

Appendix B: Cultural Resources Assessment



CULTURAL RESOURCE ASSESSMENT FOR THE 1500 SOUTH RAYMOND AVENUE PROJECT, FULLERTON, ORANGE COUNTY, CALIFORNIA

April 6, 2023



**CULTURAL RESOURCE ASSESSMENT FOR THE
1500 SOUTH RAYMOND AVENUE PROJECT,
FULLERTON, ORANGE COUNTY,
CALIFORNIA**

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April 7, 2023

ABSTRACT

PaleoWest, LLC (PaleoWest) was retained by De Novo Planning Group (on behalf of the City of Fullerton) to conduct a Phase I cultural resource study for the 1500 South Raymond Avenue Project (Project) in the city of Fullerton, Orange County, California. The proposed Project site is approximately 7.22 acres on two parcels, currently occupied by the defunct Hotel Fullerton (Assessor's Parcel Number [APN] 267-031-06) and a paved parking lot to the north (APN 267-031-25).

The proposed Project consists of demolishing the existing Hotel Fullerton and developing the site with a new 138,497 square-foot (ft²) tilt-up speculative warehouse building inclusive of a 6,000 ft² mezzanine space. The site provides landscaping throughout the perimeter of the site with a total of 112 parking spaces for auto and trailer parking. Because Hotel Fullerton was constructed in 1967, it requires eligibility evaluation for the California Register of Historical Resources (CRHR) and to assess if impacts to the property would be significant under the California Environmental Quality Act (CEQA). The City of Fullerton serves as the lead agency under CEQA.

This cultural resource assessment includes a California Historical Resources Information System (CHRIS) records search, archival and background research, a survey of the Project area, CRHR-eligibility assessment of the historic period property, and preparation of this technical report and resource record. The CHRIS records search identified nine prior cultural resource studies and eight previously recorded cultural resources within a 0.5-mile (mi) radius of the Project area. All of these cultural resources are historic built environment resources, and none are within the Project area.

A survey of the Project area was conducted on March 16, 2023. No archaeological resources were identified within the Project area. During the field survey, the current condition of the property at 1500 South Raymond Avenue was analyzed, photographed, and documented. The building was then evaluated for listing on the CRHR and for the City of Fullerton's Landmark designation. The evaluation concluded that the property at 1500 South Raymond Avenue is not eligible for inclusion in the CRHR, nor locally significant per the City of Fullerton General Plan, and is, therefore, not a historical resource for the purposes of CEQA.

Because of the absence of known prehistoric archaeological sites in the immediate area and the extensive construction and demolition within the Project area during the historic period, the sensitivity of the Project area for containing intact buried prehistoric archaeological resources is considered low. Likewise, the extensive remodeling and rebuilding of various sections of the hotel throughout the late twentieth and early twenty-first centuries has made any potential to encounter buried historic period archaeological resources during Project construction low.

Based on these results, PaleoWest recommends a finding of no impacts to historical resources under CEQA; however, PaleoWest recommends the following best management practices be implemented during Project construction.

- If cultural resources are encountered during Project related activities, work in the immediate area must halt and a qualified archaeologist should be contacted immediately to evaluate the find. If the discovery proves to be significant for listing on the CRHR, additional work, such as data recovery excavations, may be warranted to mitigate any impacts per CEQA.

- If human remains are found, existing regulations outlined in the State of California Health and Safety Code Section 7050.5 state that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code § 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified within 24 hours of positive human identification. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of being granted access and provide recommendations as to the treatment of the remains to the landowner.

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1 INTRODUCTION

PaleoWest, LLC (PaleoWest) was retained by De Novo Planning Group to conduct a Phase I cultural resource study for the 1500 South Raymond Avenue Project (Project) in the city of Fullerton, Orange County, California. The proposed Project involves the development of two separate parcels (APNs 267-031-06 and 267-031-25), which includes the demolishing of the now-defunct Hotel Fullerton and development of the site with a new tilt-up speculative warehouse building. The proposed Project is subject to California Environmental Quality Act (CEQA) compliance with the City of Fullerton acting as the lead agency under CEQA. This report documents the tasks conducted by PaleoWest, including a cultural resource records search, survey, built environment resource eligibility evaluation, and preparation of this report.

1.1 PROJECT LOCATION AND DESCRIPTION

The Project area occupies two parcels at 1500 South Raymond Avenue in the city of Fullerton, and is currently occupied by the defunct Hotel Fullerton (Assessor's Parcel Number [APN] 267-031-06), and a paved parking lot to the north (APN 267-031-25). The Project area is bounded by East Burton Street on the west and south, railroad tracks on the north, and a small parking lot with an industrial warehouse on the east (Figure 1-1 through Figure 1-3). More specifically, the Project area is within unsectioned lands of the former San Juan Cajón de Santa Ana land grant, as depicted on the *Fullerton, CA* U.S. Geological Survey (USGS) topographic quadrangle. The Project area is adjacent to East Burton Street and 0.03-mile (mi) north of California State Highway 91.

The Project consists of demolishing the existing hotel and developing the 7.22-acre Project area with a new 138,497 square-foot (ft²) tilt-up speculative warehouse building inclusive of a 6,000 ft² mezzanine space. The site also provides landscaping throughout the perimeter of the site with a total of 112 parking spaces for auto and trailer parking.

1.2 PERSONNEL

Associate Archaeologist Paige Kohler, M.A., was the Project Manager and the primary author of this report. Associate Archaeologist Gena Severen, M.A., Registered Professional Archaeologist (RPA), conducted the cultural resources records search and the pedestrian survey. Senior Architectural Historian Carlos van Onna, M.A., served as Principal Investigator for the study and meets the Secretary of the Interior's (SOI's) Professional Qualifications Standards for Architectural History (National Park Service [NPS] 1997). Associate Architectural Historian Hanna Winzenried, M.A., is the primary author of the description and the evaluation of significance for the Hotel Fullerton buildings. Office Principal Kevin Hunt served as the Principal in Charge for this Project.



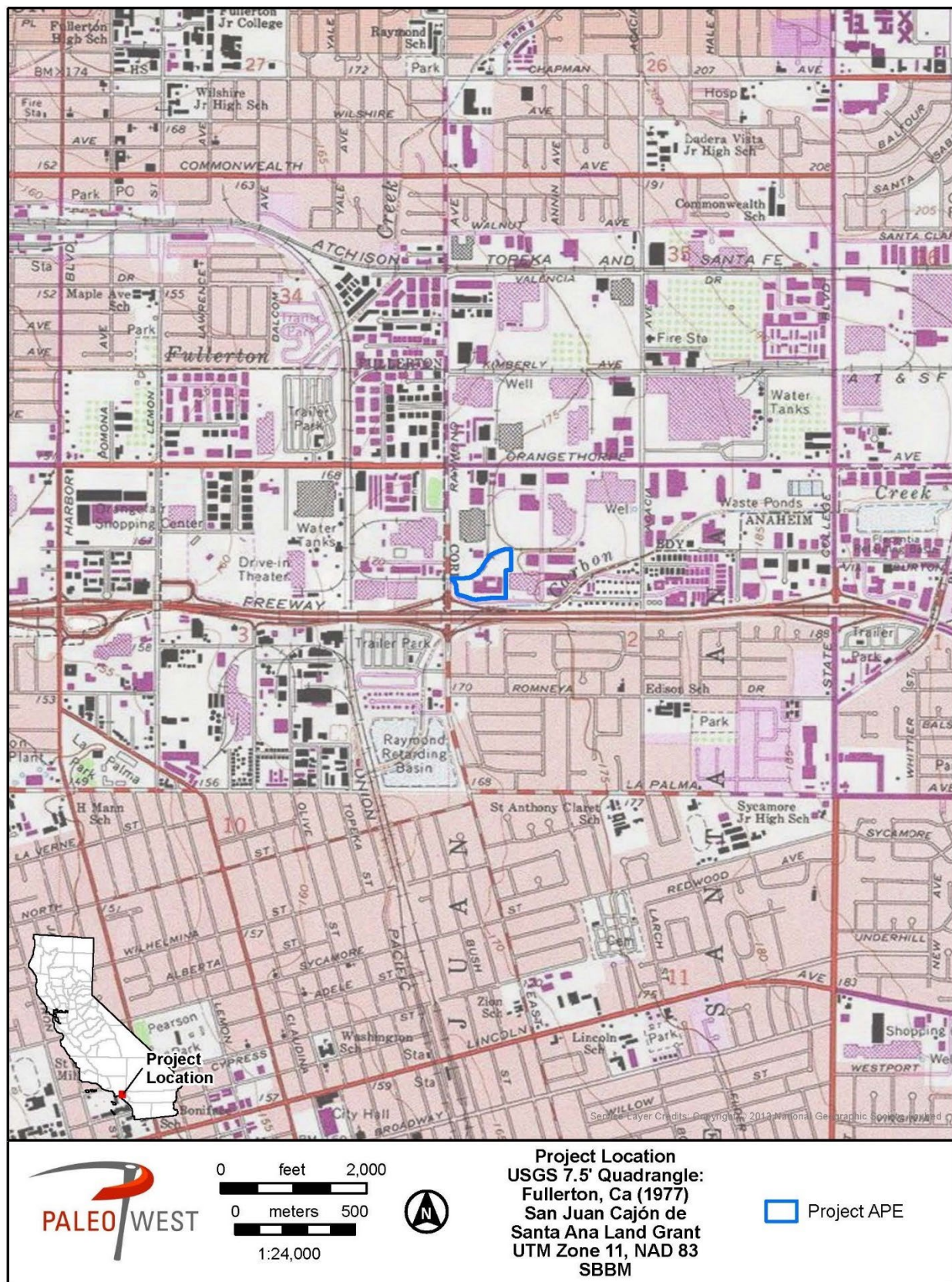


Figure 1-2. Project location map.



Figure 1-3. Map of Project Area.

2 REGULATORY SETTING

This section includes a discussion of the applicable laws, ordinances, regulations, and standards governing cultural resources that may pertain to the proposed Project.

2.1 STATE REGULATIONS

2.1.1 California Environmental Quality Act

The proposed Project is subject to compliance with CEQA, as amended. Compliance with CEQA statutes and guidelines requires both public and private projects with financing or approval from a public agency to assess their project's impact on cultural resources (Public Resources Code Sections 21082, 21083.2 and 21084 and California Code of Regulations [CCR]

10564.5). The first step in the process is to identify cultural resources that may be impacted by the project and then determine whether the resources are “historically significant” resources.

CEQA defines historically significant resources as “resources listed or eligible for listing in the California Register of Historical Resources (CRHR)” (Public Resources Code Section 5024.1). A cultural resource may be considered historically significant if the resource is 45 years old or older, possesses integrity of location, design, setting, materials, workmanship, feeling, and association.¹ In addition, it must meet at least one of the following criteria for listing in the CRHR:

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

Cultural resources are buildings, sites, humanly modified landscapes, traditional cultural properties, structures, or objects that may have historical, architectural, cultural, or scientific importance. CEQA states that if a project will have a significant impact on important cultural resources, deemed “historically significant,” then project alternatives and mitigation measures must be considered.

California Assembly Bill 52

Signed into law in September 2014, California Assembly Bill 52 (AB 52) created a new class of resources—tribal cultural resources (TCRs)—for consideration under CEQA. TCRs may include sites, features, places, cultural landscapes, sacred places, or objects with cultural value to California Native American tribes that are listed or determined to be eligible for listing in the CRHR, included in a local register of historical resources, or a resource determined by the lead CEQA agency, in its discretion and supported by substantial evidence, to be significant and eligible for listing on the CRHR. AB 52 requires that the lead CEQA agency consult with California Native American tribes that have requested consultation for projects that may affect TCRs. The lead CEQA agency shall begin consultation with participating Native American tribes prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report. Under AB 52, a project that has potential to cause a substantial adverse change to a TCR constitutes a significant effect on the environment unless mitigation reduces such effects to a less than significant level.

¹ The Office of Historic Preservation (OHP) guidelines recognize a 45-year-old criteria threshold for documenting and evaluating cultural resources (assumes a 5-year lag between resource identification and the date that planning decisions are made) (OHP 1995:2). The age threshold is an operational guideline and not specific to CEQA statutory or regulatory codes.

2.2 LOCAL

2.2.1 2012 Fullerton Plan

According to the Chapter 3, the Historic Preservation Element of the Built Environment section of 2012 Fullerton Plan, the purpose of the Historic Preservation Element is to guide the preservation, protection, restoration, and rehabilitation of historical resources to reaffirm their continuing value as a resource contributing to the vitality and diversity of the present (City of Fullerton 2012a). The following goals and policies are applicable to this Project and function to achieve the Fullerton Vision as it pertains to Historic Preservation:

- **Overarching Policy (OAP)1**: Comply with State and Federal laws and regulations while maintaining local control in decision-making.
- **Goal 4**: Value and preserve historic resources.
 - City-level ***Policy 4.3***: Historic Resources Maintenance and Enhancement – Support projects, programs, policies, and regulations to promote the maintenance, restoration and rehabilitation of historical resources.
 - Neighborhood/District Level ***Policy 4.4***: Historic Character and Sense of Place – Support projects, programs, policies, and regulations to reinforce the character and sense of place of established neighborhoods and districts by protecting and preserving those elements in both the private and public realms which contribute to the historic character through the use of tools including, but not limited to, preservation overlay zones and landmark districts.
 - Neighborhood/District Level ***Policy 4.6*** Focus Area Planning – Support projects, programs, policies and regulations that contribute to the preservation of historic resources as part of community-based planning of applicable Focus Areas.
 - Project Level ***Policy 4.7*** Responsiveness to Historic Context – Support projects, programs, policies and regulations to design new buildings that respect the integrity of nearby historic buildings while clearly differentiating the new from the historic.

2.2.2 Fullerton Municipal Code

Fullerton Municipal Code (FMC) Chapter 15.48 (Fullerton Landmarks, Landmark Districts, Residential Preservation Zones, and Significant Properties) established a Fullerton Register of Landmarks and Landmark Districts as well as procedures for landmark designation (City of Fullerton 2012a). Criteria for designation are:

1. Character, interest or value as part of the heritage of the city
2. Location as a site of a historic event
3. Identification with a person or persons or groups who significantly contributed to the culture and development of the city
4. Exemplification of a particular architectural style or way of life important to the city
5. Exemplification of the best remaining architectural types in an area

6. Identification as the work of a person or persons whose work has influenced the heritage of the city, the state of California or the United States.
7. Embodiment of elements of outstanding attention to architectural design, detail, materials, or craftsmanship.
8. Relationship to other landmarks, where the preservation of one has a bearing on the preservation of another.
9. A unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.
10. Integrity as a natural environment that strongly contributes to the well-being of the people of the city.

FMC Section 15.48.070 establishes procedures for review of proposals for a designated Historical Landmark or property within a designated Landmark District. In accordance with Section 15.48.070, proposed development, including rehabilitation of existing structures would be reviewed for compliance with established design criteria and standards that serve to conserve, maintain, and protect the special characteristics of the particular Historical Landmark or Landmark District, and therefore prevent those alterations that would detrimentally compromise the historic or aesthetic integrity of said property or its relationship to its natural setting.

The City of Fullerton also maintains a list of Significant Properties, which are defined as “an individual building, structure or feature considered as a historical or cultural resource in the city and which is eligible for ‘Historical Landmark’ designation” (City of Fullerton 2012a). In accordance with Section 15.48.070, a proposal to demolish or relocate a designated Significant Property is subject to the approval of the Landmarks Commission. Further, a proposal to alter, add, reconstruct, rehabilitate, or restore a designated Significant Property would be subject to a review by the Director of Development Services. Routine maintenance of existing improvements and minor alterations or additions that are out of public view (e.g., the re-roofing of a structure, the replacement of damaged or deteriorated exterior architectural features; the construction of an accessory structure at the rear of the property) may be approved by the Director without further Cultural Resources review. However, a proposal that in the opinion of the Director would substantially change the architectural style of the building or would create a condition or design feature that subsequently could not easily be removed or altered would be submitted for review and approval to the Redevelopment Design Review Committee.

3 ENVIRONMENTAL AND CULTURAL SETTING

3.1 ENVIRONMENTAL SETTING

The city of Fullerton is within the Santa Ana Valley, which is within the Peninsular Ranges geomorphic province. The Peninsular Ranges geomorphic province extends southward from the Los Angeles Basin to the tip of Baja California and is characterized by elongated northwest-trending mountain ranges separated by sediment-floored valleys (Yerkes et al. 1965). Prior to intensive agriculture and development, common flora in Fullerton likely included Coastal Sage Scrub; however, the city has been heavily urbanized for more than 100 years. Fauna prior to intensive development likely included coyotes, rabbits, rodents, raptors, vultures, reptiles, and insects.

The Mediterranean climate of the Los Angeles Basin is characterized by mild, sunny winters, and warm, dry summers. Extreme heat and cold are suppressed by the Pacific Ocean and the coastal mountain ranges, which act as buffers from these climatic extremes. Urbanization has largely resulted in the planting of non-native vegetation such as lawn grass, hedges, and citrus and ornamental trees. The surface geology of the Project area is described as Metz loamy sand, which is alluvium derived from mixed parent material (USDA Natural Resources Conservation Service 2023).

3.2 CULTURAL SETTING

Over the last century, archaeologists developed chronological sequences to explain prehistoric cultural changes within all or portions of southern California (c.f., Jones and Klar 2007; Moratto 1984). Wallace (1955, 1978) devised a prehistoric chronology for the southern California coastal region based on early studies and focused on data synthesis that included four horizons: Early Man, Milling Stone, Intermediate, and Late Prehistoric. Though initially lacking the chronological precision of absolute dates (Moratto 1984:159), Wallace's (1955) synthesis has been modified and improved using thousands of radiocarbon dates obtained by southern California researchers over recent decades (Byrd and Raab 2007:217; Koerper and Drover 1983; Koerper et al. 2002; Mason and Peterson 1994). The prehistoric chronological sequence for southern California presented below is a composite based on Wallace (1955) and Warren (1968) as well as later studies, including Koerper and Drover (1983).

3.2.1 Early Man Horizon (10,000–6000 B.C.)

Numerous pre-8000 B.C. sites have been identified along the mainland coast and Channel Islands of southern California (c.f., Erlandson 1991; Johnson et al. 2002; Jones and Klar 2007; Moratto 1984; Rick et al. 2001:609). The Arlington Springs site on Santa Rosa Island produced human femurs dated to approximately 13,000 years ago (Arnold et al. 2004; Johnson et al. 2002). On nearby San Miguel Island, human occupation at Daisy Cave (CA-SMI-261) has been dated to nearly 13,000 years ago and included basketry greater than 12,000 years old, the earliest recorded on the Pacific Coast (Arnold et al. 2004).

Although few Clovis or Folsom style fluted points have been found in southern California (e.g., Dillon 2002; Erlandson et al. 1987), Early Man Horizon sites are generally associated with a greater emphasis on hunting than later horizons. Recent data indicate that the Early Man

economy was a diverse mixture of hunting and gathering, including a significant focus on aquatic resources in coastal areas (e.g., Jones et al. 2002) and on inland Pleistocene lakeshores (Moratto 1984). A warm and dry 3,000-year period called the Altithermal began around 6000 B.C. The conditions of the Altithermal are likely responsible for the change in human subsistence patterns at this time, including a greater emphasis on plant foods and small game.

3.2.2 Milling Stone Horizon (6000–3000 B.C.)

Wallace (1955:219) defined the Milling Stone Horizon as “marked by extensive use of milling stones and mullers, a general lack of well-made projectile points, and burials with rock cairns.” The dominance of such artifact types indicates a subsistence strategy oriented around collecting plant foods and small animals. A broad spectrum of food resources was consumed including small and large terrestrial mammals, sea mammals, birds, shellfish and other littoral and estuarine species, near-shore fishes, yucca, agave, and seeds and other plant products (Kowta 1969; Reinman 1964). Variability in artifact collections over time and from the coast to inland sites indicates that Milling Stone Horizon subsistence strategies adapted to environmental conditions (Byrd and Raab 2007:220). Lithic artifacts associated with Milling Stone Horizon sites are dominated by locally available tool stone and in addition to ground stone tools, such as manos and metates, chopping, scraping, and cutting tools, are very common. Kowta (1969) attributes the presence of numerous scraper-plane tools in Milling Stone Horizon collections to the processing of agave or yucca for food or fiber. The mortar and pestle, associated with acorns or other foods processed through pounding, were first used during the Milling Stone Horizon and increased dramatically in later periods (Wallace 1955, 1978; Warren 1968).

Two types of artifacts that are considered diagnostic of the Milling Stone Period are the cogged stone and discoidal, most of which have been found within sites dating between 4000 and 1000 B.C. (Moratto 1984:149), though possibly as far back as 5500 B.C. (Couch et al. 2009). The cogged stone is a ground stone object that has gear-like teeth on the perimeter and is produced from a variety of materials. The function of cogged stones is unknown, but many scholars have postulated ritualistic or ceremonial uses (c.f., Dixon 1968:64–65; Eberhart 1961:367). Similar to cogged stones, discoidals are found in the archaeological record subsequent to the introduction of the cogged stone. Cogged stones and discoidals were often purposefully buried, or “cached.” Cogged stones have been collected in Los Angeles County though their distribution appears to center on the Santa Ana River basin (Eberhart 1961).

3.2.3 Intermediate Horizon (3000 B.C.–A.D. 500)

Wallace’s Intermediate Horizon dates from approximately 3000 B.C.–A.D. 500 and is characterized by a shift toward a hunting and maritime subsistence strategy, as well as greater use of plant foods. During the Intermediate Horizon, a noticeable trend occurred toward greater adaptation to local resources including a broad variety of fish, land mammal, and sea mammal remains along the coast. Tool kits for hunting, fishing, and processing food and materials reflect this increased diversity, with flake scrapers, drills, various projectile points, and shell fishhooks being manufactured.

Mortars and pestles became more common during this transitional period, gradually replacing manos and metates as the dominant milling equipment. Many archaeologists believe this change in milling stones signals a change from the processing and consuming of hard seed

resources to the increasing reliance on acorn (e.g., Glassow et al. 1988; True 1993). Mortuary practices during the Intermediate typically included fully flexed burials oriented toward the north or west (Warren 1968:2–3).

3.2.4 Late Prehistoric Horizon (A.D. 500–Historic Contact)

During Wallace’s (1955, 1978) Late Prehistoric Horizon, the diversity of plant food resources and land and sea mammal hunting increased even further than during the Intermediate Horizon. More classes of artifacts were observed during this period and high-quality exotic lithic materials were used for small finely worked projectile points associated with the bow and arrow. Steatite containers were made for cooking and storage and an increased use of asphalt for waterproofing is noted. More artistic artifacts were recovered from Late Prehistoric sites and cremation became a common mortuary custom. Larger, more permanent villages supported an increased population size and social structure (Wallace 1955:223).

Warren (1968) attributes this change in material culture, burial practices, and subsistence focus to the westward migration of desert people he called the Takic, or Numic, Tradition in Los Angeles, Orange, and western Riverside counties. This Takic Tradition was formerly referred to as the “Shoshonean wedge” (Warren 1968), but this nomenclature is no longer used to avoid confusion with ethnohistoric and modern Shoshonean groups (Heizer 1978:5; Shipley 1978:88, 90).

3.3 HISTORIC SETTING

The post European contact history of California is generally divided into three time periods: the Spanish Period (1769–1822), the Mexican Period (1822–1848), and the American Period (1848–present). Each of these periods is briefly described below.

3.3.1 Spanish Period (1769–1822)

Spanish exploration of California began when Juan Rodriguez Cabrillo led the first European expedition into the region in 1542. For more than 200 years after his initial expedition, Spanish, Portuguese, British, and Russian explorers sailed the California coast and made limited inland expeditions, but they did not establish permanent settlements (Bean 1968; Rolle 2003). In 1769, Gaspar de Portolá and Franciscan Father Junipero Serra established the first Spanish settlement in what was then known as Alta (upper) California at Mission San Diego de Alcalá. This was the first of 21 missions erected by the Spanish between 1769 and 1823. It was during this time that initial Spanish settlement of the Project vicinity began. Mission San Gabriel was first founded in 1771. In 1775, the mission was moved approximately 3 mi to its present location to improve conditions for planting and cultivating crops. Mission San Gabriel became one of the most productive and affluent missions in Alta California, providing support for surrounding missions (California Missions Foundation n.d.). At its peak the mission population reached 1,701 people in 1817 (Bodkin 1910:10). It was the fourth mission to be established in California and is approximately 20 mi northwest of the Project area (California Missions Foundation n.d.).

1.1.1 Mexican Period (1822–1848)

The Mexican Period commenced when news of the success of the Mexican War of Independence (1810–1821) against the Spanish crown reached California in 1822. This period saw the privatization of mission lands in California with the passage of the Secularization Act of 1833. This Act federalized mission lands and enabled Mexican governors in California to distribute former mission lands to individuals in the form of land grants. Successive Mexican governors made approximately 700 land grants between 1833 and 1846, putting most of the state's lands into private ownership for the first time (Shumway 2007:10). After secularization, the San Gabriel Mission and its grounds deteriorated, and the Native American population eventually dispersed (Bodkin 1910:10–11).

In 1877, Juan Patricio Ontiveros was granted the 35,970-acre Rancho San Juan Cajon de Santa Ana in 1852 and the grant was confirmed in 1877 (Willey 1884). The rancho property included the present-day cities of Anaheim, Fullerton, and Placentia (City of Placentia n.d.). In 1853, Ontiveros sold 21,527 acres of the rancho to Abel Stearns. Two years later, Ontiveros bought Rancho Tepusquet, in what is now northern Santa Barbara County and moved there by 1856 (Morrison and Haydon 1917). In 1857, Ontiveros also sold the 1,160-acre portion of the rancho that would become Anaheim to George Hansen, who was working for 50 German-American families from the Bay Area. Juan Patricio Ontiveros' two sons, Juan Nicolas and Patricio, had both remained on the rancho after their father moved on. In 1863, Juan Patricio gave both of his sons 3,900 acres of the rancho. Both of the sons were married, however, so by 1864 they had deeded their share to their brother-in-law, Augustus Langenberger (married to Pietra Ontiveros). A year later, Daniel Kraemer's purchase of these 3,900 acres began the flood of settlers arriving in the region (City of Placentia n.d.).

The Mexican Period for the Orange County region ended in early January 1847. Mexican forces fought and lost to combined U.S. Army and Navy forces in the Battle of the San Gabriel River on January 8 and in the Battle of La Mesa on January 9 (Nevin 1978). On January 10, leaders of the pueblo of Los Angeles surrendered peacefully after Mexican General Jose Maria Flores withdrew his forces. Shortly thereafter, newly appointed Mexican Military Commander of California Andrés Pico surrendered all of Alta California to U.S. Army Lieutenant Colonel John C. Fremont in the Treaty of Cahuenga (Nevin 1978).

1.1.2 American Period (1848–Present)

The future Orange County remained dominated by ranches in the early American period. In 1862, however, a disastrous flood, smallpox outbreak, and subsequent drought resulted in many large ranch owners as well as farmers losing their properties through inability to pay taxes (Middlebrook n.d.). Many of the large ranches were broken up and townships plotted throughout the Santa Ana Valley including Anaheim (1857), Santa Ana (1870), and Orange (1870) (Dumke 1970[1944]:112-115). The Santa Fe Railroad reached Anaheim in 1887, the same year that the Southern Pacific Railroad reached Santa Ana.

The County of Orange was established in 1889 from a 780-acre portion of Los Angeles County that included 40 miles of coastline and some of the best citrus groves in southern California (Dumke 1970[1944]:118).

Despite significant population growth throughout the early twentieth century, Orange County largely retained its agricultural character. After World War II, inadequate housing supply due to

a population boom resulted in many of the agricultural fields and groves being replaced by suburban housing tracts. Construction of the Santa Ana Freeway (Interstate 5) in the 1950s and the Riverside Freeway (State Highway 91) in the early 1960s established further transportation routes to and through Orange County. With its mild climate, miles of beach, and development of amusement parks such as Disneyland and Knott's Berry Farm, the county became known as a tourist destination in the late twentieth century. In the twenty-first century Orange County continues development and redevelopment of aging urban and suburban areas.

3.3.2 City of Fullerton

This local history is primarily derived from Section 5.1.3 (Existing Environmental Setting) of the City of Fullerton's (2012b) Final Program EIR. At the time of European contact, a Gabrielino village was near the modern intersection of Bastanchury Road and Malvern Avenue. In 1837, Juan Pacifico Ontiveros, a former Spanish soldier, was granted the Rancho San Juan Cajón de Santa Ana, which included the area. Starting in the 1850s, Ontiveros sold portions of the rancho to settlers from the east, including Abel Stearns from Massachusetts. In the 1860s, Domingo Bastanchury, a Basque shepherd, bought land from Abel Stearns. In 1886, brothers George and Edward Amerige bought 430 acres north of Anaheim for approximately \$68,000. They then began negotiations with George H. Fullerton, president of the Pacific Land and Improvement Company, the development arm of the Santa Fe Railroad. The brothers offered free right-of-way and half interest in the land to the railroad if Fullerton's survey were revised to include the proposed town site, and on July 5, 1887, Edward Amerige formally staked his claim at what is now the intersection of Harbor Boulevard and Commonwealth Avenue. In *The Boom of the Eighties in Southern California*, Dumke (1970[1944]:112) states that of all the towns established in the Santa Ana Valley region during the 1880s, "Fullerton is the only one which has since justified its promoters' hopes."

In 1894, retired Chicago publisher Charles Chapman purchased an orange orchard in eastern Fullerton. Chapman's Santa Ysabel Ranch grew Valencia oranges, which became hugely popular and eventually Fullerton boasted more orange groves than any other municipality in the United States. Cultivation of avocados, walnuts, persimmons, and field crops also helped establish Fullerton as an agricultural center. Petroleum drilling also began in the late 1800s, peaking in the 1920s. The city of Fullerton was incorporated in 1904. Construction reflected the vogue for Spanish Colonial and Italian Renaissance-inspired architecture, as in the historic Fox Fullerton Theatre (erected 1925); the home of Walter and Adella Muckenthaler, designed by Frank Benchley (erected 1924); and the City's chief landmark, the Plummer Auditorium and clock tower (erected 1930). Fullerton College was established at its present location at Chapman Avenue and Lemon Street in 1913. Placentia ranchers and aviators William and Robert Dowling pushed for the construction of Fullerton Municipal Airport in 1927 at the location of a former sewage farm.

The Fullerton area's economy underwent a pause in development during the Great Depression and World War II, but hotel development began again after this period. The Post-War hotel, a style which influences the Hotel Fullerton buildings, was adapted to the automobile and was often developed in suburban areas near freeways to provide easy accommodation for travelers with parking spaces provided.

The prevalent hotel developers in the Fullerton area at the time were chains and individual hotel projects became rare. Most hotels were designed in the chain's identifying architectural style.

Due to the large parking lot and corporate uniformity of architecture, signs became the dominant visual element encouraging motorists off the freeway and to the hotels (SurveyLA 2017: 74-76).

The other style of architecture influencing the buildings at Hotel Fullerton is that of Neo-Spanish Revival. Spanish Colonial Revival style had declined in popularity by the start of World War II, giving way by the late 1960s to the Neo-Eclectic style which developed a contemporary interpretation of Spanish Colonial Revival combining multiple Mediterranean-style influences. This new style was not only applied to residences, but also hotels such as the Hotel Fullerton, commercial buildings, and office buildings (Cheek 1990:492; Stiegler and May 2018:51-52).

4 BACKGROUND RESEARCH

4.1 CALIFORNIA HISTORICAL RESOURCE INFORMATION SYSTEM

On March 9, 2023, PaleoWest staff conducted a cultural resource records search of the California Historical Resources Information System (CHRIS) at the South Central Coastal Information Center (SCCIC), California State University, Fullerton. The purpose of the records search was to identify all previous cultural resource work and previously recorded cultural resources within a 0.5-mi radius of the Project area (Appendix A). The CHRIS search included a review of the CRHR, the California Points of Historical Interest list, the California Historical Landmarks list, the Archaeological Determinations of Eligibility list, and the California State Historical Resources Inventory list. The records search also included a review of available historical USGS topographic maps and General Land Office (GLO) plat maps.

4.1.1 Previous Studies

The SCCIC records search identified eight cultural resource studies that were conducted within a 0.5-mi radius of the Project area. None of these studies intersected the Project area. A list of previous studies and their relation to the Project area is included as Table 4-1.

Table 4-1. Previous Cultural Resource Studies within a 0.5-Mi Radius of the Project Area

Report Number	Author	Year	Title	Proximity to Project Area
OR-01596	Clelow, William C. Jr.	1974	Preliminary Report of the Potential Impact on Archaeological Resources of the Proposed Gas Transmission Pipeline From Los Angeles Harbor to Yorba Linda – Southern California Gas Co.: Environmental Analysis	0.30-mi north
OR-02323	Sutch, Cordella	2001	Archaeological Survey and Record Search for WorldCom Ahi-doh Project (800-016)	0.30-mi northwest
OR-02362	Ballard, Hanna	2001	Archaeological Survey and Record Search for World Com 905 Discovery Lane Project	0.30-mi north
OR-02739	Demcak, Carol R.	2002	Archaeological Assessment for Orangethorpe Avenue Reconstruction Project (#4440) From Raymond Avenue to Acacia Avenue, City of Fullerton, California	0.30-mi north

Report Number	Author	Year	Title	Proximity to Project Area
OR-02901	Shepard, Richard S.	2004	Cultural Resources Assessment: Acacia Street Rehabilitation Project, City of Anaheim, Orange County	0.35-mi east
OR-03864	Wood, Catharine M.	2008	Archaeological Survey Report – Finding of no Archaeological Resources present for the State Route 91 Westbound Widening Project from State Route 57 to Interstate 5, Cities of Anaheim and Fullerton, Orange County, CA	0.05-mi south
OR-03865	Paul, Daniel	2008	Historic Resources Evaluation Report – State Route 91 Westbound Widening Project from State Route 57 to Interstate 5, Cities of Anaheim and Fullerton, Orange County, CA District 12 – Orange _ 91 – PM 5.4 to 0.9 (KP 1.4 to 8.8)	0.05-mi south
OR-04531	Gusick, Amy, Marjorie Nowick, and Kristin Tennesen	2014	La Palma Safe Routes to School Project in the City of Anaheim, Archaeological Survey Report: SRTSL-5055(165)	0.50-mi south

Source: SCCIC, March 2023.

4.1.2 Previously Recorded Resources

Nine cultural resources are recorded within 0.5-mi of the Project area. All of the nine resources are historic-period properties that have been found ineligible for listing in the CRHR, as well as locally, through survey evaluation (Table 4-2). No resources have been documented within or adjacent to the Project area.

Table 4-2. Previously Recorded Cultural Resources within a 0.5-Mi Radius of the Project Area

Primary Number	Trinomial	Description	CRHR Eligibility Status	Recorded Year	Relationship to Project Area
P-30-176953	–	Historic period property at 1408 East Burton Street, Anaheim (APN 073-334-04)	Code 6Z (found ineligible for National Register of Historic Resources [NRHP], CRHR, or local designation through survey evaluation)	2008 (E. Weaver)	0.20-mi north
P-30-176954	–	Historic period property at 1428 East Burton Street, Anaheim (APN 073-334-07)	Code 6Z (found ineligible for NRHP, CRHR, local designation through survey evaluation)	2008 (E. Weaver)	0.23-mi east
P-30-176955	–	Historic period property at 1434 East Burton Street, Anaheim (APN 073-344-08)	Code 6Z (found ineligible for NRHP, CRHR, local designation through survey evaluation)	2008 (E. Weaver)	0.25-mi east
P-30-176956	–	Historic period property at 1440 East Burton Street, Anaheim (APN 073-334-09)	Code 6Z (found ineligible for NRHP, CRHR, local designation through survey evaluation)	2008 (E. Weaver)	0.27-mi east
P-30-176957	–	Historic period property at 1446 East Burton Street, Anaheim (APN 073-334-10)	Code 6Z (found ineligible for NRHP, CRHR, local designation through survey evaluation)	2008 (E. Weaver)	0.29-mi east

Primary Number	Trinomial	Description	CRHR Eligibility Status	Recorded Year	Relationship to Project Area
P-30-176958	—	Historic period property at 1454 East Burton Street, Anaheim (APN 073-334-11)	Code 6Z (found ineligible for NRHP, CRHR, local designation through survey evaluation)	2008 (E. Weaver)	0.32-mi east
P-30-176959	—	Historic period property at 1462 East Burton Street, Anaheim (APN 073-344-12)	Code 6Z (found ineligible for NRHP, CRHR, local designation through survey evaluation)	2008 (E. Weaver)	0.33-mi east
P-30-176960	—	Historic period property at 1472 East Burton Street, Anaheim (APN 073-334-13)	Code 6Z (found ineligible for NRHP, CRHR, local designation through survey evaluation)	2008 (E. Weaver)	0.35-mi east
P-30-176961	—	Historic period property at 1418 North Acacia Street, Anaheim (APN 073-563-51)	Code 6Z (found ineligible for NRHP, CRHR, local designation through survey evaluation)	2008 (E. Weaver)	0.38-mi east

Source: SCCIC, March 2023.

4.2 HISTORIC AERIAL PHOTOGRAPHS AND MAPS

A review of historical aerial photographs available on Google Earth and NETR Online (2023) indicates that from at least 1953 until 1967, the Project area was dedicated as agricultural land. The closest freshwater sources to the Project area are Carbon Canyon Creek, channelized approximately 75 ft south of the Project area, and the Santa Ana River, approximately 2.7 mi east/southeast of the Project area. The Project area is 4.1-mi northwest of the divergence of the Santa Ana Branch of the Southern Pacific Railroad running east-west from the San Diego and San Bernardino Branch of the Atchison Topeka and Santa Fe Railroad, which runs north-south. The railroads were present as early as 1896. By 1935, the area surrounding the Project area, including East Burton Street and South Raymond Avenue, was constructed. Between 1935 and 1953, numerous structures were built in the area around the Project area. The earliest buildings near the Project area date to 1935, while an aerial from 1972 provides the earliest evidence of the building at 1500 South Raymond Avenue, which was officially erected in 1967 according to the Los Angeles Times (LA Times 1972:43). The Riverside Freeway/CA-91 was constructed in the vicinity of the Project area sometime between 1953 and 1963.

4.3 ADDITIONAL SOURCES

In addition to the records search, general contextual and site-specific research was conducted for the subject property and the surrounding area. Additional sources consulted include the NRHP, the Office of Historic Preservation Directory of Properties in the Built Environment Resource Directory, Los Angeles County Assessor files, City of Fullerton historical documents, historical newspapers databases, historic Sanborn Fire Insurance Maps, and the Los Angeles Public Library databases.

5 FIELDWORK

5.1 SURVEY METHODS

PaleoWest Associate Archaeologist Gena Severen conducted a pedestrian survey of the Project area on March 16, 2023. Severen surveyed the Project area using transects spaced 5–10 m apart and generally oriented in a north-south direction. The entire 7.22-acre area of the Project area was surveyed during the fieldwork effort.

Severen examined all exposed ground surface for artifacts (e.g., flaked stone tools and tool-manufacture debris, ground stone tools, ceramic sherds, fire-altered rock), ecofacts (marine shell, bone), soil discoloration that could indicate the presence of a cultural midden, soil depressions, and features indicative of the former presence of structures or buildings (e.g., standing exterior walls, postholes, foundations) or historic period debris (e.g., metal, glass, ceramic sherds, cut bone). Ground disturbances, such as burrows, were visually inspected. Photographs documenting the Project area are maintained by PaleoWest in online cloud storage.

5.2 RESULTS

Results of the survey indicate that the Project area has been subject to development and urbanization. The two parcels making up the Project area consist of existing hotel buildings at 1500 South Raymond Avenue (APN 267-031-06) and a paved parking lot (APN 267-031-25). Ground visibility was poor (0–10%) because all unpaved portions of the southernmost parcel were subject to extensive grading and landscaping (Figure 5-1 through Figure 5-4). No prehistoric or historic archaeological resources were identified in the Project area during the survey; however, the extant commercial buildings were documented and evaluated.

5.2.1 Historic Period Built Environment Resource

Hotel Fullerton

The property underwent many ownership changes throughout its history. The building was originally constructed in 1967 as a Holiday Inn and remained such until about 1970 (LA Times 1967:121, 1970:81). It was briefly a Hilton Inn from about 1972 to about 1974 (LA Times 1972:43; Times-Press-Recorder 1974:2). The property then became a Griswold's Inn from about 1978 to 1988 (LA Times 1978:215, 1988:87). The hotel was briefly a Days Inn around 1991, then a Four-Points Sheraton hotel from 2000–2004 (LA Times 2000:229, 2004:94; The Sacramento Bee 1991:169). Google Maps shows that the hotel was a Crowne Plaza from 2007–2011 (Google Maps 2023) before becoming the Hotel Fullerton by around 2012.

The former Hotel Fullerton Anaheim consists of three different sections. The original hotel is an L-shaped three-story building constructed of concrete block with stucco siding and capped by a mansard roof covered in Spanish style tiles. Connected to the west are the original restaurant and convention rooms housed in a single-story section with stucco siding and a flat roof. A glass solarium with a vestibule is on the east façade. Connected to the north (rear) of the convention rooms is a later six-story high-rise of hotel rooms with stucco siding and a flat roof. The three components form an almost completely encircled courtyard consisting of landscaped

grounds and a swimming pool. The building is surrounded by paved surface parking with decorative planters along the property lines.

The original hotel is entered underneath a carport on the south façade at the west end. Seven bays extend to the east from the carport, each separated by colonnades and large arches. Decorative dormers punctuate the roofline. Each bay has three levels of vinyl ribbon windows. A wing extends north from the southeast corner of the hotel. The hotel rooms on the east elevation have porches and recessed vinyl windows, which is continued on the west and north elevations.

The restaurant building attached to the west elevation of the hotel has an irregular rectangular footprint. The façade currently exhibits a flat roof with an articulated roofline. The south elevation consists of five bays differentiated by an arched colonnade. The west three bays step back under the colonnade and back from the east two bays, which have store front entrances to the restaurant. The east two bays consist of metal ribbon windows resting atop applied stone walls. The colonnade extends to the west elevation, which has an entrance to ballrooms. One large arched window is on a turreted tower at the southwest corner of the building.

The high-rise section at the north side features a largely closed ground floor with an entrance under an awning and five floors of hotel rooms above. There are eleven bays on the north and south façade separated by colonnettes. Each hotel room has a vinyl sliding glass door leading to a shallow balcony with metal railing. The east and west facades do not feature fenestration. The block lacks applied decoration.

The City Planning Commission approved plans in March 1967 for a 150-unit hotel and restaurant complex. G.L. Harbor was the developer with William Swank as the Architect (LA Times 1967:121). Swank also designed a Hilton Hotel in San Luis Obispo in 1971, a Hilton Inn in Oxnard in 1975, and a high-rise commercial center in La Merida in 1990 (East Review 1990:1; LA Times 1971:139, 1975:6). Between 1972 and 1980, a six-story tower of additional hotel rooms was added to the rear wing of the hotel (NETR Online 2022).

The City of Fullerton has building permits available for the property dating back to 1998. In March on 1998, the City issued a permit to enclose an existing doorway and to create a new doorway in an unknown location, and a permit to remodel the existing carport to create an octagon shape. In 2000, owners created a new entrance door with stucco and windows in an unknown location. In 2009, owners constructed a 1,576-ft² glass solarium with a vestibule. In 2017, the city issued a permit to redo the west restaurant and convention facility into a new restaurant with a 1,940 ft² addition with a new colonnade along the east and south elevations (City of Fullerton Building Permits). Although a permit was not available for this work, the hotel room porches on the south façade were infilled and new vinyl windows installed between the dates of September 2014 and April 2015 (Google Maps 2023).



Figure 5-1. Overview of the Hotel Fullerton, facing northwest.



Figure 5-2. Entrance carport, facing north.



Figure 5-3. South and east elevations of the original hotel, facing northwest.



Figure 5-4. Courtyard, facing east.

6 EVALUATION OF SIGNIFICANCE

One historic period property—1500 South Raymond Avenue (Hotel Fullerton)—is present within the Project area. As discussed in Section 5.2.1, the original portion was constructed in 1967 during a period of growth for the city of Fullerton with a high-rise tower added in the 1970s. The hotel can be ascribed to the Post-war hotel style as well as the Neo-Spanish Revival style, which are discussed in Section 6.1 to provide context to this evaluation.

6.1 POST-WAR HOTEL

The City Planning Commission approved plans in March 1967 for a 150-unit hotel and restaurant complex. G.L. Harbor was the developer with William Swank as the architect (LA Times 1967:121). After a pause in hotel development during the great depression and World War II, construction picked up again. The Post-War hotel was adapted to the automobile and was often developed in suburban areas near freeways to provide easy accommodation for travelers with parking spaces provided (SurveyLA 2017:74).

The Post-War hotel is typically a single structure of multiple stories giving it a monumental presence, especially in a suburban setting. These buildings typically consisted of rooms accessed off interior hallways entered from a lobby, with common spaces such as meeting rooms, restaurants, and bars also accessible from the lobby. Most hotels also include a pool (SurveyLA 2017:74).

Chains were the prevalent hotel developers and individual hotel projects became rare. Most hotels were designed in the chain's identifying architectural style. Because of the large parking lot and corporate uniformity of architecture, signs became the dominant visual element encouraging motorists off the freeway and to the hotels (SurveyLA 2017:76).

6.2 NEO-SPANISH REVIVAL

Spanish Colonial Revival declined in popularity by the start of World War II; however, by the late 1960s, the Neo-Eclectic style developed a contemporary interpretation of Spanish Colonial Revival combining multiple Mediterranean-style influences. This new style was not only applied to residences, but hotels, commercial buildings, and office buildings (Cheek 1990:492; Stiegler and May 2018: 51–52).

The Neo-Spanish style present in the late 1960s through the 1970s focused on rhythm, color, and texture. Character defining features include boxy massing, asymmetrical facades, stucco cladding, multiple rooflines covered in clay tiles, arcades, and arched fenestration with wide segmental arches, and applied ornamentation such as wrought-iron grills and balustrades, wood-paneled doors, brackets, corbels rafters and posts, decorative tile, and iron gates. In comparison to earlier Spanish Colonial Revival styles, the new style has muted compositions with boxy massing and restrained applied ornaments (Brodbeck et al. 2016:57; Caltrans 2011:91; Stiegler and May n.d.:51–52).

6.3 CRHR ELIGIBILITY EVALUATION

The eligibility of the subject property under each CRHR criteria is considered concurrently below.

Criterion 1: Associated with events that have made a significant contribution to the broad patterns of our history.

The Hotel Fullerton of Anaheim was constructed as a Holiday Inn in 1967. As with other Post-War hotels, this hotel was constructed by the side of the freeway to entice drivers to come stay. The hotel was constructed in a suburban area with residences to the south and east and industrial buildings to the north. Although the hotel follows development trends of the common building type, it is not associated with events that made a significant contribution to our shared history. As such, the Hotel Fullerton of Anaheim is not significant under CRHR Criterion 1.

Criterion 2: Associated with the lives of persons significant in our past.

To be eligible under CRHR Criterion 2, the building would need to be directly associated with a person considered historically significant at the local, state, or national level. Archival research did not indicate any such direct association between individuals that are known to be historic figures at the national, state, or local level and at the subject property. Therefore, the hotel building is not historically significant under CRHR Criterion 2.

Criterion 3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

The Hotel Fullerton is a common building type constructed near freeways outside of urban centers. The building was constructed in a Neo Spanish Revival style and has elements common to the style such as muted composition with boxy massing, arch details, Spanish tile roofs, and minimal ornamentation. However, it is a simple example of the style. The tower block to the rear does not continue the architectural style and is more utilitarian in appearance. The restaurant and conference room block on the west end used to continue the style, but the façade was completely replaced in 2017, adversely affecting the integrity of design. Furthermore, the porches were enclosed on the south (primary) façade and new vinyl windows installed also affecting the integrity of the building. Furthermore, the architect, William Swank, is not a recognized master architect. For these reasons, the hotel is not historically significant under CRHR Criterion 3.

Criterion 4: Yielded, or may be likely to yield, information important in prehistory or history.

The hotel is not significant under Criterion 4 of the CRHR as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies.

6.4 INTEGRITY

As the subject property does not have significance under any established eligibility criteria, an assessment of integrity is not warranted.

6.4.1 Conclusion

The Hotel Fullerton of Anaheim building was not found to meet the threshold for historical significance under CRHR Criteria 1, 2, 3 or 4, and, as such, PaleoWest recommends the property not eligible for CRHR listing under any established Criteria.

6.5 CITY OF FULLERTON REGISTER OF HISTORICAL RESOURCES ELIGIBILITY EVALUATION

The City of Fullerton maintains a local register of historical resources pursuant to Public Resources Code § 5020.1 as part of the City of Fullerton General Plan. The local register of historical resources is a list of properties officially designated or recognized as historically significant by the City of Fullerton. The register is based upon the historic building survey conducted by the City in 2001 entitled *Fullerton Through the Years*. Properties listed on the local register of historical resources can be categorized by seven designations, based on the level of significance and property owner interest, as well as whether the designation relates to a property, an object, or a district.

This property is evaluated using the seven possible designations mentioned below and the associated considerations, with properties also being included on the register that have been demolished or altered (City of Fullerton 2021).

1.1.3 City of Fullerton Local Register Evaluation

This property has been considered for seven possible categories of historical resources that can be listed in the local register of historical resources. The seven possible designations are:

- **Property** (from highest to lowest designation)
 1. National Register of Historic Places Property
 2. Local Landmark Property
 3. Significant Property (potential local landmark)
 4. Possible Significant Properties
- **Object**
 5. Feature of Cultural Importance
- **District**
 6. Landmark District
 7. Potential Landmark District

This property has been categorized using the designations available for the City of Fullerton Local Register of Historical Resources and found to be part of the designation of a Possible Significant Property due to the age of the Fullerton Hotel. The property does not have historical, architectural, community or aesthetic merit (i.e., does not meet eligibility CRHR Criteria 1 through 4), does not display a National Register status code of 5 or above, and therefore is not eligible as a City of Fullerton landmark.

7 SUMMARY AND RECOMMENDATIONS

7.1 SUMMARY OF RESULTS

This cultural resource assessment included a cultural resource records search and an intensive pedestrian survey of the Project area. No archaeological resources were identified in the Project area during these efforts. One built environment resource was identified in the Project area,

extant hotel buildings associated with Hotel Fullerton at 1500 South Raymond Avenue. This resource was evaluated for this study and is recommended not eligible for listing in the CRHR, nor is it eligible as a City of Fullerton Landmark.

Due to the proximity of available freshwater sources in the vicinity, the sensitivity of the Project area for containing intact buried prehistoric archaeological resources would be considered moderate to high; however, due to the absence of known prehistoric archaeological sites in the immediate area and the extensive construction and demolition that have occurred in the Project area since the construction of the hotel in the 1930s, the sensitivity of the Project area for containing intact buried prehistoric archaeological resources is considered low. Furthermore, an examination of building permits indicates that the Project area has largely been remodeled throughout the late twentieth century and early twenty-first century, with many portions of the hotel being remodeled or rebuilt. Due to the intensive development of the Project area during the historic period, the potential to encounter buried historic period archaeological resources during Project construction is relatively low.

Based on these results, PaleoWest recommends a finding of no impacts to historical resources under CEQA; however, PaleoWest recommends the following best management practices be implemented during Project construction.

- If cultural resources are encountered during Project related activities, work in the immediate area must halt and the Project Archaeologist should be contacted immediately to evaluate the find. If the discovery proves to be significant for listing on the CRHR, additional work such as data recovery excavations may be warranted to mitigate any impacts per CEQA.
- If human remains are found, existing regulations outlined in the State of California Health and Safety Code Section 7050.5 state that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code § 5097.98. In the event of an unanticipated discovery of human remains, the County Coroner must be notified within 24 hours of positive human identification. If the human remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of being granted access and provide recommendations as to the treatment of the remains to the landowner.

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- 1975 "Hilton Inn construction to start soon." April 18:6.
- 1978 "Zodys." January 22:214.
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Appendix A. Record Search Summary

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23-0143, 1500 S Raymond Fullerton

Reports

IN
Q

OUT

04531

2901

2362

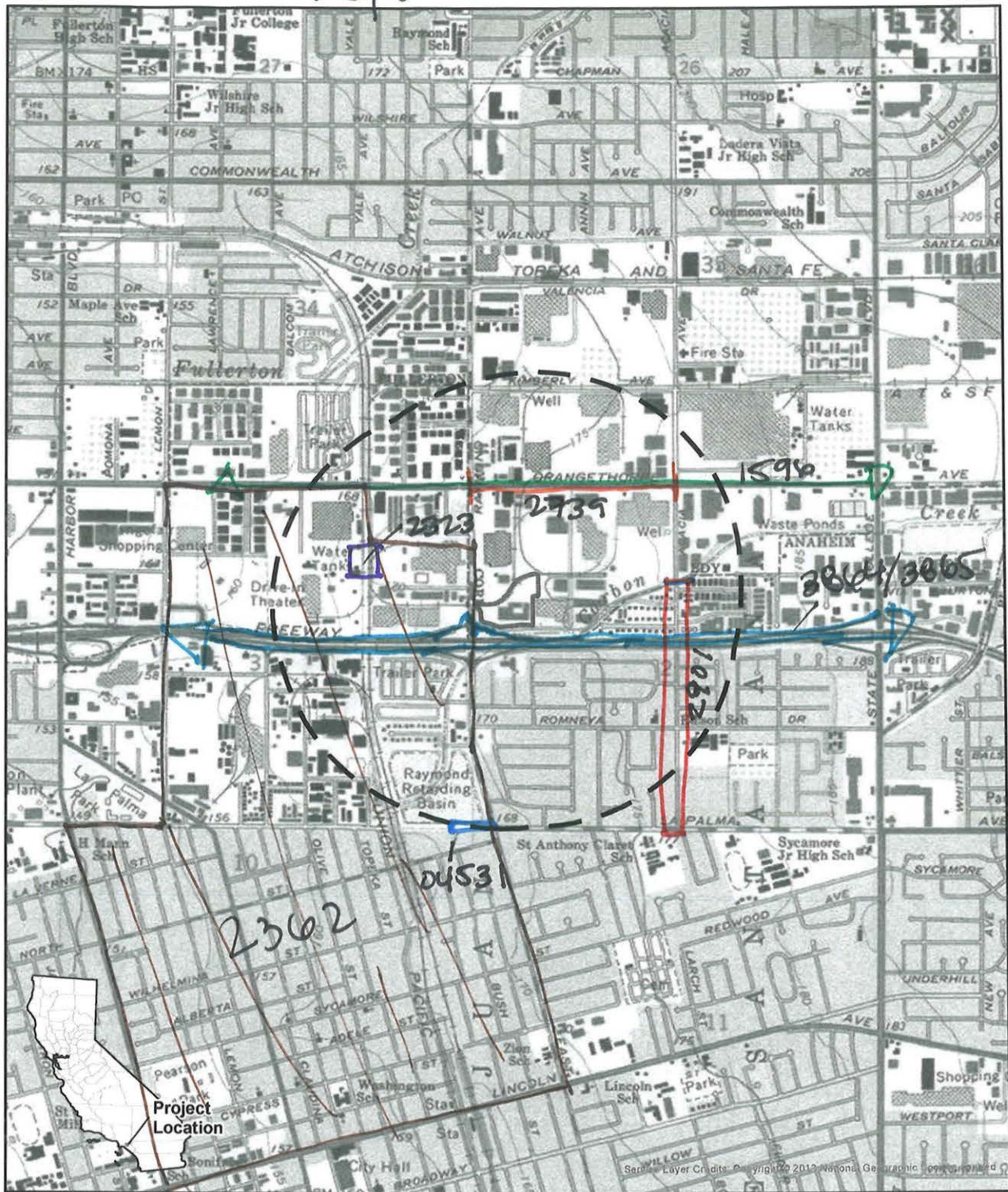
3064/

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2323

1596

2739



0 feet 2,000
0 meters 500
1:24,000



RS Request
USGS 7.5' Quadrangle:
Fullerton, Ca (1977) Anaheim
San Juan Cajón de Santa Ana Land
Grant
UTM Zone 11, NAD 83
SBBM

Project Area
Half Mile RS
Buffer

Appendix B.

Department of Parks and Recreation

523 Forms

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 8

*Resource Name or #: PW-23-0143-01 / Hotel Fullerton Anaheim

P1. Other Identifier: The Hotel Fullerton Anaheim

*P2. Location: ☐ Not for Publication ☒ Unrestricted

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

*b. USGS 7.5' Quad Anaheim, CA Date 1965 T 4S R 10W SW ¼ of NW ¼ Sec 2 S.B.B.M.

c. Address 1500 S Raymond Ave City Fullerton Zip 92831

d. UTM: (give more than one for large and/or linear resources) Zone 11S 416262.12 mE/ 3746454.05 mN;

e. Other Locational Data: (e.g. parcel#, directions to resource, elevation, etc.) APN: 267-041-06

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

The former Hotel Fullerton Anaheim consists of three different sections. The original hotel is an L shaped three story building constructed of concrete block with stucco siding and capped by a mansard roof covered in Spanish style tiles. Connected to the west are the original restaurant and convention rooms housed in a single-story section with stucco siding and a flat roof. A glass solarium with a vestibule is located on the east facade. Connected to the north (rear) of the convention rooms is a six-story high-rise of hotel rooms with stucco siding and a flat roof. The three components form an almost completely encircled courtyard consisting of landscaped grounds and a swimming pool. The building is surrounded by paved surface parking with decorative planters along the property lines.

(See Continuation Sheet)

*P3b. Resource Attributes: (List attributes and codes) HP5. Hotel

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

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

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



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

Photo 1. Overview of Fullerton Hotel,

facing northwest (3/16/2023).

*P6. Date Constructed/Age and Source:

☒ Historic ☐ Prehistoric ☐ Both

1967

LA Times 1967: 121

*P7. Owner and Address:

Rexford Industrial

11620 Wilshire Blvd, Los Angeles, CA 90025

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

Hanna Winzenried (PaleoWest)

PaleoWest, 55 E. Huntington Dr. Suite 238

Arcadia, CA 91006

*P9. Date Recorded: 3/20/2023

*P10. Survey Type: (Describe) Intensive pedestrian

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

Kohler, Paige, Kevin Hunt, and Carlos van Onna (2023), *Cultural Resource Assessment for the 1500 South Raymond Avenue Project, Fullerton, Orange County, California.*

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

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 8

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder)

PW-23-0143-01 / Hotel Fullerton Anaheim

B1. Historic Name: Holiday Inn

B2. Common Name: The Hotel Fullerton Anaheim

B3. Original Use: Hotel

B4. Present Use: Hotel

*B5. Architectural Style: Neo Spanish Revival

*B6. Construction History: (Construction date, alterations, and date of alterations) The City Planning Commission approved plans in March 1967 for a 150-unit hotel and restaurant complex. G.L. Harbor was the developer with William Swank as the Architect (LA Times 1967; 121).
(See Continuation Sheet)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A Original Location: N/A

*B8. Related Features: none

B9a. Architect: William Swank b. Builder: Unknown

*B10. Significance: Theme Post-War Hotels; Neo Spanish Revival Area: Orange County

Period of Significance: 1967 Property Type: Hotel Applicable Criteria: N/A

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

Post-War Hotels

After a pause in hotel development during the great depression and World War II, construction picked up again. The Post-War hotel was adapted to the automobile and was often developed in suburban areas near freeways to provide easy accommodation for travelers with parking spaces provided (SurveyLA 2017: 74). (See Continuation Sheet)

(continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) N/A

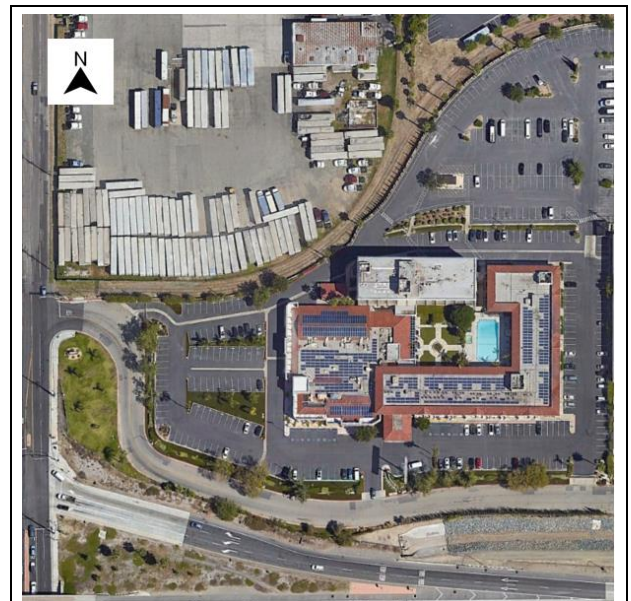
*B12. References:

See Continuation Sheet

*B14. Evaluator: Hanna Winzenried, M.S. (PaleoWest)

*Date of Evaluation: May 2023

(This space reserved for official comments.)



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

Primary #
HRI#

Trinomial

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*Resource Name or # (Assigned by recorder)

PW-23-0143-01 / Hotel Fullerton Anaheim

Recorded by: H. Winzenried

Date:

March 2023

☒ Continuation ☐ Update

***P3a. Description, continued:**

The original hotel is entered underneath a carport located on the south façade at the west end. Seven bays extend to the east from the carport, each separated by colonnades and large arches. Decorative dormers punctuate the roofline. Each bay has three levels of vinyl ribbon windows. A wing extends north from the southeast corner of the hotel. The hotel rooms on the east elevation have porches and recessed vinyl windows, which is continued on the west and north elevations.

The restaurant building attached to the west elevation of the hotel has an irregular rectangular footprint. The façade currently exhibits a flat roof with an articulated roofline. The south elevation consists of five bays differentiated by an arched colonnade. The west three bays step back under the colonnade and back from the east two bays which have store front entrances to the restaurant. The two bays east consist of metal ribbon windows resting atop applied stone walls. The colonnade extends to the west elevation which has an entrance to ballrooms. One large arched window is located on a turreted tower located at the southwest corner of the building.

The high-rise section at the north side features a largely closed ground floor with an entrance under an awning and five floors of hotel rooms above. There are eleven bays on the north and south façade separated by colonnettes. Each hotel room has a vinyl sliding glass door leading to a shallow balcony with metal railing. The east and west facades do not feature fenestration. The block lacks applied decoration.

***B6. Construction History continued:**

Swank also designed a Hilton Hotel in San Luis Obispo in 1971, a Hilton Inn in Oxnard in 1975, and a high-rise commercial center in La Merida in 1990 (LA Times 1971: 139; LA Times 1975: 6; East Review 1990: 1). Between 1972 and 1980, a 6-story tower of additional hotel rooms was added to the rear wing of the hotel (NETR 1972; 1980).

The City of Fullerton has building permits available for the property dating back to 1998. In March on 1998, the city issued a permit to enclose an existing doorway and to create a new doorway in an unknown location, and a permit to remodel the existing carport to create an octagon shape. In 2000, owners created a new entrance door with stucco and windows in an unknown location. In 2009, owners constructed a 1,576-glass solarium with a vestibule. In 2017, the city issued a permit to redo the west restaurant and convention facility into a new restaurant with a 1,940 square foot addition with a new colonnade along the east and south elevations (City of Fullerton Building Permits). While a permit was not available for this work, the hotel room porches on the south façade were infilled and new vinyl windows installed between the dates of September 2014 and April 2015 (Google Maps, 2014; 2015).

***B10. Significance, continued:**

The post-war hotel is typically a single structure of multiple stories giving it a monumental presence, especially in a suburban setting. These buildings typically consisted of rooms accessed off interior hallways entered from a lobby, common spaces such as meeting rooms, restaurants, and bars also accessible from the lobby. Most hotels also include a pool (SurveyLA 2017: 74).

Chains were the prevalent hotel developers and individual hotel projects became rare. Most hotels were designed in the chain's identifying architectural style. Because of the large parking lot and corporate uniformity of architecture, signs became the dominant visual element encouraging motorists off the freeway and to the hotels (SurveyLA 2017: 76).

Neo-Spanish Revival

Spanish Colonial Revival declined in popularity by the start of World War II. However, by the late 1960s, the Neo-Eclectic style developed a contemporary interpretation of Spanish Colonial Revival combining multiple Mediterranean-style influences. This new style was not only applied to residences, but hotels, commercial buildings, and office buildings (Cheek 1990:492; Stiegler and May ND:51–52).

The Neo-Spanish style present in the late 1960s through the 1970s focused on rhythm, color, and texture. Character defining features include boxy massing, asymmetrical facades, stucco cladding, multiple rooflines covered in clay tiles, arcades, and arched fenestration with wide segmental arches, and applied ornamentation such as wrought-iron grills and balustrades, wood-paneled doors, brackets, corbels rafters and posts, decorative tile, and iron gates. In comparison to earlier Spanish Colonial Revival styles, the new style has muted compositions with boxy massing and restrained applied ornaments (Caltrans 2011:91; Brodbeck et al. 2016:57; Stiegler and May 2018:51–52).

CONTINUATION SHEET

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*Resource Name or # (Assigned by recorder)

PW-23-0143-01 / Hotel Fullerton Anaheim

Recorded by: H. Winzenried

Date:

March 2023

☒ Continuation ☐ Update

Property History

The property underwent many ownership changes throughout its history. The building was originally constructed as a Holiday Inn and remained such until about 1970 (LA Times 1967: 121; LA Times 1970: 81). It was briefly a Hilton Inn from about 1972 to about 1974 (LA Times 1972: 43; Times-Press-Recorder 1974: 2). The property then became a Griswold's Inn from about 1978 to 1988 (LA Times 1978: 215; LA Times 1988: 87). The hotel was briefly a Days Inn around 1991, then a Four-Points Sheraton hotel from 2000-2004 (The Sacramento Bee 1991: 169; LA Times 2000: 229; LA Times 2004: 94). Google Maps shows that the hotel was a Crowne Plaza from 2007-2011 (Google Maps: 2023) before becoming the Hotel Fullerton by around 2012.

California Register Eligibility Evaluation

The eligibility of the subject property under each California Register of Historical Resources (CRHR) criterion is considered below.

Criterion 1: Associated with events that have made a significant contribution to the broad patterns of our history.

The Hotel Fullerton of Anaheim was constructed as a Holiday Inn in 1967. As with other Post-War hotels, this hotel was constructed by the side of the freeway to entice drivers to come stay. The hotel was constructed in a suburban area with residences to the south and east and industrial buildings to the north. While the hotel follows development trends of the common building type, it is not associated with events that made a significant contribution to our shared history. As such, it does not appear that the Hotel Fullerton of Anaheim is significant under CRHR Criterion 1.

Criterion 2: Associated with the lives of persons significant in our past.

To be eligible under CRHR Criterion 2, the building would need to be directly associated with a person considered historically significant at the local, state, or national level. Archival research did not indicate any such direct association between individuals that are known to be historic figures at the national, state, or local level and at the subject property. Therefore, the hotel building is not historically significant under CRHR Criterion 2.

Criterion 3: Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Hotel Fullerton is a common building type constructed near freeways outside of urban centers. The building was constructed in a Neo Spanish Revival style and has elements common to the style such as muted composition with boxy massing, arch details, Spanish tile roofs, and minimal ornamentation. However, it is a simple example of the style. The tower block to the rear does not continue the architectural style and is more utilitarian in appearance. The restaurant and conference room block on the west end used to continue the style, but the façade was completely replaced in 2017, adversely affecting the integrity of design. Furthermore, the porches were enclosed on the south (primary) façade and new vinyl windows installed also affecting the integrity of the building. Furthermore, the architect, William Swank, is not a recognized master architect. For these reasons, the hotel is not historically significant under CRHR Criterion 3.

Criterion 4: Yielded, or may be likely to yield, information important in prehistory or history.

The hotel is not significant under Criterion 4 of the CRHR as a source, or likely source, of important historical information, nor does it appear likely to yield important information about historic construction methods, materials, or technologies.

Integrity

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation states that the integrity of a property is based upon the historical significance and character-defining features of that property, and that "only after significance is fully established can you proceed to the issue of integrity" (NPS 1997: 45). This bulletin can be extrapolated to CRHR eligibility evaluations. As the subject property does not have significance under any established eligibility criteria, an assessment of integrity is not warranted.

Conclusion

The Hotel Fullerton of Anaheim building was not found to meet the threshold for historical significance under CRHR Criteria 1, 2, 3 or 4, and, as such, PaleoWest recommends the property not eligible for CRHR listing under any established criteria.

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

Primary #
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*Resource Name or # (Assigned by recorder)

PW-23-0143-01 / Hotel Fullerton Anaheim

Recorded by: H. Winzenried

Date:

March 2023

☒ Continuation ☐ Update

Photographs



Photo 2. South and east elevations of the original hotel, facing northwest



Photo 3. West elevations of commercial section with the tower block behind, facing northeast



Photo 4. Courtyard, facing east



Photo 5. Entrance carport, facing north

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

Primary #
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*Resource Name or # (Assigned by recorder)

PW-23-0143-01 / Hotel Fullerton Anaheim

Recorded by: H. Winzenried

Date:

March 2023

☒ Continuation ☐ Update

***D7. References:**

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1970 "Let Us Explain." June 29: page 81.
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1978 "Zodys." January 22: page 214.
1988 "End Probate Worries for your Family." November 13: page 87.
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2017
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1974
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