

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received AUG 25 1983

date entered SEP 22 1983

See instructions in *How to Complete National Register Forms*

Type all entries—complete applicable sections

Final

1. Name

historic Chapman Building

and/or common 110 Building

2. Location

street & number 110 E. Wilshire Avenue

N/A not for publication

city, town Fullerton

N/A vicinity of

state CA

code 06

county Orange

code 059

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input checked="" type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Fullerton Redevelopment Agency

street & number 303 W. Commonwealth Avenue

city, town Fullerton

N/A vicinity of

state CA 92632

5. Location of Legal Description

courthouse, registry of deeds, etc. Orange County Courthouse

street & number 630 N. Broadway, Room 101

city, town Santa Ana

state CA

6. Representation in Existing Surveys

title Fullerton Historical Building Survey has this property been determined eligible? yes no

date March 1979 federal state county local

depository for survey records City of Fullerton

city, town Fullerton, CA

state CA

7. Description

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date <u> N/A </u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Describe the present and original (if known) physical appearance

The Chapman Building is a five-story commercial office structure (with basement) in Italian Renaissance Revival Styling, rectangular in shape, approximately 70' x 120', situated on the southeastern corner of North Harbor Boulevard and East Wilshire Avenue (Pictures 1-4). The basement extends approximately 4' under the sidewalk on both Wilshire and Harbor and is partially lighted by glass blocks in the pavement (Picture 5).

The ground floor facade consists of 13 large plate glass store windows: 4 facing west, 9 north (large transoms for mezzanine over). Between the windows are cast iron columns which have been painted over (Picture 6). North windows are enclosed from the interior to form display areas. Interior of ground floor is an open, one level and mezzanine retail space, covering a majority of the floor area, with the main portion of the mezzanine floor at east end. An ornate railing lines the mezzanine (Picture 7). The mezzanine level extends along other three sides but is enclosed and serves as storage space because of the low ceiling. Two doorways enter at west, one on north. Main access to floors 2-5 is via an entrance on the far eastern extremity of the north facade and is protected by a small metal marquee with an attached neon sign. The lobby provides access to an open stairwell and elevator.

Fifteen vertical bands of windows rise above first floor cornice line (terra cotta with acanthus leaf design), 5 on west facade, 10 north. Second floor windows are double-sized plate glass, while top three floors are paired double-hung windows. Windows are separated between second and third, third and fourth floors by a mild corbeled arch cornice. Top sets of windows are capped by a pair of round Romanesque arches with a twisted pillar-like mullion. Each vertical band of windows is terminated by a Romanesque arch, inset with blue terra cotta medallions.

The roof line is terminated by a strong, highly decorative classicized corbeled arch cornice, echoed by the cornice line below the fifth story windows (Picture 8).

The overall effect of the west and north facades is reminiscent of the "Chicago School" of architecture made famous by Louis Sullivan in Chicago in the early 1900s. This probably reflects the tastes of Mr. Chapman, who came to California from Chicago. The east and south facades are painted brick with no ornamentation.

The Chapman Building has not been heavily altered from its original exterior appearance. The major alteration was to the main entrance on Wilshire, where the former cast iron marquee was replaced by the aluminum covering, terrazzo was applied to the wall surfaces adjacent to the entrance, and the original doors were replaced by glass doors (Picture 9). Other door and window alterations have occurred but are not particularly noticeable.

The interior office space (floors 2-5) of the building was remodeled extensively in 1954, but the first floor retail space remains virtually unaltered.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input checked="" type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1922-23 **Builder/Architect** M. Eugene Durfee - Architect

Statement of Significance (In one paragraph)

The Chapman Building is significant architecturally, economically, and because of its association with Charles Clarke Chapman, a prominent figure in Fullerton, Orange County, and Southern California.

City of Fullerton building permit records are fairly complete and include the original permit dated September 8, 1922, as well as permits for alterations in 1932, 1948, 1953, and 1954. The building has stood vacant for nearly twenty years, so no further alterations have been made.

Chapman was born in Macomb, Illinois on July 2, 1853 and moved to Chicago in 1871. He remained in Chicago for 23 years, where he involved himself with numerous business ventures, most notably in the building trades and in printing local histories and bibliographies. Together with his brother, Frank Chapman, Charles amassed considerable capital, which he invested in hotels for the Chicago Exposition. However, Chapman was caught in the Panic of 1893 and lost many of his investments.

The following year, Chapman moved to Los Angeles and was responsible for the construction of a building bearing his name at Eighth and Broadway. He came to Fullerton in 1898 and began buying citrus orchards, evidently using real estate he still held in Chicago as financial backing. Chapman, known for his business acumen, and a penchant for taking chances, began to plant Valencia Oranges--a risky proposition at the time. In the years to follow, Chapman developed new techniques for growing and marketing the Valencia, and by the 1920s was often referred to as the "Father of the Valencia Orange Industry". The Valencia Orange was, until recently, one of Southern California's most important products, largely due to Charles Chapman's efforts. Chapman's "Old Mission" brand oranges were reputed to be the most desirable grown in Southern California, receiving the highest prices for 32 years.

Chapman became Fullerton's first mayor in 1904 and remained a persuasive force in the City's history. His individual power and influence over local affairs caused him to often be referred to as "King Chapman".

In his lifetime, he was the president of the Fullerton Community Hotel Company and the Fullerton Improvement Company; a director of the Farmers and Merchants Bank, Commercial National Bank of Los Angeles, and the Bank of Italy of San Francisco; the Chairman of the Board of the Bank of America of Los Angeles and Director of the National Title Insurance Company of Los Angeles. He was a member of Masonic Lodge No. 339 F. & A.M., and the Fullerton Chapter No. 90 R.A.M., and a lifetime member of the Chicago and New England Historical Societies. In addition, Chapman was once considered as a Republican Vice Presidential candidate. In 1920, Chapman founded and endowed the California Christian College, which became Chapman College in 1933, and operates to date in the City of Orange, California. C. C. Chapman died on April 5, 1944.

9. Major Bibliographical References

Irvin Chapman interviewed, Gregg Brolin, Calif. State University Fullerton, 1977
Orange County Review (1921, 22, 23)
Southwest Building & Contractor (various issues--1921, 23, 24, 27, 30)
(Cont. on Continuation Sheet)

10. Geographical Data

Acreeage of nominated property .22

Quadrangle name Anaheim, CA

Quadrangle scale 1:24000

UTM References

A

1	1	4	1	4	6	2	0	3	7	4	8	1	9	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification Building occupies its original lot, a rectangle roughly 70' x 130', located at the southeast corner of Harbor Blvd. and Wilshire Avenue, Fullerton, CA, described as Lots 25, 26, 27 and the northern 6" of Lot 28 as shown in attached legal description.

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state code county code

11. Form Prepared By

name/title Terry M. Galvin, Redevelopment Manager

organization Fullerton Redevelopment Agency

date September 22, 1982

street & number 303 W. Commonwealth Avenue

telephone (714) 738-6877

city or town Fullerton

state CA 92632

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

K. Miller

title State Historic Preservation Officer

date 6/29/83

For NPS use only

I hereby certify that this property is included in the National Register
Entered in the
National Register

date 9/22/83

for *Sharon Byers*
Keeper of the National Register

Attest:

Chief of Registration

date

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 2

Economics

The 1920s were expansive years for Fullerton and Southern California. The area was considered idyllic from both a climatic and a business standpoint. The petroleum and citrus industries were booming, and the population influx was astounding. Each city had the highest hopes for the future, and Fullerton might have been more hopeful than most. In this way, the Chapman Building is a result of this unbounded optimism, and a desire to enter the 1920s as a "modern" city. It was, at the time of its construction, the largest building in Orange County, 65 feet tall, with over 50,000 square feet--dominating downtown Fullerton, as it does even today.

The building was constructed on a lot which Chapman purchased in 1905, intending to build a church on it. However, the church was built elsewhere, and the lot remained vacant for almost 20 years thereafter. In the early twenties, Chapman introduced the idea of a large office and department store downtown. These plans originally called for a three-story structure but were later expanded to five.

The excavation for foundations was performed by 50 men and 20 teams instead of using a steam shovel in order to create more employment. The construction of the Chapman Building was an enormous project, costing over \$300,000, and contracting with at least thirteen different local companies as follows:

Union Iron Works of Los Angeles	steel work
Simons Brick Company of Los Angeles	bricks
Tropico Potteries, Inc. of Glendale	art stone
Frater's Glass and Paint Company	glass and tile
Waterhouse-Wilcox-Pacific Co. of Los Angeles	glass and tile
Philip Friedman & Son of Huntington Park	ornamental iron
H. H. Armstrong of Anaheim	plumbing and heating
Otis Elevator of Los Angeles	elevators
J. J. Farley Electric Co. of Fullerton	electrical
Henry L. Redd and C. C. Thompson of Los Angeles	masonry and plastering
McBride of Fullerton	painting and decorating
Fullerton Paint and Paper Company	painting and decorating
Young Sash and Door Company of Anaheim	hardwood cabinet fixtures

The electrical work was said to have been the largest single electrical project in Orange County. In fact, the electrical system was designed separate from the rest of the city, and its lighting capacity was equal to that of the entire remainder of downtown Fullerton.

FHR-8-300A
(11/78)

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CONTINUATION SHEET

ITEM NUMBER 8 PAGE 3

Architecture

Architect M. Eugene Durfee, a native of Wisconsin, arrived in Los Angeles in 1913 via Seattle, Washington. He took up practice in Fullerton's southern neighbor, Anaheim, around 1920 and was responsible for a number of projects in the northern Orange County area, including the Chapman Building, the Anaheim City Hall, and the Greek Theater in Anaheim's Pearson Park. The distinguishing architectural features were described in Item 7.

The Chapman Building is an excellent example of its type and period. It is one of the finest examples of Renaissance Revival styling in Fullerton and is also notable for its fine terra cotta detailing.

FHR-8-300A
(11/78)

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CONTINUATION SHEET

ITEM NUMBER 9 PAGE 2

Daily News Tribune/Fullerton News (various issues--1922, 23, 44, 66, 72, 73, 78)
Who's Who is Los Angeles 1925-26

Charles C. Chapman: The Career of a Creative Californian (Donald H. Pflueger, 1976)

The History of the California Fruit Growers Exchange (Rahno Mabel MacCuroy, 1925)

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CONTINUATION SHEET

ITEM NUMBER 10 PAGE 2

Legal Description

Parcel 1:

Lots 25, 26, and 27 in Block 16 of the Townsite of Fullerton, city of Fullerton, County of Orange, State of California, as shown on a Map recorded in Book 22, pages 3, 4, and 5 of Miscellaneous Records of Los Angeles County, California.

Except therefrom the North 5 feet of said Lot 25 as conveyed by Charles C. Chapman and wife to the City of Fullerton for street purposes by deed recorded November 18, 1927 in Book 108, page 53, of Official Records.

Parcel 2:

All that portion of Lot 28, in Block 16 of the Townsite of Fullerton, as shown on a Map recorded in Book 22, pages 3, 4, and 5 of Miscellaneous Records of Los Angeles County, California, lying Northerly of the following line, to-wit:

Beginning at the Northwest corner of the brick and concrete building as constructed on said Lot 28, on July 6, 1922, and running thence East along the North line of said building and/or the Easterly extension thereof to the West line of the alley running North and South through said Block 16, and being the property conveyed by Julie L. Schumacher and husband to Charles C. Chapman by that certain quitclaim deed recorded December 21, 1922 in Book 448, page 186 of Deeds, and referred to therein as being a strip approximately 6 inches wide running the entire length of said Lot 28 and along the North side thereof.

K-1657H

