OMB Control No. 1024-0018
expiration date 03/31/2022

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: __Fullerton College Historic District__DRAFT_____
Other names/site number: _Fullerton Junior College Historic District_____
Name of related multiple property listing**:**
N/A_____
(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: _321 E. Chapman Avenue_____
City or town: _Fullerton_____ State: _CA_____ County: _Orange_____
Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide ___local
Applicable National Register Criteria:

___A ___B ___C ___D

Signature of certifying official/Title: **Date**
State or Federal agency/bureau or Tribal Government

In my opinion, the property _meets _does not meet the National Register criteria.
Signature of commenting official: **Date**
Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

_entered in the National Register

_determined eligible for the National Register

_determined not eligible for the National Register

_removed from the National Register

_other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	[ ]
Public – Local	[X]
Public – State	[ ]
Public – Federal	[ ]

Category of Property

(Check only **one** box.)

Building(s)	[ ]
District	[X]
Site	[ ]
Structure	[ ]
Object	[ ]

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
4	4	buildings
2		sites
	1	structures
		objects
6	5	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use
Historic Functions
(Enter categories from instructions.)
EDUCATION: college

Current Functions
(Enter categories from instructions.)
EDUCATION: college

7. Description

Architectural Classification
(Enter categories from instructions.)
LATE 19TH AND EARLY 20TH CENTURY REVIVALS:
Mission/Spanish Colonial Revival

Materials: (enter categories from instructions.)
Principal exterior materials of the property concrete, reinforced concrete, cast stone, terracotta tile, ceramic tile, wrought iron, marble

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Planned, laid out, and constructed using Public Works Administration (PWA), then Work Projects Administration (WPA) funding, from 1935 to 1942, the Fullerton College Historic District encompasses 7.84 acres of the college's original 14.54 acres purchased in 1934. While district officials had plans to eventually develop the entire site, work concentrated initially on the only formally laid out central portion that covered 7.84 acres. The start of World War II and the loss of federal relief funds stopped all construction on the campus until the mid-1950s. Master landscape architect Ralph D. Cornell developed the formal college campus layout following Thomas Jefferson's University of Virginia plan, with the historic core of the campus consisting of rectangular-shaped classrooms and administrative buildings arranged in axial fashion around an inverse T-shaped central library. The historic district consists of formal multi-level buildings centered on a central greenspace, known as the Quad, intersected and connected by formally arranged wide terracotta, concrete, and brick walkways. In designing the college buildings, resident architect Harry K. Vaughn wanted an architectural style different from the adjacent Spanish Colonial Revival high school, and he combined Spanish elements with Moorish features to create a Hispano Moresque style unique to Fullerton. The three original buildings in the historic core of the campus, still the most used area of the college, were designed by Vaughn in a Spanish Colonial Revival style complemented by ornate Hispano Moresque architectural

elements, with the less visible buildings in the northern part of the campus completed in a more informal and serviceable Spanish Colonial Revival style by Vaughn and Paul O. Davis. Collectively, the original Hispano Moresque buildings are united by architectual elements, such as similar building materials, scale, proportion, and matching detailing, including arched entrances, cupolas, iron grillwork, and polychromatic Tunisian/Moorish tiles. The interiors, primarily lecture halls, classrooms, and administrative offices, include similiar Spanish/Moorish architectural elements. Contributing resources include four buildings and two sites; noncontributing resources include one structure that has lost integrity and four post-period of significance buildings. The district retains retains all aspects of historic integrity.

Narrative Description

Overview

The contributing buildings were constructed by various Los Angeles and Orange County contractors who won government bids, with some of the construction laborers being Fullerton College students enrolled in the National Youth Administration (NYA) program. The original historic buildings feature many architectural elements produced by the college students at the adjacent Fullerton Union High School, then on the new college campus as college polytechnic buildings were completed. The district includes four contributing buildings: the Commerce/Business Education Building (1936); the Administration and Social Science Building (1938); the Technical Trades Building (1938); and a U-shaped building constructed in three phases that encompasses the Locker Room (1939), Student Union (1940), and The Hive (1941), a student eatery and hang-out. Two contributing sites are the Quad (1936) and Patio (1941). The service tunnels, which run from the adjacent high school to the college, are a noncontributing structure due to loss of integrity. Four noncontributing buildings surround the Quad: the Applied Arts/Humanities Building (1962) and three building added as part of a 2000 Campus Image Plan developed to unify the design and functions of the campus—the Library and Learning Resource Center (2006), the Student Center (2008), and the South Science Building (2011). Constructed using bond money under the direction of tBP/Architecture, a Newport Beach facilities planning and design firm, the new Hispano Moresque buildings complement and harmonize with the original historic buildings surrounding the Quad, which have been designated Significant Properties by the city of Fullerton.

Location/Setting/Parking

Fullerton College is located at 321 East Chapman Avenue, the prominent northeast corner of Chapman Avenue and Lemon Street (formerly Harvard Avenue), in the central core of the city laid out by town founders George Henry Amerige (1855-1947) and Edward Russell Amerige (1857-1915) in 1887. Founded in 1913, Fullerton College was originally part of the adjacent Fullerton Union High School, a half block away. School district officials selected the location because of its closeness to the high school, which allowed for the joint use of facilities until the new college campus could be completed. Like the high school, the college's central location in Fullerton along a major thoroughfare made it accessible to residents.

Encompassing 7.84 acres of the original 14.54-acre site laid out in 1935, the Fullerton College Historic District is situated one short block east of Fullerton's historic downtown. Since the initial layout and construction of Fullerton College's first buildings from 1935 to 1942, commercial and instutional buildings have been added to the immediate area. The community college was situated in what was an older residential neighborhood, and the campus is still surrounded by single-family homes, bungalow courts, and small apartment buildings constructed between 1895 and 1940. Over the decades, a number of apartment buildings were constructed adjacent to the campus to attract student renters. Aside from temporary housing set up for World War II veterans, Fullerton College has never had on-campus housing and remains a commuter college. When Fullerton College opened in 1913, its student body was composed entirely of Fullerton and nearby town residents. The college now serves students from around Orange County, California, and the United States, as well as a large contingent of international students.

The campus sits amongst an impressive collection of historic properties only a short walk away, a number of which are listed on the National Register of Historic Places: the Fullerton Union High School Auditorium, formerly Plummer Auditorium (201 E. Chapman Avenue); John W. Hetebrink House (515 E. Chapman Avenue); the Alician Court Theatre Complex (500-512 N. Harbor Blvd.); the Masonic Temple (501 N. Harbor Blvd.); the Dewella Apartments (234-236 E. Wilshire Avenue); the Pomona Court and Apartments (314 and 320 Pomona Avenue); and Hillcrest Park (1300 N. Harbor Blvd.). Two historic preservation districts—College Park and Hillcrest Drive—are also within walking distance.

When the college was laid out in 1935, it was bounded on the west by modest single-family homes along Lemon Street constructed between 1910 and 1930, and on the east by the John Hetebrink House (1914), surrounded by a 40-acre tomato ranch (Hetebrink was the tomato czar of Orange County). Following World War II, the campus expanded in all directions, eventually adding acreage on the other side of Chapman Avenue. The dwellings along Lemon Street were demolished in the early 1960s to make way for postwar college buildings, and the Hetebrink Family gradually sold off its agricultural acreage. The Mission Revival Heterbrink House, listed on the National Register of Historic Places in 1993, still sits next to the campus, surrounded by college buildings and parking lots.

Parking is relegated to a multi-level parking structure along Lemon Street, completed in August 2006, and parking lots with visitor spaces on all sides of the campus. Six small lots have been reserved for faculty/staff parking only. Public parking is also provided by lots adjacent to the campus. When the campus was laid out, there was one small parking lot. The college has never provided adequate parking for its growing student population, which spills out and parks in nearby residential neighborhoods. The campus has always been inviting, visible, and accessible. Foot access is excellent, permitting students, staff, and the public entrance into the campus from all directions. The main entrance remains off of Chapman Avenue, with six original concrete steps leading up into the Quad area with its surrounding main buildings. There are no gates and walls that block access, and anyone can walk into the campus from the street.

General Plan/Layout

Planned, laid out, and constructed from 1935 to 1942, the Fullerton College Historic District comprises the historic core of the campus. The campus plan, featured in the November 1936 issue of *California Arts & Architecture*, was completed in 1934 by Master Landscape Architect Ralph D. Cornell.[1] Inspired by Thomas Jefferson's formal plan for the University of Virginia, the general plan consisted of rectangular-shaped classrooms, and administrative and recreational buildings arranged in axial fashion around an inverse T-shaped central library **[Figure 1]**.

In keeping with the original plan, formal multi-level buildings are positioned around a central quadrangle known as the Quad, which is intersected and connected by formally arranged wide terracotta, concrete, and brick walkways. All of the collegiate buildings face the Quad in a coherent and workable open space relationship that creates a pleasant campus setting. The original plan anticipated later expanion of the campus and provided for the addition of other areas—a parking lot, athletic field, bus garage, an Industrial Arts/Shop building, and a working farm—on the north side of campus. The original layout from 1942, when all work stopped because of the start of World War II **[Figure 2]**, is still very much present, providing much of the same ambience.[2] The central core remains the most heavily used portion of the college, and the original classrooms and administrative offices are still used each semester, adding to the collegiate atmosphere.

Interior pedestian circulation of the historic core of the campus is provided by a series of formal interconnected walkways laid out in 1937-1938. The walkways lead to the entrances of each building and divide the well-maintained grassy Quad area in the center into rectangular sections. Campus security and maintenance workers also drive cars and small work vehicles along the wide original walkways. When the campus opened in 1936, students, many of whom were still attending classes held at the high school, used the sidewalk along East Chapman Avenue and the front entrance walkway, known as Tobacco Road or Smoke Alley, as the main entrance. The front entrance to the campus is still off East Chapman Avenue, with the long central walkway leading to a dramatic library building as intended in the 1934 master plan. When grass lawns and seating were added to the Quad and Patio area in front of the Student Union in the 1940s, use of these social areas increased, and they remain heavily used. The campus buildings are named according to their use, and identified by the college with three or four digit numbers.

CONTRIBUTING RESOURCES

As originally intended, all of the historic buildings on the Fullerton College campus surrounding the central Quad area were designed in a Hispano Moresque architectural style by resident architect Harry K. Vaughn: the Commerce/Business Education (300) Building; the Administration and Social Science (100) Building; and the Technical Trades/Industries (600) Building. The less publicly visible buildings on the north portion of the campus, such as the

[1] Ralph D. Cornell and Harry K. Vaughn, "Fullerton District Junior College," *California Arts & Architecture* November 1936: 38. Cornell's drawings are on file in the Charles E. Young Research Library, Special Collections, at UCLA.
[2] Fullerton Junior College, *Schedule of Classes Fall 1942* (Fullerton: Fullerton Junior College, 1942).

Locker Room/Student Center/The Hive (840) Building and Industrial Arts/Shop Building (razed) were designed in a more informal and serviceable Spanish Colonial Revival architectural style. Vaughn designed the bulk of the campus buildings. Architect Paul O. Davis, then serving as campus architect for Fullerton Union High School, was assigned to design the Industrial Arts/Shop Building and The Hive in 1941. Federal regulations required that the building contracts go out for bid, and the buildings were constructed by different bid winners. All of the four extant contributing buildings were funded using Depression era relief funds first obtained from the Public Works Administration (PWA), then the Work Projects Administration (WPA). The federal government paid about forty-five percent of the cost of each building.

The three original buildings in the Quad area were described by reporters in the Fullerton College student newspaper, the *Weekly Torch*, as either "Monterey style" or "California Mexican." Vaughn often referred to the buildings as "Early California," a style reminiscent of the "romantic, colorful period" of Southern California during its period of "Mexican control and administration."[3] The solidly constructed educational buildings have decidedly Moorish architectural elements—domed ceilings, voussoirs, crenellated and horseshoe arches, decorative tile—more fitting of a Hispano Moresque style. Vaughn's college buildings are dignified and elegant, provide a feeling of permanency, and also very eclectic, mixing and matching Spanish and Moorish elements to different effect on each building, making an overall striking visual impact. Collectively, the buildings, which are all painted off-white with contrasting Mexican-manufactured red tile roofs, add to the formal layout of the historic district.

From 1925 to 1934, Vaughn served as "construction architect" for the adjacent Fullerton High School Buildings designed in a Spanish Colonial Revival style by notable architect Carleton M. Winslow. To save money and provide hands-on experience, Vaughn used high school students to make wrought iron fixtures and terracotta and ceramic tiles in the high school's technical trades classes. When he was appointed resident architect of Fullerton College, Vaughn used the same strategy by utilizing college students to produce architectural elements for the new buildings. Initially, college students used the same high school facilities to produce wrought iron features employed in the new campus buildings. When the Technical Trades Building was completed in 1938, all the student-produced architectural elements were made on the new campus. The college students also designed and produced interior furnishings, including chairs, tables, desks, benches, cabinets, bulletin boards, and orchestra stands, in the Monterey style to match the exterior architecture.

All of the New Deal-era buildings were erected in a Class A construction of reinforced concrete, designed against earthquakes and fires. When test pits were sunk to determine the character of the soil, it was found that to a depth of twenty feet or more the ground consisted of layers of silt, sand, and loam of very low bearing value, so poured piles were adopted for the foundation work. Vaughn wanted to construct a "fully-appointed, efficient modern school," one that was also "reminiscent of the times when electricity and mechanical ventilation were not in Fullerton." As

[3] Harry K. Vaughn, "Fullerton College: A School Plant Designed for Maximum Safety and Efficiency," *The Architect and Engineer* vol. 130, no. 2 (July 1937): 13.

a result, great effort was made to hide heating, air, and ventilation systems.[4] Overall, the original historic buildings are in good condition. Starting with the Commerce/Business Education (300) Building, all the historic buildings are scheduled for restoration, although several issues have significantly slowed down the planned rehabilitation.

Commerce/Business Education (300) Building (1936) One Contributing Building
Later known as the Business and Computer Information Building, the Commerce/Business Education Building was the first building completed on the new Fullerton College campus in 1936. Constructed by John P. Strona, Sr. using PWA funding, the building, is situated on the west side of the historic central Quad of the campus **[Figure 3]**. It was designed to provide classrooms, private offices, and a working student bank, the only state bank at a college in the nation at the time.[5] The two-story educational building, with a half basement, is rectangular in shape, 150 feet long and 70 feet in width. The exterior of the building is essentially unchanged from its original construction, with the only addition being a two-story housing for an elevator constructed on the north side of the building.

Designed in a Hispano Moresque style that combines Spanish Colonial Revival elements with striking Moorish features, the building is constructed with reinforced concrete walls, and the unfinished exterior walls of the building show the markings of the 6-inch by 6-foot tongue and groove lumber used for the concrete pour, creating a pleasing wall texture. The building has a gable roof with handmade half-barrel tiles and recessed steel casement windows; copper gutters and downspouts are situated on its east and west sides. Decorative features include a centrally located eight-sided cupola at the roof's ridgeline, an arch-sheltered bell at its south end, and a modest roof overhang with decorative molding at the cornice on all four sides. The cupola is over ten feet tall, with each of its eight sides decorated with a diamond-shaped mesh that covers metal vents and its dome tiled with eight floral patterns using hues of orange, yellow, and black.

East Elevation
The east side of the building facing the Quad has as its most prominent feature the main entrance located at the middle portion of the building's length. The portal façade, 18 feet in width, projects nine inches from the rest of the building. On the ground floor, cast stone moldings of elaborate trim and ornament surround and define the main entrance to the building: an impressive, scalloped archivolt over an entry of double wooden doors topped by a lunette window. The design of the portal façade continues on the second floor, featuring three recessed windows with iron grillwork defined by openings that exhibit a Moorish-arch design. A decorative false pediment is featured at the top of this 18-foot-wide portal façade.

On either side of the decorative portal façade, the building has sets of openings for casement windows. Each opening has two stacked 3.5 foot by 4 foot steel casement windows, each with four lites. Along the first floor there are four sets of two openings along each wing of the building. All casement windows are slightly recessed and have a tile sill. On the second floor, there are three sets of openings with casement windows along each wing, with one set consisting

[4] Ibid.
[5] "Fullerton College Bank Only One of Kind in U.S.," *Fullerton Jr. College Weekly Torch* February 12, 1937.

of a grouping of three openings. At each end of the building's east façade, positioned at the bottom of the second floor, there is a decorative opening for a set of stacked steel casement windows protected by iron grillwork. The opening has a shallow, elliptically arched concrete bracket at the bottom and is protected by a similar arched concrete top.

South Elevation

On the south side of the building, the ground floor entrance is partially covered with a walled enclosure that extends nine feet out from the building and supports the landing for the second floor's entry area. The rectangular-shaped opening has a cast stone mantle and is framed with six inch square ceramic tiles with yellow, mauve, and green coloring that display an ornamental curvilinear pattern. The double wooden entry doors are topped with arched grillwork. The second story entrance is decorated with cast stone trim and ornament. Access to the second story is from a concrete stairway beginning at the southeast corner of the building; four-inch-high steps, finished with one-foot-square terracotta tile, lead to the second story landing and entryway consisting of double wooden doors topped with a transom; a decorative four-sided pendant light enclosure of metal and glass construction hangs above the entry. Extending above the ridge line of the gable roof is a six-foot-high cast-in-place concrete arch that shelters a hanging bell.

North Elevation

The north side of the building was originally designed much like the south side, with a protected first floor entry with double wooden doors and metal hardware, a decorative portal façade, and a second story entry decorated with cast stone molding and graced with a pendant light enclosure identical to that at the south facing entry. The stairway to the second story landing differs from that on the south side; the stairway is made of iron and a wrought-iron railing is positioned on the outer side of the stairway and the second-story landing. In addition, the north side also features a two-story elevator housing built in the 1990s for accessibility. The housing, located west of the building's north entrance, is designed with trimmed columns, tile work, and gable roof to complement, not copy, the original architectural treatment of the building.

West Elevation

The west side of the building is nearly identical in layout to the east side. An entry is placed at mid-point of the building matching the one on the east side. The decorative cast stone trim of a 12-foot-wide portal façade is quite different and less grand in design. The west façade has the same placement and size of steel casement windows as the east façade. The west elevation lacks the second story ground floor opening of casement windows with its projecting decorative features at the north end of the façade

Interior

The original interior layout of the Commerce/Business Education Building featured a 9.5-foot-wide hallway, extending the entire length of the building in a north-south direction on both the first and second floors. In the 1960s, the northern half of the north-south hallway of the first floor was remodeled to provide a row of classrooms and lecture halls that run east to west. The building contains a small amount of office space, and two remodeled restrooms on the first floor. Students and faculty, who enter the building's double wood and glass doors from all four sides,

generally move down long hallways that contain numbered classrooms on both sides of the floors. Entry into each classroom is through single or double wooden doors. To provide needed light, all of the classrooms running in the north-south direction have eight-foot-tall metal windows along the exterior walls. The top portion of the windows are fixed while the bottom portion are double casement windows.

Although the Commerce/Business Education Building was the first building to have air-conditioning, added in the 1950s, the windows were designed to open and bring air out to the hallways. Aside from the additional instruction rooms added in the 1960s, the classrooms contain their original design features, including wainscoting, wrought iron heating/cooling grilles, plain stucco walls, and closets. The hallway into the building on the Quad side has a barreled ceiling, and the remaining ceilings are flat. Similar to all the Vaughn-designed classrooms, each instruction room initially had flush mount photoelectric ceiling lights. Some of those lights remain. In some classrooms, the high ceilings have been lowered with acoustical panels and fluorescent ceiling lights added. The hallways are covered with linoleum flooring; some of the classrooms have carpeting. Nearly all of the rooms have been rewired to accommodate computer technology.

The most significant feature of the interior is the curving staircase, with decorative wrought iron rails, at the central portion where the two hallways intersect. The stairs, covered with terracotta tiles, lead to the second floor and more classrooms. At this intersection, a pendant wrought iron light is positioned to direct light toward a 3-foot by 2.5-foot inlay bas relief placed in the west wall above and adjacent to the staircase to the second floor. Not much is known about the Art Deco tile motif, which appears to not be part of the original design of the building. It depicts the role of commerce as the honest exchange of goods from industry to society at-large.

The Commerce/Business Education Building is expected to be the first building to be restored. The restoration plan includes returning the interior to its original layout, with the classrooms and lecture rooms running east to west removed. Some of the original wrought iron hanging pendant lights have been removed for restoration and temporarily replaced with ceiling fluorescent lights. The lights are being restored by Old California Lighting in Orange, California.

Administration and Social Science (100) Building (1938) Contributing Building

The Administration and Social Science Building was completed in early1938 using PWA funding by an unknown builder **[Figure 4]**. Initially, the building housed administrative offices, large classrooms, a study hall, a kitchen, and separate men and women student lounges, also available for social events, including the first dances on the campus. Since known as the Administration Building, it houses the offices and conference rooms of campus administrators, as well as the Financial Aid Office. The largest of the four buildings designed by Harry K. Vaughn, it possesses the same Hispano Moresque architectural style of the Commerce/Business Education Building, with more decorative elements and grander features befitting the offices of the college president and other officials. Until a 1955-1956 renovation altered the main entrance, the stairway in front of the East Chapman Avenue side was used for hundreds of photo-ops by faculty, staff, and students, especially on graduation days.

Like the Commerce/Business Education Building, the Administration and Social Science Building is two stories in height, with the addition of a full basement. It is also designed with the same board-formed, poured-in-place reinforced concrete walls, low-pitched gable roofs covered with half-barrel clay tiles, a decorative cornice on all sides, and similar fenestration featuring cast stone ornamentation and wrought iron work. The configuration of this building is T-shaped, with the north side of the 150-foot-long building facing the historic Quad, and a 40-foot-wide wing at the west end extending 85 feet southward and 10 feet northward. At the ridge line of the gable roof, there is a four-sided, 10-foot-high tower, highly decorated and topped with a tiled dome. A 15-lite fixed window is situated on each side of the tower, each flanked by cast-stone columns. The dome is decorated with ceramic tile in shades of blue, yellow, and white; a six-sided, cast-stone finial caps the dome.

The bulk of the building is set back over 130 feet from East Chapman Avenue. When it was constructed, the building's south-facing wall was the street-side view the public had of the college. Later additions in the 1960s, positioned on its south side, partially obscure the building's original south-facing façade that features a series of large arched windows.

North Elevation

The building's north elevation is highlighted by an 18-foot-wide portal façade. Projecting out only four inches from the building's wall, various cast stone decorative elements define the main building entrance, going from ground level to the dentil cornice. Double metal doors topped by a transom (of later construction) are recessed behind a multi-arched opening. Directly above is a second floor opening that is defined with a circular balcony with iron railing; here, an enclosed area shelters two recessed wooden French doors.

On the east side of the 15-foot-wide portal façade, the ground level has three 4-foot by 7.5-foot openings with tiled sills; recessed within these openings are 5-foot-high steel casement windows, topped by two fixed-paned windows. The second floor features the same sized openings, with 6-foot-high casement windows topped by two fixed paned windows; on either side of these openings, there is cast stone trim work. The same arrangement of window fenestration is found on the west side of the portal façade. As the building extends further west, there is a stepped-up landing that leads to an enclosed 10-foot-wide stairway to the second floor. Terracotta tile covers the steps to the landing as well as the staircase. Positioned on either side of the stairway opening are gates composed of metal grill work.

The building's north-facing wall extends west from the enclosed staircase where on the ground level there is a pair of metal doors with a fixed transom window. While this is an original entry point to the building, opposite a main entry on the south-facing side, the existing metal doors with the transom window are of later construction. On the second floor, an 8-lite steel casement window with cast stone trim work is positioned above the 1960s-era entry doors.

At the west end of the building, the 40-foot-wide west wing extends ten feet northward. Along its north-facing wall, an open staircase with iron railing rises to a second-floor landing. On this

landing, a double wooden door each with two lites is recessed from the building wall. This end-gabled wall features a cornice with scalloped molding, and a highly decorated element rising above the ridgeline conceals the roof vent. A 12-foot-wide walkway designed with patterned brick and concrete paving fronts much of the building's north side. A low-lying wall separates the walkway from landscaped areas to the north. The wall features 4-foot-high, 2-foot-square concrete pilasters with pointed tops, spaced fourteen feet apart.

West Elevation

The west-facing two-story wall, 95 feet long, possesses the same type of fenestration exhibited on the building's north elevation. The only door on the ground floor is at the north end, partially hidden behind a 5-foot-high wall; the double wooden door is recessed from the concrete wall and is void of any trim or detail. The ground level has a series of openings for windows like those on the ground level on the north-facing wall: 4-foot by 7.5-foot openings with tiled sills which contain two stacked steel casement windows that are topped by two fixed-paned windows, deeply recessed. An original door opening at the south end has been filled in with later construction.

The second-story windows also match those found on the north elevation: eight 4-foot by 7.5-foot openings, most of which have trim work on either side, containing steel casement windows topped with two fixed-pane windows. There are two openings at the southerly end of the wall that are void of the trim work. In the central portion of the wall, a gang of four openings with casement windows are positioned above a 3-foot-wide balcony decorated with four elliptical arches along its base and iron railing on the top.

A second-story walkway running east-west connects the Administration Building with a two-story addition of later construction further to the west. This 8-foot-wide walkway, built with two large arched openings at ground level, uses an original second story opening for casement windows as an entry to the Administration Building. At the top of the wall, a dentil cornice extends the full length, with a copper gutter positioned at its top.

East Elevation

The building's east-facing wall is 40 feet long. A staircase with steps finished with 1-foot-square terracotta tile rises from the north end and has a landing at mid-point. The outer side of the staircase has concrete walls with a cast stone top. An 8-foot-wide wooden double door at ground level has modest surround trim work. Positioned above the door entry, the staircase landing is defined by a decorative cast stone railing. The staircase leads to a second-floor landing where a wooden double-entry door, 5 feet, 4 inches wide, is recessed behind a scalloped arched opening. At the top of this gable-ended wall is the scalloped cornice as well as a large decorative element at the ridge line, identical to that found on the north and south facing walls of the west wing of the building.

South Elevation

The south side of the building was designed to be the front. It contains a number of decorative elements, some of which are no longer visible due to additions in 1962. The west end of the

south-facing building is the gable-end wall of the building's west wing. A second-story decorative balcony fronts wooden doors recessed from the smooth concrete wall. Like the wing's north facing wall (as well as the building's east facing wall) there is a scalloped cornice and a large decorative element positioned at the ridge line and rising above it.

An 18-foot-square tower is situated at the corner of the building's two wings. A 1960s semi-detached, one-story addition to the building hides the building's original main entry, with an entry into this one-story addition placed directly in front of the tower. The square tower's visible second-story walls feature a recessed double wooden French door. The tower rises at least eight feet above the second story, and each side is decorated with three arched openings with trim work. The tower's hip roof with half barrel clay tile is topped with a decorative sphere.
The long, east-west section of the building exhibits two types of openings for windows. The ground floor features a series of 4-foot by 7.5-foot openings with tile sills that have recessed casement windows, similar to those on the building's north-facing wall. The second story façade is designed with five, 6-foot-wide arched openings that contain recessed wood-framed, multi-paned fixed windows. Decorative cast stone molding runs below the second story windows.
In the building's original construction, a secondary door was situated directly below the middle second-story arched window and the building's 6-foot-high roof-top tower, which is also opposite the main entry on the building's north side. This entry, void of decoration or trim work, appears to be utilitarian in nature. The one-story additions of 1955-1956 completely hide this feature along with the original casement windows in the south-facing wall toward the east end of the building.

Interior

The original layout of the building's interior was different from that of the Commerce/Business Education Building and the Technical Trades Buildings, designed to serve primarily as classroom space. The ground level has two, north-south hallways where the two main entries on the Quad side are located. From these hallways, there are openings on both sides that lead to open areas and enclosed spaces for offices or classrooms. The second floor, accessed either from the ten-foot-wide enclosed stairs near the west end of the building or the open staircase on the building's east side, is laid out with an east-west hallway along the building's south wall, with classrooms located on the north side. The east-west hallway's west end intersects with a north-south hallway that provides access to classrooms along the hallway's west side.

The Administration Building was originally designed as office space for campus officials with some classroom space, and that dual use remains. The second floor of the Administration Building contains faculty offices, classrooms, and lecture rooms that run east to west across the entire length of the building. The first floor contains some classrooms and is used primarily for administrative offices and campus services. The first floor is divided into three sections, each used for different purposes, accessible from the Quad by separate sets of double doors.

On the west side, administrators and others enter through aluminum and glass double doors into the formal administrative offices and meetings rooms of the college president, vice presidents, and various directors. The entryway floor is lined with original 8-by-8-inch square tan, red, blue,

and green Spanish-styled tiles. Offices and meeting rooms line the walls of the administrative suite, with cubicles positioned in the carpeted central area.

On the east side there is a north-facing entry where staff and students go through double aluminum and glass doors, topped by a solid glass transom, which leads to the Financial Aid Office (Room 119), a large classroom, and offices that are part of the 1955-1956 addition to the building. A long hallway, running north to south, leads to the Chapman Avenue entrance/exit doors, also made of aluminum and glass. Opposite the Financial Aid Office is an original water fountain inserted into a wall niche decorated with a scalloped arch. To the right of the water fountain are two flights of terracotta-lined stairs that lead down to the basement used to house mechanical equipment. A small single-wood door on the west side leads to the underground tunnel that runs under the campus buildings. Two flights of stairs lined with terracotta tiles lead to the second-floor classrooms.

In the center section, three flights of terracotta stairs lead to original wooden doors and the classrooms and faculty offices that line the second floor. Opposite the double doors is a matching set of doors, kept locked, that lead to a balcony. Similar to the Commerce/Business Education Building, the Administration Building's classrooms contain tall metal casement windows that run along the exterior walls. When opened, the doors and classroom casement windows were designed to bring needed air into the classroom and office spaces. The casement windows on the second floor are plain, while the ones on the ground floor feature diamond-paned leaded glass.

The carpeted hallway on the second floor features a barrel ceiling, seven pendant wrought iron lamps, and five large arched windows (twenty-five lites each) on the south side, partially covered by decorative wrought iron grilles, that look out to Chapman Avenue. Faculty offices feature built-in bookcases and the classrooms having the same detailing present in other buildings, including white stucco walls, wainscoting, and closets. Acoustic paneling and fluorescent lights have been added to classroom ceilings.

Technical Trades (600) Building (1938) **One Contributing Building**

The Technical Trades Building was completed in late 1938, by an unknown builder using WPA funding **[Figure 5]**. The two-story polytechnic building originally housed a print shop, drafting room, welding room, ornamental iron shop, and machine shop on the first floor, and a lecture room and temporary library on the second. The building presented a special construction problem because foundations and floors had to be strong enough to withstand the weight and vibration of heavy machinery. Later known as the North Science Building, the building is used for offices and classrooms for mathematics and computer science courses.

The Technical Trades Building is nearly identical in size, configuration, and interior layout to the Commerce/Business Education Building, with similar, not identical, features. It, too, is two stories in height with a half basement; is constructed of poured-in-place reinforced concrete walls and topped with a modest-pitched gable roof with half-barrel clay tiles; has a centrally located, eight-sided, cupola at the roof's ridgeline; features cornices with dentil molding with copper gutters and downspouts above on its west and east sides; and contains staircases with

terracotta steps on both ends. The 10-foot-high cupola is richly decorated and detailed, with grill work recessed into a pair of openings that are designed on each of the eight sides of the structure; a simple entablature of cast stone is above, capped with a copper dome with ribbing. The building's main entrance faces west and is centered in the 150-foot-long wall. Other entrances are found on the east, south, and north sides.

West Elevation

The central portal façade on the west facing wall is 18 feet in width and projects eight inches out from the main building wall. Like the Commerce/Business Education Building's main entrance, wooden doors (one fixed) with windows are recessed and are topped with a lunette window. A decorative arch encloses the recessed entry and a decorated pillar composed of cast stone moldings are positioned on either side of the arched opening. A running cast stone molding with brick top defines the top of the first story. On the second story, the portal façade features three, 10-light steel windows behind three arched openings separated with decorative grooved trim work. A stepped parapet extends above the roof cornice and features an elaborate cast stone molding at the center.

The fenestration on either side of the portal façade is designed very similar to that of the Commerce/Business Education Building: sets of two or three openings containing two stacked 3.5-foot by 4-foot steel casement windows, recessed in the openings with tile sills. At both the south and north ends of the west facing wall are openings for a door-high casement window, similar to those in the Commerce/Business Education Building. While there is a decorative bracket positioned below a false, circular balcony, there is no projecting cover at the top of the opening.

South Elevation

The south and north sides of the building both feature staircases to the second floor nearly identical to those of the Commerce/Business Education Building. The staircase on the south side leads to a second story landing with wrought iron railing that sits atop an enclosure that fronts the entry to the first floor. The recessed second story entry off the landing has double wood doors topped with a decorative lunette window. The enclosed entry on the ground floor leads to double wood doors with transom window. The south face of this enclosure is framed with 6-inch square ceramic tiles, very similar to that found on the Commerce Building's south side enclosure. In this building, the tiles produce a repetitive zigzag or diamond pattern using yellow, white, plum, and mint green hues.

North Elevation

The first-story entry on the building's north side is not enclosed like the south entry, and the staircase to the second floor has a wrought iron railing, which produces a more open appearance. The ground floor entry is slightly recessed with double wood doors with a transom window; the second-floor recessed entry features a single two-light wood door with fixed panels on either side, topped with a decorative lunette window. Like the Commerce/Business Education Building, there is a detached two-story elevator housing situated north of the building's entry. Added in the 1990s, this housing is void of decorative features, unlike the one constructed for the

Commerce/Business Education Building. On the east end, a one-story brick-faced addition was constructed in the 1960s by the architectural firm Taylor and Connor.

East Elevation

The rear, east elevation of the building has the same design layout as the west side, clearly more restrained in decorative features. The 26-foot-wide portal façade on the east elevation projects out four feet from the main building and is void of decorative molding. The ground level wooden entry doors are recessed in an 8-foot-wide opening. Directly above this opening is a concrete balcony with iron railing that fronts a recessed area with steel windows. Higher up is a set of three modest sized windows, with the central one recessed and smaller in size.

Fenestration in the walls on either side of the portal façade repeats the pattern of openings for stacked casement windows that is found on the building's west side. The second-story door-high casement window that is positioned at the ends of the west elevation is also found on the south end of the east elevation. The north end of the building's east facing wall is no longer intact due to a later construction of a one-story addition, 26 feet long and extending out 18 feet from the original building wall. The addition, constructed with brick walls, is a plain boxlike construction with minimal decorative features. The second story portion of the building is not altered by this one-story addition.

Interior

The original interior layout of the building is nearly identical to that of the Commerce/Business Education Building, with intersecting 9.5-foot-wide hallways, and classrooms accessed off the north-side hallway on both the first and second floors. Like the Commerce/Business Education Building, the original ground floor north-south hallways have been modified to create offices and enlarged classrooms. The area where the hallways intersect is still intact, highlighted by arched plaster ceilings and raised arched walls. Two flights of stairs, which have had their terracotta tiles removed, lead to the second floor classrooms. Students and faculty, who enter the building from all four sides, move down linoleum-covered hallways to numbered classrooms entered through single wooden doors. The ceiling of the hallway off the main west entrance is barreled, and the remaining ceilings are flat. A remodeled staff restroom is situated on the first floor; there are no public restrooms available in the building.

The building is scheduled to be rehabilitated. Similar to the Commerce/Business Building, the wrought iron hanging pendant lights have been removed for restoration and replaced by fluorescent lights that run along the hallways. The one-story brick addition on the north side houses the separate offices of the two unions that serve campus staff and faculty: the California School Employees Association (CSEA), Chapter 167 and the United Faculty Association (UFA). The small addition, which has no windows, is accessed from the exterior through two metal and glass doors; metal grilles have been placed over the four lights at the top of the doors. A computer laboratory (Room 611) is located on the south side of the building.

Locker Room (1939), Student Union (1940), and The Hive (1941) (840) Building
One Contributing Building

Conceived as one building with a U-shaped configuration and constructed in three phases, this was the last constructed of the historic buildings. Funding for the Locker Room and Student Union was provided by the PWA and WPA, the school district, and college students; the cost of constructing The Hive was split between the college students and the school district. Interior and exterior furnishings, including cabinets, tables, chairs, desks, and benches along with light fixtures and ceramic tile, were produced by the college students. An open-air patio area outside the building provided benches and tables for student, staff, and faculty use.

The north section of the building, designed by Harry K. Vaughn, was the first to be constructed in 1939. The building first served as a Locker Room, with student restrooms, later a lounge for college classified workers. The east wing, dedicated April 19, 1940, was constructed by a local contractor and initially divided into three sections: the Student Union bookstore, the student newspaper offices, and offices for the student body **[Figure 6]**. It since houses the campus Mail Room and Disability Support Services. The Hive, opened in June 1941, was designed by architect Paul O. Davis and built by Santa Ana contractor Oscar Thomas Moore. The building served as a student recreation center, providing lunch, a soda fountain, and candy counter. It later served as a cafeteria and small market, then was turned into the Stinger Café for use by night students, continuing the Hornet college mascot theme. There are tentative plans to turn the vacant space into a small snack/coffee shop.

All three sections of the building are one story, designed originally in a Spanish Colonial Revival style, much more restrained in decorative features than the more visible classroom and administrative buildings that surround the Quad area. Each of the three sections have wood-framed, smooth stucco walls, and low-pitched gable roofs covered with half-barrel clay tile with little or no overhang. Several boxed elements are located near or along the ridge line of the roofs, rising above it for venting. Over the years there have been several additions and minor alterations, some of which have obstructed or destroyed original design elements. The building retains sufficient historic integrity to contribute to the district.

North Elevation

The north section of the building, approximately 185 feet long, is divided into three parts. The most easterly part of the north-facing wall is primarily untouched with its original features intact. This part has a smooth stucco wall; two wooden doors, one single and one double in kind; and four windows, each positioned high in the wall and now protected with metal grillwork. A totally enclosed pedestrian passageway is situated at the west end of this part, leading to the patio area on the south side of the building.

The central part of the building's north-facing wall extends outward 3.5 feet, with the wall in this portion three feet higher than the eastern and western parts of the north-facing wall. There is a 6-inch overhang for the gable roof. Four 3 foot by 6 foot fixed windows, each with nine lites, are positioned on the upper half of the smooth stucco wall.

Most of the westerly part of the building's north-facing wall cannot be seen. Set back eight feet from the central portion, this part of the building is hidden from view with a 6-foot-high brick wall positioned in front of the original construction. A cloth awning also contributes to obscuring the original façade. An opening in the brick wall leads to a 12-foot-wide sheltered patio area in front of the building. The metal door and windows in this wall segment are of later construction. The blank, smooth stucco wall at the west end of this part is actually the gable end of the west-facing section, constructed after the north-facing section.

West Elevation

The west-facing wall of the building features two types of fenestration. A row of four fixed windows, each 2 feet by 3 feet in size, with narrow wooden sills, are situated in the central section of the wall. In other parts of the west facing wall, there are three 3-feet by 5-feet openings where a fixed, 6-lite window rests over a 12-lite steel casement window. An entry wood door is protected by a small, covered porch. The north end of the building is partially hidden with a 6-foot-high brick wall. The south-facing side of this wing of the building no longer has its original appearance. With later construction to this part of the building, the gable-end has a smooth stucco wall void of windows, with two metal doors, neither one original.

East Elevation

The east-facing wall of the building, part of the second phase of this building's construction, is the most preserved of the building's exterior walls. This section of the building is attached to the south side of the north-facing section of the building, so the north end of the east-facing wall is actually the end-gable of the north-facing building. A stepped-up entry with double wood doors is situated at the south end, and there is a single wood door in the end-gable section at the north end. The end-gable wall also contains a fixed 8-lite steel window (with a 4-lite operable unit). Three 5.3-foot by 7.5-foot steel-framed fixed windows, each with 25 lites (with a 6-lite operable unit), are spaced along the west-facing façade. The south-facing side of this section of the building features two large, fixed 16-lite windows with small wooden sills; also noticeable is a square-boxed tower positioned at the ridge line of the gable roof.

South/Patio Elevations

The U-shaped building surrounds a patio area used for casual outdoor dining. The façades of the building that face this patio area have original windows and doors similar to those on the exterior facing walls. A covered nine-foot-wide walkway extends around the building's east and north sections that face the patio. The canopy, extending out more than 10 feet from the building, is supported by 15-inch-square concrete columns. The original canopy no longer exists on the west side of the patio; instead, later construction has created a bumped out curved wall extending into the western portion of the patio that served as the entrance to a short-lived snack shop called The Sting.

Interior

Originally used only by Fullerton College students, the 840 Building is used for four distinct purposes.

Mail Room (841): The public space of the Mail Room consists primarily of hundreds of 1940s cast bronze mailboxes used by staff and faculty that line the walls of the square-shaped room. Each box is numbered and opens with a combination. Below the rows of individual mailboxes are larger metal mailboxes for department mail. Positioned between the mailboxes are two student-built wooden tables. A public service counter is positioned next to the rear entrance, with space behind the counter used by Mail Room staff to sort and process packages, letters, and other materials, including campus publications. The floor is covered with linoleum, and the large room is lit by fluorescent lights.

Disability Support Services (842): A plain, rectangular-shaped room with no defining features, the DSS offices contain office space, lockers, and computer equipment, all designed to integrate students with disabilities into the mainstream college programs and services. The floor is covered with blue carpet, with lighting provided by fluorescent ceiling light fixtures.

Classified Staff Lounge (844): The former Locker Room, the north wing of the building, was converted into a plain, serviceable classified staff lounge in the 2000s, with tables and chairs positioned around the rectangular-shaped room with minimal design features. Aside from a contemporary sink and counter positioned within a niche on the south wall, the room is devoid of any notable features. The floor is covered with light brown square-shaped stone tiles; the ceiling consists of acoustical panels punctuated by fluorescent lights. The walls are painted a stark white. Glass panels and double aluminum and glass doors were added to the back wall, providing close access to the staff/faculty parking lot behind the building.

Stinger's Café: The closed and empty café, located on the west side of the 840 Building, originally housed The Hive, a student eatery, and then later a cafeteria. The café counter section contains some original equipment, with the kitchen area behind used to store tables, chairs, and other equipment. Originally, students entered the eatery, placed their orders at a counter, then picked up their food at another, eating in the front area or moving to another area behind the kitchen. While the original counters and arrangement of The Hive are extant, nearly all of the original features were removed when Sodexo Food Services, Fullerton College's food provider, moved into the building in 2010. Sodexo continued to use the building as a cafeteria, then in 2013, remodeled the space to establish Stinger's Café. An extensive remodel in 2017 involved moving doors and windows. At some point, the original furniture and chairs were removed, along with the decorative ceramic tiles created by college co-ed Betty Lou Redkin Nichols, a cartoonist for the student newspaper and later a notable ceramist.

Recreation Patio (1939) **One Contributing Site**

Initially labeled the Recreation Patio by Ralph D. Cornell, The Patio as students called it originally served as an outdoor extension of The Hive, the Student Union, and the Locker Room, providing additional eating, seating, and meeting space for students. It soon became a popular spot for noontime dances **[Figure 7]**. It was the last area of the campus developed until the 1950s. The outdoor floor was initially covered with bricks, and in the 1960s, it was replaced by concrete. The Patio lost about two or three feet of space when the Library and Learning Resource Center was constructed in 2006, remaining a popular social spot.

Still used as open space, The Patio contains movable tables and chairs sheltered from the sun by a wooden and lath structure supported by nine two-foot-square brick columns topped by a synthetic metal/cloth covering. A concrete handicapped ramp on the north side, added in the 2000s, provides access to the Classified Staff Lounge (Room 844). Vending machines are positioned along the north wall, along with two restrooms. A small staff/faculty parking lot is accessible through a breezeway from The Patio.

Assembly Lawn/Quad **One Contributing Site**

The original layout of the college envisioned a central, rectangular open area, or quadrangle, that was defined by the placement of multi-story buildings on all four of its sides. Originally labeled the Assembly Lawn, the Quad was designed to have walkways to connect the surrounding campus buildings, each designed to have its main entry facing the Quad. A formal design of this large open space was never realized; the start of World War II ended all construction and landscaping activities on the campus. Some of the concrete walkways were constructed prior to the war. There have been several modifications and additions to the hardscape and landscape features within this large space. Over the decades, the Quad has been used for a wide variety of events, including election campaigns, parade float displays, job fairs, frizbee contests, concerts, protests, and a love-in.

The Quad area, defined as the space between the faces of the surrounding buildings, is approximately 1.37 acres. Its shape is primarily square, and it runs a bit longer in the north-south direction than the east-west direction. Concrete walkways, some with brick or terracotta features, define the perimeter of the quad on all four of its sides, including a wide concrete area at its north end, fronting of the south-facing library building. The Quad has two central concrete walkways that intersect in the middle with a large circular paved area. The 15-foot wide east-west primary walkway leads directly to the entrances of the Commerce Building on the west side and the South Science Building on the east side. The 15-foot-wide north-south primary walkway leads north from the college's main entry from Chapman Avenue to the two-story Library Building. Access from East Chapman is through a concrete walkway that leads to the original six concrete stairs, which lead directly up into the Quad.

The landscaping within the Quad's perimeter walkways consists of Saint Augustine grass (*Stenotaphrum secundatum*); thirteen long-standing Magnolia Trees *(Magnolia grandiflora),* in a seemingly random placement throughout the area; and six Orchid Trees (*Bahimina species*), planted in 2018. The Magnolia Trees were likely planted sometime soon after World War II, as some of these existing trees are now over 50 feet in height; the thirteen that remain are likely only a fraction of what was initially planted within the Quad area. The original layout of the campus envisioned thirty-two trees placed in the Quad, with two rows of eight trees on the east and west sides. It is unknown if this planting was actually carried out. Although plantings have changed, the Quad has always included shade trees and a grassy lawn area **[Figure 8]**. Other features in the Quad area are a number of metal, old-style light standards with a raised concrete base, metal seating furniture, and metal trash recepticles, all of recent fabrication or acquisition and placement.

D. and M. (Davies and McDonald) Polychromatic Moorish Tile

A major architectural element of Fullerton College's original buildings is the lavish and unique use of colorful Tunisian/Moorish ceramic tiles that decorate both the interior and exterior of the facilities, including domed cupolas, archways, doorways, and floors. The noteworthy tile, which dramatically contrasts with the buildings' simple white textured walls, adds a decidedly Moorish style to the collegiate facilities. The colorful tiles were produced by D. and M. Tile in Los Angeles, owned by Welshman John Luther "Jack" Davies and John H. McDonald.[6] The tiles were specially designed by Harry K. Vaughn, who worked closely with a designer only identified as a "Mexican girl."[7] The tiles, which have a watercolor appearance, were part of the Tunisian and Moorish lines produced by D. and M. Tile, and range in size from small mosaic tiles to 8-inch square tiles. Predominate colors are blue, green, mauve, yellow, orange, and tan.

NONCONTRIBUTING RESOURCES

The historic district includes one noncontributing structure—service tunnels that run under the campus—and four collegiate buildings that surround the Quad. The Applied Arts/Humanities (500) Building, constructed in 1962, is expected to be demolished and replaced by a new Hispano Moresque structure more compatible with the historic buildings. The Library and Learning Resource Center (2005), the College Center (2008), and the South Science Building (2011) are part of the 2000 College Image Plan to construct facilities that harmonize with the original PWA/WPA buildings.

Service Tunnels **One Noncontributing Structure**

Using PWA and WPA funds starting in 1935, architect Harry K. Vaughn was charged with building service tunnels for plant workman from a powerhouse east of Lemon Street to the various buildings on the campus **[Figure 9]**. The service tunnels run south under Lemon Street, then north and south toward East Chapman Avenue, connecting to the basements of the buildings on both sides of the Quad **[Figure 10]**.[8] Waterproofed, the tunnels (approximately 2,137 feet of catacombs) provided protection and accessibility for steam lines; hot/cold water mains; gas, air, electrical, and sewage lines; and conduits for the school public address and school telephone wires. During World War II, administrators planned to use the tunnels during air raids, and during the 1950s, the tunnels were a civil defense site used to store food, water, and other emergency supplies. Over time, the tunnels became a concern, and there were structural problems on small sections of the tunnel network. During later renovation projects, some of the tunnels were filled in with concrete and wiring and plumbing were re-routed. The underground

[6] The tiles were identified as D. and M. Tile by historian Steve Soukup through the Tile Heritage Foundation in Healdsburg, California. Steve Soukup, email message, December 14, 2021.
[7] Harry K. Vaughn, "Fullerton College: A School Plant Designed for Maximum Safety and Efficiency," *The Architect and Engineer* vol. 130, no. 2 (July 1937): 18.
[8] *Utility Tunnels Map: Junior College Plot Plan of the Fullerton Union High School District of Orange County, Including Plan and Detail of Grading, Sidewalks, Walls, Sprinkling System, and Planting, 1934*. On file, Fullerton Public Library, Local History Room.

tunnels, noncontributing due to loss of integrity, remain a part of student lore, with many locals believing them haunted.

Applied Arts/Humanities (500) Building (1962) One Noncontributing Building

Constructed in 1962, at a cost of $669,650, the two-story Applied Arts/Humanities Building (33,296-square feet) was originally designed to include six classrooms, two large lecture halls, and thirty faculty offices for such subjects as data processing, merchandising, medical and dental assistance, journalism, and foreign languages.[9] Over the decades, course offerings and programs were dropped or changed, and the building serves as classroom and office space for humanities, fashion design, and interior design programs, as well as housing the Veterans Resource Center and the United and Mobilizing Opportunities for Justice and Access Community Program.

Designed by Connor and Taylor, the rectangular-shaped Mid-Century Modern building is situated in the northeast section of the Quad area, west of the Library and Learning Resource Center. Students and instructors enter the building from metal and glass doors positioned on all four sides; concrete stairs on the north and south sides provide access to the second-floor classrooms. A glass and metal box elevator, added in the 1990s, on the north side also provides access to the second floor. Aside from a concrete and metal canopy covering the main entry on the west side, surrounded by red brick, the building is devoid of any decoration. A large plate glass display window to the left of the east double aluminum and glass doors is used to display student fashion creations. Fixed wooden windows (eight lites each) along both levels on the exterior provide interior lighting. The building is topped by a flat roof.

Classrooms and offices run along utilitarian hallways with a series of doors into rooms, which run in both directions, intersecting at the center, where a flight of concrete stairs leads to the second floor. Restrooms are situated near the west entrance. Linoleum flooring and fluorescent lighting is used through both floors. Aluminum and wooden display cabinets are attached to hallway walls on both floors. The classroom building is in poor condition, and as part of the 2000 Campus Image Plan, is set to be demolished and replaced with a more architecturally compatible building. It remains the only Connor and Taylor Mid-Century Modern building in the Quad area.

Library and Learning Resource Center (800) Building (2005)
One Noncontributing Building

Dedicated October 28, 2005, the Hispano Moresque Library and Learning Resources Center was designed by Lucien G. Runge, principal architect and vice president of R^2A Architecture in Costa Mesa. Runge carefully studied the campus buildings designed by Harry K. Vaughn and employed architectural elements from the 1930s buildings into his design. The building was the first one completed under the 2000 Campus Image Plan to revamp the architectural design of the Fullerton College campus. The 1957 Student Union building was demolished to make way for the new library, which was positioned where it was intended to be with the original 1934 master plan. The library has become a focal point of the campus, with the large entry space in front of

[9] Library to be Named for Ex-College Head." *Los Angeles Times* November 15, 1962.

the building often used as a stage setting for events. The building was featured as an outstanding example of new library architecture in the April 2006 issue of *American Libraries*.[10]

The two-story 67,680-square-foot building, which includes a basement, houses the William T. Boyce Library, and the Academic Support Center with separate entrances along the west and north sides. Students enter the library proper through two sets of metal and glass doors positioned on the front (south) side of the building, which faces the Quad. A handicapped ramp is situated to the right of the front door. The front of the building bows out into a half circle supported by four circular concrete pillars. Most of the windows are concentrated on the south side, with square and rectangular-shaped metal and glass windows running across the entire front façade. The northwest corner of the second story features an outdoor patio area for special events.

The interior includes the typical arrangement for most academic libraries in the United States. The first floor contains standard service points and a commons computer area; the second floor houses print materials, a bibliographic instruction room, and group study rooms, along with offices for the dean, faculty, and staff. The interior features a dramatic central stairway, a 73-foot-high dome, ornate wrought iron banisters, decorative Moorish tile, and period-style lighting.

College Center (200) Building (2008) **One Noncontributing Building**

Dedicated January 11, 2008, the College Center, also known as the Student Center, was designed by Flewelling & Moody of Los Angeles, at a cost of $21,875,000. The firm later designed the Social Science (1400) Building (2009), located in the northeast section of the campus, outside the nominated boundary. Situated in the perimeter of the campus facing East Chapman Avenue, the College Center is situated on the southeast corner of the Quad. Operated by the Associated Students of Fullerton College, the two-story 20,000-square-foot building is used to provide a variety of services supporting the social, cultural, and recreational pursuits of students. The first floor contains a cafeteria/food court with indoor and outdoor seating; the second floor contains the offices for Associated Students, Student Affairs, and International Students. The College Center also houses the Cadena Transfer Center, meeting rooms, a game room, a television lounge, and charging stations, as well as a variety of other recreation activities.

The Hispano Moresque L-shaped building was designed to both harmonize with the Library and Learning Resource Center as well as the 1930s PWA and WPA buildings. Spanish and Moorish architectural elements include arched doorways and windows; arched corridors and walkways; period-styled metal and glass exterior wall sconces and hanging pendant lights; wrought iron railings; and a flat red tile roof**.** Most students enter the building from the west side facing the Quad, which features an arched recessed entryway surrounded by colorful 6-inch square Moorish-styled ceramic tiles that are blue, green, pink, black, and orange. Entrances are also located on the north and south sides, as well as via concrete stairs on the east side accessible from the sidewalk that runs along East Chapman Avenue. The food service/eating area, which is

[10] "Libraries = Cultural Icons," *American Libraries* vol. 37, no. 4 (April 2006): 32. https://search-ebscohost-com.lib-proxy.fullerton.edu/login.aspx?direct-true&db=llf&AN=502980510&site=ehost-live&scope=site (accessed June 14, 2020).

also used for convocations, features coffered ceilings, large hanging pendants, and blue and red stained glass arched windows. A dramatic stairway with wrought iron railings at the west entrance leads to the second floor.

South Science (400) Building (2011) One Noncontributing Building
Dedicated January 18, 2011, the South Science (400) Building provides classrooms, laboratories, and other accommodations for physics, biology, anatomy/physiology, environmental science, marine biology, and chemistry courses, as well as a large lecture hall. Similar to the other facilities added to the Quad in the 2000s, the Hispano Moresque styled facility was designed by Lucien G. Runge of R^2A Architecture to fit contextually within the campus's original historic buildings. The two-and-a-half-story, 66,000-square-foot building repeats a number of architectural features present in the contributing Commerce/Business Education and Technical Trades Buildings.

Elevators are available on the east and south sides of the building. Students can also use an interior stairway with decorative wrought iron railings or exterior concrete stairways on the north side that lead to breezeways or arched corridors. Lit by natural light during the day and glass and metal period-styled hanging pendants, the walkways lead to classroom entrances on the second and third floors. The main horseshoe arched entryway, off the Quad, is surrounded by 6-inch-square Moorish-styled ceramic tile.

The first-floor interior off the Quad leads into offices and auditorium space, while the upper floors are reserved for science classrooms and laboratories. Immediately adjacent to the entrance on the south wall is a glass-fronted information booth. Positioned also off the south side, is a hallway of Division Offices (Room 411) accessible through a wooden and glass door. Opposite the offices is an auditorium. The first floor includes custodial rooms, storage rooms, restrooms, an elevator, and concrete stairs that lead to classroom space on the second and third floors. Tan, 8-inch-square tiles line the floors. The upper floors consist of laboratories and classrooms.

Alterations and Integrity
Original buildings have not been moved and retain integrity of *location.* While some new buildings have been constructed in the immediate area surrounding the college, the campus is still situated in an older established neighborhood composed of historic single-family homes, bungalow courts, and small apartments, retaining integrity of *setting*.

The original buildings on the Fullerton College campus designed by Harry K. Vaughn and Paul O. Davis, Sr. in the mid-1930s and early 1940s are primarily intact and unaltered. When additions and alterations have occurred, they have been in ways that have not destroyed these buildings' original architecture. Elevator housings added in the 1990s to the Commerce/Business Education and Technical Trades Buildings are detached from each of these buildings' north-facing façades. While the views of these buildings' exteriors are partially hidden, the original architecture has not been altered. Similarly, the 1962 one-story addition on the south side of the Administration and South Science Building partially hides the south-facing walls. The addition

was positioned ten feet away from this building's south wall, so its exterior façade has not been destroyed, just partially hidden.

In some locations, later construction has altered the original exterior architecture. The original ground level façade on the east side of the Technical Trades Building, at its north end, is no longer intact due to the one-story, brick-walled addition from the 1960s. The east end of the south-facing wall of the Administration and Social Science Building is no longer intact due to the 1955-1956 addition that extends southward from this building. The original south-facing main entry to the Administration and Social Science Building at the west end is hidden by another 1960s addition. The west section of the Locker Room and Student Union building has undergone alterations, primarily on its side facing The Patio; the original canopy along this side of the building (similar to that which still exists along the other two sides facing The Patio) has been removed to accommodate an enlargement of the building.

Despite the various additions and modifications, the contributing resources retain integrity of setting and as keystones within the layout of the Fullerton College Historic District. The architectural design still exhibits fine craftsmanship and with materials that have outstanding durability. All of the elaborate and refined design features of the portal façades are firmly in place and, remarkably, show little wear from exposure to the public as well as natural weathering. The various rooftop elements, each different from building to building provide a sense of individuality of design. Because virtually all the original features of these buildings are retained, the district retains integrity of *design, materials, and workmanship*. The three new buildings constructed since 2000 portray an architectural style that compliments the Vaughn-styled buildings. The campus core enjoys a cohesive appearance and an overall feeling of unity with the re-establishment and use of the Hispano Moresque architecture developed by Vaughn for his two-story buildings.

The intended character of the grounds has been maintained, especially in relationship to the campus buildings, and the continual use of classrooms and offices each semester supports integrity of *feeling and association*. Fullerton College has always been considered one of the mainstays of the community, and the carefully planned layout of the campus, along with its notable architecture, still makes it one of the most recognizable spots in the city.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [X] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [X] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
ARCHITECTURE
EDUCATION

Period of Significance
1935-1942

Significant Dates
1936
1938
1940
1941

Significant Person
(Complete only if Criterion B is marked above.)
N/A

Cultural Affiliation
N/A

Architect/Builder
Vaughn, Harry K. (architect)
Davis, Paul O. (architect)
Cornell, Ralph D. (landscape architect)
Strona, John P., Sr (builder)
Moore, Oscar Thomas (builder)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Fullerton College Historic District is eligible for the National Register of Historic Places at the local level of significance under Criterion A in the area of Education for its role in the development of postsecondary schooling in Fullerton and Orange County, and under Criterion C in the area of Architecture as locally significant examples of collegiate architecture. One of the mainstays of the community, Fullerton College has been a major educational contributor to Fullerton and Orange County's growth and prosperity. The college has had a significant social impact on the education of Fullerton and Orange County residents, filling an educational void in the community. The center of student life since 1936, Fullerton College Historic District encompasses the historic core of the college with its original design and buildings for California's oldest continuing operating two-year college and Orange County's longest existing college of any kind. The historic district represents the new beginnings of the college when it separated from the adjacent high school, forming and developing a formal campus and a new educational identity. Laid out and constructed using New Deal funding, the historic district was the most ambitious PWA/WPA building project in Fullerton's history, and the only college constructed using federal relief funds in Orange County. The campus core stands as a legacy of New Deal programs and serves as an excellent example of collegiate resources made possible by public work projects. The impressive original buildings remain the heart of the college and are still used as administrative offices and classrooms. Collectively, the buildings are striking examples of Hispanic Moresque architecture applied to an education setting. The original buildings are a remarkable creation, unique in Fullerton for their style and combination of buildings and landscape. The 1935 to 1942 period of significance represents the evolution and physical development of the campus during its critical first years.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Early Years 1913-1934

In 1907, California became the first state in the nation to enact legislation creating public junior colleges. The 1907 law allowed the board of trustees of a high school district to provide postgraduate courses in a high school.[11] Many Fullerton residents staunchly believed that a local college was needed to train students for jobs that the town would need in the future and quickly pushed for a new college. It was not until April 25, 1913, however, that the College Department was launched by a unanimous resolution of the Fullerton Union High School District Board of Trustees, with Fullerton becoming the sixth city in California, following Fresno, Santa Barbara, Hollywood, Los Angeles, and Bakersfield, to establish a junior college. Over the decades, junior colleges would dissolve or suspend or discontinue classes, and Fullerton College is the oldest community college in continuous operation in California. It is also Orange County's oldest

[11] Carl G. Winter, *History of the Junior College Movement in California*, Bureau of Junior College Education Release No. 20 (Sacramento: Calif. State Dept. of Education, 1964), 10. https://files.eric.ed.gov/fulltext/ED346902.pdf (accessed May 10,2020).

college of any kind. At its founding, the college was a two-year postgraduate extension of the high school curriculum. In 1922, it was reorganized as an independent institution. The high school and college were part of the Fullerton Union High School and Junior College District until 1965, when the North Orange County Community College was created, comprised of Fullerton and Cypress community colleges.

Fullerton College opened for classes on September 15, 1913, with an enrollment of twenty-eight male and female students. Constructed in 1903, the College Building was moved from the old high school site to the campus and served as headquarters. For the next twenty-three years, high school and college students shared the same classroom buildings, and, in some cases, the same instructors. "Only partial segregation of work was possible, and, frequently the same equipment and rooms were used by the high school at one time and by the college at another time during the day."[12] From the start, regular university classes were given, and credits earned at Fullerton College were accepted at Stanford University and other higher institutions of learning.[13] By 1931, the biggest educators in the nation, including the University of California system and the Throop School of Technology (later the California Institute of Technology), were accepting Fullerton College transfer students.[14] Local residents were proud of the new college, and even though Fullerton had only about 4,000 residents in 1913, promotional literature often touted the still-fledgling rural city as a "college town."

Although the school district trustees were pressed by residents and students alike to establish a separate campus for Fullerton College, the trustees concentrated solely on the high school facilities throughout the 1920s and early 1930s. In 1919, influential architect Carleton Monroe Winslow, Sr. (1876-1946) was hired to create a master plan for Fullerton Union High School. That same year, Winslow was hired as campus architect, and he designed multiple buildings in an elaborate Spanish Colonial Revival style. He supervised the campus layout and new construction before handing off supervision of the long-range project to his assistant architect and engineer Harry K. Vaughn. Working with Charles Hart and other manual and industrial arts instructors, Vaughn implemented a cost-saving and practical hands-on program where the high school students would produce tiles, wrought iron fences, lighting fixtures, and other building features that he would incorporate into each new building. Vaughn further cemented his relationship with the school district by designing the personal residence of Superintendent Louis E. Plummer (104 Park View Drive) in Fullerton in 1925.

Period of Significance 1935-1942: Development and Construction

Realizing that the school district could develop a new college campus using New Deal relief funds, the Board of Trustees purchased 14.54 acres of the southern portion of the 50-acre Dixie (1862-1949) and James C. Sheppard, Sr. (1857-1927) orange and walnut ranch in August 1934.

[12] Louis E. Plummer, *A History of the Fullerton Union High School and Fullerton Junior College 1893-1944 (*Fullerton: Fullerton Union High School and Junior College, 1949): 138.
[13] Marjorie Bishop, "The History of the Junior College," *The Pleiades Annual* (Fullerton: Fullerton Union High School, 1914): 55.
[14] "Local College Is Recognized; Noted College Educators Approve Higher Courses Now Offered at Fullerton High," *Fullerton News Tribune* December 13, 1931.

Using surplus funds, the trustees paid $29,980 ($2,000 an acre) for the land, which was located on East Chapman Avenue just across Harvard Avenue (later Lemon Street) from the high school.[15] The trustees discussed the advantages and disadvantages of formal and informal plans, and adopted the formal plan developed by influential Los Angeles landscape architect Ralph D. Cornell in 1934.[16] Cornell was not an unfamiliar figure in Fullerton, having addressed the Fullerton Kiwanis Club on park development in 1926.[17] For the first time in his career he was working without a business partner and was eager for the commission. His development of the Fullerton College master plan led to his employment in 1935 as landscape architect for Anaheim's 21-acre La Palma Park, the second park built in the city.[18]

Cornell's master plan reflected the workable and coherent building and open space relationship he favored for educational institutions. The vacant land was spacious enough to provide each building with an individual setting and generous open space that worked cohesively with the surrounding buildings. The plan anticipated a later expansion of the campus, and the original buildings were expected to fit the "anticipated needs" of the student population into the 1950s.[19] School board members hoped to complete all of the buildings and landscaping in ten years, but the end of federal relief programs and the start of World War II stopped all construction. Grassy lawns were added in the front and Quad areas. Cornell's landscaping plans, expected to be completed at the end of the massive project, were never completed.

In March 1935, Harry K. Vaughn, who had been working intermittently at the high school, was employed to give his entire time as resident architect for Fullerton College. Vaughn felt comfortable enough in his new full-time position to move from Los Angeles to Fullerton in 1935, quickly establishing an office on the fourth floor of the downtown Chapman Building. Aside from a two-month stretch when he was hospitalized and bedridden with appendicitis in early 1938,[20] Vaughn was almost a daily presence on the college campus. A superb draftsman, Vaughn personally created all the plans for four buildings on the campus.[21] He was given a staff of assistants, most notably building superintendent William (Willie) P. Potter (1896-1957), a noted local builder and former Fullerton City Councilman. Potter closely monitored the construction of each college building, keeping detailed records, and assisted in the layout of the water system, including the placement of drainpipes and the sprinkling system. Vaughn also depended upon plant superintendent Elvin A. Ames (1884-1976), who was responsible for submitting plans on time and negotiating with federal officials. Instructor Earl S. Dysinger, an audio-visual specialist, was hired to photograph the new buildings.

[15] "Board Buys 14.54 Acres for College," *Santa Ana Daily Evening Register* May 31, 1934; "$29,980 Deal Completed by School Board," *Santa Ana Daily Evening Register* August 31, 1934. The Board of Trustees continued to purchase Sheppard Ranch acreage as the college expanded, including an additional five acres in 1940 for $5,000.
[16] Louis E. Plummer, *A History of the Fullerton Union High School and Fullerton Junior College 1893-1943* (Fullerton: Fullerton Union High School and Junior College, 1949): 138.
[17] "Parks Discussed at Kiwanis Meet," *Santa Ana Register* April 6, 1926.
[18] "Sign Architect for Park," *Santa Ana Daily Evening Register* December 19, 1935.
[19] "New Fullerton School Opened to Inspection," *Santa Ana Daily Evening Register* October 27, 1936.
[20] "Plummer Still Recovering," *Fullerton JC College Weekly Torch* March 25, 1938.
[21] Vaughn's drawings and plans are on file in the Fullerton College Library Archives.

As he had done at the high school, Vaughn relied on college students to produce wrought iron railings, ceramic and terracotta tiles, light fixtures, and other architectural features for each new building, and Ames served as the liaison between the architect and the various student projects. All of the new equipment purchased for the shop buildings on campus was professional grade so that graduating seniors could move into manufacturing jobs without additional training.[22] From 1941 to 1942, Vaughn also designed, then supervised the construction of a new $150,000 Fullerton WPA library, later the Fullerton Museum Center, and frequently walked the short distance between Fullerton College and the library.[23]

Starting in 1935, Vaughn began submitting requests for federal aid money, with the first funds received allocated for college design planning, the construction of service tunnels linking the high school and college, and the initial grading and layout of the campus. The first area of the campus laid out was the Quad, with contractor John P. Strona, Sr. starting construction on the first campus project in February 1936, a two-story building designed to house the commerce or business department.[24] At the stroke of 11:00 a.m. on March 12, 1936, hundreds of students, teachers, and administrators, led by the Fullerton College Band, left the old campus for the new one for the ground-breaking ceremony for the Commerce/Business Education Building. Jaycee collegians cheered during the cornerstone laying ceremony as an imperishable copper tube that contained the names of the entire student body and faculty were buried in cement.[25] Because the Commerce/Business Education Building was the first building on campus, construction was closely watched by students and residents alike. The building opened for public inspection on October 26, 1936, with over 2,500 people visiting the campus and two floors of classrooms.[26] Half of the 1,000 students attending the college took courses in the new building during the fall semester.[27] The final cost of the project was $148,778, of which the federal government furnished $51,000 through the PWA program.

The Commerce/Business Education Building was selected as the first to be constructed because officials and instructors believed that business courses would be the most likely to lead to employment. One of the responsibilities of Ralph R. Snyder, the head of the Business Department, was the counseling and placement of students in available job positions after completion of their coursework.[28] The building also had a working bank, the only institution of

[22] "Mill and Cabinet Class Work Under Factory Conditions," *Fullerton JR College Weekly Torch* February 24, 1939.
[23] "Fullerton Hails Library; Dedication of $150,000 Structure Today Opens Three-Day Observance," *Los Angeles Times* January 22, 1942.
[24] "Work Started on College Building," *Santa Ana Daily Evening News* January 4, 1936.
[25] "Ground to Be Broken on Campus Tomorrow," *Los Angeles Times* March 11, 1936; "Cornerstone Ceremony Is Held by College Students; Building Ready Next Fall," *Santa Ana Daily Evening Register* March 13, 1936; "Student Crowds Witness Historic Sealing of New College Building Archives," *Fullerton District Junior College Weekly Torch* March 20, 1936; "Junior College Campus Dedicated at Ceremony," *Fullerton News Tribune* March 12, 1936.
[26] "New Jaycee Building Open to Public Inspection; Hold Open House Here Oct. 26 as First Campus Unit Is Dedicated," *Fullerton Jr. College Weekly Torch* October 23, 1936; "New Fullerton School Opened to Inspection," *Santa Ana Daily Evening Register* October 27, 1936; "First Building at New Junior College Viewed," *Fullerton News Tribune* March 25, 1936.
[27] "High School Left for New Class Rooms," *Fullerton JR College Weekly Torch* September 25, 1936.
[28] "Record of JC Business Education Department Shows High Job Mark," *Fullerton JR College Weekly Torch* February 21, 1941.

its kind in the United States, run by students under the direction of the Board of Trustees.[29] The bank distributed monthly checks to the 200 students enrolled in the National Youth Administration (NYA), a New Deal agency that focused on providing work and education for Americans between the ages of 16 and 25. Enrollment ranged between fifteen and twenty percent of the student body, with NYA students working as laboratory, shop, clerical, and library assistants. Others worked on the campus grounds and assisted in the construction of campus buildings.[30]

Harry K. Vaughn was proud of the completed Commerce/Business Education Building and published an article in the July 1937 issue of *The Architect and Engineer* detailing with photographs and floorplans the building's exterior and interior features.[31] The building was also featured in a photographic survey of the best and most remarkable buildings constructed by the PWA: *Public Buildings: A Survey of Architecture of the Projects Constructed by Federal and Other Governmental Bodies Between the year 1933 and 1939 with the Assistance of the Public Works Administration.*[32]

Although students and instructors alike wanted the Science Building to be the next one constructed, the trustees selected the Administration and Social Science Building instead because they thought it would attract a large number of students to the new campus and would "better symbolize a separate and individual institution."[33] Designed by Harry K. Vaughn and constructed by an unidentified Los Angeles building firm, the Administration and Social Science Building was completed in February 1938, at a cost of $165,420, of which the PWA program furnished $68,159.[34]

The Administration and Social Science Building housed the administrative offices of the college on the main floor, with the second floor containing large classrooms and connecting hallways. More importantly, the first floor contained two large student-study and lounge rooms—one for men, another for women—with a kitchen connected to the women's lounge.[35] Radios were added to the lounges in February 1939,[36] and a terracotta paved area outside the lounges served

[29] "College Bank Considered Finest Course in Nation," *Fullerton JR College Weekly Torch* February 17, 1939.
[30] "National Youth Administration to Issue Jobs to Two Hundred Needy Fullerton College Students," *Fullerton JR College Weekly Torch* September 25, 1939.
[31] Harry K. Vaughn, "Fullerton College: A School Plant Designed for Maximum Safety and Efficiency," *The Architect and Engineer* vol. 130, no. 1 (July 1937): 13-18.
[32] C. W. Short and R. Stanley Brown, *Public Buildings: A Survey of Architecture of Projects Constructed by Federal and Other Governmental Bodies Between the Year 1933 and 1939 with the Assistance of the Public Works Administration* (Washington, D.C.: Government Printing Office, 1939):268-269. https://archive.org/details/publicbuildingss00unitrich (accessed June 10, 2020).
[33] William T. Boyce, "Dean W. T. Boyce Writes Open Letter," *Fullerton JR College Weekly Torch* February 4, 1938.
[34] "Fullerton Junior College Completes $156,000 Unit," *Los Angeles Times* February 6, 1938; "Money Granted for Second New Jaycee Building," *Fullerton JR College Weekly Torch* October 30, 1936.
[35] "Purpose of New Lounges Defined for Collegians," *Fullerton JR College Weekly Torch* February 18, 1938.
[36] "Jayseeites Finally See Dream Shape Up; Lounges to Be Equipped with Radios," *Fullerton JR College Weekly Torch* February 24, 1939.

as the first dance space on campus starting in March 1939.[37] Prior to construction of these private student lounges, the college students had no separate place to meet, sharing outdoor space in the Bull Ring, a concrete enclosure on the high school campus with seating encircling an oak tree.[38] The college student newspaper, the *Weekly Torch*, frequently published editorials calling for the end of "high schoolism" on the college campus,[39] and the lounges were a positive step toward realizing "a lasting dream of having campus" of their own "free from ties with the high school."[40]

Work on the third campus building, the Technical Trade Building, began in January 1937, with students moving into the building for classes in late 1938. [41] Over $60,000 was spent on up-to-date equipment.[42] The final cost of the WPA building came to $213,193, with the federal government furnishing $116,297. Construction of the building provided jobs for 206 skilled and unskilled laborers.[43] Of the same size and general exterior appearance as the Commerce/Business Education Building, the Technical Trades Building contained a print shop, drafting room, welding room, a mill and cabinet workroom, an ornamental iron shop, and a machine shop. The college students no longer wanted to share the library on the high school campus, so the second floor housed a temporary library that was expected to be moved into a newly constructed library building in 1942-1943. Some of the industrial and manual arts work done in the building was later moved to the Industrial Arts/Shop Building completed three years later.

In July 1938, the PWA approved its last building on campus, the Locker Room, for $12,193.[44] Completed by a local contractor in 1939, it was the last campus building designed by Harry K. Vaughn.[45] The Spanish Colonial Revival wood and stucco building, the first unit of a planned three-wing service building, housed lockers and furnished restroom facilities for college students.

In January 1940, Paul O. Davis, an Orange County native, was employed as campus architect for Fullerton Union High School. His first assignment was to survey the buildings to assess damage from the Long Beach earthquake of 1933. He was also tasked with designing the new Industrial Arts Building, also known as the College Shop Building, located at the southeast corner of Fullerton College.[46] Completed in May 1941, the WPA building cost $76,605, with the federal

[37] "Gates to Swing Wide at Weekly Dance in Jaycee Lounge," *Fullerton JR College Weekly Torch* February 24, 1939.
[38] Diane Oestreich, *The History of Fullerton Union High School 1893-2011* (St. Louis: Reedy Press, 2011):112-113.
[39] "An Open Letter [Editorial] …," *Fullerton JR College Weekly Torch* February 4, 1938.
[40] "Jaycee 'Bull Ring' Dealt K-O Punch as New Lounges Opened," *Fullerton JR College Weekly Torch* March 11, 1938.
[41] "College Work Starts Jan. 13," *Santa Ana Register* January 9, 1937; "Three Buildings Complete in Huge Campus Program," *Los Angeles Times* January 22, 1939; "Progress of New Building Defined as Interest in Construction Wanes before Hornet's Football Spirit," *Fullerton JR College Weekly Torch* October 6, 1938.
[42] "New Equipment Makes FJC Tech Trades Supreme," *Fullerton JR College Weekly Torch* November 10, 1938.
[43] "Construction Work Starts Jan. 13," *Santa Ana Register* January 7, 1937.
[44] "$12,193 in PWA Funds Granted," *Santa Ana Register* July 26, 1938.
[45] "Student Lockers Add Prestige to FJC," *Fullerton JR College Weekly Torch* February 17, 1939.
[46] "Plans Formulated for New Building," *Fullerton JR College Weekly Torch* February 9, 1940.

government furnishing $37,181. The single-story Spanish Colonial Revival building contained 20,000 square feet of floor space and twenty-one rooms used for printing, mill and cabinet work, and aeronautics and welding classes.[47] In 1958, the Industrial Arts Building was demolished by architects Taylor & Conner to make way for an industrial-styled Automotive/Machining/Printing (900) Building. It appears to be the only New Deal-era building demolished in Fullerton.

In 1938, the school district received WPA funding for an east wing addition to the Locker Room. At the time, the Board of Trustees lacked the necessary funds to back the allotment.[48] Funding was eventually obtained, and the new Student Union, constructed by a local contractor for $23,534, was dedicated on April 19, 1940.[49] Matching the architecture of the Locker Rooms, the Student Union was divided into separate sections that housed the student newspaper and annual offices, the college bookstore, and the student body offices. The new bookstore, which formally opened in September 1940, was well received by the college students, who had long complained about walking over to the high school campus to purchase textbooks and school supplies.[50]

By 1940-1941, Fullerton College enrollment had hit an all-time high of 1,664 students.[51] The campus still had no eating facilities, and students often went downtown for food, usually to Otto's on Harbor Boulevard. Students frequently milled around the campus, resulting in complaints from homeowners still living on Lemon Street.[52] Some college students reluctantly used the high school cafeteria, which offered food servings for five cents each. The longtime dream of the students was to have a center "to which the book-weary student could go for a moment's relaxation, good food, fellowship, and wholesome recreation without getting food outside of the campus proper."[53] In February 1941, the Board of Trustees agreed to construct a new luncheon center provided that the Associated Student Body (ASB) funded half of the $14,000 building cost.[54] Architect Paul O. Davis completed plans for the building, which he posted on campus, and he offered to draw up plans for the interior, including all equipment and fixtures to be constructed by the shop classes. Students eventually built counters, cabinets, twelve tables, and seventy-two chairs, while the ASB purchased needed equipment.[55] Fullerton College's mascot is a hornet, and The Hive was selected as the name for the new building, which became the west wing of the Locker Room.[56] School newspaper cartoonist Mary Lou Renken Nichols, later known for her famed head vases, was selected to design special Herbie and

[47] "F. J. C. Now Has Arts Building," *Santa Ana Register* April 26, 1941; "Industrial Arts Building Done; Classes Move In," *Fullerton JR College Weekly Torch* April 18, 1941.
[48] "No Funds for Student Union," *Fullerton JR College Weekly Torch* December 2, 1938.
[49] "To Dedicate Student Building," *Fullerton JR College Weekly Torch* April 19, 1940; "Building Work Pushed on Fullerton School," *Los Angeles Times* September 4, 1939.
[50] "Bookstore Moved to College Campus," *Fullerton JR College Weekly Torch* September 20, 1940.
[51] Louis E. Plummer, *A History of the Fullerton Union High School and Fullerton Junior College 1893-1943* (Fullerton: Fullerton Union High School and Junior College, 1949): 111.
[52] "Next Junior College Expansion Move Is for Student Union," *La Habra Star* November 8, 1940.
[53] "'The Hive' Grows from Dream to Reality Daily," *Fullerton JR College Weekly Torch* March 21, 1941.
[54] "Trustees Award Contract for 'The Hive'," *Fullerton JR College Weekly Torch* February 21, 1941.
[55] "Woodwork Classes to Construct Hive Fixtures," *Fullerton JR College Weekly* Torch April 18, 1941; "Outright Purchase of Student Hive Equipment Saves Money," *Fullerton JR College Weekly Torch* March 14, 1941; "Public Notice," *La Habra Star* March 14, 1941.
[56] "'The Hive' Selected as New Building Name," *Fullerton JR College Weekly Torch* November 29, 1940.

Henrietta Hornet tiles for the interior.[57] Completed by Santa Ana contractor Oscar T. Moore in 1941, The Hive quickly became the most popular building on campus, selling soft drinks, malts, and ice cream, along with hot dogs, sandwiches, and individual pies.

To accommodate more students, the area outside The Hive was paved, with tables, chairs, and benches added, along with colored umbrellas to provide a haven for shade-seeking students. The original brick paved area, later covered with concrete, became popular for noontime dances and was quickly named The Patio. Funded without any government aid, The Hive and Patio were the last formal areas constructed on the campus before the start of World War II.

Although students thought that Fullerton College had "the finest buildings of any junior college in Southern California," they often complained about the lack of trees, flowers, and grass, with only the Patio, Quad, and campus front entrance providing any landscaped space.[58] When construction stopped, plans for landscaping were never completed. Harry K. Vaughn remained resident architect into 1943, finishing up some final projects, then left for other work in San Diego. By 1942-1943, enrollment had dropped by fifty percent as students entered the military and war service.

By the start of World War II, the Fullerton College buildings had become a visible landmark in the city and were often featured in real postcards. Although only one small sign identified the location as Fullerton College, the white collegiate buildings and grassy lawns made it instantly recognizable. Overrun by World War II veterans returning to school under the BI Bill, the college acquired temporary buildings called T shacks in 1946 from the nearby Santa Ana Army Air Base, which were later removed. The campus remained basically unaltered until a second wave of building in the mid-1950s to the mid-1960s **[Figure 11]**.

Criterion A: Education

There were a few impermanent business and medical colleges in the late nineteenth and early twentieth centuries in Orange County, and the first postsecondary institution was Fullerton College in 1913. Santa Ana Junior College was organized in 1915, followed by a short-lived Anaheim Junior College, all of which were situated on high school campuses. Building destruction caused by the 1933 Long Beach earthquake forced Santa Ana College to scatter its classes across a number of buildings, some of which were not built for school purposes, and the college did not have a separate campus until 1947.[59] While there was public pressure in the early 1930s to establish an Orange County four-year college, officials could not agree on a location and funding, and one was not constructed until 1950.

The lack of a formal college in Orange County led to increased pressure by Fullerton residents to establish a Fullerton College campus on land separate from the high school. Residents and students alike wanted an identifiable location known as Fullerton College. The center of student

[57] "Ceramic Design Chosen for Hive," *Fullerton JR College Weekly Torch* May 16, 1941.
[58] "Campus Has Buildings with No Trimmings," *Fullerton JR College Weekly Torch* February 28, 1941.
[59] Louis E. Plummer, *A History of the Fullerton Union High School and Fullerton Junior College 1893*-1943 (Fullerton: Fullerton Union High School and Junior College, 1949): 110.

life since 1936, Fullerton College Historic District encompasses the historic core of the college with its original layout and buildings. The original buildings around the Quad remain the heart of Fullerton College, and the most heavily used area of the campus. Despite renovations, modernizations, and the construction of new buildings, the historic district remains one of the most recognizable educational spots in Fullerton.

The historic resources in the district represent the formation and development of the campus during a critical period when Fullerton College was forging a separate identity from Fullerton Union High School. The expansive new campus allowed the college to hire new faculty to teach courses not taught at the high school. Administrators and academic counselors had new quarters in what could easily be identified as official college offices. New academic and vocational programs, including aeronautics, agriculture, and cosmetology were added to the curricula. Additional coaches were hired, and new sports, such as golf and bicycling, were offered. For the first time, students could purchase school supplies, clothing, and other items that carried the Fullerton College insignia. A new student manual just for college students was also published.

In the early years, nearly all of the Fullerton College graduates were local or nearby residents, many coming from prominent pioneer families, who transitioned from high school to college without ever having a full college experience. That changed dramatically as the new campus developed. More and more students outside the district enrolled, and by 1939, twelve percent of the student body came from states other than California.[60] By October 1941, nineteen states and thirty-nine communities in eleven California counties were represented in the student body.[61] Enrollment steadily grew, reaching a new high of 1,164 in 1941-1942. Fullerton College was welcoming to all students, and while a number of minority students were enrolled, most of the ethnic enrollment during the 1930s came from the Japanese American population. The Japanese students quickly formed a Japanese Club, whose members gifted the campus a Japanese garden located on the west side of the Administration and Social Science Building.[62] Dedicated on October 10, 1940, the garden was tended by Fullerton College students during World War II, and later removed.[63] After Executive Order 9066 was signed on February 19, 1942, the thirty-three Japanese students enrolled at Fullerton College withdrew and were shipped to the Poston, Arizona internment camp.[64] Under the California Nisei College Diploma Project in 2010, the Japanese American students were identified and awarded honorary Fullerton College diplomas.

Fullerton College students also began to develop a strong collective identity during this period. From 1913 to 1935, administrators and teachers went to great efforts to separate the high school and college students. The college's initial low attendance rate and the high school's lack of space

[60] "NYA Student Aid Increase Refused," *Fullerton JR College Weekly Torch* February 17, 1939.
[61] "Nineteen States Represented in the Study Body," *Fullerton JR College Weekly Torch* October 17, 1941.
[62] "Japanese Students Building Tea Garden," *Fullerton JR College Weekly Torch* May 29, 1940; "Japanese Club," *Fullerton JR College Weekly Torch* October 4, 1940.
[63] "A Japanese Garden …," *Fullerton JR College Weekly Torch* April 10, 1942.
[64] "More Japs Moved from Coast Area," *Fullerton News Tribune* April 1, 1942; "War: Its Effect on Us," *Fullerton JR College Weekly Torch* March 13, 1942; "Japanese Friends Write of Life," *Fullerton JR College Weekly Torch* November 25, 1942. It is estimated that there were 15 to 20 Japanese Americans enrolled at Fullerton Union High School.

forced the college students to share the library, classrooms, and laboratories, as well as social meeting places. High school and college students also joined the same clubs and school organizations. Articles in the college newspaper, the *Weekly Torch*, frequently noted the lack of separation between the two schools, and editorials often complained about "high schoolism" behavior. The new college campus allowed Fullerton College students to establish their own clubs and organizations, student body offices, library, bookstore, study halls, and other extracurricular activities associated with colleges, such as fraternities and sororities. Many of the rituals and traditions started during this period continue.

As faith in the success of the college grew, students increasingly identified themselves as proud Hornet graduates. While notable Fullerton College students had received some local recognition, the college students were frequently overshadowed by Fullerton Union High School star athletes, scholars, and performers. The college's separate and growing sports teams, musical and dramatic productions, and social and cultural clubs helped the students to form an active community. The *Fullerton News Tribune* and the *Santa Ana Register* increasingly highlighted Fullerton College's activities in their local news sections.

This critical development period was particularly rich in distinguished Fullerton College students and graduates, which brought recognition to both the college and city of Fullerton. Notable students from the fledgling years of 1935 to 1942 included guitar legend Leo Fender; Dudley R. Boyce, founding president of Golden West College; 1941 Class President Roland E. Tornquist, who later served as San Bernardino County Assessor; ceramic artist Betty Lou Renken Nichols, whose famed head vases are valued by collectors;[65] Walter J. Cadman, organizer and first director of the Orange County Crime Laboratory; aviatrix Vivian Cadman Eddy, only one out of 1,000 women and the only one from Orange County selected to join the elite Women's Airforce Service Pilots (WASPS) during World War II; Robert E. Stevenson, known as the "Father of Space Oceanography"; and distinguished coach Elva May Swoffer, International Women's Water Ski Champion. Many Fullerton College graduates went on to serve in the armed forces during World War II.

Criterion C: Architecture

Initially Fullerton residents felt little effect from the Great Depression. By 1931, over 500 men were unemployed, and by 1933, Orange County's relief rolls contained 17,000 people, nearly fifteen percent of the total work force.[66] Banks foreclosed on homes, businesses closed, and the town began to lose residents when many left to find work elsewhere, with the population declining from 10,860 in 1930 to 10,422 in 1940. Despite its conservative and Republican reputation, Fullerton officials applied for and received more federal relief funds than any other city in Orange County. From 1933 to 1942, twenty federal projects alone were undertaken on the high school and college campuses, providing employment for local residents and enhancing the educational environment for students. Aside from Hillcrest Park, which involved the landscaping of 35.6 acres, most of the New Deal projects were small ones, such as the construction of flood-

[65] Maddy Gordon, *Head Vases, Etc.: The Artistry of Betty Lou Nichols* (Atglen, PA: Schiffer Books, 2001).
[66] Robert L. Pritchard, "Orange County During the Depressed Thirties: A Study in Twentieth-Century California Local History," *Historical Society of Southern California Quarterly* vol 50, no. 2 (June 1968): 194.

control channels, bridges, roadways, and individual buildings (e.g., Commonwealth Post Office, Fullerton City Hall). In contrast, the Fullerton College project was wildly ambitious, calling for the construction of an entire college in ten years. It was the only college constructed using New Deal funds in Orange County. It was also the only New Deal project where those using the buildings, the college students, helped to construct the facilities and produce architectural features used in the buildings. Although a few years from completion, Fullerton College officials and relief workers did manage to develop Orange County's first formal community college, formulating plans, constructing infrastructure, and completing an impressive assemblage of facilities that are still in use. The formation and development of the campus during its early critical stage was closely monitored by the Fullerton community, and as each successive building was completed, economic confidence grew in the city. Growing faith in the college's educational prosperity led to the doubling of enrollment. Fullerton College's design and development proved to be one of the most successful New Deal projects in the city's history, with the collegiate buildings serving as excellent examples of educational resources made possible by public works funding.

The architectural style of the PWA/WPA collegiate buildings was strikingly different from other buildings in Fullerton, and it marked the only time that the Hispano Moresque style was used in an educational setting. Impressed with Carleton M. Winslow's designs for the 1915 San Diego Panama-California Exposition, Fullerton's movers and shakers invited the architect to visit the city. A major proponent of Spanish Colonial Revival architecture, Winslow gave a series of lectures, accompanied by color view slides, and convinced the Fullerton Board of Trade (later the Fullerton Chamber of Commerce) to adopt the "Spanish style" for its public buildings.[67] The result was a large number of public buildings all designed in the Spanish Colonial Revival style.

Winslow was hired as the campus architect for Fullerton Union High School, designing a series of new Spanish Colonial Revival educational buildings for the campus, with Harry K. Vaughn serving as construction architect. While there was no question that the Fullerton College buildings would have Spanish architectural elements, Vaughn wanted a unique style that would complement but also stand apart from the high school campus. He developed an architectural style, unique to Fullerton, that used Spanish elements with Moorish features. Vaughn used the same style on the nearby Fullerton Public Library, also constructed using federal relief funds, and these are the only Hispano Moresque buildings in Fullerton. What makes the architecture more striking is that the Hispano Moresque style was used in an impressive assemblage of collegiate buildings, unified by shared building materials, scale, setting, and similar details, such as arched entries, cupolas, and Moorish ceramic tiles. Although a number of notable architects, including G. Stanley Wilson and Donald Beach Kirby, designed PWA/WPA buildings in Fullerton, Harry K. Vaughn is the architect most closely associated with New Deal projects in the city.

[67] Rollin A. Marsden, "Choosing an Architecture for a City," *California Southland* December 1919-January 1920: 7-8.

Building and Landscape Architects

Architect Harry K. Vaughn (1882-1962)

A gifted draftsman, Harry Kenneth Vaughn worked with a number of important and influential California architects, including Irving Gill, Octavius Morgan, and William S. Hebbard, before establishing his own practice in 1924. His work in Fullerton on the Fullerton Public Library and Fullerton College from 1935 to 1942, marked the one time he was solely responsible for all aspects of major public architectural projects.

Vaughn was born in Honey Creek, an unincorporated section of Spring Prairie, Wisconsin on January 8, 1882, the third of five sons born to farmer Daniel Webster "Webb" Vaughn (1858-1888) and Cecilia Belle Sawyer (1856-1924), later Cecelia Belle Aspinal. He attended the local high school for three-and-a-half years and finished thirty subject areas for the American School of Correspondence.

Although San Diego city directories have Harry K. Vaughn moving to San Diego in 1905-1906, he had some connection to the city beforehand, because he was an early member of the San Diego Rowing Club.[68] Organized in 1888 by thirteen aquatic enthusiasts, the San Diego Rowing Club was the city's most prominent male club, boasting a membership of 1,200 in the 1920s and 1930s, with a large number of civic leaders and important men in the city serving as active members. Rowing Club members moved from boathouse to boathouse, until a new clubhouse, designed by Harry K. Vaughn, opened on January 1, 1900. Prominent architects were asked to submit prospective plans for the boathouse; club member Vaughn's design mostly won on its lower cost.[69] Located at the foot of Fifth Avenue (525 West Harbor Drive), the San Diego Rowing Club Boathouse was listed on the National Register of Historic Places in 1979.

Under the direction of rowing coach Joseph Courtney, Vaughn became a champion sculler, a form of rowing using a narrow one-person boat propelled by two small oars. The San Diego Rowing Club was affiliated with the Pacific Association of Amateur Oarsmen, which included California and Canadian teams competing in national races as well as races along the Pacific Coast. From 1906 to 1909, Vaughn dominated the scull races, and his athletic fame grew as he won one rowing competition after another up and down the Pacific Coast, with his exploits regularly recorded in newspapers. Vaughn, who liked to train and practice in the evening, gained somewhat of a daredevil reputation, twice shattering his small craft into pieces in boating accidents, one of which left him clinging to a buoy for hours until rescued.[70] In 1908, Vaughn was elected Lieutenant of the San Diego Rowing Club and continued to compete in the Senior Class until 1916.[71] Just before his death in 1962, Vaughn donated his trophies to the San Diego

[68] Joey Seymour, "The History of the Resilient San Diego Rowing Club," *Journal of San Diego History* vol. 57, no. 1-2 (Winter/Spring 2011): 4. http://sandiegohistory.org/journal/v57-1/v57-1seymour.pdf (accessed June 4, 2020).
[69] Patricia A. Schaelchlin, *The Little Clubhouse on Steamship Wharf: San Diego Rowing Club 1888-1983* (Leucadia, Ca: Rand Editions, 1984): 1-4..
[70] "Clings to Buoy 2 Hours after Accident; Harry Vaughn, Champion Oarsman of Southern California Nearly Drowned," *San Diego Union and Daily Bee* August 8, 1907; "Oarsman Crashes into Row Boats, Escapes by Miracle when Frail Shell Collides with Heavier Craft," *San Diego Union and Daily Bee* July 18, 1908.
[71] "Officers Named by Rowing Club," *San Diego Union and Daily Bee* May 13, 1908.

Hall of Champions in Balboa Park.[72] In later years, Vaughn turned to motor boat racing and yachting.

In 1906, Vaughn was hired as a draftsman, his first significant professional position, for the influential architectural firm of Hebbard and Gill, remaining with William Sterling Hebbard (1863-1930) when Irving Gill (1870-1936) left the partnership in 1907. While working for Hebbard and Gill, Vaughn, who was living in a San Diego boarding house, started a scrapbook of photographs, renderings, and drawings of buildings around San Diego and Los Angeles for which he was sketching and preparing working drawings. The scrapbook, which reflects a wide variety of architectural styles, is on file at the San Diego History Center.[73] Vaughn left Hebbard to work as a draftsman for Morgan and Walls—Octavius Morgan (1850-1922) and John A. Walls (1860-1922)—from 1910 to 1911 in Los Angeles, and he also displayed his architectural drawings in an exhibition sponsored by the Los Angeles Architectural Club under the direction of Octavius Morgan.[74] He then returned to Hebbard's office in San Diego from 1911 to 1913.

In 1913, Vaughn was hired as a draftsman by notable architect Carleton Monroe Winslow, Sr. (1876-1946). Over time, Winslow used Vaughn as a superintendent overseeing his major projects, and the two men worked together intermittently into the 1930s. In 1919, Winslow was hired as the architect for Fullerton Union High School and depended upon Vaughn to create the working drawings and then oversee construction of the new buildings. Vaughn served as construction architect for the administration, home economics, library, science, shop, and foundry buildings, along with the power and heating plants.[75] His last building at the high school was the Fullerton Union High School Auditorium (1930), listed on the National Register of Historic Places in 1993.

In 1918, Vaughn began taking engineering night classes at the University of Southern California (USC), becoming a certified engineer with the American Association of Engineers in 1920.[76] The following year, the California State Board of Architecture granted him a certificate to practice architecture, and in early 1924, he opened offices at 736 South Flower Street in downtown Los Angeles (later 2513 West 7th Street). [77] A few months later, Vaughn, then age 42, married Helen Gary Allingham (1890-1982), the daughter of inventor and pioneer Tustin doctor Luther W. Allingham (1862-1902).[78] A private secretary at Hoff's Expert Training School,

[72] "Man Who Designed City Buildings Dies," *Fullerton Daily News Tribune* April 23, 1962.
[73] *PA 146, Harry Vaughn Architecture Photograph Album, ca. 1920s.* On file, San Diego History Center. Photocopy on file, Fullerton Public Library, Local History Room.
[74] *Yearbook, Los Angeles Architectural Club, Second Exhibition* (Los Angeles: Los Angeles Architectural Club, 1911).
[75] "Outline Plans for Buildings on J.C. Tract," *Santa Ana Daily Evening Register* September 12, 1935.
[76] *Application for Examination by Mr. Harry K. Vaughn to Practice Architecture in the State of California, April 14, 1921*; Letter from C. W. Cook, University of Southern California, Los Angeles, to California State Board of Architecture, April 18, 1921. Copy on file, Local History Room, Fullerton Public Library.
[77] "Licenses Granted New Architects," *The Architect and Engineer* vol. 64, no. 3 (June 1921): 112; "Personal," *The Architect and Engineer* vol. 77, no. 1 (April 1924): 119.
[78] "Wedding Is Announced of the Daughter of Tustin Pioneer," *Santa Ana Daily Evening Register* June 25, 1924.

Allingham was also a writer and photographer and early member of the Southern California Women's Press Club, where she was elected recording secretary in 1918.[79]

Throughout the 1920s and early 1930s, Vaughn often changed residences, and at one point, returned to work as a draftsman for the Quayle Brothers in San Diego. He did complete designs for a Spanish Colonial Revival home for Fullerton school district superintendent Louis E. Plummer (1925). He often created plans for building projects that were never started. He developed designs for another San Diego Rowing Club boathouse, expected to cost between $60,000 and $79,000, and the plans were never adopted.[80] In 1927, Vaughn developed plans for a million-dollar development, the South Coast Club, to be built along ocean frontage running between Huntington Beach and Newport Beach. The coastal resort, which was to consist of a Normandy Revival clubhouse and 200 fully equipped beach bungalows, was intended to replace the Negro Pacific Beach Club, which had been completely destroyed by a fire set by an arsonist on January 21, 1926.[81] Construction of the heavily promoted Pacific Beach Club was expected to start in April 1927, and the plan quickly dissolved when funding fell apart.[82] In December 1928, Vaughn's membership in the America Institute of Architects (AIA) was terminated because of failure to pay his dues, and he was later reinstated.[83]

After his hiring as resident architect for the new Fullerton College campus, Vaughn, in his early fifties, moved to Fullerton and opened offices in the downtown Chapman Building, advertising his services **[Figure 12]**.[84] He remained a resident of Fullerton from 1935 to 1943, becoming an active member of the Orange County Branch of the State Association of California Architects.[85] After completing some final work on the Fullerton College campus, Vaughn moved back to San Diego, opening an office at 2142 Front Street. He then served on the California State Board of Architectural Examiners, working up to the position of senior architect, until his retirement in 1958.[86] He passed away on April 21, 1962, at the age of 80, in his home in San Diego (2141 Albatross Street) and is buried at Mount Hope Cemetery.[87]

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[79] "Local Woman Leads," *Holly Leaves* September 7, 1918: 24. https://www.google.com/books/edition/Hollywood/MtRRAAAAYAAJ?hl=en&gbpv=1&dq=%22miss+helen+allingham%22+holly+leaves&pg=PT52&printsec=frontcover (accessed June 4, 2020).
[80] Patricia A. Schaelchin, *The Little Clubhouse on Steamship Wharf: San Diego Rowing Club 1888*-1963 (Leucadia, CA: Rand Editions, 1984): 19.
[81] Chris Jepson, "The Rise and Fiery Fall of the Pacific Beach Club," *Orange Countiana: A Journal of Local History* vol. 7 (2011): 33-48; "Arsonists Burn Negro Beach Club," *Santa Ana Register* January 21, 1926.
[82] $1,000,000 Beach Club Will Be Built on Orange County Shore Near Newport," *Santa Ana Daily Evening Register* March 25, 1927; "200 Cottages Will Be Built at Coast Club," *Santa Ana Register* April 7, 1927.
[83] Letter from Executive Secretary, American Institute of Architects to Harry K. Vaughn, February 7, 1929. Copy on file, Local History Room, Fullerton Public Library.
[84] "Harry K. Vaughn [Advertisement]," *Fullerton Daily News Tribune*, 50th Anniversary Issue, 1941.
[85] "Architects Talk on Public Service," *Santa Ana Register* November 27, 1940; "Architects Hold Luncheon Here," *Santa Ana Register* March 24, 1942.
[86] Letter from Harry K. Vaughn to Frank Cronin, Executive Secretary, State Board of Architectural Examiners, August 17, 1958. Copy on file, Local History Room, Fullerton Public Library.
[87] "H. K. Vaughn Dies; Architect," *San Diego Union* April 22, 1962.

Architect Paul O. Davis, Sr. (1896-1986)

Paul Orvan Davis, Sr. was born on September 13, 1896, in rural Garden Grove to Amanda Albertine Paulson and Henry West Davis, a farmer. Davis graduated from Orange Union High School, where as a track star he set an Orange County record for the fifty yard dash, in 1914.[88] While studying architecture and engineering at the University of Michigan in Ann Arbor, Davis joined Tau Eigma Delta, a national honorary architectural fraternity, served on the Board of Directors of the Architectural Society, and was elected an architectural class officer, before leaving to serve in World War I.[89] He entered a training camp that supplied officers for the new selective service Army and eventually served in France from 1917 to 1918 as a 2nd Lieutenant in the United States Army Air Service, a forerunner of the United States Air Force.[90]

After World War I, Davis received an aeronautical engineering certificate from the Massachusetts Institute of Technology (MIT) in 1919, then returned to the University of Michigan where he received a B.S. in architecture in 1920. In 1921, he received a Diploma of Merit at the Pan-American Congress of Architects Exhibition held at Montevido, Uruguay, and two years later, placed first in the Paris Prize architecture competition. [91] In 1925, Davis married Sarah May Crawford, a Georgia native, and the couple had two sons: Ronald Crawford Davis and Paul Orvan Davis, Jr.

Davis kept a lifelong connection to Orange County, maintaining a summer home on Balboa Island. He started his professional career in Los Angeles working for notable architect Robert D. Farquhar (1872-1967) as a draftsman. Davis established a partnership with Earl T. Heitschmidt and Charles O. Matchum (Heitschmidt, Matchum and Davis) in Los Angeles in 1930, which continued until 1944. He then formed a partnership with architect Paul Haynes, also in Los Angeles, before returning to Orange County in 1956, residing in Corona del Mar, where he formed his final partnership with Everett E. Parks.[92] In 1952, he helped form the Orange County Chapter of the American Institute of Architects, the tenth chapter of the AIA in California, and served as president in 1953.[93] Davis served on the California Board of Architectural Examiners from 1958 to 1963.

Davis concentrated primarily on nonresidential buildings, designing commercial buildings, educational facilities, and churches. His most notable projects are the Van Nuys Lodge No. 450 Masonic Temple (1948) on Sherman Way Blvd. in Van Nuys; the St. Cross Episcopal Church

[88] "Orange Athlete Doing Big Things," *Santa Ana Register*, March 15, 1915.
[89] "Five Student Council Men Do Not Return This Year," *The Michigan Daily*, October 5, 1917. https://digital.bentley.umich.edu/midaily/mdp.39015094733675/29 (accessed May 5,2020).
[90] "24 Selected to be Officers in New Army," *Santa Ana Register* July 17, 1917.
[91] "Michigan Architectural Students Honored," *Michigan Architect and Engineer* vol. 3, no. 5 (May 1921): 67; "College of Architecture News," *Michigan Architect and Engineer* vol 5, no. 8 (August 1923): 105.
[92] "Davis, Paul Orvan," *American Architects Directory*, 2nd ed. (New York: R. R. Bowker, 1962), 127.
[93] "Orange County Chapter AIA Organized," *Architect & Engineer* vol. 190, no. 3 (September 1952): 33.

(1952) in Hermosa Beach; and the Orange Civic Center (1957), which included a new city hall and police and library buildings for the city of Orange.[94]

Davis is best known for his cemetery work. In 1937, he completed a Colonial Revival chapel for the Fairhaven Memorial Park and Mortuary in Santa Ana.[95] From 1940 to 1945, he served as supervising architect for Forest Lawn Memorial Park in Glendale, where his most recognizable building remains the Church of the Recessional, a replica of St. Margaret's Church in Rottingdean, England.[96] In 1948, Davis designed the Colonial Revival Meditation Chapel, a memorial to Utahns who died in World War II, in Memorial Grove Park in Salt Lake City.[97] From 1954 to 1955, he was supervising architect for Crestlawn Memorial Park in Riverside. Davis passed away in Los Angeles on June 13, 1986.

Master Landscape Architect Ralph D. Cornell (1890-1972)

A fellow of the American Society of Landscape Architects, Ralph Dalton Cornell was called the "dean of landscape architecture," the only Southern California landscape architect in continual professional practice through the Great Depression and World War II [**Figure 13**]. Born in Holdrege, Nebraska, on January 11, 1890, Cornell relocated to Long Beach when his father started a new business venture in 1908, when Cornell was 18. When the family business failed, Cornell enrolled in the more affordable local college, Pomona College, in 1914, then earned an M.L.A. from Harvard in 1917. The prestigious Olmsted Brothers offered Cornell a position, which he turned down in favor of a larger salary ($30 a month) with Hall and Harries in Toronto, Canada. When World War I broke out, Cornell enlisted in the U.S. Army and saw constant action in France and Belgium.

On July 1, 1919, Cornell opened his landscape architecture office in Los Angeles, the first landscape architecture firm in the city.[98] His first client was his alma mater, Pomona College. From 1919 to 1923, Cornell joined forces with Englishman Theodore Payne (1872-1963), a nurseryman and expert on native California plants, forming Cornell & Payne Landscape Architect and Garden Specialists. The two men developed a long-term management plan to preserve Torrey Pines, later Torrey Pines State Natural Preserve.[99] From 1924 to 1933, Cornell was invited to partner with established landscape architects Wilber E. Cook Jr. and George D. Hall, who were active in city planning and subdivisions. Collaborations with his two new partners opened up a new area for Cornell, leading to his work on subdivisions in Montebello

[94] "Ground Breaking Planned for New Masonic Temple," *Van Nuys News* August 2, 1948; "Church Building," *Architect & Engineer* vol. 188, no. 3 (March 1952): 45; "Council Given Orange Civic Center Plans," *Los Angeles Times* May 12, 1957.
[95] "Colonial Chapel Finished," *Santa Ana Daily Evening Register* September 11, 1937.
[96] David Gebhard and Robert Winter, *An Architectural Guidebook to Los Angeles* (Salt Lake City: Gibbs Smith, 2003): 332.
[97] "Meditation Chapel," *Salt Lake City Tribune* June 27, 1948.
[98] Ralph D. Cornell, Southern California Landscape Architect, Oral History Program, University of California, Los Angeles, 1970. http://digital2.library.ucla.edu/viewFile.do?contentFileId=2384836 (accessed May 25, 2020).
[99] Larkin Owens, "Ralph Cornell's Preservation Plan for Torrey Pines," *Eden: Journal of the California Garden & Landscape History Society* vol. 17, no. 4 (Fall 2014): 8-12; Victor A. Walsh, "Preserving 'Nature's Artistry': Torrey Pines during Its Formative Years as a City and State Park," *California History* vol. 85, no. 2 (2008): 44-49.

and Claremont. In addition to Fullerton and Pomona Colleges, he was also the supervising landscape architect for the University of Hawaii until 1941. His ongoing work at Pomona College led to his appointment as supervising landscape architect at the University of California, Los Angeles, often cited as one of his crowning achievements. Until his death in 1972, Cornell consulted on the planning and design of the Westwood campus.

When Cook and Hall left to join the Civilian Conservation Corp. in 1933, Cornell was appointed Landscape Architect Consultant in the Federal Relief Administration of Public Works, Housing Division, in 1935. Postwar development offered more opportunities for Cornell, who worked on private homes, housing developments, parks, cemeteries, businesses, luxury hotels, hospitals, educational institutions, and civic landscapes. In 1955, Cornell made Samuel Bridges and Howard Troller partners; Jere Hazlett joined in 1969.[100] The firm completed numerous municipal projects in Los Angeles, including the Music Center, the City Hall East Mall, and the Civil Center Mall (Grand Park). In the 1960s and 1970s, Cornell returned to Fullerton, creating some of the early landscape design of the California State University, Fullerton central quad, as well as the Engineering and Computer Science Building Complex.[101]

A tireless worker, the bulk of Cornell's work was completed in Southern California. His projects in Los Angeles alone made Cornell the single most influential landscape architect to shape Los Angeles. His parks include El Segundo City Park; Doheny State Park; the Beverly Gardens Park, a 22-block strip park in Beverly Hills; and the 1939 master plan for Griffith Park, then the second largest municipal park in the United States.[102] He helped start the California Arboretum Association, the South Coast Botanic Garden, and Descanso Gardens. He also served as the consulting landscape architect for Santa Barbara Botanic Gardens. He developed restoration plans for the historic ground at the Rancho Los Cerritos Adobe, a National Historic Landmark, in Long Beach.

An excellent photographer and writer, Cornell was an avid promoter of sound design and plant conservation in articles and lectures, generously sharing his prints of plants and flowers. His lectures were so well received that he hosted a radio program called the Chaparral Club for five years. He published numerous articles in newspapers, magazines, and journals, and his book *Conspicuous California Plants*, *with Notes on their Garden Uses* (1937) is considered one of the great books on native trees and other plants.[103] He was a major influence on several generations of young practitioners, including Thomas D. Church and Ruth Shellhorn.

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[100] Marie Barnidge-McIntyre, "Ralph Dalton Cornell, FASLA," *Eden: Journal of the California Garden & Landscape History Society* vol. 17, no. 4 (Fall 2014): 3-7.
[101] Rincon Consultants, Inc., *California State University, Fullerton Master Plan Update, Draft Environmental Impact Report*, State Clearinghouse No. 2019080575 (Los Angeles: Rincon Consultants, Inc., 2020), 66 (section 4.3). https://masterplan.fullerton.edu/files/Draft_EIR.pdf (accessed June 12, 2020).
[102] Ralph D. Cornell, "A Master Plan for Griffith Park," *Parks and Recreation* vol. 24, no. 3 (November 1940): 71-74.
[103] Ralph D. Cornell, "Desert Gardens," *Landscape Architecture* 1961: 178-182; Ralph D. Cornell, "Planting Western Door Yards," *Sunset* vol. 64 (March 1930): 14-17; Ralph D. Cornell, "The Natives Are in Bloom," *Los Angeles Times* May 7, 1967, etc.

Building Contractors

John P. Strona, Sr. (1890-1959)

John P. Strona, Sr. constructed the Commerce/Business Education Building, the first building on the Fullerton College campus. Born in Italy on March 16, 1890, Strona emigrated with his family to America in 1903, settling in Newport, Rhode Island. In 1912, he married Rosina Maschio (1892-1929), and the couple had four children. He later married Claire Ilena Pentland (1901-1986). After serving in the United States Naval Reserve during World War I, Strona moved his family to 384 East Third Street in Pomona, California. Strona later resided in Chino, his construction business remaining in Pomona during his lifetime.

In the 1920s, he primarily concentrated on constructing homes in Pomona and the surrounding area. His most significant building during this period was the Spanish Colonial Revival Claremont Public Library (1928, razed), designed by the notable Pasadena architectural firm Marston & Marbury. After the stock market crashed in 1929, Strona turned to public works projects funded by the Federal Emergency Administration of Public Works and other Depression-era relief programs, constructing highways, freeway tunnels, dams, and railroad underpasses for cities and counties in Southern California. He became well-known for his urban bridges, including the Alamitos Bay Bridge (1932) on Ocean Avenue in Long Beach; the San Dieguito River Bridge (1941) in San Diego; the Fox Studio Bridge (1944) in Los Angeles; the Topanga Canyon Bridge (1944) in the San Fernando Valley; the South Gate Bridge (1950) in South Gate; and the reconstruction and widening of the Zuma Creek Bridge and the Trancas Street Bridge in Malibu in 1938.[104] Strona's most significant bridges remain the Gaffey Street Bridge (1935) at Highway 101 and the Riverside Drive Bridge (1938), over the Los Angeles River, both in Los Angeles.[105] In 2004, the two Streamline Moderne bridges were determined to be eligible for listing on the National Register of Historic Places as part of the Caltrans Historic Bridge Inventory Update.[106]

In the 1930s, Strona formed a partnership with his son, John P. Strona, Jr., and the construction company was renamed Strona and Son. John P. Strona, Sr. died of cancer on September 18,

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[104]. "Bridge Completed," *San Pedro News Pilot* September 12, 1932; "New Bridge to Be Built over San Dieguito River," *Oceanside Daily Blade-Tribune* September 23, 1941; "Sewer and Bridge Contract Awarded," *Los Angeles Times* December 3, 1937; "Sewer and Bridge Contracts Awarded," *Los Angeles Times* February 17, 1944; "South Gate Bridge Works Starts Today," *Los Angeles Times* January 23, 1950; "Raised Arrow Strips." *California Highways and Public Works* August 1938.

[105] *City of Los Angeles Monumental Bridges 1900-1950: Historic Context and Evaluation Guidelines, Appendix B* (Davis: JRP Historical Consulting, 2004): 9. https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/la-bridges-app-b-2004-a11y.pdf (accessed May 1, 2020); *The Los Angeles Drive Bridge (Bridge #53-1298): Written Historical and Descriptive Data, Field Records, Index to Photographs, Photographs*, HAER Like No. CA-1298 (Los Angeles: California Department of Transportation, 2015). https://eng.lacity.org/sites/g/files/wph726/f/Riverside%20Dr%20at%20Zoo%20Dr%20HAER%20-%20Combined.pdf (accessed May 1, 2020).

[106] Andrew Hope, *Caltrans Statewide Historic Bridge Inventory Update Survey and Evaluation of Common Bridge Types* (Sacramento: California Dept. of Transportation, 2004): 9. https://dot.ca.gov/-/media/dot-media/programs/environmental-analysis/documents/f0004338-common-bridge-types-2004-a11y.pdf (accessed May 1, 2020).

1958, in a Pomona rest home and is buried at the Holy Cross Catholic Cemetery in Pomona.[107] After the death of his father, John P. Strona, Jr., added his brothers to the business, renaming it Strona Bros.

Oscar T. Moore (1886-1974)

Oscar Thomas Moore constructed the last building on the Fullerton College campus, The Hive, before World War II started and all construction stopped. Born on June 15, 1886, in Cheyenne, Wyoming, Moore moved with his family to Denver, Colorado, where he married Ora Christena Morrilla (1886-1972) in 1910. Shortly thereafter, he moved to Huntington Beach, California, where he was employed as a carpenter foreman by the Southern California Sugar Company at the Holly Sugar Plant, built in 1911, when more than 30,000 acres of Orange County was planted in sugar beets. He began constructing speculative homes on lots he purchased in Huntington Beach.[108]

Around 1918, Moore moved to Santa Ana, establishing a small general contracting business from his home at 949 West Highland Street until his retirement in the 1940s. Moore, who used the business slogan "A Builder Who Builds to Your Satisfaction," constructed several residences for prominent Santa Ana residents, including homes for physician Samuel A. Marsden (122 W. 18th Street) in 1922; Roscoe Wilson, president of the Santa Ana Preserving Company (305 E. Washington St.), in 1922; and attorney Samuel M. Davis (2432 Riverside Dr.) in 1931. He also constructed a number of school buildings, most notably the Woodrow Wilson Elementary School in Santa Ana (1317 N. Baker St., 1931), designed by Allison and Allison, and razed in 1971, as it did not meet earthquake standards.[109] Throughout the 1920s and 1930s, Moore was frequently listed in the "Building Permits" section of the *Santa Ana Register* for receiving contracts to construct building additions, modernize storefronts, and construct public and private garages.[110]

Although an active general contractor, Moore's prominence in the Santa Ana and Orange County construction industry came from his professional association work. In 1924, he helped to organize the Orange County Builders' Exchange, and he was elected president in 1925, often representing the county at local and regional events and conferences,.[111] Following the 1933 Long Beach earthquake, Moore was appointed building inspector by the California State Division of Architecture, responsible for surveying damaged schools and other public buildings.[112] In 1937, he served on an advisory committee to obtain apprenticeship funds for Santa Ana through a United States Department of Interior program.[113] Moore passed away on June 22, 1974, at the age of 88, and is buried in Fairhaven Memorial Park in Santa Ana.

[107] "Pomona Builder Dies," *San Bernardino Sun* September 20, 1959.
[108] "March of Progress is Noted in Plans for Addition of More Dwellings," *Santa Ana Daily Evening Register* February 27, 1925.
[109] "Bids on Hoover and Wilson School are $18,902 under Cost Estimate of Designer," *Santa Ana Register* January 29, 1930.
[110] "Building Permits," *Santa Ana Register* December 30, 1921, June 29, 1928, September 7, 1928, November 18, 1931, October 2, 1933, December 28, 1936, March 4, 1937, etc.
[111] "Install Moore as Builders' Exchange Head," *Santa Ana Daily Evening Register* May 6, 1925.
[112] "Location of School Shop is Changed," *Santa Ana Daily Evening Register* October 24, 1934.
[113] "Group Acts to Obtain U.S. Funds," *Santa Ana Register* August 31, 1937.

D. and M. Tile Company

D. and M. Tile Company was a small, influential manufacturer that produced distinctive tiles from 1928 to 1939. The company was founded by ceramist John Luther "Jack" Davies (1881-1939) and salesman John H. McDonald (dates unknown). D. and M. workers produced the tiles using a silk-screened method where an outline is created on the surface of the tile and then glazes applied through a silk screening. The result was "colorful, yet translucent, glazes that resemble watercolors."[114]

Jack Davies was born in Cefn Mawr, Denbighshire, Wales, in 1881, the second of eight children born to Benjamin and Mary J. Davies **[Figure 14]**. He was most likely trained as a ceramic artist while working for Doulton & Company in London. In 1911, he immigrated to the United States, working on Staten Island in New York before moving to Kansas City, Missouri, where he was employed as a ceramist at the National Terra Cotta Works. He married Ethel Maria Coe (1880-1963), a fellow British expatriate, and the couple had two children: Gladys Jane in 1915, and Benjamin in 1918. By this time, Davies had moved to Spokane, Washington, where he worked as a superintendent at the Washington Brick and Sewer Pipe Company. Within a few years, the family had moved to Los Angeles, California, where Davies was employed as superintendent at Pacific Clay Products for five years. While at the six-acre Pacific plant in Lincoln Heights, near downtown Los Angeles, Davies was allowed to experiment with different glazes in his spare time. After meeting company salesman John H. McDonald, the two men decided to form their own tile company.[115] Davies became a naturalized citizen in 1933.

The company first appeared in the 1929 *City of Los Angeles Directory* at 707 Antonio Street, advertising its handmade decorative tile in Spanish, Moorish, and Tunisian designs. The company also specialized in tile tops for iron tables and had contracts with local furniture companies. Despite the Depression, D. and M. Tile added a second location at 425 North Western Avenue. Some of the company's more notable installations include the Santa Barbara Biltmore Hotel, the Fox Theatre in Riverside, the Mission Inn in Riverside, Balboa Park in San Diego, and Grace Line ocean liners *Santa Paula* and *Santa Rosa*. Despite apparent success, D. and M. Tile closed its doors in 1939, when Davies passed away of kidney disease at the age of 57.[116] Harry Hicks, the owner of the Hispano Moresque Company, purchased most of the fixed assets of D. and M. Tile, including kilns, chemicals, and tile stock.

Post-Period of Significance

Following World War II, enrollment at Fullerton College surged. In 1953, the Board of Trustees selected the Pasadena firm of Taylor, Warner, Nishimoto and Conner (later Taylor and Conner) to formulate a new general plan, with the architectural design of new buildings relegated to William Henry Taylor (1912-1995). The 1934 plan was abandoned, and a series of new buildings

[114] Lisa F. Taft, "Searching for D. & M. Tile," *Tile Heritage: A Review of American Tile History* vol. 4, no. 2 (Winter 1998-1999): 30.
[115] California Heritage Museum, *California Tile: The Golden Era, 1910-1940: Acme to Handcraft* (Atglen, PA: Schiffer Publishing, 2004): 164-181.
[116] "Death: Davies, John L.," *Los Angeles Times* January 15, 1939.

were constructed in the 1950s and 1960s, including a science building, gymnasium, student union, and the music-theater arts and art-home economics buildings. Taylor preferred reinforced concrete, boxlike buildings trimmed with metal and red brick facings. The new buildings were architecturally incompatible with the ones designed in the 1930s and 1940s and altered the overall look and feel of the campus. The college did, however, achieve its goal of finally having all courses taught on one campus, and students no longer had to walk between the high school and college.

In 1965, Superintendent Ernest G. Lake announced that William E. Blurock and Associates would replace Taylor and Conner.[117] During this period, more hardscape was added to the campus and landscaping became more severe. Blurock made additions to a few buildings, designed a new bookstore and offices opposite the campus on East Chapman Avenue, and constructed a bridge across East Chapman Avenue to connect the original campus to these new buildings. The additions and new structures were modern in design, and like the Taylor and Conner buildings, did not harmonize with the original PWA/WPA buildings. The postwar buildings also did not wear well.

2000 Campus Image Plan (CIP)/2011 Facilities Master Plan

By 2000, the Fullerton College campus was a patchwork of design styles. The North Orange County Community College District (NOCCCD) hired the Newport Beach architectural firm tBP Architecture to develop a Campus Image Plan (CIP) that retained the traditional look of Fullerton College. Strict guidelines were established to ensure that the architecture of planned new buildings harmonized with the PWA/WPA classrooms and offices. Changes were planned for the entire campus, with the overall plan to be implemented over fifteen to twenty years in four phases, with the goal of creating an architecturally unified campus that was pedestrian friendly. The plan called for the demolition of the collegiate buildings designed earlier by William Henry Taylor and William E. Blurock and Associates, and the construction of new buildings around the Quad which complemented the New Deal historic buildings. A new Library and Learning Resources Center (2006), positioned in the prominent spot it was given in the 1934 master plan, was constructed, along with a new Student Center (2008) and South Science Building (2011). The three new buildings in the campus core harmonized with the original historic buildings.

In November 2014, voters in the North Orange County Community College District approved bond Measure J, which gave Fullerton College the opportunity to pursue and implement the College's Facilities Master Plan adopted in 2011, including revisions made in 2016. The Master Plan identified additional needed facilities and called for the renovation of some existing buildings.[118] The first building selected for rehabilitation was the Commerce/Business Education (300) Building. Architect Lucien G. Runge, who had designed the new Library and Learning Resource Center and South Science Buildings, prepared the plans and specifications in accordance with the State of California Historic Building Code. Fullerton Heritage performed the peer review to confirm that the significant architectural and historical components of the building

[117] "New Architects Appointed for Fullerton JC," *Los Angeles Times* October 21, 1965.
[118] *Measure J Community Progress Report 2018/19* (Anaheim, CA: North Orange County Community College District, 2020). Copy on file, Local History Room, Fullerton Public Library.

would be retained and restored to the greatest feasible extent. The State of California Division of the State Architect checked and approved the construction documents in October 2019. Affecting the Commerce/Business Education Building project was the status of a new campus classroom that began construction in February 2020. That building needed to be completed in order for the Commerce/Business Education Building occupants to be relocated during its rehabilitation. The new building was completed in 2021.

Restoration plans for the Commerce/Business Education (300) Building were prepared by architect Lucien G. Runge and put out to bid in late 2021. Only pre-qualified bidders were allowed to submit bids, with part of the pre-qualification procedure requiring proof of prior experience with similar restoration projects. Numerous delays were incurred in the process with slow responses by the North Orange County Community College District (NOCCCD) officials to contractor requests for information. The restoration project was further delayed by the Covid-19 pandemic, which upended academic activities as the campus shut down, and the dramatic increase of construction materials and other costs. Both the NOCCCD chancellor and the Fullerton College president resigned, and while the chancellor position was filled after a lengthy recruitment process, at the time of nomination, there is still no permanent Fullerton College president. Bid due dates were extended several times. By the time bids were submitted, even the lowest bid far exceeded the project budget. As a result, the College District cancelled the project and released the funding.

In the spring of 2022, state funding in the amount of $31 million was secured by the College District to reclassify the project as a seismic retrofit of the building. The previously DSA-approved restoration plans will be modified to include any seismic upgrades that were not included in the original project plans. Importantly, the Historical Building Code provisions will be applied where conflicts arise between the two project scopes. The bids for this project are planned for early 2023.

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____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
__X_ Federal agency
__X_ Local government
__X_ University
__X_ Other
Name of repository: National Archives, College Park, Maryland; Fullerton College Library Archives; Fullerton Public Library; UCLA Charles E. Young Research Library, Special Collections; AIA Archives; San Diego History Center

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property __7.84 acres_____

Latitude/Longitude Coordinates

Datum if other than WGS84:_____
(enter coordinates to 6 decimal places)

1. Latitude: 33.875166 Longitude: -117.918192

Verbal Boundary Description (Describe the boundaries of the property.)

The south boundary of the 7.84-acre district is located south of Administration and Social Science (100) Building and the College Center (200) Building, traversing along Chapman Avenue; the west boundary of the district is located west of the Commerce/Business Education (300) Building and the Applied Arts/Humanities (500) Building, traversing along a campus walkway; the east boundary of the district is located east of Technical Trades (600) Building, the South Sciences (400) Building and the College Center (200) Building, traversing along campus walkways; and north boundary of the district is located north of the Locker Room, Student Union, and The Hive (840) Building. **See Boundary Map**.

Boundary Justification (Explain why the boundaries were selected.)

The boundary encompasses the core area of the original campus plan of Fullerton Junior College (later Fullerton College), created in 1936, which includes the four buildings designed by Harry K. Vaughn. The core area of 7.84 acres does not include the land north of the campus buildings used for parking and athletic fields. **See Figure 2.**

11. Form Prepared By

name/title: __Debora Richey_____
organization: __Fullerton Heritage_____
street & number: __1233 Luanne Avenue_____
city or town: _Fullerton_____ state: _CA_____ zip code: _92832_____
e-mail: __drichey@fullerton.edu_____
telephone: __(714) 525-6411_____
date: __August 2022; Revised September 2022, October 2022_____

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs
Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log
Description of Photograph(s) and number, include description of view indicating direction of camera:

Name of Property:	Fullerton College Historic District
City or Vicinity:	Fullerton
County:	Orange
State:	California
Photographer:	Bob Linnell, Fullerton Heritage
Date Photographed:	February-July 2020 and July-August 2022

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 23 East elevation of the Commerce Building; camera facing west

2 of 23 Close-up of eight-sided cupola at ridgeline of the Commerce Building's roof; camera facing west

3 of 23 Entry on south side of the Commerce Building; camera facing north

4 of 23 Close-up of the mosaic tile that surrounds the entry to the Commerce Building; camera facing north

5 of 23 Partial north elevation of the Commerce Building, western portion; camera facing south

6 of 23 Partial north elevation of the Administration Building, eastern portion; camera facing southwest

7 of 23 Portal façade on the north side of the Administration Building; camera facing south

8 of 23 East elevation of the Administration Building; camera facing west

9 of 23 South elevation of the Administration Building; camera facing north

10 of 23 Partial south elevation of the Administration Building, western portion; camera facing north

11 of 23 Partial south elevation of the Administration Building, middle portion showing later additions in front of original building; camera facing north

12 of 23 Portal façade on the west side of the Technical Trades Building; camera facing east

13 of 23 Partial north elevation of the Technical Trades Building, east end, showing later one-story brick addition; camera facing south

14 of 23 Partial south elevation of the Technical Trades Building; camera facing north

15 of 23 Close-up of the mosaic tile that surrounds the entrance to the Technical Trades Building; camera facing north

16 of 23 East elevation of the Locker Room and Student Union Building; camera facing northwest

17 of 23 North side of the outdoor Patio area of the Locker Room and Student Union Building; camera facing north

18 of 23 Fullerton College Quad; camera facing south from the second floor of the Library and Learning Center Building

19 of 23 Fullerton College Quad; camera facing north from bridge structure

20 of 23 South elevation of the Library and Learning Resource Center Building; camera facing north

21 of 23 Partial north elevation of the College Center Building; camera facing south

22 of 23 West elevation of the South Science Building; camera facing east

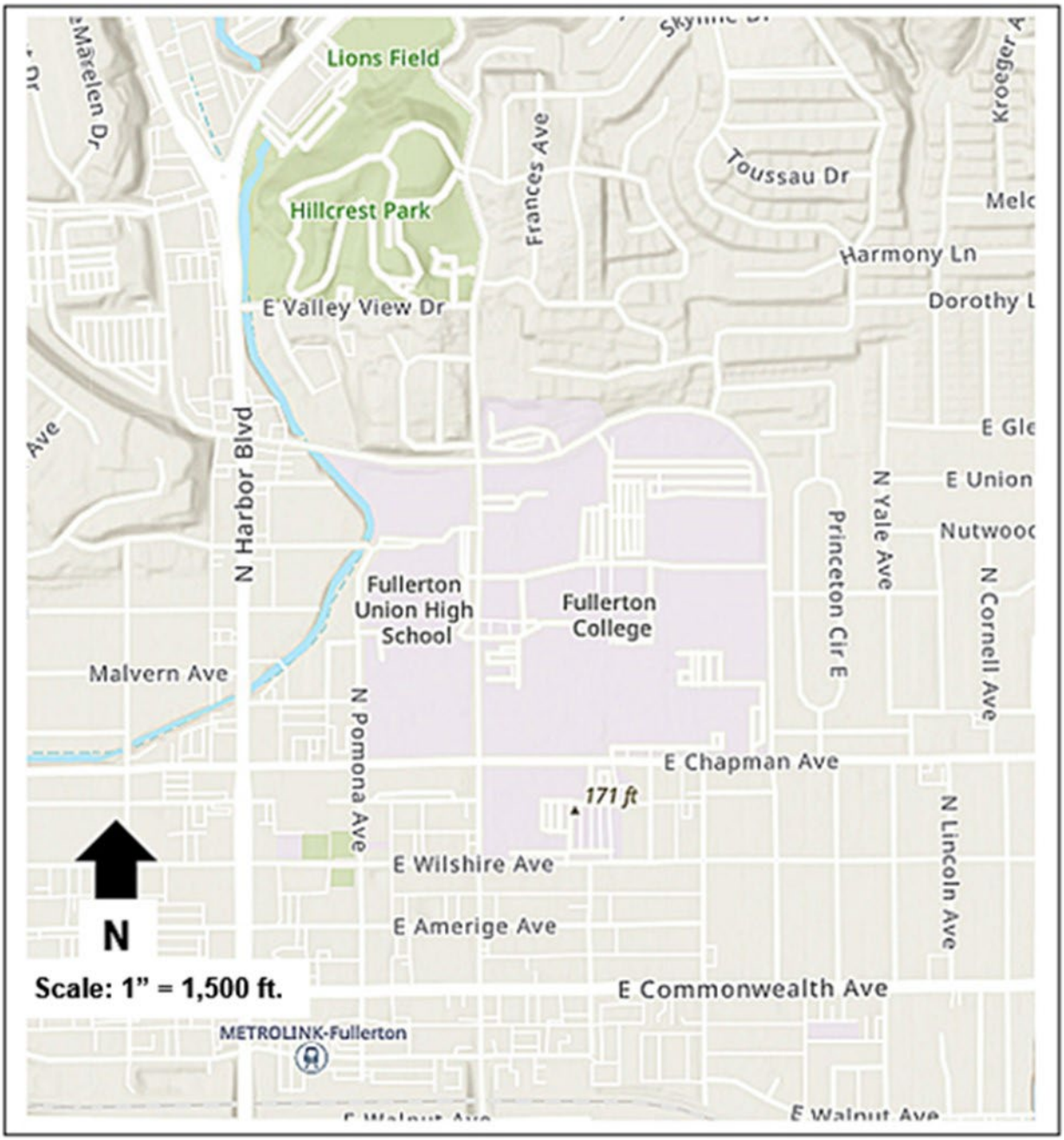
23 of 23 South elevation of the Applied Arts/Humanities Building; camera facing northwest

Fullerton College Historic District
Name of Property

Orange County, CA
County and State

Location Map

Latitude: 33.875166 Longitude: -117.918192



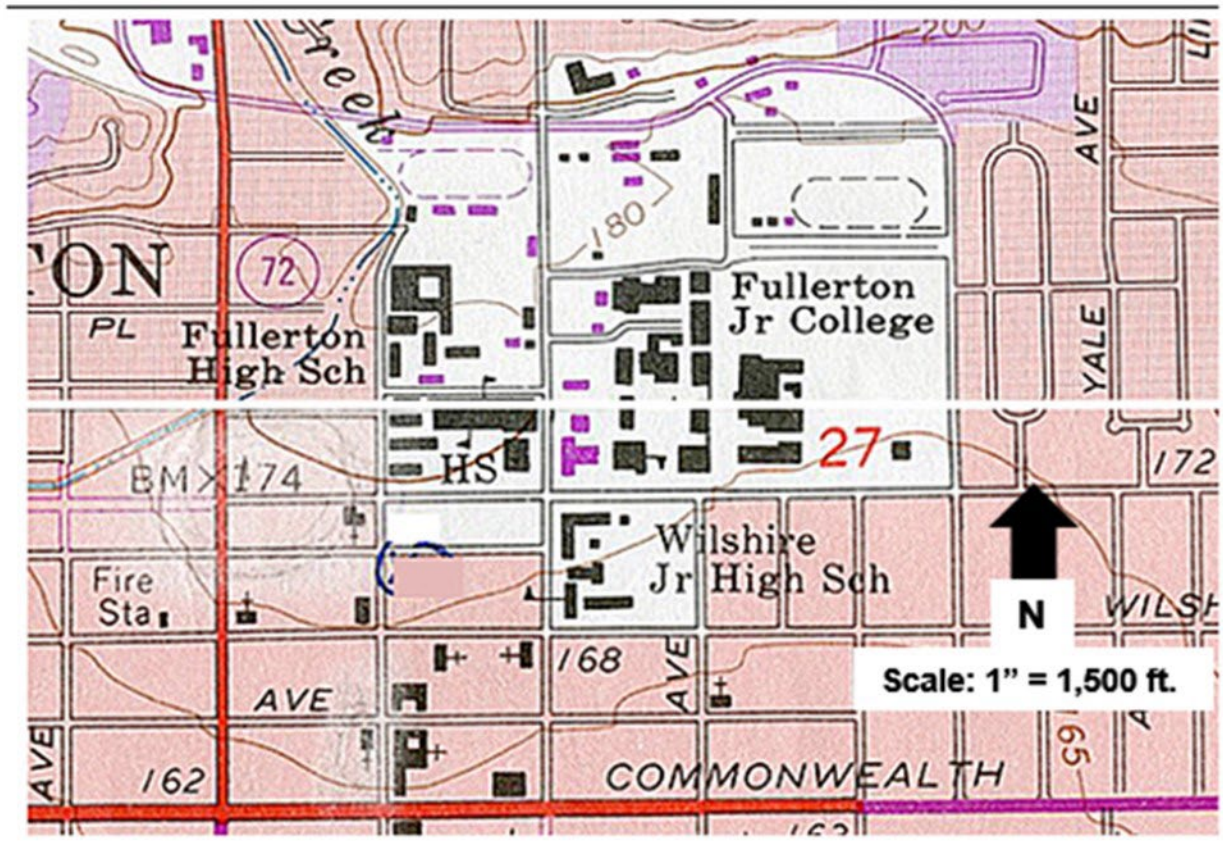
Boundary Map

Annotated Aerial Photo of the campus of Fullerton College (partial); Fullerton College Historic District delineated with red lines; Source: Google Maps, 2020, annotated by Bob Linnell

N

Scale: 1" = 200 ft.

USGS Map [La Habra Quadrangle Map, revised 1981]

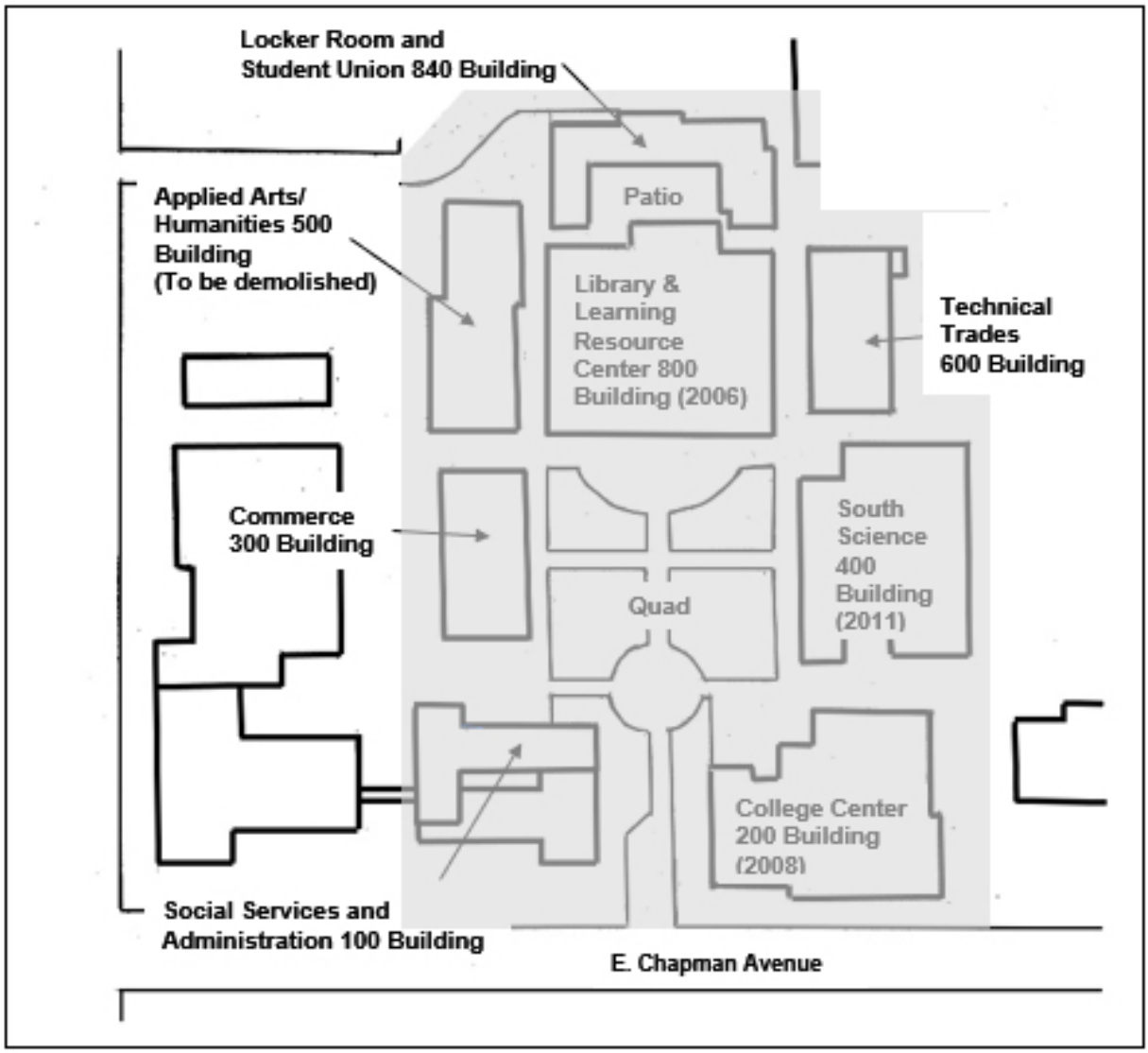


Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.
Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
Tier 2 – 120 hours
Tier 3 – 230 hours
Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

Site Map


Locker Room and
Student Union 840 Building
Applied Arts/
Humanities 500
Building
(To be demolished)
Patio
Library &
Learning
Resource
Center 800
Building (2006)
Technical
Trades
600 Building
Commerce
300 Building
South
Science
400
Building
(2011)
Quad
College Center
200 Building
(2008)
Social Services and
Administration 100 Building
E. Chapman Avenue
N
Fullerton College
Historic District:
7.84 acres
No Scale

Sketch Map

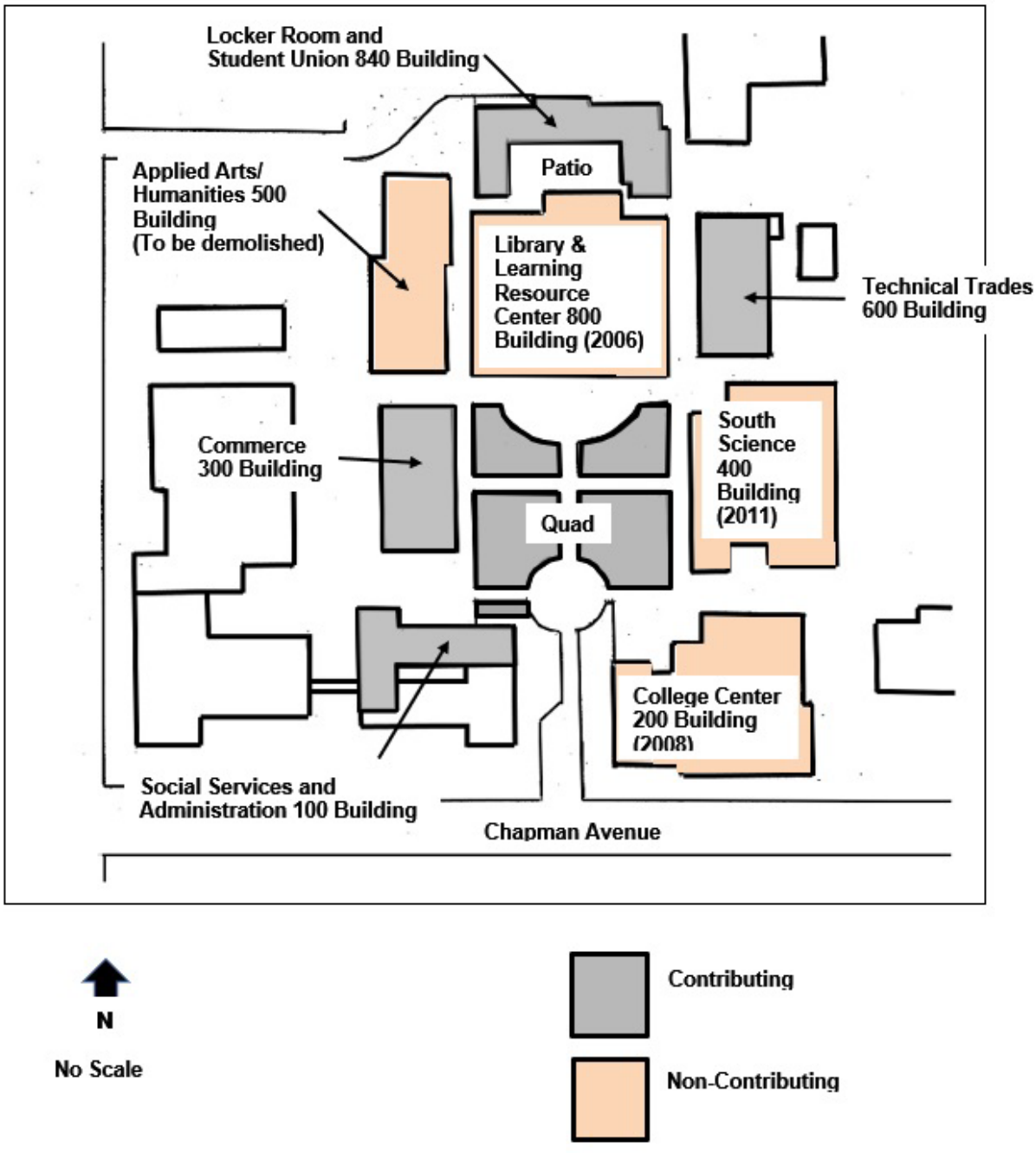

Locker Room and Student Union 840 Building
Patio
Applied Arts/ Humanities 500 Building (To be demolished)
Library & Learning Resource Center 800 Building (2006)
Technical Trades 600 Building
Commerce 300 Building
South Science 400 Building (2011)
Quad
College Center 200 Building (2008)
Social Services and Administration 100 Building
Chapman Avenue
N
No Scale
Contributing
Non-Contributing

Photo Key 1 of 2

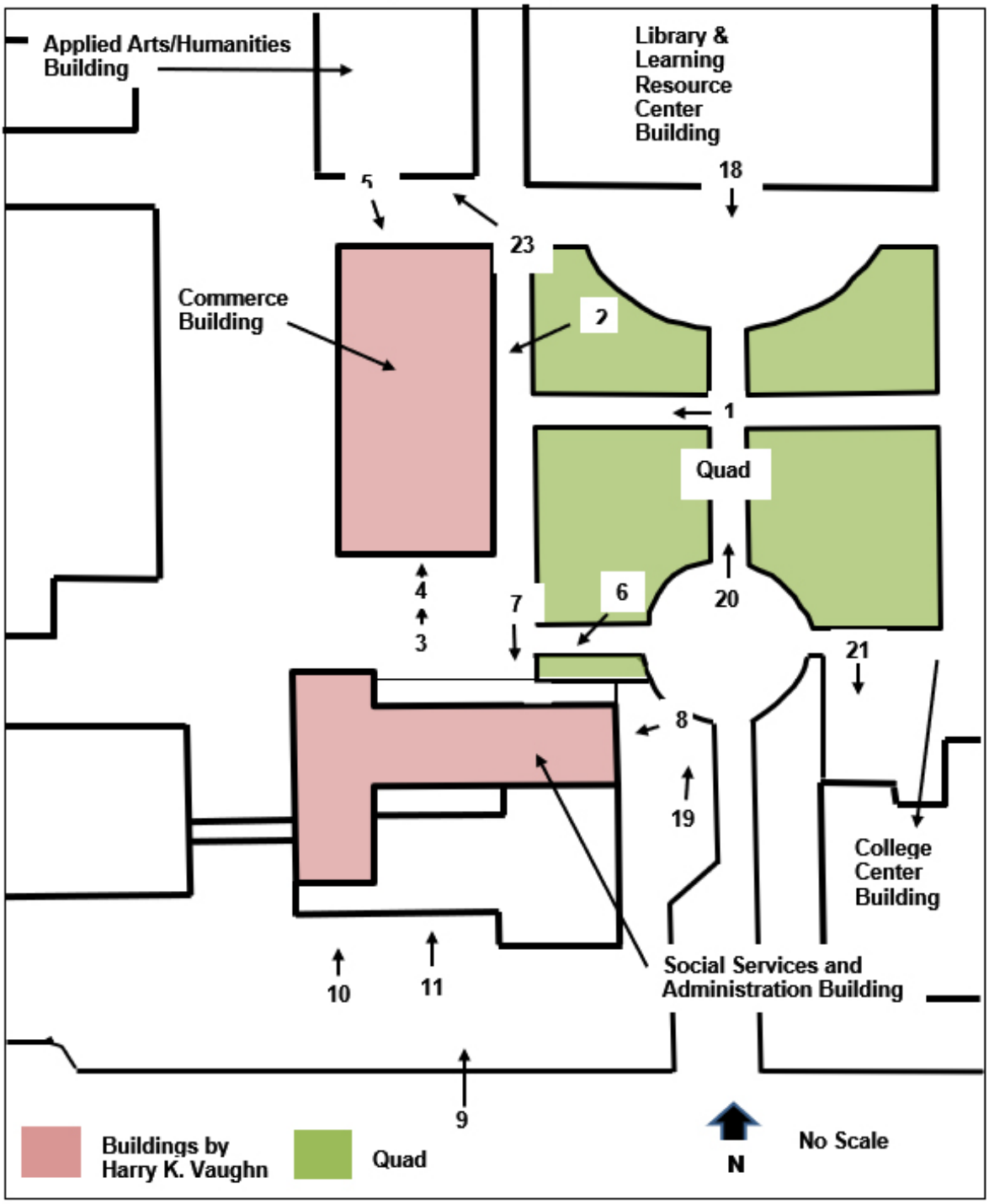


Photo Key 2 of 2

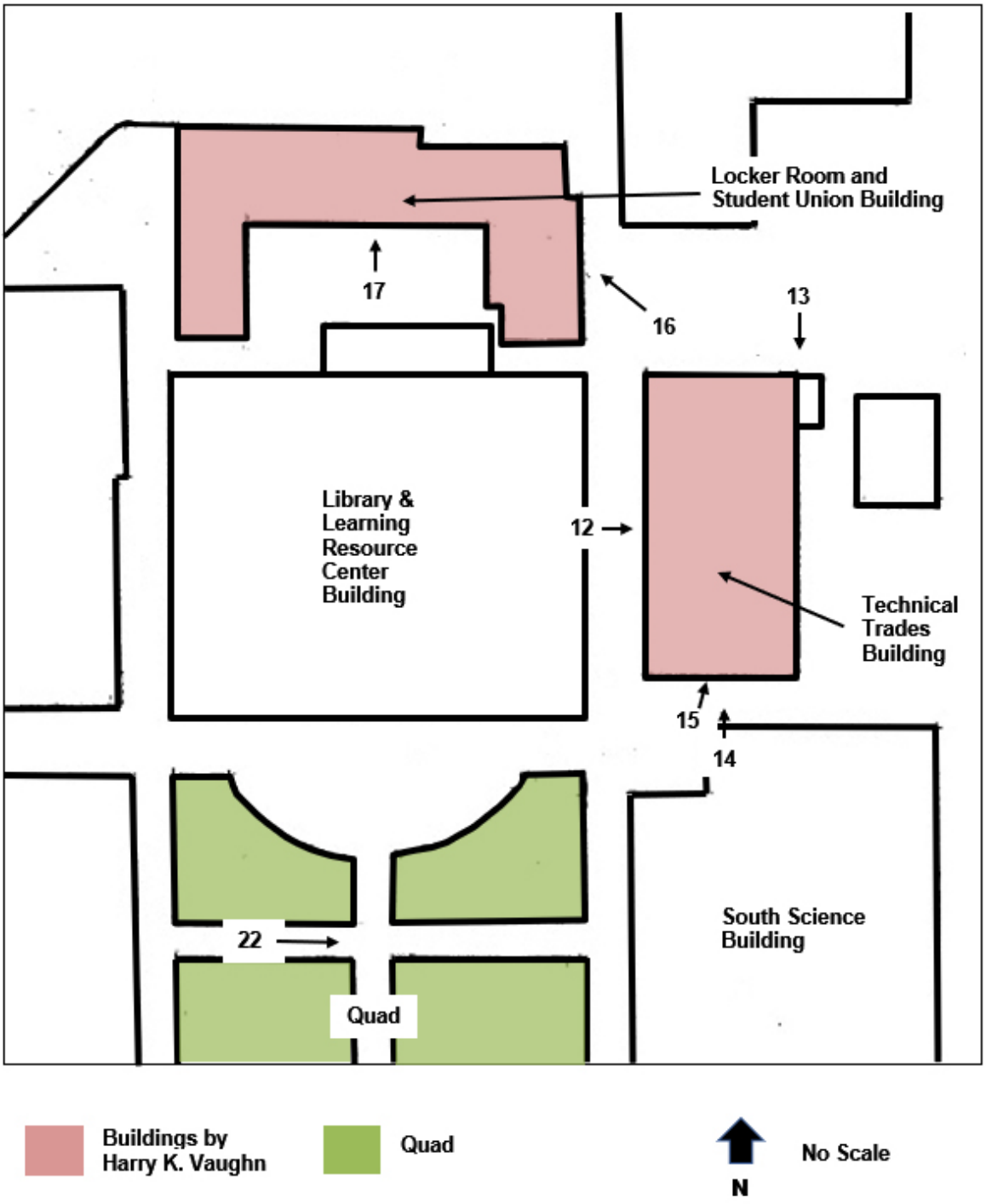


Figure 1 Initial Master Plan for Fullerton College by Ralph D. Cornell; Source: "Fullerton District Junior College," *California Arts & Architecture*, November 1936

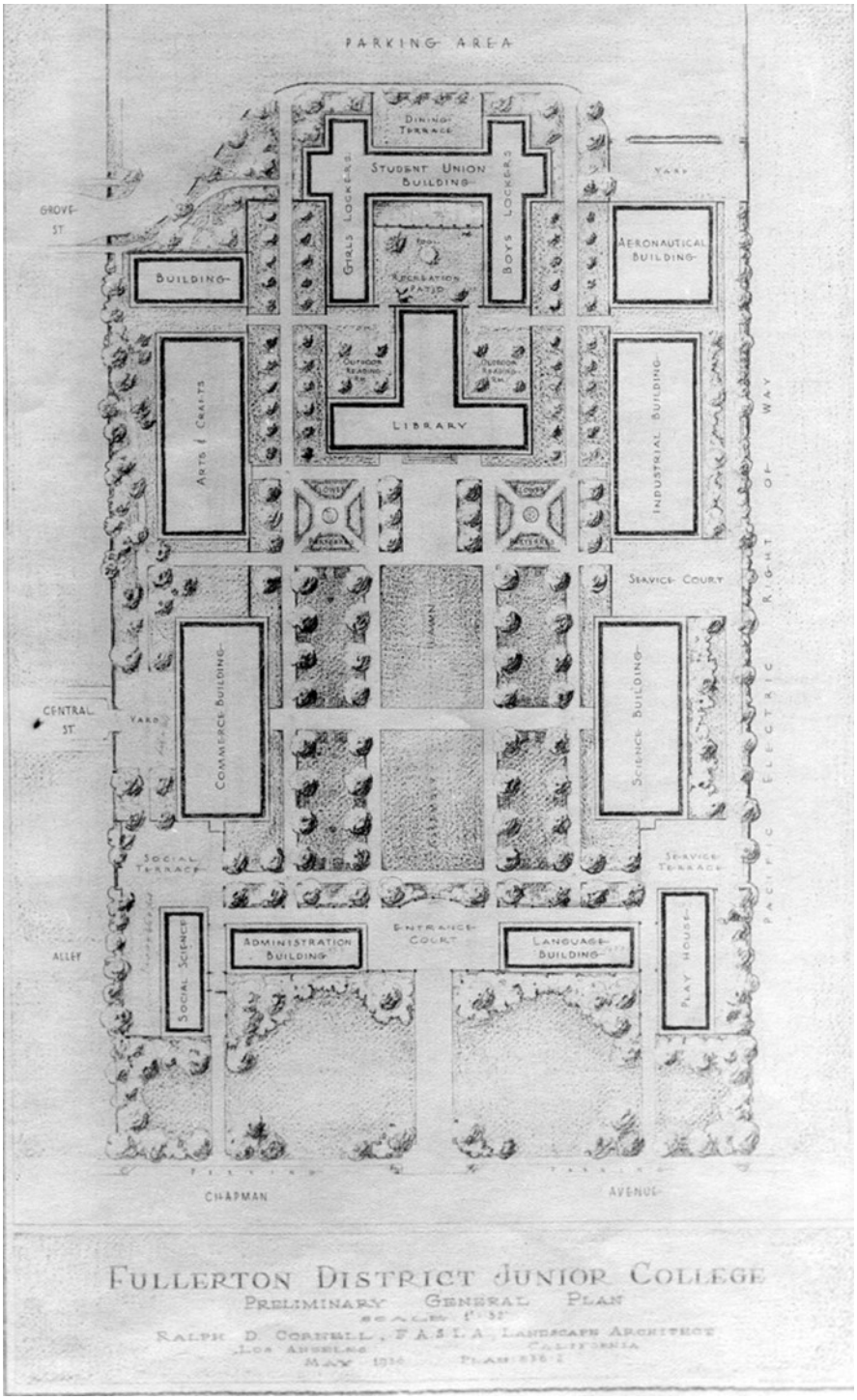


Figure 2 Master Plan as published in the college *Schedule of Classes*, Fall 1942

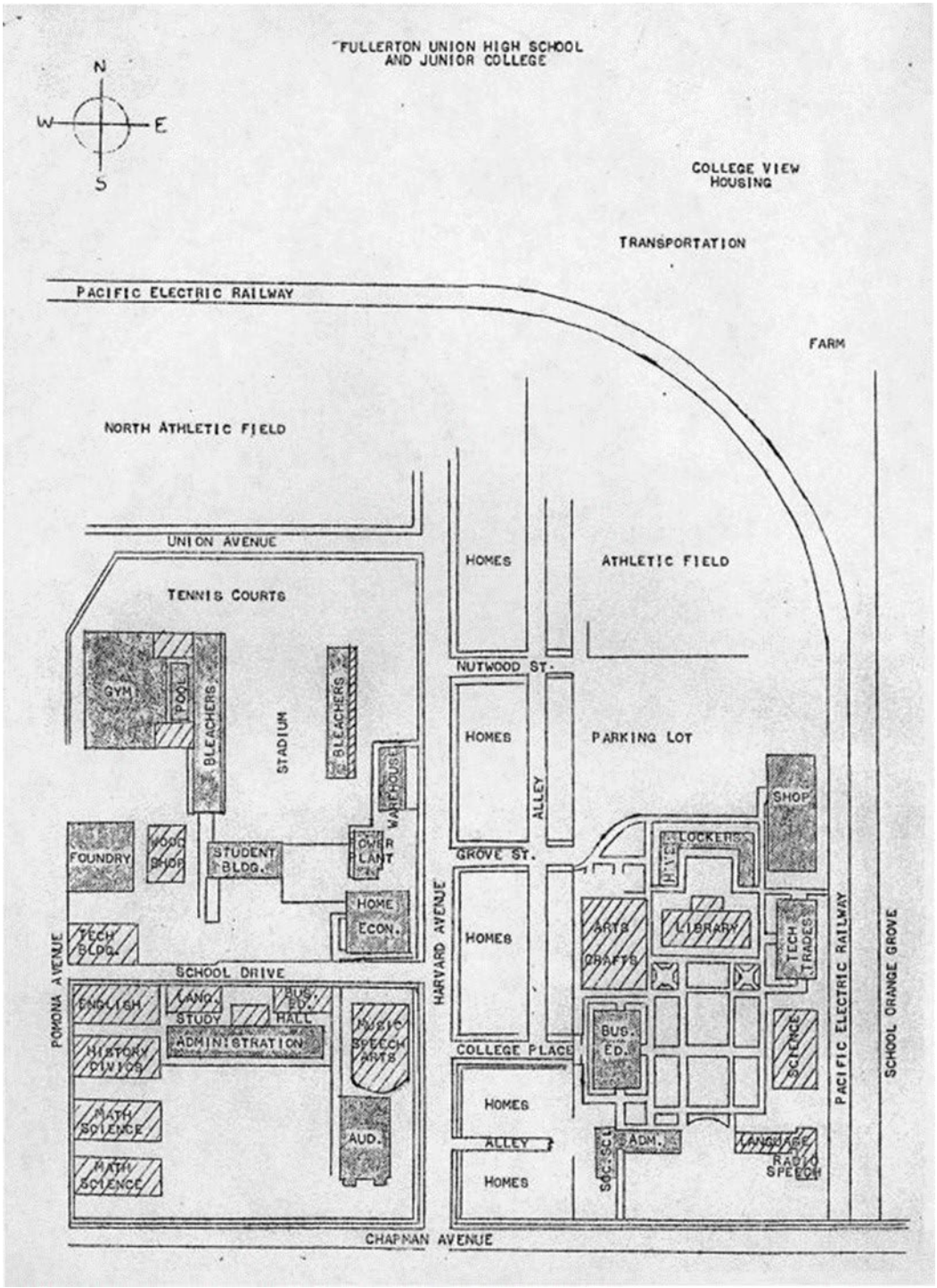


Figure 3 Commerce/Business Education (300) Building, 1936, shortly after completion; looking northwest to the partial east elevation of the building; Source: Fullerton Public Library, Local History Room; photographer: Earl S. Dysinger

Figure 4 Administration and Social Science (100) Building, 1938, shortly after completion; looking northwest to the south and east elevations of the building; Source: Fullerton Public Library, Local History Room; photographer: Earl S. Dysinger

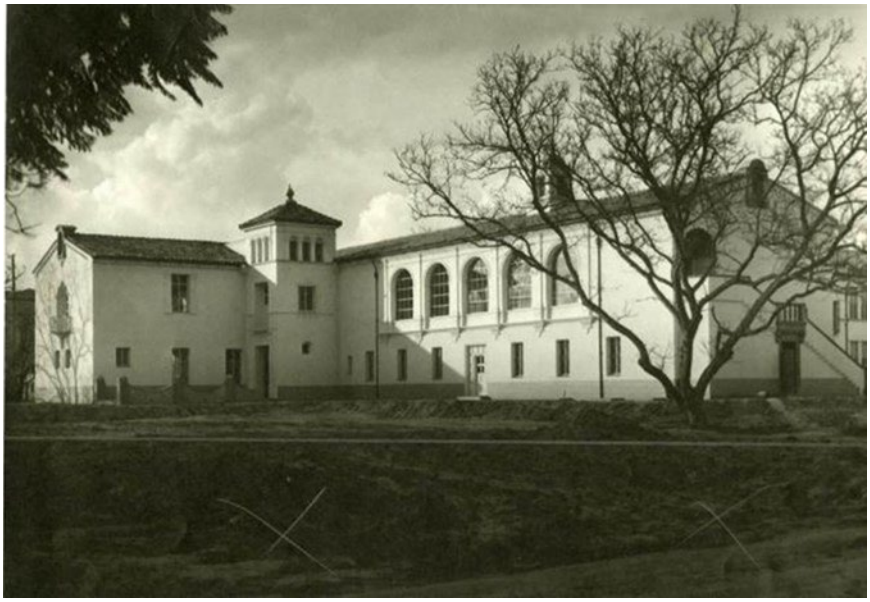


Figure 5 Technical Trades (600) Building, 1938; looking east to the front (west) elevation of building; Source: Fullerton College Library Archives; photographer: Earl S. Dysinger

Figure 6 Student Union Building, 1959; looking northeast, to the rear (east) elevation of building; Source: Fullerton College Library Archives; photographer unknown

Figure 7 Patio, 1948; gathering of World War II veterans; looking north from the southern portion of patio; Locker Room in rear; Source: Fullerton College Library Archives; photographer unknown

Figure 8 Quad, ca 1960s; Student Union (1957) and Technical Trades (600) Building (1938), partially hidden by trees, to the rear; looking northeast; Source: Fullerton Public Library, Local History Room; photographer unknown

Figure 9 Service Tunnels, 1941; Source: Fullerton Public Library, Local History Room; photographer unknown

Figure 10 Map of utilities tunnel system at Fullerton College; Source: Fullerton Public Library, Local History Room

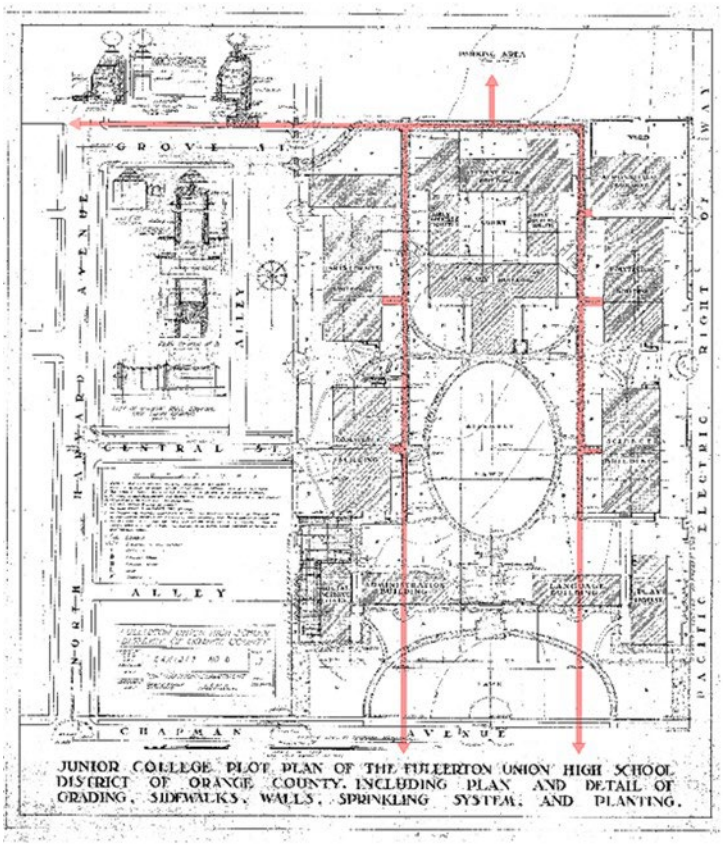


Figure 11 Fullerton College from East Chapman Avenue, early 1940s; looking northeast; Source: Fullerton Public Library, Local History Room; photographer unknown

Figure 12 Harry K. Vaughn, c. 1935; Source: Fullerton Public Library, Local History Room; photographer most likely Helen Allingham, Vaughn's wife

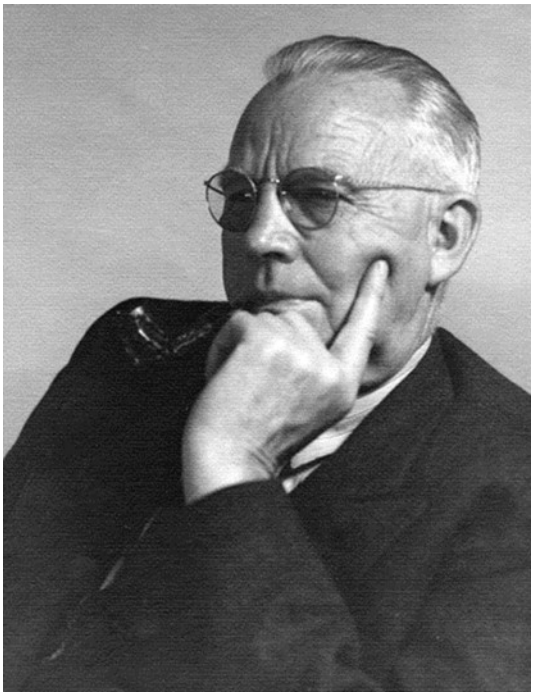


Figure 13 Maude, Ralph, and Rosita Cornell, 1933; Source: UCLA Library, Special Collections, Charles E. Young Research Library; photographer unknown

Figure 14 John Luther Davies, c. 1933; Source: Lisa F. Taft, "Searching for D. & M. Tile," *Tile Heritage: A Review of American Tile History* vol. 5, no. 2 (Winter 1998-1999)

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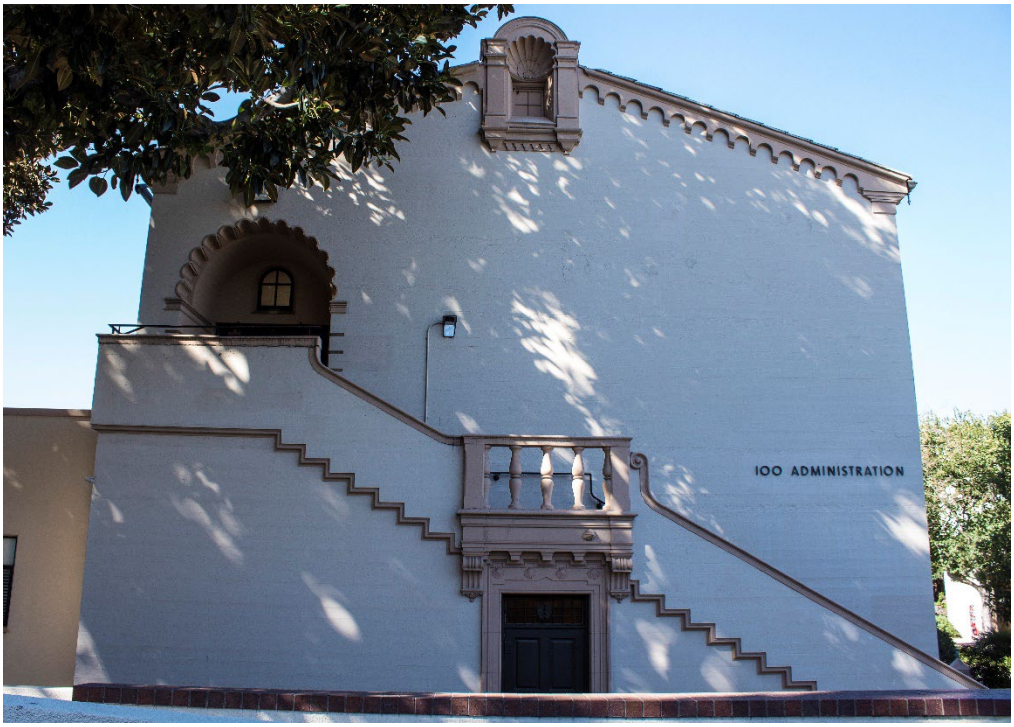

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