

Appendix

Appendix D Cultural Resources Study

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**A CULTURAL RESOURCES INVESTIGATION FOR THE
COLLEGE TOWN @ CAL STATE FULLERTON
SPECIFIC PLAN PROJECT AREA
IN THE CITY OF FULLERTON,
ORANGE COUNTY,
CALIFORNIA**

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A CULTURAL RESOURCES INVESTIGATION FOR THE COLLEGE TOWN @ CAL STATE FULLERTON SPECIFIC PLAN PROJECT AREA IN THE CITY OF FULLERTON, ORANGE COUNTY, CALIFORNIA

by,

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INTRODUCTION

McKenna et al. (Appendix A) initiated the cultural resources investigations for the College Town Specific Plan project area at the request of The Planning Center, Santa Ana, California. The project is a joint venture between the City of Fullerton, California State University, Fullerton, and Hope International University. This study has been completed for compliance with the California Environmental Quality Act, as amended, and the local requirements of the City of Fullerton, as applicable. This study was completed by Jeanette A. McKenna, Principal Investigator for McKenna et al., Whittier, California.

PROJECT DESCRIPTION

The College Town Specific Plan project area covers approximately 62 (+/-) acres of land in the northeastern portion of the City of Fullerton, Orange County, California. Citing the currently available description, the “Vision Plan” was developed by the City of Fullerton and California State University, Fullerton (CSUF), “... anticipating the future potential redevelopment ... between the campus and Chapman Ave. to the south.” At this time, the plan is conceptual, but involves the following basic concepts:

- The area covered by the plan is ripe for redevelopment over the next 20 years, and indeed, the process has already started;

- Cal State Fullerton and the City can shape future redevelopment to their mutual benefit by gaining public support now for the proposed “vision plan;”
- College Town at Cal State Fullerton would bring campus and community together along Nutwood Avenue in a new urban model.

As conceptualized, all areas within the Specific Plan project area would eventually be redeveloped. The goals are:

- To attract the right mix and design of uses to appeal to students and the community;
- To integrate CSUF housing and programs into a shared community/ college environment;
- To create livable streets;
- To be conveniently accessible by bus and/or shuttle;
- To extend the student stay in College Town through opportunities for socializing and living;
- To create a seamless learning, living, working, shopping, and dining environment for Fullerton;
- To create a year-round activities calendar;
- To create a destination identity;
- To create a place for students/faculty from all Fullerton colleges; and
- To maximize joint development potential.

At this time, redevelopment of the frontage on E. Chapman Avenue and west of Commonwealth Avenue, is ongoing.

LOCATION AND SETTING

The College Town Specific Plan project area is located in the City of Fullerton, Orange County, California (Figure 1). The specific boundaries involve the properties between Nutwood Avenue (north) and E. Chapman Avenue (south), between State College Boulevard (west) and the 57 Freeway (east). This area is illustrated on the USGS La Habra and Anaheim quadrangles (Figure 2) and involve land within Township 3 South, Range 10 West, Section 25. Multiple parcels are involved, including those parcels illus-

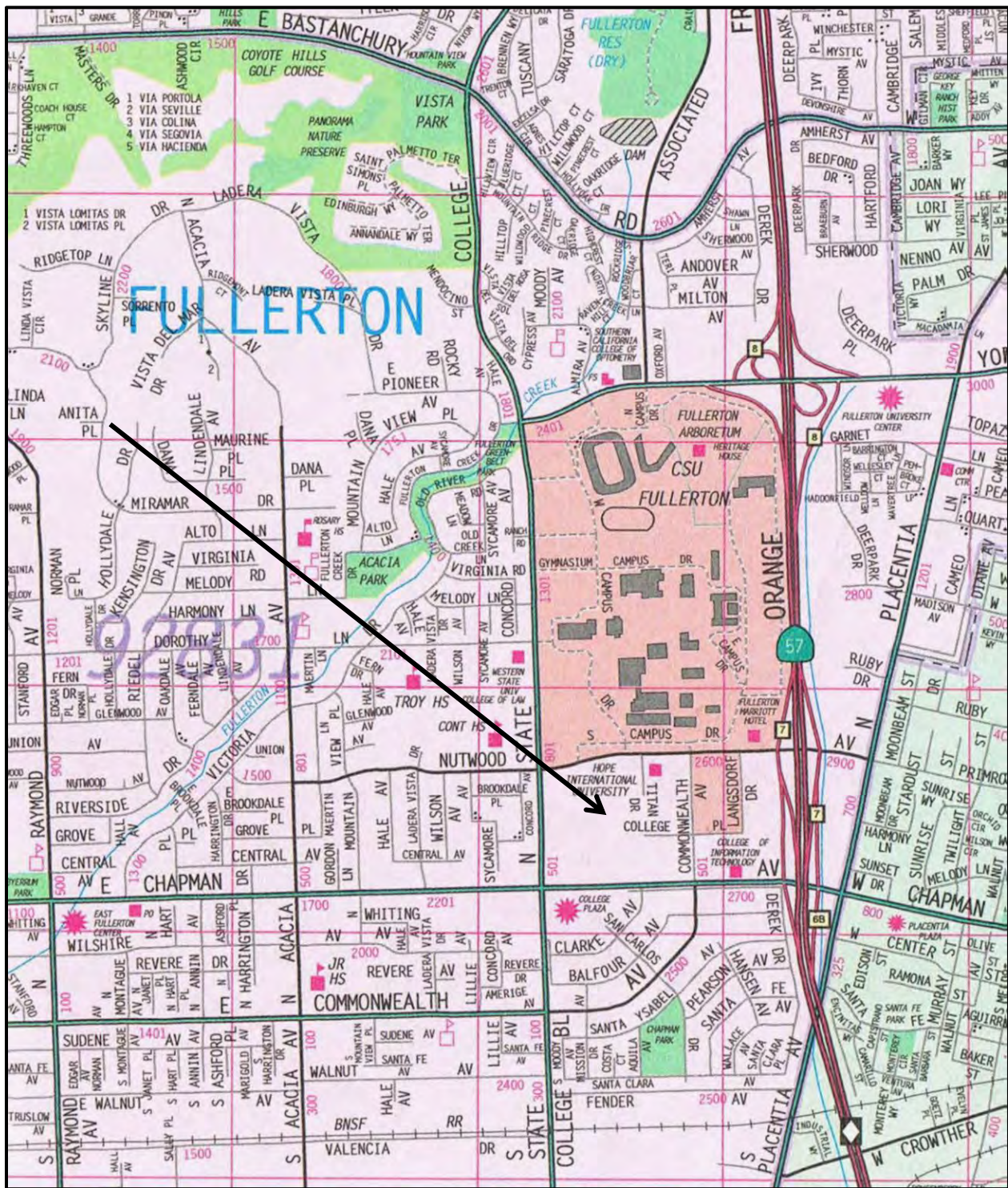


Figure 1. General Location of the Project Area.

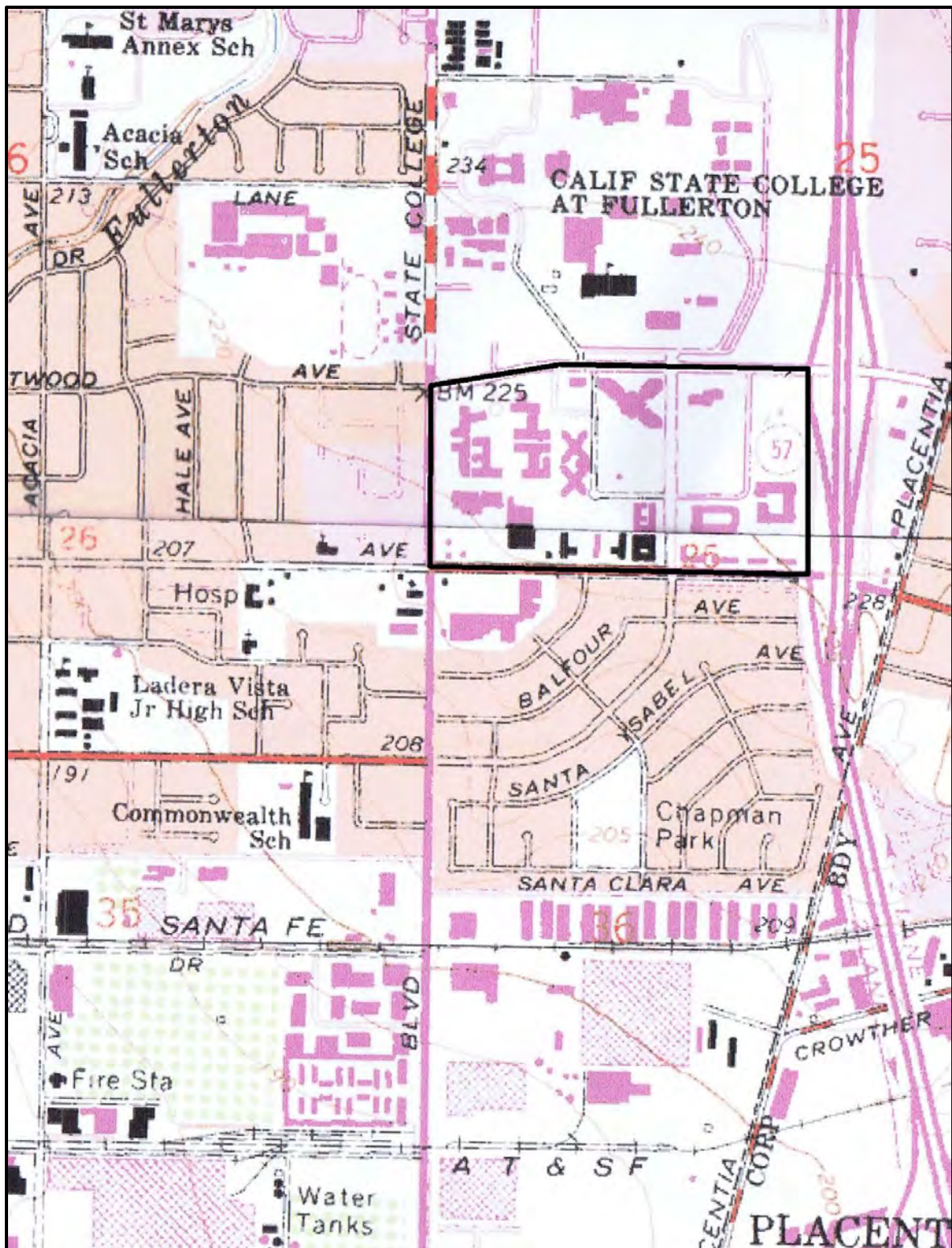


Figure 2. Specific Location of the Project Area (USGS La Habra and Anaheim Quadrangles, North to South, respectively).

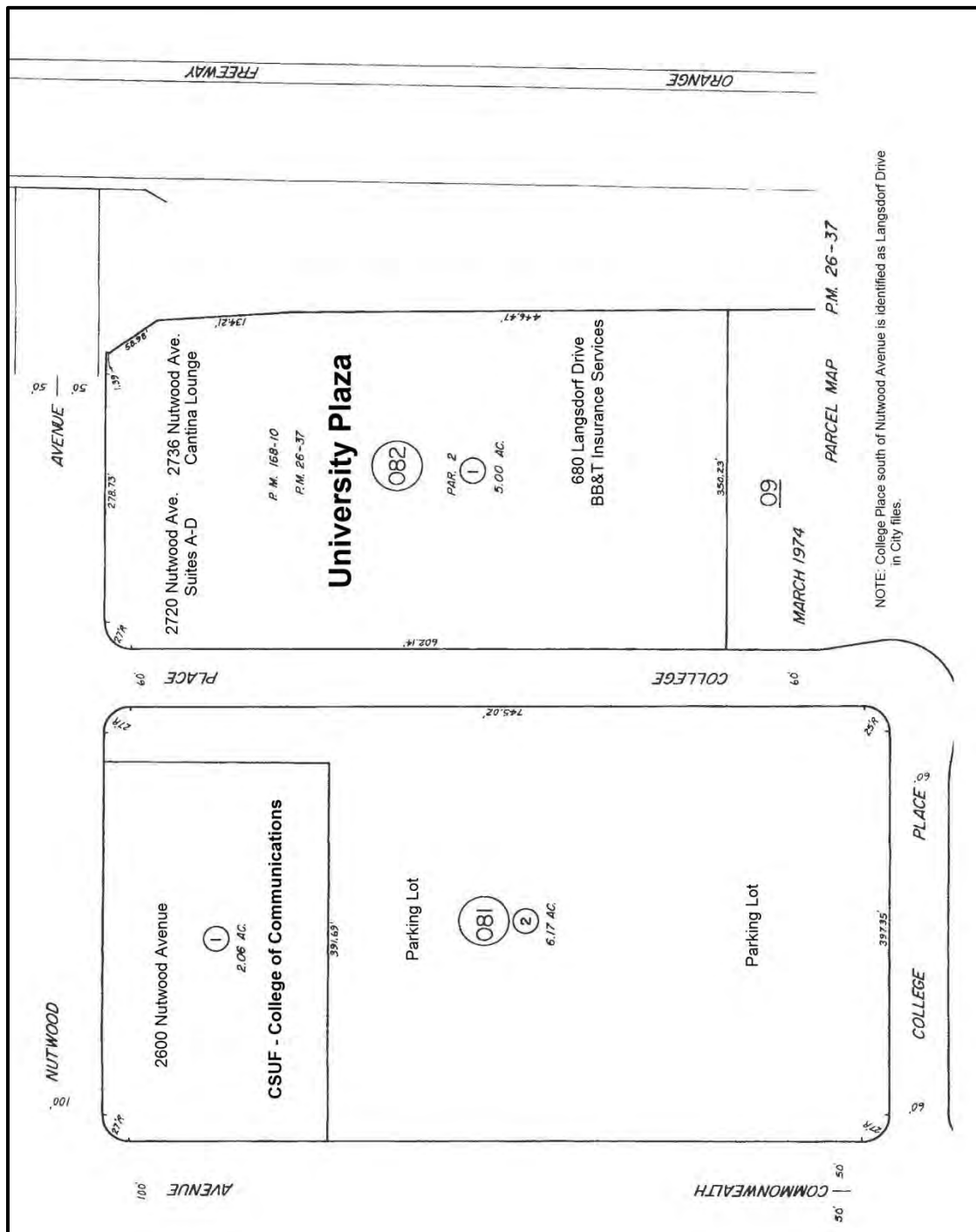


Figure 3. Assessor Parcel Map Book 338, Page 8.

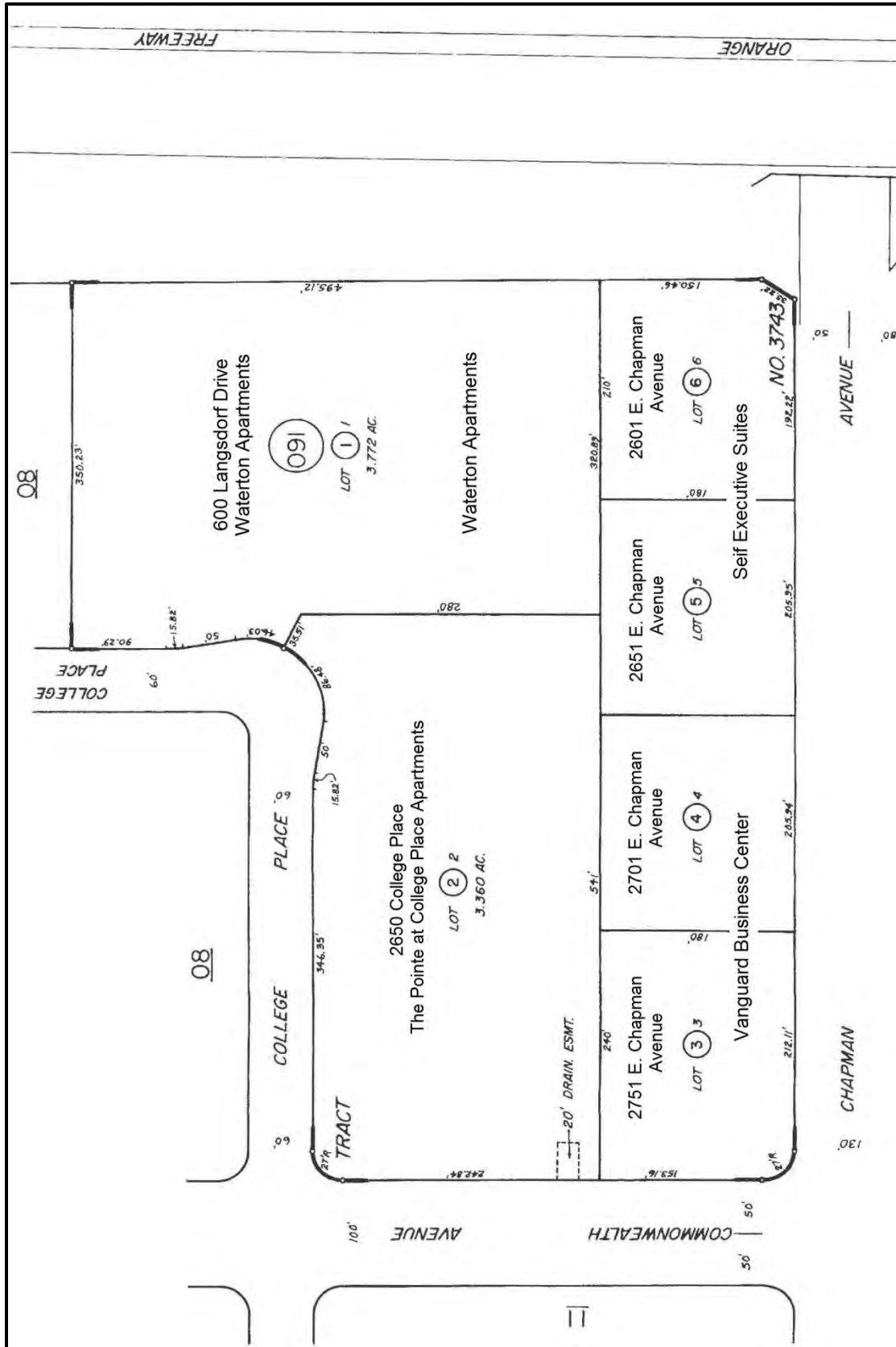


Figure 4. Assessor Parcel Map Book 338, Page 9.

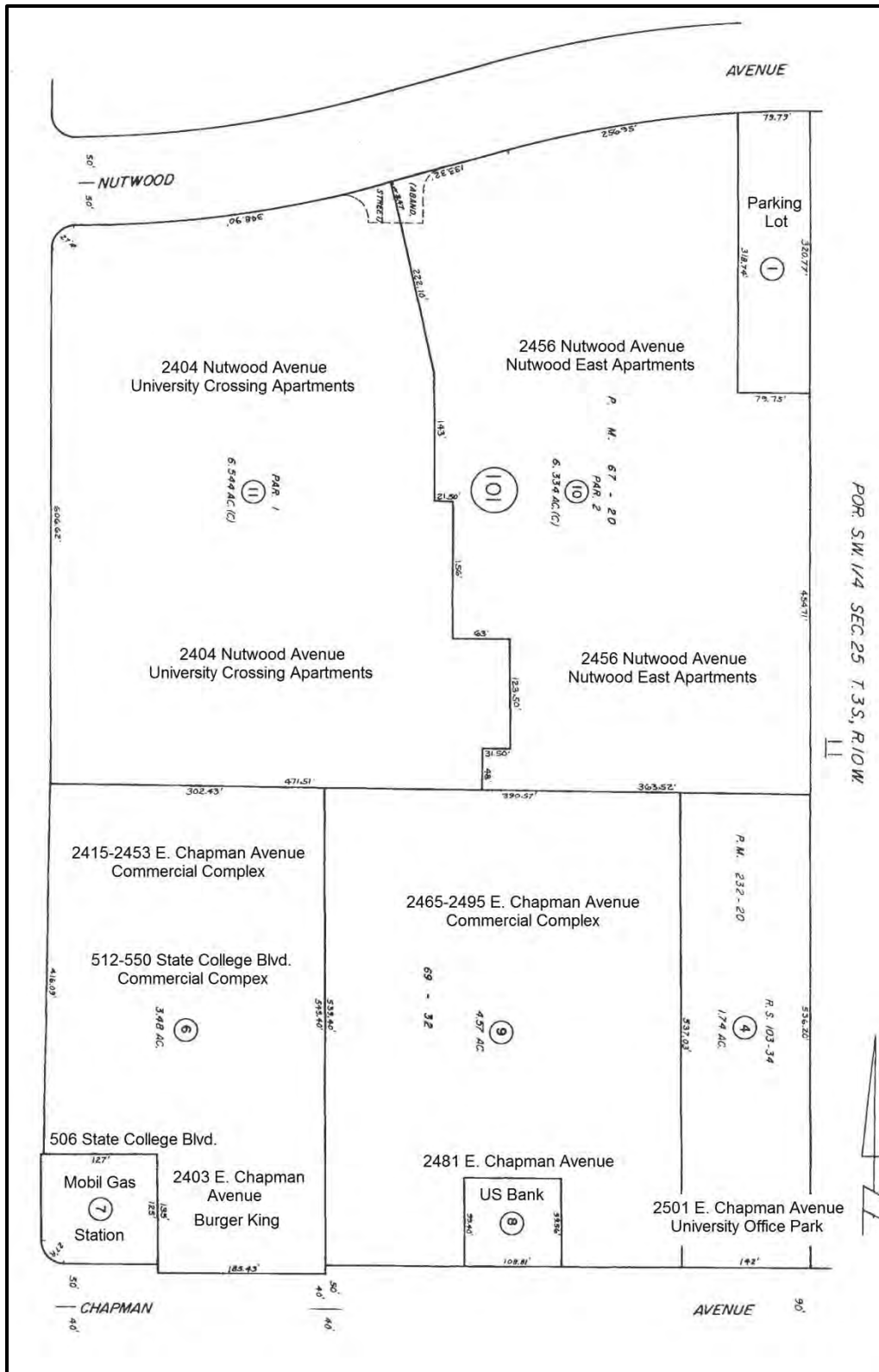


Figure 5. Assessor Parcel Map Book 338, Page 10.

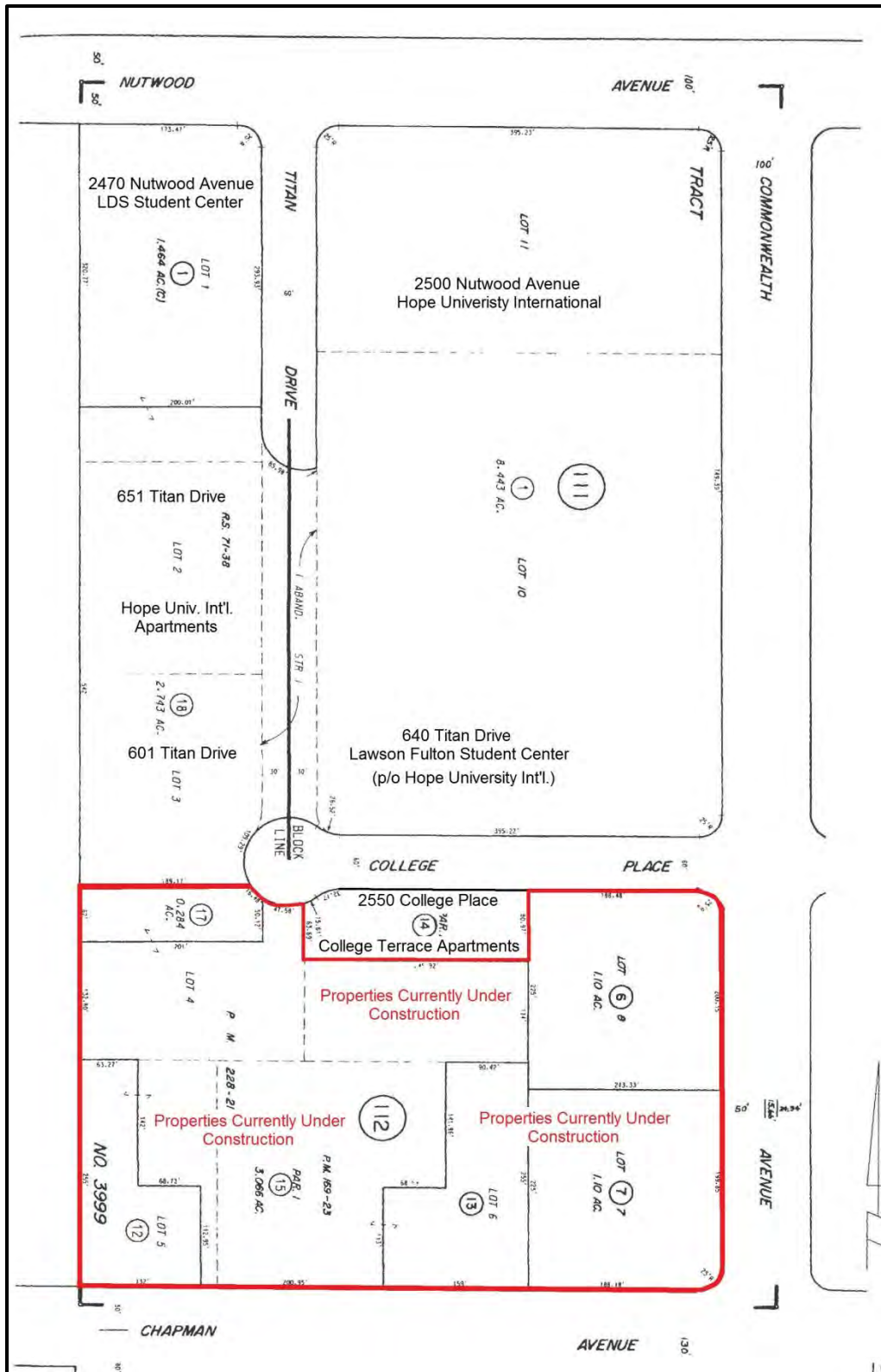


Figure 6. Assessor Parcel Map Book 338, Page 11.

trated in the Orange County Assessor Book 228, Pages 8, 9, 10, and 11 (Figures 3-6). A listing of assessor parcels is presented in Table 1.

Table 1. A Summary of Assessor Parcels Located within the College Town Specific Plan Project Area		
Parcel Number	General Description	Parcel Size
338-081-01	College of Communications	2.06 ac
338-081-02	College Parking Lot	6.17 ac
338-082-01	University Plaza	5.0 ac
338-091-01	Waterton Apartment	3.772 ac
338-091-02	The Pointe at College Place Apartments	3.36 ac
338-091-03	Vanguard Business Center	0.986 ac
338-091-04	Vanguard Business Center	0.851 ac
338-091-05	Seif Executive Suites	0.851 ac
338-091-06	Seif Executive Suites	0.865 ac
338-101-10	Nutwood East Apartments	6.334 ac
338-101-11	University Crossing Apartments	6.544 ac
338-010-01	Parking Lot	0.7 ac (+/-)
338-010-04	University Office Park	1.74 ac
338-010-06	Commercial Complex	3.48 ac
338-010-07	Mobil Gas Station	0.4 ac (+/-)
338-010-08	US Bank	0.3 ac (+/-)
338-010-09	Commercial Complex	4.57 ac
338-111-01	Hope International University	8.443 ac
338-111-01	LDS Student Center	1.464 ac
338-112-14	College Terrace Apartments	0.4 ac (+/-)
338-112-18	Hope International University Apartments	2.743 ac
338-011-06	Under Construction	1.10 ac
338-011-07	Under Construction	1.10 ac
338-011-12	Under Construction	3.0 ac (+/-)
338-011-13	Under Construction	0.3 ac (+/-)
338-011-15	Under Construction	3.066 ac
338-011-17	Under Construction	0.284 ac

Illustrated in Figure 7, the project area is fully built-out with the exception of the frontage on E. Chapman Avenue, west of Commonwealth Avenue (under construction). Previously completed improvements in this area were demolished by 2007 and redevelopment is currently ongoing.



Figure 7. Aerial Photograph of the College Town Project Area.

BRIEF CULTURE HISTORY BACKGROUND

The College Town Specific Plan project area is located within an area associated with the prehistoric Gabrieliño and/or Juaneño of Southern California. The Gabrieliño (Tongva) are a population generally associated with Los Angeles and Orange Counties and within the historic territorial jurisdiction of the Mission San Gabriel de Arcangel (San Gabriel Valley). The Juaneño are generally associated with the coastal areas under the territorial jurisdiction of the Mission San Juan Capistrano. Overall, an area this far north is more likely associated with the Gabrieliño and only moderately used by the Juaneño. As “cousins,” these populations reflect similar traditions, religious beliefs, and material culture (McCawley 1996:23; Kroeber 1925:621; and Bean and Smith 1978:538).

The Gabrieliño (and Juaneño) are known as a society identified by Late Prehistoric/Proto-historic ethnographic records and archaeological data identifying Late Prehistoric occupation of Southern California. Changes identified between earlier periods and the Late Prehistoric are evident in the archaeological record and in variations seen in technologies, social/community patterns and, in some cases, population estimates. Populations preceding the Gabrieliño, and likely directly related to the Gabrieliño, can be archaeologically identified as separate or variant forms of the evolving culture.

Early studies of the Gabrieliño (see Smith and Teggart 1909; Benedict 1924; Bolton 1927; Robinson 1939; and Kroeber 1925) emphasized anthropological/ethnographic studies while more recent investigations have relied on archaeological data (e.g. Drover 1980; Koerper, Drover, and Langenwaller 1983; McKenna 1985 and 1986; Hudson 1969 and 1971; Rice and Cottrell 1976; Wallace 1955; Warren 1968; Greenwood 1978; and Mason et al. 1994). The majority of data currently available to archaeologists can be referenced in publications of the Society for California Archaeology (1990 to 1996).

The term "Gabrieliño" is a reference to the direct association between the Native American population of the San Gabriel Valley and the Mission San Gabriel de Archangel. The Mission was originally located in the Whittier Narrows area but relocated shortly after its founding because of unstable ground along the Rio Hondo/San Gabriel River channels. The ethnographic boundaries for the Gabrieliño are presented by Bean and Smith (1978:538) and refined by McCawley (1996). The Mission San Gabriel serviced the entire San Gabriel Valley; ranging from the coast to the San Gabriel/San Bernardino Mountains and from northern Los Angeles County to just north of San Juan Capistrano.

The Gabrieliño utilized numerous plants and animals for food, shelter, and medicines. Citing Kroeber (1976: 649-650), they used seeds most often, followed by foliage, shoots, fruits, and berries. Mountain shrubs, ash, elder, and willow were used for shel-

ters and tool materials (e.g. bows). Over twenty plants were used regularly for medicinal purposes.

Fauna used as food sources included deer, rabbits, wood rats, squirrels, quail, and ducks. Animals specifically not used were dog, coyote, bear, tree squirrel, pigeon, dove, mud hen, eagle, buzzard, raven, lizards, frogs, and turtles (Kroeber 1976:652). Along the coast, the Gabrieliño regularly exploited the wetlands and ocean resources.

The Gabrieliño also used various styles of bows, bedrock mortars, portable mortars, pipes, chisels, metates, manos, and various forms of chipped stone tools. Prior to the establishment of the Mission system, populations tended to live in larger villages with a series of "daughter" or "satellite" sites (limited activity areas) with lesser populations. Seasonal migration was practiced for the exploitation of resources and protection from seasonal weather conditions (Scientific Resource Surveys 1979:7). Habitation structures were constructed of branches, grasses, and mud and interior hearths were used for heat. Cooking was generally conducted outdoors with hearths generally used for food preparation.

Archaeological data and correlations with ethnographic data have resulted in the determination of a generalized chronology for prehistoric Southern California. The project area is located within the inland areas of Gabrieliño territory while chronological data has emphasized coastal occupations. Nonetheless, current archaeological data has indicated that the coastal chronological data derived by Wallace (1955), Warren (1968), and later by Koerper and Drover (1983) can be applied to this region (Mason 1984; McKenna 1986). The coastal chronology generally accepted for Southern California has been as follows:

Early Man Horizon: Pre-dating 6,000 B.C.; is characterized by the presence of large projectile points and scrapers, suggesting a reliance on hunting rather than gathering;

Milling Stone Horizon: 6,000 to 1,000 B.C.; characterized by the presence of hand stones, milling stones, choppers, and scraper planes; tools associated with seed gathering and shell fish processing with limited hunting activities; evidence of a major shift in the exploitation of natural resources;

Intermediate Horizon: 1,000 B.C to A.D. 750; reflects the transitional period between the Milling Stone and the Late Prehistoric Horizons; little is

known of this time period, but evidence suggests interactions with outside groups and a shift in material culture reflecting this contact;

Late Prehistoric Horizon: A.D. 750 to European Contact; characterized by the presence of small projectile points; use of the bow and arrow; steatite containers and trade items, asphaltum; cremations; grave goods; mortars and pestles; and bedrock mortars.

More recent investigations of sites in the Newport Bay/Irvine area of Orange County (Mason and Peterson 1994) have yielded significant data resulting in refinements of the coastal chronological sequences. Mason and Peterson's conclusions were based on the radiocarbon dates from 326 samples representing thirty-one archaeological sites or cultural contexts. Summarizing their results, Mason and Peterson (1994:55) found that the majority of sites were occupied during the Milling Stone (Horizon) period or the Late Prehistoric (Horizon) period "... without much overlap ...". Only four sites yielded results suggesting occupation during more than one cultural period (e.g. CA-ORA-64). In a few instances, dates suggested occupation during the Intermediate (Horizon) period. Mixtures of dates appeared in limited areas and could be directly associated with areas of agricultural activities.

The frequency distribution of radiocarbon dates from the Mason and Peterson investigations were grouped in blocks of fifty year intervals and yielded a range from of dates from 200 B.P. (before present) to 9280 B.P. (dates from CA-ORA-246 indicate occupation of the Newport Bay area as early as the Paleo-Coastal period or (Early Man Horizon). Mason and Peterson's conclusions (1994:57) do not necessarily change the basic chronology, but distinguish more individualistic periods of occupation that are not necessarily evident in the analysis of an artifact assemblage. Mason and Peterson's refined chronology is presented in Table 2.

The Mason and Peterson discussions emphasize that the early definitions of "horizons" were based on artifact assemblages and these correlations have not been altered by the redefined chronology. Through the application of radiocarbon dating and comparative site analyses, studies have resulted in identifying relatively discrete subdivisions within the Milling Stone and Late Prehistoric sites. Variations appear within these two horizons/ periods which can be explained by temporally discrete occupations. Future studies of sites yielding statistically valid artifact assemblages and radiocarbon samples can be conducted to further the understanding of Native American activities throughout Southern California. These studies can also assist in understanding the relative lack of

data for the Intermediate Horizon/Period. The revised Mason and Peterson chronology can also be used in correlating inland sites.

Table 2. Refined Coastal Chronology as Defined by Mason and Peterson (1994).				
Cultural Horizons	Defined 1986	Cultural Periods	Redefined 1994	Temporal Correlations
Paleo-Coastal	Pre-6000 B.C.	Paleo-Coastal	Pre-8000 B.P.	Pre-6000 B.C.
Milling Stone	6000 to 1000 B.C.	Milling Stone 1	8000 to 5800 B.P.	6000 to 3800 B.C.
		Milling Stone 2	5800 to 4650 B.P.	3800 to 2650 B.C.
		Milling Stone 3	4650 to 3000 B.P.	2650 to 1000 B.C.
Intermediate	1000 B.C. to A.D. 750	Intermediate	3000 to 1350 B.P.	1000 B.C. to A.D. 650
Late Prehistoric	A.D. 750 to Euro. Contact	Late Prehistoric 1	1350 to 650 B.P.	A.D. 650 to 1350
		Late Prehistoric 2	650 to 200 B.P.	A.D. 1350 to Contact

The earliest known records of European contact with Southern California Native Americans date to the mid-1500s, representing minor contact during early explorations by the Spanish. Intensive contact was not established until the 1770s, when Father Garces traversed the Mojave Desert and entered coastal Southern California through the Cajon Pass (Walker 1986).

In the 1770s, the Spanish padres, under the direction of Junipero Serra, began the process of establishing a series of missions throughout Alta California, as California was then known. Noted earlier, the project area is within the boundaries of lands held by the Mission San Gabriel de Archangel. The mission continued to hold these large tracts until the Mexican government declared its independence from Spain and issued orders for the secularization of the Missions (ca. 1824). By 1833-34, the majority of Mission lands were taken from the Catholic Church and reissued to individuals who had served as either Spanish or Mexican soldiers, settlers, financiers, etc. The Mexican government hoped to initiate a pattern of settlement in Alta California by relocating populations from other Mexican settlements to recently established Alta California settlements (Hanna 1951; McWilliams 1973; Dumke 1944; and Scott 1977). Data provided by Avina (1932); the Bureau of Land Management; and Beck and Haase (1977) illustrate the extent of the Rancho/Grant system.

In this case, the project area is within the historic Rancho San Juan Cajon de Santa Ana of Juan Pacifico Ontiveros. Avina 1932:51) notes this rancho consisted of 35,970 acres of land confirmed in 1837 by Mexican Governor Alvarado. Bureau of Land Management General Land Office data confirms much of the rancho property was still held by the Ontiveros family as late as 1877 (Accession Number CACAA-084712). A brief history of Fullerton (provided through the City's web site) notes a portion of the rancho was sold to Abel Stearns. Stearns arrived in Southern California in the 1830s and eventually married the daughter of Don Juan Bandini. Stearns purchased large tracts of land throughout Southern California, but when finances began to fail, he began selling his holdings. The northern portion of the Ranch San Juan Cajon de Santa Ana was sold by Stearns to Domingo Bastanchury, a Basque sheep herder. By the late 1880s, an initial 430 acres of the rancho lands were purchased by George and Edward Amerige (presumably from the Miles brothers), grain merchants who arrived in Southern California in 1886, via San Francisco. Dealing with the Pacific Land and Improvement Company, a subsidiary of the Santa Fe Railroad, and their representative, George H. Fullerton, the brothers Amerige established their planned community in 1887 and named it "Fullerton." The core area of the town was later identified as Harbor Boulevard at Commonwealth Avenue.

As Fullerton grew (and an economy dominated by surrounding agricultural lands), improvements extended east of the initial core and included the 350 acre orange orchard purchased by Charles Chapman. Chapman Avenue was named for Charles C. Chapman, whose original Fullerton home was located at the corner of Commonwealth Avenue and State College Boulevard (it no longer exists – burned in the 1960s).

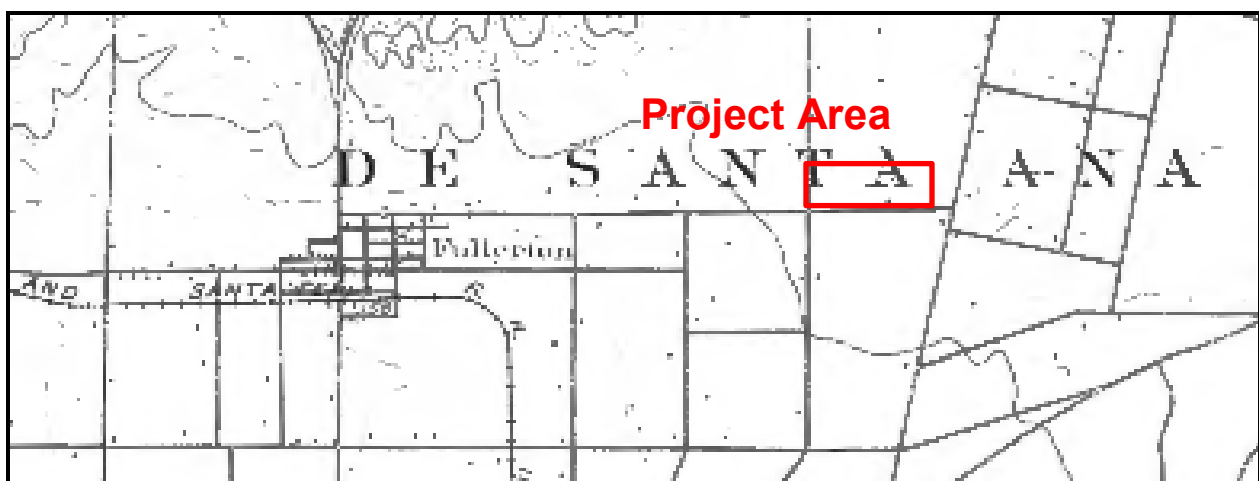


Figure 8. USGS Anaheim Quadrangle of 1896.

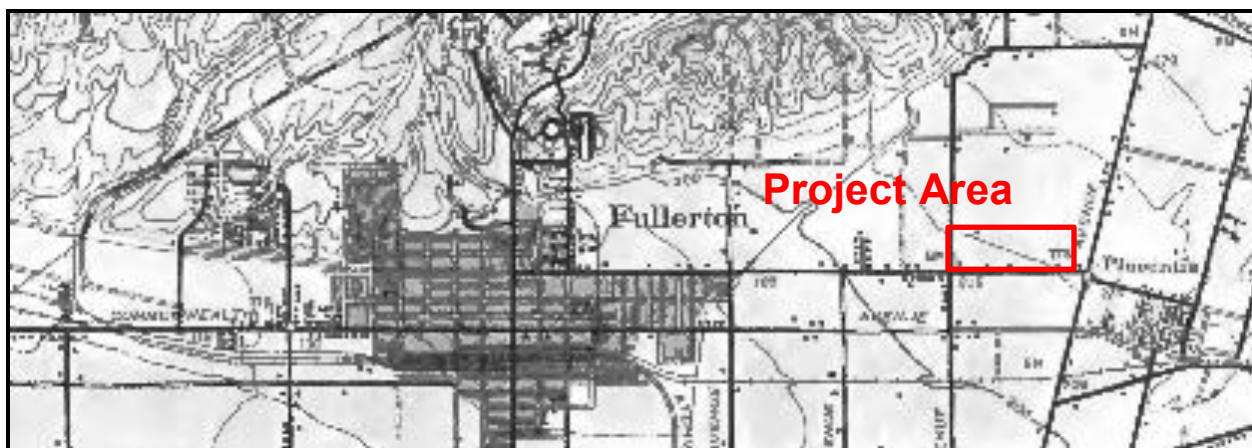


Figure 9. USGS Anaheim Quadrangle of 1942.

Charles Clarke Chapman was born in Illinois and arrived in Southern California in 1894. A brief biography of Chapman (Fullerton Stories 2001; fullertonstories.com/c-c-chapman-a-true-fullerton-story/) reads:

“Fullerton residents have driven on Chapman Avenue for decades and have eaten Valencia oranges for just as long. Both can be credited to the man known as the “Father of the Valencia Orange,” a California transplant from Illinois ... His Fullerton story began in 1899, five years after the 41-year-old businessman moved his family to Southern California. Chapman, along with his first wife, Lizzie Pearson, and their two children, Ethel and Stanley, left the cold of Chicago for Los Angeles in 1894. Lizzie, who was in poor health, took her doctor’s advice to move to a warmer climate. Sadly, just three months after their arrival, she passed away.

“Four years later, Chapman married his second wife, Clara Irvin, and in 1899 the family made the trek south to their new home in Fullerton. The newlyweds had one son, Irvin Clarke (Ernie) in 1911. The couple built their family mansion in 1904, which at the time was the largest home in Orange County. The lavish dwelling was located at the corner of State College Boulevard and Commonwealth Avenue. In 1960 it burned to the ground.

“At the turn of the century, Fullerton boasted more orange groves than anywhere else in the United States. Chapman purchased a citrus orchard in

eastern Fullerton and from his Santa Ysabel Ranch created innovative production and marketing methods that established the Valencia orange brand. Its juiciness and appetizing pulp color made it a favorite at markets. Around the world, this delicious orange is the only variety in season during the summer.

“Under Chapman’s direction, the estate developed into one of the most valuable orange properties in the state. The Old Mission brand, the name of the fruit was packed under, had a reputation as “second to none” in the finest stores in the country ... Chapman expanded and acquired other valuable orange ranches in and around Fullerton. The fruit, well suited to the climate, became a huge Southern California industry ...

“Through his business ventures, Chapman amassed considerable wealth and contributed greatly to the development of California, becoming a prominent leader in the state and local community.

“Religion was a priority in Chapman’s life. Frustrated that he had to travel to Anaheim to attend church, he purchased property in 1904 and built the city’s third chapel, known as the First Christian Church. He helped organize the first congregation, where he and his family remained active members for many years.

“That same year, Chapman was elected the first mayor of the newly incorporated Fullerton,. In 1912 he made an unsuccessful bid for the Republican state senator. Later President Calvin Coolidge came knocking and asked him to serve as his running mate. Chapman declined.

“Beyond citrus, he dabbled in mining and the oil business. He invested in property around the state, including large holdings in Los Angeles. His Fullerton real estate included the five-story Chapman building, at the corner of Harbor Boulevard and Wilshire Avenue, which was built in 1923. The high rise was the city’s first “skyscraper,” and was Orange County’s tallest building for a brief time ...

“In 1919, Chapman was a supporter of the Disciples of Christ, joined other church leaders who saw the need for a school to educate young men for the ministry. He provided a large grant to help establish such an academy. It resulted in the founding of the California School of Christianity in 1920 ... In 1923 the name was changed to California Christian College,

and in 1934, its name changed again to Chapman College, honoring Charles. In 1991 the institution became known as Chapman University ... and moved to its present location in Orange in 1954.”

Additional references (such as Sims 1986) indicate the Amerige brothers purchased their first Fullerton holdings from E.E. and C.S. Miles, brothers (430 acres) in 1887. Orange County was separated from Los Angeles County in 1889, its name originating from the association with early orange groves. The railroad came through the area shortly after its founding, eventually connecting Fullerton and Anaheim to Los Angeles and greater markets. Chapman purchased land in east Fullerton. There is some conflicting data as to whether or not walnuts, grapes, and/or oranges were already present on the property, but Chapman did decide to emphasize interest in oranges. He chose the Valencia orange as his main crop. To the north of Nutwood Avenue (where the main CalState Fullerton campus is today), the property was purchased by the Hetebrink family (John, Lottie, and others). Eventually, Fullerton had multiple packing houses (10-12), thousands of acres of orange groves, and employed people of all ages, including students.

In 1942, the area north of Chapman Avenue and east of State College Boulevard (then known as Cypress Avenue) was well east of the City core area and still in unincorporated Orange County. The area was covered by orange orchards and remained so into the 1960s, when the development of the California State College (later, Cal State University at Fullerton) initiated changes to the area.

In the 1950s, with the post-WWII population boom and influx of people to California, the orange groves began to disappear as housing needs increased. In the case of the current project area, the orange groves were still present in the early 1960s, when CSUF development was approved and initiated. Commercial development south of the university was initiated at the same time ... in the early 1960s and continues today with the redevelopment of some parcels. This area was incorporated into the City of Fullerton sometime around 1963.

METHODOLOGY

To complete these studies for CEQA compliance, McKenna et al. completed the following tasks:

1. Archaeological Records Search: A standard archaeological records search was completed through the California State University, Fullerton,

South Central Coastal Information Center, Fullerton (Appendix B). This facility maintains the catalogue of previously completed cultural resources investigations, site forms, and historic maps for the current project area (and Orange, Los Angeles, and Ventura Counties). This data was used to place the project area in a context for the preliminary evaluation of sensitivity for the area to yield evidence of prehistoric or historic archaeological resources, built environments, or other evidence of sacred or religious sites.

2. Native American Consultation: McKenna et al. contacted the native American Heritage Commission (NAHC), Sacramento, and inquired into the presence or absence of known sacred or religious Native American resources and obtained a list of local Native American representatives wishing to be consulted within respect to projects within their traditional territory(ies). McKenna et al. sent letters to these individuals and has incorporated any issues raised by these individuals into this technical report (Appendix C).
3. Historic Background Research: McKenna et al. conducted local historical research into the previous ownerships and land uses of the project area. This research was conducted at the Orange County Assessor's Office and Recorder's Office in Santa Ana; the City of Fullerton Planning Department; and local historical references at the local library and the McKenna et al. in-house library. McKenna et al. also researched the Fullerton Heritage files (on-line) and various links to local policies and historic preservation.
4. Site Survey: McKenna et al. conducted two site surveys/visits (September 6 and 7, 2001) to obtain a complete photographic of the existing structures (Appendix D), record the existing addresses and reference names, and confirm no native soils were available for visual inspection. The field surveys were also completed to assess the potential for evidence of any archaeological resources that may have been recorded to inferred by the historic research.
5. Analysis and Report Preparation: McKenna et al. compiled all data deemed pertinent to assessing the potential impacts to cultural resources as a result of the proposed redevelopment of the College Town Specific Plan. McKenna et al. also addressed the potential for impacts in accordance with local policies and guidelines. The resulting technical report has been prepared in a format requested by the Office of Historic Preservation

and includes all data required for the analysis. Supporting documentation is presented in the various appendices attached to this report. Additional research data is on-file at the Whittier offices of McKenna et al.

CRITERIA FOR EVALUATION

The criteria for evaluation the potential significance of a cultural resource are presented below. The federal criteria was drawn from the National Environmental Policy Act (NEPA); the state criteria was drawn from the California Environmental Quality Act (CEQA), as amended, and the local criteria was derived from the City of Fullerton General Plan.

NEPA Criteria: The federal criteria are presented in Section 106 of the National Environmental Policy Act, which reads:

SECTION 106: DETERMINATION OF ELIGIBILITY/SIGNIFICANCE CRITERIA

The approach to the current research was all designed to address the potential eligibility of each site or concentration of sites for nomination to the National Register of Historic Places. This level of investigation, generally known as a Section 106 evaluation, is based on the criteria presented in the federal Code of Federal Regulations 36 CFR 60.4, as follows:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites., buildings, structure, and objects that possess integrity of locations, 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.

In the case of the current studies, the resources have already been determined to be of prehistoric origin and, therefore, application of Criterion (d) is dictated in the evaluation process. There are two basic requirements which must be met to determine a resource significant: 1) the property must have, or have had, information to contribute to our understanding of human history or prehistory, and 2) this information must be considered important. Under the first requirement, a resource will be an eligible resource if it has been used as a source of data and contains more, as yet unrecovered data. Resource may also be significant under the first requirement if it has been determined to be a likely source for data.

Under the second requirement, a resource is significant if information derived from the site has been carefully evaluated within the appropriate context and shown to consist of data which: 1) has provided data to dress current data gaps or alternative theories that challenge existing ones, or 2) are identified as priority areas identified under a State or Federal management plan. In this case, no management plan pertains, so requirement "1" applies.

Under Criterion (d), archaeological sites are significant if they can be shown to contain information "... bearing on an important archaeological research questions. The property must have characteristics suggesting the likelihood that it possesses configurations of artifact, soil strata, structural remains, or other natural or cultural features ..." that make it possible to do the following:

- Test a hypothesis or hypotheses about events, groups, or processes in the past that bear on important research questions in the social or natural sciences or the humanities; or
- Corroborate or amplify currently available information suggesting that a hypothesis is either true or false; or

- Reconstruct the sequence of archaeological cultures for the purpose of identifying and explaining continuities and discontinuities in the archaeological record for a particular area.

In general, an archaeological site is considered eligible (significant) except when "... so little can be understood about it that it is not possible to determine if specific important research questions can be answered by data contained in the property ..." (U.S. Department of the Interior National Register Bulletin 15:22). Subsequent to establishing the research potential of a site (hence its significance), eligibility to the National Register of Historic Places is also dependent upon the presence of an adequate data base; the integrity of the resource(s), and potential religious significance. Requirements for an adequate data base are determined, for the most part, by the research questions. With respect to religious properties, significance is based on the ability to establish a relationship between the identified resource and a traditional cultural value(s). Such associations must be ethnographically documented and clearly defined. In addition, the physical remains must be adequately defined.

Of great importance is the integrity of a resource. Eligibility for nomination to the National Register of Historic Places is also based on the resource potential to "convey its significance" (U.S. Department of the Interior National Register Bulletin 15:44). **A significant resource MUST have integrity.** The seven aspects of integrity are: location, design, setting, materials, workmanship, feeling, and association.

1. Location: Location is the place where the [prehistoric] property was constructed or the place where the [prehistoric] event occurred.
2. Design: Design is the combination of elements that create the form, plan, space, structure, and style of a property.
3. Setting: Setting is the physical environment of the [prehistoric] property.
4. Materials: Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a [prehistoric] property.

5. Workmanship: Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. Feeling: Feeling is the property's expression of the aesthetic or historic sense of a particular period of time.
7. Association: Association is the direct link between an important [prehistoric] event or person and a [prehistoric] property.

In assessing the integrity of a property (resource) under Criterion (d), the ultimate "... question of integrity is answered by whether or not the property retains the **identity** for which it is significant" (U.S. Department of the Interior National Register Bulletin 15:45). The evaluation will focus primarily on location, design, materials, and perhaps workmanship.

CEQA Criteria: The CEQA guidelines are presented in Section 15064.5 and reads as follows:

15064.5. Determining the Significance of Impacts to Archeological and Historical Resources [new section]

- a) For purposes of this section, the term "historical resources" shall include the following:
 - 1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4850 et seq.).
 - 2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
 - 3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically signifi-

cant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code §5024.1, Title 14 CCR, Section 4852) including the following:

- A) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - B) Is associated with the lives of persons important in our past;
 - C) 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; or
 - D) Has yielded, or may be likely to yield, information important in prehistory or history.
- b. The fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources (pursuant to section 5020.1(k) of the Public Resources Code), or identified in an historical resources survey (meeting the criteria in section 5024.1(g) of the Public Resources Code) does not preclude a lead agency from determining that the resource may be an historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.

Fullerton General Plan: Section 6 of the Fullerton General Plan reads:

HISTORIC AND CULTURAL RESOURCES PLAN

Fullerton has many buildings, sites and neighborhoods of particular interest and significance. Some are associated with historic events, others with the City's founding pioneers. Others are distinctive in architectural design or landscape treatment. These buildings and areas contribute significantly to the City's character.

The Historic and Cultural Resources Plan is intended to preserve the City's significant historic resources. Goals, policies and programs call for active protection and preservation of these resources, through adaptive reuse and design review that promotes compatibility of new development with the old. The goals, policies and programs also encourage the use of incentives for rehabilitation and maintenance. See Policy RM-1.3

6.1 Historic and Cultural Resources Preservation

The City Historical Building Survey was initially conducted in conjunction with a grant received from the State Office of Historical Preservation in 1979. The purpose of the survey is to develop a comprehensive inventory of what is on the ground in the oldest areas of town and any resources of significance in the newer areas. The original inventory, based on a lot-by-lot survey of the pre-1940 areas of Fullerton, not only pointed out significant structures but also identified neighborhoods, streetscapes and districts.

The Historical Building Survey identifies over 100 individual structures worthy of community recognition, as listed in Table RM-9. Several structures are on the National Register of Historic Places. Some are officially designated Local Landmarks while others are considered significant properties (i.e., potential Local Landmarks).

In addition to the inventory of properties considered to be significant to Fullerton's past or having special qualities, the survey also identifies sixteen potential Landmark districts. Three (1200 block of East Central Ave, 100 and 200 blocks of West Valencia Drive and the 100 block of West Ash Avenue) were identified during the 1994 General Plan Update program. A number of the historically significant structures listed in Table RM-9 are contained within these districts.

Significant Properties identified in the City's Historic Building Survey are considered potential Local Landmarks and are automatically subject to the regulations and restrictions of Chapter 15.48 of the Zoning Ordinance. Potential Landmark Districts identified in the survey are only subject to regulation if officially designated as Landmark Districts under the Ordinance, which requires a 51% approval of the affected property owners. Potential Local Landmarks can also be officially designated as Local Landmarks. To become designated, properties, buildings and/or other ur-

ban features must first be nominated, by either the City or property owner, and reviewed by the City's Landmarks Commission. The Commission bases its decision on a variety of factors including the property's role and/or value in local history, its character or exemplification of a particularly important architectural style or its representation of an established and familiar visual feature to a neighborhood.

If officially designated, the affected resource becomes subject to additional restrictions intended to protect it from alterations which would compromise its historical features. Specific restrictions applicable to each site are determined at the time of designation. Future demolition, relocation, exterior construction and additions, work affecting walls, fences, or signs, tree removal, and other substantial alterations proposed for designated landmarks or districts are all subject to discretionary approval by the Landmarks Commission. Exhibit RM-5 shows potentially historic districts, properties currently listed on the National Register of Historic Places, and those sites with attributes eligible for listing on the National Register.

The listing of resources (National, State, Local, or potential resources) in the City of Fullerton is presented in the General Plan. The resources located nearest the project area are located on the CSUF campus (2501 Nutwood Avenue; Heritage House and the Hetebrink House). One is listed in the National Register of Historic Places and the other is eligible for the Register.

PREVIOUS RESEARCH

As noted earlier, the research into previously completed cultural resource investigations and identified resources was completed through the California State University, Fullerton, South Central Coastal Information Center (CSUF-SCCIC). Supplemental information was compiled from the City files and Fullerton Heritage.

The CSUF-SCCIC identified nine previously completed studies within one half mile of the project area. Another fifteen (15) studies were identified on the La Habra and Anaheim quadrangles and identified as unmapped (Table 3). Of the studies identified, two were reported to involve portions of the current study area: Demcak (1999) and Duke (2002).

Demcak (1999) conducted studies for the Orange County Sanitation Districts. This overview study addressed numerous locations throughout Orange County, including an

area referred to as the Cypress Avenue Trunk Replacements Project Area. This linear study area involved the State College Boulevard frontage from Pioneer Avenue (the CSUF northern boundary) to Orangewood Avenue in Anaheim. In the vicinity of Nutwood Avenue to Chapman Avenue, no resources were reported by Demcak. Duke (2002) conducted a study for a cell tower atop the College of Communications building at 2600 E. Nutwood Avenue. Duke noted this building was 33 years of age in 2002, resulting in a date of construction in ca. 1969. Duke concluded this building was not old enough to be considered historically significant.

Table 3. Cultural Resource Investigations Identified within One Half Mile of the Project Area.			
Report No.	Citation	Description	Sites
OR-00678	Tadlock 1976	CSUF Survey	No
OR-02256*	Demcak 1999	O.C. Sanitation Districts	Yes
OR-02359	Duke 2001	Cell Tower Study	No
OR-02538*	Duke 2002	Cell Tower Study	No
OR-02735	Duke 2002	Cell Tower Study	No
OR-02899	Duke 2002	Cell Tower Study	No
OR-03298	Tang and Woodard 2003	Railroad Improvements	No
OR-03721	Bonner 2007	Cell Tower Study	No
OR-03733	Duke 1999	Cell Tower Study	No
OR-03822	Harper 2006	57 FWY Northbound Widening	Yes
OR-03526	King et al. 1970	Regional Park Study	Yes
OR-01558	Hastey 1992	South Coast Management Plan	No
OR-01633	Robinson 1936	Irrigation in Orange County	No
OR-01889	Bradshaw 1936	Ca. Vine Disease Study	No
OR-02505	Brock 1993	Ronald Reagan Federal Bldg.	No
OR-02766	Mason 2001	Cell Tower Study	No
OR-02793	Bonner 2001	Cell Tower Study	No
OR-02803	Bonner 2001	Cell Tower Study	No
OR-02804	Bonner 2000	Cell Tower Study	No
OR-03267	Shepard and Mason 2001	Constraints Study	Yes
OR-03298	Tang and Woodard 2003	Railroad Improvements	No
OR-03382	Anonymous 1986	Garden Grove Hist. Bldgs.	No
OR-03860	Ni Ghabhlain and Palette 2001	Fiber Optic Alignment	Yes
OR-03861	Cook et al. 2000	Fiber Optic Alignment	Yes

* = involves or abuts a portion of the project area.

In addition to the reports noted above, the CSUF-SCCIC identified two recorded resources within one half mile of the project area: 30-148295 and 30-157296. Site 30-

157295 was recorded by Woodard (1979) and identified as the Mahr House on the CSUF campus. Woodard states the residence is a 1931 house built for Lottie Hetebrink, the sister of John Hetebrink, but she never occupied the property. This house was originally located on a 50 acre property that was lost before it could be occupied. This data were repeated in a 1983 supplemental record prepared by Lemon. This same record notes the residence is in its original location. The proposed redevelopment of the College Town Specific Plan project area will not impact this property.

Site 30-157296 was recorded by Lemon (1983) as the Henry T. Hetebrink House, also located on the CSUF campus. Hetebrink purchased his land from the Abel Stearns estate in 1872 (160 acres). Hetebrink operated one of the few dairies in the Fullerton area. This resource will not be impacted by the proposed redevelopment of the College Town Specific Plan project area.

A single resource was listed by the Office of Historic Preservation as being in the general vicinity of the College Town Specific Plan project area include: 2541 E. Commonwealth Avenue, a 1954 structure (No. 171265) evaluated and determined to be ineligible for the National Register of Historic Places. Other properties are identified in the City of Fullerton, but not near the project area.

Data from the City of Fullerton also lists the properties within the City that have been identified as significant resources (e.g. National Register of Historic Places, California Register of Historical Resources, or local Landmarks). This list includes the Dr. George Clark House (on the CSUF campus – not designated); the Henry Hetebrink House (on the CSUF campus); and the Mahr House (Lottie Hetebrink residence, on the CSUF campus). As noted above, none of these resources will be impacted by the proposed project.

RESULTS OF THE INVESTIGATIONS

Research confirmed the current project area was under cultivation (orchards) as late as the 1950s and only began a transition from orchards to urban development after the establishment of the CalState Fullerton campus in 1959. The school was actually established in 1957 as the twelfth state college in California. The site for the school was chosen in 1958 and purchased in 1959. At the time of purchase, the property was covered in orange groves, as was the surrounding area.

When founded, the school was named Orange County State College. In 1962, the school was renamed “Orange State College.” By 1964, it was known as California State College at Fullerton and, finally, in 1972, became California State University, Fullerton.

Based on the history of the university, nearby developments were tentatively identified as post-1959 construction. With this construction, the orange groves were removed and some additional structures (residences and ancillary buildings) were demolished. Development began slowly, but increased significantly in the 1970s.

Table 4 lists the existing buildings located within the boundaries of the proposed College Town project area. Research completed through the Orange County Assessor's Office, Recorder's Office, and City of Fullerton Planning Department was used to compile the dates of construction for these properties. In some cases, the dates were based on Certificates of Occupancy, indicating the completion of construction, not the initiation of construction. Analysis and determination of eligibility to be considered a significant cultural resource was also based on the age of the structures. In this case, a baseline of 45 years of age was used to identify potentially significant structures. Therefore, any building constructed after 1966 was tentatively considered ineligible unless some other quality necessitated a reassessment of eligibility.

Based on the data presented in Table 4, fourteen addresses reflect construction dates that precede 1966. These dates range from 1963 to 1965. The next period of construction dates from 1969 to ca. 1975 and includes the continued commercial development and establishment of the large apartment complexes for student housing.

The pre-1966 construction clusters in three locations (Figure 10): 1) 2435-2475 E. Chapman Avenue (commercial development), 2) 2470 Nutwood Avenue (LDS Student Center), and 2500 Nutwood Avenue and 601-651 Titan Drive (Hope International University).

1) 2435-2475 E. Chapman Avenue

The commercial complex associated with 2435 through 2475 E. Chapman Avenue is located on the northeastern corner of E. Chapman Avenue and State College Blvd. Although this commercial complex now involves additional buildings, the earliest developments occurred on the northern and eastern extents of the property.

Addresses identified as 2435 through 2453 E. Chapman are associated with the northern portion of the complex on Chapman Avenue and State College Blvd. and 1965 construction. In this case, the design is described as simple wood frame and stucco siding with a red brick façade, recessed commercial windows and doors, and a faux Mansard roof design. The materials all appear to be of modern in design and manufacturing (Figure 11) with no outstanding architectural design elements.

Table 4. Properties Identified within the College Town Project Area.			
Address	APN	Description	Date
2403 E. Chapman Ave.	338-10-06	Burger King	1986
2415 E. Chapman Ave.	338-10-06	Panera Bread	1969
2429 E. Chapman Ave.	338-10-06	Office Depot	1969
2431-33 E. Chapman Ave.	338-10-06	Thai Basil Restaurant	1969
2435 E. Chapman Ave.	338-10-06	Day Spa	1965
2437 E. Chapman Ave.	338-10-06	Tropical Fish	1965
2443 E. Chapman Ave.	338-10-06	World Optic	1965
2445 E. Chapman Ave.	338-10-06	Tanning	1965
2447 E. Chapman Ave.	338-10-06	Eyebrow Threading	1965
2449 E. Chapman Ave.	338-10-06	Artist Barbers	1965
2451 E. Chapman Ave.	338-10-06	Vacant	1965
2453 E. Chapman Ave.	338-10-06	Chic & Geek Chuck Wa	1965
2465 E. Chapman Ave.	338-101-09	Dollar Tree	1964
2475 E. Chapman Ave.	338-101-09	Smart & Final	1963
2481 E. Chapman Ave.	338-10-08	US Bank	1969
2485 E. Chapman Ave.	338-101-09	Bucks4-Books	1969
2491 E. Chapman Ave.	338-10-09	Flower Allie	1969
2493 E. Chapman Ave.	338-10-09	Dice House	1969
2495 E. Chapman Ave.	338-10-09	Programme	1969
2501 E. Chapman Ave.	338-10-04	University Office Park	1986
2601 E. Chapman Ave.	338-091-03	Seif Executive Suites	1975
2651 E. Chapman Ave.	338-091-04	Seif Executive Suites	1975
2701 E. Chapman Ave.	338-091-05	Vanguard Business Center	1976
2751 E. Chapman Ave.	338-091-06	Vanguard Business Center	1976
2550 College Place	338-011-14	College Terrace Apartments	1989
2650 College Place	338-091-02	The Pointe at College Place Apartments	1974
600 Langsdorf Drive	338-09-01	Waterton Apartments	1974
680 Langsdorf Drive	338-082-01	BB&T Insurance Services	1989
2404 Nutwood Ave.	338-10-10	University Crossing Apartments	1974
2456 Nutwood Ave.	338-10-11	Nutwood East Apartments	1974
2470 Nutwood Ave.	338-011-01	LDS Student Center	1964
2500 Nutwood Ave.	338-011-01	Hope International University	1964
2600 Nutwood Ave.	338-081-02	CSUF College of Communications	1969
2720 Nutwood Ave.	338-082-01	A. The Habit Burger Grill B. Which-Wich Superior Sandwiches C. Flame Broiler D. Tully's Coffee	2008
2736 Nutwood Ave.	338-082-01	Catalina Lounge Mexican Grill	2008
506 State College Blvd.	338-10-07	Mobil Gas Station	1991
512 State College Blvd.	338-10-06	Vacant	1989
514-516 State College Blvd.	338-10-06	Pie-ology Pizzeria	1989
520 State College Blvd.	338-10-06	KFC Restaurant	1999
550 State College Blvd.	338-10-06	Pinkberry	1989
601 Titan Drive	388-11-18	Hope International University Apts.	1964

Table 4. Properties Identified within the College Town Project Area (cont'd).			
Address	Address	Address	Address
640 Titan Drive	338-11-01	Lawson Fulton Student Center (Hope))	2002
651 Titan Drive	338-11-18	Hope International University Apts.	1964
Vacant Land	338-112-06, -07, -12, -13, -15, -17	Under Construction (earlier bldgs.. demo'd ca. 2007	NA

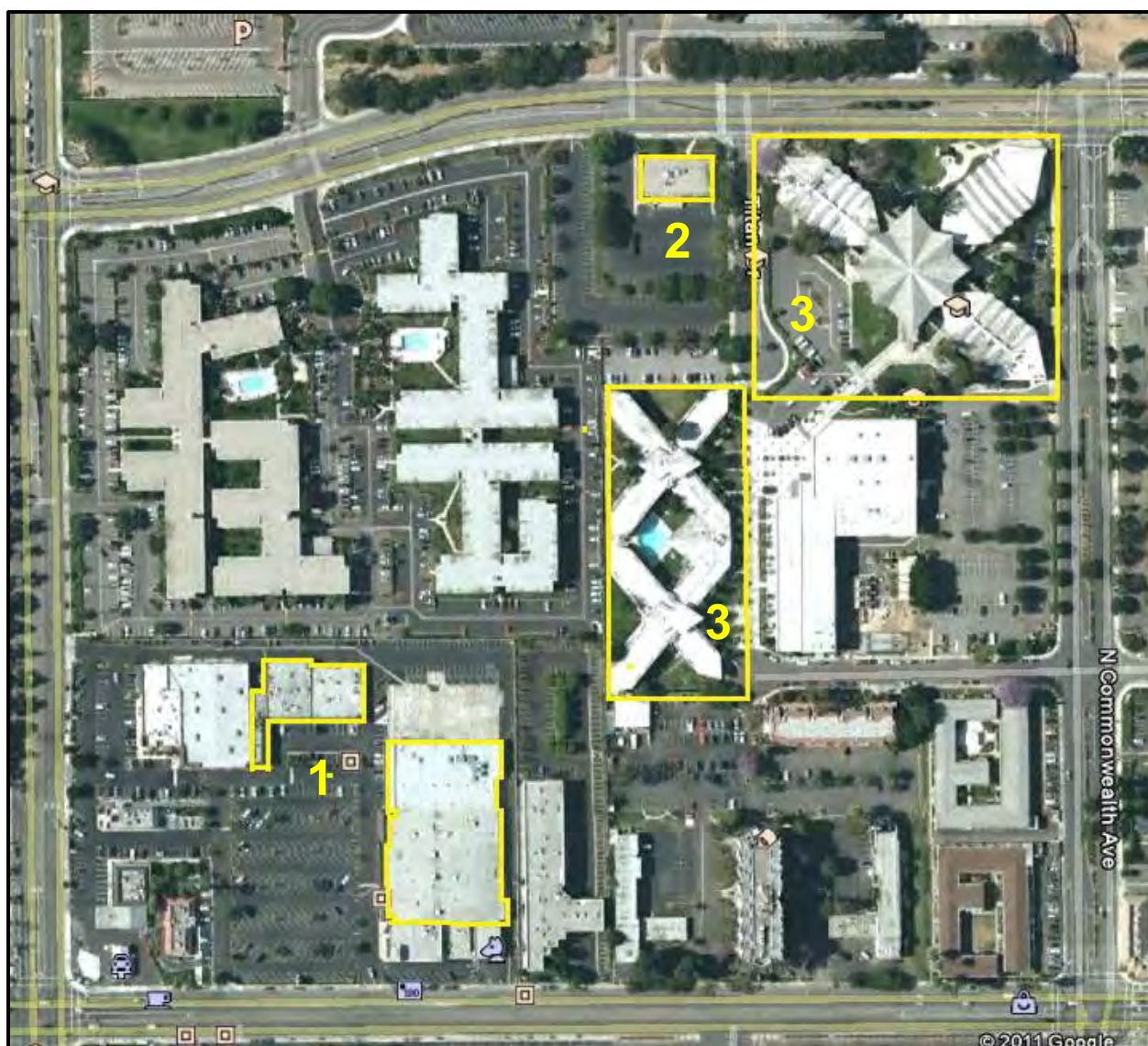


Figure 10. Pre-1966 Construction Areas.



Figure 11. Overview of Commercial Development at 2435 thru 2453 E. Chapman Avenue (facing Northwest).

Overall, the commercial development at 2435 thru 2453 E. Chapman reflects some alteration to the original design (as noted in the building permits) and does not reflect any significant style of architectural design, nor the work of a master architect or craftsman.

The structure(s) is not considered a significant historical resource and, therefore, the proposed removal of this complex will not impact any significant cultural resource.

The commercial developments at 2465 and 2475 E. Chapman Avenue were completed in 1964 and 1963, respectively (Figure 12). The Dollar Tree (2465 E. Chapman Avenue); (Figure 13) exhibits a wood frame and stucco finish with a flat roof design. Awnings are present on the main elevation windows and the windows and entry are recessed. This building was likely originally designed to reflect the red brick façade, but these bricks have since been covered with stucco, as the Dollar Tree was not the original occupant.

Smart & Final is located in the building at 2475 E. Chapman Avenue and exhibits a style of construction similar to that noted for 2435-2453 E. Chapman, suggesting these structures were designed to complement one another, despite the differences in date of construction (1963 v. 1965). It appears the façade of 2475 E. Chapman Avenue was re-



Figure 12. Commercial Development at 2465 and 2475 E. Chapman Avenue (facing Northeast).



Figure 13. Overview of the Dollar Tree at 2465 E. Chapman Avenue (facing Northeast).

designed when 2435-2453 E. Chapman Avenue was redesigned. City building permits suggest these renovations were completed in the early 1980s. Overall, the commercial developments associated with the northeastern corner of E. Chapman Avenue and State College Blvd. do not merit recognition as significant historical resources. They are indicative of generic commercial developments of the 1960s (almost strip-mall development) with evidence of alteration and renovation in the 1980s. The structures cannot be associated with any specific architect or craftsman and are not associated with any significant individual or event. As such, any demolition of these structures would not result in an adverse environmental impact.

2) 2470 Nutwood Avenue

The property identified as 2470 Nutwood Avenue is associated with the LDS Student Center and its associated parking lot. Illustrated in Figure 14, this 1964 structure was originally designed as an office building and later occupied by the LDS Student Center. The original construction design is intact, reflecting a wood frame and red brick structure with an composition shingle roof with a Mansard design. The structure has wide eaves supported by brick columns and both fixed and casement windows.



Figure 14. The LDS Student Center on Nutwood Avenue.

The main entrance is located on the north elevation (facing Nurwood Avenue) and consists of double hung commercial steel and glass doors with side lights. The structure appears to be built on a concrete slab with no evidence of a basement or other subsurface useable space. The property is well maintained and landscaped with trees, grasses, and shrubbery.

Overall, this structure exhibits simple design and materials with no outstanding architectural design elements or unique attributed. The structure cannot be associated with any specific individual or event and, overall, fails to meet the minimum requirements of recognition as a significant resource. The loss of this structure would not constitute an adverse environmental impact.

3) 2500 Nutwood Avenue and 601-651 Titan Drive

The structures at 2500 Nutwood Avenue and 601-651 Titan Drive (along with 640 Titan Drive) are associated with the current campus of Hope International University. The Lawson Fulton Student Center at 640 Titan Drive is a relatively new addition to the campus. The structures at 2500 Nutwood and 601-651 Titan Drive reflect the original 1964 construction period (Figures 15 and 16).

In the case of both 1964 complexes, the architectural style can be referred to generically as “angular,” defined as “... formed by two lines diverging from a common point, two planes diverging from a common line, and the space between such lines or surfaces, whether on the exterior or interior of a structure” (Burden 2000:288). The vaulting roof lines identified in these two complexes can also be described as a “space frame” design, where there is a three dimensional structural framework of interconnecting triangular elements that enclose a space (Burden 2000:263). In general, the architectural design of the commercial complex on Nutwood Avenue and the residential complexes on Titan Drive can be referred to as a “space age” design indicative of the late 1950s and early 1960s space race mentality and interest.

Specifically, this style of architectural is known as “Googie” architecture. Croven (2011) defines “Googie architecture” as a “... futuristic, often flashy, building style that evolved in the United States during the 1950s. Often used for restaurants, motels, bowling alleys, and assorted roadside businesses, Googie architecture was designed to attract customers.” Characteristics of the Googie architectural style include flashy lights and neon signs, boomerang and palette shapes, starburst shapes, atom motifs, flying saucer shapes, sharp angles and trapezoid shapes, and zig-zag roof lines.



Figure 15. South Elevation of the Complex at 2500 Nutwood Avenue (facing Northwest).



Figure 16. Residential Complex at 651 Titan Drive (facing West).

Friedlander (2008) and others describe the Googie architecture as "... a form of modern architecture, a subdivision of futuristic architecture influenced by car culture and the Space and Atomic Ages. Originating in Southern California during the late 1940s and continuing approximately into the mid-1960s, Googie-themed architecture was popular among motels, coffee houses and gas stations. The school later became widely known as part of the Mid-Century modern style, elements of which represent the populuxe [sic] aesthetic, as in Eero Saarinen's TWA Flight Center. The term "Googie" comes from a now defunct coffee shop and café built in West Hollywood" (Nelson 2011)

Fullerton Heritage lists the complex at 2500 Nutwood Avenue (and Titan Drive) as an example of "Exaggerated Modern/Googie" architecture. Their discussion states:

"Exaggerated modern architecture – also known as Googie architecture – began in Southern California, then fanned out to other areas of the nation, with amazing popularity in Las Vegas and Miami. This architectural style was at its peak in the 1950s and 1960s.

"Today, term "Exaggerated Modern" is being used to describe this style of architecture. The term "Googie", which was initially used to identify this style, is traced back to restaurants designed by John Lautner in the early 1940s. In 1949, Lautner designed Googie's coffee shop (next to the famous Schwab's drug store) at the corner of Sunset Boulevard and Crescent Heights in Los Angeles. When Professor Douglas Haskell of Yale spotted the coffee shop, he coined its style as "Googie architecture." The label stuck when Haskell wrote an influential article on the style in *House and Home* magazine. The name suits the exotic and playful style that was once used on thousands of buildings – coffee shops, restaurants, motels, car washes, bowling alleys, car dealerships – throughout Southern California.

"The Exaggerated Modern (or Googie) style took its cues from Streamline Moderne and commercial vernacular architecture of the 1930s and 1940s. It began as a way to make the most of strip malls and other roadside locations and to catch the eye of passing motorists. The style reflected the exuberance, enthusiasm, optimism, and faith in the future and technology prevalent in the 1950s. It borrowed heavily from popular culture and the Space Age, and is often described as a combination of the Flintstones and the Jetsons."

Eldon Davis designed the complex on Nutwood Avenue. Davis, who only recently passed away (April, 2011) is described as follows:

“The unique architecture of many of Hope University’s older buildings was designed by Eldon Davis, an influential architect in his time ... Eldon was a California native and designed many buildings throughout California, including the Norms on La Cienega Boulevard in 1957, which has a vaulted roof line resembling a flying wing and an attention-grabbing neon sign. Eldon and his firm’s partner, Louis Armet, were not afraid to make a statement with their designs, and in fact they intentionally designed buildings to draw as much attention as possible. The Norms building was hoped to draw motorists in as they saw the restaurant sign towering above the building. Inspiration for the Googie architecture comes from the Space Age and car culture, and is known for soaring roof lines and structural innovation.”

A more formal biography of Eldon C. Davis (Hess 2011) notes Davis dedicated over 50 years of professional dedication to planning and architecture in Southern California (and other areas throughout the nation). He established Armet & Davis in 1947 and served on the State Board of Architectural Examiners since 1986. Davis was involved in over 3000 projects (public and private) and is considered the “father of California coffee shop design.” Davis received his degree in architecture from the University of Southern California.

In assessing the significance of the Hope International University complex in Fullerton, McKenna et al. has concluded, in concurrence with Fullerton Heritage and others versed in Googie architecture, this complex exhibits a relatively unique design for a commercial and/or residential complex, but a design that has similar architectural elements commonly seen in other Googie examples. The vaulted roof lines, large glass windows with flat and beveled panes, and the structural columns have resulted in a design that, from the street, is truly indicative of the Googie architectural designs and represents one of the largest examples of such architecture. This design is also consistent with the multi-purpose uses indicative of the “strip mall” designs of the 1960s.

Hope International University, the current occupant of the complex at 2500 Nutwood Avenue, is also the result of numerous periods of evolution since 1928. Originally established as the non-denominational Pacific Bible Seminary (ca. 1928), land was purchased in Long Beach in 1936 and, by 1940, the Southern California campus was well

established. The name of the school was changed to “Pacific Christian College” in 1962 and relocated to the Fullerton site in 1973. The references to Hope International University date to 1997, when the school attained university status.

A brief history of the school notes “ ... [the] majority of the buildings on the Hope International University campus originally were a shopping center, movie theater (the Tital Theater), and dormitories built by the California State University Foundation in the late 1960s. These are some of the finest remaining examples of pure Googie-style architecture in southern California” (Davis n.d.).

A review of “Significant Properties” in the City of Fullerton (as of September, 2009) does not list the Hope International University campus as an identified resource, though Fullerton Heritage specifically identifies the property as an excellent example of the Googie architecture. In assessing this property, McKenna et al. has concluded the main core area at 2500 Nutwood Avenue and the two dormitories at 601 and 651 Titan Drive are significant resources and meet the criteria of both the National Register of Historic Places and the California Register of Historical Resources.

Specifically, this complex can be associated with a significant individual, Eldon C. Davis, an architect that has been recognized for his “Exaggerated Modern” or “Googie” architectural designs and whose designs have been recognized in other cities. As a recognized significant person, Davis’ complex would qualify for the National Register under Criterion (c) and the California Register under Criterion (C).

CONCLUSIONS AND RECOMMENDATIONS

Recent research for the College Town project area confirmed the project area is within to traditional territory of the Gabrielino/Tongva and borders the territory of the Juaneno of Southern Orange County. Despite these associations, no physical or ethnographic data was identified to suggest cultural resources associated with any Native American population will be present within the project area.

Historic research identified the project area as being within the boundaries of the historic holdings of Abel Stearns and, later, the developed orange orchards of Charles Chapman (post-1900). Historic maps indicated the presence of structures along Chapman Avenue, but these structures were removed prior to 1960 and no evidence of the early development was identified during the recent investigations. The orchards were present until the 1960s, when the property was sold for redevelopment. The earliest

post-orchard development were completed in 1964 and involved the commercial developments along Chapman Avenue at State College Blvd. and on Nutwood Avenue.

The majority of the developments within the project area date to the 1970s and 1980s, although there are also more recent improvements (2000s). Only three improvements were identified as being over 45 years of age: 1) the commercial developments at Chapman Avenue and State College Blvd.; 2) the LDS Student Center on Nutwood Avenue; and 3) the Hope International University campus on Nutwood Avenue and Titan Drive.

The commercial developments on Chapman Avenue and State College Blvd. (store fronts) and the office buildings on Nutwood Avenue (LDS Student Center) were evaluated and found to be ineligible for recognition as historically significant resources. The Hope International University complex, originally developed as a commercial complex with associated dormitories, was found to be associated with Eldon Davis, a noted architect, and representative of the “Exaggerated Modern” or “Googie” architecture.

Based on these associations, McKenna et al. has concluded the complex meets the minimum requirements for recognition as a historical resource and eligible for listing in the National Register of Historic Places (Criterion “c”) and California Register of Historical Resources (Criterion “C”). AS such, this complex is also eligible for recognition as a “Significant Property” by the City of Fullerton and Fullerton Heritage.

The various conceptual plans for the redevelopment of the College Town project area require the removal of the existing 1964 Hope International University campus (Figure 17). As a significant cultural resource, the demolition of the complex would constitute an adverse environmental impact and, therefore, implementation of mitigation measures to lessen the impacts is appropriate. McKenna et al. recommends the following options:

1. Avoidance of impacts through project redesign and maintenance of the campus as it currently exists; or
2. Complete a level of recordation consistent with an Historic American Building Survey (HABS) prior to demolition; and
3. Monitor the demolition on a level necessary to accurately document the removal of the buildings and insure no significant pre-1964 archaeological resources are omitted from the process; and

4. Consider incorporating some of the “Googie” design elements into the re-development project.

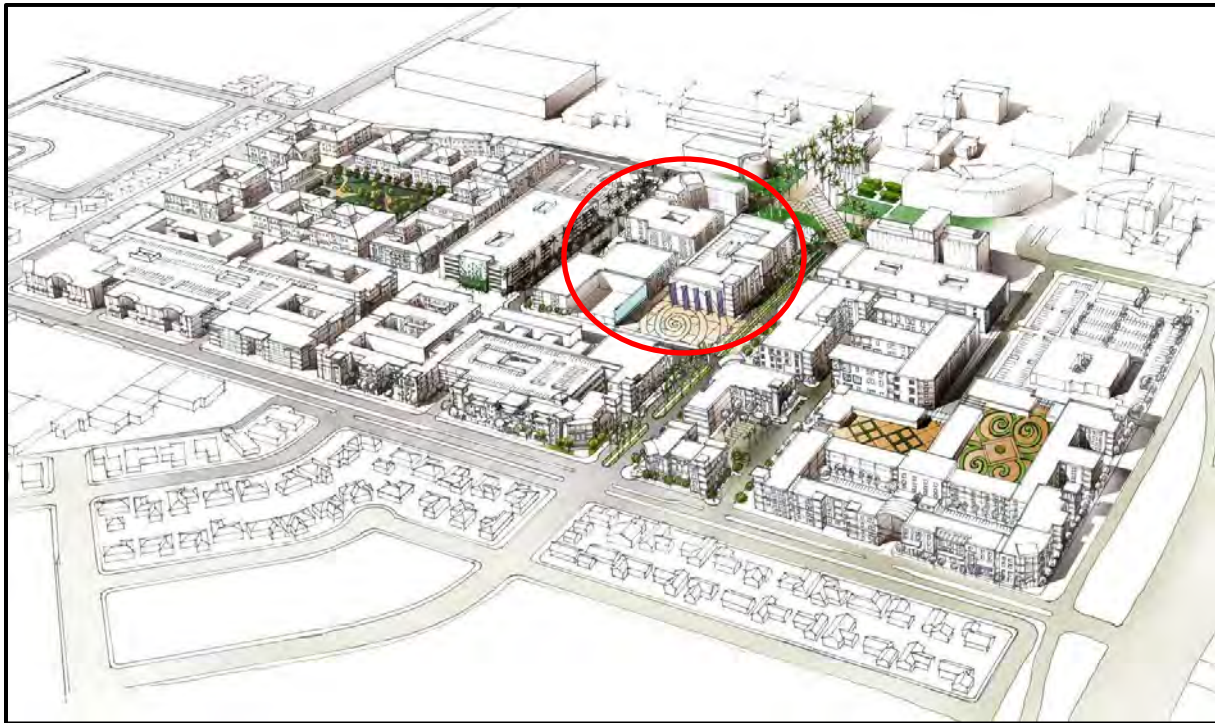


Figure 17. One of the Conceptual Plans for the College Town Redevelopment (Hope International University Campus in Red Circle).

With the implementation of one or more of the presented mitigation measures, the impacts to this resource can be lessened, possibly to a level of insignificance.

This report was prepared by Jeanette A. McKenna, Principal Investigator for McKenna et al. Any changes to this report will require the written authorization of the author.

Jeanette A. McKenna, Principal, McKenna et al.

Date

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APPENDIX A:

Professional Qualifications

JEANETTE A. McKENNA

Owner and Principal Investigator

McKenna et al., Whittier CA

Ms. McKenna specializes in the field of Cultural Resource Management: prehistoric archaeology, historic archaeology, and history. She is a past member of the Board of Directors for the Society of Professional Archaeologists (SOPA 1993-97) and was certified by the Society to conduct both prehistoric and historic archaeological studies. Ms. McKenna was on the Board of Directors for SOPA when the Society established the Registry of Professional Archaeologists (RPA) and has been a Registered Professional Archaeologist since 1998. Ms. McKenna has over 33 years of professional experience as an archaeologist/cultural resource manager and has participated on over 1500 projects. The majority of her work has been conducted as a Field Director, Project Manager, and/or Principal Investigator throughout California and the Greater Southwest.

TECHNICAL CAPABILITIES

- Vast experience in the greater Southwest, Great Basin, and Southern California regions. Familiar with the full range of cultural resource investigations and has completed projects within the public and private sectors, including environmental management firms, planning and engineering firms, and State and federal agencies.
- Active in the discipline of Cultural Resource Management since 1976; over 30 years of professional experience in Southern California, Arizona, and Nevada.
- Particular interest in the desert regions of California and Arizona, with specializations in the Proto-historic and Historic Contact Periods.
- Considerable experience in dealing with prehistoric cultural remains and working directly with Native American groups in archaeological training programs (through Arizona State University and the Southern California Indian Center, Garden Grove).

EDUCATION AND AFFILIATIONS

B.A., Anthropology, 1977, CSU Fullerton
M.A., Anthropology, 1982, CSU Fullerton
Lambda Alpha Lambda Honors Society
Post Graduate Studies, Arizona St. Univ., 1982-85
Post Graduate Studies, UC Riverside, 1991-92
Certification Program: CEQA, Land Use and Environmental Planning, UC Riverside, 1997-98
Society of Professional Archaeologists (SOPA)
Certification: Field/ Prehistoric Archaeology and Historical Archaeology (1984 to Present)
Registry of Professional Archaeologists (RPA)
Board of Directors, Society of Professional Archaeologists 1993-1997 (American Society of Conservation Archaeologists Representative)
BLM California Permit
BLM Arizona State Permit
Riverside County Registration No. 161
Arizona State Museum Antiquities Permit (renewable)
Curation Agreement, San Bernardino County Museum AND Arizona State University

SELECTED PROJECT EXPERIENCE

- Historic Architectural Studies for Renovation and Restoration of the Greek Theatre, Los Angeles CA
- Evaluation of Cultural Resources within the Burbank and West Hollywood Redevelopment Project Areas, Los Angeles County, CA
- Historic Property Survey for the City of Whittier, Los Angeles County, CA
- Archaeological Investigations and Resource Evaluations for the Proposed Cajon Pipeline, San Bernardino and Los Angeles Counties, CA
- Archaeological Class I Investigations for the Proposed Mojave Pipeline, San Bernardino County, CA
- Cultural Resources Investigations (Phases I, II, III, and Mitigation Monitoring) for the RIX/SARI Projects, Santa Ana Watershed Project Authority (SAWPA), San Bernardino and Riverside Counties, CA
- Phase I, II, and III Archaeological Investigations for the County Sanitation Districts of Los Angeles County, Puente Hills Landfill Solid Waste Management Facility Expansion Project, Whittier, CA
- Archaeological Mitigation Program, The Phoenix Indian School Track Site Project. Arizona State University Office of Cultural Resource Management and the Bureau of Indian Affairs, Phoenix, AZ
- Archaeological and Testing Program for the Hidden Valley Golf Course and Van Buren Golf Course Properties, Riverside County, CA
- Cultural Resources Overview Studies for the Annexation of Unincorporated County Lands to the City of Ontario, CA
- Historic Property Survey Reports: Warner Bros. Main Lot Ranch Lot Properties, Burbank, CA
- Historic Archaeological Investigations for L.A. County Sheriff's Facility, Lancaster, CA.

APPENDIX B:

Archaeological Records Search

CONFIDENTIAL RECORDS SEARCH REQUEST FORM

Date: _____ Access Agreement Number: _____

TO: _____ Information Center

Name: _____

Affiliation: _____

Address: _____

City: _____ State: _____ Zip: _____

Email: _____

Phone: _____ Cell Phone: _____ Fax: _____

Project Name / Reference: _____

Project Street Address: _____

Project Description: _____

County: _____

USGS 7.5' Quad: _____

Township/Range/Section or UTM's: _____

PRIORITY RESPONSE (Additional Fee): yes / no

EMERGENCY RESPONSE (Additional Fee): yes / no

TOTAL FEE NOT TO EXCEED: \$ _____

Special Instructions: _____

California Historical Resources Information System

CONFIDENTIAL RECORDS SEARCH REQUEST FORM (continued)

Include the following information (check as necessary) for the records search area shown on the attached map. Any selection left unmarked will be considered a "0" or a "no."

Map of Resource Locations:	within search area	<input type="checkbox"/> yes	<input type="checkbox"/> no
	within <input type="text"/> mi radius	<input type="checkbox"/> yes	<input type="checkbox"/> no
Resource Database Printout:	within search area	<input type="checkbox"/> yes	<input type="checkbox"/> no
	within <input type="text"/> mi radius	<input type="checkbox"/> yes	<input type="checkbox"/> no
Copy of Resource Records:	within search area	<input type="checkbox"/> yes	<input type="checkbox"/> no
	within <input type="text"/> mi radius	<input type="checkbox"/> yes	<input type="checkbox"/> no
Map of Report Locations:	within search area	<input type="checkbox"/> yes	<input type="checkbox"/> no
	within <input type="text"/> mi radius	<input type="checkbox"/> yes	<input type="checkbox"/> no
Report Database Printout:	within search area	<input type="checkbox"/> yes	<input type="checkbox"/> no
	within <input type="text"/> mi radius	<input type="checkbox"/> yes	<input type="checkbox"/> no
Copy of Entire Report:	within search area	<input type="checkbox"/> yes	<input type="checkbox"/> no
	within <input type="text"/> mi radius	<input type="checkbox"/> yes	<input type="checkbox"/> no
Copy of Title Page Only:	within search area	<input type="checkbox"/> yes	<input type="checkbox"/> no
	within <input type="text"/> mi radius	<input type="checkbox"/> yes	<input type="checkbox"/> no

		<u>REVIEW</u>	<u>PROVIDE DOCUMENTATION</u>
OHP Historic Properties Directory*:	within search area	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no
	within <input type="text"/> mi radius	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no
OHP Archaeological Determinations of Eligibility:	within search area	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no
	within <input type="text"/> mi radius	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no
<i>California Inventory of Historical Resources (1976):</i>	within search area	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no
	within <input type="text"/> mi radius	<input type="checkbox"/> yes <input type="checkbox"/> no	<input type="checkbox"/> yes <input type="checkbox"/> no

*Includes, but not limited to, information regarding National Register of Historic Places, California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and historic building surveys.

Listed below are sources of additional information that may be available at the Information Center. Indicate if a review and documentation of any of the following types of information is requested.

Caltrans Bridge Survey	<input type="checkbox"/> yes	<input type="checkbox"/> no
Ethnographic Information	<input type="checkbox"/> yes	<input type="checkbox"/> no
Historical Literature	<input type="checkbox"/> yes	<input type="checkbox"/> no
Historical Maps	<input type="checkbox"/> yes	<input type="checkbox"/> no
Local Inventories	<input type="checkbox"/> yes	<input type="checkbox"/> no
Plat Maps	<input type="checkbox"/> yes	<input type="checkbox"/> no
Shipwreck Inventory	<input type="checkbox"/> yes	<input type="checkbox"/> no
Soil Survey Maps	<input type="checkbox"/> yes	<input type="checkbox"/> no

South Central Coastal Information Center

California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395 / FAX 657.278.5542
anthro.fullerton.edu/sccic.html - sccic@fullerton.edu
California Historical Resources Information System
Orange, Los Angeles, and Ventura Counties

August 23, 2011

SCCIC #11760.8503

Ms. Jeanette McKenna
McKenna et al
6008 Friends Ave.
Whittier, CA 90601
(562) 696-3852

RE: College Town Specific Plan, McKenna et al Job#1534

Dear Ms. McKenna,

As per your request received on August 3, 2011, a records search was conducted for the above referenced project. The search includes a review of all recorded archaeological sites within a 1/2-mile radius of the project site as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest (PHI), the California Historical Landmarks (CHL), the California Register of Historical Resources (CR), the National Register of Historic Places (NR), and the California State Historic Resources Inventory (HRI) listings were reviewed for the above referenced project. The following is a discussion of the findings.

Anaheim, CA. & La Habra, CA. USGS 7.5' Quadrangle

ARCHAEOLOGICAL RESOURCES:

No archaeological sites have been identified within a 1/2-mile radius of the project site. No archaeological sites are located within the project site. No sites are listed on the Archaeological Determination of Eligibility (DOE) list. No isolates have been identified within a 1/2-mile radius of the project site. No isolates are located within the project site.

HISTORIC RESOURCES:

Two additional cultural resources (30-157295 and 30-157296) have been identified within a 1/2-mile radius of the project site. No cultural resources are located within the project site.

Copies of our historic maps – Anaheim, CA. (1896 & 1944) 15' USGS - are enclosed for your review.

The California Point of Historical Interest of the Office of Historic Preservation, Department of Parks and Recreation, lists no properties within a 1/2-mile radius of the project site.

The California Historical Landmarks of the Office of Historic Preservation, Department of Parks and Recreation, lists no properties within a 1/2-mile radius of the project site.

The California Register of Historical Resources lists no properties within a 1/2-mile radius of the project site. These are properties determined to have a National Register of Historic Places Status of 1 or 2, a California Historical Landmark numbering 770 and higher, or a Point of Historical Interest listed after 1/1/1998.

The National Register of Historic Places lists no properties within a 1/2-mile radius of the project site.

The California Historic Resources Inventory lists no properties that have been evaluated for historical significance within a 1/2-mile radius of the project site.

PREVIOUS CULTURAL RESOURCES INVESTIGATIONS:

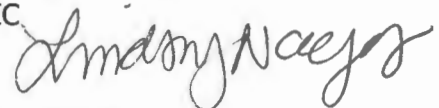
Ten studies (OR678, OR2256*, OR2359, OR2538*, OR2735, OR2799, OR3298, OR3721, OR3733, and OR3822) have been conducted within a 1/2-mile radius of the project site. Of these, two are located within the project site. There are fifteen additional investigations located on the Anaheim, CA. and La Habra, CA. 7.5' USGS Quadrangles that are potentially within a 1/2-mile radius of the project site. These reports are not mapped due to insufficient locational information.

(= Located within the project site)*

Please forward a copy of any resulting reports from this project to the office as soon as possible. Due to the sensitive nature of archaeological site location data, we ask that you **do not include** resource location maps and resource location descriptions in your report if the report is for public distribution. If you have any questions regarding the results presented herein, please contact the office at 714.278.5395 Monday through Thursday 9:00 am to 3:30 pm.

Should you require any additional information for the above referenced project, reference the SCCIC number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Sincerely,
SCCIC



Lindsey Noyes
Staff Researcher

Enclosures:

- (X) Maps – Anaheim, CA. and La Habra, CA. 7.5' USGS Quadrangle, Anaheim, CA. (1896 & 1944) 15' USGS Quadrangle – 6 pages
- (X) Bibliography – 7 pages
- (X) HRI – 4 pages
- (X) National Register Status Codes – 1 page
- (X) Site Records – (30-157295 and 30-157296) – 9 pages
- (X) Survey Reports – (OR2256 and OR2538) – 57 pages
- (X) Confidentiality Form
- (X) Invoice #11760.8503

SCCIC Bibliography: McKenna et al Job#1534, College Town

OR-00678

Author(s): Tadlock, Lewis W.

Year: 1976

Title: Archaeological Element of an Environment Impact Report for a Portion of California State University Fullerton Campus.

Affiliation: Public Antiquities Salvage Team, CSUF

Resources:

Quads: LA HABRA

Pages:

Notes:

OR-02256

Author(s): Demcak, Carol R.

Year: 1999

Title: Cultural Resources Assessments for Orange County Sanitation Districts

Affiliation: Archaeological Resource Management Corp.

Resources: 30-000083, 30-000084, 30-000085, 30-000086, 30-000087, 30-000144, 30-000277, 30-000288, 30-000289, 30-000300, 30-000352, 30-000353, 30-000381, 30-001352

Quads: ANAHEIM, LA HABRA, LOS ALAMITOS, NEWPORT BEACH, ORANGE, SEAL BEACH, TUSTIN, YORBA LINDA

Pages:

Notes:

OR-02359

Author(s): Duke, Curt

Year: 2001

Title: Cultural Resource Assessment Cingular Wireless Facility No. Sm-056-02, Orange County, California

Affiliation: LSA Associates, Inc.

Resources:

Quads: ANAHEIM

Pages:

Notes:

OR-02538

Author(s): Duke, Curt

Year: 2002

Title: Cultural Resource Assessment Cingular Wireless Facility No. Sm 195-01

Affiliation: LSA Associates, Inc.

Resources:

Quads: LA HABRA

Pages:

Notes:

OR-02735

Author(s): Duke, Curt

Year: 2002

Title: Cultural Resource Assessment at & T Wireless Services Facility No. 13306a Orange County, California

Affiliation: LSA Associates, Inc.

Resources:

Quads: ANAHEIM

Pages:

Notes:

SCCIC Bibliography: McKenna et al Job#1534, College Town

OR-02799

Author(s): Duke, Curt

Year: 2002

Title: Cultural Resource Assessment Cingular Wireless Facility No. Sc 046-01 Orange County, California

Affiliation: LSA Associates, Inc.

Resources:

Quads: LA HABRA

Pages:

Notes:

OR-03298

Author(s): Tang, Bai "Tom" and Teresa Woodard

Year: 2003

Title: (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

Affiliation: CRM Tech

Resources:

Quads: ANAHEIM, LA HABRA, LOS ANGELES, SOUTH GATE, WHITTIER

Pages: 76

Notes: Same as LA7871

OR-03721

Author(s): Bonner, Wayne H.

Year: 2007

Title: Cultural Resources Records Search and Site Visit Results for T-Mobile Candidate LA23632C (Crowther Rental), Approximately 290 Feet West-Southwest of Goetz Place and West Crowther Avenue Intersection, Placentia Orange County, California

Affiliation: Michael Brandman Associates

Resources:

Quads: ANAHEIM

Pages: 12

Notes:

OR-03733

Author(s): Duke, Curt

Year: 1999

Title: Cultural Resources Assessment for Pacific Bell Mobile Services Facility CM-423-01, County of Orange, California

Affiliation: LSA

Resources:

Quads: LA HABRA

Pages: 7

Notes:

SCCIC Bibliography: McKenna et al Job#1534, College Town

OR-03822

Author(s): Harper, Caprice

Year: 2006

Title: Historic Property Survey Report and Archaeological Survey Report for the State Route 57 Northbound Widening Project 0.3 km (0.2 mi) South of Orangethorpe Avenue to 0.2 km (0.1 mi) North of Lambert Road in the Cities of Placentia, Fullerton, and Brea, Orang

Affiliation: Bonterra Consulting

Resources: 30-001010, 30-100012, 30-100013, 30-150063, 30-157297, 30-176590, 30-176663, 30-176705, 30-176706, 30-176707, 30-176749

Quads: ANAHEIM, LA HABRA, ORANGE, YORBA LINDA

Pages: 98

Notes:

SCCIC Bibliography: Anaheim & La Habra Unmappables

LA-03526

Author(s): King, Thomas F., Theodore Gutman, and Joseph L. Chartkoff

Year: 1970

Title: Ucas-100 Survey of Regional Parks

Affiliation: UCAS

Resources: 19-000237, 19-000397

Quads: AGUA DULCE, GLENDORA, LA HABRA, MINT CANYON, MT BALDY, POINT DUME, SAN FERNANDO, TRIUNFO PASS, VALYERMO

Pages:

Notes: Included in the unmappables notebook and mapped pointing to the sites listed.

LA-08242

Author(s): Romani, John F. and Gwendolyn, Romani

Year: 1992

Title: Route 126, I-5 to Sr-14, Santa Clarita, Los Angeles County, California Final Historic Property Survey Report
Sch Number: 90011149 7-la-126-5.8/12.7 07820-065710

Affiliation: Parsons Brinckerhoff Quade & Douglas, Inc.

Resources: 19-000351, 19-001829, 19-001845

Quads: MINT CANYON, NEWHALL

Pages:

Notes: Unmappable

OR-01558

Author(s): Hastey, Ed

Year: 1992

Title: Proposed South Coast Resource Management Plan and Final Environmental Impact Statement

Affiliation: Bureau of Land Management

Resources:

Quads: ACTON, AGUA DULCE, ALBERHILL, BEVERLY HILLS, BLACK MTN, BLACK STAR CANYON, BURBANK, BURNT PEAK, CALABASAS, CANADA GOBERNADORA, CANOGA PARK, CHILAO FLAT, COBBLESTONE MTN, CONDOR PEAK, CORONA SOUTH, CRYSTAL LAKE, DANA POINT, EL TORO, GREEN VALLEY, HOLLYWOOD, JUNIPER HILLS, LA LIEBRE RANCH, LAGUNA BEACH, LAKE HUGHES, LEBEC, LITTLEROCK, MALIBU BEACH, MESCAL CREEK, MINT CANYON, MOUNT SAN ANTONIO, NEENACH SCHOOL, NEWHALL, NEWPORT BEACH, OAT MOUNTAIN, ORANGE, PACIFICO MOUNTAIN, PALMDALE, POINT DUME, PRADO DAM, RITTER RIDGE, SAN CLEMENTE, SAN FERNANDO, SAN JUAN CAPISTRANO, SAN PEDRO, SANTA SUSANA, SANTIAGO PEAK, SEAL BEACH, SITTON PEAK, SLEEPY VALLEY, SUNLAND, THOUSAND OAKS, TOPANGA, TORRANCE, TRIUNFO PASS, TUSTIN, VAL VERDE, VALYERMO, VAN NUYS, WARM SPRINGS MOUNTAIN, WATERMAN MTN, WHITAKER PEAK

Pages:

Notes: Indexed report. This report consists of a huge overview of Los Angeles and Orange counties and involves all Orange County quads and all except the NE quads of Los Angeles Co. All the Quad no. were entered. See report for full listing of Quad names.

OR-01633

Author(s): Robinson, Cecil V.

Year: 1936

Title: A History of Irrigation in Orange County

Affiliation:

Resources:

Quads:

Pages:

Notes: Research project covers all of Orange county, Unmappable

SCCIC Bibliography: Anaheim & La Habra Unmappables

OR-01889

Author(s): Bradshaw, M.F.
Year: 1936
Title: The California Vine Disease Bulletin No. 2
Affiliation: Department of Agriculture
Resources:
Quads: ANAHEIM, NEWPORT BEACH
Pages:
Notes: Unmappable

OR-02505

Author(s): Brock, James P.
Year: 1993
Title: Archaeological Resources at the Site of the Proposed Ronald Reagan Federal Building, Santa Ana, California
Affiliation: Archaeological Advisory Group
Resources:
Quads: ANAHEIM
Pages:
Notes:

OR-02766

Author(s): Mason, Roger D.
Year: 2001
Title: 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
Affiliation: Chambers Group, Inc.
Resources:
Quads: ANAHEIM
Pages:
Notes: Unmapable, no map

OR-02793

Author(s): Bonner, Wayne H.
Year: 2001
Title: Records Search Results for Sprint Pcs Facility Og54xc458a (gordeon Squire Shopping Center), 5301 Beach Blvd., Buena Park, Orange County, California
Affiliation: Michael Brandman Associates
Resources:
Quads: LA HABRA
Pages:
Notes: Unmapable, no exact location

SCCIC Bibliography: Anaheim & La Habra Unmappables

OR-02803

Author(s): Bonner, Wayne H.

Year: 2001

Title: Records Search Results for Sprint Pcs Facility Og54xc433d (fullerton Water Tower), Located at 3151 N. Euclid Ave., Fullerton, Orange County, California

Affiliation: LSA Associates, Inc.

Resources:

Quads: LA HABRA

Pages:

Notes: Unmapable, no exact location

OR-02804

Author(s): Bonner, Wayne H.

Year: 2000

Title: Records Search Results for Sprint Pcs Facility La54xc886b (the Crimson #5 Site), Located at 2153 Hacienda Blvd., La Habra Heights in Los Angeles County, California

Affiliation: Michael Brandman Associates

Resources:

Quads: LA HABRA

Pages:

Notes: Unmapable, no exact location

OR-03267

Author(s): Shepard, Richard S. and Roger D. Mason

Year: 2001

Title: Cultural Resources Records Search and Constraints Analysis Report: Lax/south (orange County) High Speed Ground Access Study, Los Angeles and Orange Counties, California

Affiliation: Chambers Group, Inc.

Resources: 19-000088, 19-000831, 19-001575, 30-000062, 30-000113, 30-000195, 30-000373, 30-001352, 30-001538

Quads: ANAHEIM, EL TORO, INGLEWOOD, LONG BEACH, LOS ALAMITOS, LOS ANGELES, NEWPORT BEACH, ORANGE, SEAL BEACH, SOUTH GATE, TORRANCE, TUSTIN, VENICE, WHITTIER

Pages:

Notes:

OR-03298

Author(s): Tang, Bai "Tom" and Teresa Woodard

Year: 2003

Title: (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

Affiliation: CRM Tech

Resources:

Quads: ANAHEIM, LA HABRA, LOS ANGELES, SOUTH GATE, WHITTIER

Pages: 76

Notes: Same as LA7871

SCCIC Bibliography: Anaheim & La Habra Unmappables

OR-03382

Author(s): Anonymous

Year: 1986

Title: Comprehensive Historic and Architectural Resources Inventory for the City of Garden Grove

Affiliation: The Planning Consortium, Historic and Environmental Studies

Resources:

Quads: ANAHEIM, LOS ALAMITOS

Pages:

Notes: unmappable

OR-03860

Author(s): Ni Ghabhlain, Sinead and Drew Palette

Year: 2001

Title: A Cultural Resources Inventory of the Proposed Reroute of the PF. Net/AT&T Fiber Optics Conduit, Los Angeles to Marine Corps Base Camp Pendleton, Los Angeles and Orange Counties, California

Affiliation: ASM Affiliates

Resources: 19-166921, 19-167276, 30-000392, 30-000543, 30-001304, 30-176547, 30-176548, 30-176549, 30-176550, 30-176551, 30-176552, 30-176553, 30-176554, 30-176555

Quads: ANAHEIM, HOLLYWOOD, LONG BEACH, NEWPORT BEACH, SOUTH GATE, TUSTIN

Pages: 49

Notes: Unmappable. Same as LA10429.

OR-03861

Author(s): Cook, John, Huntley, Deborah, and Andrews, Sheri

Year: 2000

Title: A Cultural Resources Inventory of the Proposed PF. Net/AT&T Fiber Optics Conduit Los Angeles to Marine Corps Base Camp Pendleton, Los Angeles and Orange Counties, California

Affiliation: ASM Affiliates, Inc

Resources: 19-002753, 19-002795, 19-166921, 19-167276, 19-186110, 30-000021, 30-000022, 30-000188, 30-000375, 30-000392, 30-000579, 30-000599, 30-000835, 30-000836, 30-000837, 30-000838, 30-000855, 30-000856, 30-000924, 30-001107, 30-001190, 30-001191, 30-001278, 30-001279, 30-001327, 30-001328, 30-001329, 30-001330, 30-001337, 30-001338, 30-001343, 30-001507, 30-001508, 30-120015, 30-120016, 30-120017, 30-150081, 30-150082, 30-150083, 30-162531, 30-176486, 30-176573, 30-176610, 30-176615

Quads: ANAHEIM, DANA POINT, HOLLYWOOD, LOS ALAMITOS, LOS ANGELES, SAN CLEMENTE, SAN JUAN CAPISTRANO, SOUTH GATE

Pages: 76

Notes:

California Historical Resource Status Codes

1 Properties listed in the National Register (NR) or the California Register (CR)

- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
- 1S Individual property listed in NR by the Keeper. Listed in the CR.

- 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
- 1CS Listed in the CR as individual property by the SHRC.
- 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)

- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
- 2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
- 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
- 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
- 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
- 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.

- 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
- 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
- 2CS Individual property determined eligible for listing in the CR by the SHRC.

3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- 3S Appears eligible for NR as an individual property through survey evaluation.

- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- 3CS Appears eligible for CR as an individual property through survey evaluation.

4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation

- 4CM Master List - State Owned Properties – PRC §5024.

5 Properties Recognized as Historically Significant by Local Government

- 5D1 Contributor to a district that is listed or designated locally.
- 5D2 Contributor to a district that is eligible for local listing or designation.
- 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.

- 5S1 Individual property that is listed or designated locally.
- 5S2 Individual property that is eligible for local listing or designation.
- 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.

- 5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

6 Not Eligible for Listing or Designation as specified

- 6C Determined ineligible for or removed from California Register by SHRC.
- 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
- 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6T Determined ineligible for NR through Part I Tax Certification process.
- 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
- 6W Removed from NR by the Keeper.
- 6X Determined ineligible for the NR by SHRC or Keeper.
- 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
- 6Z Found ineligible for NR, CR or Local designation through survey evaluation.

7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation

- 7J Received by OHP for evaluation or action but not yet evaluated.
- 7K Resubmitted to OHP for action but not reevaluated.
- 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
- 7M Submitted to OHP but not evaluated - referred to NPS.
- 7N Needs to be reevaluated (Formerly NR Status Code 4)
- 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
- 7R Identified in Reconnaissance Level Survey: Not evaluated.
- 7W Submitted to OHP for action – withdrawn.

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for ORANGE County.												
PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY	NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DATE	NRS	CRIT
127876		143 AMERIGE AVE		FULLERTON			1951	HIST. RES.	DOE-30-01-0001-0000	04/10/01	6Y	
158731		BREA BLVD	HILLCREST PARK LILY / DUCK POND RE	FULLERTON		M		PROJ. REV.	FCC010312BB	04/10/01	6Y	
158720		BREA BLVD	HILLCREST PARK LILY/DUCK POND	FULLERTON		M	1920	HIST. RES.	NPS-04000812-0025	08/11/04	6X	
158711		BREA BLVD	HILLCREST PARK PINE FOREST / NORTH	FULLERTON		M	1920	HIST. RES.	NPS-04000812-0014	08/11/04	1D	AC
036621	30-157261	200 BREA BLVD	HILLCREST PARK	FULLERTON		M	1920	HIST. RES.	NPS-04000812-0006	08/11/04	1D	AC
								NAT. REG.	NPS-04000812-9999	08/11/04	1S	C
								HIST. SURV.	30-0072	04/28/04	3S	
036079	30-156719	300 CANNON LANE		FULLERTON		P	1939	HIST. SURV.	2634-0078-0000		7R	
036080	30-156720	303 CANNON LANE		FULLERTON		P	1946	HIST. SURV.	2634-0005-0073		5D2	
036081	30-156721	308 CANNON LANE		FULLERTON		P	1938	HIST. SURV.	2634-0005-0074		5D2	
036082	30-156722	313 CANNON LANE		FULLERTON		P	1938	HIST. SURV.	2634-0005-0075		5D2	
036083	30-156723	400 CANNON LANE		FULLERTON		P	1938	HIST. SURV.	2634-0005-0076		5D2	
036084	30-156724	401 CANNON LANE		FULLERTON		P	1938	HIST. SURV.	2634-0005-0077		5D2	
036344	30-156984	CHAPMAN AVE	JACARANDA AREA	FULLERTON		P	1927	HIST. SURV.	2634-0005-0078		5D2	
036566	30-161618	2504 CHAPMAN AVE	MORRIS PL	FULLERTON		P	1918	HIST. SURV.	2634-0009-9999		3S	
								HIST. RES.	QOE-30-89-0002-0000	05/11/89	6Y	C
								PROJ. REV.	FDIC890511L	05/11/89	6Y	C
036577	30-157217	213 CLAIRE AVE	NOUARY HOUSE	FULLERTON		P	1900	HIST. SURV.	2634-0034-0000	11/29/01	6Y	5S2
129465		328 DIANA PL		FULLERTON		P	1950	HIST. RES.	DOE-30-01-0006-0000	11/29/01	6Y	
								PROJ. REV.	HUD011119F	11/29/01	6Y	
036560	30-157200	142 E AMERIGE AVE	METHDIST PARSONAGE	FULLERTON		P	1905	HIST. SURV.	2634-0017-0000		3S	
036561	30-157201	146 E AMERIGE AVE	FIRST METHODIST EPISCOPAL CHURCH,	FULLERTON		P	1909	HIST. SURV.	2634-0018-0000		3S	
156205		147 E AMERIGE AVE		FULLERTON		P	1952	PROJ. REV.	FCC050919I	10/21/05	6Y	
036562	30-157202	201 E AMERIGE AVE	FULLERTON GENERAL HOSPITAL, AMERIG	FULLERTON		U	1913	HIST. SURV.	2634-0019-0000		3S	
036563	30-157203	233 E AMERIGE AVE	STANTON HOUSE	FULLERTON		P	1895	HIST. SURV.	2634-0020-0000		7N	
036564	30-157204	315 E AMERIGE AVE	CUSICK HOUSE	FULLERTON		P	1895	HIST. SURV.	2634-0021-0000		3S	
073160	30-161895	390 E AMERIGE AVE		FULLERTON		U	1920	PROJ. REV.	HUD910909J	10/17/91	6Y	
036374	30-157014	411 E AMERIGE AVE		FULLERTON		P	1919	HIST. SURV.	2634-0011-0010		7N	
036375	30-157015	413 E AMERIGE AVE		FULLERTON		P	1921	HIST. SURV.	2634-0011-0011		7N	
036376	30-157016	423 E AMERIGE AVE		FULLERTON		P	1922	HIST. SURV.	2634-0011-0012		7N	
036377	30-157017	425 E AMERIGE AVE		FULLERTON		P	1919	HIST. SURV.	2634-0011-0013		7N	
036378	30-157018	429 E AMERIGE AVE		FULLERTON		P	1919	HIST. SURV.	2634-0011-0014		7N	
036379	30-157019	433 E AMERIGE AVE		FULLERTON		P	1919	HIST. SURV.	2634-0011-0015		7N	
036380	30-157020	437 E AMERIGE AVE		FULLERTON		P	1919	HIST. SURV.	2634-0011-0016		7N	
036381	30-157021	439 E AMERIGE AVE		FULLERTON		P	1919	HIST. SURV.	2634-0011-0017		7N	
036382	30-157022	443 E AMERIGE AVE		FULLERTON		P	1921	HIST. SURV.	2634-0011-0018		7N	
036383	30-157023	447 E AMERIGE AVE		FULLERTON		P	1921	HIST. SURV.	2634-0011-0019		7N	
170171		327 E ASH ST		FULLERTON		P	1950	PROJ. REV.	HUD080222D	03/06/08	6Y	
036569	30-157209	142 E CHAPMAN AVE	FIRST CHURCH OF CHRIST SCIENTIST,S	FULLERTON		P	1920	HIST. SURV.	2634-0026-0000		3S	
036570	30-157210	201 E CHAPMAN AVE	PLUMMER, LOUIS, AUDITORIUM	FULLERTON		M	1930	HIST. RES.	NPS-93001019-0000	09/30/93	1S	AC
								NAT. REG.	30-0022	09/30/93	1S	AC
								HIST. SURV.	2634-0027		3S	AC
036571	30-157211	201 E CHAPMAN AVE	FULLERTON HIGH SCHOOL, FULLERTON U	FULLERTON		D	1912	HIST. SURV.	2634-0028-0000		7N	
036572	30-157212	321 E CHAPMAN AVE	FULLERTON JUNIOR COLLEGE, FULLERTO	FULLERTON		C	1935	HIST. SURV.	2634-0029-0000		7N	
036573	30-157213	515 E CHAPMAN AVE	HETEBRINK HOUSE	FULLERTON		P	1914	HIST. RES.	NPS-93000597-0000	07/01/93	1S	AC
								NAT. REG.	30-0019	07/01/93	1S	
								HIST. SURV.	2634-0030		3S	AC
036574	30-157214	901 E CHAPMAN AVE	ROLAND KROGER HOUSE	FULLERTON		P	1927	HIST. SURV.	2634-0031-0000		5S2	
036575	30-157215	2025 E CHAPMAN AVE	WILLIAM LEE HALE HOUSE, MONTESSORI	FULLERTON		P	1908	HIST. SURV.	2634-0032-0000		3S	
036576	30-157216	2208 E CHAPMAN AVE		FULLERTON		P	1926	HIST. SURV.	2634-0033-0000		5S2	
036578	30-157218	109 E COMMONWEALTH AVE	GEORGE AMERIGE BLOCK	FULLERTON		P	1915	HIST. SURV.	2634-0035-0000		7N	
036579	30-157219	111 E COMMONWEALTH AVE	GEORGE AMERIGE BLOCK	FULLERTON		P	1915	HIST. SURV.	2634-0036-0000		7N	
036586	30-157226	112 E COMMONWEALTH AVE	FULLERTON ODD FELLOWS TEMPLE/FULLE	FULLERTON		P	1927	HIST. SURV.	2634-0043-0000	02/01/79	7N	A
								HIST. RES.	NPS-02000383-0000	04/26/02	1S	A
								NAT. REG.	30-0062	03/08/02	3S	A
036580	30-157220	113 E COMMONWEALTH AVE	GEORGE AMERIGE BLOCK	FULLERTON		P	1915	HIST. SURV.	2634-0037-0000		7N	

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for ORANGE County.														
PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT			
036581	30-157221	115 E COMMONWEALTH AVE	GEROGE AMERIGE BLOCK	FULLERTON	P	1915	HIST. SURV.	2634-0038-0000		7N				
036582	30-157222	117 E COMMONWEALTH AVE	GEORGE AMERIGE BLOCK	FULLERTON	P	1915	HIST. SURV.	2634-0039-0000		7N				
036587	30-157227	118 E COMMONWEALTH AVE		FULLERTON	P	1927	HIST. SURV.	2634-0044-0000		5S2				
036583	30-157223	119 E COMMONWEALTH AVE	GEROGE AMERIGE BLOCK	FULLERTON	P	1915	HIST. SURV.	2634-0040-0000		7N				
036584	30-157224	121 E COMMONWEALTH AVE	GEROGE AMERIGE BLOCK	FULLERTON	P	1915	HIST. SURV.	2634-0041-0000		7N				
036585	30-157225	123 E COMMONWEALTH AVE	GEROGE AMERIGE BLOCK	FULLERTON	P	1915	HIST. SURV.	2634-0042-0000		7N				
036588	30-157228	128 E COMMONWEALTH AVE	PACIFIC ELECTRIC RAILWAY DEPOT, PA	FULLERTON	M	1918	HIST. SURV.	2634-0045-0000		2S				
							PROJ. REV.	FHWA790523A	09/17/79	2S	AC			
069494	30-161859	128 E COMMONWEALTH AVE	PACIFIC ELECTRIC DEPOT	FULLERTON	U		HIST. RES.	DOE-30-79-0001-0000	07/11/79	2S2	AC			
036589	30-157229	145 E COMMONWEALTH AVE	DAVIES (RICHARD THOMAS) HOUSE	FULLERTON	P	1904	HIST. SURV.	2634-0046-0000	10/28/77	2S				
036590	30-157230	202 E COMMONWEALTH AVE	FULLERTON POST OFFICE	FULLERTON	F	1938	NAT. REG.	30-0088	05/12/10	7J				
036594	30-157234	329 E COMMONWEALTH AVE	LOUMAGNE'S MARKET	FULLERTON	P	1930	HIST. SURV.	2634-0047-0000		7N				
036595	30-157235	341 E COMMONWEALTH AVE	GRUMWALD'S TIN SHOP, ARNIE'S CARRY	FULLERTON	P	1925	HIST. SURV.	2634-0051-0000		5S2				
036597	30-157237	520 E COMMONWEALTH AVE		FULLERTON	P	1929	HIST. SURV.	2634-0052-0000		5S2				
036598	30-157238	524 E COMMONWEALTH AVE		FULLERTON	P	1929	HIST. SURV.	2634-0054-0000		5S2				
036599	30-157239	1510 E COMMONWEALTH AVE		FULLERTON	P	1925	HIST. SURV.	2634-0055-0000		5S2				
036600	30-157240	1530 E COMMONWEALTH AVE	THOMPSON, HAYMOND, HOUSE	FULLERTON	P	1925	HIST. SURV.	2634-0056-0000		5S2				
036602	30-157242	2223 E COMMONWEALTH AVE	LYON HOUSE	FULLERTON	P	1924	HIST. SURV.	2634-0059-0000		5S2				
171265		2541 E COMMONWEALTH AVE		FULLERTON	P	1954	PROJ. REV.	HUD080425HH	05/05/08	6Y				
085094	30-162165	115 E ELM AVE		FULLERTON	P	1926	PROJ. REV.	HUD9311129E	12/31/93	6Y				
161664		209 E ELM AVE		FULLERTON	P	1923	PROJ. REV.	HUD060224C	03/03/06	6Y				
167394		324 E ELM AVE		FULLERTON	P	1955	PROJ. REV.	HUD1003010A	03/25/10	6Y				
160412		418 E ELM AVE		FULLERTON	P	1955	PROJ. REV.	HUD070816B	08/30/07	6Y				
156540		424 E ELM AVE		FULLERTON	P	1950	PROJ. REV.	HUD060202AA	02/08/06	6Y				
143100		138 E GLENWOOD AVE		FULLERTON	P	1921	HIST. RES.	HUD051028D	11/09/05	6Y				
							HIST. RES.	DOE-30-03-0011-0000	09/04/03	6Y				
171340		1638 E GROVE AVE		FULLERTON	P	1955	PROJ. REV.	HUD030827M	09/04/03	6Y				
036622	30-157262	419 E LAS PALMAS DR		FULLERTON	P	1955	PROJ. REV.	HUD080505K	05/15/08	6Y				
161934		430 E ROSSLYN AVE		FULLERTON	P	1926	HIST. SURV.	2634-0079-0000		7N				
156005		107 E ROSSLYNN AVE		FULLERTON	P	1950	PROJ. REV.	HUD060410AA	04/14/06	6Y				
157065		113 E ROSSLYNN AVE		FULLERTON	P	1954	PROJ. REV.	HUD051011E	10/17/05	6Y				
164391		118 E ROSSLYNN AVE		FULLERTON	P	1954	PROJ. REV.	HUD051205E	12/16/05	6Y				
154969		137 E ROSSLYNN AVE		FULLERTON	P	1954	PROJ. REV.	HUD061213A	12/13/06	6Y				
155081		143 E ROSSLYNN AVE		FULLERTON	P	1954	PROJ. REV.	HUD050808N	08/12/05	6Y				
171405		219 E ROSSLYNN AVE		FULLERTON	P	1954	PROJ. REV.	HUD050801A	08/22/05	6Y				
162810		225 E ROSSLYNN AVE		FULLERTON	P	1954	PROJ. REV.	HUD080414J	04/25/08	6Y				
164786		307 E ROSSLYNN AVE		FULLERTON	P	1954	PROJ. REV.	HUD060802I	08/09/06	6Y				
156025		313 E ROSSLYNN AVE		FULLERTON	P	1955	PROJ. REV.	HUD070116I	01/24/07	6Y				
170170		343 E ROSSLYNN AVE		FULLERTON	P	1955	PROJ. REV.	HUD051017A	10/21/05	6Y				
167993		355 E ROSSLYNN AVE		FULLERTON	P	1955	PROJ. REV.	HUD080222H	03/06/08	6Y				
163384		466 E ROSSLYNN AVE		FULLERTON	P	1955	PROJ. REV.	HUD071026D	11/06/07	6Y				
172985		125 E ROSSLYNNE AVE		FULLERTON	P	1955	PROJ. REV.	HUD060830D	08/31/06	6Y				
167995		2474 E SANTA CLARA AVE		FULLERTON	P	1954	PROJ. REV.	HUD080722A	08/11/08	6Y				
036663	30-157299	100 E SANTA FE AVE	FULLERTON UNION PACIFIC DEPOT	FULLERTON	P	1955	PROJ. REV.	HUD071024D	11/06/07	6Y				
						1923	TAX. (NPS)	CA840215	10/12/83	2S				
							HIST. RES.	NPS-83003551-0000	10/12/83	1S	AC			
036638	30-157278	140 E SANTA FE AVE	SANTA FE RAILROAD PASSENGER & FREI	FULLERTON	P	1930	HIST. RES.	NPS-91002031-0000	02/05/92	1S	AC			
							NAT. REG.	30-0009	02/05/92	1S	AC			
							TAX. CERT.	537.9-30-0028	01/16/90	2S3	AC			
							HIST. SURV.	2634-0095-0000		2S	C			
							PROJ. REV.	FHWA790523A	09/17/79	2S	C			
							PROJ. REV.	65001010	09/17/79	2S	C			
							HIST. RES.	DOE-30-79-0002-0000	07/11/79	2S2	C			
090418	30-162278	408 E THUSLOW AVE		FULLERTON	P	1925	PROJ. REV.	HUD940622A	08/02/94	6Y				

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for ORANGE County.												
PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY	NAME	OWN	YR-C	ORHP-PROG.	PROG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
142115		E CHAPMAN AVE	IRVINE PARK PICNIC TABLES	(VIC)	ORANGE	M	1930	HIST. RES.	NPS-83001215-0019	04/07/83	1D	
142083		E CHAPMAN AVE	IRVINE PARK LARGE RESTROOM	(VIC)	ORANGE	M	1928	HIST. RES.	NPS-83001215-0009	04/07/83	1D	C
142065		E CHAPMAN AVE	IRVINE PARK BOAT HOUSE	(VIC)	ORANGE	M	1914	HIST. RES.	NPS-83001215-0001	04/07/83	1D	C
142112		E CHAPMAN AVE	IRVINE PARK SINGLE TIER FOUNTAIN	(VIC)	ORANGE	M	1920	HIST. RES.	NPS-83001215-0016	04/07/83	1D	
142104		E CHAPMAN AVE	IRVINE PARK IRVINE PLAQUE	(VIC)	ORANGE	M	1918	HIST. RES.	NPS-83001215-0015	04/07/83	1D	C
142101		E CHAPMAN AVE	IRVINE PARK SPANISH-AMERICAN WAR M	(VIC)	ORANGE	M	1898	HIST. RES.	NPS-83001215-0014	04/07/83	1D	
142097		E CHAPMAN AVE	IRVINE PARK CANNON	(VIC)	ORANGE	M		HIST. RES.	NPS-83001215-0013	04/07/83	1D	
142094		E CHAPMAN AVE	IRVINE PARK PLEASANTS PLAQUE	(VIC)	ORANGE	M		HIST. RES.	NPS-83001215-0012	04/07/83	1D	C
142089		E CHAPMAN AVE	IRVINE PARK MORTAR ROCK	(VIC)	ORANGE	M	1931	HIST. RES.	NPS-83001215-0011	04/07/83	1D	C
142078		E CHAPMAN AVE	IRVINE PARK COVERED DRINKING FOUNT	(VIC)	ORANGE	M		HIST. RES.	NPS-83001215-0006	04/07/83	1D	
142087		E CHAPMAN AVE	IRVINE PARK SMALLER RESTROOM	(VIC)	ORANGE	M		HIST. RES.	NPS-83001215-0010	04/07/83	1D	C
142116		E CHAPMAN AVE	IRVINE PARK ROCK RETAINING WALLS	(VIC)	ORANGE	M	1920	HIST. RES.	NPS-83001215-0020	04/07/83	1D	C
142114		E CHAPMAN AVE	IRVINE PARK LIGHT STANDARDS	(VIC)	ORANGE	M	1930	HIST. RES.	NPS-83001215-0018	04/07/83	1D	C
142070		E CHAPMAN AVE	IRVINE PARK EXHIBIT HALL / THE PAV	(VIC)	ORANGE	M	1950	HIST. RES.	NPS-83001215-0004	04/07/83	1D	C
142069		E CHAPMAN AVE	IRVINE PARK SNACK BAR	(VIC)	ORANGE	M	1932	HIST. RES.	NPS-83001215-0003	04/07/83	6X	
142068		E CHAPMAN AVE	IRVINE PARK BICYCLE SHED	(VIC)	ORANGE	M	1935	HIST. RES.	NPS-83001215-0002	04/07/83	1D	C
142113		E CHAPMAN AVE	IRVINE PARK WPA FACILITIES	(VIC)	ORANGE	M		HIST. RES.	NPS-83001215-0017	04/07/83	1D	
039448	30-160081	21401 E CHAPMAN AVE	IRVINE PARK	(VIC)	ORANGE	C	1897	HIST. RES.	NPS-83001215-9999	04/07/83	1S	C
152819		3301 SANTIAGO RD	CALIFORNIA DEPARTMENT OF WATER RES	(VIC)	ORANGE	MM	1931	HIST. RES.	SPHI-ORA-006	09/01/76	7L	
								HIST. RES.	DOE-30-03-0027-0000	07/25/03	2S2	
								PROJ. REVW.	FCC0306211	07/25/03	2S2	
143464		625 BASTANCHURY RD	KEY RANCH	PLACENTIA		P	1901	HIST. SURV.	2670-0017-0000	10/01/02	3S	BC
143457		829 BERKENSTOCK LANE	BERKENSTOCK HOUSE	PLACENTIA		P	1913	HIST. SURV.	2670-0015-0000	10/01/02	3S	BC
143462		830 BERKENSTOCK LANE	BASTEN HOUSE	PLACENTIA		P	1915	HIST. SURV.	2670-0016-0000	10/01/02	3S	BC
155947		933 CYPRESS AVE		PLACENTIA		P	1915	PROJ. REVW.	HUD051006E	10/17/05	6Y	
153235		937 CYPRESS AVE		PLACENTIA		P	1925	PROJ. REVW.	HUD041124C	12/31/04	6Y	
179820		401 E CHAPMAN AVE	PLACENTIA CITY COMMUNITY SERVICES	PLACENTIA		M		PROJ. REVW.	FCC100804B	08/30/10	6Y	
179818		401 E CHAPMAN AVE	PLACENTIA LIBRARY LA02980-K	PLACENTIA		M		PROJ. REVW.	FCC100804B	08/30/10	6Y	
179814		401 E CHAPMAN AVE	LA02980-K PLACENTIA CITY HALL	PLACENTIA		M		PROJ. REVW.	FCC100804B	08/30/10	6Y	
143588		161 E ORANGETHORPE AVE	RANNEY RANCH	PLACENTIA		M	1928	HIST. SURV.	2670-0027-0000	10/01/02	3S	ABC
179822		1301 E ORANGETHORPE AVE	IE05465-F/JEFFERSON	PLACENTIA		P		PROJ. REVW.	FCC100804D	08/30/10	6Y	
143453		220 E SANTA FE AVE		PLACENTIA		P	1930	HIST. SURV.	2670-0012-0000	10/01/02	5D2	AC
143592		705 E YORBA LINDA BLVD	JOSEPH WAGNER HOUSE	PLACENTIA		P	1919	HIST. SURV.	2670-0030-0000	10/01/02	3S	BC
143593		902 E YORBA LINDA BLVD	CHARLES WAGNER HOUSE	PLACENTIA		P	1920	HIST. SURV.	2670-0031-0000	10/01/02	3S	ABC
143594		952 GONZALES ST	GONZALES HOUSE	PLACENTIA		P	1931	HIST. SURV.	2670-0032-0000	10/01/02	7R	
143582		1612 KINGSTON RD	JOHN TUFFREE HOUSE	PLACENTIA		P	1919	HIST. SURV.	2670-0021-0000	10/01/02	3S	BC
090897	30-162288	600 MACADAMIA LANE	FIRST MACADAMIA TETRAPHYLLA PLANTE	PLACENTIA		M		HIST. RES.	SPHI-ORA-015	03/01/82	7L	
090902	30-162291	341 MEIROSE ST	PLACENTIA MUTUAL ORANGE ASSOCIATIO	PLACENTIA		U	1920	HIST. RES.	SPHI-ORA-018	05/31/84	7L	
143456		525 N ANGELINA ST	GILBERT KRAEMER HOUSE	PLACENTIA		P	1918	HIST. SURV.	2670-0014-0000	10/01/02	7R	
152147		110 N BRADFORD AVE		PLACENTIA		P	1949	HIST. RES.	DOE-30-05-0002-0000	01/12/05	6Y	
								PROJ. REVW.	FCC041216G	01/12/05	6Y	
143467		500 N BRADFORD AVE	VALENCIA HIGH SCHOOL	PLACENTIA		M	1912	HIST. SURV.	2670-0018-0000	10/01/02	3S	AC
079912	30-161991	907 N BRADFORD AVE		PLACENTIA		U	1908	PROJ. REVW.	HUD930105A	02/03/93	6Y	
143580		1022 N BRADFORD AVE	CHURCH OF LORD ANNEX	PLACENTIA		P	1905	HIST. SURV.	2670-0019-0000	10/01/02	5S2	BC
143702		1027 N KRAEMER BLVD	E. BOYNTON HOUSE	PLACENTIA		P	1931	HIST. SURV.	2670-0039-0000	10/01/02	5S1	
143584		414 N PLACENTIA AVE	LEWIS LEMKE HOME	PLACENTIA		P	1928	HIST. SURV.	2670-0024-0000	10/01/02	5S1	ABC
143586		2092 N PLACENTIA AVE	FRED TUFFREE HOUSE	PLACENTIA		P	1928	HIST. SURV.	2670-0025-0000	10/01/02	3S	C
143704		1838 N VALENCIA AVE	ROY L. HALE HOUSE	PLACENTIA		P	1920	HIST. SURV.	2670-0041-0000	10/01/02	3S	
143591		2131 N VALENCIA AVE	JOHN LEMKE HOUSE	PLACENTIA		P	1903	HIST. SURV.	2670-0029-0000	10/01/02	3S	C
179888		826 NEBRASKA AVE		PLACENTIA		P	1955	PROJ. REVW.	HUD100902P	09/08/10	6Y	
143449		111 ORANGE GROVE AVE	ROSPAW- ABBOTT HOSUE	PLACENTIA		P	1927	HIST. SURV.	2670-0010-0000	10/01/02	3S	BC
156006		131 ORANGE GROVE AVE		PLACENTIA		P	1940	PROJ. REVW.	HUD051006G	10/17/05	6Y	
143451		200 ORANGE GROVE AVE	FULLER RANCH	PLACENTIA		P	1910	HIST. SURV.	2670-0011-0000	10/01/02	3S	BC
039452	30-160084	136 PALM DR	A. S. BRADFORD HOUSE	PLACENTIA		M	1902	HIST. SURV.	2670-0022-0000	10/01/02	1S	BC

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PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY	OWN	YR-C	OHP-PROG.	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
143583		503 PALM DR	NEENON HOUSE	PLACENTIA	P	1907	HIST. RES.	NPS-78000730-0000	10/03/78	1S	
143587		560 PORTER WY	ALLEC HOUSE	PLACENTIA	P	1915	HIST. SURV.	2670-0001-0000	01/01/78	1S	
166168		518 RAMONA ST		PLACENTIA	P	1915	HIST. SURV.	2670-0023-0000	10/01/02	3CS	
143439		102 S BRADFORD AVE	CAVALRY CHURCH	PLACENTIA	P	1951	PROJ. REVW.	2670-0026-0000	10/01/02	5S2	ABC
143441		120 S BRADFORD AVE	OLD PLACENTIA CITY HALL	PLACENTIA	P	1928	HIST. SURV.	HUD070522A	05/25/07	6Y	
107110	30-162555	120 S BRADFORD AVE	FIRE STATION 35	PLACENTIA	P	1939	HIST. SURV.	2670-0003-0000	10/01/02	3S	ABC
143707		125 S BRADFORD AVE	TELEPHONE EXCHANGE BUILDING	PLACENTIA	P	1940	PROJ. REVW.	2670-0004-0000	10/01/02	3S	
143442		143 S BRADFORD AVE	OLD PLACENTIA LIBRARY	PLACENTIA	M	1926	HIST. SURV.	FEMA970203P	03/17/97	6Y	
143443		240 S BRADFORD AVE	KRAMER BUILDING	PLACENTIA	P	1914	HIST. SURV.	2670-0005-0000	10/01/02	3S	AC
143705		100 S MAIN ST	PLACENTIA WATER TOWER	PLACENTIA	P	1935	HIST. SURV.	2670-0006-0000	10/01/02	5D2	ABC
143595		143 S MAIN ST	PLACENTIA PRESBYTERIAN CHURCH	PLACENTIA	M	1935	HIST. SURV.	2670-0042-0000	10/01/02	5D2	
068775	30-161851	213 S MAIN ST		PLACENTIA	P	1913	HIST. SURV.	2670-0033-0000	10/01/02	5S2	ABC
143706		341 S MELROSE ST	PLACENTIA MUTAL ORANGE ASSOCIATION	PLACENTIA	U	1940	PROJ. REVW.	HUD900910F	10/05/90	6Y	
155948		239 S WALNUT AVE		PLACENTIA	P	1931	HIST. SURV.	2670-0043-0000	10/01/02	5D2	
143589		1542 VALENCIA AVE	JOHN WAGNER HOUSE	PLACENTIA	P	1951	PROJ. REVW.	HUD051006F	10/17/05	6Y	
143703		1802 VALENCIA AVE	HARRISON H. HALE HOUSE	PLACENTIA	P	1908	HIST. SURV.	2670-0028-0000	10/01/02	3S	BC
039453	30-160085	625 W BASTANCHURY RD	GEORGE KEY RANCH	PLACENTIA	P	1925	HIST. SURV.	2670-0040-0000	10/01/02	3S	BC
					C	1898	ST. FND. PRG	619.0-HP-88-30-004	12/19/88	3	
150697		401 W CENTER ST		PLACENTIA	P	1922	HIST. RES.	NPS-75000449-0000	04/21/75	1S	
					P	1922	HIST. RES.	DOE-30-04-0014-0000	07/12/04	6Y	
143698		314 W CHAPMAN AVE	DIAZ BUNGALOW #1	PLACENTIA	P	1916	PROJ. REVW.	HUD040601AA	07/12/04	6Y	
143699		316 W CHAPMAN AVE	DIAZ BUNGALO #2	PLACENTIA	P	1916	HIST. SURV.	2670-0035-0000	10/01/02	5S1	
143700		320 W CHAPMAN AVE	DIAZ BUNGALOW #3	PLACENTIA	P	1916	HIST. SURV.	2670-0036-0000	10/01/02	5S1	
143701		324 W CHAPMAN AVE	DIAZ BUNGALOW #4	PLACENTIA	P	1915	HIST. SURV.	2670-0037-0000	10/01/02	5S1	
143455		209 W CROWTHER AVE	PLACENTIA ORANGE GROWERS ASSOCIATI	PLACENTIA	P	1916	HIST. SURV.	2670-0038-0000	10/01/02	5S1	
143446		129 W SANTA FE AVE	MARJIE BUILDING	PLACENTIA	P	1935	HIST. SURV.	2670-0013-0000	10/01/02	5D2	A
143445		133 W SANTA FE AVE		PLACENTIA	P	1910	HIST. SURV.	2670-0008-0000	10/01/02	5S2	ABC
143447		141 W SANTA FE AVE	FIRST NATIONAL BANK	PLACENTIA	P	1918	HIST. SURV.	2670-0007-0000	10/01/02	5S2	ABC
143697		341 W SANTA FE AVE		PLACENTIA	P	1910	HIST. SURV.	2670-0009-0000	10/01/02	5D2	ABC
					P	1923	HIST. SURV.	2670-0034-0000	10/01/02	5D1	ABC
149698	SR 74		TRASH SCATTER / STATE ROUTE 74-1	(VIC) RANCHO STA	U	1930	HIST. RES.	DOE-30-04-0008-0000	02/19/04	6Y	
149696	SR 74		SEGMENTS OF 1929-32 STATE ROUTE 74	(VIC) RANCHO STA	S	1929	PROJ. REVW.	FHWA040112A	02/19/04	6Y	
149695	SR 74		STATE ROUTE 74 / ORTEGA HIGHWAY /	(VIC) RANCHO STA	S	1929	PROJ. REVW.	DOE-30-04-0006-0000	02/19/04	6Y	
149697	SR 74		46 CULVERTS ALONG STATE ROUTE 74	(VIC) RANCHO STA	S	1929	HIST. RES.	DOE-30-04-0005-0000	02/19/04	6Y	
					S	1929	PROJ. REVW.	FHWA040112A	02/14/04	6Y	
					S	1929	HIST. RES.	DOE-30-04-0007-0000	02/19/04	6Y	
					S	1929	PROJ. REVW.	FHWA040112A	02/19/04	6Y	
167596			COTTON ESTATE GATE	SAN CLEMENTE		1928	HIST. SURV.	2672-0020-0002	09/25/06	3B	AC
167594			AQUADUCT	SAN CLEMENTE	M	1928	HIST. SURV.	2672-0018-0003	09/25/06	3B	AC
						1928	HIST. SURV.	2672-0020-0001	09/25/06	3D	A
167744			NORTH BEACH HISTORIC DISTRICT	SAN CLEMENTE		1927	HIST. SURV.	2672-0018-0001	09/25/06	3D	A
167745			OLE HANSON / SPANISH VILLAGE BY TH	SAN CLEMENTE		1925	HIST. SURV.	2672-0019-9999	09/25/06	SS2	
167597			HISTORIC SIDEWALKS	SAN CLEMENTE	M	1926	HIST. SURV.	2672-0020-9999	09/25/06	3S	ABC
						1926	HIST. SURV.	2672-0020-0003	09/25/06	3D	A
167502			SPANISH COLONIAL REVIVAL THEMATIC	SAN CLEMENTE		1925	HIST. SURV.	2672-0018-0004	09/25/06	3D	A
					P	1925	HIST. SURV.	2672-0018-9999	09/25/06	SS2	A
167595			BRIDLE PATHS (SITES OF)	SAN CLEMENTE		1926	HIST. SURV.	2672-0003-9999	12/31/95		
167581	103 ALAMEDA LANE			SAN CLEMENTE		1926	HIST. SURV.	2672-0018-0002	09/26/06	5D2	A
				SAN CLEMENTE	P	1949	HIST. SURV.	2672-0022-0000	09/25/06	62	
167503	109 ALAMEDA LANE			SAN CLEMENTE		1927	HIST. SURV.	2672-0010-0000	12/31/95	6L	A
				SAN CLEMENTE	P	1927	HIST. SURV.	2672-0020-0004	09/25/06	3D	A
						1927	HIST. SURV.	2672-0018-0006	09/25/06	3D	A

APPENDIX C:

Native American Consultation

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

SACRED LANDS FILE & NATIVE AMERICAN CONTACTS LIST REQUEST

NATIVE AMERICAN HERITAGE COMMISSION

915 Capitol Mall, RM 364
Sacramento, California 95814
(916) 653-4082 (916) 657-5390 FAX
naahc@pacbell.net

Information Below is Required for a Sacred Lands File Search

Project: **College Town Specific Plan, Fullerton, CA.**

County: **Orange County, CA**

USGS Quadrangle:

Name: **La Habra and Anaheim**

Township: **3 South** Range: **10 West** Section(s): **25**

Company/Firm/Agency: **McKenna et al.**

Contact Person: **Jeanette A. McKenna**

Street Address: **6008 Friends Avenue**

City: **Whittier, CA** Zip: **90601-3724**

Phone: **(562) 696-3852**

FAX: **(562) 696-3852**

Email: jmckena@earthlink.net

Project Description: **Redevelopment Project**

6008 Friends Avenue, Whittier, California 90601-3724 email = jmckena@earthlink.net
(562) 696-3852 OFFICE and FAX (562) 754-7712 CELL (480) 664-0682 AZ

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5390
Web Site www.nahc.ca.gov
ds_nahc@pacbell.net



August 1, 2011

Ms. Jeanette A. McKenna, M.A., RPA, Principal

McKenna et al.

6008 Friends Avenue
Whittier, CA 90601-3724

Sent by FAX to: 562-696-3852

No. of Pages: 4

Re: Sacred Lands File Search and Native American Contacts list for the "Proposed College Town Specific Plan Project," Located in the City of Fullerton; Orange County, California

Dear Ms. McKenna:

The Native American Heritage Commission (NAHC) conducted a Sacred Lands File search of the 'area of potential effect,' (APE) based on the USGS coordinates provided and found **Native American cultural resources were not identified** in the USGS coordinates you specified. Also, please note; the NAHC Sacred Lands Inventory is not exhaustive. Native American cultural resources may be inadvertently discovered during groundbreaking activity.

The California Environmental Quality Act (CEQA – CA Public Resources Code §§ 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance.' In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE)', and if so, to mitigate that effect. CA Government Code §65040.12(e) defines "environmental justice" provisions and is applicable to the environmental review processes.

Early consultation, even during Initial Study or First Phase surveys with Native American tribes in your area is the best way to avoid unanticipated discoveries once a project is underway. Local Native Americans may have knowledge of the religious and cultural significance of the historic properties of the proposed project for the area (e.g. APE). Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). We urge consultation with those tribes and interested Native Americans on the list of Native American Contacts we attach to this letter in order to see if your proposed project might impact Native American cultural resources. Lead agencies should consider avoidance as defined in §15370 of the CEQA Guidelines when significant cultural resources as defined by the CEQA Guidelines §15064.5 (b)(c)(f) may be affected by a proposed project. If so, Section 15382 of the CEQA Guidelines defines a

significant impact on the environment as "substantial," and Section 2183.2 which requires documentation, data recovery of cultural resources.

Partnering with local tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA (42 U.S.C. 4321-43351) and Section 106 4(f), Section 110 (f)(k) of federal NHPA (16 U.S.C. 470 *et seq.*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CEQ), 42 U.S.C. 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation.

Also, California Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery', another important reason to have Native American Monitors on board with the project.

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. An excellent way to reinforce the relationship between a project and local tribes is to employ Native American Monitors in all phases of proposed projects including the planning phases

Confidentiality of "historic properties of religious and cultural significance" may also be protected under Section 304 of the NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APE and possibility threatened by proposed project activity.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,



Dave Singleton

Attachment: Native American Contact List

California Native American Contact List
Orange County
August 1, 2011

Ti'At Society/Inter-Tribal Council of Pimu
Cindi M. Alvitre, Chairwoman-Manisar
3098 Mace Avenue, Aapt. D Gabrielino
Costa Mesa, CA 92626
calvitre@yahoo.com
(714) 504-2468 Cell

Gabrielino Tongva Nation
Sam Dunlap, Chairperson
P.O. Box 86908 Gabrielino Tongva
Los Angeles, CA 90086
samdunlap@earthlink.net

(909) 262-9351 - cell

Juaneno Band of Mission Indians Acjachemen Nation
David Belardes, Chairperson
32161 Avenida Los Amigos Juaneno
San Juan Capistrano CA 92675
(949) 493-4933 - home
chiefdavidbelardes@yahoo.
com
(949) 293-8522

Juaneno Band of Mission Indians Acjachemen Nation
Anthony Rivera, Chairman
31411-A La Matanza Street Juaneno
San Juan Capistrano CA 92675-2674
arivera@juaneno.com
(949) 488-3484
(949) 488-3294 - FAX
(530) 354-5876 - cell

Tongva Ancestral Territorial Tribal Nation
John Tommy Rosas, Tribal Admin.
Private Address Gabrielino Tongva
tattnlaw@gmail.com
310-570-6567

Gabrielino Tongva Indians of California Tribal Council
Robert F. Dorame, Tribal Chair/Cultural Resources
P.O. Box 490 Gabrielino Tongva
Bellflower, CA 90707
gtongva@verizon.net
562-761-6417 - voice
562-761-6417- fax

Gabrielino/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693 Gabrielino Tongva
San Gabriel, CA 91778
GTTribalcouncil@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 286-1262 -FAX

Juaneno Band of Mission Indians
Alfred Cruz, Cultural Resources Coordinator
P.O. Box 25628 Juaneno
Santa Ana, CA 92799
alfredgcruz@sbcglobal.net
714-998-0721
714-998-0721 - FAX
714-321-1944 - cell

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCollege Town Specific Plan; located in the City of Fullerton; Orange County, California for which a Sacred Lands File search and Native American Contacts list were requested

California Native American Contact List
Orange County
August 1, 2011

Juaneno Band of Mission Indians
Adolph 'Bud' Sepulveda, Vice Chairperson
P.O. Box 25828 Juaneno
Santa Ana , CA 92799
bssepul@yahoo.net
714-838-3270
714-914-1812 - CELL
bssepul@yahoo.net

Juaneno Band of Mission Indians Acjachemen Nation
Joyce Perry; Representing Tribal Chairperson
4955 Paseo Segovia Juaneno
Irvine , CA 92612
949-293-8522

Juaneno Band of Mission Indians
Sonia Johnston, Tribal Chairperson
P.O. Box 25628 Juaneno
Santa Ana , CA 92799
sonia.johnston@sbcglobal.
net
(714) 323-8312

Gabrielino-Tongva Tribe
Linda Candelaria, Chairwoman
1875 Century Park East, Suite 1500
Los Angeles , CA 90067 Gabrielino
lcandelaria1@gabrielinoTribe.org
626-676-1184- cell
(310) 587-0170 - FAX
760-904-6533-home

Juaneno Band of Mission Indians
Anita Espinoza
1740 Concerto Drive Juaneno
Anaheim , CA 92807
(714) 779-8832

Gabrielino-Tongva Tribe
Bernie Acuna
1875 Century Pk East #1500 Gabrielino
Los Angeles , CA 90067
(619) 294-6660-work
(310) 428-5690 - cell
(310) 587-0170 - FAX
bacuna1@gabrielinotribe.org

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McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 2, 2011

Ti'At Society/Inter-Tribal Council of Pimu
Attn: Cindi M. Alvitre, Chairwoman
3098 Mace Avenue, Apt. D
Costa Mesa, California 92626

RE: College Town Specific Plan, Fullerton, Orange County, CA.

Ms. Alvitre:

McKenna et al. is initiating cultural resources investigations for the proposed College Town Specific Plan project area in Fullerton, Orange County, California. The project area is located south of CalState Fullerton and bounded by Nutwood (north), the 57 Freeway (east), Chapman (south), and State College (west), as illustrated on the attached map (USGS La Habra and Anaheim quadrangles).

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Sincerely,



Jeanette A. McKenna, Principal
McKenna et al.

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 2, 2011

Juaneno Band of Mission Indians Achachemen Nation
Attn: David Belardes, Chairperson
32161 Avenida Los Amigos
San Juan Capistrano, California 92675

RE: College Town Specific Plan, Fullerton, Orange County, CA.

Mr. Belardes:

McKenna et al. is initiating cultural resources investigations for the proposed College Town Specific Plan project area in Fullerton, Orange County, California. The project area is located south of CalState Fullerton and bounded by Nutwood (north), the 57 Freeway (east), Chapman (south), and State College (west), as illustrated on the attached map (USGS La Habra and Anaheim quadrangles).

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History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 2, 2011

Tongva Ancestral Territorial Tribal Nation
Attn: John Tommy Rosas, Tribal Administrator
tattnlaw@gmail.com

RE: College Town Specific Plan, Fullerton, Orange County, CA.

Mr. Rosas:

McKenna et al. is initiating cultural resources investigations for the proposed College Town Specific Plan project area in Fullerton, Orange County, California. The project area is located south of CalState Fullerton and bounded by Nutwood (north), the 57 Freeway (east), Chapman (south), and State College (west), as illustrated on the attached map (USGS La Habra and Anaheim quadrangles).

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McKenna et al.

6008 Friends Avenue, Whittier, California 90601-3724 email = jmckena@earthlink.net
(562) 696-3852 OFFICE and FAX (562) 754-7712 CELL (480) 664-0682 AZ

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 2, 2011

Gabrielino/Tongva San Gabriel Band of Mission Indians
Attn: Anthony Morales, Chairperson
P.O. Box 693
San Gabriel, California 91778

RE: College Town Specific Plan, Fullerton, Orange County, CA.

Mr. Morales:

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History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 2, 2011

Gabrielino Tongva Nation
Attn: Sam Dunlap
P.O. Box 88908
Los Angeles, California 90086

RE: College Town Specific Plan, Fullerton, Orange County, CA.

Mr. Dunlap:

McKenna et al. is initiating cultural resources investigations for the proposed College Town Specific Plan project area in Fullerton, Orange County, California. The project area is located south of CalState Fullerton and bounded by Nutwood (north), the 57 Freeway (east), Chapman (south), and State College (west), as illustrated on the attached map (USGS La Habra and Anaheim quadrangles).

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History/Archaeology/Architectural History/Ethnography/Paleontology

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Registered Prof. Archaeologist
Owner and Principal Investigator

August 2, 2011

Juaneno Band of Mission Indians Achachemen Nation
Attn: Anthony Rivera, Chairperson
31411-A La Matanza Street
San Juan Capistrano, California 92675-2674

RE: College Town Specific Plan, Fullerton, Orange County, CA.

Mr. Rivera:

McKenna et al. is initiating cultural resources investigations for the proposed College Town Specific Plan project area in Fullerton, Orange County, California. The project area is located south of CalState Fullerton and bounded by Nutwood (north), the 57 Freeway (east), Chapman (south), and State College (west), as illustrated on the attached map (USGS La Habra and Anaheim quadrangles).

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History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 2, 2011

Gabrielino Tongva Indians of California
Attn: Robert F. Dorame, Tribal Chair
P.O. Box 490
Bellflower, California 90707

RE: College Town Specific Plan, Fullerton, Orange County, CA.

Mr. Dorame:

McKenna et al. is initiating cultural resources investigations for the proposed College Town Specific Plan project area in Fullerton, Orange County, California. The project area is located south of CalState Fullerton and bounded by Nutwood (north), the 57 Freeway (east), Chapman (south), and State College (west), as illustrated on the attached map (USGS La Habra and Anaheim quadrangles).

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History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 2, 2011

Juaneno Band of Mission Indians
Attn: Alfred Cruz, Cultural Resources Coordinator
P.O. Box 25628
Santa Ana, California 92799

RE: College Town Specific Plan, Fullerton, Orange County, CA.

Mr. Cruz:

McKenna et al. is initiating cultural resources investigations for the proposed College Town Specific Plan project area in Fullerton, Orange County, California. The project area is located south of CalState Fullerton and bounded by Nutwood (north), the 57 Freeway (east), Chapman (south), and State College (west), as illustrated on the attached map (USGS La Habra and Anaheim quadrangles).

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6008 Friends Avenue, Whittier, California 90601-3724 email = jmckena@earthlink.net
(562) 696-3852 OFFICE and FAX (562) 754-7712 CELL (480) 664-0682 AZ

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 2, 2011

Juaneno Band of Mission Indians
Attn: Adolph Sepulveda, Vice Chairperson
P.O. Box 25628
Santa Ana, California 92799

RE: College Town Specific Plan, Fullerton, Orange County, CA.

Mr. Sepulveda:

McKenna et al. is initiating cultural resources investigations for the proposed College Town Specific Plan project area in Fullerton, Orange County, California. The project area is located south of CalState Fullerton and bounded by Nutwood (north), the 57 Freeway (east), Chapman (south), and State College (west), as illustrated on the attached map (USGS La Habra and Anaheim quadrangles).

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McKenna et al.

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 2, 2011

Juaneno Band of Mission Indians
Attn: Sonia Johnston, Tribal Chairperson
P.O. Box 25628
Santa Ana, California 92799

RE: College Town Specific Plan, Fullerton, Orange County, CA.

Ms. Johnston:

McKenna et al. is initiating cultural resources investigations for the proposed College Town Specific Plan project area in Fullerton, Orange County, California. The project area is located south of CalState Fullerton and bounded by Nutwood (north), the 57 Freeway (east), Chapman (south), and State College (west), as illustrated on the attached map (USGS La Habra and Anaheim quadrangles).

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6008 Friends Avenue, Whittier, California 90601-3724 email = jmckena@earthlink.net
(562) 696-3852 OFFICE and FAX (562) 754-7712 CELL (480) 664-0682 AZ

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 2, 2011

Juaneno Band of Mission Indians
Attn: Anita Espinoza
1740 Concerto Drive
Anaheim, California 92807

RE: College Town Specific Plan, Fullerton, Orange County, CA.

Ms. Espinoza:

McKenna et al. is initiating cultural resources investigations for the proposed College Town Specific Plan project area in Fullerton, Orange County, California. The project area is located south of CalState Fullerton and bounded by Nutwood (north), the 57 Freeway (east), Chapman (south), and State College (west), as illustrated on the attached map (USGS La Habra and Anaheim quadrangles).

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History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 2, 2011

Gabrielino/Tongva Tribe
Attn: Bernie Acuna
1875 Century Park East, Suite 1500
Los Angeles, California 90067

RE: College Town Specific Plan, Fullerton, Orange County, CA.

Mr. Acuna:

McKenna et al. is initiating cultural resources investigations for the proposed College Town Specific Plan project area in Fullerton, Orange County, California. The project area is located south of CalState Fullerton and bounded by Nutwood (north), the 57 Freeway (east), Chapman (south), and State College (west), as illustrated on the attached map (USGS La Habra and Anaheim quadrangles).

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6008 Friends Avenue, Whittier, California 90601-3724 email = jmckena@earthlink.net
(562) 696-3852 OFFICE and FAX (562) 754-7712 CELL (480) 664-0682 AZ

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 2, 2011

Juaneno Band of Mission Indians Achachemen Nation
Attn: Joyce Perry, Representing Tribal Chairperson
4955 Paseo Segovia
Irvine, California 92612

RE: College Town Specific Plan, Fullerton, Orange County, CA.

Ms. Perry:

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Jeanette A. McKenna

Jeanette A. McKenna, Principal
McKenna et al.

McKenna et al.

History/Archaeology/Architectural History/Ethnography/Paleontology

Jeanette A. McKenna, MA
Registered Prof. Archaeologist
Owner and Principal Investigator

August 2, 2011

Gabrielino/Tongva Tribe
Attn: Linda Candelaria, Chairwoman
1875 Century Park East, Suite 150
Los Angeles, California 90067

RE: College Town Specific Plan, Fullerton, Orange County, CA.

Ms. Candelaria:

McKenna et al. is initiating cultural resources investigations for the proposed College Town Specific Plan project area in Fullerton, Orange County, California. The project area is located south of CalState Fullerton and bounded by Nutwood (north), the 57 Freeway (east), Chapman (south), and State College (west), as illustrated on the attached map (USGS La Habra and Anaheim quadrangles).

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Jeanette A. McKenna, Principal
McKenna et al.

McKenna et al.
c/o Jeanette A. McKenna
6008 Friends Avenue
Whittier, California 90601-3724

Gabrielino/Tongva Tribe
Attn: Linda Candelaria, Chairwoman
1875 Century Park East, Suite 150
Los Angeles, California 90068

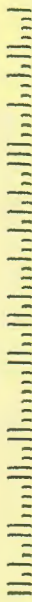
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USA FIRST CLASS PERMIT NO. 5000 LOS ANGELES CA 90008
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BC: 90601372408 *0962-07496-09-27



APPENDIX D:

Photographic Record



Cantina Lounge Mexican Grill at 2736 Nutwood Avenue, Fullerton (NE)



Cantina Lounge Mexican Grill at 2736 Nutwood Avenue, Fullerton (SSE)



Tully's Coffee at 2720 Nutwood Avenue, Suite D, Fullerton (SW)



D-101

Overview of 2720 Nurwood Avenue, Suites A-D, Fullerton (SW)



The Habit Burger Grill, 2720 Nutwood Avenue, Suite A, Fullerton (SE)



Signage at University Plaza, 2720 Nutwood Avenue, Fullerton (W)



Overview of University Plaza from Nutwood Avenue, Fullerton (ESE)



D-103

Overview of University Plaza from Rear Parking Lot, 2720 Nutwood Avenue, Fullerton (NE)



Southwestern Corner of University Plaza, 2720 Nutwood Avenue, Fullerton (NNW)



D-104

BB&T Insurance Services at 680 Langsdorf Drive, Fullerton (NW)



Signage at BB&T Insurance Services, 680 Langsdorf Drive, Fullerton (NW)



D-105

South Elevation of 680 Langsdorf Dreive, Fullerton (WNW)



North Elevation of 680 Langsdorf Drive, Fullerton (SW)



D-106

North and East Elevations of 680 Langsdorf Drive, Fullerton (SW)



Seif Executive Suites (Chapman Centre), 2751 E. Chapman Avenue, Fullerton (SE)



D-107

South Elevation of 2751 E. Chapman Avenue, Fullerton (N)



Overview of South Elevation of 2751 E. Chapman Avenue, Fullerton (NE)



D-108

South Elevation of Seif Plaza, 2701 E. Chapman Avenue, Fullerton (NW)



Signage for Seif Plaza, between 2701 and 2751 E. Chapman Avenue, Fullerton (W)



D-109

North Elevation of 2651 E. Chapman Avenue (Vanguard Business Center), Fullerton (SE)



Overview of North Elevation of Vanguard Business Center, 2651 E. Chapman Avenue, Fullerton (ESE)



D-110

North Elevation of 2651 E. Chapman Avenue, Fullerton (W)



Causeway between 2651 and 2601 E. Chapman Avenue (Vanguard Business Center), Fullerton (S)



D-111

North Elevation of 2601 E. Chapman Avenue (Vanguard Business Center), Fullerton (SW)



Occupants of 2601 E. Chapman Avenue, Fullerton



Overview of Western El of Vanguard Business Center, 2601 E. Chapman Avenue, Fullerton (W)



Signage at University Office Park, 2501 E. Chapman Avenue, Fullerton (W)



South Elevation of 2501 E. Chapman Avenue, Fullerton (NW)



Signage at 2501 E. Chapman Avenue, Fullerton (N)



South and East Elevations, 2501 E. Chapman Avenue, Fullerton (NW)



East Elevation of 2501 E. Chapman Avenue, Fullerton (SSW)



D-115

Entrance to 2501 E. Chapman Avenue, Fullerton (S)



Bucks-4-Books at 2485 E. Chapman Avenue, Fullerton (N)



D-116

Flower Allie at 2491 E. Chapman Avenue, Fullerton (N)



Dice House at 2493 E. Chapman Avenue, Fullerton (N)



D-117

Programme Skate & Sound at 2495 E. Chapman Avenue, Fullerton (N)



Overview of Storefronts at 2485-2495 E. Chapman Avenue, Fullerton (NW)



D-118

US Bank at 2481 E. Chapman Avenue, Fullerton (NW)



US Bank at 2481 E. Chapman Avenue, Fullerton (ENE)



D-119

Overview of Smart & Final Store at 2475 E. Chapman Avenue, Fullerton (NE)



Smart & Final Frontage at 2475 E. Chapman Avenue, Fullerton (ENE)



D-120

Dollar Tree at 2465 E. Chapman Avenue, Fullerton (NE)



Dollar Tree Frontage at 2465 E. Chapman Avenue, Fullerton (E)



D-121

Store Fronts at 2435-2453 E. Chapman Avenue, Fullerton (NW)



Chuckwa at 2453 E. Chapman Avenue, Fullerton (N)



Empty Store (2451 E. Chapman Avenue) and Artist Barbars at 2449 E. Chapman Avenue, Fullerton (NNW)



Eye Brow Threading at 2447 E. Chapman Avenue, Fullerton (NW)



Tanning at 2445 E. Chapman Avenue, Fullerton (NW)



World Optic at 2443 E. Chapman Avenue, Fullerton (NW)



Tropical Fish at 2437 E. Chapman Avenue, Fullerton (NW)



Day Spa (Empty Building) at 2435 E. Chapman Avenue, Fullerton (NW)



D-125

Thai Basil Restaurant at 2431-2433 E. Chapman Avenue, Fullerton (NW)



Thai Basil (2431-2433 E. Chapman Avenue) and Office Depot at 2429 E. Chapman Avenue, Fullerton (NW)



D-126

Office Depot Frontage at 2429 E. Chapman Avenue, Fullerton (N)



Overview of South Elevation of Office Depot, 2429 E. Chapman Avenue, Fullerton (NE)



D-127

Panera Bread at 2415 E. Chapman Avenue, Fullerton (NNW)



Panera Bread at 2415 E. Chapman Avenue, Fullerton (NE)

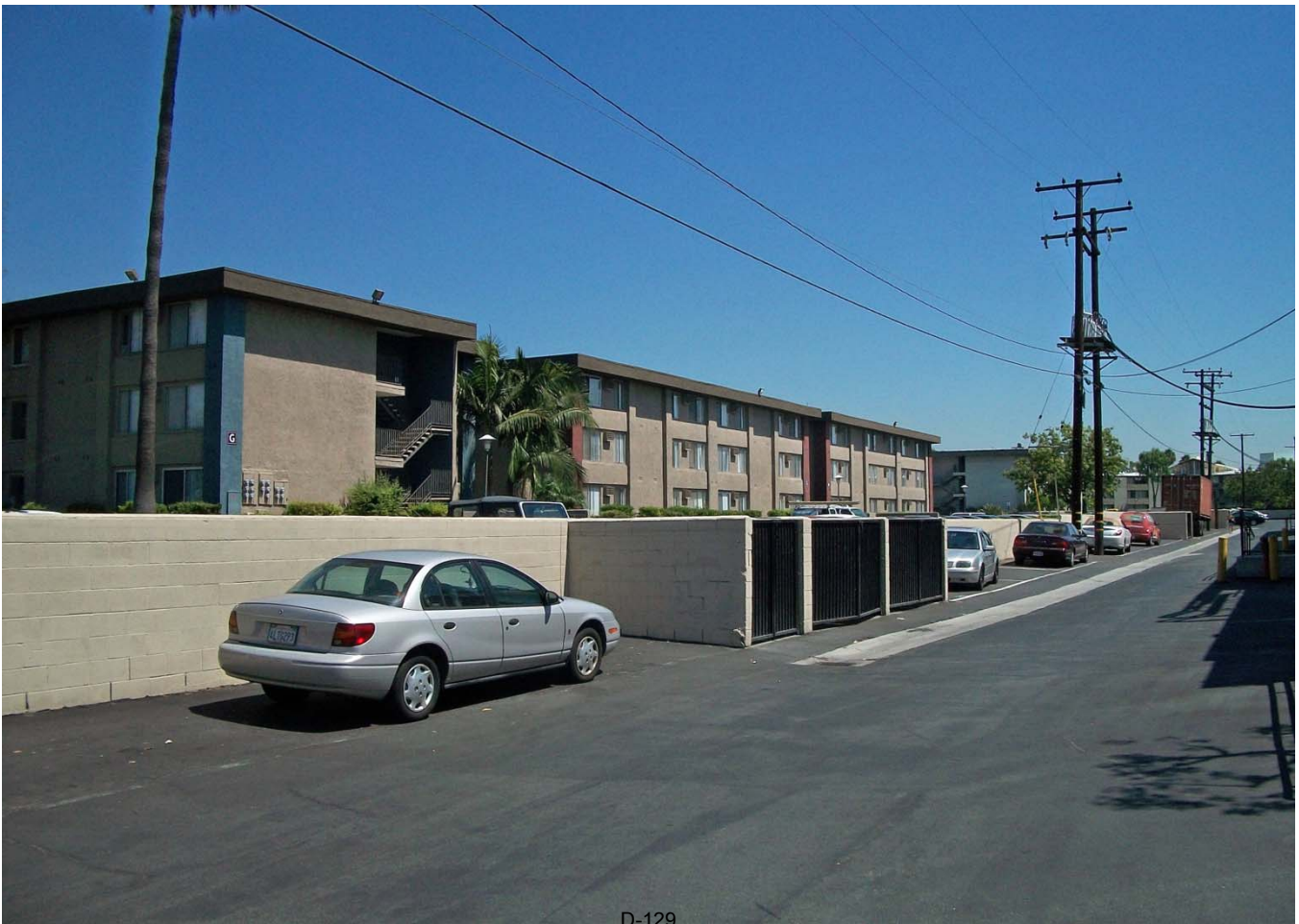


D-128

Pinkberry at 550 State College Blvd., Fullerton (NE)



Pinkberry (550 State College Blvd.) and Panera Bread (2415 E. Chapman Avenue), Fullerton (SSE)



D-129

South Elevation of University Crossing Apartments, 2404 Nutwood Avenue, Fullerton (NE)



KFC Restaurant at 520 State College Blvd., Fullerton (S)



KFC Restaurant at 520 State College Blvd., Fullerton (E)



Pie-ology Pizzeria at 514-516 State College Blvd., Fullerton (SE)



D-131

Pie-ology Pizzeria at 514-516 State College Blvd., Fullerton (E)



Empty Storefront at 512 State College Blvd., Fullerton (E)



D-132

Mobil Gas Station at 506 State College Blvd., Fullerton (E)

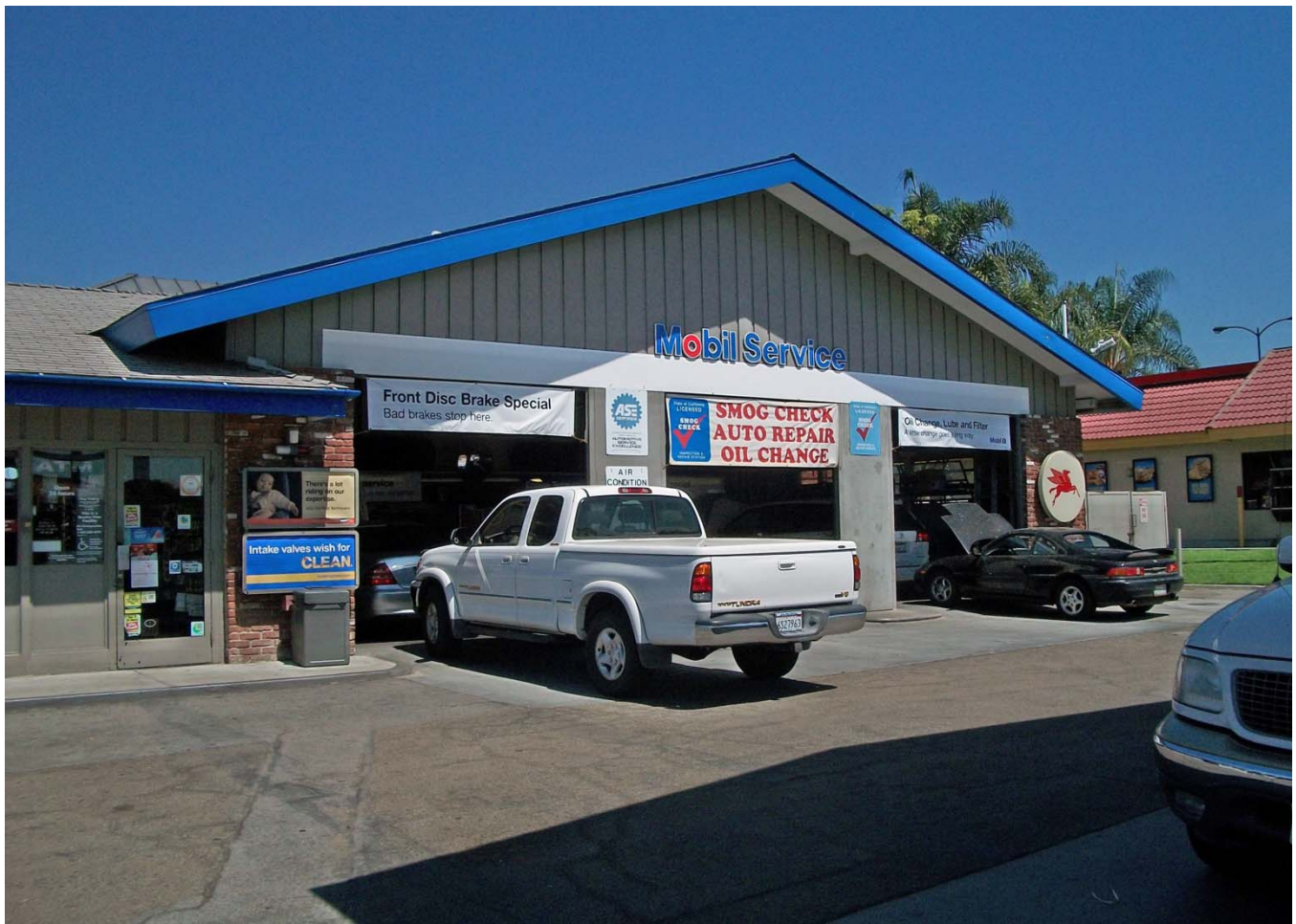


Overview of Mobil Station at 506 State College Blvd., Fullerton (SE)



D-133

Mobil Station at 506 State College Blvd., Fullerton (NNE)



Mobil Station at 506 State College Blvd., Fullerton (NE)



Burger King at 2403 E. Chapman Avenue, Fullerton (NNE)



Burger King at 2403 E. Chapman Avenue, Fullerton (NNW)



East Elevation of Burger King at 2403 E. Chapman Avenue, Fullerton (W)



Signage on Langsdorf Drive, College of Communications (S)



East and North Elevations of College of Communications, 2600 Nutwood Avenue, Fullerton (SW)



South Elevation of College of Communications, 2600 Nutwood Avenue, Fullerton (N)



South and East Elevation fo College of Communications, 2600 Nutwood Avenue, Fullerton (WNW)



North Elevation of 2600 Nutwood Avenue, (College of Communications), Fullerton (SE)



D-138

North and West Elevations of 2600 Nutwood Avenue (College of Communications), Fullerton (SSE)



Overview of South Elevation of LDS Facility at 2470 Nutwood Avenue, Fullerton (N)



D-139

South Elevation of LDS Facility, 2470 Nutwood Avenue, Fullerton (NW)



Signage at LDS Facility, 2470 Nutwood Avenue, Fullerton (SW)



North Elevation of LDS Facility, 2470 Nutwood Avenue, Fullerton (SW)



Main Entrance to LDS Facility, 2470 Nutwood Avenue, Fullerton (S)



Core of Hope Univeristy, 2500 Nutwood Avenue,Fulletton (S)



D-142

Signage near Northeastern Corner of Hope University, 2500 Nutwood Avenue, Fullerton (ESE)



Northwestern Corner of Hope University, 2500 Nutwood Avenue, Fullerton (ESE)



D-143

Signage for Hope University, 2500 Nutwood Avenue, Fullerton



North Elevation of Hope University, 2500 Nutwood Avenue, Fullerton (ESE)



D-144

Overview of Hope Univeristy, 2500 Nutwood Avenue, Fullerton (S)



Common Area within Hope Univeristy, 2500 Nutwood Avenue, Fullerton (SE)



D-145

Nutwood venu Frontage of Hope Univeristy, 2500 Nutwood Avenue, Fullerton (WSW)



Northeastern Extent of Hope University, 2500 Nutwood Avenue, Fullerton (SE)



Northeastern Corner of Hope University, 2500 Nutwood Avenue, Fullerton (ESE)



Hope University at Nutwood Avenue and Commonwealth Avenue, 2500 Nutwood Avenue, Fullerton (SSE)



D-147

East Elevation of Hope University, 2500 Nutwood Avenue, Fullerton (W)



Hope University from Commonwealth Avenue, 2500 Nutwood Avenue, Fullerton (W)

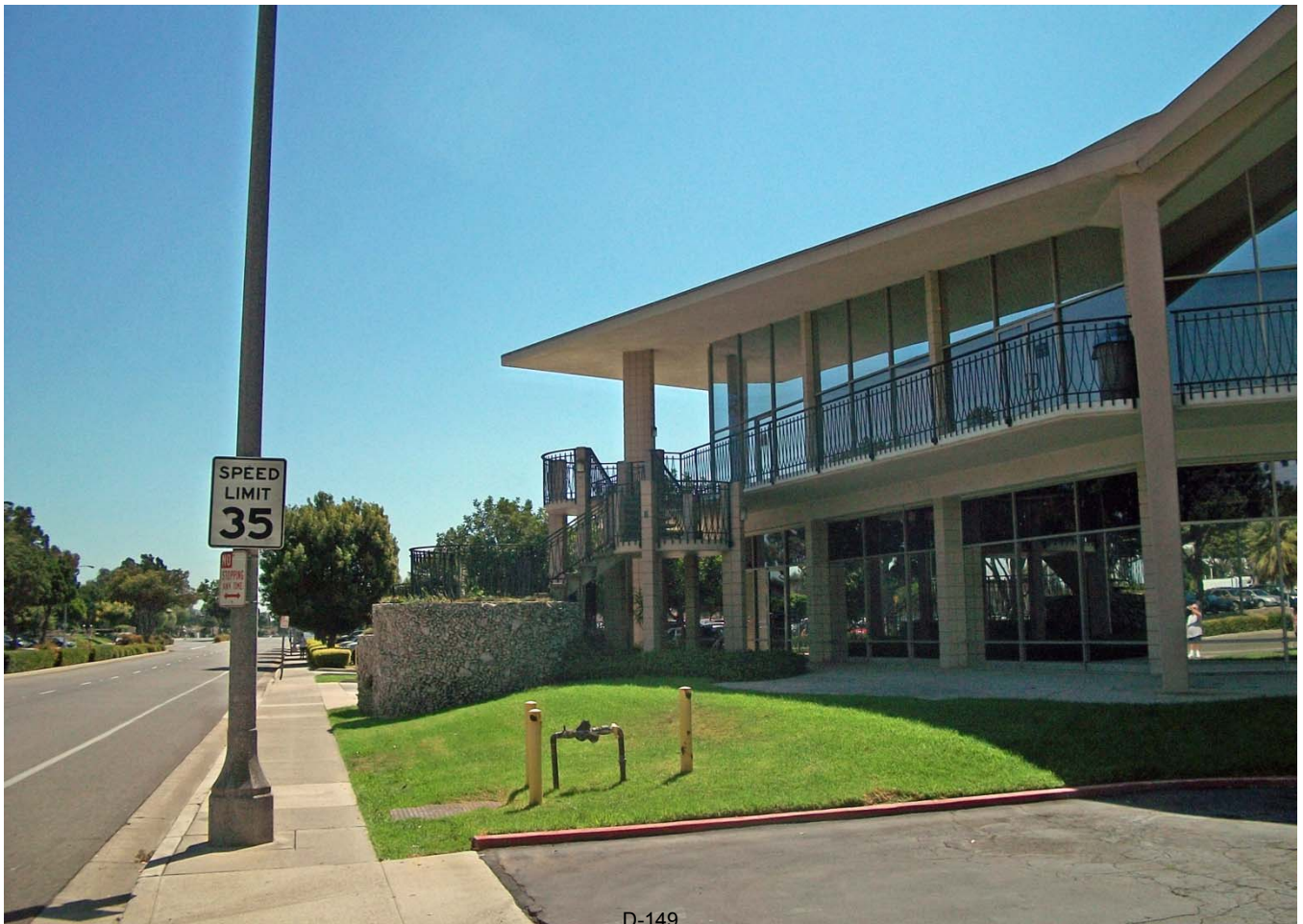


D-148

Southern Extent of Hope University from Commonwealth Avenue, 2500 Nutwood Avenue, Fullerton (SSW)



East Elevation of Hope University from Commonwealth Avenue, 2500 Nutwood Avenue, Fullerton (W)



D-149

Southeastern Extent of Hope University, 2500 Nutwood Avenue, Fullerton (SSW)



East Elevation of Hope University, 2500 Nutwood Avenue, Fullerton (NNW)



Southeastern Corner of Hope University, 2500 Nutwood Avenue, Fullerton (N)



Hope University Frontage on Commonwealth Avenue, 2500 Nutwood Avenue, Fullerton (N)



D-151

South Elevation of Hope University, 2500 Nutwood Avenue, Fullerton (WNW)



South Elevation of Hope University, 2500 Nutwood Avenue, Fullerton (NW)



D-152

East Elevation of Hope University Facility at 640 Titan Drive, Fullerton (SW)



East Elevation of 640 Titan Drive, Hope University, Fullerton (WSW)



D-153

Detail of 640 Titan Drive, Hope University, Fullerton (SW)



North Elevation of 640 Titan Drive, Hope Univeristy Lawson Fulton Student Center, Fullerton (WSW)



D-154

West Elevation of Hope University Lawson Fulton Student Center, 640 Titan Drive, Fullerton (DE)



West Elevation of Hope University Lawson Fulton Student Center, 640 Titan Drive, Fullerton (ESE)



D-155

West Elevation fo 640 Titan Drive, Fullerton (S)



West Elevation of 640 Titan Drive (Lawson Fulton Student Center), Fullerton (NNE)



South Elevation of 640 Titan Drive, Fullerton (NW)



Facility Yard at 640 Titan Drive, Fullerton (NE)



D-157

Facility Yard at 640 Titan Drive, Fullerton (ENE)



Facility Yard at 640 Titan Drive, Fullerton (NNE)



Facility Yard at 640 Titan Drive, Fullerton (NNW)



North Elevation of Dorm at 651 Titan Drive, Fullerton (S)



D-159

West Elevation of Hope University, 2500 Nutwood Avenue (Titan Drive Frontage), Fullerton (SE)



South Elevations of Dorms at Hope Univeristy, 601 Titan Drive, Fullerton (WNW)



D-160

Dorms at Hope University, 601 and 651 Titan Drive, Fullerton (NNW)



East Elevation of Dorm at 601 Titan Drive, Fullerton (NW)



D-161

Main Entrance to Dorms at 601 Titan Drive, Fullerton (WSW)



Common Area between 601 and 651 Titan Drive, Fullerton (NNW)



East Elevation of 651 Titan Drive, Fullerton (NW)

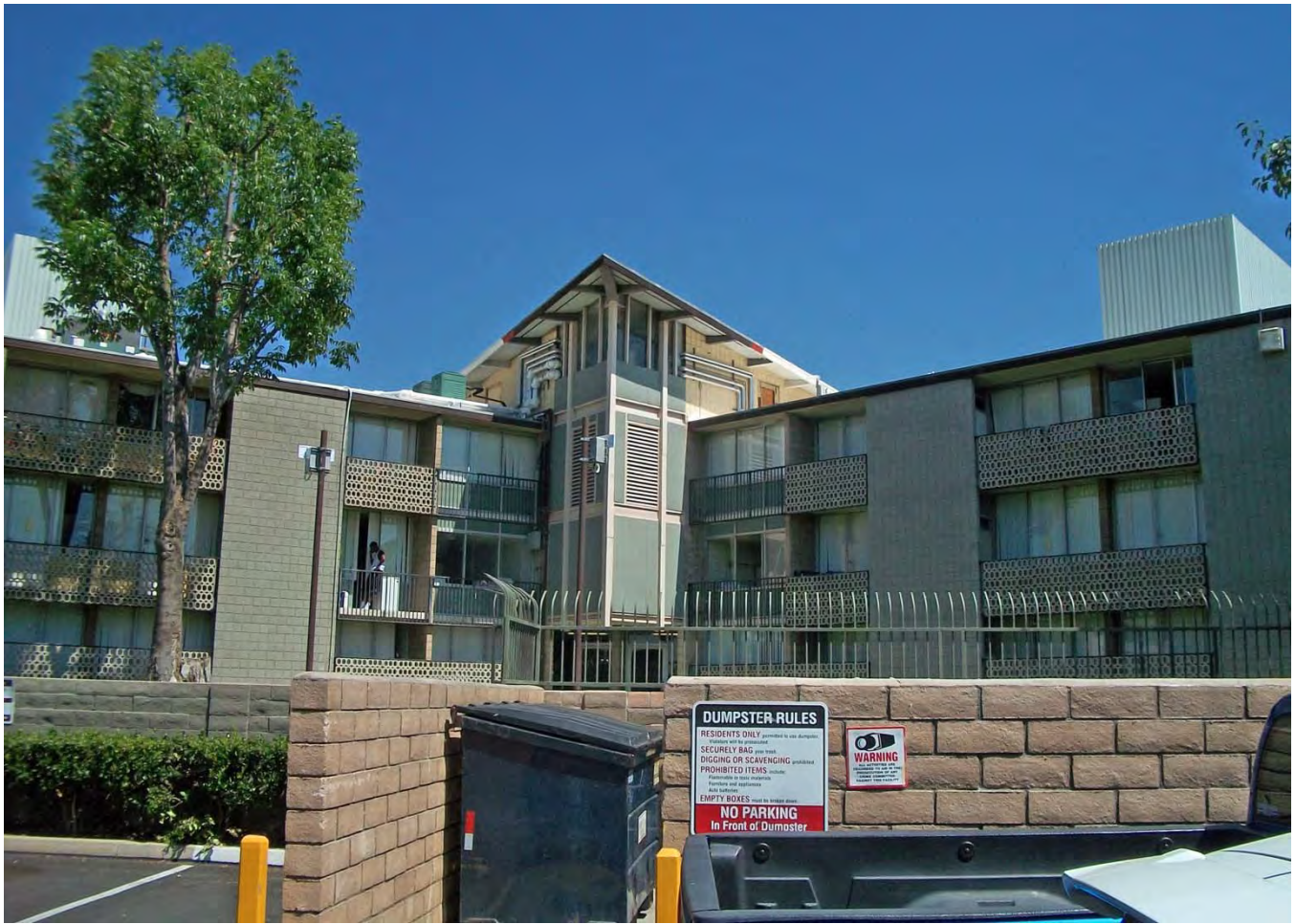


Main Entrance to 651 Titan Drive, Fullerton (W)



D-163

Hope University Dorm at 651 Titan Avenue, Fullerton (SW)



West Elevation of 601 Tital Drive, Hope University Dorm, Fullerton (E)



D-164

West Elevations of 601 and 651 Tital Drive, Hope University Dorms, Fullerton (NNE)



West Elevation of Waterton Apartments at 600 Langsdorf Drive, Fullerton (E)



D-165

Overview of Parking at the Waterton Apartment Complex, Southern Extent of Langsdorf Drive, Fullerton (S)



North Elevation of Waterton Apartments, 600 Langsdorf Drive, Fullerton (SE)



D-166

Overview of Water Apartments at 600 Langsdorf Drive, Fullerton (ESE)



Overview of The Pointe at College Place Apartments, 2650 College Place, Fullerton (SW)



D-167

Entrance to The Pointe at College Place, 2650 College Place, Fullerton (S)



Eastern Extent of and Entrance to Garage of College Terrace Apartments, 2550 College Place, Fullerton (S)



D-168

North Elevation of the College Terrace Apartments, 2550 College Place, Fullerton (SW)



West Elevation of the College Terrace Apartments, 2550 College Place, Fullerton (SE)



South Elevation of The Pointe at College Place Apartments, 2650 College Place, Fullerton (NW)



South Elevation of the Waterton Apartments, 600 Langsdorf Drive, Fullerton (NE)



D-170

South Elevation of University Crossing Apartments at 2404 Nutwood Avenue, Fullerton (E)



West Elevation of University Crossing at 2404 Nutwood Avenue, Fullerton (NNE)



D-171

West Elevation of University Crossing Apartments, 2404 Nutwood Avenue, Fullerton (S)



North Elevation of University Crossing Apartments, 2404 Nutwood Avenue, Fullerton (SE)



Detail of University Crossing Apartments, 2404 Nutwood Avenue, Fullerton (SW)



Common Area (with pool) at University Crossing Apartments, 2404 Nutwood Avenue, Fullerton (WNW)



Additional Apartments at University Crossing, 2404 Nutwood Avenue, Fullerton (WSW)



Overview of Southeastern Extent of University Crossing Apartments, 2404 Nutwood Avenue, Fullerton (S)



D-174

Southern Extent of Nutwood East Apartment Complex, 2456 Nutwood Avenue, Fullerton (SE)



Nutwood East Apartments, 2456 Nutwood Avenue, Fullerton (E)



D-175

Nutwood East Apartments, 2456 Nutwood Avenue, Fullerton (ENE)



Common Area (with playground) at Nutwood East Apartments, 2456 Nutwood Avenue, Fullerton (NE)



D-176

Nutwood East Apartments, 2456 Nutwood Avenue, Fullerton (SE)



Rental Office, Nutwood East Apartments, 2456 Nutwood Avenue, Fullerton (E)



Detail of Entrance to Nutwood East Apartments, 2456 Nutwood Avenue, Fullerton (E)



Overview of North Elevation, Nutwood East Apartments, 2456 Nutwood Avenue, Fullerton (SSE)



D-178

Overview of Eastern Extent of Nutwood East Apartments, 2456 Nutwood Avenue, Fullerton (ESE)



Overview of Nurwood East Apartments, 2456 Nutwood Avenue, Fullerton (SSE)



Overview of Nutwood East Apartments, 2456 NUTwood Avenue, Fullerton (S)



Overview of East Elevation of Nutwood East Apartment, 2456 Nutwood Avenue, Fullerton (N)



Overview of SOuth Elevation of Nutwood East Apartments, 2404 Nutwood Avenue, Fullerton (WNW)



Overview of On-going Construction South of College Place, Fullerton (SSW)



Overview of On-going Construction at Commonwealth Avenue and College Place, Fullerton (SW)



On-going Construction North of Chapman Avenue, West of Commonwealth Avenue, Fullerton (W)



D-182

On-going Construction at Chapman Avenue and Commonwealth Avenue, Fullerton (NW)

APPENDIX E:

Department of Parks and Recreation

DPR-523 Forms

State of California

DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

Page 1 of 11

* Resource Name or # (Assigned by recorder) Hope International University, Fullerton

P1. Identifier: Hope International University Campus, Fullerton

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

*a. County: Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Anaheim Date 1981 T 3S; R 10W; 1/4 of Sec. 25; S.B. B.M.

c. Address 2500 Nutwood Avenue City Fullerton Zip 92831

d. UTM: (Give more than one for large and/or linear resources) Zone 11; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

South side of Nutwood Avenue, east of Titan Drive and west of Commonwealth Avenue.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Campus consists of three components: 1) Main (core) of campus buildings (old commercial center); 2) two dormitories on Titan Drive with a common use area connecting the dorms; and 3) the modern addition of the Student Center (also on Titan Drive).

***P3b. Resource Attributes:** (List attributes and codes) HP-6 (commercial property); HP-3 (multiple unit residential property); and HP-15 (Educational property).

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

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

See attached

P5b. Description of Photo: (view, date, accession #)
See Attached

***P6. Date of Construction/Age and Source**

☒ Historic ☐ Prehistoric ☐ Both
(1964)

***P7. Owner and Address:**

Hope International University
2500 Nutwood Avenue
Fullerton, CA 92831

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

Jeanette A. McKenna (McKenna et al.)
6008 Friends Avenue
Whittier, California 90601-3724
(562) 696-3852 (562) 693-4059 FAX

***P9. Date Recorded:** September 27, 2011

***P10. Survey Type:** CRM Survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".) McKenna, Jeanette A. (2011) – A Cultural resources Investigation for the College Town @ Cal State Fullerton Specific Plan Project Area in the City of Fullerton, Orange County, California. On file, McKenna et al., Whittier, California.

***Attachments:** NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California

DEPARTMENT OF PARKS AND RECREATION

BUILDING/STRUCTURE/OBJECT

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code: _____

Page 2 of 11

* Resource Name or # (Assigned by recorder) Hope International University, Fullerton

B1. Historic Name: Pacific Christian College (PCC)

B2. Common Name: Hope International University

B3. Original Use: Commercial Office and Retail Space

B4. Present Use: Hope Int'l University Campus

***B5. Architectural Style:** Exaggerated modern ("Googie")

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

Built in 1964 during commercial development to complement CSUF developments.

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

Original Location: _____

***B8. Related Features:**

Main complex at 2500 Nutwood Avenue; Student Center at 640 Titan Drive (recently constructed); and dormitories at 601 and 651 Titan Drive.

B9a. Architect: Eldon Davis

b. Builder: Eldon Davis

***B10. Significance: Theme** 1960 Commercial Development

Area Fullerton, Orange County, CA

Period of Significance 1960's

Property Type Commercial Office

Applicable Criteria "C"

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

Commercial developments were initiated to complement the development of CSUF campus (to the north). This Eldon Davis complex was constructed in the Exaggerated Modern or "Googie" style of architecture indicative of the late 1950s and early 1960s futuristic styles. Eldon Davis is known for his significant "Googie" style of architecture. This complex is one of the larger complexes attributed to Davis and still intact as originally designed. The addition of the student center does not take away from the existing "Googie" building complex(es).

B11. Additional Resource Attributes: (List attributes and codes) None

B12. References: McKenna, Jeanette A. (2011)

B13. Remarks: Likely to be demolished

***B14 Evaluator:** Jeanette A. McKenna (McKenna et al.)
6008 Friends Avenue
Whittier, California 90601-3724
(562) 696-3852

***Date of Evaluation:** September 27, 2011

(This space reserved for official comments)

(Sketch Map with north arrow required.)



State of California

DEPARTMENT F PARKS AND RECREATION

LOCATION MAP

Primary # _____

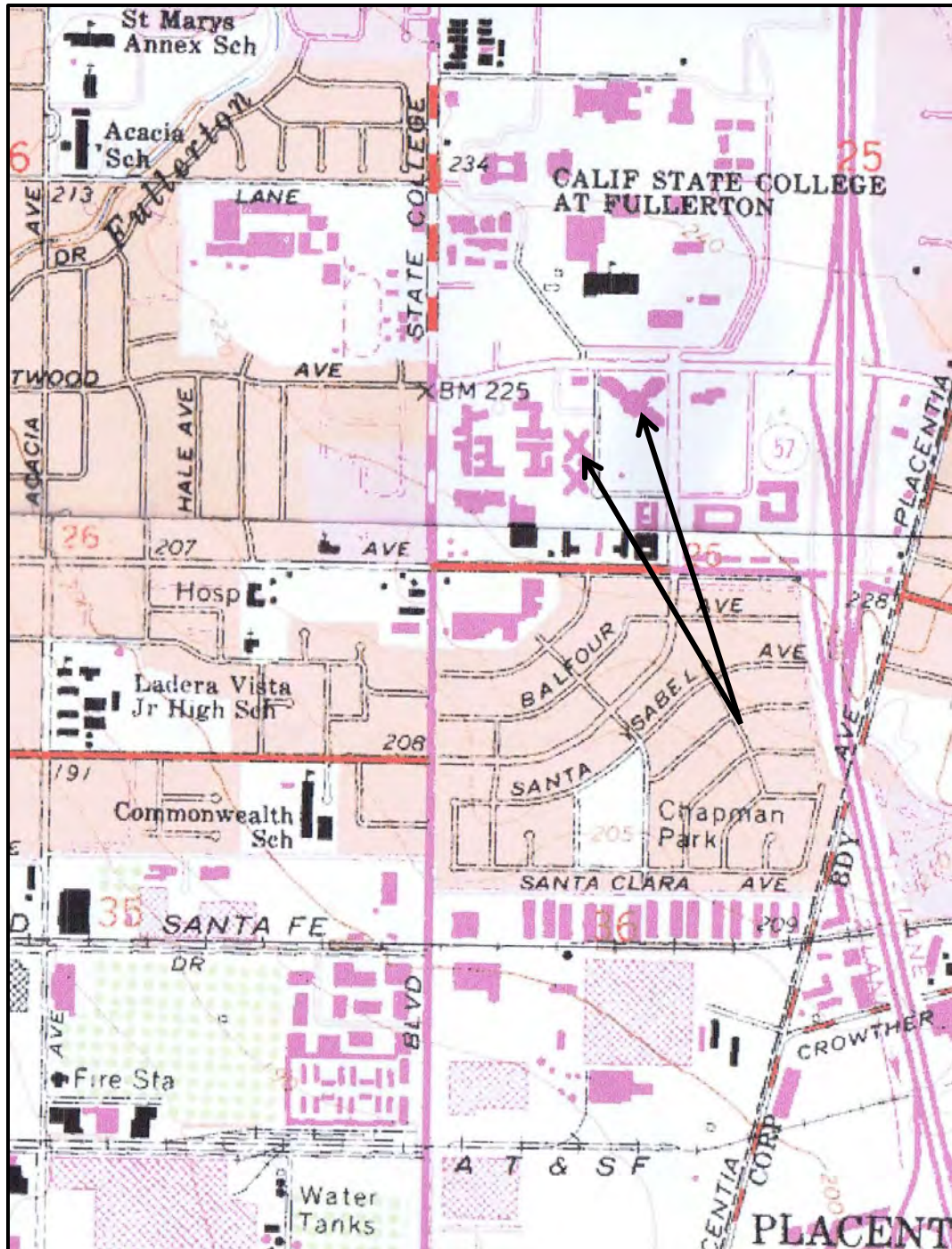
HRI # _____

Trinomial _____

Page 3 of 11

* Resource Name or # (Assigned by recorder) Hope International University, Fullerton

*Name of Map: USGS La Habra and Anaheim Quadrangles *Scale: 1:24000 *Date of Map 1981 (rev.)



Page 4 of 11 * Resource Name or # (Assigned by recorder) Hope International University, Fullerton

2500 Nutwood Avenue and 601-651 Titan Drive

The structures at 2500 Nutwood Avenue and 601-651 Titan Drive (along with 640 Titan Drive) are associated with the current campus of Hope International University. The Lawson Fulton Student Center at 640 Titan Drive is a relatively new addition to the campus. The structures at 2500 Nutwood and 601-651 Titan Drive reflect the original 1964 construction period.

In the case of both 1964 complexes, the architectural style can be referred to generically as “angular,” defined as “... formed by two lines diverging from a common point, two planes diverging from a common line, and the space between such lines or surfaces, whether on the exterior or interior of a structure” (Burden 2000:288). The vaulting roof lines identified in these two complexes can also be described as a “space frame” design, where there is a three dimensional structural framework of interconnecting triangular elements that enclose a space (Burden 2000:263). In general, the architectural design of the commercial complex on Nutwood Avenue and the residential complexes on Titan Drive can be referred to as a “space age” design indicative of the late 1950s and early 1960s space race mentality and interest.

Specifically, this style of architectural is known as “Googie” architecture. Croven (2011) defines “Googie architecture” as a “... futuristic, often flashy, building style that evolved in the United States during the 1950s. Often used for restaurants, motels, bowling alleys, and assorted roadside businesses, Googie architecture was designed to attract customers.” Characteristics of the Googie architectural style include flashy lights and neon signs, boomerang and palette shapes, starburst shapes, atom motifs, flying saucer shapes, sharp angles and trapezoid shapes, and zig-zag roof lines.

Friedlander (2008) and others describe the Googie architecture as “... a form of modern architecture, a subdivision of futuristic architecture influenced by car culture and the Space and Atomic Ages. Originating in Southern California during the late 1940s and continuing approximately into the mid-1960s, Googie-themed architecture was popular among motels, coffee houses and gas stations. The school later became widely known as part of the Mid-Century modern style, elements of which represent the populuxe [sic] aesthetic, as in Eero Saarinen’s TWA Flight Center. The term “Googie” comes from a now defunct coffee shop and café built in West Hollywood” (Nelson 2011)

Fullerton Heritage lists the complex at 2500 Nutwood Avenue (and Titan Drive) as an example of “Exaggerated Modern/Googie” architecture. Their discussion states:

“Exaggerated modern architecture – also known as Googie architecture – began in Southern California, then fanned out to other areas of the nation, with amazing popularity in Las Vegas and Miami. This architectural style was at its peak in the 1950s and 1960s.

“Today, term “Exaggerated Modern” is being used to describe this style of architecture. The term “Googie”, which was initially used to identify this style, is traced back to restaurants designed by John Lautner in the early 1940s. In 1949, Lautner designed Googie’s coffee shop (next to the famous Schwab’s drug store) at the corner of Sunset Boulevard and Crescent Heights in Los Angeles. When Professor Douglas Haskell of Yale spotted the coffee shop, he coined its style as “Googie architecture.” The label stuck when Haskell wrote an influential article on the style in *House and Home* magazine. The name suits the exotic and playful style that was once used on thousands of buildings – coffee shops, restaurants, motels, car washes, bowling alleys, car dealerships – throughout Southern California.

“The Exaggerated Modern (or Googie) style took its cues from Streamline Moderne and commercial vernacular architecture of the 1930s and 1940s. It began as a way to make the most of strip malls and other roadside locations and to catch the eye of passing motorists. The style reflected the exuberance, enthusiasm, optimism, and faith in the future and technology prevalent in the 1950s. It borrowed heavily from popular culture and the Space Age, and is often described as a combination of the Flintstones and the Jetsons.”

Eldon Davis designed the complex on Nutwood Avenue. Davis, who only recently passed away (April, 2011) is described as follows:

“The unique architecture of many of Hope University’s older buildings was designed by Eldon Davis, an influential architect in his time ... Eldon was a California native and designed many buildings throughout California, including the Norms on La Cienega Boulevard in 1957, which has a vaulted roof line resembling a flying wing and an attention-grabbing neon sign. Eldon and his firm’s partner, Louis Armet, were not afraid to make a statement with their designs, and in fact

CONTINUATION SHEET

they intentionally designed buildings to draw as much attention as possible. The Norms building was hoped to draw motorists in as they saw the restaurant sign towering above the building. Inspiration for the Googie architecture comes from the Space Age and car culture, and is known for soaring roof lines and structural innovation.”

A more formal biography of Eldon C. Davis (Hess 2011) notes Davis dedicated over 50 years of professional dedication to planning and architecture in Southern California (and other areas throughout the nation). He established Armet & Davis in 1947 and served on the State Board of Architectural Examiners since 1986. Davis was involved in over 3000 projects (public and private) and is considered the “father of California coffee shop design.” Davis received his degree in architecture from the University of Southern California.

In assessing the significance of the Hope International University complex in Fullerton, McKenna et al. has concluded, in concurrence with Fullerton Heritage and others versed in Googie architecture, this complex exhibits a relatively unique design for a commercial and/or residential complex, but a design that has similar architectural elements commonly seen in other Googie examples. The vaulted roof lines, large glass windows with flat and beveled panes, and the structural columns have resulted in a design that, from the street, is truly indicative of the Googie architectural designs and represents one of the largest examples of such architecture. This design is also consistent with the multi-purpose uses indicative of the “strip mall” designs of the 1960s.

Hope International University, the current occupant of the complex at 2500 Nutwood Avenue, is also the result of numerous periods of evolution since 1928. Originally established as the non-denominational Pacific Bible Seminary (ca. 1928), land was purchased in Long Beach in 1936 and, by 1940, the Southern California campus was well established. The name of the school was changed to “Pacific Christian College” in 1962 and relocated to the Fullerton site in 1973. The references to Hope International University date to 1997, when the school attained university status.

A brief history of the school notes “... [the] majority of the buildings on the Hope International University campus originally were a shopping center, movie theater (the Titan Theater), and dormitories built by the California State University Foundation in the late 1960s.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
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* Resource Name or # (Assigned by recorder) Hope International University, Fullerton

These are some of the finest remaining examples of pure Googie-style architecture in southern California" (Davis n.d.).

A review of "Significant Properties" in the City of Fullerton (as of September, 2009) does not list the Hope International University campus as an identified resource, though Fullerton Heritage specifically identifies the property as an excellent example of the Googie architecture. In assessing this property, McKenna et al. has concluded the main core area at 2500 Nutwood Avenue and the two dormitories at 601 and 651 Titan Drive are significant resources and meet the criteria of both the National Register of Historic Places and the California Register of Historical Resources.

Specifically, this complex can be associated with a significant individual, Eldon C. Davis, an architect that has been recognized for his "Exaggerated Modern" or "Googie" architectural designs and whose designs have been recognized in other cities. As a recognized significant person, Davis' complex would qualify for the National Register under Criterion (c) and the California Register under Criterion (C).

State of California – The Resources Agency
DEPARTMENT OF PARKS AND CREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 9 of 11
*Recorded by:

Jeanette A. McKenna, McKenna et al.
September, 2011

* Resource Name or # (Assigned by recorder)

Hope International University, Fullerton

☒ Continuation

☐ Update



State of California – The Resources Agency
DEPARTMENT OF PARKS AND CREATION
CONTINUATION SHEET

Primary #

HRI #

Trinomial

Page 8 of 11

* Recorded by: Jeanette A. McKenna, McKenna et al.

* Resource Name or # (Assigned by recorder) Hope International University, Fullerton

* Date: September, 2011

☒ Continuation

☐ Update



State of California – The Resources Agency
DEPARTMENT OF PARKS AND CREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 11 of 11
*Recorded by: Jeanette A. McKenna, McKenna et al.

* Resource Name or # (Assigned by recorder) Hope International University, Fullerton
*Date: September, 2011

☒ Continuation
☐ Update



State of California – The Resources Agency
DEPARTMENT OF PARKS AND CREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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* Resource Name or # (Assigned by recorder) Hope International University, Fullerton

*Recorded by: Jeanette A. McKenna, McKenna et al.

*Date: September, 2011

☒ Continuation

☐ Update



State of California
DEPARTMENT F PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____

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* Resource Name or # (Assigned by recorder) LDS Student Center, Fullerton

P1. Identifier: LDS Student Center, Fullerton

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

- *a. County: Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. USGS 7.5' Quad Anaheim Date 1981 T 3S; R 10W; 1/4 of Sec. 25; S.B. B.M.
c. Address 2470 Nutwood Avenue City Fullerton Zip 92831
d. UTM: (Give more than one for large and/or linear resources) Zone 11; _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

South side of Nutwood Avenue, west of Titan Drive. Due south of California State University, Fullerton.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Red brick, single story office building (ca. 1964) converted for use as the LDS Student Center (and indirectly associated with the CSUF student body).

***P3b. Resource Attributes:** (List attributes and codes) HP-6 (commercial property)

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

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

See attached

P5b. Description of Photo: (view, date, accession #)
See Attached

***P6. Date of Construction/Age and Source**

☒ Historic ☐ Prehistoric ☐ Both
(1964)

***P7. Owner and Address:**

LDS
2470 Nutwood Avenue
Fullerton, CA 92831

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

Jeanette A. McKenna (McKenna et al.)
6008 Friends Avenue
Whittier, California 90601-3724
(562) 696-3852 (562) 693-4059 FAX

***P9. Date Recorded:** September 27, 2011

***P10. Survey Type:** CRM Survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".) McKenna, Jeanette A. (2011) – A Cultural resources Investigation for the College Town @ Cal State Fullerton Specific Plan Project Area in the City of Fullerton, Orange County, California. On file, McKenna et al., Whittier, California.

***Attachments:** NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California

DEPARTMENT OF PARKS AND RECREATION

BUILDING/STRUCTURE/OBJECT

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NRHP Status Code: _____

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* Resource Name or # (Assigned by recorder) LDS Student Center, Fullerton

B1. Historic Name: Not Applicable

B2. Common Name: LDS Student Center

B3. Original Use: Commercial Office Space

B4. Present Use: LDS Student Center

*B5. Architectural Style: Commercial (generic)

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

Built in 1964 during commercial development to complement CSUF developments.

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

Original Location: _____

*B8. Related Features:

Parking Lot to rear of building

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme 1960 Commercial Development

Area Fullerton, Orange County, CA

Period of Significance 1960'

Property Type Commercial Office

Applicable Criteria **NONE**

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

Commercial developments were initiated to complement the development of CSUF campus (to the north). This relatively simple commercial office structure is indicative of the more generic commercial developments surrounding the campus.

B11. Additional Resource Attributes: (List attributes and codes) None

B12. References: McKenna, Jeanette A. (2011)

B13. Remarks: Likely to be demolished

(Sketch Map with north arrow required.)

*B14 Evaluator: Jeanette A. McKenna (McKenna et al.)
6008 Friends Avenue
Whittier, California 90601-3724
(562) 696-3852

*Date of Evaluation: September 27, 2011

(This space reserved for official comments)

State of California

DEPARTMENT F PARKS AND RECREATION

LOCATION MAP

Primary # _____

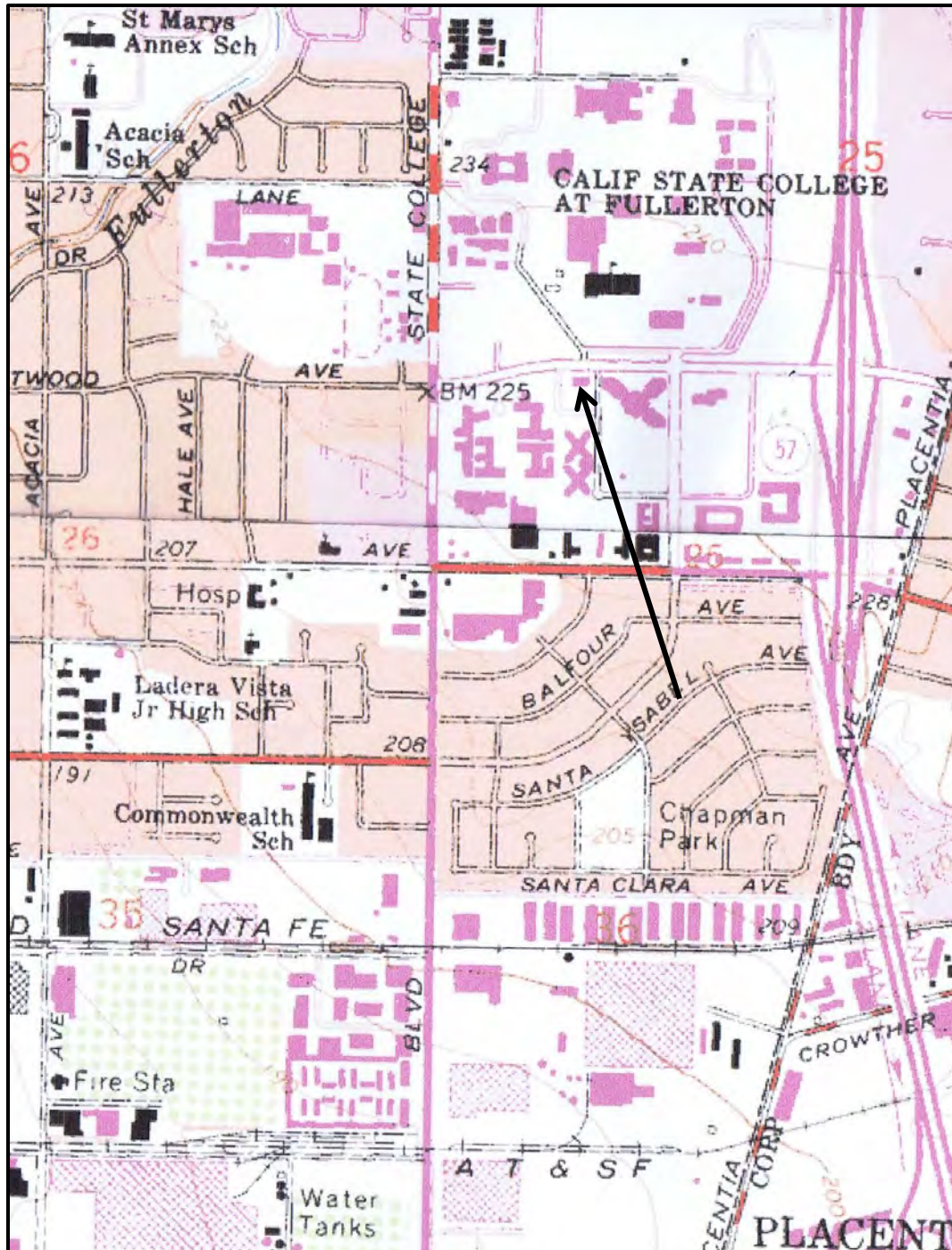
HRI # _____

Trinomial _____

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* Resource Name or # (Assigned by recorder) LDS Student Center, Fullerton

*Name of Map: USGS La Habra and Anaheim Quadrangles *Scale: 1:24000 *Date of Map 1981 (rev.)



2470 Nutwood Avenue

The property identified as 2470 Nutwood Avenue is associated with the LDS Student Center and its associated parking lot. This 1964 structure was originally designed as an office building and later occupied by the LDS Student Center. The original construction design is intact, reflecting a wood frame and red brick structure with an composition shingle roof with a Mansard design. The structure has wide eaves supported by brick columns and both fixed and casement windows.

The main entrance is located on the north elevation (facing Nurwood Avenue) and consists of double hung commercial steel and glass doors with side lights. The structure appears to be built on a concrete slab with no evidence of a basement or other subsurface useable space. The property is well maintained and landscaped with trees, grasses, and shrubbery.

Overall, this structure exhibits simple design and materials with no outstanding architectural design elements or unique attributed. The structure cannot be associated with any specific individual or event and, overall, fails to meet the minimum requirements of recognition as a significant resource. The loss of this structure would not constitute an adverse environmental impact.

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* Recorded by: Jeanette A. McKenna, McKenna et al.

* Resource Name or # (Assigned by recorder) LDS Student Center, Fullerton

*Date: September, 2011

X Continuation

Update



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DEPARTMENT OF PARKS AND CRECREATION
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* Recorded by: Jeanette A. McKenna, McKenna et al.

* Resource Name or # (Assigned by recorder) LDS Student Center, Fullerton

* Date: September, 2011

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* Resource Name or # (Assigned by recorder) Commercial Developments, Fullerton

P1. Identifier: Commercial Shopping Center, Fullerton

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** Orange and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** Anaheim Date 1981 **T** 3S ; **R** 10W ; **1/4 of Sec.** 25 ; **S.B.** B.M.

c. Address 2435 thru 2475 E. Chapman Avenue City Fullerton Zip 92831

d. UTM: (Give more than one for large and/or linear resources) Zone 11 ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

East side of State College Blvd., north side of E. Chapman Avenue.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Commercial retail buildings of red brick facades and stucco siding (ca. 1964-65) and exhibiting evidence of resurfacing and reroofing since originally constructed.

***P3b. Resource Attributes:** (List attributes and codes) HP-6 (commercial property)

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

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

See attached

P5b. Description of Photo: (view, date, accession #)
See Attached

***P6. Date of Construction/Age and Source**

☒ Historic ☐ Prehistoric ☐ Both
(1964-65)

***P7. Owner and Address:**

CSUF and City of Fullerton Redevelopment

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

Jeanette A. McKenna (McKenna et al.)
6008 Friends Avenue
Whittier, California 90601-3724
(562) 696-3852 (562) 693-4059 FAX

***P9. Date Recorded:** September 27, 2011

***P10. Survey Type:** CRM Survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".) McKenna, Jeanette A. (2011) – A Cultural resources Investigation for the College Town @ Cal State Fullerton Specific Plan Project Area in the City of Fullerton, Orange County, California. On file, McKenna et al., Whittier, California.

***Attachments:** NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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BUILDING/STRUCTURE/OBJECT

Primary # _____

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Trinomial _____

NRHP Status Code: _____

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* Resource Name or # (Assigned by recorder) Commercial Developments, Fullerton

B1. Historic Name: Not Applicable

B2. Common Name: Commercial Shopping Center

B3. Original Use: Commercial Retail Space and Services

B4. Present Use: Commercial Center

***B5. Architectural Style:** Commercial (generic)

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

Built in 1964-65 during commercial development to complement CSUF developments.

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

Original Location: _____

***B8. Related Features:**

Parking Lots and other commercial developments in same area

B9a. Architect: Unknown

b. Builder: Unknown

***B10. Significance: Theme** 1960 Commercial Development

Area Fullerton, Orange County, CA

Period of Significance 1960'

Property Type Commercial Office

Applicable Criteria **NONE**

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

Commercial developments were initiated to complement the development of CSUF campus (to the north). This relatively simple commercial office structure is indicative of the more generic commercial developments surrounding the campus.

B11. Additional Resource Attributes: (List attributes and codes) None

B12. References: McKenna, Jeanette A. (2011)

B13. Remarks: Likely to be demolished

(Sketch Map with north arrow required.)

***B14 Evaluator:** Jeanette A. McKenna (McKenna et al.)
6008 Friends Avenue
Whittier, California 90601-3724
(562) 696-3852

***Date of Evaluation:** September 27, 2011

(This space reserved for official comments)

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DEPARTMENT F PARKS AND RECREATION

LOCATION MAP

Primary # _____

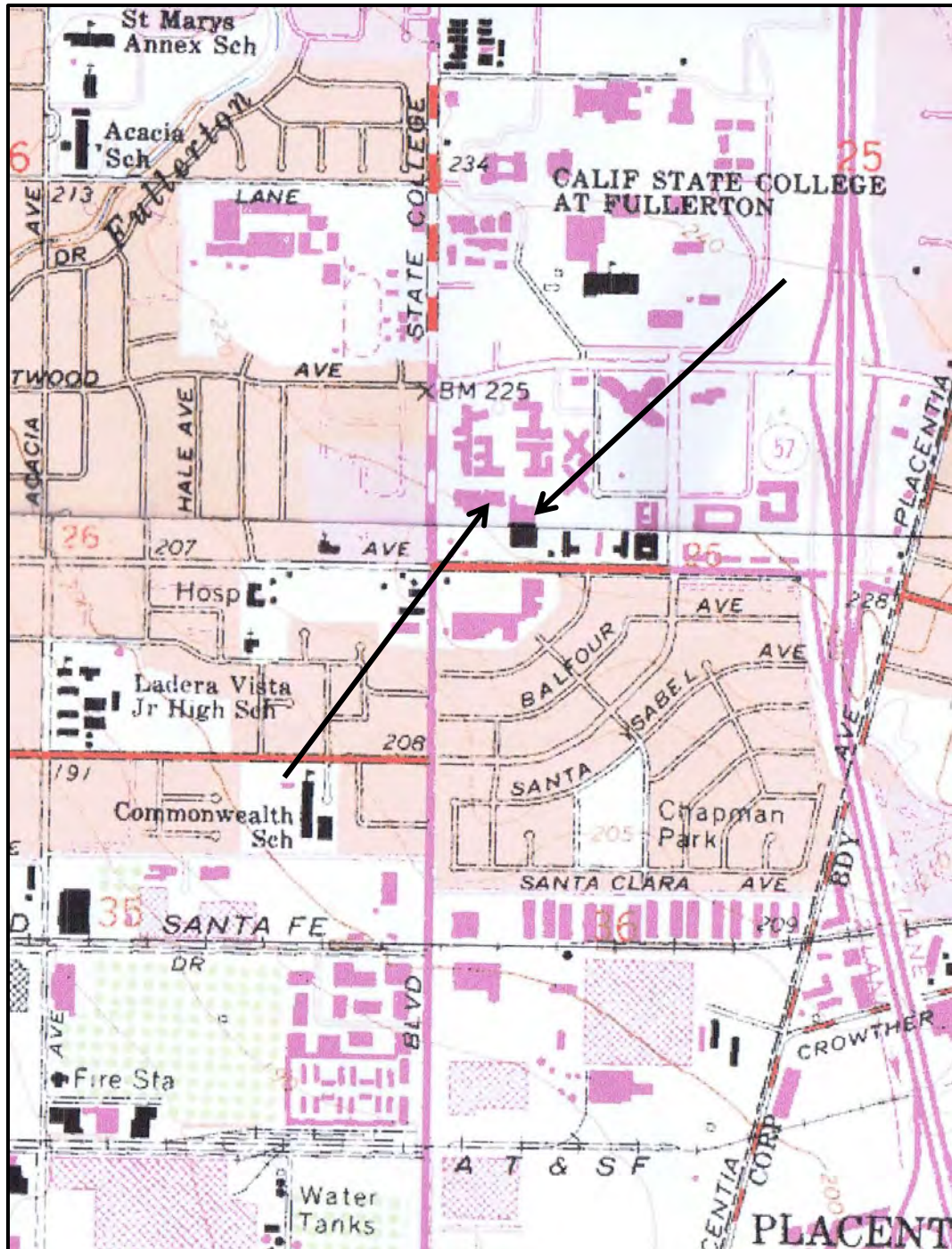
HRI # _____

Trinomial _____

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* Resource Name or # (Assigned by recorder) Commercial Developments, Fullerton

*Name of Map: USGS La Habra and Anaheim Quadrangles *Scale: 1:24000 *Date of Map 1981 (rev.)



2435-2475 E. Chapman Avenue

The commercial complex associated with 2435 through 2475 E. Chapman Avenue is located on the northeastern corner of E. Chapman Avenue and State College Blvd. Although this commercial complex now involves additional buildings, the earliest developments occurred on the northern and eastern extents of the property.

Addresses identified as 2435 through 2453 E. Chapman are associated with the northern portion of the complex on Chapman Avenue and State College Blvd. and 1965 construction. In this case, the design is described as simple wood frame and stucco siding with a red brick façade, recessed commercial windows and doors, and a faux Mansard roof design. The materials all appear to be of modern in design and manufacturing with no outstanding architectural design elements.

Overall, the commercial development at 2435 thru 2453 E. Chapman reflects some alteration to the original design (as noted in the building permits) and does not reflect any significant style of architectural design, nor the work of a master architect or craftsman. The structure(s) is not considered a significant historical resource and, therefore, the proposed removal of this complex will not impact any significant cultural resource.

The commercial developments at 2465 and 2475 E. Chapman Avenue were completed in 1964 and 1963, respectively. The Dollar Tree (2465 E. Chapman Avenue) exhibits a wood frame and stucco finish with a flat roof design. Awning are present on the main elevation windows and the windows and entry are recessed. This building was likely originally designed to reflect the red brick façade, but these bricks have since been covered with stucco, as the Dollar Tree was not the original occupant.

Smart & Final is located in the building at 2475 E. Chapman Avenue and exhibits a style of construction similar to that noted for 2435-2453 E. Chapman, suggesting these structures were designed to complement one another, despite the differences in date of construction (1963 v. 1965). It appears the façade of 2475 E. Chapman Avenue was redesigned when 2435-2453 E. Chapman Avenue was redesigned. City building permits suggest these renovations were completed in the early 1980s. Overall, the commercial developments associated with the northeastern corner of E. Chapman Avenue and State College Blvd. do not merit recognition as significant historical resources. They are indicative of generic commercial developments of the 1960s (almost strip-mall development) with evidence of alteration and renovation in the 1980s. The structures cannot be associated with any specific architect or craftsman and are not associated with any significant individual or event. As such, any demolition of these structures would not result in an adverse environmental impact.

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* Recorded by: Jeanette A. McKenna, McKenna et al.

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* Date: September, 2011

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*Date: September, 2011

X Continuation

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