)	1959	Non-contributing; altered beyond recognition after 2007
District Administration Building (3000)	1960	Contributor
Applied Arts/Humanities (500)	1962	Contributor
Music (1100)	1967	Contributor
Theatre Arts (1300)	1967	Contributor

Notes: N/A = not applicable.

The Gymnasium Complex comprises three phases of construction: main building completed in 1955, followed by additions in c. 1957 and c. 1962. All phases were designed by William Henry Taylor.

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Character Defining Features

The character-defining features of the Mid-Century Modern Campus Expansion Historic District include the following:

- Flat roofs without copings
- Broad, typically smooth, expanses of light-colored concrete walls
- Flush-mounted metal-framed windows arranged in linear groupings
- Cantilevered canopies and overhangs
- Exterior staircases, patios, and balconies
- A marked absence of decorative detailing around windows and doors
- Asymmetrical block-like building massing
- *Brise soleils* (particularly the Music Building 1100)
- Slender, attenuated columns supporting minimalist arches (Music Building 1100)
- Covered walkways with butterfly canopies (Gymnasium Complex)
- Brick privacy screens (Gymnasium Complex)
- Repetition of butterfly form in landscape bench seating

Of the nine buildings designed by Taylor, six remain largely unaltered, one has been altered beyond recognition, and two have been demolished to make room for newer buildings.

5.2.1 NRHP/CRHR Evaluation Criteria

The buildings and campus components within the proposed Mid-Century Modern Campus Expansion Historic District were evaluated for listing at the local level of significance. The NRHP denotes four specific criteria for listing, of which at least one must be met to be considered potentially eligible for listing on the NRHP. The CRHR criteria were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP. As such, the NRHP and CRHR evaluations are presented concurrently. According to the NRHP and CRHR, a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

Criterion A/I: *Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.*

As FJC was already well established, it does not appear that construction of the Mid-Century Modern buildings resulted in any significant contribution to patterns of development in the

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Fullerton area. Further, no other events were identified as a result of archival and background research that would warrant consideration under this criteria. Therefore, the Mid-Century Modern Campus Expansion Historic District does not appear eligible for listing under NRHP/CRHR Criterion A/1.

Criterion B/2: *Is associated with the lives of persons important in our past.*

Although numerous persons are historically associated with FJC during the Mid-Century Modern Campus Expansion period of significance, archival and background research failed to indicate any associations with persons important in history. Therefore, the Mid-Century Modern Campus Expansion Historic District does not appear eligible for listing under NRHP/CRHR Criterion B/2.

Criterion C/3: *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

The majority of buildings constructed as part of the Mid-Century Modern Campus Expansion embody the distinctive characteristics of the International style, an architectural style popular in the United States between the 1950s and 1970s in the United States, while one was designed in the New Formalism style, which is characterized by the adaptation of classical elements into an International style expression. The buildings were designed by the late William Henry Taylor (1912–1995), an important architect in the San Gabriel Valley for his interpretation of modernism (see Section 3.5.4). In 1953, FJC started its second expansion phase, which continued into the 1960s. The Pasadena architectural firm of Taylor, Warren, Nishimoto and Conner (later Taylor and Conner) was selected by the FJC trustees to develop a new master plan for the campus, with Taylor serving as the buildings' principal designer.

The Gymnasium Complex (Building 1200), Art–Home Economics building (Building 1000), District Administration building (Building 3000), Applied Arts/Humanities building (Building 500), and Theatre Arts building (Building 1300) were designed in the International style. Somewhat modest interpretations of that style, the buildings are characterized by flat roofs without copings; broad, typically smooth, expanses of concrete walls; flush-mounted metal-framed windows arranged in linear groupings; a marked absence of decorative detailing around windows and doors; and asymmetrical block-like building massing. The shared design characteristics unify the discrete groupings of these modern buildings, making them instantly recognizable as a discontinuous but integrated whole.

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The Music Building 1100 is a significant element of Taylor's modern campus design, exhibiting New Formalist design principles and anchoring the southwest corner of the campus. The 1962 Lincoln Center for the Performing Arts (New York) is one of the best-known examples of New Formalism in the United States, which is an adaptation of International style created to evoke a more symbolic, ceremonial feeling by translating classical elements into a modern aesthetic. Taylor emulated that design ethos in his design for the Music building by intentionally incorporating the defining characteristics of New Formalism: slender, attenuated columns supporting minimalist arches; smooth, monolithic concrete panels; ornamental screen grilles; and a flat slab roof, with the overall building massing presenting as block-like forms (McAlester 2015). The Music Building also represents one of the few examples of New Formalism in Fullerton. The only other known examples of the style in the city include Fullerton City Hall (1963) and the Western State University College of Law (1975).

Although not widely known, Taylor appears to have quietly played an important role in the local interpretation of modernism in Southern California during a time when architects like Neutra and Harris were making a name for themselves as among the most important modern architects in the country. Much of Taylor's mid-century modern work occurred in Pasadena and San Gabriel Valley, from which some of the most influential modern architects emerged. Taylor's modern designs at Fullerton College embody characteristics of the International style: flat roofs without copings; broad, typically smooth, expanses of concrete walls; flush-mounted metal-framed windows arranged in linear groupings; a marked absence of decorative detailing around windows and doors; and asymmetrical block-like building massing. The buildings largely retain exterior physical integrity, with the exception of some minor alterations to the landscape and hardscape, including removal of the pool behind the gymnasium; the area now serves as a sand volleyball court. The Gymnasium Complex also had the skylights above the main and women's gymnasiums removed, with the resulting gaps roofed over and covered with rolled roofing material. The most notable exception to integrity is the Technical Education Building 700, a non-contributor to the district, which was altered beyond recognition after 2007. Regardless, the remaining Modern buildings retain their characteristics of International and New Formalist architectural styles and exemplify educational architecture during the mid-century. For these reasons, the Mid-Century Modern Campus Expansion Historic District appears eligible for listing under NRHP/CRHR Criterion C/3.

Additionally, the Music Building 1100 appears eligible for individual listing under NRHP/CRHR Criterion C/3 as an excellent local example of New Formalism, as evidenced by its slender, attenuated columns supporting minimalist arches; smooth, monolithic concrete panels; ornamental screen grilles; and a flat slab roof, with the overall building massing presenting as block-like forms.

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Criterion D/4: *Has yielded, or may be likely to yield, information important in prehistory or history.*

The buildings are unlikely to yield any information important to prehistory or history, nor are they associated with any archaeological resources. Therefore, the Mid-Century Modern Campus Expansion Historic District does not appear eligible for listing under NRHP/CRHR Criterion D/4.

5.2.2 Local Evaluation Criteria

According to the criteria for designating a local historic landmark as defined in the City of Fullerton Municipal Code, Ordinance 2982, Section 15.48.060, the Mid-Century Modern Campus Expansion Historic District appears eligible for listing under the following criteria:

5. ***Exemplification of the best remaining architectural types in an area.*** The Mid-Century Modern Campus Expansion Historic District appears eligible for listing for being a rare grouping of exemplary International style educational buildings in Fullerton; and for the Music building being one of the few extant examples of New Formalism in Fullerton.
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.*** The historic district appears eligible for listing for being the work of William Henry Taylor, an important Southern California modern architect.
7. ***Embodiment of elements of outstanding attention to architectural design, detail, materials, or craftsmanship.*** The historic district appears eligible for listing for embodying the distinctive elements of the Mid-Century Modern style, as seen in educational architecture. In particular, the Music building incorporates outstanding attention to architectural design in the attenuated columns and geometrically patterned metal, *brise soleil* while still remaining visually connected to Taylor's other International style buildings on campus.
8. ***Relationship to other landmarks, where the preservation of one has a bearing on the preservation of another.*** The Mid-Century Modern Campus Expansion Historic District buildings represent a group of buildings ringing the original FJC Campus grounds and designed in the International or New Formalism style, of which the preservation of each of the six remaining buildings is necessary to maintain their integrity and recognition as a historic district.
9. ***A unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.*** The historic district appears eligible for listing for the Music building, which is prominently situated on the northeast corner of

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East Chapman Avenue and North Lemon Street and as such is strongly associated with the first view people have of the Fullerton College campus.

5.2.3 Integrity Considerations

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the NRHP or CRHR must meet one of the criteria of significance discussed in Section 5.2.1, NRHP/CRHR Evaluation Criteria, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. Furthermore, integrity must be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Location: The Mid-Century Modern Campus Expansion buildings have always occupied the same location. Although various functions may have changed within the buildings themselves, their location remains unchanged. Therefore, the Mid-Century Modern Campus Expansion Historic District retains integrity of location.

Design: For historic districts, design concerns more than the integrity of the individual buildings. It also concerns the way in which buildings within the district are related and connected. Overall, contributing buildings within the Mid-Century Modern Campus Expansion Historic District retain a preponderance of the major design elements and character-defining features of the International and New Formalism styles that aesthetically unify them on the exterior, including their flat roofs without copings; broad, typically smooth, expanses of concrete walls; flush-mounted metal-framed windows arranged in linear groupings; a marked absence of decorative detailing around windows and doors; and asymmetrical block-like building massing. Exterior alterations to the buildings are minimal, and the addition of a free-standing elevator off the north end of the Applied Arts/Humanities building is consistent with the *Secretary of the Interior's Standards for Historic Preservation*. The one notable exception to this is the Technical Education Building 700, which was altered beyond recognition sometime after 2007.

In consideration of integrity of design, the Mid-Century Modern Campus Expansion Historic District buildings appear to retain requisite integrity of the International and New Formalist stylistic elements that unify them.

Setting: The area surrounding the Mid-Century Modern Campus Expansion Historic District buildings has not substantially changed since the late 1960s. Most of the residential and commercial development that surrounds the campus was already in place during the historic

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district's period of significance. Therefore, the Mid-Century Modern Campus Expansion Historic District retains integrity of setting.

Materials: The historic district buildings retain the key exterior materials that date from their period of significance, including smooth concrete walls, metal-framed multi-paned windows, and light-toned painted surfaces. The repetitive nature of the materials historically used on campus ties the Mid-Century Modern buildings with the original campus buildings, while at the same time differentiating them based on finishing techniques. Therefore, the Mid-Century Modern Campus Expansion Historic District retains the requisite integrity of materials.

Workmanship: The workmanship of the historic district is evident in the technology of the concrete panels and columns that shape the buildings, the purposeful use of smooth and textured concrete finishes, and in the clean, linear, box-like massing of the buildings. Overall, the Mid-Century Modern Campus Expansion Historic District retains integrity of workmanship.

Feeling: The Mid-Century Modern Campus Expansion Historic District buildings and other contributing elements strongly express the International and New Formalism aesthetic. The graceful, elegant, unadorned forms, with the occasional artistic flourish of textured concrete or patterned metal screen grilles, evokes the zeitgeist of the modern era. The buildings form discrete pockets of modern elegance and simplicity, accentuating the more exuberant Spanish Colonial Revival buildings of the original campus; they share the feelings of excitement, innovation, and uniqueness, yet remain their own discrete parts of the campus. The Mid-Century Modern Campus Expansion Historic District exudes the spirit of modernism and therefore retains integrity of feeling.

Association: The Mid-Century Modern Campus Expansion Historic District is not associated with any important historic events or people.

5.2.4 Conclusions

The significance evaluation, including consideration of NRHP, CRHR, and local-level evaluation criteria and integrity requirements, indicate that the buildings designed by Taylor during the late 1950s through the 1960s appear to be eligible as a historic district under NRHP Criterion C/CRHR Criterion 3, as well as local criteria 5, 6, and 8, for conveying a concentration of planned buildings, structures, and associated elements united aesthetically by their embodiment of the International and New Formalism styles. The buildings also represent the notable work of modern architect William Henry Taylor.

Additionally, the Music Building 1100 appears eligible as both a district contributor and an individual property under NRHP Criterion C/CRHR Criterion 3, as well as local criteria 5, 6, 7,

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8, and 9, for its high artistic value associated with the New Formalism style and its location prominently anchoring the southwest corner of campus.

As a result of these findings, the Mid-Century Modern Campus Expansion Historic District is considered a historical resource under CEQA. As such, the proposed project has the potential to adversely impact historical resources. Recommendations to reduce impacts to historical resources are provided in Chapter 6.

5.3 Wilshire Junior High School Historic District

The 1936 buildings of the Wilshire Junior High School represent a significant grouping of buildings united aesthetically by their PWA/WPA Moderne architectural style, a style prominent in PWA/WPA buildings. Designed by architect Donald Beach Kirby, the auditorium and two classroom buildings were built of reinforced concrete; the two one-story classroom buildings and the two-story auditorium had flat roofs with low parapets. These buildings were developed to replace the original Wilshire School, which was damaged in the 1933 Long Beach Earthquake. The Wilshire Junior High School Historic District period of significance is 1936, for its association with the PWA/WPA program and being a fine example of the PWA/WPA Moderne style of buildings. Furthermore, the Wilshire Junior High School Auditorium and Classroom buildings are a listed City Landmark (Landmark number HL-12), and they are already considered historical resources under CEQA.

The boundary of this potential historic district includes the three existing campus buildings constructed in 1936, which serve as contributing elements to the district, and one c.1990 building, which is a non-contributor, built adjacent to the east elevation of the Auditorium. Table 6 provides a complete list of all potential contributing and non-contributing elements. Figure 34 shows the location of all contributing buildings.

Table 6
Inventory of Buildings within the Potential Wilshire Junior High School Historic District

Building Name and No.	Year Built	Historic District Status
Wilshire Theatre	1936	Contributor
W1, Building 100	1936	Contributor
W2, Building 200	1936	Contributor
3D Sculpture Arts (Building 2100)	c. 1990	Non-contributing

Character Defining Features

The character-defining features of the Wilshire Junior High School Historic District include the following:

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- Balanced and symmetrical forms based on Classical design principles
- Feeling of monumentality and authority
- Rectangular massing
- Windows arranged as vertical recessed panels
- Smooth concrete walls
- Fluted vertical ornamentation reading as modern versions of classical columns
- Subtle, unadorned, broad belt courses
- Parapets crowned with horizontal recessed bands

5.3.1 NRHP/CRHR Evaluation Criteria

The buildings and campus components within the proposed Wilshire Junior High School Historic District were evaluated for listing at the local level of significance. The NRHP denotes four specific criteria for listing, of which at least one must be met to be considered potentially eligible for listing on the NRHP. The CRHR criteria were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP. As such, the NRHP and CRHR evaluations are presented concurrently. According to the NRHP and CRHR, a resource is considered historically significant if it (i) retains “substantial integrity,” and (ii) meets at least one of the following criteria:

Criterion A/1: Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.

The Wilshire Junior High School buildings were funded by monies from the PWA/WPA during the Depression. The PWA/WPA relief program had an exceptional impact on the local economy, making possible the construction of several governmental and educational buildings during the Depression years. Other PWA/WPA buildings in Fullerton include portions of the original Fullerton Community College campus, the main public library (now Fullerton Museum Center), the city hall (now the Fullerton Police Department), the main post office, and the Fullerton Union High School. The three Wilshire Junior High School Historic District buildings appear eligible for listing under NRHP/CRHR Criterion A/1 as contributors to a historic district.

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Criterion B/2: Is associated with the lives of persons important in our past.

Although numerous persons are historically associated with Wilshire Junior High School, archival and background research failed to indicate any associations with persons important in history. Therefore, the Wilshire Junior High School Historic District does not appear eligible for listing under NRHP/CRHR Criterion B/2.

Criterion C/3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

The buildings constructed for the Wilshire Junior High School embody the distinctive characteristics of PWA/WPA Moderne, a modern architectural style that dates between 1933 and 1944 in the United States. Associated with public buildings constructed as part of the relief projects sponsored by the PWA/WPA, this style of architecture draws inspiration from Beaux-Arts classicism and Art Deco exuberance, presenting them in more conservative, understated ways that lend a feeling of monumentality and authority to the buildings. Although not uncommon in public buildings of this period, examples of entire campuses specifically designed in the PWA/WPA Moderne style are less common. Elements of the style include classically balanced, symmetrical forms; windows arranged vertically as recessed panels; and expanses of smooth stucco or concrete surfaces. The Wilshire Junior High School buildings incorporate all of these defining characteristics, as well as vertically oriented fluting reminiscent of classically fluted columns. These fluting groupings are located on either side of the main entrances and window groupings, further evoking the sense of classical columns. Subtle, unadorned, broad belt courses run along the building walls at a height under window sills, while the parapets are crowned with two horizontal recessed bands.

Although the Wilshire Junior High School buildings are unified by their PWA/WPA Moderne style and shared character-defining features, and they remain functionally related buildings, the buildings have been altered in recent years. The windows and doors on the classroom buildings were replaced at some point. It also appears that some exterior doors were added on both classroom buildings to enhance access, and that a couple of window groupings facing onto Lemon Street were closed in. The auditorium appears largely intact, with a minor alteration being the addition of a newer building adjacent to the east elevation, enclosing a previously exterior-facing wall.

Despite alterations to the original campus design plan and the addition of new buildings in recent years, the original 1936 PWA/WPA Moderne buildings still convey most of the major character-defining features of their style and design, and represent the notable work of a local architect. Therefore, although not rising to a national level of significance, the buildings appear

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eligible for listing as contributors to the Wilshire Junior High School Historic District under NRHP/CRHR Criterion C/3.

Criterion D/4: *Has yielded, or may be likely to yield, information important in prehistory or history.*

The buildings are unlikely to yield any information important to prehistory or history, nor are they associated with any archaeological resources. Therefore, the Wilshire Junior High School Historic District does not appear eligible for listing under NRHP/CRHR Criterion D/4.

5.3.2 Local Evaluation Criteria

According to the criteria for designating a local historic landmark as defined in the City of Fullerton Municipal Code, Ordinance 2982, Section 15.48.060, the Wilshire Junior High School Historic District appears eligible for listing under the following criteria:

3. *Identification with a person or persons or groups who significantly contributed to the culture and development of the city.* The Wilshire Junior High School Historic District appears eligible for listing as part of the PWA/WPA projects carried out from 1933 to 1944.
5. *Exemplification of the best remaining architectural types in an area.* The historic district's buildings exemplify the PWA/WPA Moderne style, an architectural style uncommon in Fullerton despite the many projects that relied on PWA/WPA funding.
8. *Relationship to other landmarks, where the preservation of one has a bearing on the preservation of another.* The historic district's buildings represent a group of buildings designed in the PWA/WPA Moderne style, of which the preservation of each of the three buildings is necessary to maintain their integrity and recognition as a historic district.

5.3.3 Integrity Considerations

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the NRHP or CRHR must meet one of the criteria of significance discussed in Section 5.3.1, NRHP/CRHR Evaluation Criteria, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. Furthermore, integrity must be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

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Location: The Wilshire Junior High School campus buildings have always occupied the same location. Although various functions may have changed within the buildings themselves, their location remains unchanged. Therefore, the historic district retains integrity of location.

Design: For historic districts, design concerns more than the integrity of the individual buildings. It also concerns the way in which buildings within the district are related and connected. Overall, contributing buildings within the historic district retain a preponderance of the major design elements and character-defining features of PWA/WPA Moderne that aesthetically unify them on the exterior, including their rectangular plans, board-formed concrete walls, rounded stairwells clad in glass mosaic tiles, reflected ceilings, cross-shaped smooth-formed concrete posts, recessed entrances, and minimal use of tinted glass panels. Exterior alterations to the buildings include replacement of the original windows and doors on the two classroom buildings, the addition of exterior access doors, and the removal and subsequent filling in of windows on the west elevation facing North Lemon Street.

Although there is some evidence for the removal of original interior materials and fixtures, the reconfiguration of interior spaces on any campus is a common occurrence in response to changes in enrollment capacity, education pedagogy, and building functionality. Additionally, minor changes were made to the interior of the auditorium to accommodate modern technology.

In consideration of integrity of design, the campus buildings appear to retain the requisite integrity of the PWA/WPA Moderne stylistic elements that unify them into a readily identifiable, cohesive whole.

Setting: The area surrounding the Wilshire Junior High School buildings has noticeably changed since the 1930s. Originally set in an area of Fullerton bordering agricultural land, the surrounding residential and commercial development expanded along with the campus during the Wilshire Junior High School Historic District's period of significance. An L-shaped building (the Chapman School) originally stood at the corner of East Chapman Avenue and North Lemon Street, blocking the view of the Wilshire Junior High School buildings from East Chapman Avenue. That building was demolished at some point after Fullerton College acquired the property in 1984. There were also grass-covered sports fields east of the Wilshire Junior High School buildings, which were paved over for parking after 1984. Therefore, the Wilshire Junior High School Historic District retains partial integrity of setting.

Materials: The historic district buildings retain the key exterior materials that date from their period of significance, namely wood-frame construction on 4-foot stem walls with layered plaster surfaces and minimal ornamentation in the form of elegant, classical fluting. The windows and doors on two of the three buildings were replaced at some point, with the design of

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replacement windows being sympathetic to the original building aesthetics. The third building, the auditorium, is largely unaltered. Therefore, the Wilshire Junior High School Historic District retains the requisite integrity of materials.

Workmanship: The workmanship of the historic district is evident in the technology of the smooth expanses of concrete that shapes the buildings and the purposeful use of classical forms expressed in modern aesthetics. Overall, the Wilshire Junior High School Historic District retains integrity of workmanship.

Feeling: The Wilshire Junior High School Historic District buildings strongly express the PWA/WPA Moderne aesthetic. The combination of Beaux-Arts classicism and Art Deco exuberance, expressed in a more conservative, understated way, incorporates classically balanced, symmetrical forms; vertically arranged recessed windows; expanses of smooth stucco or concrete surfaces; and vertically oriented fluting reminiscent of classically fluted columns. Combined with subtle, unadorned, broad belt courses and parapets crowned with horizontal recessed bands, the buildings radiate a feeling of monumentality and authority. Therefore, the Wilshire Junior High School Historic District retains integrity of feeling.

Association: The Wilshire Junior High School Historic District is not associated with any important historic events or people.

5.3.4 Conclusions

The significance evaluation, including consideration of NRHP, CRHR, and local-level evaluation criteria and integrity requirements, indicate that the original 1936 campus buildings appear to be eligible as a historic district under NRHP Criterion A/CRHR Criterion 1; NRHP Criterion C/CRHR Criterion 3; and local criteria 3, 5, and 8 for conveying a concentration of planned buildings, structures, and associated elements united aesthetically by their embodiment of the PWA/WPA Moderne style. The buildings also represent the notable work of architect Donald Beach Kirby, whose most well-known projects are the 1940 Maharajah of Indore Residence in Santa Ana and the 1950 Miss Burke's School in San Francisco.

As a result of these findings, the Wilshire Junior High School Historic District is considered a historical resource under CEQA. As such, the proposed project has the potential to adversely impact historical resources. Recommendations to reduce impacts to historical resources are provided in Chapter 6.

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5.4 325–327 North Newell Place

5.4.1 NRHP/CRHR Evaluation Criteria

Criterion A/1: *Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.*

The broad patterns of California history and cultural heritage related to the residential properties within the project area are early twentieth century residential development patterns within the City of Fullerton. Although the residential properties are now owned by Fullerton College, they were acquired many years after the property was developed.

The City experienced an outward expansion from its original town plan in the 1910s. Further population growth and development continued in the 1920s due to positive economic conditions brought on by the oil boom and the citrus farming boom in Fullerton. By the 1930s, the City’s population had more than doubled. Review of Sanborn maps from 1917 and 1927 illustrates the impact of the growing population, as growth and development of the City began to develop high-density neighborhoods. Like other cities throughout the United States, Fullerton’s population boom laid the groundwork for the City’s residential architectural foundation. During this boom period, the City of Fullerton experienced a large amount of single-family and small multi-family residential construction, with most buildings designed in the California Bungalow style. The affordability and accessibility of this architectural style facilitated residential development to support the influx of agricultural workers and oil workers (DSD 2002; McAlester 2015).

Although the property at 325–327 North Newell Place was built during this period of residential growth and development, it is not significant to the broad pattern of development. It is one of many residential buildings constructed to support the population boom. Due to a lack of significant contributions to the broad pattern of history or cultural heritage, the property located at 325–327 North Newell Place does not appear eligible under NRHP/CRHR Criterion A/1.

Criterion B/2: *Is associated with the lives of persons important in our past.*

The 325–327 North Newell Place duplex appears to have been a rental property, with a long list of residents throughout its history. Although the building was built by J.R. Parker, who owned and built numerous homes in the vicinity of this property, archival research did not reveal any information about Parker being a significant historical figure. Archival research also failed to provide any additional significant information for any of the renters of the property over the years. Therefore, 325–327 North Newell Place does not appear eligible for listing under NRHP/CRHR Criterion B/2.

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Criterion C/3: *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

One of the most prevalent styles seen in Fullerton residential development of the early twentieth century is the Craftsman style, specifically the California Bungalow. Having originated in Southern California with Greene and Greene residential architecture, the movement spread throughout the United States and has an especially strong presence throughout California. During this boom period, the City of Fullerton experienced a large amount of single-family and small multi-family residential construction, with most buildings designed in the California Bungalow style, to support the influx of agricultural workers and oil workers (DSD 2002; McAlester 2015).

The property at 325–327 North Newell Place is a California Bungalow style duplex built during the 1920s residential boom in the City of Fullerton. The property appears to retain the requisite integrity and exemplifies some of the most basic character-defining features of the style: one-story height, low pitched roof design with roof overhangs, exposed rafter tails, and a large front porch with brick-and-wood supports. However, the subject property is a common and unremarkable example of the style.

Because the Craftsman style is so prevalent throughout Southern California residential neighborhoods, an individually eligible property must be able to convey the essential and unique elements of the style. The significance of California Bungalows that lack high artistic value but share a history of development with the neighborhood is best conveyed through residential historic districts. Historic districts exemplify the style through a concentration of buildings unified aesthetically by their collective character-defining features and shared history of development.

The subject property is adjacent to the northern boundary of the East Townsite Historic District, which includes a concentration of California Bungalow style residences. The entire block on which the subject property is located is intentionally excluded from the adjacent historic district due to its commercial zoning classification. Adjacent buildings within the district have been zoned as R-2P, a residential preservation zone classification. Further, the block on which the subject property is located appears to lack the unified aesthetic necessary to qualify as a historic district. Given its lack of significance with relation to the Craftsman style, the subject property appears not eligible for listing under NRHP/CRHR Criterion C/3.

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Criterion D/4: *Has yielded, or may be likely to yield, information important in prehistory or history.*

The duplex is unlikely to yield any information important to prehistory or history, nor is it associated with any archaeological resources. Therefore, 325–327 North Newell Place does not appear eligible for listing under Criterion D/4.

5.4.2 Local Evaluation Criteria

According to the criteria for designating a local historic landmark as defined in the City of Fullerton Municipal Code, Ordinance 2982, Section 15.48.060, the 325–327 North Newell Place duplex does not appear eligible for listing under the following criteria:

1. ***Character, interest or value as part of the heritage of the city.*** Although the property at 325–327 North Newell Place was built during a significant period of residential growth and development in the City of Fullerton, it is not significant to the broad pattern of development. It is one of many residential buildings constructed to support the population boom. Therefore, 325–327 North Newell Place does not appear eligible for listing under Criterion 1.
2. ***Location as a site of a historic event.*** Archival research failed to indicate any significant historic events at this property. Therefore, 325–327 North Newell Place does not appear eligible for listing under Criterion 2.
3. ***Identification with a person or persons or groups who significantly contributed to the culture and development of the city.*** As discussed in Section 5.4.1 under Criterion B/2, archival research did not reveal any significant associations with a person or persons or groups who significantly contributed to the culture and development of the City. Therefore, 325–327 North Newell Place does not appear eligible for listing under Criterion 3.
4. ***Exemplification of a particular architectural style or way of life important to the city.*** As discussed in Section 5.4.1 under Criterion C/3, the property is a common example of the Craftsman style and is one of many examples throughout the City. Therefore, 325–327 North Newell Place does not appear eligible for listing under Criterion 4.
5. ***Exemplification of the best remaining architectural types in an area.*** The City of Fullerton has many excellent examples of Craftsman architecture, which retain integrity of materials and design and embody the characteristics of the style. Therefore, 325–327 North Newell Place does not appear eligible for listing under Criterion 5.
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.*** Building development

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research did not indicate any 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. Therefore, 325–327 North Newell Place does not appear eligible for listing under Criterion 6.

7. ***Embodiment of elements of outstanding attention to architectural design, detail, materials, or craftsmanship.*** The duplex does not display outstanding attention architectural design, detail, materials, or craftsmanship. It is a common example of residential construction using materials and techniques that were used throughout the 1920s throughout Southern California. Therefore, 325–327 North Newell Place does not appear eligible for listing under Criterion 7.
8. ***Relationship to other landmarks, where the preservation of one has a bearing on the preservation of another.*** The subject property is located directly north of the East Townsite Historic District, and was intentionally excluded from the boundary of this district. No further potential historic districts or landmarks were identified in the vicinity of the duplex, so there is no bearing on the preservation of other historic resources. Therefore, 325–327 North Newell Place does not appear eligible for listing under Criterion 8.
9. ***A unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.*** Given the proximity of numerous residences to the duplex, the location of the residence is not unique. The residence is in keeping with materials, scale, and massing at adjacent properties. The property has no unique characteristics that distinguish it from adjacent residential properties. Therefore, 325–327 North Newell Place does not appear eligible for listing under Criterion 9.
10. ***Integrity as a natural environment that strongly contributes to the well-being of the people of the city.*** Given the development of the parcel with a duplex residence, the building cannot be classified as a natural environment. Therefore, 325–327 North Newell Place does not appear eligible for listing under Criterion 10.

5.4.3 Integrity Considerations

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the NRHP or CRHR must meet one of the criteria of significance discussed in Section 5.4.1, NRHP/CRHR Evaluation Criteria, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. Furthermore, integrity must be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

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Evaluation of the building at 325–327 North Newell Place did not find it significant under NRHP/CRHR or local criteria; thus it does not have a period of significance or relevant associations to evaluate. It is notable that the building does retain integrity of location, design, materials, workmanship, and feeling. However, the building’s setting is compromised by the development of the surrounding area since the date of construction. Review of Sanborn maps from 1927 and 1949 indicate that the surrounding areas to the south, east, and west of the subject property were significantly developed with single- and multi-family residences and there are few remaining empty parcels of land for development. The lack of Sanborn maps for the area to the north during this period, combined with historic aerial photographs, indicates that the land to the north was largely agricultural and not significantly developed. Post-war development at FJC led to significant campus expansion and development of large agricultural areas to the north of the subject property, which compromised the original integrity of setting for the subject property.

5.4.4 Conclusions

The significance evaluation indicates that the subject property appears not eligible under all NRHP, CRHR, and local-level evaluation criteria and integrity requirements. Therefore, the subject property is not considered a historical resource under CEQA.

5.5 420 East Chapman Avenue

5.5.1 NRHP/CRHR Evaluation Criteria

Criterion A/I: Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.

The broad patterns of California history and cultural heritage related to the residential properties within the project area are early twentieth century residential development patterns within the City of Fullerton. Although the residential properties are now owned by Fullerton College, they were acquired many years after the property was developed.

The City experienced an outward expansion from its original town plan in the 1910s. Further population growth and development continued in the 1920s due to positive economic conditions brought on by the oil boom and the citrus farming boom in Fullerton. By the 1930s, the City’s population had more than doubled. Review of Sanborn maps from 1917 and 1927 illustrates the impact of the growing population, as growth and development of the City began to develop high-density neighborhoods. Like other cities throughout the United States, Fullerton’s population boom laid the groundwork for the City’s residential architectural foundation. During this boom period, the City experienced a large amount of single-family and small multi-family residential construction, with most buildings designed in the California Bungalow style. The affordability

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and accessibility of this architectural style facilitated residential development to support the influx of agricultural workers and oil workers (DSD 2002; McAlester 2015).

Although the property at 420 East Chapman Avenue was built during this period of residential growth and development, it is not significant to the broad pattern of development. It is one of many residential buildings constructed to support the population boom. Due to a lack of significant contributions to the broad pattern of history or cultural heritage, the property located at 420 East Chapman Avenue does not appear eligible under NRHP/CRHR Criterion A/1.

Criterion B/2: Is associated with the lives of persons important in our past.

Archival research for the 420 East Chapman Avenue property indicated that the original owner John R. Parker, who owned the property from 1920 to 1948, was an educator at Fullerton Elementary Schools and also owned other residential properties in the general vicinity of 420 East Chapman Avenue (FNT 1951). Following Parker's ownership, another educator, J.S. Arnold, took over ownership of the property from 1955 to 1959. Arnold was an educator at FJC and served as the Social Science Chair (FNT 1959). Following Arnold's ownership of the property it appears the property was turned into residential rental property, with numerous occupants over the years. No other significant information was found on other residents and/or owners of the property. Therefore, 420 East Chapman Avenue does not appear eligible under NRHP/CRHR Criterion B/2.

Criterion C/3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

One of the most prevalent styles seen in Fullerton residential development of the early twentieth century is the Craftsman style, specifically the California Bungalow. Having originated in Southern California with Greene and Greene residential architecture, the movement spread throughout the United States and has an especially strong presence throughout California. During this boom period, the City of Fullerton experienced a large amount of single-family and small multi-family residential construction, with most buildings designed in the California Bungalow style, to support the influx of agricultural workers and oil workers (DSD 2002; McAlester 2015).

The property at 420 East Chapman Avenue is a California Bungalow style residence built during the 1920s residential boom in the City of Fullerton. The property appears to retain the requisite integrity and exemplifies some of the most basic character-defining features of the style: one-story height, low pitched roof design with roof overhangs, exposed rafter tails, and a large front

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porch with brick-and-wood supports. However, the subject property is a common and unremarkable example of the style.

Because the Craftsman style is so prevalent throughout Southern California residential neighborhoods, an individually eligible property must be able to convey the essential and unique elements of the style. The significance of California Bungalows that lack high artistic value but share a history of development with the neighborhood is best conveyed through residential historic districts. Historic districts exemplify the style through a concentration of buildings unified aesthetically by their collective character-defining features and shared history of development.

The subject property is adjacent to the northern boundary of the East Townsite Historic District, which includes a concentration of California Bungalow style residences. The entire block on which the subject property is located is intentionally excluded from the adjacent historic district due to its commercial zoning classification. Adjacent buildings within the district have been zoned as R-2P, a residential preservation zone classification. Further, the block on which the subject property is located appears to lack the unified aesthetic necessary to qualify as a historic district. Given its lack of significance with relation to the Craftsman style, the subject property appears not eligible under NRHP/CRHR Criterion C/3.

Criterion D/4: Has yielded, or may be likely to yield, information important in prehistory or history.

The residence is unlikely to yield any information important to prehistory or history, nor is it associated with any archaeological resources. Therefore, 420 East Chapman Avenue does not appear eligible for listing under NRHP/CRHR Criterion D/4.

5.5.2 Local Evaluation Criteria

According to the criteria for designating a local historic landmark as defined in the City of Fullerton Municipal Code, Ordinance 2982, Section 15.48.060, the 420 East Chapman Avenue residence does not appear eligible for listing under the following criteria:

1. ***Character, interest or value as part of the heritage of the city.*** Although the property at 420 East Chapman Avenue was built during a significant period of residential growth and development in the City of Fullerton, it is not significant to the broad pattern of development. It is one of many residential buildings constructed to support the population boom. Therefore, 420 East Chapman Avenue does not appear eligible for listing under Criterion 1.

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2. ***Location as a site of a historic event.*** Archival research failed to indicate any significant historic events at this property. Therefore, 420 East Chapman Avenue does not appear eligible for listing under Criterion 2.
3. ***Identification with a person or persons or groups who significantly contributed to the culture and development of the city.*** As discussed in Section 5.5.1, NRHP/CRHR Evaluation Criteria, under Criterion B/2, archival research did not reveal any significant associations with person or persons or groups who significantly contributed to the culture and development of the City. Therefore, 420 East Chapman Avenue does not appear eligible for listing under Criterion 3.
4. ***Exemplification of a particular architectural style or way of life important to the city.*** As discussed in Section 5.5.1 under Criterion C/3, the property is a common example of the Craftsman style and is one of many examples throughout the City. Therefore, 420 East Chapman Avenue does not appear eligible for listing under Criterion 4.
5. ***Exemplification of the best remaining architectural types in an area.*** The City of Fullerton has many excellent examples of Craftsman architecture, which retain integrity of materials and design and embody the characteristics of the style. Therefore, 420 East Chapman Avenue does not appear eligible for listing under Criterion 5.
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.*** Building development research did not indicate any 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. Therefore, 420 East Chapman Avenue does not appear eligible for listing under Criterion 6.
7. ***Embodiment of elements of outstanding attention to architectural design, detail, materials, or craftsmanship.*** The residence does not display outstanding attention to architectural design, detail, materials, or craftsmanship. It is a common example of residential construction using materials and techniques that were used throughout the 1920s in Southern California. Therefore, 420 East Chapman Avenue does not appear eligible for listing under Criterion 7.
8. ***Relationship to other landmarks, where the preservation of one has a bearing on the preservation of another.*** The subject property is located directly north of the East Townsite Historic District, and was intentionally excluded from the boundary of this district. No further potential historic districts or landmarks were identified in the vicinity of the residence, so there is no bearing on the preservation of other historic resources. Therefore, 420 East Chapman Avenue does not appear eligible for listing under Criterion 8.

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9. *A unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.* Given the proximity of numerous residences to the duplex, the location of the residence is not unique. The residence is in keeping with materials, scale, and massing at adjacent properties. The property has no unique characteristics that distinguish it from adjacent residential properties. Therefore, 420 East Chapman Avenue does not appear eligible for listing under Criterion 9.
10. *Integrity as a natural environment that strongly contributes to the well-being of the people of the city.* Given the development of the parcel with a residence, the building cannot be classified as a natural environment. Therefore, 420 East Chapman Avenue does not appear eligible for listing under Criterion 10.

5.5.3 Integrity Considerations

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the NRHP or CRHR must meet one of the criteria of significance discussed in Section 5.5.1, NRHP/CRHR Evaluation Criteria, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. Furthermore, integrity must be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Evaluation of the building at 420 East Chapman Avenue did not find it significant under NRHP/CRHR or local criteria; thus, it does not have a period of significance or relevant associations to evaluate. It is notable that the building does retain integrity of location, design, materials, workmanship, and feeling. However, the building's setting is compromised by the development of the surrounding area since the date of construction. Review of Sanborn maps from 1927 and 1949 indicate that the surrounding areas to the south, east, and west of the subject property were significantly developed with single- and multi-family residences and there are few remaining empty parcels of land for development. The lack of Sanborn maps for the area to the north during this period, combined with historic aerial photographs, indicates that the land to the north was largely agricultural and not significantly developed. Post-war development at FJC led to significant campus expansion and development of large agricultural areas to the north of the subject property, which compromised the original integrity of setting for the subject property.

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5.5.4 Conclusions

The significance evaluation indicates that the subject property appears not eligible under all NRHP, CRHR, and local-level evaluation criteria and integrity requirements. Therefore, the subject property is not considered a historical resource under CEQA.

5.6 416 East Chapman Avenue

5.6.1 NRHP/CRHR Evaluation Criteria

Criterion A/1: *Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*

The broad patterns of California history and cultural heritage related to the residential properties within the project area are early twentieth century residential development patterns within the City of Fullerton. Although the residential properties are now owned by Fullerton College, they were acquired many years after the property was developed.

The City experienced an outward expansion from its original town plan in the 1910s. Further population growth and development continued in the 1920s due to positive economic conditions brought on by the oil boom and the citrus farming boom in Fullerton. By the 1930s, the City's population had more than doubled. Review of Sanborn maps from 1917 and 1927 illustrates the impact of the growing population, as growth and development of the City began to develop high-density neighborhoods. Like other cities throughout the United States, Fullerton's population boom laid the groundwork for the City's residential architectural foundation. During this boom period, the City experienced a large amount of single-family and small multi-family residential construction, with most buildings designed in the California Bungalow style. The affordability and accessibility of this architectural style facilitated residential development to support the influx of agricultural workers and oil workers. Following the housing boom in the 1920s, the 1930s were marked by a period of little architectural development in the City due to the Great Depression; however, there were some examples of home building at the time in modest styles like Minimal Traditional (DSD 2002; McAlester 2015).

Although the property at 416 East Chapman Avenue was built during the Depression era, it is not significant to the broad pattern of development. It is one of many modest residential buildings constructed throughout Southern California in the Depression era. Due to a lack of significant contributions to the broad pattern of history or cultural heritage, the property located at 416 East Chapman Avenue does not appear eligible under NRHP/CRHR Criterion A/1.

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Criterion B/2: Is associated with the lives of persons important in our past.

Archival research for the 416 East Chapman Avenue property indicated that the original owner was John R. Parker; however, it does not appear that Parker ever resided at the property, as he was residing at 420 East Chapman Avenue during the early years of this property. There were a series of occupants for the building over the years, which further suggests its use as a rental property. No other significant information was found on other residents and/or owners of the property. Therefore, 416 East Chapman Avenue does not appear eligible under NRHP/CRHR Criterion B/2.

Criterion C/3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

The Great Depression and the years leading up to WWII showed a rapid decline in architectural development in cities like Fullerton, until New Deal programs like the PWA/WPA and Federal Housing Administration (FHA) were established in the 1930s. The FHA allowed provided mortgage insurance and published standards for small, modest housing options to help bolster the housing market during the Depression era. With programs like the FHA, residential development in cities like Fullerton was able to continue and residents were able to make it through the Depression years.

Prior to the 1930s, housing in Fullerton was modest but stylized to popular and affordable styles like the California Bungalow. However, the Depression years brought about the rise of more modest and less stylized home styles like Minimal Traditional, which would gain increased popularity during the war and post-war years because of its affordability, accessibility, and ease of construction. The Minimal Traditional style dominated the Southern California landscape during the 1930s and 1940s and provided a cost-effective housing option for veterans and families. Although typically built in housing tracts, Minimal Traditional homes are seen in earlier residential neighborhoods intermixed with California Bungalows (NRB 2002).

The property at 416 East Chapman Avenue is a Minimal Traditional style residence built during the Depression era in the City of Fullerton. The property appears to retain the requisite integrity and exemplifies some of the most basic character-defining features of the style: one-story height, simple low pitched gabled roof with composition shingles, exterior clad in stucco, and a bay window with multi-paned windows. However, the subject property is a common and unremarkable example of the style (McAlester 2015).

Because the Minimal Traditional style is so prevalent throughout Southern California residential neighborhoods, an individually eligible property must be able to convey the essential and unique elements of the style. The significance of Minimal Traditional residences that lack high artistic value but share a history of development with the neighborhood is best conveyed through residential

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historic districts. Historic districts exemplify the style through a concentration of buildings unified aesthetically by their collective character-defining features and shared history of development.

The subject property is adjacent to the northern boundary of the East Townsite Historic District, which includes a concentration of California Bungalows intermixed with Minimal Traditional style residences. The entire block on which the subject property is located is intentionally excluded from the adjacent historic district due to its commercial zoning classification. Adjacent buildings within the historic district have been zoned as R-2P, a residential preservation zone classification. Further, the block on which the subject property is located appears to lack the unified aesthetic necessary to qualify as a historic district. Given its lack of significance with relation to the Minimal Traditional style, the subject property appears not eligible under NRHP/CRHR Criterion C/3.

Criterion D/4: *Has yielded, or may be likely to yield, information important in prehistory or history.*

The residence is unlikely to yield any information important to prehistory or history, nor is it associated with any archaeological resources. Therefore, 416 East Chapman Avenue does not appear eligible for listing under NRHP/CRHR Criterion D/4.

5.6.2 Local Evaluation Criteria

According to the criteria for designating a local historic landmark as defined in the City of Fullerton Municipal Code, Ordinance 2982, Section 15.48.060, the 416 East Chapman Avenue residence does not appear eligible for listing under the following criteria:

1. ***Character, interest or value as part of the heritage of the city.*** Although the property at 416 East Chapman Avenue was built during a significant period of residential growth and development in the City of Fullerton, it is not significant to the broad pattern of development. It is one of many residential buildings constructed to support the population boom. Therefore, 416 East Chapman Avenue does not appear eligible for listing under Criterion 1.
2. ***Location as a site of a historic event.*** Archival research failed to indicate any significant historic events at this property. Therefore, 416 East Chapman Avenue does not appear eligible for listing under Criterion 2.
3. ***Identification with a person or persons or groups who significantly contributed to the culture and development of the city.*** As discussed in Section 5.6.1, NRHP/CRHR Evaluation Criteria, under Criterion B/2, archival research did not reveal any significant associations with person or persons or groups who significantly contributed to the culture

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and development of the City. Therefore, 416 East Chapman Avenue does not appear eligible for listing under Criterion 3.

4. ***Exemplification of a particular architectural style or way of life important to the city.*** As discussed in Section 5.6.1 under Criterion C/3, the property is a common example of the Minimal Traditional style and is one of many examples throughout the City. Therefore, 416 East Chapman Avenue does not appear eligible for listing under Criterion 4.
5. ***Exemplification of the best remaining architectural types in an area.*** The City of Fullerton has many excellent examples of Minimal Traditional architecture, which retain integrity of materials and design and embody the characteristics of the style. Therefore, 416 East Chapman Avenue does not appear eligible for listing under Criterion 5.
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.*** Building development research did not indicate any 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. Therefore, 416 East Chapman Avenue does not appear eligible for listing under Criterion 6.
7. ***Embodiment of elements of outstanding attention to architectural design, detail, materials, or craftsmanship.*** The residence does not display outstanding attention to architectural design, detail, materials, or craftsmanship. It is a common example of residential construction using materials and techniques that were used throughout the 1930s throughout Southern California. Therefore, 416 East Chapman Avenue does not appear eligible for listing under Criterion 7.
8. ***Relationship to other landmarks, where the preservation of one has a bearing on the preservation of another.*** The subject property is located directly north of the East Townsite Historic District, and was intentionally excluded from the boundary of this district. No further potential historic districts or landmarks were identified in the vicinity of the residence, so there is no bearing on the preservation of other historic resources. Therefore, 416 East Chapman Avenue does not appear eligible for listing under Criterion 8.
9. ***A unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.*** Given the proximity of numerous residences to the subject property, the location of the residence is not unique. The residence is in keeping with materials, scale, and massing at adjacent properties. The property has no unique characteristics that distinguish it from adjacent residential properties. Therefore, 416 East Chapman Avenue does not appear eligible for listing under Criterion 9.
10. ***Integrity as a natural environment that strongly contributes to the well-being of the people of the city.*** Given the development of the parcel with a residence, the building

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cannot be classified as a natural environment. Therefore, 416 East Chapman Avenue does not appear eligible for listing under Criterion 10.

5.6.3 Integrity Considerations

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the NRHP or CRHR must meet one of the criteria of significance discussed in Section 5.6.1, NRHP/CRHR Evaluation Criteria, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. Furthermore, integrity must be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Evaluation of the building at 416 East Chapman Avenue did not find it significant under NRHP/CRHR or local criteria; thus, it does not have a period of significance or relevant associations to evaluate. It is notable that the building does retain integrity of location, design, materials, workmanship, and feeling. However, the building's setting is compromised by the development of the surrounding area since the date of construction. Review of Sanborn maps from 1927 and 1949 indicate that the surrounding areas to the south, east, and west of the subject property were significantly developed with single- and multi-family residences and there are few remaining empty parcels of land for development. The lack of Sanborn maps for the area to the north during this period, combined with historic aerial photographs, indicates that the land to the north was largely agricultural and not significantly developed. Post-war development at FJC led to significant campus expansion and development of large agricultural areas to the north of the subject property, which compromised the original integrity of setting for the subject property.

5.6.4 Conclusions

The significance evaluation indicates that the subject property appears not eligible under all NRHP, CRHR, and local level evaluation criteria and integrity requirements. Therefore, the subject property is not considered a historical resource under CEQA.

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5.7 418 East Chapman Avenue

5.7.1 NRHP/CRHR Evaluation Criteria

Criterion A/I: *Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*

The broad patterns of California history and cultural heritage related to the residential properties within the project area are early twentieth century residential development patterns within the City of Fullerton. Although the residential properties are now owned by Fullerton College, they were acquired many years after the property was developed.

The City experienced an outward expansion from its original town plan in the 1910s. Further population growth and development continued in the 1920s due to positive economic conditions brought on by the oil boom and the citrus farming boom in Fullerton. By the 1930s, the City's population had more than doubled. Review of Sanborn maps from 1917 and 1927 illustrates the impact of the growing population, as growth and development of the City began to develop high-density neighborhoods. Like other cities throughout the United States, Fullerton's population boom laid the groundwork for the City's residential architectural foundation. During this boom period, the City experienced a large amount of single-family and small multi-family residential construction, with most buildings designed in the California Bungalow style. The affordability and accessibility of this architectural style facilitated residential development to support the influx of agricultural workers and oil workers. Following the housing boom in the 1920s, the 1930s were marked by a period of little architectural development in the City of Fullerton due to the Great Depression; however, there were some examples of home building at the time in modest styles like Minimal Traditional that would flourish in the 1940s (DSD 2002; McAlester 2015).

Post WWII Fullerton experienced a housing boom that continued until the 1970s due to the influx of veterans and the availability of land due to new City annexations. The housing boom was marked by the need for rental housing options for returning soldiers, because a great number of them were single. Duplexes and small apartment buildings became much more popular during this era and provided temporary relief for housing shortages. Throughout Fullerton, the popularity of tract housing emerged as an affordable and accessible housing option that could be built very quickly (Mudrick et al. 2015).

Although the property at 418 East Chapman Avenue was built during the important boom era, it is not significant to the broad pattern of development. It is one of many modest residential buildings constructed throughout Southern California in the post-war era. Due to a lack of

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significant contributions to the broad pattern of history or cultural heritage, the property located at 418 East Chapman Avenue does not appear eligible under NRHP/CRHR Criterion A/1.

Criterion B/2: Is associated with the lives of persons important in our past.

Archival research revealed a series of occupants for the building over the years, which is consistent with its function as a duplex rental unit. No other significant information was found on other residents and/or owners of the property. Therefore, 418 East Chapman Avenue does not appear eligible under NRHP/CRHR Criterion B/2.

Criterion C/3: Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

Prior to the 1950s, housing in Fullerton was largely modest and affordable with styles like the California Bungalow and Minimal Traditional. However, the post-war era in Fullerton sparked mass produced housing options on a scale never seen before in Fullerton in the form of tract housing. Innovators of tract housing developments in Fullerton like the Jewett Brothers were able to build homes in as little as 3 days. The following quote from *Fullerton: The Boom Years* sheds light on the housing boom in Fullerton in the 1950s:

In 1955 alone, the city approved fifty-five new tracts for a total of 3,941 lots, with the tracts ranging in size from 12 to 205 lots. By August 24, 1955, city staff reported that twenty-seven homes were being added to the city's residential areas every weekday (Mudrick et al. 2015).

The property at 418 East Chapman Avenue is an example of a post-war tract house in the City of Fullerton. The property appears to retain the requisite integrity and exemplifies some of the most basic character-defining features of the style: one-story height, modesty in scale and massing, simple low pitched hipped roof with composition shingles, exterior clad in stucco, poured concrete foundation, metal windows, little to no ornamentation, rectangular plan, and a box-like aesthetic. However, the subject property is a common and unremarkable example of the style (NRB 2002; McAlester 2015).

The tract houses of Fullerton were modest in size and scale, and tended to be rectangular and boxy with little to no ornamentation.

Because the tract house style is so prevalent throughout Southern California residential neighborhoods, an individually eligible property must be able to convey the essential and unique elements of the style. The significance of tract house residences that lack high artistic value but share

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a history of development with the neighborhood is best conveyed through residential historic districts. Historic districts exemplify the style through a concentration of buildings unified aesthetically by their collective character-defining features and shared history of development.

The subject property is adjacent to the northern boundary of the East Townsite Historic District, which includes a concentration of California Bungalows intermixed with Minimal Traditional style residences. The entire block on which the subject property is located is intentionally excluded from the adjacent historic district due to its commercial zoning classification. Adjacent buildings within the district have been zoned as R-2P, a residential preservation zone classification. Further, the block on which the subject property is located appears to lack the unified aesthetic necessary to qualify as a historic district. Given its lack of significance with relation to the tract house style, the subject property appears not eligible under NRHP/CRHR Criterion C/3.

Criterion D/4: *Has yielded, or may be likely to yield, information important in prehistory or history.*

The residence is unlikely to yield any information important to prehistory or history, nor is it associated with any archaeological resources. Therefore, 418 East Chapman Avenue does not appear eligible for listing under NRHP/CRHR Criterion D/4.

5.7.2 Local Evaluation Criteria

According to the criteria for designating a local historic landmark as defined in the City of Fullerton Municipal Code, Ordinance 2982, Section 15.48.060, the 418 East Chapman Avenue residence does not appear eligible for listing under the following criteria:

1. ***Character, interest or value as part of the heritage of the city.*** Although the property at 418 East Chapman Avenue was built during a significant period of residential growth and development in the City of Fullerton, it is not significant to the broad pattern of development. It is one of many residential buildings constructed to support the population boom. Therefore, 418 East Chapman Avenue does not appear eligible for listing under Criterion 1.
2. ***Location as a site of a historic event.*** Archival research failed to indicate any significant historic events at this property. Therefore, 418 East Chapman Avenue does not appear eligible for listing under Criterion 2.
3. ***Identification with a person or persons or groups who significantly contributed to the culture and development of the city.*** As discussed in Section 5.7.1, NRHP/CRHR Evaluation Criteria, under Criterion B/2, archival research did not reveal any significant associations with a person or persons or groups who significantly contributed to the

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culture and development of the City. Therefore, 418 East Chapman Avenue does not appear eligible for listing under Criterion 3.

4. ***Exemplification of a particular architectural style or way of life important to the city.*** As discussed in Section 5.7.1 under Criterion C/3, the property is a common example of the tract house style and is one of many examples throughout the City. Therefore, 418 East Chapman Avenue does not appear eligible for listing under Criterion 4.
5. ***Exemplification of the best remaining architectural types in an area.*** The City of Fullerton has many excellent examples of tract house architecture, which retain integrity of materials and design and embody the characteristics of the style. Therefore, 418 East Chapman Avenue does not appear eligible for listing under Criterion 5.
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.*** Building development research did not indicate any 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. Therefore, 418 East Chapman Avenue does not appear eligible for listing under Criterion 6.
7. ***Embodiment of elements of outstanding attention to architectural design, detail, materials, or craftsmanship.*** The residence does not display outstanding attention to architectural design, detail, materials, or craftsmanship. It is a common example of residential construction using materials and techniques that were used throughout the 1950s throughout Southern California. Therefore, 418 East Chapman Avenue does not appear eligible for listing under Criterion 7.
8. ***Relationship to other landmarks, where the preservation of one has a bearing on the preservation of another.*** The subject property is located directly north of the East Townsite Historic District, and was intentionally excluded from the boundary of this district. No further potential historic districts or landmarks were identified in the vicinity of the duplex, so there is no bearing on the preservation of other historic resources. Therefore, 418 East Chapman Avenue does not appear eligible for listing under Criterion 8.
9. ***A unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.*** Given the proximity of numerous residences to the duplex, the location of the residence is not unique. The residence is in keeping with materials, scale, and massing at adjacent properties. The property has no unique characteristics that distinguish it from adjacent residential properties. Therefore, 418 East Chapman Avenue does not appear eligible for listing under Criterion 9.
10. ***Integrity as a natural environment that strongly contributes to the well-being of the people of the city.*** Given the development of the parcel with a residence, the building

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cannot be classified as a natural environment. Therefore, 418 East Chapman Avenue does not appear eligible for listing under Criterion 10.

5.7.3 Integrity Considerations

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the NRHP or CRHR must meet one of the criteria of significance discussed in Section 5.7.1, NRHP/CRHR Evaluation Criteria, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. Furthermore, integrity must be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Evaluation of the building at 418 East Chapman Avenue did not find it significant under NRHP/CRHR or local criteria; thus, it does not have a period of significance or relevant associations to evaluate. It is notable that the building does retain integrity of location, design, materials, workmanship, and feeling. However, the building's setting is compromised by the development of the surrounding area since the date of construction. Aerial photographs show how post-war development at FJC led to significant campus expansion and development of large agricultural areas to the north of the subject property, which compromised the original integrity of setting for the subject property.

5.7.4 Conclusions

As a result of the significance evaluation, the subject property appears not eligible under all NRHP, CRHR, and local-level evaluation criteria and integrity requirements. Therefore, the subject property is not considered a historical resource under CEQA.

5.8 409 North Newell Place

5.8.1 NRHP/CRHR Evaluation Criteria

Criterion A/1: ***Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.***

The broad patterns of California history and cultural heritage related to the residential properties on the project site are early twentieth century residential development patterns within the City of Fullerton. Although the residential properties are now owned by Fullerton College, they were acquired many years after the property was developed.

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The City experienced an outward expansion from its original town plan in the 1910s. Further population growth and development continued in the 1920s due to positive economic conditions brought on by the oil boom and the citrus farming boom in Fullerton. By the 1930s, the City's population had more than doubled. Review of Sanborn maps from 1917 and 1927 illustrates the impact of the growing population, as growth and development of the City began to develop high-density neighborhoods. Like other cities throughout the United States, Fullerton's population boom laid the groundwork for the City's residential architectural foundation. During this boom period, the City experienced a large amount of single-family and small multi-family residential construction, with most buildings designed in the California Bungalow style. The affordability and accessibility of this architectural style facilitated residential development to support the influx of agricultural workers and oil workers. Following the housing boom in the 1920s, the 1930s were marked by a period of little architectural development in the City due to the Great Depression; however, there were some examples of home building at the time in modest styles like Minimal Traditional that would flourish in the 1940s (DSD 2002; McAlester 2015).

Post WWII Fullerton experienced a housing boom that continued until the 1970s due to the influx of veterans and the availability of land due to new City annexations. The housing boom was marked by the need for rental housing options for returning soldiers, because a great number of them were single. Duplexes and small apartment buildings became much more popular during this era and provided temporary relief for housing shortages. Throughout Fullerton, the popularity of Mid-Century Modern housing styles emerged as an affordable and accessible housing options (Mudrick et al. 2015).

Although the property at 409 North Newell Place was built during the important boom era, it is not significant to the broad pattern of development. It is one of many modest residential buildings constructed throughout Southern California in the post-war era. Due to a lack of significant contributions to the broad pattern of history or cultural heritage, the property located at 409 North Newell Place does not appear eligible under NRHP/CRHR Criterion A/1.

Criterion B/2: Is associated with the lives of persons important in our past.

Archival research revealed a series of occupants for the building over the years, which is consistent with its function as a multi-family rental unit. No other significant information was found on other residents and/or owners of the property. Therefore, 409 North Newell Place does not appear eligible under NRHP/CRHR Criterion B/2.

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Criterion C/3: *Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.*

Prior to the 1950s, housing in Fullerton was largely modest and affordable with styles like the California Bungalow and Minimal Traditional. However, the post-war era in Fullerton sparked the need for efficient and higher-density housing options such as duplexes and apartment buildings. One of the popular styles for apartment buildings in the post-war era was Mid-Century Modern, as it was more stylized than the popular tract house forms but was also able to be constructed with easily accessible and cost-effective building materials.

The property at 409 North Newell Place is an example of a Mid-Century Modern apartment building in the City of Fullerton. The property appears to retain the requisite integrity and exemplifies some of the most basic character-defining features of the style: two-story height, exterior staircase, flush-mounted metal windows, low pitched roof design, exterior clad in stucco, and a second-floor balcony with modestly detailed railing. However, the subject property is a common and unremarkable example of the style (NRB 2002; McAlester 2015).

The building at 409 North Newell Place is a common and unremarkable example of a prevalent architectural style in Southern California and does not possess high artistic value. The subject property is adjacent to the northern boundary of the East Townsite Historic District, which includes a concentration of California Bungalows intermixed with Minimal Traditional style residences. The entire block on which the subject property is located is intentionally excluded from the adjacent historic district due to its commercial zoning classification. Adjacent buildings within the historic district have been zoned as R-2P, a residential preservation zone classification. Further, the block on which the subject property is located appears to lack the unified aesthetic necessary to qualify as a historic district. Given its lack of significance with relation to the Mid-Century Modern style, the subject property appears not eligible under NRHP/CRHR Criterion C/3.

Criterion D/4: *Has yielded, or may be likely to yield, information important in prehistory or history.*

The residence is unlikely to yield any information important to prehistory or history, nor is it associated with any archaeological resources. Therefore, 409 North Newell Place does not appear eligible for listing under NRHP/CRHR Criterion D/4.

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5.8.2 Local Evaluation Criteria

According to the criteria for designating a local historic landmark as defined in the City of Fullerton Municipal Code, Ordinance 2982, Section 15.48.060, the 409 North Newell Place residence does not appear eligible for listing under the following criteria:

1. ***Character, interest or value as part of the heritage of the city.*** Although the property at 409 North Newell Place was built during a significant period of residential growth and development in the City of Fullerton, it is not significant to the broad pattern of development. It is one of many residential buildings constructed to support the population boom. Therefore, 409 North Newell Place does not appear eligible for listing under Criterion 1.
2. ***Location as a site of a historic event.*** Archival research failed to indicate any significant historic events at this property. Therefore, 409 North Newell Place does not appear eligible for listing under Criterion 2.
3. ***Identification with a person or persons or groups who significantly contributed to the culture and development of the city.*** As discussed in Section 5.8.1, NRHP/CRHR Evaluation Criteria, under Criterion B/2, archival research did not reveal any significant associations with a person or persons or groups who significantly contributed to the culture and development of the City. Therefore, 409 North Newell Place does not appear eligible for listing under Criterion 3.
4. ***Exemplification of a particular architectural style or way of life important to the city.*** As discussed in Section 5.8.1 under Criterion C/3, the property is a common example of the Mid-Century Modern style and is one of many examples throughout the City. Therefore, 409 North Newell Place does not appear eligible for listing under Criterion 4.
5. ***Exemplification of the best remaining architectural types in an area.*** The City of Fullerton has many excellent examples of Mid-Century Modern architecture that retain integrity of materials and design and embody the characteristics of the style. Therefore, 409 North Newell Place does not appear eligible for listing under Criterion 5.
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.*** Building development research did not indicate any 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. Therefore, 409 North Newell Place does not appear eligible for listing under Criterion 6.
7. ***Embodiment of elements of outstanding attention to architectural design, detail, materials, or craftsmanship.*** The residence does not display outstanding attention to architectural design, detail, materials, or craftsmanship. It is a common example of

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residential construction using materials and techniques that were used throughout the 1950s throughout Southern California. Therefore, 409 North Newell Place does not appear eligible for listing under Criterion 7.

8. ***Relationship to other landmarks, where the preservation of one has a bearing on the preservation of another.*** The subject property is located directly north of the East Townsite Historic District, and was intentionally excluded from the boundary of this district. No further potential historic districts or landmarks were identified in the vicinity of the apartment building, so there is no bearing on the preservation of other historic resources. Therefore, 409 North Newell Place does not appear eligible for listing under Criterion 8.
9. ***A unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.*** Given the proximity of numerous residences to the apartment building, the location of the residence is not unique. The residence is in keeping with materials, scale, and massing at adjacent properties. The property has no unique characteristics that distinguish it from adjacent residential properties. Therefore, 409 North Newell Place does not appear eligible for listing under Criterion 9.
10. ***Integrity as a natural environment that strongly contributes to the well-being of the people of the city.*** Given the development of the parcel with a residence, the building cannot be classified as a natural environment. Therefore, 409 North Newell Place does not appear eligible for listing under Criterion 10.

5.8.3 Integrity Considerations

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the NRHP or CRHR must meet one of the criteria of significance discussed in Section 5.8.1, NRHP/CRHR Evaluation Criteria, and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. Furthermore, integrity must be judged with reference to the particular criteria under which a resource is proposed for eligibility (OHP 2011).

Evaluation of the building at 409 North Newell Place did not find it significant under NRHP/CRHR or local criteria; thus, it does not have a period of significance or relevant associations to evaluate. It is notable that the building does retain integrity of location, design, materials, workmanship, and feeling. However, the building's setting is compromised by the development of the surrounding area since the date of construction. Aerial photographs show how post-war development at FJC led to significant campus expansion and development of large agricultural areas to the north of the subject property, which compromised the original integrity of setting for the subject property.

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5.8.4 Conclusions

The significance evaluation indicates that the subject property appears not eligible under all NRHP, CRHR, and local-level evaluation criteria and integrity requirements. Therefore, the subject property is not considered a historical resource under CEQA.

5.9 428, 434, and 438 East Chapman Avenue

In 2015, GPA evaluated three properties on the project site located at 428, 434, and 438 East Chapman Avenue and reached the following conclusions from their evaluations:

None of the properties at 428, 434, or 438 East Chapman Avenue are currently designated under any national, state, or local landmark programs. They were evaluated in this report as part of the CEQA compliance process. None of the properties appear to be eligible for listing in the National Register, California Register, or for designation as a Fullerton Historical Landmark due to a lack of historical or architectural significance. In the case of the property at 438 East Chapman Avenue, its eligibility is also affected by its lack of integrity. Additionally, none of the properties appear to contribute to a potential historic district. The recommended evaluation code for all properties on the project site is 6Z, ineligible for designation at the national, state, and local levels through survey evaluation. Therefore, the properties at 428, 434, and 438 East Chapman Avenue are not historical resources subject to CEQA. As the project will have no impact on historical resources, no further study is recommended or required (GPA 2015).

Dudek reviewed the GPA report from 2015 in its entirety and concurs with the findings presented in the report by GPA. Given the extensiveness of the survey and its recent date of evaluation, Dudek does not feel that any further study is necessary on these properties.

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6 IMPACTS ANALYSIS

Based on the information contained in the *Proposed Facilities Master Plan Updates* (District 2016b), some Master Plan elements will be assessed at the program level because specific project details are not known at this time. Other Master Plan elements have detailed information available and will receive project-level assessment. As described in the project description (Section 1.2), the District is proposing various improvements to the Fullerton College Campus that include new construction, renovation, and demolition. The following paragraphs provide an impacts analysis of all proposed activities. Table 7 provides an overview of all identified impacts to historical resources and any associated mitigation measures to reduce impacts (see Section 6.5, Recommended Mitigation, for full text of mitigation measures).

Table 7
Summary of Impacts and Mitigation

Building/Structure	Level of Impact Before Mitigation	Identified Impacts	Level of Impact After Mitigation
<i>Demolition (Project Level)</i>			
Berkeley Center (3000)	Significant	The Berkeley Center is a contributor to the Mid-Century Modern Campus Expansion Historic District. Demolition of an historical resource is a significant unavoidable impact.	Significant (demolition of an historical resource cannot be mitigated below a level of significance) See MM-CUL-1
Horticulture (1600)	Less than significant	The horticulture complex was found not eligible under all NRHP, CRHR, and City designation criteria. Therefore, it is not a historical resource.	Less than significant No mitigation required
Theatre Arts (1300)	Significant	The Theatre Arts building is a contributor to the Mid-Century Modern Campus Expansion Historic District. Demolition of an historical resource is a significant unavoidable impact.	Significant (demolition of an historical resource cannot be mitigated below a level of significance) See MM-CUL-1
Music (1100)	Significant	The Music building is a contributor to the Mid-Century Modern Campus Expansion Historic District. Demolition of an historical resource is a significant unavoidable impact.	Significant (demolition of an historical resource cannot be mitigated below a level of significance) See MM-CUL-1

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Table 7
Summary of Impacts and Mitigation

Building/Structure	Level of Impact Before Mitigation	Identified Impacts	Level of Impact After Mitigation
Student Services (2000)	Less than significant	The Student Services building was found not eligible under all NRHP, CRHR, and City designation criteria. Therefore, it is not a historical resource.	Less than significant No mitigation required
Media Services-Academic Computing-Maintenance and Operation Shops (2300)	Less than significant	The temporary Media Services building was found not eligible under all NRHP, CRHR, and City designation criteria. Therefore, it is not a historical resource.	Less than significant No mitigation required
Classrooms (1955-1960)	Less than significant	The temporary classroom buildings were found not eligible under all NRHP, CRHR, and City designation criteria. Therefore, they are not historical resources.	Less than significant No mitigation required
Classrooms (1901-1904)	Less than significant	The temporary classroom buildings were found not eligible under all NRHP, CRHR, and City designation criteria. Therefore, they are not historical resources.	Less than significant No mitigation required
Office (2200)	Less than significant	The temporary Micro Computer Lab building was found not eligible under all NRHP, CRHR, and City designation criteria. Therefore, it is not a historical resource.	Less than significant No mitigation required
Child Development (1800, 1810, 1820, and 1830)	Less than significant	The temporary classroom buildings were found not eligible under all NRHP, CRHR, and City designation criteria. Therefore, they are not historical resources.	Less than significant No mitigation required
<i>Demolition (Program Level)</i>			
428, 434, and 438 East Chapman Avenue and 400 North Newell Place	Less than significant	These buildings were found not eligible under all NRHP, CRHR and City designation criteria. Therefore, they are not historical resources.	Less than significant No mitigation required
<i>Renovation (Project Level)</i>			
Math (600)	Potentially significant	<p>The Math building was found eligible as a contributor to the Fullerton Junior College Campus Historic District. Proposed renovation activities have the potential to significantly impact the building.</p> <p>Potentially significant impacts include: -alteration/removal of interior CDFs -new exterior fenestrations for air intakes -replacement of original handrails -ADA renovations</p>	Less than significant after implementation of MM-CUL-2 and MM-CUL-3

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**Table 7
Summary of Impacts and Mitigation**

Building/Structure	Level of Impact Before Mitigation	Identified Impacts	Level of Impact After Mitigation
Physical Education (1200)	Potentially significant	<p>The PE building was found eligible as a contributor to the Mid-Century Modern Campus Expansion Historic District. Proposed renovation activities have the potential to significantly impact the building.</p> <p>Potentially significant impacts include: -ADA renovations</p>	Less than significant after implementation of MM-CUL-2 and MM-CUL-3
Wilshire Theatre (2100)	Potentially significant	<p>The Wilshire Theatre was found eligible as a contributor to the Wilshire Junior High School Historic District. Proposed renovation activities have the potential to significantly impact the building.</p> <p>Potentially significant impacts include: -alteration/removal of interior CDFs -ADA renovations -addition of new box office</p>	Less than significant after implementation of MM-CUL-2 and MM-CUL-3
Business (300)	Potentially significant	<p>The Business building was found eligible as a contributor to the Fullerton Junior College Campus Historic District. Proposed renovation activities have the potential to significantly impact the building. However, more detail is needed to fully assess the level of impact.</p> <p>Potentially significant impacts include: -alteration/removal of interior CDFs -alteration/removal of exterior CDFs -new exterior fenestrations for air intakes -replacement of original handrails -ADA renovations</p>	Less than significant after implementation of MM-CUL-2 and MM-CUL-3
Humanities (500)	Potentially significant	<p>The Humanities building was found eligible as a contributor to the Mid-Century Modern Campus Expansion Historic District. Proposed renovation activities have the potential to significantly impact the building.</p> <p>Potentially significant impacts include: -reconstruction of stairs and ramps -application of board form finish on exterior -application of roof tiles</p>	Less than significant after implementation of MM-CUL-2 and MM-CUL-3

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**Table 7
Summary of Impacts and Mitigation**

Building/Structure	Level of Impact Before Mitigation	Identified Impacts	Level of Impact After Mitigation
Campus Services (840)	Potentially significant	The Campus Services building was found eligible as a contributor to the Fullerton Junior College Campus Historic District. Proposed renovation activities have the potential to significantly impact the building. Potentially significant impacts include: -addition of testing space -doorway modifications and other ADA renovations	Less than significant after implementation of MM-CUL-2 and MM-CUL-3
Administration Building (100)	Potentially significant	The Administration building was found eligible as a contributor to the Fullerton Junior College Campus Historic District. Proposed renovation activities have the potential to significantly impact the building. Potentially significant impacts include: -renovation of front upon removal of 1950s addition -renovation to entrance and basement	Less than significant after implementation of MM-CUL-2 and MM-CUL-3
Fine Arts Gallery (1000)	Potentially significant	The Fine Arts Gallery building was found eligible as a contributor to the Mid-Century Modern Campus Expansion Historic District. Proposed renovation activities have the potential to significantly impact the building. Potentially significant impacts include: -installation of new glass doors -application of board form finish to exterior -replacement of elevator -replacement of handrails	Less than significant after implementation of MM-CUL-2 and MM-CUL-3
Academic Computing (3100)	Less than significant	The Academic Computing building was found not eligible under all NRHP, CRHR, and City designation criteria. Therefore, it is not a historical resource.	Less than significant No mitigation required
<i>New Construction (Project Level)</i>			
Welcome Center	Potentially significant	See Demolition section above for a discussion of impacts related to demolition of the Music building (1100). Potential significant impacts include: -incompatible massing, size, scale, and architectural features in relation to adjacent historic buildings. -damage to adjacent historic buildings.	Less than significant after implementation of MM-CUL-2 and MM-CUL-3

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**Table 7
Summary of Impacts and Mitigation**

Building/Structure	Level of Impact Before Mitigation	Identified Impacts	Level of Impact After Mitigation
New Instructional Building	Potentially significant	The proposed design/style of the new building is currently unknown. Potential significant impacts include: -incompatible massing, size, scale, and architectural features in relation to adjacent historic buildings. -damage to adjacent historic buildings.	Less than significant after implementation of MM-CUL-2 and MM-CUL-3
Horticulture and Vocational Services Center	Less than significant	Although the proposed design/style of the new buildings is currently unknown, the proposed location of the new building is at significant distance from any historic district buildings, and is located within a portion of campus that is primarily of recent construction.	Less than significant No mitigation required
Centennial Parking Structure	Less than significant	The proposed location of the new parking structure is at significant distance from any historic district buildings, and is located within a portion of campus that is primarily of recent construction.	Less than significant No mitigation required
Pedestrian Bridge	Less than significant	The proposed location of the new bridge is at significant distance from any historic district buildings, and is located within a portion of campus that is primarily of recent construction. Further, the bridge will only connect with new construction.	Less than significant No mitigation required
Realignment of Campus Access to the Centennial Parking Structure	Less than significant	The proposed location of the campus access realignment is at significant distance from any historic district buildings, and is located within a portion of campus that is primarily of recent construction.	Less than significant No mitigation required
Parking Lots	Less than significant	See Demolition section above for a discussion of impacts related to demolition of the Berkeley Center building (3100); Theatre Arts building (1300); and 428, 434, and 438 E. Chapman Avenue and 400 N. Newell Place residential buildings. The proposed location of the new parking lots will not impact any adjacent historical resources.	Less than significant No mitigation required

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**Table 7
Summary of Impacts and Mitigation**

Building/Structure	Level of Impact Before Mitigation	Identified Impacts	Level of Impact After Mitigation
Maintenance and Operation Facility, Chiller Plant Addition, and Thermal Energy Storage	Less than significant	<p>The proposed location of the new Maintenance and Operation Facility is at significant distance from any historic district buildings, and is located within a portion of campus that is primarily of recent construction.</p> <p>The Chiller Plant was is of recent construction and is at a significant distance from any historic district buildings.</p> <p>The proposed thermal energy storage tank building addition is at significant distance from any historic district buildings, and is located within a portion of campus that is primarily of recent construction.</p>	<p>Less than significant</p> <p>No mitigation required</p>
Aquatics Center	Less than significant	The pool area is of recent construction, so construction of the new shower/locker room will not impact surrounding historical resources.	<p>Less than significant</p> <p>No mitigation required</p>
Performing Arts Complex	Potentially significant	<p>See Renovation section above for a discussion of impacts related to renovation of the Wilshire Theatre.</p> <p>Although the proposed Performing Arts Complex will block the view of the Wilshire Junior High School Historic District from Chapman Avenue, the district was blocked by two buildings (part of the Chapman School) during its period of significance. The existing sculpture garden was installed relatively recently (between 1980 and 1995) and does not contribute to the significance of the district or its historic setting. However, construction of the new building in close proximity to the Wilshire Junior High School Historic District has the potential for construction-related impacts.</p>	<p>Less than significant after implementation of MM-CUL-3</p>

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Table 7
Summary of Impacts and Mitigation

Building/Structure	Level of Impact Before Mitigation	Identified Impacts	Level of Impact After Mitigation
<i>New Construction (Program Level)</i>			
Chapman–Newell Instructional Building	Potentially significant	See Demolition section above for a discussion of impacts related to removal of the 428, 434, and 438 E. Chapman Avenue and 400 N. Newell Place residential buildings. Potential significant impacts include: -incompatible massing, size, scale, and architectural features in relation to adjacent historic buildings. -damage to adjacent historic buildings.	Less than significant after implementation of MM-CUL-2 and MM-CUL-3
<i>Site Improvement Elements</i>			
Parking/Vehicular Entry Improvements	Less than significant	None of the proposed on-campus circulation improvements appear to be near historical resources, nor would they disrupt any historic patterns of circulation.	Less than significant No mitigation required
Pedestrian Circulation	Potentially significant	Although no specific information is known at this time, potential significant impacts include: -disruption of existing spatial relationships. -alteration of historic district CDFs.	Less than significant after implementation of MM-CUL-2 and MM-CUL-3
Infrastructure Improvements	Potentially significant	Although no specific information is known at this time, potential impacts resulting from infrastructure improvements include: - exterior modifications to historic buildings to accommodate new utility connections.	Less than significant after implementation of MM-CUL-2 and MM-CUL-3

CDF = character-defining feature; ADA = Americans with Disabilities Act.

6.1 Proposed Demolition

The proposed project includes the demolition of multiple buildings as part of implementation of the Facilities Master Plan. These buildings include the Berkeley Center (3000), Horticulture (1600), Theatre Arts (1300), Music (1100), Student Services (2000), Media Services (2300), Classrooms 1955–1960, Classrooms 1901–1904, Office (2200), and Child Development (1800, 1810, 1820, and 1830) buildings. The project also proposes removal of the residences at 428, 434, and 438 East Chapman Avenue and 400 North Newell Place at a program level.

Three of the buildings proposed for demolition, the Berkeley Center (3000), Theatre Arts (1300), and Music (1100) buildings, are contributing elements of the Mid-Century Modern Campus Expansion Historic District on campus and are considered historical resources under CEQA.

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Demolition of an historical resource constitutes “substantial adverse change” and is considered a significant effect on the environment (14 CCR 15064.5(b)) that cannot be mitigated below a level of significance. However, CEQA requires that all feasible mitigation be undertaken even if it does not mitigate below a level of significance. Mitigation for demolition of these buildings is provided in Section 6.5 (see MM-CUL-1). It is recommended that a preservation alternative be explored as part of the EIR to avoid a significant impact.

The Horticulture (1600), Student Services (2000), Media Services (2300), Classrooms 1955–1960, Classrooms 1901–1904, Office (2200), and Child Development (1800, 1810, 1820, and 1830) buildings are not considered historical resources under CEQA. Therefore, demolition of these buildings would result in a less than significant impact. No mitigation is required.

6.2 Proposed Renovations

The project proposes renovations to the following buildings as part of implementation of the Facilities Master Plan: Math (600), Physical Education (1200), Wilshire Theatre (2100), Business (300), Humanities (500), Campus Services (840), Administration (100), Fine Arts Gallery (1000), and Academic Computing (3100).

Eight of the nine buildings proposed for renovation are considered historical resources under CEQA. The Math (600), Business (300), Campus Services (840), and Administration (100) buildings are contributing elements of the Fullerton Junior College Campus Historic District; the Physical Education (1200), Humanities (500), and Fine Arts Gallery (1000) buildings are contributing elements of the Mid-Century Modern Campus Expansion Historic District; and the Wilshire Theatre (2100) is a contributing element of the Wilshire Junior High School Historic District. Therefore, it is necessary to evaluate potential impacts to these buildings resulting from the proposed renovation activities.

6.2.1 Interior Renovations

Most campus buildings have been subject to extensive interior renovations that have compromised their interior integrity. However, three buildings, Math (600), Business (300), and Administration (100), were found to retain interior character-defining features that contribute to the significance of the resources, and should be protected/preserved during campus renovation activities. All three of these buildings are contributors to the Fullerton Junior College Campus Historic District. Interior features that should be retained include the following:

- Recessed doorways
- Wood doors with stacked panels

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- Decorative iron work (including stair railings; light fixtures in buildings 100 and 300)
- Barrel vault ceilings
- Brass door hardware

In thoughtful treatment of interior character-defining features, impacts to building interiors can be less than significant with mitigation incorporated (see MM-CUL-2 in Section 6.5).

6.2.2 ADA Compliance Renovations (Interior and Exterior)

ADA compliance modifications are proposed for all buildings undergoing renovation. In order to avoid significant impacts to historical resources, the District shall complete these renovations in a manner that is sensitive to the architectural style of the buildings/historic districts. The Secretary of the Interior's Guidelines for Rehabilitation includes an "Accessibility" section which provides guidance for making modifications to historic buildings that are in compliance with current accessibility codes while still maintaining important character-defining features, spaces, and finishes. National Park Service Preservation Brief 32, *Making Historic Properties Accessible* (Jester and Park 1993), also provides specific guidance on how to make historic buildings ADA accessible while minimizing changes to historic materials and features. Impacts resulting from ADA compliance work can be less than significant with mitigation incorporated (see MM-CUL-2 in Section 6.5).

6.2.3 Exterior Renovations

The following provides an overview of proposed renovation activities that will impact the exterior of historic buildings. The specific details of the proposed renovation activities for each individual building are not known. However, this list identifies proposed renovation activities with the potential to significantly impact historic buildings and structures on campus (note that this list does not constitute a complete/final list of proposed exterior renovations):

- ADA compliance modifications (all buildings)
- Incorporation of new exterior fenestrations/louvers for air intakes (Math 600 and Business 300)
- Changes to building access/entrances (Physical Education 1200, Wilshire Theatre 2100, Business 300, Administration 100, and Fine Arts Gallery 1000)
- Designated box office for the Wilshire Theatre (2100) building
- Application of board-formed finish and/or Spanish roof tiles on Humanities (500) and Fine Arts Gallery (1000) buildings to match the original campus buildings
- Demolition of 1957 addition on Administration (100) building

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These proposed exterior renovations have the potential to adversely impact historical resources, because they are proposed for buildings that contribute to the historic district on campus. Further, the vast majority of the identified character-defining features are found on the buildings' exteriors. Most of the impacts associated with the above-described proposed exterior renovations will be less than significant with incorporation of mitigation, specifically, conformance with the Secretary of the Interior's Standards for Rehabilitation (see MM-CUL-2 in Section 6.5). However, it is strongly recommended that some of the proposed changes be reconsidered, as they are unlikely to be mitigated below a level of significance. This includes the application of a board-formed concrete finish and Spanish roof tiles to the Humanities (500) and Fine Arts Gallery (1000) buildings. Because these are Mid-Century Modern style buildings, the application of Spanish Revival style details is considered incompatible with the existing style and aesthetic of the modern buildings, and does not conform to the Standards for Rehabilitation. If these proposed modifications are carried forward, they will likely result in a significant impact to historical resources. It is recommended that a preservation alternative be explored as part of the Program EIR to avoid a significant impact.

Some of the more substantial renovation activities have the potential to adversely impact adjacent historic buildings. In consideration of indirect impacts to adjacent buildings, it is strongly recommended that a preservation plan be developed that includes protection measures for historic buildings during demolition, renovation, and new construction activities (see MM-CUL-3 in Section 6.5).

6.3 Proposed New Construction

The project proposes construction of the following new facilities/elements on campus: Welcome Center, Instructional building, Horticulture and Vocational Services Center, Centennial Parking Structure, pedestrian bridge, campus realignment for access to new parking structure, parking lots, Maintenance and Operation Facility, Chiller Plant addition, Thermal Energy Storage, Aquatics Center, Performing Arts Complex, and Chapman–Newell Instructional building.

Much of the proposed new construction will occur in the recently developed northern portion of campus, at a significant distance from historic buildings. This includes the Horticulture and Vocational Services Center, Centennial Parking Structure, pedestrian bridge, campus realignment for access to new parking structure, parking lots, Maintenance and Operation Facility, Chiller Plant addition, Thermal Energy Storage, and Aquatics Center. Because there are no direct or indirect impacts identified for historical resources, no additional mitigation is required for these construction activities.

Construction of the proposed Welcome Center and Instructional buildings has the potential to adversely impact adjacent historic buildings. The new buildings' designs should take into account the massing,

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size, scale, and architectural features in relation to adjacent historic buildings. Most of the impacts associated with new construction adjacent to historic buildings will be less than significant with incorporation of mitigation, specifically, conformance with the Secretary of the Interior's Standards for Rehabilitation (see MM-CUL-2 in Section 6.5). Further, it is strongly recommended that a preservation plan be developed that includes protection measures for adjacent historic buildings during demolition, renovation, and new construction activities (see MM-CUL-3 in Section 6.5).

Although the proposed Performing Arts Complex will block the view of the Wilshire Junior High School Historic District from Chapman Avenue, the district was blocked by two buildings (part of the Chapman School) during its period of significance. The existing sculpture garden was installed relatively recently (between 1980 and 1995) and does not contribute to the significance of the district or its historic setting. However, construction of the new building in close proximity to the Wilshire Junior High School Historic District creates a potential for construction-related impacts. In consideration of indirect impacts to adjacent buildings, it is strongly recommended that a preservation plan be developed that includes protection measures for historic buildings during demolition, renovation, and new construction activities (see MM-CUL-3 in Section 6.5).

Construction of the proposed Chapman–Newell Instructional building has the potential to adversely impact adjacent historic buildings. The new buildings' designs should take into account the massing, size, scale, and architectural features in relation to the southerly adjacent East Townsite Historic District. Most of the impacts associated with new construction adjacent to historic buildings will be less than significant with incorporation of mitigation, specifically, conformance with the Secretary of the Interior's Standards for Rehabilitation (see MM-CUL-2 in Section 6.5). Further, it is strongly recommended that a preservation plan be developed that includes protection measures for adjacent historic buildings during demolition, renovation, and new construction activities (see MM-CUL-3).

6.4 Site Improvement Elements

Various site improvement elements include new signage at campus entryways, clear and safe vehicular drop-offs, and creation of more pedestrian pathways.

6.4.1 Parking/Vehicular Entry Improvements

None of the proposed on-campus vehicular circulation improvements appear to be near historical resources, nor would they disrupt any historic patterns of circulation.

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6.4.2 Pedestrian Circulation

The specific details of changes to existing pedestrian pathways on campus are not fully known. Therefore, proposed modifications must be considered a potentially significant impact to adjacent historical resources, because inappropriately modified pathways would potentially disrupt important spatial relationships and character-defining features within historic districts. Most of the impacts associated with pedestrian circulation improvements would be less than significant with incorporation of mitigation, specifically, conformance with the Secretary of the Interior's Standards for Rehabilitation (see MM-CUL-2 in Section 6.5). Further, it is strongly recommended that a preservation plan be developed that includes protection measures for adjacent historic buildings during demolition, renovation, and new construction activities (see MM-CUL-3).

6.4.3 Infrastructure Improvements

The connection of new utility lines to historic buildings has the potential to alter interior and exterior character-defining features. Therefore, proposed infrastructure improvements must be considered a potentially significant impact to historical resources. Most of the impacts associated with infrastructure improvements will be less than significant with incorporation of mitigation, specifically, conformance with the Secretary of the Interior's Standards for Rehabilitation (see MM-CUL-2 in Section 6.5). Further, it is strongly recommended that a preservation plan be developed that includes protection measures for adjacent historic buildings during demolition, renovation, and new construction activities (see MM-CUL-3).

6.5 Recommended Mitigation

The following mitigation is recommended only after a thorough consideration of alternatives to activities that will result in substantial adverse change to historical resources on campus. Although the following mitigation measure will not reduce impacts below a level of significance, CEQA requires that all feasible mitigation be undertaken.

MM-CUL-1 Prior to demolition of the Berkley Center (3000), Theatre Arts building (1300), and Music building (1100), the North Orange County Community College District (District) shall ensure preparation of Level II Historic American Building Survey (HABS) documentation in accordance with the Secretary of the Interior's Standards for Architectural and Engineering Documentation. Documentation shall be completed by a qualified historic preservation professional who meets the Secretary of the Interior's Professional Qualifications Standards for history or architectural history. The documentation shall capture the physical condition of the existing building with (1) existing drawings (where available), (2) photographs of the buildings with large-

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format negatives using an experienced HABS photographer, and (3) a written narrative that includes a history and architectural description of the buildings and highlights their historical significance.

One original copy of the final HABS documentation packet shall be offered to the following entities:

- The Library of Congress HABS Collection (to be offered as a donation only)
- The South Central Coastal Information Center at California State University, Fullerton
- City of Fullerton Planning Department
- Fullerton College Library
- Fullerton Public Library Main Branch (Local History Room)
- Fullerton Heritage
- Orange County Public Library
- Orange County Archives
- Orange County Historical Society

The following mitigation is recommended to reduce potentially significant impacts to historical resources to a less than significant level:

MM-CUL-2 Prior to the start of new construction, additions, renovations (including Americans with Disabilities Act (ADA) compliance work), or site improvements within or adjacent to historical resources, including buildings within the Fullerton Junior College Campus Historic District, the Fullerton College Mid-Century Modern Historic District, the Wilshire Junior High School Historic District, and the East Townsite and College Park residential historic districts, associated design schematics/project plans shall be reviewed for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, specifically, the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. Further, all proposed ADA compliance work shall reference both the "Accessibility Considerations" section of the Rehabilitation Guidelines and National Park Service Preservation Brief 32, Making Historic Properties Accessible to ensure that ADA compliance work minimizes changes to historic materials and features. The project plan/schematic design review shall be completed by a qualified architectural historian or historic preservation specialist

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who meets the Secretary of the Interior's Professional Qualification Standards for Architectural History. Upon review, the qualified specialist may recommend changes/revisions to project plans in order to obtain conformance with the Standards for Rehabilitation. Alternatively, the District may choose to work with a preservation architect who meets the Secretary of the Interior's Professional Qualification Standards.

- MM-CUL-3** An appropriate level of protection shall be provided for adjacent district buildings during proposed new construction and renovation activities. A preservation plan shall be developed to provide these details. At a minimum, protective fencing shall be used during construction activities so district buildings are not inadvertently impacted. The preservation plan shall also examine the potential effects of vibration resulting from nearby demolition and construction activities. The final preservation plan shall be appended to the final set of construction plans.

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7 SUMMARY AND MANAGEMENT RECOMMENDATIONS

7.1 Summary of Findings

7.1.1 Built Environment

As a result of the significance evaluations for NRHP, CRHR, and City of Fullerton historical landmark eligibility criteria and integrity, the following historical resources were identified on the Fullerton College campus:

- **Fullerton Junior College Campus Historic District.** The original 1930s–1940s FJC Campus appears to be eligible as a historic district under NRHP/CRHR Criteria A/1 and C/3, as well as City of Fullerton historical landmark criteria 1, 5, 6, 7, and 8, for its association with WWII and the G.I. Bill and for conveying a concentration of planned buildings, structures, and associated elements united aesthetically by their embodiment of the Spanish Colonial Revival style. The buildings also represent the notable work of master architect Harry K. Vaughn, who created some of his most important work as an individual architect during the historic district’s period of significance (1935–1942).
- **Mid-Century Modern Campus Expansion Historic District.** The buildings designed by William Henry Taylor during the late 1950s through the 1960s appear to be eligible as a historic district under NRHP/CRHR Criterion C/3, as well as City of Fullerton historical landmark criteria 5, 6, and 8, for conveying a concentration of planned buildings, structures, and associated elements united aesthetically by their embodiment of the International and New Formalism styles. The buildings also represent the notable work of modern architect Taylor.
- **Music Building (Building 1100).** This building appears eligible as both a district contributor (of the Mid-Century Modern Campus Expansion Historic District) and an individual property under NRHP/CRHR Criterion C/3, as well as City of Fullerton historical landmark criteria 5, 6, 7, 8, and 9, for its high artistic value associated with the New Formalism style and for its location prominently anchoring the southwest corner of campus.
- **Wilshire Junior High School Historic District.** The original 1936 Wilshire Junior High School campus buildings appear to be eligible as a historic district under NRHP/CRHR Criteria A/1 and C/3 and City of Fullerton historical landmark criteria 3, 5, and 8 for conveying a concentration of planned buildings, structures, and associated elements united aesthetically by their embodiment of the PWA/WPA Moderne style. The buildings also represent the notable work of architect Donald Beach Kirby, whose best-known projects are the 1940 Maharajah of Indore Residence in Santa Ana and the 1950 Miss Burke’s School in San Francisco.

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As a result of these findings, the proposed project has the potential to adversely impact historical resources (see Table 7 in Section 6, Impacts Analysis). Management recommendations to reduce impacts to historical resources are provided in Section 7.2.

7.1.2 Archaeology

No archaeological resources were identified within the project site as a result of the CHRIS records search or Native American coordination. However, it is always possible that intact archaeological deposits are present at subsurface levels. For these reasons, the project site should be treated as potentially sensitive for archaeological resources. Management recommendations to reduce potential impacts to unanticipated archaeological resources and human remains during campus construction activities are provided in Section 7.2.

7.2 Management Recommendations

7.2.1 Built Environment Resources

It is recommended that the District explore a reasonable range of preservation alternatives in the Program EIR for proposed demolition activities that would result in a significant impact to identified historical resources. This includes demolition of the Berkeley Center (3000), Theatre Arts (1300), and Music (1100) buildings. Demolition of a historical resource constitutes “substantial adverse change” and is considered a significant effect on the environment (14 CCR 15064.5(b)) that cannot be mitigated below a level of significance. However, CEQA requires that all feasible mitigation be undertaken even if it does not mitigate below a level of significance. Mitigation for demolition of these buildings is provided in Section 6.5 (see MM-CUL-1).

It is further recommended that the District make all proposed renovations and plans for new construction in conformance with the Secretary of the Interior’s Standards and Guidelines for Rehabilitation (see MM-CUL-2) in order to reduce potentially significant impacts to a less than significant level; finally, it is recommended that the District prepare a preservation plan that details how historical resources will be protected during renovations and adjacent demolition and construction activities (see MM-CUL-3).

7.2.3 Archaeological Resources

Unanticipated Discovery of Archaeological Resources

In the event that archaeological resources (sites, features, or artifacts) are exposed during construction activities for the proposed project, all construction work occurring within 100 feet of the find shall immediately stop until a qualified archaeologist, meeting the Secretary of the

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Interior's Professional Qualification Standards, can evaluate the significance of the find and determine whether or not additional study is warranted. Depending upon the significance of the find under CEQA (14 CCR 15064.5(f); PRC Section 21082), the archaeologist may simply record the find and allow work to continue. If the discovery proves significant under CEQA, additional work, such as preparation of an archaeological treatment plan, testing, or data recovery, may be warranted.

Unanticipated Discovery of Human Remains

In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be immediately notified of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within 2 working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, the County Coroner shall notify the NAHC in Sacramento within 24 hours. In accordance with PRC Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

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8 REFERENCES

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**Cultural Resources Study for the
Fullerton College Facilities Master Plan Program EIR**

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CONFIDENTIAL
APPENDIX A
Records Search Results

APPENDIX B

NAHC and Native American Coordination

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
(916) 373-3710
(916) 373-5471 FAX



January 19, 2017

Samantha Murray
Dudek

Sent by E-mail: smurray@dudek.com

RE: Proposed Fullerton College Facilities Master Plan Project, City of Fullerton; La Habra and Anaheim USGS
Quadrangles, Orange County, California

Dear Ms. Murray:

Attached is a contact list of tribes with traditional lands or cultural places located within the boundaries of the above referenced counties. A search of the SFL was completed for the USGS quadrangle information provided with negative results.

Our records indicate that the lead agency for this project has not requested a Native American Consultation List for the purposes of formal consultation. Lists for cultural resource assessments are different than consultation lists. Please note that the intent of the referenced codes below is to avoid or mitigate impacts to tribal cultural resources, as defined, for California Environmental Quality Act (CEQA) projects under AB-52.

As of July 1, 2015, Public Resources Code Sections 21080.3.1 and 21080.3.2 **require public agencies** to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose mitigating impacts to tribal cultural resources:

Within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or a tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation pursuant to this section. (Public Resources Code Section 21080.3.1(d))

The law does not preclude agencies from initiating consultation with the tribes that are culturally and traditionally affiliated with their jurisdictions. The NAHC believes that in fact that this is the best practice to ensure that tribes are consulted commensurate with the intent of the law.

In accordance with Public Resources Code Section 21080.3.1(d), formal notification must include a brief description of the proposed project and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to request consultation. The NAHC believes that agencies should also include with their notification letters information regarding any cultural resources assessment that has been completed on the APE, such as:

1. The results of any record search that may have been conducted at an Information Center of the California Historical Resources Information System (CHRIS), including, but not limited to:
 - A listing of any and all known cultural resources have already been recorded on or adjacent to the APE;
 - Copies of any and all cultural resource records and study reports that may have been provided by the Information Center as part of the records search response;
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - Whether the records search indicates a low, moderate or high probability that unrecorded cultural resources are located in the potential APE; and

- If a survey is recommended by the Information Center to determine whether previously unrecorded cultural resources are present.
2. The results of any archaeological inventory survey that was conducted, including:
 - Any report that may contain site forms, site significance, and suggested mitigation measures.
 - All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure in accordance with Government Code Section 6254.10.
 3. The results of any Sacred Lands File (SFL) check conducted through Native American Heritage Commission.
 4. Any ethnographic studies conducted for any area including all or part of the potential APE; and
 5. Any geotechnical reports regarding all or part of the potential APE.

Lead agencies should be aware that records maintained by the NAHC and CHRIS is not exhaustive, and a negative response to these searches does not preclude the existence of a cultural place. A tribe may be the only source of information regarding the existence of a tribal cultural resource.

This information will aid tribes in determining whether to request formal consultation. In the case that they do, having the information beforehand will help to facilitate the consultation process.

The results of these searches and surveys should be included in the "Tribal Cultural Resources" section or in a separate subsection of the Cultural Resources section of the environmental document submitted for review. Please reference California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance we are able to assure that our consultation list contains current information.

If you have any questions, please contact me at my email address: gayle.totton@nahc.ca.gov.

Sincerely,



Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst

**Native American Heritage Commission
Tribal Contact List
Orange County
1/19/2017**

***Gabrieleno Band of Mission
Indians - Kizh Nation***

Andrew Salas, Chairperson
P.O. Box 393
Covina, CA, 91723
Phone: (626) 926 - 4131
gabrielenoindians@yahoo.com
Gabrieleno

***Gabrieleno/Tongva San Gabriel
Band of Mission Indians***

Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, CA, 91778
Phone: (626)483-3564
Fax: (626)286-1262
GTTribalcouncil@aol.com
Gabrieleno

Gabrielino /Tongva Nation

Sandonne Goad, Chairperson
106 1/2 Judge John Aiso St.,
#231
Los Angeles, CA, 90012
Phone: (951)807-0479
sgoad@gabrielino-tongva.com
Gabrielino

***Gabrielino Tongva Indians of
California Tribal Council***

Robert Dorame, Chairperson
P.O. Box 490
Bellflower, CA, 90707
Phone: (562) 761 - 6417
Fax: (562) 761-6417
gtongva@gmail.com
Gabrielino

Gabrielino-Tongva Tribe

Linda Candelaria, Co-Chairperson
1999 Avenue of the Stars, Suite
1100
Los Angeles, CA, 90067
Phone: (626)676-1184
Gabrielino

***Juaneno Band of Mission
Indians***

Sonia Johnston, Chairperson
P.O. Box 25628
Santa Ana, CA, 92799
sonia.johnston@sbcglobal.net
Juaneno

***Juaneno Band of Mission
Indians Acjachemen Nation -
Belardes***

Matias Belardes, Chairperson
32161 Avenida Los Amigos
San Juan Capistrano, CA, 92675
Phone: (949)293-8522
Juaneno

***Juaneno Band of Mission
Indians Acjachemen Nation -
Belardes***

Joyce Perry, Tribal Manager
4955 Paseo Segovia
Irvine, CA, 92603
Phone: (949) 293 - 8522
kaamalam@gmail.com
Juaneno

***Juaneno Band of Mission
Indians Acjachemen Nation -
Romero***

Teresa Romero, Chairperson
31411-A La Matanza Street
San Juan Capistrano, CA, 92675
Phone: (949)488-3484
Fax: (949)488-3294
tromero@juaneno.com
Juaneno

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Fullerton College Facilities Master Plan Project, Orange County.

February 14, 2017

9422.0001

Mr. Matias Belardes, Chairperson
Juaneno Band of Mission Indians Acjachemen Nation
32161 Avenida Los Amigos
San Juan Capistrano, CA 92675

Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California

Dear Mr. Belardes:

Dudek was retained by the North Orange County Community College District (NOCCCD) to conduct a cultural resources study for the Fullerton College Facilities Master Plan Project (the proposed project). Fullerton College was formed in 1913 and is the District's oldest campus. The NOCCCD is undertaking a comprehensive improvement and building program to make upgrades and repairs of existing buildings as well as to construct new facilities to improve the safety and education experience of those attending Fullerton College in accordance with Measure J. The proposed project involves demolition of certain existing buildings; the renovation of existing buildings; and the construction and eventual operation of new buildings and campus facilities.

Fullerton College is located at 321 E. Chapman Avenue in the City of Fullerton (City) and occupies an approximately 70-acre site in northern Orange County. Specifically, Fullerton College is bounded by residential development to the north, south, and east and Fullerton Union High School to the west. The project area falls within Section 27 of Township 3 South, Range 10 West of the USGS 7.5-Minute *Anaheim* and *La Habra* Quadrangles (see attached map).

As part of the process of identifying cultural resources issues for this proposed project, Dudek contacted the California Native American Heritage Commission (NAHC) to request a Sacred Lands File (SLF) search and a list of Native American individuals and/or tribal organizations who may have knowledge of cultural resources in or near the proposed project site. The SLF search failed to indicate the presence of Native American cultural resources in the immediate project area.

A California Historical Resources Information System (CHRIS) records search was conducted for the proposed project site and a one-half-mile radius at the South Central Coastal Information Center (SCCIC). The SCCIC has no record of prehistoric or historic archaeological sites within

Mr. Belardes:

Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California

the proposed project site. There is one previously recorded prehistoric resource approximately one-half-mile southwest of the proposed project site.

The NAHC recommended that we contact you regarding your knowledge of the presence of cultural resources that may be impacted by this project. If you have any knowledge of cultural resources that may exist within or near the proposed project site, please contact me directly at (760) 840-7556, adorrler@dudek.com, or at 3544 University Avenue, Riverside, CA 92501 within 15 days of receipt of this letter.

Please note that this letter does not constitute Assembly Bill (AB) 52 notification or initiation of consultation. AB 52 is a process between the lead agency and California Native American Tribes concerning potential impacts to tribal cultural resources. Tribes that wish to be notified of projects for the purposes of AB 52 must contact the lead agency, the NOCCCD, in writing (pursuant to Public Resources Code Section 21080.3.1 (b)).

Thank you for your assistance.

Sincerely,

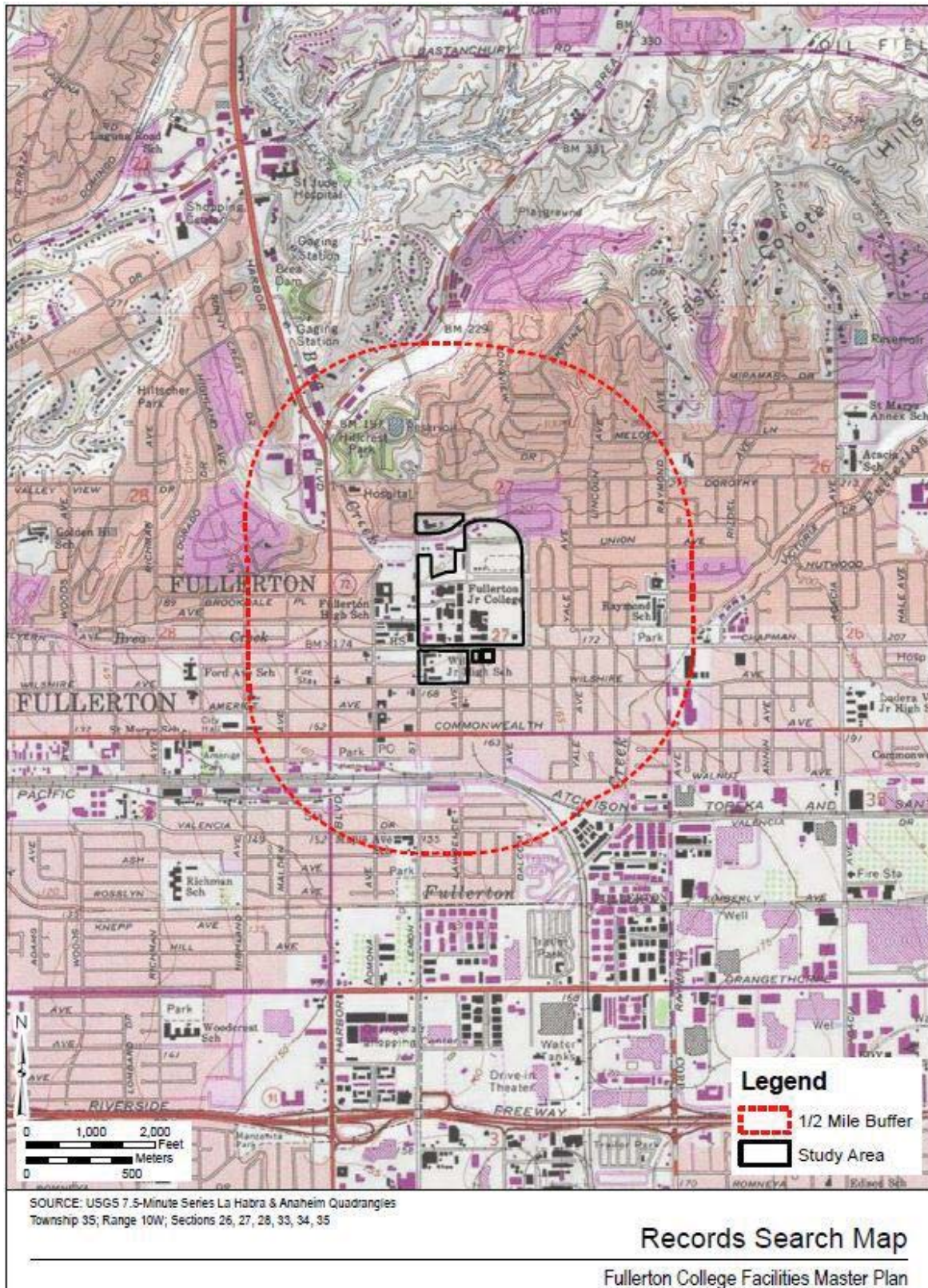


Adriane Dorrlor
Archaeologist

Attachment.: Records Search Map

Mr. Belardes:

Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California



February 14, 2017

9422.0001

Ms. Linda Candelaria, Chairwoman
Gabrielino-Tongva Tribe
1999 Avenue of the Stars #1100
Los Angeles, CA 90067

Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California

Dear Ms. Candelaria:

Dudek was retained by the North Orange County Community College District (NOCCCD) to conduct a cultural resources study for the Fullerton College Facilities Master Plan Project (the proposed project). Fullerton College was formed in 1913 and is the District's oldest campus. The NOCCCD is undertaking a comprehensive improvement and building program to make upgrades and repairs of existing buildings as well as to construct new facilities to improve the safety and education experience of those attending Fullerton College in accordance with Measure J. The proposed project involves demolition of certain existing buildings; the renovation of existing buildings; and the construction and eventual operation of new buildings and campus facilities.

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As part of the process of identifying cultural resources issues for this proposed project, Dudek contacted the California Native American Heritage Commission (NAHC) to request a Sacred Lands File (SLF) search and a list of Native American individuals and/or tribal organizations who may have knowledge of cultural resources in or near the proposed project site. The SLF search failed to indicate the presence of Native American cultural resources in the immediate project area.

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Ms. Candelaria:

Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California

The NAHC recommended that we contact you regarding your knowledge of the presence of cultural resources that may be impacted by this project. If you have any knowledge of cultural resources that may exist within or near the proposed project site, please contact me directly at (760) 840-7556, adorrler@dudek.com, or at 3544 University Avenue, Riverside, CA 92501 within 15 days of receipt of this letter.

Please note that this letter does not constitute Assembly Bill (AB) 52 notification or initiation of consultation. AB 52 is a process between the lead agency and California Native American Tribes concerning potential impacts to tribal cultural resources. Tribes that wish to be notified of projects for the purposes of AB 52 must contact the lead agency, the NOCCCD, in writing (pursuant to Public Resources Code Section 21080.3.1 (b)).

Thank you for your assistance.

Sincerely,

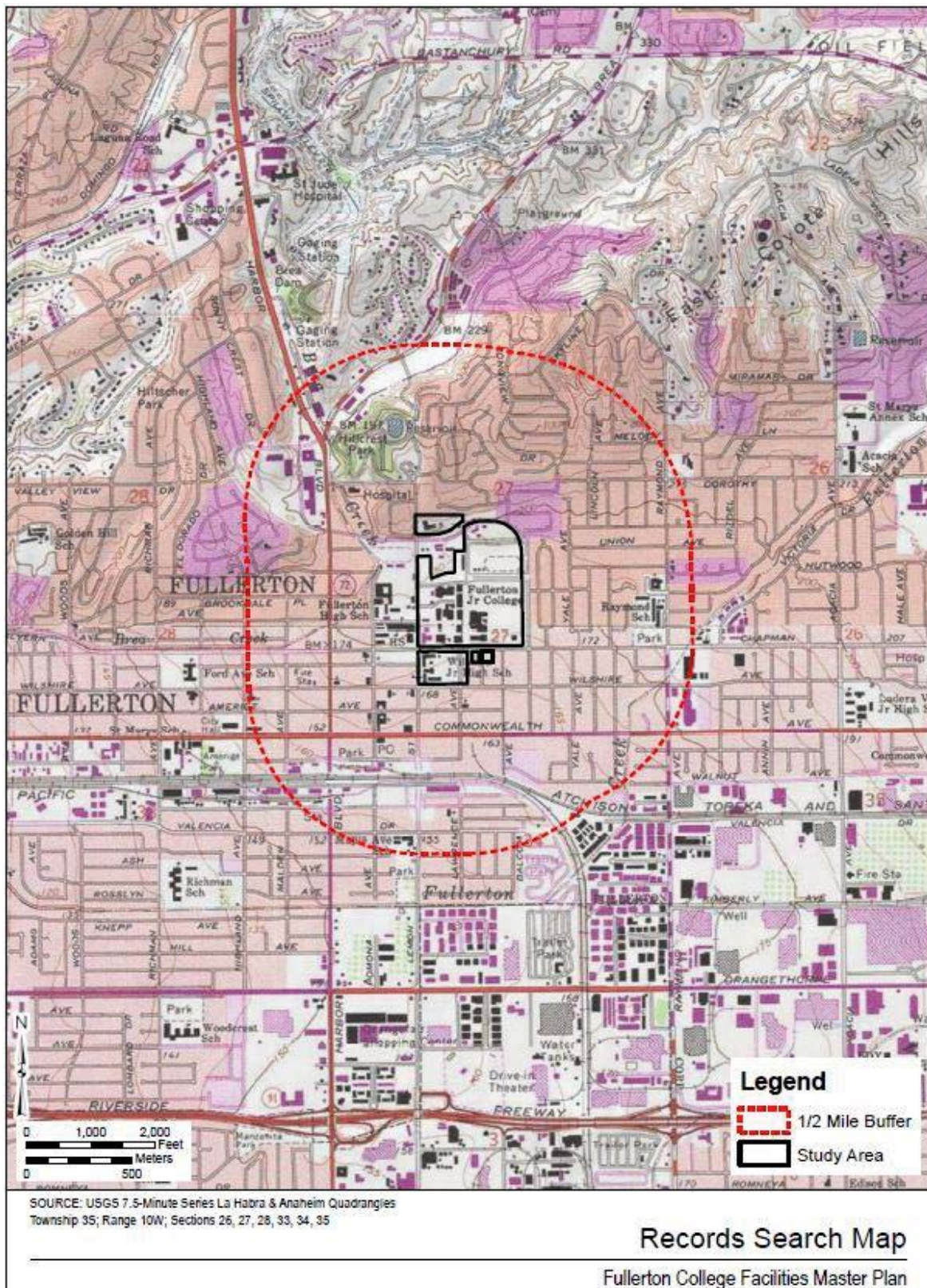


Adriane Dorrlar
Archaeologist

Attachment.: Records Search Map

Ms. Candelaria:

Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California



February 14, 2017

9422.0001

Mr. Robert F. Dorame, Tribal Chair/Cultural Resources
Gabrielino Tongva Indians of California Tribal Council
P.O. Box 490
Bellflower, CA 90707

Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California

Dear Mr. Dorame:

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Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California

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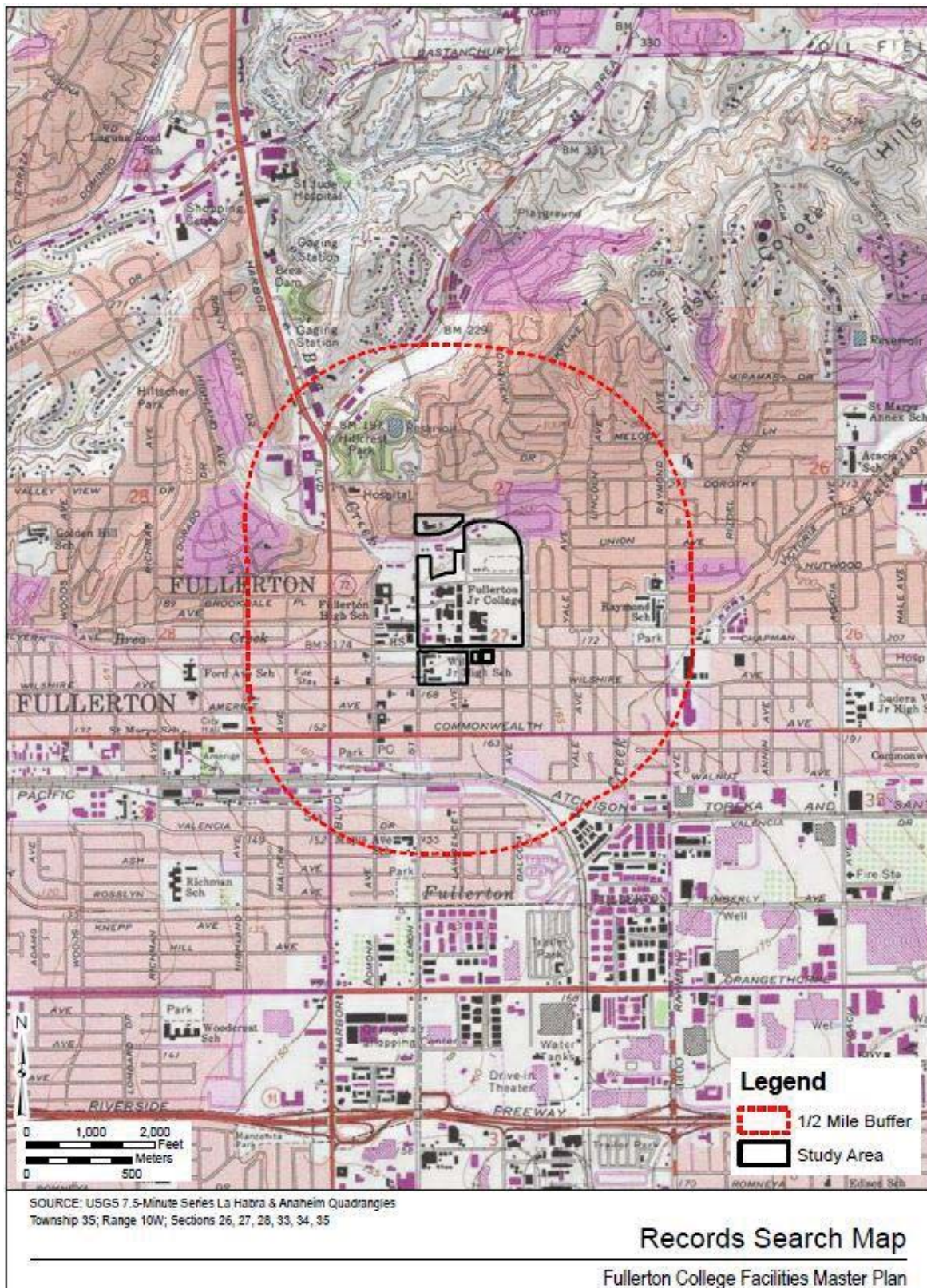


Adriane Dorrler
Archaeologist

Attachment.: Records Search Map

Mr. Dorame:

Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California



February 14, 2017

9422.0001

Ms. Sandonne Goad, Chairperson
Gabrielino-Tongva Nation
106 1/2 Judge John Also St.
Los Angeles, CA 90012

Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California

Dear Ms. Goad:

Dudek was retained by the North Orange County Community College District (NOCCCD) to conduct a cultural resources study for the Fullerton College Facilities Master Plan Project (the proposed project). Fullerton College was formed in 1913 and is the District's oldest campus. The NOCCCD is undertaking a comprehensive improvement and building program to make upgrades and repairs of existing buildings as well as to construct new facilities to improve the safety and education experience of those attending Fullerton College in accordance with Measure J. The proposed project involves demolition of certain existing buildings; the renovation of existing buildings; and the construction and eventual operation of new buildings and campus facilities.

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Ms. Goad:

Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California

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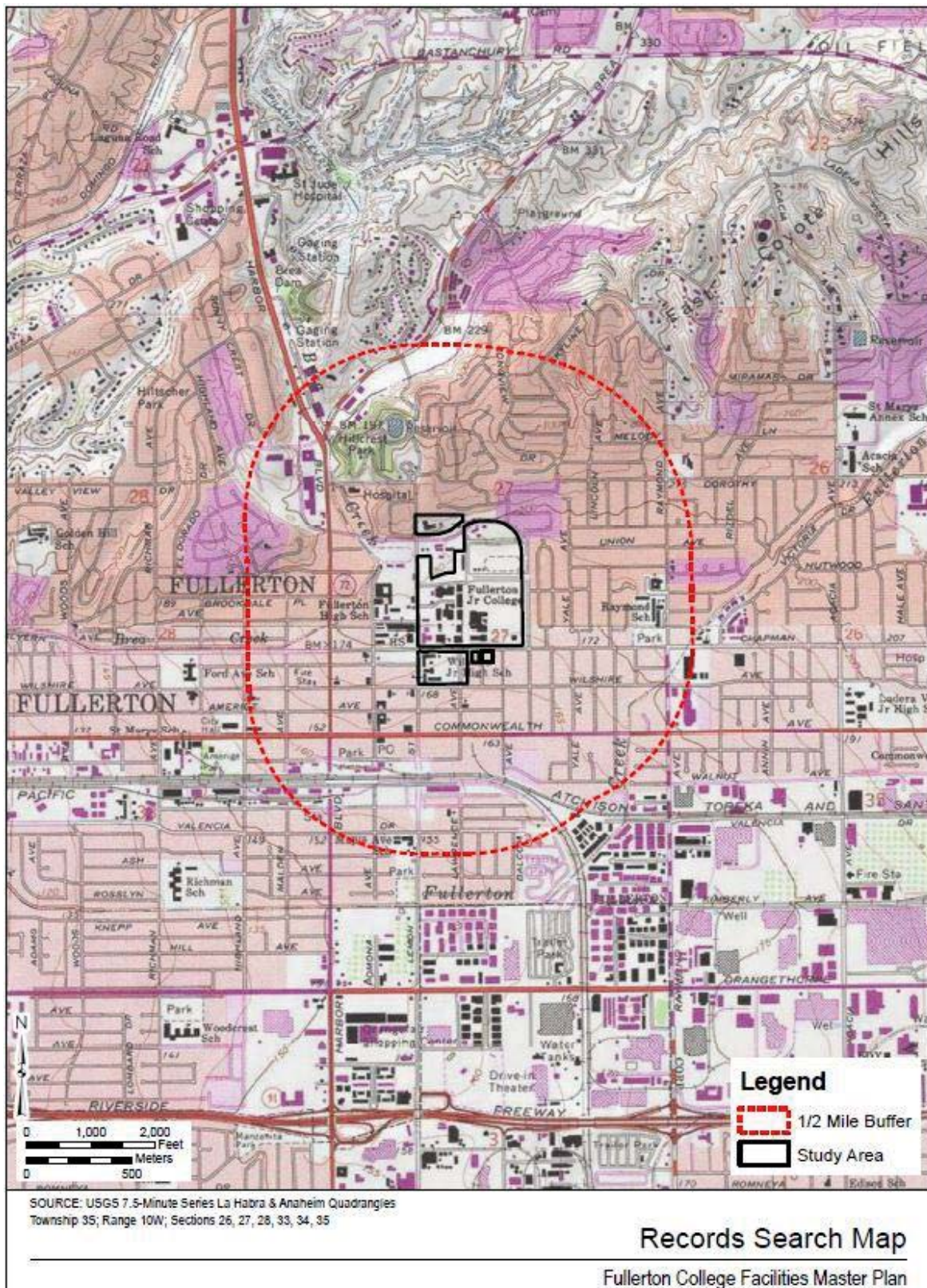


Adriane Dorrlor
Archaeologist

Attachment.: Records Search Map

Ms. Goad:

Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California



February 14, 2017

9422.0001

Ms. Sonia Johnston, Tribal Chairperson
Juaneno Band of Mission Indians
P.O. Box 25628
Santa Ana, CA 92799

Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California

Dear Ms. Johnston:

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Ms. Johnston:

Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California

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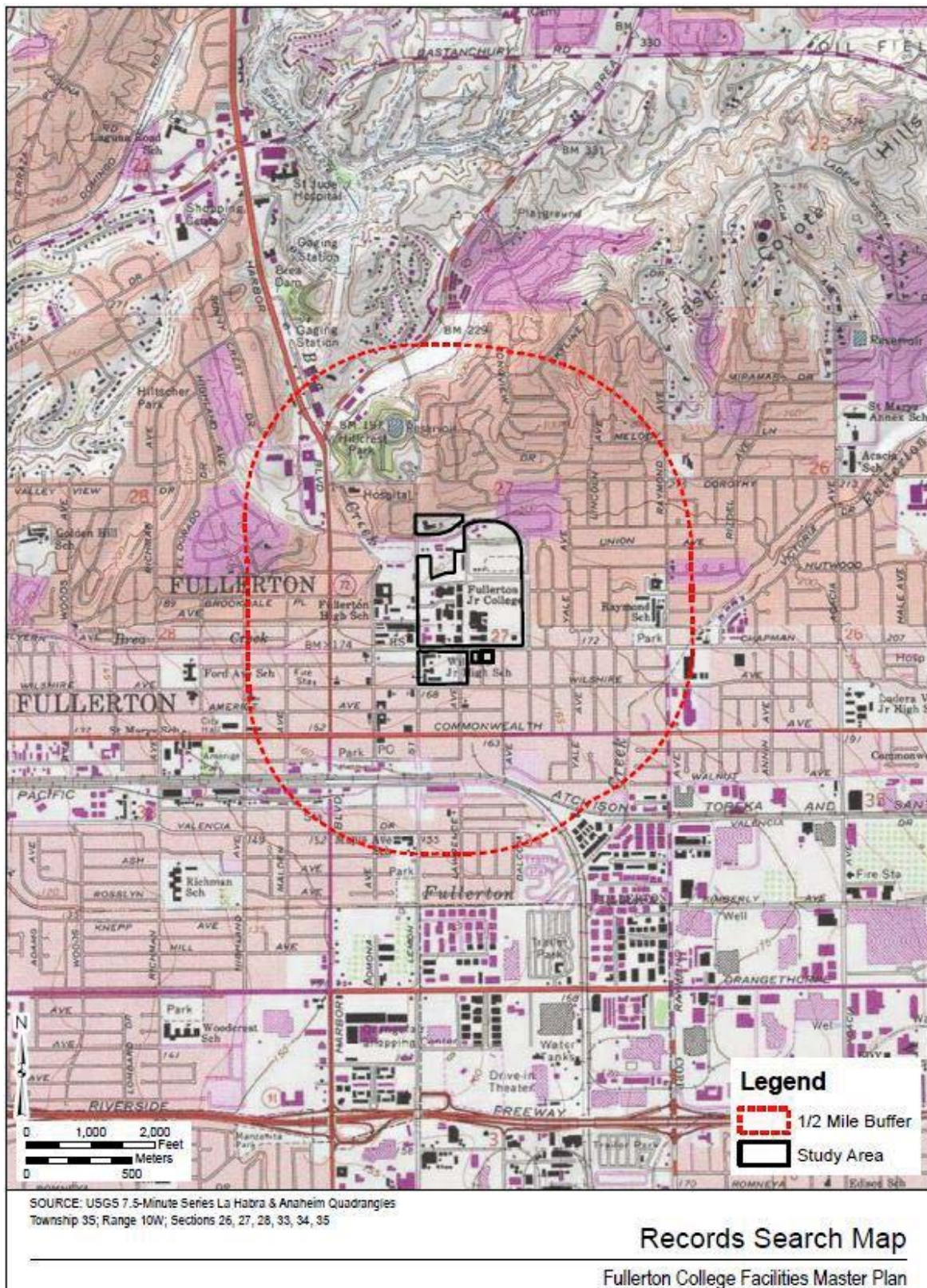


Adriane Dorrlar
Archaeologist

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Ms. Johnston:

Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California



February 14, 2017

9422.0001

Mr. Anthony Morales, Chairperson
Gabrieleno/Tongva San Gabriel Band of Mission Indians
P.O. Box 693
San Gabriel, CA 91778

Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California

Dear Mr. Morales:

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Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California

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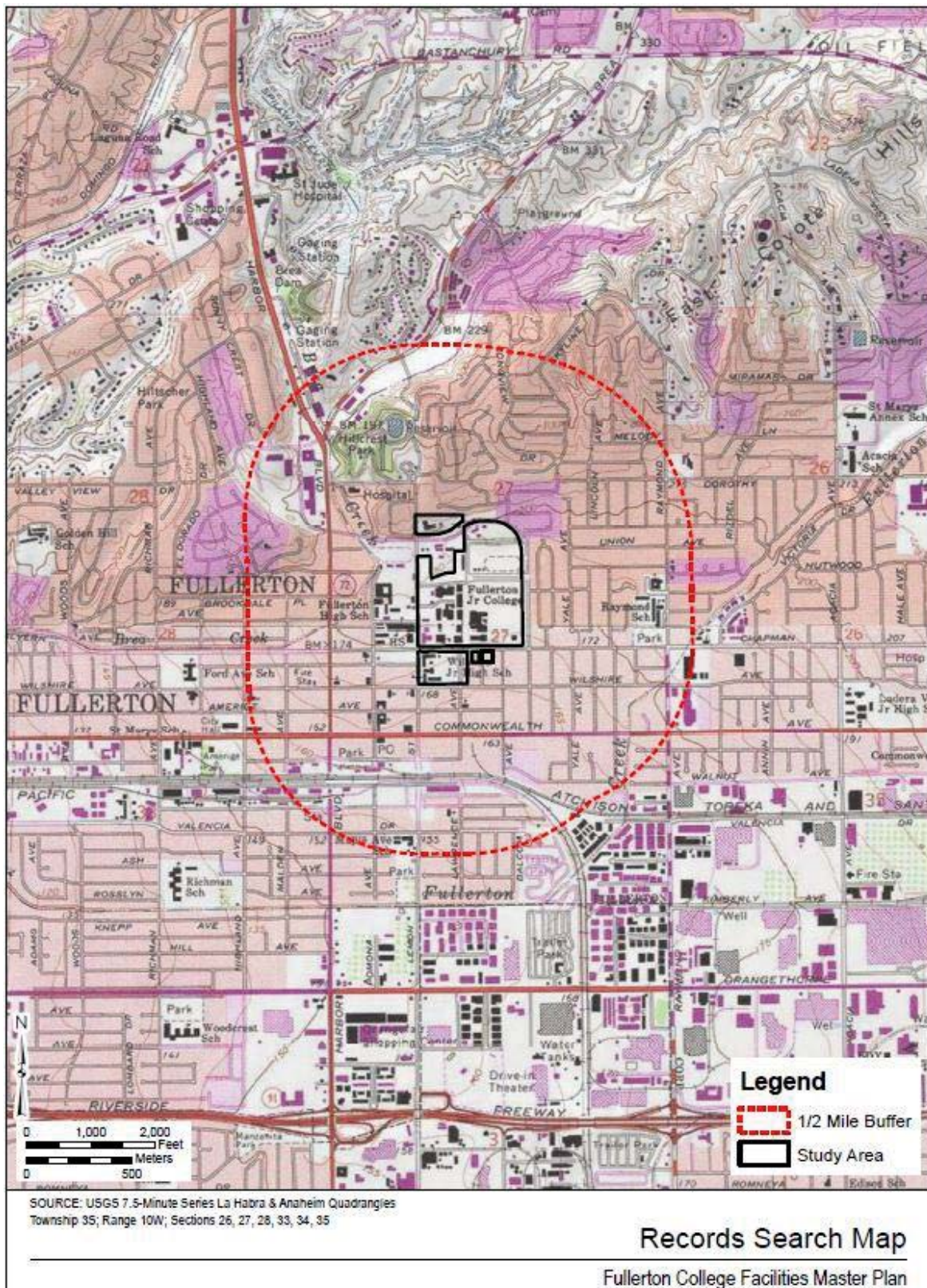


Adriane Dorrlor
Archaeologist

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Mr. Morales:

Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California



February 14, 2017

9422.0001

Ms. Joyce Perry, Representing Tribal Chairperson
Juaneno Band of Mission Indians Acjachemen Nation
4955 Paseo Segovia
Irvine, CA 92612

Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California

Dear Ms. Perry:

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Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California

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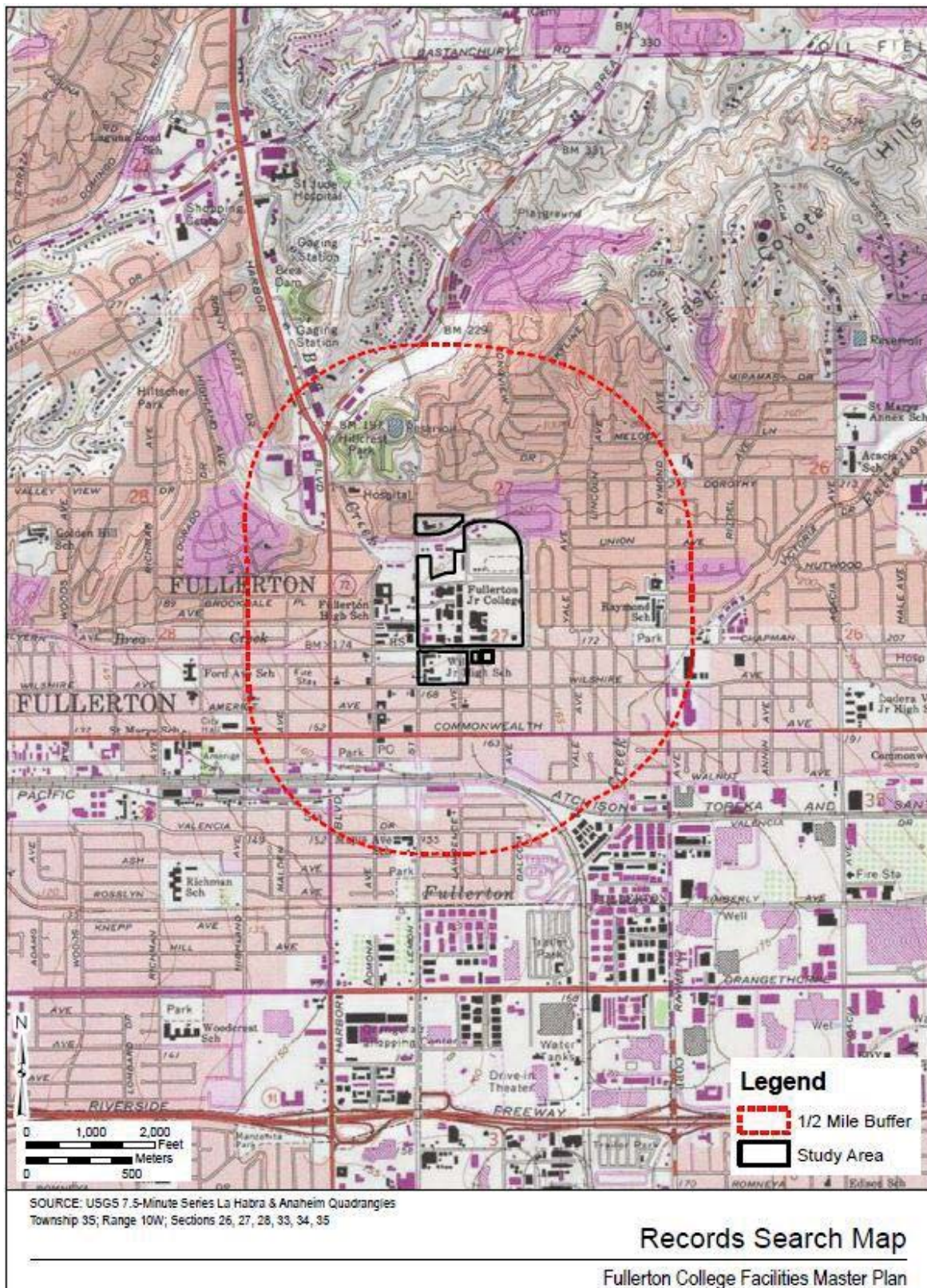


Adriane Dorrlar
Archaeologist

Attachment.: Records Search Map

Ms. Perry:

Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California



February 14, 2017

9422.0001

Ms. Teresa Romero, Chairwoman
Juaneno Band of Mission Indians Acjachemen Nation
31411-A La Matanza Street
San Juan Capistrano, CA 92675

Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California

Dear Ms. Romero:

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Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California

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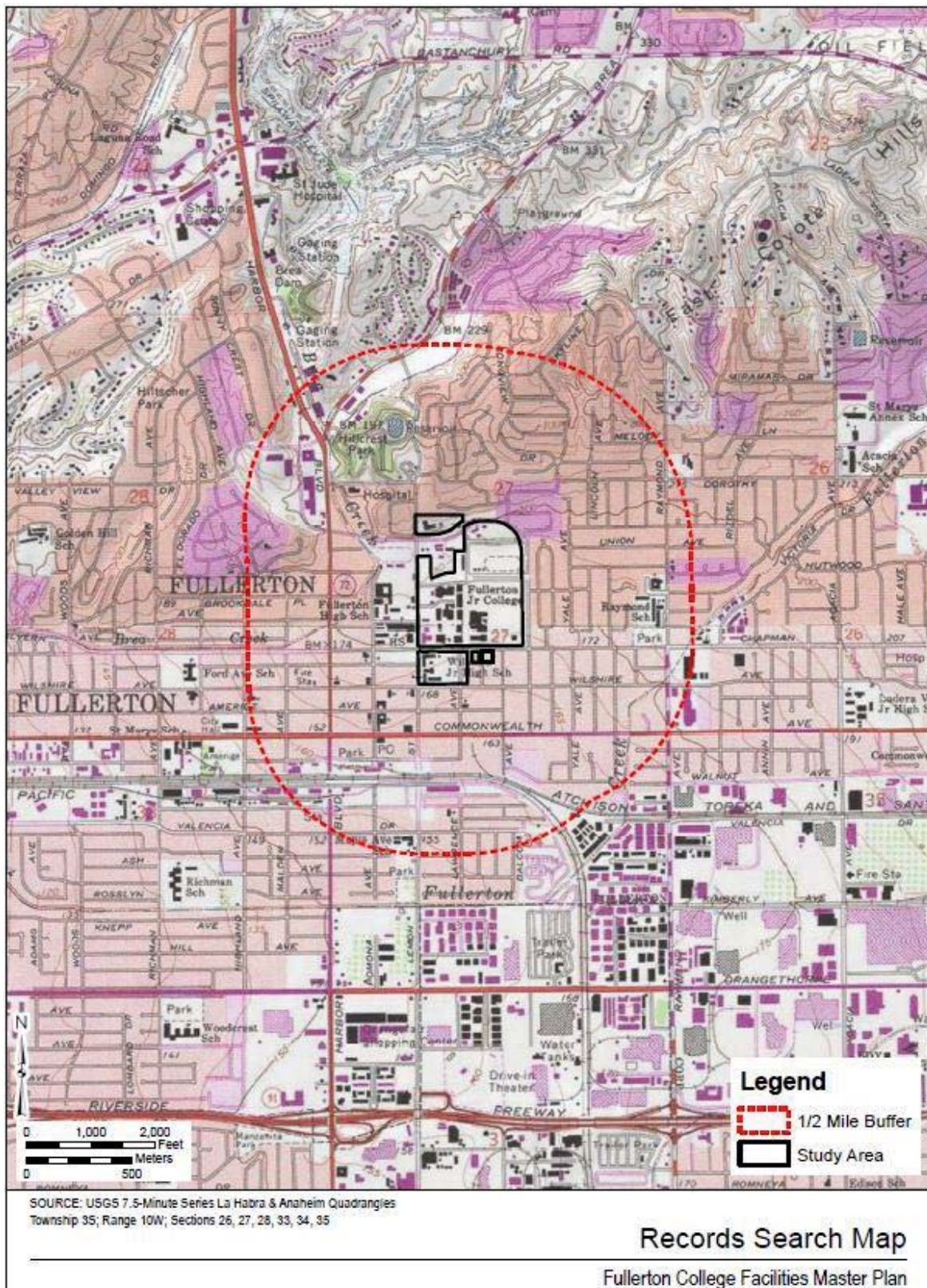


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Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California



February 14, 2017

9422.0001

Mr. Andrew Salas, Chairperson
Gabrielino Band of Mission Indians
P.O. Box 393
Covina, CA 91723

Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California

Dear Mr. Salas:

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Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California

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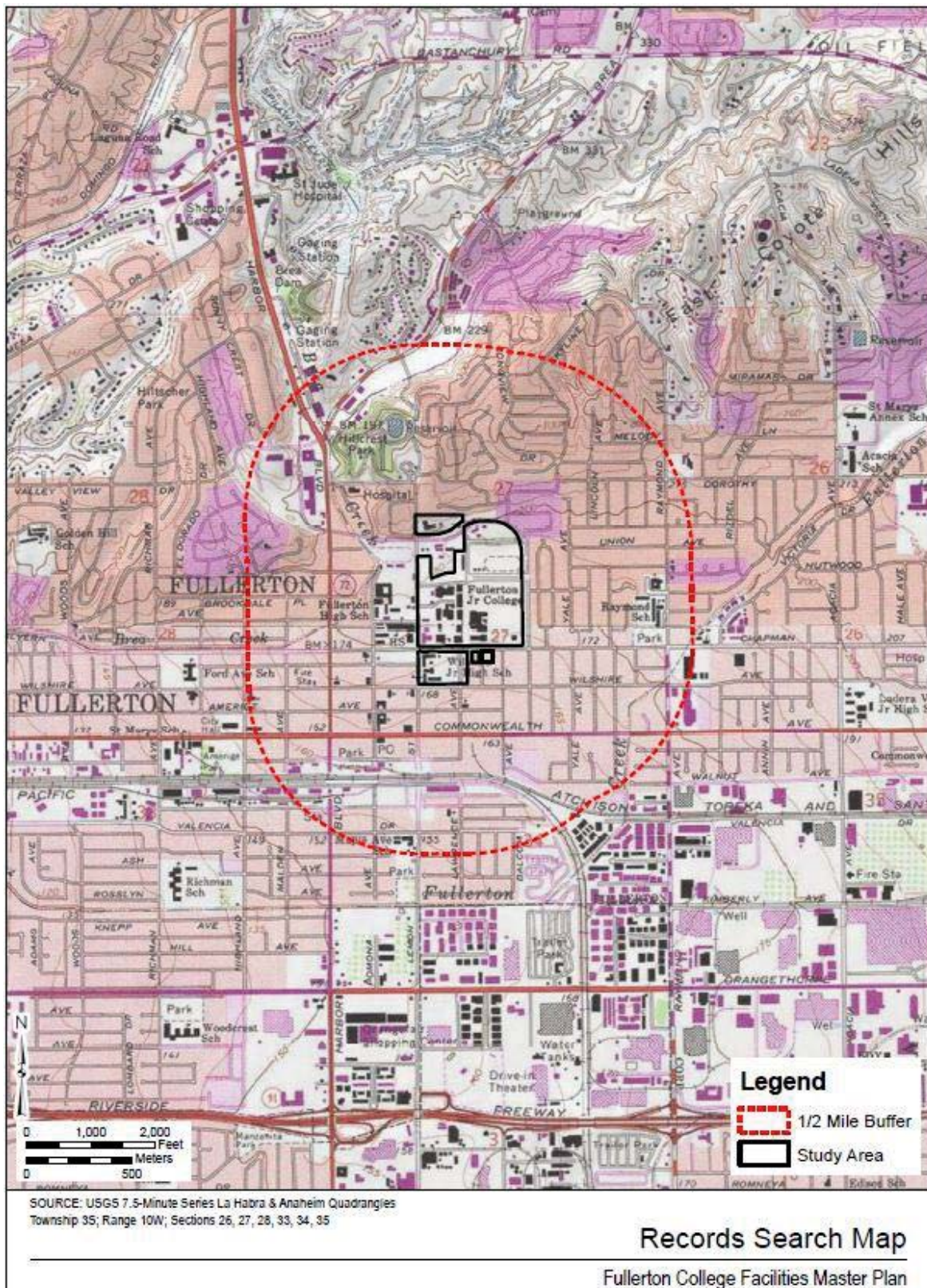


Adriane Dorrlar
Archaeologist

Attachment.: Records Search Map

Mr. Salas:

Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California





GABRIELEÑO BAND OF MISSION INDIANS - KIZH NATION

Historically known as The San Gabriel Band of Mission Indians
Recognized by the State of California as the aboriginal tribe of the Los Angeles basin

Dear Adrienne Dorrlor,

Subject: Fullerton College Facilities Master Plan Project, City of Fullerton, Orange County, California

"The project locale lies in an area where the Ancestral & traditional territories of the Kizh(Kitc) Gabrieleño villages adjoined and overlapped with each other, at least during the Late Prehistoric and Protohistoric Periods. The homeland of the Kizh (Kitc) Gabrieleños , probably the most influential Native American group in aboriginal southern California (Bean and Smith 1978a:538), was centered in the Los Angeles Basin, and reached as far east as the San Bernardino-Riverside area. The homeland of the Serranos was primarily the San Bernardino Mountains, including the slopes and lowlands on the north and south flanks. Whatever the linguistic affiliation, Native Americans in and around the project area exhibited similar organization and resource procurement strategies. Villages were based on clan or lineage groups. Their home/ base sites are marked by midden deposits, often with bedrock mortars. During their seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies often left behind signs of special use sites, usually grinding slicks on bedrock boulders, at the locations of the resources. Therefore, in order to protect our resources we're requesting one of our experienced & certified Native American monitor and an Professional Archeologist- Monitor to be on site during any & all ground disturbances (this includes but is not limited to pavement removal, pot-holing, or grubbing, auguring, boring, grading, excavation and trenching).

In all cases, when the NAHC states there are "No" records of sacred sites" in the subject area; they always refer the contractors back to the Native American Tribes whose tribal territory the project area is in. This is due to the fact, that the NAHC is only aware of general information on each California NA Tribe they are "NOT" the "experts" on our Tribe. Our Elder Committee & Tribal Historians are the experts and is the reason why the NAHC will always refer contractors to the local tribes.

In addition, we are also often told that an area has been previously developed or disturbed and thus there are no concerns for cultural resources and thus minimal impacts would be expected. I have two major recent examples of how similar statements on other projects were proven very inadequate. An archaeological study claimed there would be no impacts to an area adjacent to the Plaza Church at Olvera Street, the original Spanish settlement of Los Angeles, now in downtown Los Angeles. In fact, this site was the Gabrieleno village of Yangna long before it became what it is now today. The new development wrongfully began their construction and they, in the process, dug up and desecrated 118 burials. The area that was dismissed as culturally sensitive was in fact the First Cemetery of Los Angeles where it had been well documented at the Huntington Library that 400 of our Tribe's ancestors were buried there along with the founding families of Los Angeles (Pico's, Sepulveda's, and Alvarado's to name a few). In addition, there was another inappropriate study for the development of a new sports complex at Fedde Middle School in the City of Hawaiian Gardens could commence. Again, a village and burial site were desecrated despite their mitigation measures. Thankfully, we were able to work alongside the school district to quickly and respectfully mitigate a mutually beneficial resolution.

Given all the above, the proper thing to do for your project would be for our Tribe to monitor ground disturbing construction work. Native American monitors and/or consultant can see that cultural resources are treated appropriately from the Native American point of view. Because we are the lineal descendants of the vast area of Los Angeles and Orange Counties, we hold sacred the ability to protect what little of our culture remains. We thank you for taking seriously your role and responsibility in assisting us in preserving our culture.

With respect,

Please contact our office regarding this project to coordinate a Native American Monitor to be present. Thank You

Andrew Salas, Chairman
Cell (626) 926-4131

Andrew Salas, Chairman
Albert Perez, treasurer I

Nadine Salas, Vice-Chairman
Martha Gonzalez Lemos, treasurer II

Christina Swindall Martinez, secretary
Richard Gradias, Chairman of the council of Elders

Addendum: clarification regarding some confusions regarding consultation under AB52:

AB52 clearly states that consultation must occur with tribes that claim traditional and cultural affiliation with a project site. Unfortunately, this statement has been left open to interpretation so much that neighboring tribes are claiming affiliation with projects well outside their traditional tribal territory. The territories of our surrounding Native American tribes such as the Luiseno, Chumash, and Cahuilla tribal entities. Each of our tribal territories has been well defined by historians, ethnographers, archaeologists, and ethnographers – a list of resources we can provide upon request. Often, each Tribe as well educates the public on their very own website as to the definition of their tribal boundaries. You may have received a consultation request from another Tribe. However we are responding because your project site lies within our Ancestral tribal territory, which, again, has been well documented. What does Ancestrally or Ancestral mean? The people who were in your family in past times, Of, belonging to, inherited from, or denoting an ancestor or ancestors <http://www.thefreedictionary.com/ancestral>. . If you have questions regarding the validity of the “traditional and cultural affiliation” of another Tribe, we urge you to contact the Native American Heritage Commission directly. Section 5 section 21080.3.1 (c) states “...the Native American Heritage Commission shall assist the lead agency in identifying the California Native American tribes that are traditionally and culturally affiliated with the project area.” In addition, **please see the map below.**

CC: NAHC

APPENDIX 1: Map 1-2; Bean and Smith 1978 map.

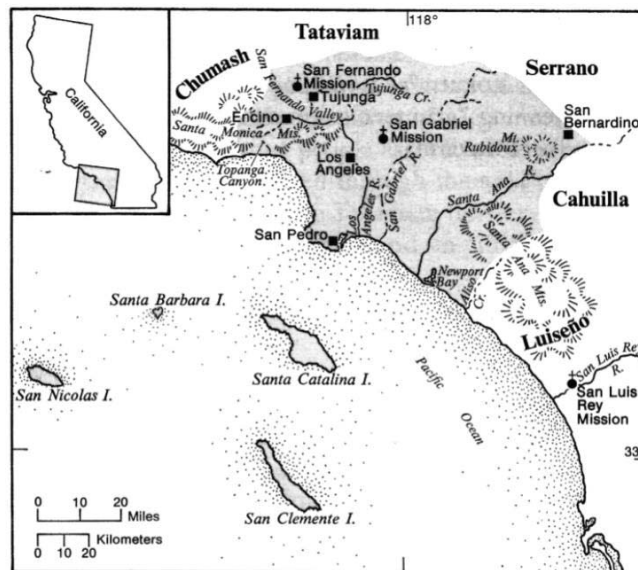


Fig. 1. Tribal territory.

The United States National Museum's Map of Gabrielino Territory:

Bean, Lowell John and Charles R. Smith
1978 Gabrielino IN *Handbook of North American Indians, California*, Vol. 8, edited by R.F. Heizer, Smithsonian Institution Press, Washington, D.C., pp. 538-549

Andrew Salas, Chairman

Albert Perez, treasurer I

Nadine Salas, Vice-Chairman

Martha Gonzalez Lemos, treasurer II

Christina Swindall Martinez, secretary

Richard Gradias, Chairman of the council of Elders

APPENDIX C

Preparers' Qualifications

Samantha Murray, MA

Senior Architectural Historian and Built Environment Lead

Samantha Murray is a senior architectural historian with 12 years' professional experience in all elements of cultural resources management, including project management, intensive-level field investigations, architectural history studies, and historical significance evaluations in consideration of the California Register of Historical Resources (CRHR), the National Register of Historic Places (NRHP), and local-level evaluation criteria. Ms. Murray has conducted hundreds of historical resource evaluations and developed detailed historic context statements for a multitude of property types and architectural styles, including private residential, commercial, industrial, educational, medical, ranching, mining, airport, and cemetery properties, as well as a variety of engineering structures and objects. She has also provided expertise on numerous projects requiring conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

EDUCATION

California State University, Los Angeles
MA, Anthropology, 2013

California State University, Northridge
BA, Anthropology, 2003

PROFESSIONAL AFFILIATIONS

California Preservation Foundation

Society of Architectural Historians

National Trust for Historic Preservation

Ms. Murray meets the Secretary of the Interior's Professional Qualification Standards for both Architectural History and Archaeology. She is experienced managing multidisciplinary projects in the lines of transportation, transmission and generation, federal land management, land development, state and local government, and the private sector. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). She also prepared numerous Historic Resources Evaluation Reports (HRERs) and Historic Property Survey Reports (HPSRs) for the California Department of Transportation (Caltrans).

Dudek Project Experience (2014-2017)

Development

Yosemite Avenue-Gardner Avenue to Hatch Road Annexation Project, City of Merced, Merced County, California. Ms. Murray managed and reviewed the historic resource significance evaluation of a single-family residence/agricultural property within the proposed project site. The evaluation found the property not eligible under all NRHP and CRHR designation criteria. The project proposes to annex 70 acres from Merced County to the City of Merced and to construct and operate the University Village Merced Student Housing and Commercial component on an approximately 30-acre portion of the project site. No development is proposed on the remaining 40 acres.

Schouten House Property Evaluation, California State University, Chico Research Foundation, Butte County, California. Ms. Murray prepared a historic resource evaluation report and DPR form for a former single-family residence located at 2979 Hegan Lane in Butte County, California, in consideration of CRHR and local level eligibility criteria and integrity requirements. The University Research Foundation was proposing demolition of the property.

Avenidas Expansion Project, City of Palo Alto, Santa Clara County, California. Ms. Murray peer reviewed a historical resource evaluation report for the property at 450 Bryant Street. The peer review assessed the report's adequacy as an evaluation in consideration of state and local eligibility criteria and assessed the project's conformance with the Secretary of the Interior's Standards for Rehabilitation.

Robertson Lane Hotel Commercial Redevelopment Project, City of West Hollywood, California. Ms. Murray is currently serving as architectural historian and peer reviewer of the historical evaluation report. The project involved conducting a records search, archival research, consultation with local historical groups, preparation of a detailed historic context statement, evaluation of three buildings proposed for demolition in consideration of local, CRHR, and NRHP designation criteria, and assistance with the EIR alternatives analysis.

Rocketship Senter Road Public Elementary School Project, City of San Jose, Santa Clara County, California. Ms. Murray served as architectural historian and prepared a historic resource evaluation report in compliance with the City of San Jose's historic preservation ordinance. Ms. Murray evaluated a 1960s church building in consideration of NRHP, CRHR, and local designation criteria and integrity requirements.

Jack in the Box Drive Through Restaurant Project, City of Downey, Los Angeles County, California. Ms. Murray served as architectural historian and lead author of the cultural resources study which included evaluation of two historic resources in consideration of national, state, and local criteria and integrity requirements. The study also included a records search, survey, and Native American Coordination.

San Carlos Library Historical Resource Technical Report, City of San Diego, California. Ms. Murray served as architectural historian and author of the Historical Resource Technical Report for the San Carlos Library. Preparation of the report involved conducting extensive building development and archival research on the library building, development of a historic context, and a historical significance evaluation in consideration of local, state, and national designation criteria and integrity requirements. The project proposes to build a new, larger library building.

Historical Evaluation of 3877 El Camino Real, City of Palo Alto, California. Ms. Murray served as architectural historian, originally providing a peer review of another consultant's evaluation. The City then asked Dudek to re-do the original evaluation report. As part of this work Ms. Murray conducted additional archival research on the property and evaluated the building for historical significance in consideration of local, state, and national designation criteria and integrity requirements. The project proposes to demolish the existing building and develop new housing.

429 University Avenue Historic Resources Evaluation Report Peer Review, City of Palo Alto, California. Ms. Murray conducted a peer review of a study prepared by another consultant, and provided a memorandum summarizing the review, comments, and recommendations, and is currently working on additional building studies for the City of Palo Alto.

1050 Page Mill Road Historic Resources Evaluation Report Peer Review, City of Palo Alto, Santa Clara County, California. Ms. Murray conducted a peer review of a study prepared by another consultant, and provided a memorandum summarizing the review, comments, and recommendations.

Big Chico Creek Ecological Reserve (BCCER) Henning Property Historical Evaluation, California State University, Chico, California. Ms. Murray authored the historical significance evaluation report for a property located at 3521 14 Mile House Road as requested by the California State University Chico Research Foundation. The property is historically known as the Henning Property and has served as the BCCER conference center in recent years. The Foundation is considering demolition of the existing property due to numerous safety concerns and the high cost associated with bringing the building up to current code requirements.

635 S. Citrus Avenue Proposed Car Dealership MND, City of Covina, California. Ms. Murray served as architectural historian and archaeologist, and author of the cultural resources MND section. The project proposes to convert an existing Enterprise Rent-a-Car facility into a car dealership. As part of the MND section, Ms. Murray conducted a records search, Native American coordination, background research, building permit research, and a historical significance evaluation of the property. The study resulted in a finding of less-than-significant impacts to cultural resources.

8228 Sunset Boulevard Tall Wall Project, City of West Hollywood, California. Ms. Murray prepared DPR forms and conducted building development and archival research to evaluate a historic-age office building. The project proposes to install a tall wall sign on the east side of the building.

Historic Resource Evaluation of 8572 Cherokee Drive, City of Downey, California. Ms. Murray served as architectural historian and project manager. She prepared a historical resource evaluation report and a set of DPR forms to evaluate a partially demolished residence that was previously determined eligible for inclusion in the NRHP (known as the Al Ball House). The current owner is proposing to subdivide the lot and develop four new homes.

Montclair Plaza Expansion Project, City of Montclair, California. Resources MND section, which included an evaluation of several department store buildings proposed for demolition. The project proposes to expand the existing Montclair Plaza Shopping Center.

Foothill 533 IS/MND, City Ventures, City of Glendora, California. Ms. Murray served as architectural historian, archaeologist, and author of the cultural resources IS/MND section. As part of the cultural study, Ms. Murray recorded and evaluated five historic-age commercial/industrial properties proposed for demolition as part of the project. The project proposes to develop a series of new townhomes.

Normal Street Project, City of San Diego, California. Ms. Murray served as architectural historian and co-author of the Historical Resources Technical Report for properties located at 3921-3923; 3925-3927; 3935 Normal Street for the City of San Diego's Development Services Department. Ms. Murray assisted with the final round of comments from the City and wrote the historical significance evaluations for all properties included in the project.

Education

Kings Beach Elementary School Modernization Project, Tahoe Truckee Unified School District, Tahoe City, Placer County, California. Ms. Murray served as architectural historian and co-author of the cultural resources study. The study involved evaluation of the existing school for NRHP, CRHR and local eligibility, conducting archival and building development research, a records search, and Native American coordination.

Cypress College Facilities Master Plan Program EIR, City of Cypress, Orange County, California. The North Orange County Community College District (NOCCCD) is undertaking a comprehensive improvement and building program to make upgrades and repairs to existing buildings, as well as to construct new facilities to improve the safety and education experience of those attending Cypress College. The College proposed to implement the Facilities Master Plan to more effectively meet the space needs of the projected on-campus enrollment through the next decade and beyond, while constructing and renovating facilities to meet the District's instructional needs. Ms. Murray authored the cultural resources study for the project, which included a significance evaluation of all 1960s and 1970s buildings on campus proposed for demolition or renovation. As a result of the significance evaluation, including consideration of CRHR evaluation criteria and integrity requirements, the original 1960s–1970s campus appears to be eligible as a historic district under CRHR Criterion 3 for conveying a concentration of planned buildings, structures, and associated elements united aesthetically by their embodiment of the Brutalist style. The study also entailed conducting extensive archival and building development research, a records search, Native American coordination, detailed impacts assessment, and development of mitigation measures for project conformance with the Secretary of the Interior's Standards for Rehabilitation.

Tahoe Lake Elementary School Facilities Master Plan Project, Tahoe Truckee Unified School District, Tahoe City, Placer County, California. Ms. Murray served as architectural historian and lead author of the cultural resources study. She recorded and evaluated the Tahoe Lake Elementary School Building for NRHP, CRHR, and local level criteria and integrity considerations. The study also entailed conducting archival and building development research, a records search, and Native American coordination.

San Diego State University (SDSU) Open Air Theater Renovation Project, SDSU and Gatzke Dillon & Balance, LLP, San Diego, California. Ms. Murray served as architectural historian and prepared a technical memorandum that analyzed the project's potential to impact the OAT theater (a contributing property to the San Diego State College NRHP Historic District). This included conducting a site visit, reviewing proposed site and design plans, and preparing a memorandum analyzing the project's conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Mt. San Jacinto College (MSJC) Master Plan Project, City of San Jacinto, Riverside County, California. Ms. Murray served as architectural historian, archaeologist, and lead author of the cultural resources study. As part of the study she evaluated 11 buildings for NRHP, CRHR, and local level criteria and integrity requirements. The buildings were constructed prior to 1970 and proposed for demolition as part of the project. The study also entailed conducting extensive archival and building development research at District offices, a records search, and Native American coordination.

San Diego State University (SDSU) Engineering and Sciences Facilities Project, SDSU and Gatzke Dillon & Balance, LLP, San Diego, California. Ms. Murray served architectural historian, archaeologist, and lead author of the Cultural Resources Technical Report for the SDSU Engineering and Interdisciplinary Sciences Building Project. The project required evaluation of 5 historic-age buildings in consideration of NRHP, CRHR, and local designation criteria and integrity requirements, an intensive level survey, Native American coordination, and a records search. The project proposes to demolish four buildings and alter a fifth as part of the university's plan to update its engineering and science facilities.

Fullerton College Facilities Master Plan Program EIR, North Orange County Community College District, City of Fullerton, Orange County, California. 2017. The North Orange County Community College District (NOCCCD) is undertaking a comprehensive improvement and building program to make upgrades and repairs to existing buildings, as well as to construct new facilities to improve the safety and education experience of those attending Fullerton College. The College proposed to implement the Facilities Master Plan to more effectively meet the space needs of the projected on-campus enrollment through the next decade and beyond, while constructing and renovating facilities to meet the District's instructional needs. Ms. Murray co-authored and oversaw the cultural resources study. All buildings and structures on campus over 45 years old and/or or proposed for demolition/substantial alteration as part of the proposed project were photographed, researched, and evaluated in consideration of NRHP, CRHR, and local designation criteria and integrity requirements, and in consideration of potential impacts to historical resources under CEQA. As a result of the significance evaluation, three historic districts and one individually eligible building were identified within the project area. The study also entailed conducting extensive archival and building development research, a records search, Native American coordination, detailed impacts assessment, and development of mitigation measures for project conformance with the Secretary of the Interior's Standards for Rehabilitation.

The Cove: 5th Avenue Chula Vista Project, E2 ManageTech Inc., San Diego, California. Ms. Murray served as architectural historian and co-author of the CEQA report. The project involved recordation and evaluation of several properties functioning as part of the Sweetwater Union High School District administration facility, proposed for redevelopment, as well as an archaeological survey of the project area.

Energy

J-1351 Electrical Distribution and Substation Improvements and J-600 San Dieguito Pump Station Replacement Project, Santa Fe Irrigation, San Diego County, California. Ms. Murray served as architectural historian and prepared the Department of Parks and Recreation (DPR) forms and associated memo concerning replacement of the original 1964 San Dieguito Pump Station. Ms. Murray recorded and evaluated the pump house for state and local significance and integrity considerations. As part of this effort she conducted background research, prepared a brief historic context, and a significance evaluation.

Expert Witness

Robert Salamone vs. The City of Whittier. Ms. Murray was retained by the City of Whittier to serve as an expert witness for the defense. She peer reviewed a historic resource evaluation prepared by another consultant and provided expert testimony regarding the contents and findings of that report as well as historic resource requirements on a local and state level in

consideration of the City of Whittier's Municipal Code Section 18.84 and CEQA. Judgement was awarded in favor of the City on all counts.

Healthcare

Hamilton Hospital Residential Care Facility Project, City of Novato, Marin County, California. Ms. Murray served as architectural historian, prepared a cultural resources study, and assessed the proposed project's design plans for conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The project proposed to construct an addition and make alterations to an NRHP-listed district contributing property. With review from Ms. Murray, the project was able to demonstrate conformance with the Standards for Rehabilitation.

Culver Place Assisted Living Project, DJB Architects, Culver City, California. Ms. Murray served as architectural historian, archaeologist, and author of the Letter Report for a Cultural and Paleontological Resources Study. Ms. Murray conducted the intensive-level cultural resources survey of the project area, conducted background research, and coordinated with local Native American groups. The project proposes to construct an assisted living facility on a large private property in Culver City.

Transportation

SR-86 and Neckel Road Intersection Improvements and New Traffic Signal Light Project, Caltrans, City of Imperial, California. Ms. Murray served as Principal Architectural Historian, and author of the HPSR and Finding of No Adverse Effect document. The project involved an intensive field survey, Native American and historic group coordination, a records search, and recordation and NRHP and CRHR evaluation of two historic drainage canals proposed for improvement as part of Caltrans intersection improvement project. All documents were signed and approved by Caltrans District 11 and the Caltrans Cultural Studies Office.

California Boulevard Roundabout Project, OmniMeans, City of Napa, California. Ms. Murray served as Principal Architectural Historian and Archaeologist, preparing of the Area of Potential Effects (APE) map and subsequent preparation of Caltrans documentation, including an Archaeological Survey Report (ASR), HRER, HPSR, and a Finding of No Adverse Effect with Standard Conditions. The HRER included an evaluation of 7 previously unrecorded properties for the NRHP and CRHR. The project proposes to modify and install a roundabout at California Boulevard and First Street in the City of Napa. All documents were signed and approved by Caltrans District 4 and the Caltrans Cultural Studies Office.

Water/Wastewater

Morena Reservoir Outlet Tower Replacement Project, City of San Diego, California. Ms. Murray evaluated the 1912 Morena Dam and Outlet Tower for NRHP, CRHR, and local level eligibility and integrity requirements. The project entailed conducting extensive archival research and development research at City archives, libraries, and historical societies, and preparation of a detailed historic context statement on the history of water development in San Diego County.

69th and Mohawk Pump Station Project, City of San Diego, California. Ms. Murray served as architectural historian and lead author of the Historical Resource Technical Report for the pump station building on 69th and Mohawk Street. Preparation of the report involves conducting extensive building development and archival research on the pump station building, development of a historic context, and a historical significance evaluation in consideration of local, state, and national designation criteria and integrity requirements.

Pump Station No. 2 Power Reliability and Surge Protection Project, City of San Diego, California. Ms. Murray served as architectural historian and prepared an addendum to the existing cultural resources report in order to evaluate the Pump Station No. 2 property for NRHP, CRHR, and local level eligibility and integrity requirements. This entailed conducting additional background research, building development research, a supplemental survey, and preparation of a historic context statement.

Orange County Central Utility Facility Upgrade, County of Orange Public Works, City of Santa Ana, Orange County, California. To further the County's long-term goals of operational safety, improved efficiency, cost effectiveness, and supporting future campus development plans, the proposed Central Utility Facility Upgrade project consisted of improvements and equipment replacements recommended by the Strategic Development Plan for the CUF's original utility systems. Ms. Murray served as architectural historian and archaeologist, and prepared the cultural resources MND section. As part of this effort Ms. Murray conducted a detailed review of historic resource issues within and around the proposed project area to assess potential impacts to historic buildings and structures. The proposed project involved improvements to 16 buildings located within the Civic Center Campus. As a result of the cultural resources analysis, it was determined that the proposed project would not result in a substantial adverse change to any of the historic-age buildings or the associated Civic Center Plaza walkways/landscaping.

Bear River Restoration at Rollins Reservoir Project, Nevada Irrigation District, Nevada and Placer Counties, California. Ms. Murray served as architectural historian and co-author of the Cultural Resources Inventory Report. Ms. Murray conducted background research on the 1963 Chicago Park Powerhouse Bridge and prepared a historic context for the Little York Township and Secret Town Mine.

Otay River Estuary Restoration Project (ORERP), Poseidon Resources, South San Diego Bay, California. Ms. Murray served as architectural historian for the documentation of Pond 15 and its associated levees. The project proposes to create new estuarine, salt marsh, and upland transition habitat from the existing salt ponds currently being used by the South Bay Salt Works salt mining facility. Because the facility was determined eligible for listing in the NRHP, the potential impacts caused by breaching the levees, a contributing feature of the property, had to be assessed.

Other Project Experience (2008-2014)

LADPW BOE Gaffey Pool and Bathhouse Project, Los Angeles County, California (2014). Ms. Murray served as project manager, field director for the intensive-level cultural resources survey, and primary author of the cultural resources technical report. Ms. Murray reviewed proposed design plans for new construction within an NRHP-listed historic district for conformance with the Secretary of the Interior's Standards. The LADPW BOE proposed to

conduct various improvements to the Gaffey Street Pool and surrounding area, located in Upper Reservation of Fort McArthur in San Pedro, California.

Metro Green Line to LAX Project (2013-2014). Ms. Murray served as project manager for a multi-disciplinary project that includes cultural resources, biology, and paleontology. The Los Angeles County Metropolitan Transportation Authority (Metro), Federal Transit Administration (FTA), Federal Aviation Administration (FAA) and Los Angeles World Airports (LAWA) have initiated an Alternatives Analysis (AA)/Draft EIS/Draft EIR for the Metro Green Line to Los Angeles International Airport (LAX) project. The AA/DEIS/DEIR is being prepared to comply with NEPA and CEQA. This study will examine potential connections between the planned Metro Crenshaw / LAX Transit Corridor Project's Aviation/Century Station and the LAX Central Terminal Area (CTA) located approximately one mile to the west. Client: Terry Hayes Associates.

LADPW BOE Downtown Cesar Chavez Median Project, Los Angeles County, California (2013). Ms. Murray served as field director for the intensive-level cultural resources survey, and co-author of the Caltrans ASR and HRER. The City of Los Angeles Department of Public Works (LAPDW), Bureau of Engineering (BOE), proposes to provide for transportation enhancements along West Cesar Chavez Boulevard in the downtown area of Los Angeles. Client: LADPW BOE, Lead Agency: Caltrans, District 7.

Edwards Air Force Base Historic Context and Survey, Multiple Counties, California (2013). Ms. Murray served as lead architectural historian and project manager for survey and evaluation of 17 buildings and structures located throughout the base, and preparation of a Cold War historic context statement, an analysis of property types, and registration requirements for all built environment resources on base. Client: JT3/CH2M Hill.

San Gabriel Trench Grade Separation Project (Phases I, II, and III); Cities of San Gabriel, Alhambra, and Rosemead, Los Angeles County, California (2008–2010, 2011–2014). Ms. Murray served as Archaeologist, Architectural Historian, and Osteologist throughout various stages of the project. The project consisted of conducting a cultural resources assessment for a proposed grade separation located within the cities of San Gabriel, Alhambra, and Rosemead. The proposed project would lower a 2.2 mile section of Union Pacific Railroad tracks in the immediate vicinity of the historic Mission San Gabriel Arcángel. Ms. Murray was involved in both the archaeological and architectural history components of this project. This includes the archaeological and architectural history field surveys, archaeological testing of the site and completion of over 100 DPR forms for the evaluation of built environment resources. She also served as the on-site human osteologist. Client: Terry A. Hayes Associates, LLC. Agency: Caltrans.

Azusa Intermodal Parking Facility Project, Azusa, Los Angeles County, California (2012). Ms. Murray served as field director, assistant project manager, and primary report author for the intensive-level cultural resources survey and cultural resources technical report, which included evaluation of several built environment resources adjacent to an existing NRHP district. The City of Azusa proposed to construct an approximately 39-foot high, four-story parking structure, bus bays for passenger loading/unloading for layovers, and electric charging stations for patrons of the future Gold Line Foothill Extension Azusa Station. Client: Terry Hayes Associates.

Terminal Island Historic Building Evaluations, Los Angeles County, California (2011). Ms. Murray served as project manager, field director for the architectural history survey, and primary author of the technical report. She formally evaluated 16 Port of Los Angeles-owned properties on Terminal Island for NRHP and CRHR eligibility, as well as local level eligibility. Client: CDM; Port of Los Angeles.

LOSSAN San Luis Rey River and Second Track Project, Oceanside, San Diego County, California (2011). Ms. Murray served as primary author for the technical report and conducted the intensive-level cultural resources field survey. The project proposes to construct a new 0.6-mile section of double-track to connect two existing passing tracks, and replace the existing San Luis Rey River Bridge. She prepared the cultural resources technical report and evaluated the bridge for NRHP, CRHR, and local level criteria and integrity requirements. Client: HNTB Corporation.

LADPW BOE San Pedro Plaza Park Project, Los Angeles County, California (2011). Ms. Murray served as project manager, field director for the intensive-level cultural resources survey, and primary author of the cultural resources technical report. She evaluated the entire park for local, CRHR, and NRHP eligibility and integrity requirements. The LADPW BOE proposed to conduct various outdoor improvements to the San Pedro Plaza Park. Client: LADPW BOE.

Crenshaw /LAX Transit Corridor Project, Los Angeles County, California (2011). Ms. Murray supervised architectural history survey and participated in the evaluation of over 100 built environment resources that may be affected by the Los Angeles County Metropolitan Transportation Authority's (Metro's) proposed Crenshaw/LAX Transit Corridor Project. The project is approximately 8.5 miles in length and is located within the cities of Los Angeles and Inglewood, Los Angeles County, California. The project was subsequently approved by SHPO with no comments. Client: Terry Hayes Associates, LLC; Agency: Metro.

LOSSAN Control Point San Onofre to Control Point Pulgas Double Track Project, San Diego County, California (2011). Ms. Murray served as field director for the archaeological and architectural history survey and co-authored the technical report. She conducted a survey and evaluation of cultural resources in support of the Los Angeles to San Diego, California (LOSSAN) Control Point (CP) San Onofre to CP Pulgas Double Track Upgrade Project. The project is located within the boundaries of the Marine Corps Base (MCB) Camp Pendleton in Northern San Diego County, on federal land that is part of a long-term lease to the rail operator. Client: HNTB Corporation.

Half Moon Bay Airport Taxiway and Access Road Improvement Project, San Mateo County, California (2010). Ms. Murray served as field director for the archaeological and architectural history survey and co-authored the technical report. She conducted a cultural resources survey of 21.65 acres situated on three areas within the 313-acre airport property, and evaluated airport properties for the CRHR and NRHP. Half Moon Bay Airport is located approximately 5 miles north of the City of Half Moon Bay in unincorporated San Mateo County, California. Client: Coffman Associates.

Sunset Avenue Grade Separation Project, Riverside County, California (2010). Ms. Murray served as field director for the archaeological and architectural history survey and co-authored

the ASR, HRER, and HPSR reports. The project involved a proposed grade separation of Sunset Avenue, which crosses the UPRR in the City of Banning, Riverside County. She conducted a 43.6-acre survey for cultural resources, and prepared environmental compliance documentation in accordance with Caltrans. Client: Kimley-Horn and Associates, Inc.; Agency: Caltrans District 8.

Hollister Avenue Bridge Seismic Retrofit Project, Santa Barbara County, California (2010).

Ms. Murray supervised the architectural history survey of surrounding properties. The project proposed the seismic retrofit of Union Pacific Railroad (UPRR) Bridge 51C-0018 on Hollister Avenue in an unincorporated area of Santa Barbara County, located between UPRR mile posts 362.08 and 362.41. Client: Santa Barbara County Public Works Department; Agency: Caltrans District 5.

Nogales Grade Separation/Gale Avenue Widening/Evaluation of 938 Nogales Street; City of Industry, Los Angeles County, California (2009).

Ms. Murray participated in the architectural history field survey of several properties and co-authored the report. The project consisted of conducting a cultural resources assessment for a proposed grade separation project that would lower Nogales Street beneath the Union Pacific Railroad tracks and widen a 0.83 mile section of Walnut Drive/Gale Avenue located in the City of Industry. Client: Terry A. Hayes Associates, LLC. Agency: Caltrans.

Integrated Cultural Resources Management Plan Update for MCLB Barstow, San Bernardino County, California (2011-2014).

Served as project manager for the 2014 ICRMP update of the 2011 ICRMP that she authored. The update includes survey and evaluation of two historic road segments, recordation and preparation of a conditions assessment of the Rattlesnake Rock Art site, and revision of the NRHP nomination for the site. Client: NAVFAC Southwest.

Integrated Cultural Resources Management Plan, Naval Air Station, Lemoore, Kings County, California (2009-2012).

Served as project manager and primary author of the Final ICRMP document. The project consists of preparing a management plan for the protection and management of cultural resources located within Naval Air Station, Lemoore. The management plan inventories known cultural resources, summarizes relevant laws and regulations, and establishes management priorities for the installation. Client: NAVFAC SW (U.S. Navy).

Integrated Cultural Resources Management Plan, Naval Weapons Station, Seal Beach, Detachment Corona, Riverside County, California (2009-2011).

Served as project manager and primary author of the Advance Draft document. The project consists of preparing a management plan for the protection and management of cultural resources located within Naval Weapons Station, Seal Beach, Detachment Corona. The management plan inventories known cultural resources, summarizes relevant laws and regulations, and establishes management priorities for the installation. Client: NAVFAC SW (U.S. Navy).

Integrated Cultural Resources Management Plan, Naval Weapons Station, Seal Beach, Orange County, California (2009-2011).

Served as project manager and primary author of the Advance Draft document. The project consists of preparing a management plan for the protection and management of cultural resources located within Naval Weapons Station, Seal Beach. The management plan inventories known cultural resources, summarizes relevant laws

and regulations, and establishes management priorities for the installation. Client: NAVFAC SW (U.S. Navy).

Integrated Cultural Resources Management Plan, Naval Air Weapons Station China Lake; Inyo, Kern, and San Bernardino Counties, California (2009-2011). Served as co-author of the final document. The project consists of preparing a management plan for the protection and management of cultural resources located within Naval Air Weapons Station China Lake. The management plan inventories known cultural resources, summarizes relevant laws and regulations, and establishes management priorities for the installation. Client: NAVFAC SW (U.S. Navy).

Select Technical Reports (as lead author)

Murray, Samantha. 2015. *Historic Report for the property located at 3167 Senter Road, San Jose, California 95111, Assessor's Parcel Number (APN) 494-01-022.* Prepared for Launchpad Development and the City of San Jose.

Murray, Samantha and Salli Hosseini. 2015. *Cultural Resources Study for Tahoe Lake Elementary School Facilities Master Plan Project, Tahoe City, Placer County, California.* Prepared for the Tahoe Truckee Unified School District.

Murray, Samantha. 2015. *SDSU Open Air Theatre Renovation Historical Resources Technical Memorandum.* Prepared for SDSU.

Murray, Samantha. 2015. *Cultural Resources Study for the Mt. San Jacinto Community College District, San Jacinto Campus Master Plan Project, City of San Jacinto, Riverside County, California.* Prepared for the Mt. San Jacinto Community College District.

Murray, Samantha and Salli Hosseini. 2015. *Cultural Resources Study for the Jack in the Box Drive-Through Restaurant Project, City of Downey, Los Angeles County, California.* Prepared for the City of Downey.

Murray, Samantha. 2015. *Cultural Resources Study for the Hamilton Hospital Residential Care Facility Project City of Novato, Marin County, California.* Prepared for the City of Novato.

Murray, Samantha. 2015. *Historic Property Survey Report for the SR-86 Neckel Road Intersection Improvements and New Traffic Signal Light Project in the City and County of Imperial, California.* Prepared for the City of Imperial and Caltrans District 11.

Murray, Samantha. 2015. *Historical Resources Evaluation Report for the California Boulevard Roundabouts Project, City and County of Napa, California.* Prepared for the City of Napa and Caltrans District 4.

Murray, Samantha. 2015. *Historic Property Survey Report for the California Boulevard Roundabouts Project, City and County of Napa, California.* Prepared for the City of Napa and Caltrans District 4.

Samantha Murray, Salli Hosseini, Angela Pham, and Adam Giacinto. 2015. *Cultural/Historical Resource Technical Report: Morena Reservoir Outlet Tower Replacement Project Lake Morena Village, San Diego County, California, Services R-308078 Task Order No. 30*. Prepared for the City of San Diego.

Samantha Murray, Salli Hosseini, Adriane Dorrlor, and Brad Comeau. 2015. *Cultural/Historical Resource Technical Report: 69th and Mohawk Pump Station 5017 69th Street / 6910 Mohawk Street, San Diego, California 92115*. Prepared for the City of San Diego.

Murray, Samantha and Adam Giacinto. 2015. *Cultural Resources Technical Report for the SDSU Engineering and Interdisciplinary Sciences Building*. Prepared for SDSU.

Murray, Samantha. 2015. *Historical Resource Technical Report: San Carlos Library 7265 Jackson Drive, San Diego, California 92119*. Prepared for the City of San Diego.

Murray, Samantha. 2015. *Cultural Resources Study for the Robertson Lane Hotel and Commercial Redevelopment Project, City of West Hollywood, Los Angeles County, California*. Prepared for the City of West Hollywood.

Murray, Samantha. 2015. *Historic Resource Evaluation Report: 3877 El Camino Real Palo Alto, California 94306*. Prepared for the City of Palo Alto.

Murray, Samantha. 2015. *Addendum to Phase I Cultural Inventory for Pump Station No. 2 Power Reliability and Surge Protection Project, San Diego County, California (WBS# S-00312.02.02)*. Prepared for the City of San Diego.

Murray, Samantha. 2015. *Significance Evaluation of the Property at 8572 Cherokee Drive, City of Downey, Los Angeles County, California*. Prepared for the City of Downey.

Murray, Samantha. 2014. *Peer Review of Historic Resource Evaluations for 429-447 University Avenue and 425 University Avenue, Palo Alto, California*. Prepared for the City of Palo Alto.

Murray, Samantha. 2014. *Peer Review of the Draft Historic Resource Evaluation for 1050 Page Mill Road, Palo Alto, California*. Prepared for the City of Palo Alto.

Murray, Samantha. 2014. *Significance Evaluation of the Property at 3521 14 Mile House Road, Forest Ranch, Butte County, California*. Prepared for California State University, Chico.

Murray, Samantha, Adam Giacinto, and Justin Castells. 2014. *Cultural and Paleontological Resources Inventory for the Cove Development project, City of Chula Vista, California*. Prepared for E2 ManageTech Inc.

Murray, Samantha, Steven Treffers, and John Dietler. 2014. *Cultural Resources Survey Report for the Gaffey Pool and Bathhouse Project in San Pedro, City of Los Angeles, Los Angeles County, California*. Prepared for the City of Los Angeles Department of Public Works Bureau of Engineering.

Murray, Samantha. 2013. *Historic Property Survey Report for the Downtown Cesar Chavez Median Project, City and County of Los Angeles, California*. Prepared for the City of Los Angeles Department of Public Works Bureau of Engineering and Caltrans District 7.

Murray, Samantha, Steven Treffers, and Shannon Carmack. 2013. *Historic Context Statement Report for Evaluation of Cold War-era Properties on Edwards Air Force Base, California*. Prepared for JT3, LLC.

Murray, Samantha, Steven Treffers, and Shannon Carmack. 2013. *Cultural Resources Survey Report for the Azusa Intermodal Parking Facility Project, City of Azusa, Los Angeles County, California*. Prepared for Terry A. Hayes Associates

Murray, Samantha, Steven Treffers, and John Dietler. 2012. *Final Cultural Resources Survey Report for the CP East Brook to CP Shell Double Track Project, San Diego County, California*. Prepared for HNTB Corporation.

Murray, Samantha and John Dietler. 2012. *Cultural Resources Survey Report for the Ford City Delivery Meter Station Project, Kern County, California*. Prepared for Mojave Pipeline Company.

Murray, Samantha, Steven Treffers, Mary Ringhoff, and Jan Ostashay. 2011. *Built Environment Evaluation Report for Properties on Terminal Island, Port of Los Angeles, City and County of Los Angeles, California*. Prepared for CDM and the Port of Los Angeles.

Murray, Samantha, Cheryle Hunt, and John Dietler. 2011. *Cultural Resources Survey Report for the South San Fernando Valley Park and Ride Project, City and County of Los Angeles, California*. Prepared for the City of Los Angeles Department of Public Works Bureau of Engineering.

Murray, Samantha, Brandi Shawn, and John Dietler. 2011. *Cultural Resources Survey Report for the San Pedro Plaza Park Project in San Pedro, City of Los Angeles, Los Angeles County, California*. Prepared for the City of Los Angeles Department of Public Works Bureau of Engineering.

Murray, Samantha and John Dietler. 2011. *Cultural Resources Survey Report for the WKN Wagner Wind Project, Palm Springs, Riverside County, California*. Prepared for the Altum Group.

Murray, Samantha, Laura Hoffman, and John Dietler. 2011. *Integrated Cultural Resources Management Plan for the Marine Corps Logistics Base, Barstow, California*. Prepared for the U.S. Department of the Navy NAVFAC SW and Marine Corps. Logistics Base Barstow.

Murray, Samantha, Robert Ramirez, and John Dietler. 2011. *Integrated Cultural Resources Management Plan for Naval Weapons Station Seal Beach, Detachment Corona, Riverside County, California*. Prepared for the U.S. Department of the Navy NAVFAC SW.

Murray, Samantha and John Dietler. 2010. *Cultural Resources Overview and Survey Report for the Poso Creek Delivery Meter Station Project, Kern County, California*. Prepared for El Paso Corporation.

Publications

Gross, C., Melmed, A., Murray, S., Dietler, S., and Gibson, H. 2012. *Osteological Analysis In Not Dead but Gone Before: The Archaeology of Los Angeles City Cemetery*, edited by H. Gibson and S. Dietler, AECOM Cultural Heritage Publication Number 4, San Diego.

Murray, S. 2013. *The People of Plaza Church Cemetery (1822-1844): An Osteological Analysis of Los Angeles' First Cemetery*. UMI Dissertation Publishing, ProQuest, LLC., Michigan.

Presentations

Historical Resources under CEQA. Prepared for the Orange County Historic Preservation Planner Working Group. Presented by Samantha Murray, Dudek. December 1, 2016. Ms. Murray delivered a one-hour PowerPoint presentation to the Orange County Historic Preservation Planner Working Group, which included planners from different municipalities in Orange County, regarding the treatment of historical resources under CEQA. Topics of discussion included identification of historical resources, assessing impacts, avoiding or mitigating impacts, overcoming the challenges associated with impacts to historical resources, and developing effective preservation alternatives.

Knowing What You're Asking For: Evaluation of Historic Resources. Prepared for Lorman Education Services. Presented by Samantha Murray and Stephanie Standerfer, Dudek. September 19, 2014. Ms. Murray and Ms. Standerfer delivered a one-hour PowerPoint presentation to paying workshop attendees from various cities and counties in Southern California. The workshop focused on outlining the basics of historical resources under CEQA, and delved into issues/challenges frequently encountered on preservation projects.

Relevant Training

- CEQA and Historic Preservation: A 360 Degree View, CPF, 2015
- Historic Designation and Documentation Workshop, CPF, 2012
- Historic Context Writing Workshop, CPF, 2011
- Section 106 Compliance Training, SWCA, 2010
- CEQA Basics Workshop, SWCA, 2009
- NEPA Basics Workshop, SWCA, 2008
- CEQA, NEPA, and Other Legislative Mandates Workshop, UCLA, 2008

Kara R. Dotter, MSHP

Senior Historic Preservation Specialist and Architectural Historian

Kara Dotter is a senior historic preservation specialist with more than 15 years experience in historic preservation and architectural conservation. Her historic preservation experience spans all elements of cultural resources management, including project management, intensive- and reconnaissance-level field investigations, architectural history studies, and historical significance evaluations in consideration of the National Register of Historic Places (NRHP), California Register of Historical Places (CRHR), and local-level designation criteria.

Ms. Dotter's background in geology informs many aspects of her architectural conservation work, including insight into the deterioration of building materials over time, which helps inform preservation strategies for various types of construction materials. She has experience with a variety of materials, in particular stone, brick, mortar, and concrete. Her materials analysis skills include petrographic analysis of stone, mortar, and concrete; paint analysis; wood species identification; and applicable American Society for Testing and Materials standards, as well as proficiency with Fourier transform infrared spectroscopy (FTIR), scanning electron microscopy with energy-dispersive X-ray spectroscopy (SEM-EDS), back-scattered electron imagery (BSE), atomic absorption spectrometry (AAS), differential thermal analysis (DTA), X-ray diffraction (XRD), and ion chromatography techniques.

Ms. Dotter exceeds the Secretary of the Interior's Professional Qualification Standards for Architectural History. She is experienced managing multidisciplinary projects in the lines of land development, state and local government, and the private sector. She has experience preparing environmental compliance documentation in support of projects that fall under the California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA), and Sections 106 and 110 of the National Historic Preservation Act (NHPA). She also prepared numerous Historic Architectural Survey Reports (HASRs) and Findings of Effect (FOE) reports for the California High-Speed Rail Authority.

Project Experience

Transportation

Environmental Preconstruction Services for Construction Package 2 and 3, California High-Speed Rail Authority, Fresno to Bakersfield Section, California. Served as project lead for the Built Environment component of the environmental preconstruction services. The work involved conducting cultural resources assessments for a proposed 65-mile-long segment of the Fresno to Bakersfield high-speed rail alignment as directed by the California High-Speed Rail Authority and Federal Transit Administration (FTA) in order to comply with NEPA and CEQA regulations. Ms. Dotter's contributions included architectural history field surveys; documenting and updating the CRHR-designated 7,040-acre Washington Irrigated Colony Rural Historic Landscape; completion of over 150 California Department of Parks and Recreation (DPR) forms for the evaluation of built environment resources; managing structural and vibration engineering consultants; conducting research for and producing HASRs and supplemental

EDUCATION

Queen's University of Belfast
PhD Candidate (ABD)

University of Texas, Austin
MS, Geological Sciences, 2006
MS, Historic Preservation, 2004

University of Houston
BS, Geology, 1996

CERTIFICATIONS

CEQA Practice Certificate (in progress)

PROFESSIONAL AFFILIATIONS

Association for Preservation Technology
California Preservation Foundation
Construction History Society of America
Society of Architectural Historians

Findings of Effect (sFOEs); and development of Protection and Stabilization Plans and Response Plans for Unanticipated Effects and Unintended Damage.

Environmental Compliance Services for the Caltrain Modernization (Calmod) Peninsula Corridor Electrification Project (PCEP). Served as project lead for the Built Environment component of the environmental compliance services. The work involved cultural resources documentation in order to comply with NEPA and CEQA regulations relating to the electrification and increased capacity of the Caltrain Corridor from San Francisco's 4th and King Caltrain Station to approximately the Tamien Caltrain Station. Ms. Dotter's contributions include architectural history field surveys; managing subconsultants; conducting research for and producing documentation to HABS level III standards; and reviewing design plans and equipment placement for conformance with the Secretary of the Interior Standards for Rehabilitation.

San Francisco International Airport (SFO) Residential Sound Insulation Program, Historic Architecture Services, As-Needed CEQA Planning Services for SFO. Served as architectural historian and co-author of the Historical Resources Assessment Report. The work involved historical resources assessments and documentation of properties in the cities of San Bruno and Millbrae in order to comply with NEPA and CEQA regulations relating to SFO capital improvement projects. Ms. Dotter's contributions included architectural history field surveys; documenting 28 residential buildings; and completion of California Department of Parks and Recreation (DPR) forms for the evaluation of built environment resources.

Municipal

Santa Barbara Armory, California National Guard, Santa Barbara, Santa Barbara County, California. Served as architectural historian and lead author of the update to state and local designations. The work involved historical resources documentation in order to comply with NEPA and CEQA regulations relating to the potential sale of the property. Ms. Dotter's contributions included updating documentation relating to the Santa Barbara Armory individual designation, as well as recording and evaluating the Santa Barbara Armory complex as a historic district for NRHP, CRHR, and local level criteria and integrity considerations; completion of DPR forms; and responding to SHPO comments.

Normal Street DMV Facility Replacement, San Diego County, California. Served as architectural historian and lead author of the Historical Resources Technical Report. The work involved cultural resources documentation in order to comply with NEPA and CEQA regulations relating to the proposed facilities replacement. Ms. Dotter's contributions included recording and evaluating the Normal Street DMV building for NRHP, CRHR, and local level criteria and integrity considerations, completion of DPR forms, and responding to SHPO comments.

Development

Village 3 HomeFed Otay Park Swap, Otay Ranch, Chula Vista, California. Served as Cultural Resources project lead for the Constraints Analysis, as well as architectural historian and author of the Historical Resources Technical Report. The project proposed to develop approximately 100 acres of land south of the Otay River as an active recreation site. Ms. Dotter's contributions include architectural history field surveys; conducting archival research; recording and evaluating historical resources in consideration of NRHP, CRHR, and local designation criteria and integrity requirements, and in consideration of potential impacts to historical resources under CEQA.

Santa Monica/Orange Grove Mixed-Use Development, 7811 Santa Monica Blvd., West Hollywood, California. Served as architectural historian and co-author of the Historical Resources Technical Report, documenting existing conditions and conducting research into the history of the area and its relation to the three-parcel property in question.

NEC Dinah Shore and Monterey Avenue Development, Palm Desert, California. Served as architectural historian and co-author of the Cultural Resources Report, conducting research into the history of the area and its relation to the property in question.

Montebello North and South, La Mesa, California. Served as architectural historian and author of the Cultural Resources Technical Report, conducted research into the history of the area and its relation to the 4.16 acre subject property, documented existing conditions, and liaised with the City of La Mesa Planning Department to bring about a successful result for the client.

Education

Fullerton College Facilities Master Plan Program EIR, North Orange County Community College District, City of Fullerton, Orange County, California. 2017. The North Orange County Community College District (NOCCCD) is undertaking a comprehensive improvement and building program to make upgrades and repairs to existing buildings, as well as to construct new facilities to improve the safety and education experience of those attending Fullerton College. The College proposed to implement the Facilities Master Plan to more effectively meet the space needs of the projected on-campus enrollment through the next decade and beyond, while constructing and renovating facilities to meet the District's instructional needs. Ms. Murray co-authored and oversaw the cultural resources study. All buildings and structures on campus over 45 years old and/or proposed for demolition/substantial alteration as part of the proposed project were photographed, researched, and evaluated in consideration of NRHP, CRHR, and local designation criteria and integrity requirements, and in consideration of potential impacts to historical resources under CEQA. As a result of the significance evaluation, three historic districts and one individually eligible building were identified within the project area. The study also entailed conducting extensive archival and building development research, a records search, Native American coordination, detailed impacts assessment, and development of mitigation measures for project conformance with the Secretary of the Interior's Standards for Rehabilitation.

Kings Beach Elementary School Facilities Master Plan Project, Tahoe Truckee Unified School District (TTUSD), Kings Beach, California. Served as architectural historian and lead author of the cultural resources study. Recorded and evaluated the Kings Beach Elementary School Building for NRHP, CRHR, and local level criteria and integrity considerations. The study also entailed conducting archival and building development research, a records search, and Native American coordination.

Donner Trail Elementary School Modernization Project, Tahoe Truckee Unified School District (TTUSD), Kingvale, California. Served as architectural historian and lead author of the cultural resources study. Recorded and evaluated the Kings Beach Elementary School Building for NRHP, CRHR, and local level criteria and integrity considerations. The study also entailed conducting archival and building development research, a records search, and Native American coordination.

Water/Wastewater

North County Pure Water Project, City of San Diego, California. Ms. Dotter served as architectural historian and lead author of the Historical Resource Technical Report for the proposed pipeline route as

part of the EIR/EIS. Preparation of the report involved conducting extensive building development and archival research on historic-era structures along the proposed 56-mile-long route, development of related historic contexts, historical significance evaluations for each historic-era structure in consideration of local, state, and national designation criteria and integrity requirements, and determining appropriate mitigation measures.

Historical Resource Evaluation Report for the San Dieguito Dam, Santa Fe irrigation District, Rancho Santa Fe, California. Served as architectural historian and lead author of the Historical Resource Evaluation Report for the proposed handrail replacement project. Preparation of the report involved conducting extensive engineering development and archival research on dams, development of an historic context, and historical significance evaluation for the historic-era structure in consideration of local, state, and national designation criteria and integrity requirements.

Relevant Previous Experience

Development

Historic Resource Nomination Report for 1445 Granada Avenue, San Diego, California. Conducted archival research, interviews, extensive photo documentation, and forensic analysis of a 1912 Craftsman-style home in support of designation as an historic resource. Ms. Dotter also compiled supporting evidence for proposing a new San Diego Master Architect/Builder. The building was successfully nominated in May 2017.

Historic Resource Technical Report for 1644 University Avenue, San Diego, California. Served as architectural historian and author of the Historical Resource Technical Report. Preparation of the report involved conducting extensive building development and archival research on the commercial building, development of an historic context, and an historical significance evaluation in consideration of local, state, and national designation criteria and integrity requirements. The project proposed to build a new multi-use development with retail space, parking, and luxury condominiums. (2015)

Education

Rehabilitation of Lincoln Hall, University of Nevada, Reno. Provided peer review of mortar repair specifications and fire code upgrades for the historic two-and-a-half story Lincoln Hall, constructed of brick in 1895 as a men's residence hall. Recommendations included changing the specified mortar mix to an historically appropriate mix design similar to that used originally and more compatible with existing materials. The suggested fire code upgrades originally called for infilling the intentionally designed wall ventilation space between interior and exterior wythes of brick with Portland cement-based grout, altering the breathability and functioning of the building envelop. Ms. Dotter instead recommended discreet insertion of fire blocks between the wythes at each floor level. (2015)

Queen's University Belfast Main Building Materials Analysis, Belfast, Northern Ireland. Collected mortar samples and conducted materials analysis to identify components and develop recommendations for repair mortars. The project also entailed mapping exterior walls for areas of deterioration affecting mortar and brick. (2010)

Municipal

Paint Analysis for Mohnike Adobe, San Diego County, California. Analyzed selected paint chip samples to develop a stratigraphy of paint layers useful in identifying replacement materials and creating

an historically appropriate paint scheme for ongoing renovations to this San Diego County-owned property. (2016)

Materials Conservation Assessment and Recommendations for Stone Quoins, Old Antrim Courthouse, Antrim, Northern Ireland. Investigated the existing condition of heavily-painted stone quoins on the Grade A listed 1726 Italianate-style Old Antrim Courthouse, the oldest courthouse in Northern Ireland, during extensive rehabilitation of the structure into a cultural events center. The surface of the original sandstone ashlar blocks was friable due to impermeable paint layers retaining moisture within the stone. Recommendations included gentle removal by hand of existing paint layers, misting of more recalcitrant paint layers, and consolidation or replacement-in-kind of more damaged stone. (2011)

Specialized Training

- Tips and Tools for Environmental Review: Mastering the CEQA Process for Historic Properties in the Bay Area, 2016. California Preservation Foundation (CPF).
- Section 106: An Introduction, 2015. National Preservation Institute (NPI).
- Wood Identification Workshop, 2010. Institute of Conservator-Restorers in Ireland (IPCRA).
- Crafts and Trades, 2008. APT.
- Salts in Traditional Masonry Buildings, 2008. Scottish Lime Centre, Scotland.
- Introduction to Lime, 2007. Calch Ty-Mawr, Wales.
- Introduction to Microscopical Identification of Conservation Materials, 2006. McCrone Group.

Publications

Selected Technical Reports

Dotter, Kara R., Samantha Murray, and Matthew DeCarlo. 2017. *Historical Resources Technical Report for the North City Project, San Diego County, California*. Prepared for the City of San Diego Public Utilities Department.

Dotter, Kara R., Sarah Corder, and Samantha Murray. 2017. *Historic Resources Evaluation for the Normal Street Department of Motor Vehicles Site, 3960 Normal Street, San Diego, California*. Prepared for the State of California Department of General Services.

Dotter, Kara R., Sarah Corder, William Burns, and Adam Giacinto. 2017. *Historical Resources Technical Report for Siskiyou Hall, Chico, California*. Prepared for California State University, Chico Campus.

Dotter, Kara R. and Adriane Dorrlor. 2017. *Historical Resources Technical Report for 1430 National Avenue*. Prepared for LLJ Ventures, LLC.

Dotter, Kara R. and Samantha Murray. 2017. *Cultural Resources Technical Report for Santa Monica/Orange Grove Mixed-Use Development, 7811 Santa Monica Boulevard*. Prepared for the City of West Hollywood.

Dotter, Kara R. 2016. *Historical Resources Evaluation Report for 7664 El Cajon Blvd., La Mesa, California*. Prepared for A.P.T.S., Inc.

Dotter, Kara R. and Samantha Murray. 2016. *Cultural Resources Study for Kings Beach Elementary School Facilities Master Plan Project, Kings Beach, Placer County, California*. Prepared for the TTUSD.

- Dotter, Kara R., Ione Stiegler, Vonn Marie May, Katie Debiase. 2016. *District Update for the Washington Irrigated Colony Rural Historic Landscape, Fresno County, California*. Prepared for the California High-Speed Rail Authority and California State Historic Preservation Officer.
- Dotter, Kara R., Ione Stiegler, Rick Tavares, and Mel Green. 2016. *Plan for Protection and Stabilization and Response Plan for Unanticipated Effects and Inadvertent Damage: Lakeside Cemetery, Hanford, California*. Prepared for the California High-Speed Rail Authority.
- Dotter, Kara R., Ione Stiegler, Rick Tavares, and Mel Green. 2016. *Findings of Effect for the Fresno to Bakersfield Project Section Primary Re-examination Area for Construction Package 2-3: Addendum to the Findings of Effect*. Prepared for the California High-Speed Rail Authority.
- Dotter, Kara R. and Ione Stiegler. 2016. *Historic Architectural Survey Report Addendum No. 5 (Primary Re-examination Area), Fresno to Bakersfield Project Section*. Prepared for the California High-Speed Rail Authority.
- Dotter, Kara R. and Ione Stiegler. 2015. *Historic Resource Nomination Report for 1445 Granada Ave., San Diego, California*. Prepared for private client.
- Dotter, Kara R. and Ione Stiegler. 2015. *Historic Resource Technical Report for 1644 University Ave., San Diego, California*. Prepared for private client.

Other Publications

- Dotter, K. R. 2010. "Historic Lime Mortars: Potential Effects of Local Climate on the Evolution of Binder Morphology and Composition." *Limestone in the Built Environment: Present Day Challenge for Preservation of the Past*. Geological Society of London. Special Publication 331.
- Dotter, K. R., Smith, B. J., McAlister, J., and Curran, J. 2009. "Sacrifice and Rebirth: The History of Lime Mortar in the North of Ireland." *Proceedings of the 3rd International Congress on Construction History*. Brandenburg University of Technology. May 2009.
- Dotter, K. R., Smith, B. J., McAlister, J., and Curran, J. 2008. "Effects of Weathering Processes on Conservation Mortars and the Surrounding Stone Substrate." *Proceedings of the 11th International Congress on Deterioration and Conservation of Stone*. Nicolaus Copernicus University Press. September 2008.
- Dotter, K. R. 2007. "Symbolism of Stone Use in Traditional Chinese Gardens." *STONE: Newsletter on Stone Decay*. No. 3.

Conference Presentations

- "The Weathering of Conservation Mortars, and Implications for Historic Preservation." 2011. Presented at the Association for Preservation Technology (APT) Annual Conference. Victoria, British Columbia, Canada.
- "40 Years of Conservation Mortars: Evolution and Effects." 2008. Presented at the APT Annual Conference. Montréal, Québec, Canada.
- "Historical and Current Analysis Methodologies for the Characterization of Historic Lime Mortars." 2006. Presented at the American Institute for Conservation of Historic and Artistic Works (AIC) Annual Conference. Providence, Rhode Island.

"Characterization and Comparison of Modern and Historic Lime Mortars." 2005. Presented at the APT Annual Conference, 21–26 September 2005, Halifax, Nova Scotia, Canada.

"Air Pollution Interaction with Consolidated Stone." 2005. Joint project presented by Tye Botting at the AIC Annual Conference. Minneapolis, Minnesota.

"Early 20th Century Prison Technology." 2004. Presented at the APT Annual Conference. Galveston, Texas.

Sarah Corder

Architectural Historian

Sarah Corder is an architectural historian with more than 10 years' professional experience throughout the United States in the fields of architectural history and historic preservation. Prior to coming to Dudek, she owned and operated a historic preservation consulting business in Virginia. Throughout her career, Ms. Corder managed and worked on a variety of projects including National Register of Historic Places (NRHP) nominations, tax credit rehabilitation projects, Save America's Treasures projects, and numerous transportation projects. She served as a historic preservation project manager or architectural historian on all projects.

Relevant Project Experience

EDUCATION

Savannah College of Art and Design

MFA, Historic Preservation, 2004

Bridgewater College

BA, History, 2002

CERTIFICATIONS

Certified Historic Preservation Consultant,
Commonwealth of Virginia

Secretary of the Interior's Standards in
Architectural History and History, exceeds
requirements

PROFESSIONAL AFFILIATIONS

National Trust for Historic Preservation

Los Angeles Conservancy

Society for Architectural Historians

As-needed CEQA Planning Services, SFO, San Francisco, California. Ms. Corder prepared a historical resources assessment report that included 28 properties in consideration of national, state and local criteria and integrity requirements. The project also included a survey, archival research, records search and preparation of DPR forms for each property.

Castellija School Project Focused Environmental Impact Report (EIR), Palo Alto, California. Ms. Corder prepared a cultural resource study that included 11 historic resources in consideration of national, state, and local criteria and integrity requirements. The study also included a survey, archival research, and a records search.

CSU, Chico, Siskiyou Hall, Chico, California. Ms. Corder prepared a historical resources technical report for Siskiyou Hall located on the CSU, Chico campus. The project also included a survey, archival research, and a records search.

Environmental Services Retainer, Southern California. Ms. Corder assisted with the preparation of a historical resources technical report for a DMV building in San Diego, California. Her contributions included archival research and preparation of historic context sections.

Fullerton College Master Plan Program Environmental Impact Report (EIR), Fullerton, California. Ms. Corder prepared a cultural resource study that included 25 historic resources in consideration of national, state, and local criteria and integrity requirements. The study also included a survey, archival research, and a records search.

Olivewood Village Historic Resources Assessment, Pasadena, California. Ms. Corder prepared a historical resources technical report for an institutional building in consideration of national, state, and local criteria and integrity requirements. The study also included a survey, archival research, and a records search.

Owlwood, Los Angeles, California. Ms. Corder prepared a cultural resources study for a residential building in consideration of national, state, and local criteria and integrity requirements. The study also included archival research, and a records search.

Pacific Freeway Center, Fontana, California. Ms. Corder prepared a cultural resources survey report for a large industrial complex in consideration of national, state, and local criteria and integrity requirements. The study also included preparation of DPR form, archival research, survey, and a records search.

University Villages, Merced Student Housing Project, Merced, California. Ms. Corder prepared a cultural resources letter report for a residential agricultural complex in consideration of national, state, and local criteria and integrity requirements. The study also included preparation of a DPR form, archival research, survey, and a records search.

Relevant Previous Experience

Development

East Los Angeles College Environmental Impact Report (EIR), South Gate, California. Served as architectural historian for the project. Evaluated and recorded historic period buildings, and developed mitigation measures.

Wetlands Pocket Park, Los Angeles, California. Served as architectural historian for the project. Evaluated and recorded historic period buildings.

Transportation

Crenshaw/Los Angeles International Airport (LAX) Transit Corridor, Cities of Los Angeles and Inglewood, California. Served as architectural historian for the project. Evaluated and recorded historic period buildings.

Alameda Corridor–East Construction Authority (ACE) San Gabriel Trench Grade Separation, Los Angeles County, California. Served as architectural historian for the project. Evaluated and recorded historic period buildings.

NRHP Evaluations and Nominations

Old Town Historic District, Harrisonburg, Virginia. Served as project manager and architectural historian for the project. Evaluated and recorded 450 historic buildings and structures, prepared presentations for public meetings, performed extensive primary and secondary source research, and managed survey teams.

Whitesel Brothers, Harrisonburg, Virginia. Served as project manager and architectural historian for the project. Evaluated and recorded historic building and prepared an NRHP nomination.

Ramsay, Greenwood, Virginia. Served as project manager and architectural historian for the project. Evaluated and recorded 17 historic buildings and structures and prepared an NRHP nomination.

George Chrisman House, Linville, Virginia. Served as project manager and architectural historian for the project. Evaluated and recorded historic buildings and structures and prepared an NRHP nomination.

David and Catherine Driver Farm, Timberville, Virginia. Served as project manager and architectural historian for the project. Evaluated and recorded 823 acres of farming complex including seven historic buildings and five structures and prepared an NRHP nomination.

Professional Experience

SWCA Environmental Consultants, Pasadena, California. Served as an architectural historian and a project coordinator for multiple programs. Responsibilities included historic resource surveys, primary and secondary research, and quality assurance (QA)/quality control (QC) and senior level oversight for hundreds of California Department of Parks and Recreation forms. (2009–2014)

Sabe Preservation Consulting, Harrisonburg, Virginia. Owned a historic preservation consulting services firm. Responsibilities included NRHP nomination preparation and inventory; rehabilitation project management; Section 106 review; Main Street planning and development; building condition assessment and Historic American Buildings Survey (HABS) documentation; management of all financial documents; client interaction; leading public meetings and workshops; and management of employees, interns and subcontractors. (2004–2009)

Owens-Thomas House Museum, Savannah, Georgia. Served as preservation project manager for a nineteenth century plaster conservation project. Responsibilities included plaster conservation, management and training of staff and student interns, photographic documentation, presentation of project information to the public and museum staff, preparation of weekly reports, and safety compliance. (2005–2006)

**PALEONTOLOGICAL RESOURCES SURVEY REPORT FOR
FULLERTON COLLEGE,
CITY OF FULLERTON, ORANGE COUNTY, CALIFORNIA**

Prepared for:

North Orange County Community College District
1830 West Romneya Drive
Anaheim, California 92801

Prepared by:

DUDEK

605 Third Street
Encinitas, California 92024
Michael J. Williams, PhD
Sarah A. Siren, MS, GISP

AUGUST 2017

Paleontological Resources Survey Report for Fullerton College

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Paleontological Resources Survey Report for Fullerton College

1 INTRODUCTION

1.1 Project Description

This paleontological assessment was prepared at the request of the North Orange County Community College District in order to evaluate the paleontological resource potential of the Fullerton College campus as part of the Facilities Master Plan update (the proposed project) located in the City of Fullerton, Orange County, California (Figures 1 and 2).

The project, expected to occur over a 10-year period, involves changes to the campus involving upgrades and repairs to existing facilities and the construction of new facilities to accommodate the increasing enrollment population at Fullerton College. These changes include new signage; a new Welcome Center and two new instructional buildings; new additions to the Horticultural Lab Complex; a new parking structure and lots; realignment of the campus access to the Centennial Parking Structure; new Maintenance and Operations buildings; new storage and small shower/locker room buildings; a new Performing Arts complex, sculpture garden, arts plaza, and campus quad; renovation of Physical Education 1200 facilities to include three sand volleyball courts and renovations to Health Services, Faculty offices and the Wellness Center; renovation of Math 600, Business 300, Humanities 500, Campus Services 840, Administration 100, and the Fine Arts Gallery 1000; and renovation of Academic Computing 3100 (Figure 3).

1.2 Project Location

The Fullerton College campus, located at 321 East Chapman Avenue in the City of Fullerton, occupies approximately 70 acres. The City of Fullerton is surrounded by La Habra and Brea to the north; Placentia to the east; Anaheim to the south; and Buena Park to the west. Figure 1 shows the campus's regional location. Specifically, Fullerton College is bounded by residential development to the north, south, and east and Fullerton Union High School to the west (Figure 2). The project area, as seen on the U.S. Geological Survey La Habra and Anaheim, California 7.5-minute Topographic Quadrangle maps (USGS 1964; 1965), is located in Township 3 South, Range 10 West.

1.3 Scope of Work

The study was performed by Dudek in accordance with the California Environmental Quality Act (CEQA), County of Orange, City of Fullerton, and Society of Vertebrate Paleontology (SVP 2010) standards and guidelines. Michael Williams, PhD, conducted the pedestrian survey and co-authored this report with Sarah Siren, MS. The goal of this report is to identify the paleontological sensitivity of the project area and develop recommendations for the mitigation of adverse effects on paleontological resources that may result from the proposed construction.

Paleontological Resources Survey Report for Fullerton College

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Paleontological Resources Survey Report for Fullerton College

2 METHODS

The paleontological study of the project area included a review of regional geological mapping and relevant reports, a literature search, an institutional records search, a review of previous paleontological investigations in the area, and a pedestrian field survey.

A paleontological records search was conducted by Samuel McLeod, PhD, of the Vertebrate Paleontology Section of the Natural History Museum of Los Angeles County (LACM). The results of the records search dated December 20, 2016, are attached (Appendix A).

The literature reviewed included published scientific papers that were found on the internet. Published geologic maps of the Fullerton area of Orange County by the U.S. Geological Survey and California Geological Survey were also reviewed.

Dudek paleontologist, Dr. Michael Williams, conducted a pedestrian survey of the campus on January 18, 2017. The survey included both an examination of exposed geological units and an assessment of the potential for impacts to paleontological resources during proposed construction.

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3 REGULATIONS AND LAWS

This section of the report presents the regulatory requirements that will apply to the project.

3.1 Federal Regulations and Laws

There are no federal regulations related to paleontological resources that apply to the project.

3.2 State and Local Regulations and Laws

The procedures, types of activities, persons, and public agencies required to comply with CEQA are defined in the *Guidelines for Implementation of CEQA* (CEQA Guidelines), as amended on March 18, 2010 (Title 14, Section 15000 et seq. of the California Code of Regulations [i.e., 14 CCR Section 15000 et seq.] and further amended January 4, 2013. One of the questions listed in the CEQA Environmental Checklist is: “Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?” (CEQA Guidelines Section 15064.5, and Appendix G, Section V, Part c).

The Fullerton Plan Environmental Impact Report (City of Fullerton 2012) addresses potential impacts to paleontological resources and outlines mitigation measures to reduce impacts to paleontological resources to a less than significant level. Mitigation Measure CR-1 necessitates that a Phase I cultural resources study be conducted to determine where a project might impact paleontological resources.




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4 GEOLOGY AND PALEONTOLOGY

The project area is the campus of Fullerton College, in the City of Fullerton, California (Figure 1). According to the geological mapping by Dibblee and Ehrenspeck (2001) and Morton and Miller (2006), and a paleontological records search from the LACM (McLeod 2016), this region is underlain by nonmarine sediments of the Pleistocene (~ 2.7 million years ago – 12,000 years ago) La Habra Formation (map unit Qlhc) and Holocene (< 12,000 years ago) alluvium/alluvial fan deposits (map units Qa and Qyf_{sa}). The alluvium/alluvial fan deposits emanated from the Coyote Hills to the north via Brea Creek, which currently flows southward to the west of the project area (McLeod 2016) (Exhibit 1). In addition, there are older Pleistocene alluvial deposits (map unit Qoa) mapped at the surface less than a half mile to the west of the project area (Dibblee and Ehrenspeck 2001).

ERA	PERIOD	EPOCH	GEOLOGICAL FORMATION	MA
	QUATERNARY	HOLOCENE	YOUNGER ALLUVIUM	0.01
		PLEISTOCENE		0.5
			La Habra Formation	
			Coyote Hills Formation	
				
			San Pedro Formation	1
				



Denotes hiatus.

Exhibit 1
Stratigraphic relationship of geological units as they occur in the Fullerton area
(from Eisentraut and Cooper 2002)

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Recent (Holocene) alluvium does not normally yield significant paleontological resources because of its young age. However, the potential to impact Pleistocene alluvium becomes more likely with increasing depth, and deposits of this age have the potential to yield significant paleontological resources. Pleistocene age fossils have been found at shallow depths within surficial sedimentary deposits throughout southern California (Miller 1971; Jefferson 1991). Given the close proximity of Pleistocene outcrops (the La Habra Formation crops out at the northwestern most project area), it is likely that Pleistocene age deposits underlie the campus at depth, and these deposits have been known to produce Ice Age fossils elsewhere in Fullerton (Miller, 1971; Jefferson, 1991; McLeod 2016). Pleistocene age fossils found in the area include a diversity of terrestrial Ice-Age amphibians, reptiles, birds, and mammals including mammoths, horse, bison, camel, and sloth (Miller, 1971; Jefferson 1991; Eisentraut and Cooper 2002; Rivin and Sutton 2010).

5 RESOURCE ASSESSMENT CRITERIA

Based on surficial geological mapping, the paleontological records search, and research for the project, paleontological sensitivities range from low to high depending upon the resource sensitivity of the impacted geological units. The specific criteria applied for each sensitivity category is summarized below and is based on the model curation program adopted by the County of Orange (Eisentraut and Cooper 2002; Rivin and Sutton 2010):

5.1 Very High Sensitivity

Very high sensitivity is applied to geological units that yield scientifically very significant fossils that give us insight into a particular time period, and those fossils that are very important for research. There are no very-high-sensitivity geological units present within the project area.

5.2 High Sensitivity

High sensitivity is assigned to geological units known to contain paleontological localities with rare, well-preserved, critical fossil materials for stratigraphic or paleoenvironmental interpretation, and fossils providing important information about the paleobiology and evolutionary history (phylogeny) of animal and plant groups. Generally speaking, highly sensitive formations produce vertebrate fossil remains or are considered to have the potential to produce such remains. Deep excavations into Pleistocene floodplain sediments underlying younger alluvium within the project area south of North Berkeley Avenue, and any excavations into the La Habra Formation north of North Berkeley Avenue (where the Fullerton College, Berkeley Center currently resides), may encounter vertebrate fossils, and thus, have a high sensitivity (McLeod 2016).

5.3 Moderate Sensitivity

Moderate sensitivity is assigned to geological units known to contain paleontological localities with poorly preserved, common elsewhere, or stratigraphically unimportant fossil material. The moderate sensitivity category is also applied to formations that are judged to have a strong, but unproven potential for producing important fossil remains. There are no moderate sensitivity geological units present within the project area.

5.4 Low Sensitivity

Low sensitivity is assigned to geological units that, based on their relatively youthful age and/or high-energy depositional history, are judged unlikely to produce important fossil remains. Typically, low sensitivity formations produce poorly preserved invertebrate fossil remains in low abundance. Due to the young age and coarse-grained nature of younger alluvium, these surficial

Paleontological Resources Survey Report for Fullerton College

sedimentary deposits are generally considered to have little potential to yield scientifically significant fossils. However, on occasion, deeper excavations into sedimentary deposits mapped as younger alluvium penetrate into alluvial deposits of Pleistocene age and do yield fossils. The uppermost younger Quaternary alluvial sediments within the project area south of North Berkeley Avenue are low sensitivity.

5.5 No Sensitivity

Geological units designated as having no sensitivity include those that are entirely igneous in origin (i.e., plutonic and/or volcanic) and therefore have no potential for producing fossil remains. Volcanic ash deposits can represent an exception to this general rule and preserve fossils as body fossils or natural casts. Artificial fill has no paleontological resource sensitivity.

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6 RESULTS

According to the records search results (McLeod 2016) (Appendix A), there are no documented fossil localities within a one-mile radius of the project boundary. However, fossil localities are located nearby within the same Pleistocene sedimentary deposits as found at the surface and underlying the project area. Younger Quaternary deposits east of the project site and on the west side of the Santa Ana River produced a fossil sheep, *Ovis* (LACM 1652), as well as a fossil horse, *Equus* (LACM 4943), east of the Santa Ana River in older Quaternary deposits at depths of 8 to 10 feet below the surface (McLeod 2016).

The LACM also reported several nearby La Habra Formation localities that yielded significant paleontological resources. The nearest La Habra Formation locality (LACM 6472) yielded a fossil horse, *Equus*, northeast of the project area, west of the Orange Freeway (State Route 57) close to the intersection of Bastanchury Road and State College Boulevard. McLeod (2016) reported the next closest vertebrate localities from the La Habra Formation in the southwestern Coyote Hills near alongside Rosecrans Avenue and Coyote Creek to the west northwest of the project. These localities include LACM 4178, 4185-4187, 4195-4201, 6689, 7053-7054, and 7089 that yielded a multitude of Ice Age vertebrates including fish, amphibian, reptile, bird, and mammal species (McLeod 2016). Some of the published fossils include the California Turkey, *Parapavo californicus*, (Howard 1936; Steadman 1980) and moles, *Scapanus latimus* (Hutchinson 1987) (Appendix A).

Table 1 provides the individual paleontological sensitivity rankings of the geological units in the project area. The table information was generated using the County of Orange guidelines (Eisentraut and Cooper 2002; Rivin and Sutton 2010) and published geologic mapping (Dibblee and Ehrenspeck 2001; Morton and Miller 2006).

Table 1
Paleontological Sensitivity Rankings of Geological Units Found within the
Fullerton College Campus

Unit Group	Map Abbreviation	Age	Typical Fossils	Sensitivity Ranking
Quaternary alluvium/young alluvial fan deposits	Qa/Qy _{fsa}	Holocene at the surface and Pleistocene subsurface	Ice Age amphibians, reptiles, and mammals	High at depth; Low at the surface
La Habra Formation	Qlhc	Pleistocene	Ice Age amphibians, reptiles, birds, and mammals	High anywhere exposed

Paleontological Resources Survey Report for Fullerton College

On January 18, 2017, a survey was conducted to determine the areas of potential paleontological sensitivity. Particular attention was paid to exposed geology. Proposed improvements to the campus have the potential to impact paleontologically sensitive sediments at an unknown depth. High sensitivity Pleistocene age deposits have been known to yield scientifically significant paleontological resources in this region of Orange County. In general, scattered brush and the developed nature of the campus obscured the surface geology during the pedestrian survey (Appendix B – Survey Photographs). La Habra Formation outcrops were noted north of North Berkeley Avenue and were intensely surveyed for fossils exposed on the surface; however, heavy vegetative growth from recent winter rains obscured much of the surface (Appendix B).

7 SUMMARY AND MANAGEMENT CONSIDERATIONS

Dudek's review of record search data and field survey results did not identify any existing paleontological resources in the project area. Based on the survey and records search results, the site has a low to high potential to produce paleontological resources during construction. A qualified paleontologist should be retained for the project area, in accordance with state guidelines.

A paleontological records search performed by the LACM did not identify any known fossil localities in the project area, but there are localities documented nearby. Geological mapping also indicates that the site is underlain by Quaternary alluvium, including older, Pleistocene age deposits anticipated at depth, and the Pleistocene La Habra Formation at the surface in the northwestern project area. Older Pleistocene alluvium and the La Habra Formation have produced numerous plant and animal fossils in the region; therefore, the geological units should be considered to have a high potential to contain significant paleontological resources. Following the recommendations of the LACM for the project area, a paleontological mitigation program should be implemented to reduce any potential impacts to significant paleontological resources, as outlined below.

1. A qualified professional paleontologist, as defined by the SVP (2010) guidelines, should attend the pre-construction meeting to consult with the grading and excavation contractors concerning excavation schedules, paleontological field techniques, and safety issues.
2. A paleontological monitor, as defined by the SVP (2010) guidelines, should be on site on a full-time basis during the original cutting of previously undisturbed La Habra Formation, which crops out north of North Berkeley Avenue. In addition, any excavations south of North Berkeley Avenue, which is underlain by Quaternary alluvium, should be spot-checked below a depth of 5 feet below the ground surface (or 5 feet below the depth of documented fill) to determine if older, more paleontologically sensitive sediments are being impacted. These spot-checks shall occur when excavations are in different areas of the campus (i.e., one spot-check is sufficient for adjacent buildings). If the paleontologist determines that older, more paleontologically sensitive sediments are being impacted, full-time paleontological monitoring shall commence. Once 50% of the excavation into native soils has been completed, and no fossils have been discovered, monitoring may be reduced or suspended altogether, at the paleontologist's discretion (per the 2010 SVP Guidelines). Geological units with a low potential for yielding paleontological resources, including Holocene age alluvium and previously disturbed deposits, would not require monitoring. A paleontological monitor is defined as an individual who has experience in the collection and salvage of fossil materials. The paleontological monitor should work under the direction of a qualified paleontologist.

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3. When fossils are discovered, the paleontologist (or paleontological monitor) should recover them. In most cases, this fossil salvage can be completed in a short period of time. However, some fossil specimens (such as a complete large mammal skeleton) may require an extended salvage period. In these instances, the paleontologist (or paleontological monitor) should be allowed to temporarily direct, divert, or halt grading to allow recovery of fossil remains in a timely manner. Because of the potential for the recovering of small fossil remains, such as isolated mammal teeth, it may be necessary to set up a screen-washing operation on the site or collect sediment samples to be screened off site if it is not feasible to do so on site.
4. Fossil remains collected during monitoring and salvage should be cleaned, repaired, sorted, and cataloged as part of the mitigation program.
5. Prepared fossils, along with copies of all pertinent field notes, photos, and maps, should be deposited (as a donation) in a scientific institution with permanent paleontological collections such as the Dr. John. D. Cooper Center at California State University, Fullerton, or the Natural History Museum of Los Angeles County. Donation of the fossils should be accompanied by financial support for initial specimen storage.

A final summary report should be completed that outlines the results of the mitigation program. This report should include discussions of the methods used, stratigraphic section(s) exposed, fossils collected, and significance of recovered fossils.

Paleontological Resources Survey Report for Fullerton College

8 REFERENCES

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USGS. 1965 (1981 Revision). "Anaheim Quadrangle California" [map]. 1:24,000. 7.5-Minute Series (Topographic). Photorevised 1981.



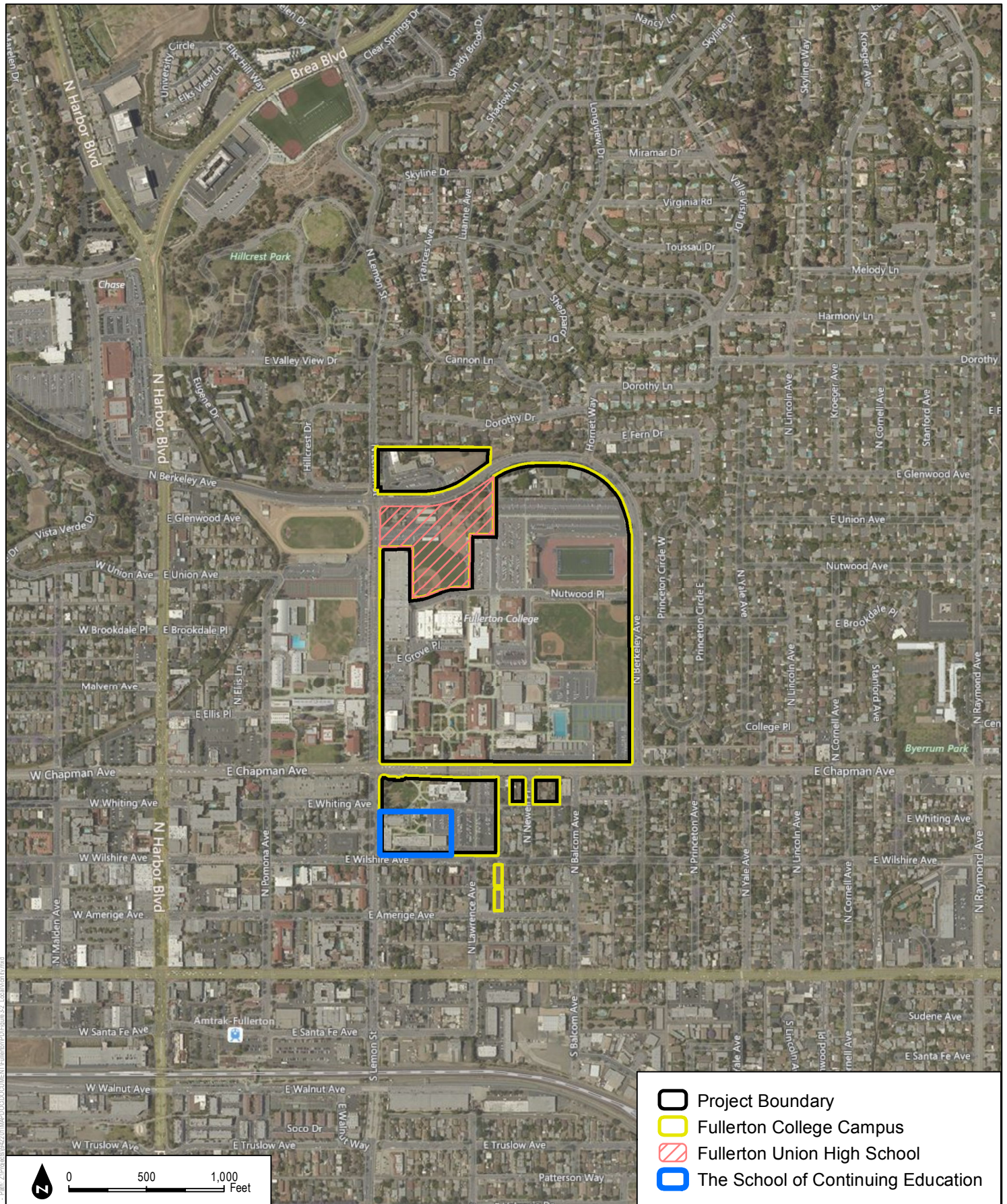
Copyright: 2014 Esri

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**FIGURE 1
Regional Map**

Paleontological Resources Survey Report for Fullerton College

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SOURCE: Bing Maps, 2016

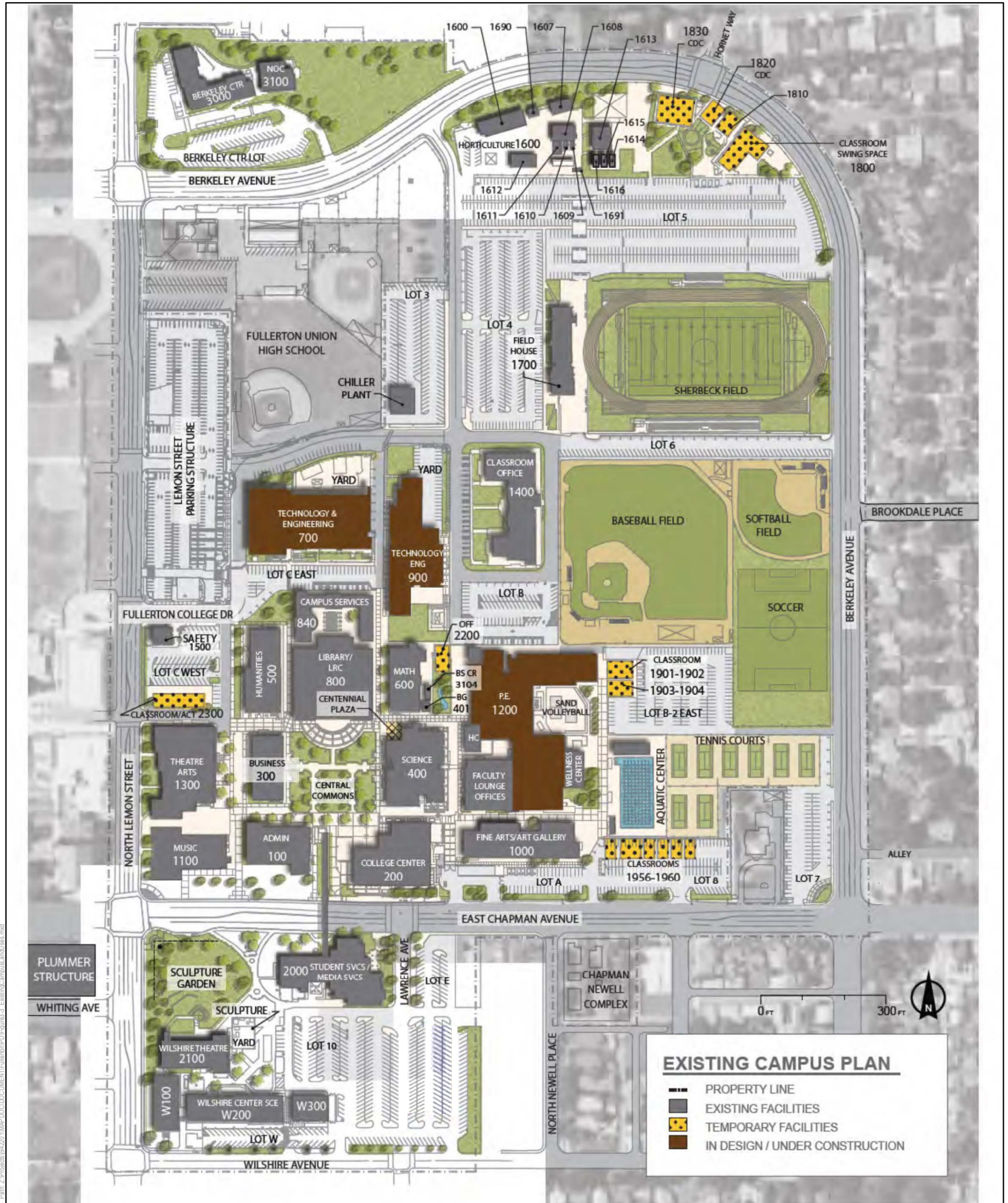
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Fullerton College Facilities Master Plan Program Environmental Impact Report

FIGURE 2
Local Vicinity Map

Paleontological Resources Survey Report for Fullerton College

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SOURCE: HMC Architects, 2011

FIGURE 3
Existing Campus Land Uses

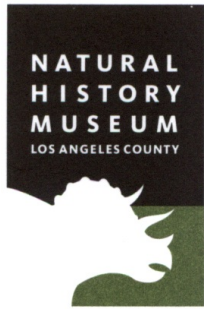
Paleontological Resources Survey Report for Fullerton College

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APPENDIX A

Museum Record Search Results

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007
tel 213.763.DINO
www.nhm.org



Vertebrate Paleontology Section
Telephone: (213) 763-3325

e-mail: smcleod@nhm.org

20 December 2016

Dudek
605 Third Street
Encinitas, CA 92024

Attn: Sarah Siren, Senior Paleontologist

re: Vertebrate Paleontology Records Check for paleontological resources for the proposed Fullerton College Project, Dudek project # 9422.0001, in the City of Fullerton, Orange County, project area

Dear Sarah:

I have conducted a thorough search of our paleontology collection records for the locality and specimen data for the proposed Fullerton College Project, Dudek project # 9422.0001, in the City of Fullerton, Orange County, project area, as outlined on the portions of the La Habra and Anaheim USGS topographic quadrangle maps that you sent to me via e-mail on 5 December 2016. We do not have any vertebrate fossil localities that lie directly within the proposed project boundaries, but we do have localities nearby from the same sedimentary deposits that occur in the proposed project area, either on the surface or at depth.

Surface sediments in almost all of the proposed project area consist of younger Quaternary Alluvium, with older terrestrial Quaternary sediments occurring at various depths, derived predominately as alluvial fan deposits from the Coyote Hills adjacent to the north via Brea Creek that currently flows just to the west. These deposits typically do not contain significant vertebrate fossils, at least in the uppermost layers, but we have a vertebrate fossil locality, LACM 1652, southeast of the proposed project area on the west side of the Santa Ana River along Rio Vista Avenue south of Lincoln Avenue, that produced a fossil specimen of sheep, *Ovis*. Our closest fossil locality in older Quaternary sediments is LACM 4943, situated a little farther east-southeast of the proposed project area east of the Santa Ana River along

Fletcher Avenue east of Glassell Street, that produced a specimen of fossil horse, *Equus*, at a depth of 8-10 feet below the surface.

In the very northwestern portion of the proposed project area there are exposures of the late Pleistocene La Habra Formation. Our closest vertebrate fossil locality in the La Habra Formation is LACM 6472, northeast of the proposed project area near the intersection of Bastanchury Road and State College Boulevard west of the Orange Freeway (SR 57), that produced a specimen of fossil horse, *Equus*. Our other closest vertebrate fossil localities in the La Habra Formation are in the southwestern portion of the West Coyote Hills west-northwest of the proposed project area along Rosecrans Avenue or distributed along Coyote Creek. These localities include LACM 4178, 4185-4187, 4195-4201, 6689, 7053-7054, and 7089. Miller (1971) published on the fauna from LACM 6689, the earliest recorded of the Coyote Creek sites, under the name La Mirada (see appendices for list of publications on LACM specimens from the La Habra Formation). In particular, Miller (1971, pg. 50) figured the skull and jaws of a fossil bear, *Ursus americanus*, from locality LACM 6689. In addition, Hutchison (1987) published on a fossil mole, *Scapanus latimanus*, from locality LACM 7053. A composite fossil fauna list from the LACM La Habra Formation localities is provided in an appendix.

Shallow excavations in the uppermost few feet of the younger Quaternary Alluvium exposed in most of the proposed project site area are unlikely to uncover significant fossil vertebrate remains. Deeper excavations that extend down into older sedimentary deposits, as well as any excavations in the La Habra Formation exposures in the northwestern portion of the proposed project area, however, may well encounter significant vertebrate fossils in. Any substantial excavations in the proposed project area, therefore, should be closely monitored to quickly and professionally collect any specimens without impeding development. Also, sediment samples should be collected and processed to determine the small fossil potential in the proposed project area. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,

A handwritten signature in cursive script, reading "Samuel A. McLeod".

Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosures: appendices; invoice

Publications on specimens in the LACM collections from the La Habra Formation
in the West Coyote Hills

Howard, Hildegard. 1936. A New Record for *Parapavo californicus* (Miller). Condor, 38(6):249-250.

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Composite La Habra Formation Fossil Fauna
based on specimens in the LACM collections

Osteichthyes			Mammalia		
Cypriniformes			Artiodactyla		
Cyprinidae			Camelidae		
Amphibia			<i>Camelops</i>		
Anura			<i>Palaeolama</i>		
Bufonidae			Cervidae		
<i>Bufo</i>			<i>Odocoileus</i>	<i>hemionus</i>	
Ranidae			Carnivora		
<i>Rana</i>			Canidae		
Urodela			<i>Canis</i>	<i>dirus</i>	
Salamandridae			<i>Canis</i>	<i>latrans</i>	
<i>Taricha</i>			<i>Urocyon</i>	<i>cinereoargenteus</i>	
Reptilia			Felidae		
Chelonia			<i>Lynx</i>	<i>rufus</i>	
Emydidae			Mustelidae		
<i>Clemmys</i>	<i>marmorata</i>		<i>Mephitis</i>	<i>mephitis</i>	
Squamata			Procyonidae		
Crotalidae			<i>Bassariscus</i>	<i>astutus</i>	
<i>Crotalus</i>			Ursidae		
Aves			<i>Ursus</i>	<i>americanus</i>	
Anseriformes			Insectivora		
Anatidae			Talpidae		
<i>Anas</i>	<i>acuta</i>		<i>Scapanus</i>	<i>latimanus</i>	
<i>Chen</i>			Lagomorpha		
<i>Chendytes</i>			Leporidae		
<i>Oxyura</i>	<i>jamaicensis</i>		<i>Lepus</i>	<i>californicus</i>	
Galliformes			<i>Sylvilagus</i>	<i>audubonii</i>	
Meleagridae			<i>Sylvilagus</i>	<i>bachmani</i>	
<i>Meleagris</i>			Perissodactyla		
Phasianidae			Equidae		
<i>Lophortyx</i>			<i>Equus</i>		
Gruiformes			Proboscidea		
Gruidae			Elephantidae		
<i>Grus</i>			<i>Mammuthus</i>		
Rallidae			Mammutidae		
<i>Fulica</i>	<i>americana</i>		<i>Mammut</i>		
<i>Gallinula</i>			Rodentia		
Passeriformes			Cricetidae		
Podicipediformes			<i>Microtus</i>	<i>californicus</i>	
Podicipedidae			<i>Neotoma</i>		
<i>Podiceps</i>			<i>Peromyscus</i>		
Mammalia			Geomyidae		
Artiodactyla			<i>Thomomys</i>	<i>bottae</i>	
Antilocapridae			Heteromyidae		
<i>Antilocapra</i>			<i>Dipodomys</i>		
<i>Capromeryx</i>			Sciuridae		
Bovidae			<i>Spermophilus</i>		
<i>Bison</i>			Xenarthra		
			Megalonychidae		
			<i>Megalonyx</i>		

APPENDIX B

Survey Photographs

APPENDIX B

Survey Photographs



Photo 1. La Habra Formation outcrop in northwest project area north of North Berkeley Ave. View to the east.



Photo 2. View atop La Habra Formation outcrop showing heavy vegetation in the foreground and built environment of Fullerton College in the background. View to the south.

APPENDIX B (Continued)



Photo 3. View of La Habra Formation outcrop in northwestern project area. View to the west.



Photo 4. View of project area showing built environment from North Berkeley Avenue (where it turns south) adjacent to Sherbeck Field. View to the west.