

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

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

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

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

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

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

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

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

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

Primary # _____
 HRI # _____
 Trinomial _____

Page 9 of 11 * Resource Name or # (Assigned by recorder) Hope International University, Fullerton Continuation Update
 *Recorded by: Jeanette A. McKenna, McKenna et al. *Date: September, 2011



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Continuation

Update



State of California
DEPARTMENT F PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____

Page 1 of 6

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

P1. Identifier: LDS Student Center, Fullerton

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

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

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

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

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

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

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

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

See attached

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

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

Historic Prehistoric Both
(1964)

***P7. Owner and Address:**

LDS
2470 Nutwood Avenue
Fullerton, CA 92831

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

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

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

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

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

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

State of California DEPARTMENT OF PARKS AND RECREATION BUILDING/STRUCTURE/OBJECT	Primary # _____ HRI # _____ Trinomial _____
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NRHP Status Code: _____

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

- B1. Historic Name:** Not Applicable
B2. Common Name: LDS Student Center
B3. Original Use: Commercial Office Space **B4. Present Use:** LDS Student Center
***B5. Architectural Style:** Commercial (generic)
***B6. Construction History:** (Construction date, alterations, and date of alterations)

Built in 1964 during commercial development to complement CSUF developments.

***B7. Moved?** No Yes Unknown **Date:** _____ **Original Location:** _____

***B8. Related Features:**

Parking Lot to rear of building

- B9a. Architect:** Unknown **b. Builder:** Unknown
***B10. Significance: Theme** 1960 Commercial Development **Area** Fullerton, Orange County, CA
Period of Significance 1960' **Property Type** Commercial Office **Applicable Criteria** **NONE**
(Discuss importance in terms of historical and architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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

- B11. Additional Resource Attributes:** (List attributes and codes) None
B12. References: McKenna, Jeanette A. (2011)

B13. Remarks: Likely to be demolished

- *B14 Evaluator:** Jeanette A. McKenna (McKenna et al.)
 6008 Friends Avenue
 Whittier, California 90601-3724
 (562) 696-3852
***Date of Evaluation:** September 27, 2011

(This space reserved for official comments)

(Sketch Map with north arrow required.)

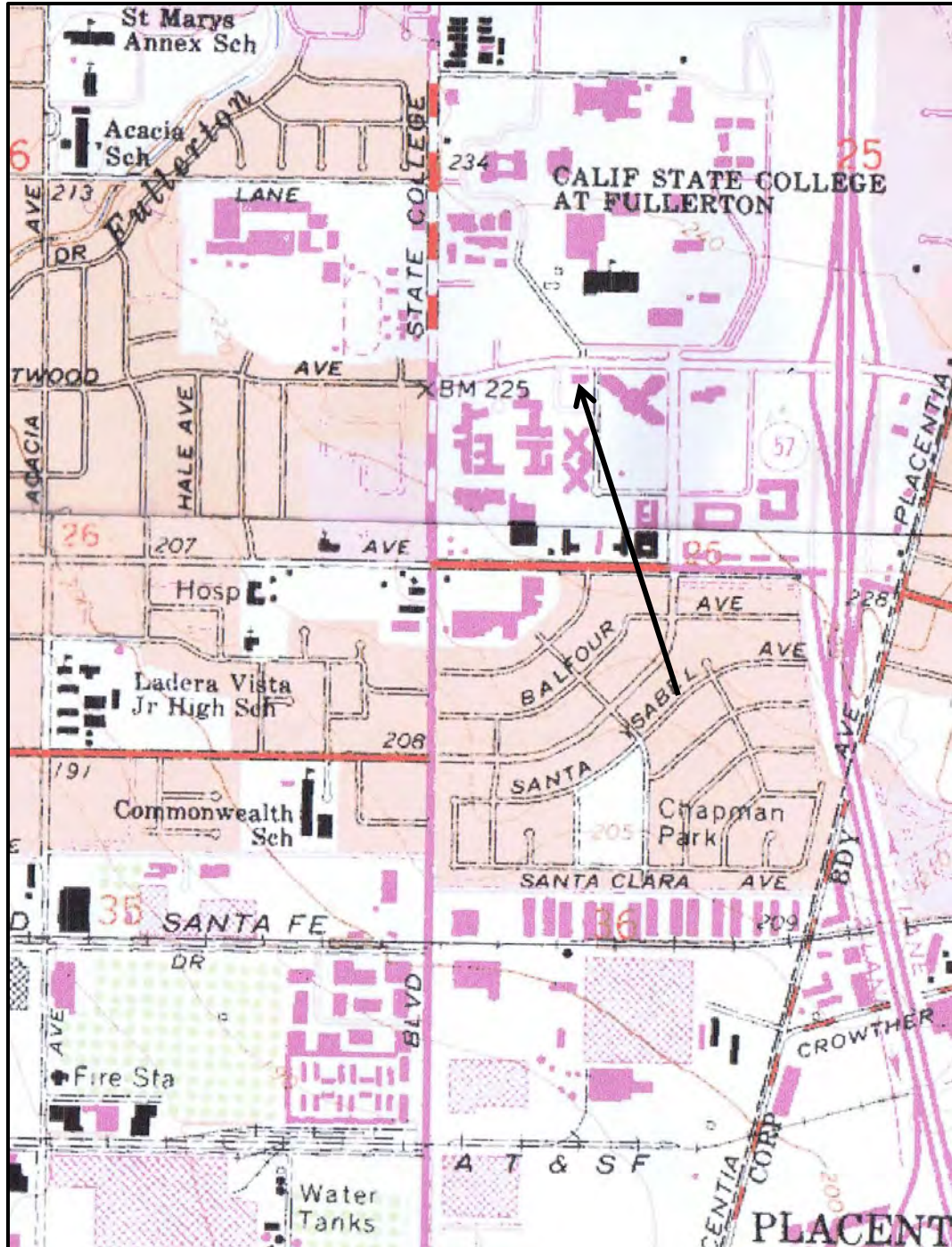
State of California
DEPARTMENT F PARKS AND RECREATION
LOCATION MAP

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

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



2470 Nutwood Avenue

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

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

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